

HISTORIC PRESERVATION COMMISSION MEETING AGENDA

Wednesday, November 8, 2023 at 6:00 PM

City Hall Council Chambers, 35 Cabarrus Avenue West

1. CALL TO ORDER - *Chair*
2. ORDER OF BUSINESS - *Chair (Ask Staff if there are any adjustments to agenda)*
3. INTRODUCTIONS - *Chair and Commissioners (give your name for the record)*
4. APPROVAL OF MINUTES - *Motion, second, and vote needed.*
5. SWEARING IN OF WITNESSES - *Chair*
6. OLD BUSINESS - *Chair*
7. NEW BUSINESS

H-23-23 (Quasi-Judicial Hearing)

Forest Hill United Methodist Church has submitted a Certificate of Appropriateness application for the removal and replacement of 8 trees and the installation of new landscaping at the north parking lot at the corner of Union St N and Buffalo St NW at 265 Union St N. PIN 5621-60-3553.

- a. Open Public Hearing by Motion - *Motion, second, and vote needed.*
- b. Staff Presentation
- c. Applicant's Testimony
- d. Other Testimony
- e. Close Public Hearing by Motion - *Motion, second, and vote needed.*
- f. Approve Findings of Fact by Motion - *Motion, second, and vote needed.*
- g. Approve Conclusions of Law by Motion - *Motion, second, and vote needed.*
- h. Approve/Deny Conditions and Permit by Motion - *Motion, second, and vote needed.*

H-15-22 (Quasi-Judicial Hearing)

Jim Potter has submitted a Certificate of Appropriateness application for construction of a single-family residence at 68 Cabarrus Ave W. PIN 5620-87-0595.

- a. Open Public Hearing by Motion - *Motion, second, and vote needed.*
- b. Staff Presentation
- c. Applicant's Testimony
- d. Other Testimony
- e. Close Public Hearing by Motion - *Motion, second, and vote needed.*
- f. Approve Findings of Fact by Motion - *Motion, second, and vote needed.*
- g. Approve Conclusions of Law by Motion - *Motion, second, and vote needed.*
- h. Approve/Deny Conditions and Permit by Motion - *Motion, second, and vote needed.*

H-14-22 (Quasi-Judicial Hearing)

Jim Potter has submitted a Certificate of Appropriateness application for construction of three (3), two-story townhomes to be located at 74, 76, & 78 Cabarrus Ave W. PIN 5620-87-0418.

- a. Open Public Hearing by Motion - *Motion, second, and vote needed.*
- b. Staff Presentation
- c. Applicant's Testimony

- d. Other Testimony
- e. Close Public Hearing by Motion - *Motion, second, and vote needed.*
- f. Approve Findings of Fact by Motion - *Motion, second, and vote needed.*
- g. Approve Conclusions of Law by Motion - *Motion, second, and vote needed.*
- h. Approve/Deny Conditions and Permit by Motion - *Motion, second, and vote needed.*

STAFF UPDATES/DISCUSSIONS

Handbook Updates

- a. Discuss Committee's Progress

8. ADJOURNMENT

In accordance with ADA Regulations, please note that anyone who needs an accommodation to participate in the meeting should notify Planning & Neighborhood Development Department at 704/920-5152 at least twenty-four (24) hours prior to the meeting.

DATE: November 8, 2023

SUBJECT:

Certificate of Appropriateness Request: H-23-23
Applicants: Forest Hill United Methodist Church
Location of Subject Property: 265 Union Street N
PINs: 5621-60-3553
Staff Report Prepared by: Kim Wallis, AICP, Senior Planner

BACKGROUND

- The subject property, Forest Hill United Methodist Church at 265 Union Street N, is designated as a Pivotal (P) structure, and is in the North Union Street Historic District (Exhibit A).
- Listed as Forest Hill Methodist Church at 41 Buffalo Avenue, N.W.: “Impressive brick Gothic style church erected for the first congregation established for textile mill workers in Concord. Church consists of steeply pitched, gable-front nave; a three-stage tower with a steeple that is built into but projects from the nave; and a three-and-a-half-story education wing, erected in 1923, which is set perpendicular to the nave along the rear of the church's west side. The church is laid up in 1:5 common bond and has handsome corbeled cornices along the front and sides of the nave and on the tower. The steep pitch of the nave's roof, the lancet-arched window openings, and the buttresses flanking the nave and tower combine to give the design its Gothic flavor. The church has fine stained glass and much of its original interior detail. The building was constructed in 1889, remodeled and enlarged in 1923 (Exhibit A).

DISCUSSION

On October 16, 2023, Forest Hill United Methodist Church applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 requesting the removal and replacement of 8 trees and the installation of new landscaping at the north parking lot at the corner of Union St N and Buffalo St NW at 265 Union St N (Exhibit B).

The applicant has stated that at the July 12, 2023 meeting, the HPC approved the removal of two (2) Bradford pear trees in the north parking lot at the corner of Union Street S and Buffalo Avenue NW (Case #H-14-23, COA 2432). After closer examination it was determined that 9 more Bradford Pear trees in the parking lot (8 needing HPC approval) should be removed, and a new planting plan implemented. Church staff worked with the City’s Arborist who developed a landscape plan making the best use of the available space with the appropriate species. This plan will provide for a mix of canopy trees, small ornamental trees and shrubs that will properly utilize the available planting islands. Additionally, the replanting will not conflict with existing overhead utilities and not damage the island curbs and street sidewalks (Exhibits D & M).

Bill Leake, City Arborist, filled out a Tree Risk Assessment Form for each tree on September 13, 2023, determined that all of the trees had a Hazard Rating of 4, and commented as follows:

Tree #1: “This mature pear tree has weak branch unions as is typical of the species and a small area of decay at the first branch union.” DBH 21” Height 20’ Spread 35’ (Exhibit E).

Tree #2: “This mature pear tree has weak branch unions as is typical of the species. There is dieback in several upper branches.” DBH 23.5” Height 20’ Spread 25’ (Exhibit F).

Tree #3: “This mature pear tree has weak branch unions as is typical of the species. There is dieback in several upper branches.” DBH 21.5” Height 20’ Spread 25’ (Exhibit G).

Tree #4: “This mature pear tree has weak branch unions as is typical of the species.” DBH 19” Height 20’ Spread 30’ (Exhibit H).

Tree #5: “This mature pear tree has weak branch unions as is typical of the species.” DBH 21” Height 20’ Spread 25’ (Exhibit I).

Tree #6: “This mature pear tree has weak branch unions as is typical of the species. This is dieback on several upper branches.” DBH 19” Height 15’ Spread 20’ (Exhibit J).

Tree #9: “This mature pear tree has weak branch unions as is typical of the species. This is dieback on several upper branches.” DBH 14.5” Height 12’ Spread 15’ (Exhibit K).

Tree #10: “This mature pear tree has weak branch unions as is typical of the species.” DBH 19” Height 20’ Spread 30’ (Exhibit L).

Tree #7 does not need a removal permit as it is less than 6” in diameter. Trees #8 & #11 were previously approved by the HPC for removal due to decline from weak branch unions as is typical of Bradford Pear trees and from small soil volume and high surface temperatures of parking lot islands. (Exhibit M).

The landscape plan for the parking lot indicates replanting four (4) canopy trees (Willow Oak or Red Maple) and twelve (12) new small evergreen shrubs at the parking lot perimeter along Union St N, two (2) understory trees (Trident Maple) and six (6) new small evergreen shrubs at the parking lot perimeter along Buffalo Ave NW, one canopy tree (Red Maple) and one ornamental tree (Flowering Dogwood or Eastern Redbud) and groundcover in the interior parking lot planting island, and two (2) ornamental trees (Flowering Dogwood or Eastern Redbud) to the west side of the parking lot (Exhibit D).

The replacement trees and new shrubs shown on the landscape plan will additionally serve to meet the City of Concord’s Development Ordinance landscaping requirements for parking lots and street trees.

ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory

Exhibit B: Certificate of Appropriateness Application

Exhibit C: Subject Property Map

Exhibit D: Arborist Re-Landscaping Comments & Staff Landscape Plan

Exhibit E: Tree #1 Tree Risk Assessment Form & Photos

Exhibit F: Tree #2 Tree Risk Assessment Form & Photos

Exhibit G: Tree #3 Tree Risk Assessment Form & Photos

Exhibit H: Tree #4 Tree Risk Assessment Form & Photos

Exhibit I: Tree #5 Tree Risk Assessment Form & Photos

Exhibit J: Tree #6 Tree Risk Assessment Form & Photos

Exhibit K: Tree #9 Tree Risk Assessment Form & Photos

Exhibit L: Tree #10 Tree Risk Assessment Form & Photos

Exhibit M: COA for Tree # 8 and #11

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS

Approval Requirement Needs Table: Trees

- *Removal of healthy trees or pruning of limbs over six inches in diameter in any location on the property requires Commission hearing and approval.*
- *Tree topping – removal of one-third of green surface of canopy or leaving stubs larger than three inches in diameter requires Commission hearing and approval.*

Chapter 5 – Section 8: Landscaping and Trees

- *One of the most visible features of the Districts is the landscaping and the associated tree canopy. Activities which negatively impact any aspect of the landscape should be avoided, such as the removal of healthy trees and mature shrubs.*
- *Tree health may be decided upon by the acquisition of a Tree Hazard Evaluation Form issued by the City Arborist or a report submitted by a certified arborist. Healthy trees are trees that have a hazard rating of four or lower. Removal of healthy trees over the size of six inches in diameter (measured four feet above ground) or pruning of healthy tree limbs over six inches in diameter requires Historic Preservation Commission review and approval.*
- *All trees that are removed should be replaced with a tree of similar species in an appropriate location unless no suitable location exists on the subject site. Trees removed within street view must also have the stumps removed below ground level.*
- **Design Standards: Landscaping and Trees**
 1. *Trees which are removed shall be replaced by a species which, upon maturity, is similar in scale to the removed specimen. For example, canopy trees shall be replaced with canopy trees, and understory trees with understory trees.*

RECOMMENDATION:

1. The Historic Preservation Commission should consider the circumstances of this application for a Certificate of Appropriateness relative to the North & South Union Street Historic District Handbook and Guidelines and act accordingly.
2. If approved, applicant(s) should be informed of the following:
 - City staff and Commission will make periodic on-site visits to ensure the project is completed as approved.
 - Completed project will be photographed to update the historic properties survey.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
date entered

Continuation sheet	Item number	Page
Inventory List - North Union Street Historic District, Concord	#7	40

front facade, but has simplified detail typical of postwar modernism. Because the church echoes the form of other churches in the district but does not have pseudo-historical detail, it is not considered an intrusion. Adjoining the church on the north side is a two-story, brick education wing of less successful design.

- 59. Vacant Lot
S.W. corner of North Union Street and Buffalo Avenue, N.W.
VL

Vacant lot formerly the site of W.R. Odell residence, a fine Queen Anne style residence erected about 1888 and destroyed in the 1960s. W.R. Odell (1855-1938), the son of preeminent industrialist John Milton Odell (whose house still stands across the street) played an important role in his father's textile enterprises, served in the North Carolina Senate, and was chairman of the Cabarrus County School Board for 25 years. For both historic and architectural reasons the demolition of Odell's house is the most serious loss the district has suffered. A one-story, brick, gable-roofed outbuilding still stands on the lot.

- 60. Forest Hill Methodist Church Education Building
41 Buffalo Avenue, N.W.
ca. 1965
I

One-and-two-story brick International style school building. This unobtrusive site on the side of a hill and the fact that the building is surrounded on three sides by lawn make this building less intrusive than it might otherwise be.

- 61. Forest Hill Methodist Church
41 Buffalo Avenue, N.W.
1889, remodeled and enlarged 1923
P

Impressive brick Gothic style church erected for the first congregation established for textile mill workers in Concord. Church consists of steeply pitched, gable-front nave; a three-stage tower with a steeple that is built into but projects from the nave; and a three-and-a-half-story

United States Department of the Interior
National Park Service
National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received
date entered

Continuation sheet	Item number	Page
<u>Inventory List - North Union Street</u> <u>Historic District, Concord</u>	#7	41

education wing, erected in 1923, which is set perpendicular to the nave along the rear of the church's west side. The church is laid up in 1:5 common bond and has handsome corbeled cornices along the front and sides of the nave and on the tower. The steep pitch of the nave's roof, the lancet-arched window openings, and the buttresses flanking the nave and tower combine to give the design its Gothic flavor. The church has fine stained glass and much of its original interior detail.

62. Associate Reformed Presbyterian Manse
16 March Avenue, N.W.
ca. 1925
F

One-and-a-half-story, frame bungalow with semi-engaged, full-facade porch with slightly tapered wood columns on brick plinths. House victimized by unsympathetic application of vinyl siding which resulted in removal of original trim.

63. Reverend John S. Heilig House
22 Marsh Avenue, N.W.
ca. 1870
C

Frame house following traditional two-story, single-pile piedmont form with Greek Revival details, one of the oldest houses in the district. House has symmetrical, three-bay facade, 6/6 sash windows, center hall plan typical of Greek-influenced vernacular houses of the mid-nineteenth century. House retains exterior end chimneys that are also typical of this house type. Full-facade porch with square-in-section columns is twentieth century replacement of earlier full-facade porch. Notable late nineteenth century addition to house is bay window in center of second story facade, with cut-out awning and windows framed by molded colonnettes. House covered with asbestos siding but this did not result in removal of trim.

House originally stood on North Union Street. It was purchased by F.A. Archibald before 1900, and he moved the house to its present location about 1908 when he erected his impressive Colonial Revival residence at 183 North Union Street (see #49).



AN INCOMPLETE APPLICATION WILL NOT BE PLACED ON THE AGENDA UNTIL ALL OF THE REQUIRED ATTACHMENTS AND/OR ITEMS LISTED ON PAGE 2 ARE SUBMITTED.

APPLICANT INFORMATION

Name: Forest Hill United Methodist Church
Address: 265 Union Street North
City: Concord State: NC Zip Code: 28025 Telephone: 704-782-1109

OWNER INFORMATION

Name: Same as Applicant
Address: _____
City: _____ State: _____ Zip Code: _____ Telephone: _____

SUBJECT PROPERTY

Street Address: 265 Union Street North P.I.N. # 5621-60-3553
Area (acres or square feet): 3.07 Current Zoning: OI-CU Land Use: MUAC

**Staff Use
Only:**

Application Received by: _____ Date: _____, 20 _____
Fee: \$20.00 Received by: _____ Date: _____, 20 _____

The application fee is nonrefundable.

General Requirements

The Unified Development Ordinance imposes the following rules, regulations and requirements on requests for Certificates of Appropriateness. The applicant must, with reference to the attached plans, demonstrate how the proposed use satisfies these requirements:

1. Project or Type of Work to be Done: In July 2023 the HPC approved the removal of two (2) bradford pear trees in the north parking lot at the corner of Union Street and Buffalo Avenue. After closer examination it was determined that all of the trees in the parking lot should be removed and a new planting plan implemented. Staff worked with the City's Arborist who was gracious to develop the replanting plan making the best use of the available space with the most appropriate species.
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
The attached plan will provide for a mix of canopy trees, small ornamental trees and shrubs that will properly utilize the available planting islands. Additionally, the replanting will not conflict with existing overhead utilities and not damage the island curbs and street sidewalks.

Required Attachments/Submittals

1. Scaled site plan, if additions or accessory structures are proposed, on letter, legal or ledger paper. Larger sized copies will be accepted. **Digital copies are preferred.**
2. Detailed written description of the project.
3. Photographs of site, project, or existing structures from a "before" perspective.
4. Drawings, sketches, renderings, elevations, or photographs necessary to present an illustration of the project from an "after" perspective if applicable.
5. Samples of windows, doors, brick, siding, etc. must be submitted with application.
6. Detailed list of materials that will be used to complete the project.

Certification

(1) I hereby acknowledge and say that the information contained herein and herewith is true and that this application shall not be scheduled for official consideration until all of the required contents are submitted in proper form to the City of Concord Development Services Department. (2) I understand that City staff and/or members of the Historic Preservation Commission may make routine visits to the site to ensure that work being done is the same as the work that was approved. (3) I understand that photographs of the completed project will be made to update the City's historic districts inventory database.

10/16/23

Date

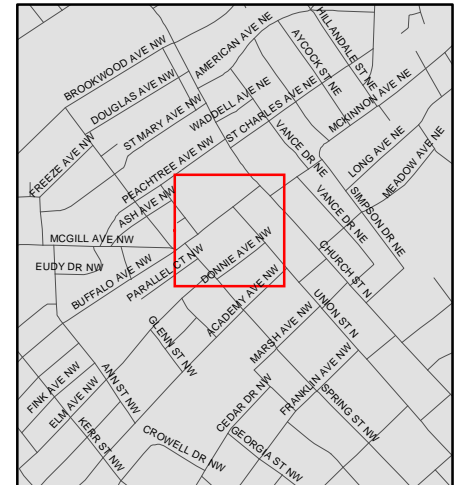
Rev. Just Syge

Signature of Owner/Agent

H-23-23

265 Union St N

PIN: 5621-60-3553



Source: City of Concord
Planning Department

Disclaimer

These maps and products are designed for general reference only and data contained herein is subject to change. The City Of Concord, it's employees or agents make no warranty of merchantability or fitness for any purpose, expressed or implied, and assume no legal responsibility for the information contained therein. Data used is from multiple sources with various scales and accuracy. Additional research such as field surveys may be necessary to determine actual conditions.

Legend:
[Red Outline] Subject Property
[White Outline] Parcels

EXHIBIT C



Overhead Utilities will require understory trees such as Trident Maple for trees 5 and 6

Trees 2,3, and 4 could be replaced with canopy trees such as oak or maple. Using larger trees aids in raising lower limbs to help vehicle parking.

Tree 7 does not need a removal permit. It is less than 6" diameter

The islands for trees 7 and 8 are too small for trees. I recommend shrubs only. These two trees could be relocated to the area North of the office and/or west side of the parking lot.

Trees 10 and 11 need to be small enough to remain inside the islands (Dogwood or Redbud), or a medium sized species (Red Maple) to allow limbs to be raised for vehicle traffic

Move tree 1 closer to road north of office sign. Current location is too narrow for a tree. Recommend planting a canopy tree.

Legend

- Address Point
- Parcels
- Speedways & Race Tracks
- Airports & Airstrips
- Railroad
- Highways
 - Interstate
 - NC Highway
 - US Highway
- Roads
- Waterbodies
- Regulated Streams
 - USGS Perennial - Class 1
 - USGS Intermittent - Class 2
 - NRCS Intermittent - Class 2
- Parks
- Concord City Limits Zoomed In
- Other Municipal Boundaries
- Cabarrus County

1:282

47.0 0 23.51 47.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes
This map was automatically generated using Geocortex Essentials.

TREE RISK ASSESSMENT FORM

Site/Address: 265 Union ST N

Map/Location: Front parking lot (East) near building entrance

Owner: public: _____ private: X unknown: _____ other: _____

Date: 09/13/23 Inspector: Bill Leake

Date of last inspection:

RISK RATING:

1 **1** **2** **4**
Failure + Size + Target = Risk
Potential of part Rating Rating

If approved for removal, the replacement tree species and location shall be listed on the certificate of appropriateness.

TREE CHARACTERISTICS

Tree #: **1 Bradford Pear (Pyrus calleryana)**

DBH: **21"** # of trunks: **1** Height: **20"** Spread: **35'**

Form: generally symmetric minor asymmetry major asymmetry stump sprout stag-headed

Crown class: dominant co-dominant intermediate suppressed

Live crown ratio: 95% Age class: young semi-mature mature over-mature/senescent

Pruning history: crown cleaned excessively thinned topped crown raised pollarded crown reduced flush cuts
 cabled/braced none multiple pruning events Approx. dates:

Special Value: specimen heritage/historic wildlife unusual street tree screen shade indigenous protected by gov. agency

TREE HEALTH

Foliage color. normal chlorotic necrotic Epicormics;

Foliage density: normal sparse Leaf size: normal small

Annual shoot growth: excellent average poor none Twig Dieback: curb/pavement guards

Woundwood : excellent average fair poor

Vigor class: excellent average fair poor

Major pests/diseases:

Growth obstructions:

stakes wire/ties signs cables

SITE CONDITIONS

Site Character: residence commercial industrial park open space natural woodland/forest

Landscape type: parkway raised bed container mound lawn shrub border wind break

Irrigation: none adequate inadequate excessive trunk wetted

Recent site disturbance? NO construction soil disturbance grade change herbicide treatment

% dripline paved: 60% Pavement lifted: NO

% dripline w/ fill soil: 0%

% dripline grade lowered: 0%

Soil problems: drainage shallow compacted droughty saline alkaline acidic small volume disease center history of fail
 clay expansive slope _____ ° aspect: _____

Conflicts: lights signage line-of-sight view overhead lines underground utilities traffic adjacent veg. _____

Exposure to wind: single tree below canopy above canopy recently exposed windward, canopy edge area prone to windthrow

Prevailing wind direction: SW Occurrence of snow/ice storms never seldom regularly

TARGET

Use Under Tree: building parking traffic pedestrian recreation landscape hardscape small features utility lines

Can target be moved? NO Can use be restricted? NO

Occupancy: occasional use intermittent use frequent use constant use

EXHIBIT E

TREE DEFECTS

ROOT DEFECTS:

Suspect root rot: NO Mushroom/conk/bracket present: NO ID:

Exposed roots: severe moderate low Undermined: severe moderate low

Root pruned: distance from trunk Root area affected: ____ Buttress wounded: When: _____

Restricted root area: severe moderate low Potential for root failure: severe moderate low

LEAN: 5 deg. from vertical natural unnatural self-corrected Soil heaving:

Decay in plane of lean: Roots broken: Soil cracking:

Compounding factors: Lean severity: severe moderate low

Concern Areas: Indicate presence of individual structural issues and rate their severity (S = severe, M = moderate, L = low)

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep			S	
Codominants/forks			S	S
Multiple attachments				M
Included bark			M	
Excessive end weight			M	
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay		L		
Cavity				
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

RISK RATING

Tree part most likely to fail in the next six months: Branches

Failure potential: **1** - low; **2** - medium; **3** - high; **4** - severe

Size of part: **0**-0"-3" **1**-3"-6" **2**-6"-18" **3**-18"-30" **4**->30"

Target rating: **0**-no target **1**-occasional use **2**-intermittent use **3**-frequent use **4**-constant use

Maintenance Recommendations

none remove defective part reduce end weight crown clean

thin raise canopy crown reduce restructure cable/brace

Inspect further root crown decay aerial monitor

Remove tree If removed, a similar sized tree species would be appropriate in same general location

If removed, alternate tree replacement locations are available

Effect on adjacent trees: none evaluate

Notification: owner manager governing agency

Date: 06/21/23

COMMENTS

This mature pear tree has weak branch unions as is typical of the species and a small area of decay at the first branch union.

Bill Leake



Pear 1

TREE RISK ASSESSMENT FORM

Site/Address: 265 Union ST N

Map/Location: Front parking lot (East) along Union St North of entrance drive.

Owner: public: _____ private: X unknown: _____ other: _____

Date: 09/13/23 Inspector: Bill Leake

Date of last inspection:

RISK RATING:

1 **1** **2** **4**
Failure + Size + Target = Risk
Potential of part Rating Rating

If approved for removal, the replacement tree species and location shall be listed on the certificate of appropriateness.

TREE CHARACTERISTICS

Tree #: **2 Bradford Pear (Pyrus calleryana)**

DBH: **23.5"** # of trunks: **1** Height: **20"** Spread: **25'**

Form: generally symmetric minor asymmetry major asymmetry stump sprout stag-headed

Crown class: dominant co-dominant intermediate suppressed

Live crown ratio: 80% Age class: young semi-mature mature over-mature/senescent

Pruning history: crown cleaned excessively thinned topped crown raised pollarded crown reduced flush cuts
 cabled/braced none multiple pruning events Approx. dates:

Special Value: specimen heritage/historic wildlife unusual street tree screen shade indigenous protected by gov. agency

TREE HEALTH

Foliage color. normal chlorotic necrotic Epicormics;

Foliage density: normal sparse Leaf size: normal small

Annual shoot growth: excellent average poor none Twig Dieback: curb/pavement guards

Woundwood : excellent average fair poor

Vigor class: excellent average fair poor

Major pests/diseases: Dieback of upper branches.

SITE CONDITIONS

Site Character: residence commercial industrial park open space natural woodland/forest

Landscape type: parkway raised bed container mound lawn shrub border wind break

Irrigation: none adequate inadequate excessive trunk wetted

Recent site disturbance? NO construction soil disturbance grade change herbicide treatment

% dripline paved: 70% Pavement lifted: NO

% dripline w/ fill soil: 0%

% dripline grade lowered: 0%

Soil problems: drainage shallow compacted droughty saline alkaline acidic small volume disease center history of fail
 clay expansive slope _____ ° aspect: _____

Conflicts: lights signage line-of-sight view overhead lines underground utilities traffic adjacent veg. _____

Exposure to wind: single tree below canopy above canopy recently exposed windward, canopy edge area prone to windthrow

Prevailing wind direction: SW Occurrence of snow/ice storms never seldom regularly

TARGET

Use Under Tree: building parking traffic pedestrian recreation landscape hardscape small features utility lines

Can target be moved? NO Can use be restricted? NO

Occupancy: occasional use intermittent use frequent use constant use

EXHIBIT F

TREE DEFECTS

ROOT DEFECTS:

Suspect root rot: NO Mushroom/conk/bracket present: NO ID:

Exposed roots: severe moderate low Undermined: severe moderate low

Root pruned: distance from trunk Root area affected: ____ Buttress wounded: When: _____

Restricted root area: severe moderate low Potential for root failure: severe moderate low

LEAN: 0 deg. from vertical natural unnatural self-corrected Soil heaving:

Decay in plane of lean: Roots broken: Soil cracking:

Compounding factors: Lean severity: severe moderate low

Concern Areas: Indicate presence of individual structural issues and rate their severity (S = severe, M = moderate, L = low)

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep			S	L
Codominants/forks			S	S
Multiple attachments				M
Included bark			M	
Excessive end weight			L	
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay				
Cavity				
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

RISK RATING

Tree part most likely to fail in the next six months: Branches

Failure potential: **1** - low; **2** - medium; **3** - high; **4** - severe

Size of part: **0**-0"-3" **1**-3"-6" **2**-6"-18" **3**-18"-30" **4**->30"

Target rating: **0**-no target **1**-occasional use **2**-intermittent use **3**-frequent use **4**-constant use

Maintenance Recommendations

none remove defective part reduce end weight crown clean

thin raise canopy crown reduce restructure cable/brace

Inspect further root crown decay aerial monitor

Remove tree If removed, a similar sized tree species would be appropriate in same general location

If removed, alternate tree replacement locations are available

Effect on adjacent trees: none evaluate

Notification: owner manager governing agency

Date: 09/13/23

COMMENTS

This mature pear tree has weak branch unions as is typical of the species. There is dieback in several upper branches.

Bill Leake



Pear 2

TREE RISK ASSESSMENT FORM

Site/Address: 265 Union ST N

Map/Location: Front parking lot (East) along Union St North of entrance drive.

Owner: public: _____ private: X unknown: _____ other: _____

Date: 09/13/23 Inspector: Bill Leake

Date of last inspection:

RISK RATING:

1 **1** **2** **4**
Failure + Size + Target = Risk
Potential of part Rating Rating

If approved for removal, the replacement tree species and location shall be listed on the certificate of appropriateness.

TREE CHARACTERISTICS

Tree #: 3 Bradford Pear (*Pyrus calleryana*)

DBH: 21.5" # of trunks: 1 Height: 20" Spread: 25'

Form: generally symmetric minor asymmetry major asymmetry stump sprout stag-headed

Crown class: dominant co-dominant intermediate suppressed

Live crown ratio: 90% Age class: young semi-mature mature over-mature/senescent

Pruning history: crown cleaned excessively thinned topped crown raised pollarded crown reduced flush cuts
 cabled/braced none multiple pruning events Approx. dates:

Special Value: specimen heritage/historic wildlife unusual street tree screen shade indigenous protected by gov. agency

TREE HEALTH

Foliage color: normal chlorotic necrotic Epicormics:

Foliage density: normal sparse Leaf size: normal small

Annual shoot growth: excellent average poor none Twig Dieback: curb/pavement guards

Woundwood: excellent average fair poor

Vigor class: excellent average fair poor

Major pests/diseases: Dieback of upper branches.

SITE CONDITIONS

Site Character: residence commercial industrial park open space natural woodland/forest

Landscape type: parkway raised bed container mound lawn shrub border wind break

Irrigation: none adequate inadequate excessive trunk wetted

Recent site disturbance? NO construction soil disturbance grade change herbicide treatment

% dripline paved: 70% Pavement lifted: NO

% dripline w/ fill soil: 0%

% dripline grade lowered: 0%

Soil problems: drainage shallow compacted droughty saline alkaline acidic small volume disease center history of fail
 clay expansive slope _____ ° aspect: _____

Conflicts: lights signage line-of-sight view overhead lines underground utilities traffic adjacent veg. _____

Exposure to wind: single tree below canopy above canopy recently exposed windward, canopy edge area prone to windthrow

Prevailing wind direction: SW Occurrence of snow/ice storms never seldom regularly

TARGET

Use Under Tree: building parking traffic pedestrian recreation landscape hardscape small features utility lines

Can target be moved? NO Can use be restricted? NO

Occupancy: occasional use intermittent use frequent use constant use

EXHIBIT G

TREE DEFECTS

ROOT DEFECTS:

Suspect root rot: NO Mushroom/conk/bracket present: NO ID:

Exposed roots: severe moderate low Undermined: severe moderate low

Root pruned: distance from trunk Root area affected: ____ Buttress wounded: When: _____

Restricted root area: severe moderate low Potential for root failure: severe moderate low

LEAN: 0 deg. from vertical natural unnatural self-corrected Soil heaving:

Decay in plane of lean: Roots broken: Soil cracking:

Compounding factors: Lean severity: severe moderate low

Concern Areas: Indicate presence of individual structural issues and rate their severity (S = severe, M = moderate, L = low)

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep			S	L
Codominants/forks			S	S
Multiple attachments				M
Included bark			M	
Excessive end weight			L	
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay				
Cavity				
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

RISK RATING

Tree part most likely to fail in the next six months: Branches

Failure potential: **1** - low; **2** - medium; **3** - high; **4** - severe

Size of part: **0**-0"-3" **1**-3"-6" **2**-6"-18" **3**-18"-30" **4**->30"

Target rating: **0**-no target **1**-occasional use **2**-intermittent use **3**-frequent use **4**-constant use

Maintenance Recommendations

none remove defective part reduce end weight crown clean

thin raise canopy crown reduce restructure cable/brace

Inspect further root crown decay aerial monitor

Remove tree If removed, a similar sized tree species would be appropriate in same general location

If removed, alternate tree replacement locations are available

Effect on adjacent trees: none evaluate

Notification: owner manager governing agency

Date: 09/13/23

COMMENTS

This mature pear tree has weak branch unions as is typical of the species. There is dieback in several upper branches.

Bill Leake



Pear 3

TREE RISK ASSESSMENT FORM

Site/Address: 265 Union ST N

Map/Location: Front parking lot (East) along Union St behind oak street tree.

Owner: public: _____ private: X unknown: _____ other: _____

Date: 09/13/23 Inspector: Bill Leake

Date of last inspection:

RISK RATING:

1 **1** **2** **4**
Failure + Size + Target = Risk
Potential of part Rating Rating

If approved for removal, the replacement tree species and location shall be listed on the certificate of appropriateness.

TREE CHARACTERISTICS

Tree #: 4 Bradford Pear (*Pyrus calleryana*)

DBH: 19" # of trunks: 1 Height: 20" Spread: 30'

Form: generally symmetric minor asymmetry major asymmetry stump sprout stag-headed

Crown class: dominant co-dominant intermediate suppressed

Live crown ratio: 98% Age class: young semi-mature mature over-mature/senescent

Pruning history: crown cleaned excessively thinned topped crown raised pollarded crown reduced flush cuts
 cabled/braced none multiple pruning events Approx. dates:

Special Value: specimen heritage/historic wildlife unusual street tree screen shade indigenous protected by gov. agency

TREE HEALTH

Foliage color: normal chlorotic necrotic Epicormics:

Foliage density: normal sparse Leaf size: normal small

Annual shoot growth: excellent average poor none Twig Dieback: curb/pavement guards

Woundwood: excellent average fair poor

Vigor class: excellent average fair poor

Major pests/diseases:

Growth obstructions:

stakes wire/ties signs cables

SITE CONDITIONS

Site Character: residence commercial industrial park open space natural woodland/forest

Landscape type: parkway raised bed container mound lawn shrub border wind break

Irrigation: none adequate inadequate excessive trunk wetted

Recent site disturbance? NO construction soil disturbance grade change herbicide treatment

% dripline paved: 70% Pavement lifted: NO

% dripline w/ fill soil: 0%

% dripline grade lowered: 0%

Soil problems: drainage shallow compacted droughty saline alkaline acidic small volume disease center history of fail
 clay expansive slope _____ ° aspect: _____

Conflicts: lights signage line-of-sight view overhead lines underground utilities traffic adjacent veg. _____

Exposure to wind: single tree below canopy above canopy recently exposed windward, canopy edge area prone to windthrow

Prevailing wind direction: SW Occurrence of snow/ice storms never seldom regularly

TARGET

Use Under Tree: building parking traffic pedestrian recreation landscape hardscape small features utility lines

Can target be moved? NO Can use be restricted? NO

Occupancy: occasional use intermittent use frequent use constant use

EXHIBIT H

TREE DEFECTS

ROOT DEFECTS:

Suspect root rot: NO Mushroom/conk/bracket present: NO ID:

Exposed roots: severe moderate low Undermined: severe moderate low

Root pruned: distance from trunk Root area affected: ____ Buttress wounded: When: _____

Restricted root area: severe moderate low Potential for root failure: severe moderate low

LEAN: 0 deg. from vertical natural unnatural self-corrected Soil heaving:

Decay in plane of lean: Roots broken: Soil cracking:

Compounding factors: Lean severity: severe moderate low

Concern Areas: Indicate presence of individual structural issues and rate their severity (S = severe, M = moderate, L = low)

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep			S	L
Codominants/forks			S	S
Multiple attachments				M
Included bark			M	
Excessive end weight			L	
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay				
Cavity				
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

RISK RATING

Tree part most likely to fail in the next six months: Branches

Failure potential: **1** - low; **2** - medium; **3** - high; **4** - severe

Size of part: **0**-0"-3" **1**-3"-6" **2**-6"-18" **3**-18"-30" **4**->30"

Target rating: **0**-no target **1**-occasional use **2**-intermittent use **3**-frequent use **4**-constant use

Maintenance Recommendations

none remove defective part reduce end weight crown clean

thin raise canopy crown reduce restructure cable/brace

Inspect further root crown decay aerial monitor

Remove tree If removed, a similar sized tree species would be appropriate in same general location

If removed, alternate tree replacement locations are available

Effect on adjacent trees: none evaluate

Notification: owner manager governing agency

Date: 09/13/23

COMMENTS

This mature pear tree has weak branch unions as is typical of the species.

Bill Leake



Pear 4

TREE RISK ASSESSMENT FORM

Site/Address: 265 Union ST N

Map/Location: Front parking lot (East) along Buffalo Ave near intersection.

Owner: public: _____ private: X unknown: _____ other: _____

Date: 09/13/23 Inspector: Bill Leake

Date of last inspection:

RISK RATING:

1 **1** **2** **4**
Failure + Size + Target = Risk
Potential of part Rating Rating

If approved for removal, the replacement tree species and location shall be listed on the certificate of appropriateness.

TREE CHARACTERISTICS

Tree #: 5 Bradford Pear (*Pyrus calleryana*)

DBH: 21" # of trunks: 1 Height: 20" Spread: 25'

Form: generally symmetric minor asymmetry major asymmetry stump sprout stag-headed

Crown class: dominant co-dominant intermediate suppressed

Live crown ratio: 98% Age class: young semi-mature mature over-mature/senescent

Pruning history: crown cleaned excessively thinned topped crown raised pollarded crown reduced flush cuts
 cabled/braced none multiple pruning events Approx. dates:

Special Value: specimen heritage/historic wildlife unusual street tree screen shade indigenous protected by gov. agency

TREE HEALTH

Foliage color: normal chlorotic necrotic Epicormics:

Foliage density: normal sparse Leaf size: normal small

Annual shoot growth: excellent average poor none Twig Dieback: curb/pavement guards

Woundwood: excellent average fair poor

Vigor class: excellent average fair poor

Major pests/diseases:

Growth obstructions:

stakes wire/ties signs cables

SITE CONDITIONS

Site Character: residence commercial industrial park open space natural woodland/forest

Landscape type: parkway raised bed container mound lawn shrub border wind break

Irrigation: none adequate inadequate excessive trunk wetted

Recent site disturbance? NO construction soil disturbance grade change herbicide treatment

% dripline paved: 70% Pavement lifted: NO

% dripline w/ fill soil: 0%

% dripline grade lowered: 0%

Soil problems: drainage shallow compacted droughty saline alkaline acidic small volume disease center history of fail
 clay expansive slope _____ ° aspect: _____

Conflicts: lights signage line-of-sight view overhead lines underground utilities traffic adjacent veg. _____

Exposure to wind: single tree below canopy above canopy recently exposed windward, canopy edge area prone to windthrow

Prevailing wind direction: SW Occurrence of snow/ice storms never seldom regularly

TARGET

Use Under Tree: building parking traffic pedestrian recreation landscape hardscape small features utility lines

Can target be moved? NO Can use be restricted? NO

Occupancy: occasional use intermittent use frequent use constant use

EXHIBIT I

TREE DEFECTS

ROOT DEFECTS:

Suspect root rot: NO Mushroom/conk/bracket present: NO ID:

Exposed roots: severe moderate low Undermined: severe moderate low

Root pruned: distance from trunk Root area affected: ____ Buttress wounded: When: _____

Restricted root area: severe moderate low Potential for root failure: severe moderate low

LEAN: 0 deg. from vertical natural unnatural self-corrected Soil heaving:

Decay in plane of lean: Roots broken: Soil cracking:

Compounding factors: Lean severity: severe moderate low

Concern Areas: Indicate presence of individual structural issues and rate their severity (S = severe, M = moderate, L = low)

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep			S	L
Codominants/forks			S	S
Multiple attachments				M
Included bark			M	
Excessive end weight			L	
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay				
Cavity				
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

RISK RATING

Tree part most likely to fail in the next six months: Branches

Failure potential: **1** - low; **2** - medium; **3** - high; **4** - severe

Size of part: **0**-0"-3" **1**-3"-6" **2**-6"-18" **3**-18"-30" **4**->30"

Target rating: **0**-no target **1**-occasional use **2**-intermittent use **3**-frequent use **4**-constant use

Maintenance Recommendations

none remove defective part reduce end weight crown clean

thin raise canopy crown reduce restructure cable/brace

Inspect further root crown decay aerial monitor

Remove tree If removed, an understory sized tree species would be appropriate in same general location

If removed, alternate tree replacement locations are available

Effect on adjacent trees: none evaluate

Notification: owner manager governing agency

Date: 09/13/23

COMMENTS

This mature pear tree has weak branch unions as is typical of the species.

Bill Leake



Pear 5

TREE RISK ASSESSMENT FORM

Site/Address: 265 Union ST N

Map/Location: Front parking lot (East) along Buffalo Ave near lot entrance.

Owner: public: _____ private: X unknown: _____ other: _____

Date: 09/13/23 Inspector: Bill Leake

Date of last inspection:

RISK RATING:

1 **1** **2** **4**
Failure + Size + Target = Risk
Potential of part Rating Rating

If approved for removal, the replacement tree species and location shall be listed on the certificate of appropriateness.

TREE CHARACTERISTICS

Tree #: 6 Bradford Pear (*Pyrus calleryana*)

DBH: 19" # of trunks: 1 Height: 15" Spread: 20'

Form: generally symmetric minor asymmetry major asymmetry stump sprout stag-headed

Crown class: dominant co-dominant intermediate suppressed

Live crown ratio: 80% Age class: young semi-mature mature over-mature/senescent

Pruning history: crown cleaned excessively thinned topped crown raised pollarded crown reduced flush cuts
 cabled/braced none multiple pruning events Approx. dates:

Special Value: specimen heritage/historic wildlife unusual street tree screen shade indigenous protected by gov. agency

TREE HEALTH

Foliage color. normal chlorotic necrotic Epicormics;

Foliage density: normal sparse Leaf size: normal small

Annual shoot growth: excellent average poor none Twig Dieback: curb/pavement guards

Woundwood : excellent average fair poor

Vigor class: excellent average fair poor

Major pests/diseases: Dieback of upper branches.

SITE CONDITIONS

Site Character: residence commercial industrial park open space natural woodland/forest

Landscape type: parkway raised bed container mound lawn shrub border wind break

Irrigation: none adequate inadequate excessive trunk wetted

Recent site disturbance? NO construction soil disturbance grade change herbicide treatment

% dripline paved: 70% Pavement lifted: NO

% dripline w/ fill soil: 0%

% dripline grade lowered: 0%

Soil problems: drainage shallow compacted droughty saline alkaline acidic small volume disease center history of fail
 clay expansive slope _____ ° aspect: _____

Conflicts: lights signage line-of-sight view overhead lines underground utilities traffic adjacent veg. _____

Exposure to wind: single tree below canopy above canopy recently exposed windward, canopy edge area prone to windthrow

Prevailing wind direction: SW Occurrence of snow/ice storms never seldom regularly

TARGET

Use Under Tree: building parking traffic pedestrian recreation landscape hardscape small features utility lines

Can target be moved? NO Can use be restricted? NO

Occupancy: occasional use intermittent use frequent use constant use

EXHIBIT J

TREE DEFECTS

ROOT DEFECTS:

Suspect root rot: NO Mushroom/conk/bracket present: NO ID:

Exposed roots: severe moderate low Undermined: severe moderate low

Root pruned: distance from trunk Root area affected: ____ Buttress wounded: When: _____

Restricted root area: severe moderate low Potential for root failure: severe moderate low

LEAN: 0 deg. from vertical natural unnatural self-corrected Soil heaving:

Decay in plane of lean: Roots broken: Soil cracking:

Compounding factors: Lean severity: severe moderate low

Concern Areas: Indicate presence of individual structural issues and rate their severity (S = severe, M = moderate, L = low)

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep			S	L
Codominants/forks			S	S
Multiple attachments				M
Included bark			M	
Excessive end weight			L	
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay				
Cavity				
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

RISK RATING

Tree part most likely to fail in the next six months: Branches

Failure potential: **1** - low; **2** - medium; **3** - high; **4** - severe

Size of part: **0**-0"-3" **1**-3"-6" **2**-6"-18" **3**-18"-30" **4**->30"

Target rating: **0**-no target **1**-occasional use **2**-intermittent use **3**-frequent use **4**-constant use

Maintenance Recommendations

none remove defective part reduce end weight crown clean

thin raise canopy crown reduce restructure cable/brace

Inspect further root crown decay aerial monitor

Remove tree If removed, an understory sized tree species would be appropriate in same general location

If removed, alternate tree replacement locations are available

Effect on adjacent trees: none evaluate

Notification: owner manager governing agency

Date: 09/13/23

COMMENTS

This mature pear tree has weak branch unions as is typical of the species. This is dieback on several upper branches.

Bill Leake



Pear 6

TREE RISK ASSESSMENT FORM

Site/Address: 265 Union ST N

Map/Location: Front parking lot (East) interior landscape island.

Owner: public: _____ private: X unknown: _____ other: _____

Date: 09/13/23 Inspector: Bill Leake

Date of last inspection:

RISK RATING:

1 **1** **2** **4**
Failure + Size + Target = Risk
Potential of part Rating Rating

If approved for removal, the replacement tree species and location shall be listed on the certificate of appropriateness.

TREE CHARACTERISTICS

Tree #: 9 Bradford Pear (*Pyrus calleryana*)

DBH: 14.5" # of trunks: 1 Height: 12" Spread: 15'

Form: generally symmetric minor asymmetry major asymmetry stump sprout stag-headed

Crown class: dominant co-dominant intermediate suppressed

Live crown ratio: 80% Age class: young semi-mature mature over-mature/senescent

Pruning history: crown cleaned excessively thinned topped crown raised pollarded crown reduced flush cuts
 cabled/braced none multiple pruning events Approx. dates:

Special Value: specimen heritage/historic wildlife unusual street tree screen shade indigenous protected by gov. agency

TREE HEALTH

Foliage color. normal chlorotic necrotic Epicormics;

Foliage density: normal sparse Leaf size: normal small

Annual shoot growth: excellent average poor none Twig Dieback: curb/pavement guards

Woundwood : excellent average fair poor

Vigor class: excellent average fair poor

Major pests/diseases: Dieback of upper branches.

Growth obstructions:

stakes wire/ties signs cables

SITE CONDITIONS

Site Character: residence commercial industrial park open space natural woodland/forest

Landscape type: parkway raised bed container mound lawn shrub border wind break

Irrigation: none adequate inadequate excessive trunk wetted

Recent site disturbance? NO construction soil disturbance grade change herbicide treatment

% dripline paved: 85% Pavement lifted: NO

% dripline w/ fill soil: 0%

% dripline grade lowered: 0%

Soil problems: drainage shallow compacted droughty saline alkaline acidic small volume disease center history of fail
 clay expansive slope _____ ° aspect: _____

Conflicts: lights signage line-of-sight view overhead lines underground utilities traffic adjacent veg. _____

Exposure to wind: single tree below canopy above canopy recently exposed windward, canopy edge area prone to windthrow

Prevailing wind direction: SW Occurrence of snow/ice storms never seldom regularly

TARGET

Use Under Tree: building parking traffic pedestrian recreation landscape hardscape small features utility lines

Can target be moved? NO Can use be restricted? NO

Occupancy: occasional use intermittent use frequent use constant use

EXHIBIT K

TREE DEFECTS

ROOT DEFECTS:

Suspect root rot: NO Mushroom/conk/bracket present: NO ID:

Exposed roots: severe moderate low Undermined: severe moderate low

Root pruned: distance from trunk Root area affected: ____ Buttress wounded: When: _____

Restricted root area: severe moderate low Potential for root failure: severe moderate low

LEAN: 0 deg. from vertical natural unnatural self-corrected Soil heaving:

Decay in plane of lean: Roots broken: Soil cracking:

Compounding factors: Lean severity: severe moderate low

Concern Areas: Indicate presence of individual structural issues and rate their severity (S = severe, M = moderate, L = low)

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep			S	L
Codominants/forks			S	S
Multiple attachments				M
Included bark			M	
Excessive end weight			L	
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay				
Cavity				
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

RISK RATING

Tree part most likely to fail in the next six months: Branches

Failure potential: **1** - low; **2** - medium; **3** - high; **4** - severe

Size of part: **0**- 0"- 3" **1**- 3"-6" **2**- 6"-18" **3**- 18"-30" **4**- >30"

Target rating: **0**- no target **1**- occasional use **2**- intermittent use **3**- frequent use **4**- constant use

Maintenance Recommendations

none remove defective part reduce end weight crown clean

thin raise canopy crown reduce restructure cable/brace

Inspect further root crown decay aerial monitor

Remove tree If removed, a similar tree species would be appropriate in same general location

If removed, alternate tree replacement locations are available

Effect on adjacent trees: none evaluate

Notification: owner manager governing agency

Date: 09/13/23

COMMENTS

This mature pear tree has weak branch unions as is typical of the species. This is dieback on several upper branches.

Bill Leake



Pear 9

TREE RISK ASSESSMENT FORM

Site/Address: 265 Union ST N

Map/Location: Front parking lot (East) interior landscape island near building.

Owner: public: _____ private: X unknown: _____ other: _____

Date: 09/13/23 Inspector: Bill Leake

Date of last inspection:

RISK RATING:

1 **1** **2** **4**
Failure + Size + Target = Risk
Potential of part Rating Rating

If approved for removal, the replacement tree species and location shall be listed on the certificate of appropriateness.

TREE CHARACTERISTICS

Tree #: 10 Bradford Pear (*Pyrus calleryana*)

DBH: 19" # of trunks: 1 Height: 20" Spread: 30'

Form: generally symmetric minor asymmetry major asymmetry stump sprout stag-headed

Crown class: dominant co-dominant intermediate suppressed

Live crown ratio: 98% Age class: young semi-mature mature over-mature/senescent

Pruning history: crown cleaned excessively thinned topped crown raised pollarded crown reduced flush cuts
 cabled/braced none multiple pruning events Approx. dates:

Special Value: specimen heritage/historic wildlife unusual street tree screen shade indigenous protected by gov. agency

TREE HEALTH

Foliage color: normal chlorotic necrotic Epicormics:

Foliage density: normal sparse Leaf size: normal small

Annual shoot growth: excellent average poor none Twig Dieback: curb/pavement guards

Woundwood: excellent average fair poor

Vigor class: excellent average fair poor

Major pests/diseases:

Growth obstructions:

stakes wire/ties signs cables

SITE CONDITIONS

Site Character: residence commercial industrial park open space natural woodland/forest

Landscape type: parkway raised bed container mound lawn shrub border wind break

Irrigation: none adequate inadequate excessive trunk wetted

Recent site disturbance? NO construction soil disturbance grade change herbicide treatment

% dripline paved: 60% Pavement lifted: NO

% dripline w/ fill soil: 0%

% dripline grade lowered: 0%

Soil problems: drainage shallow compacted droughty saline alkaline acidic small volume disease center history of fail
 clay expansive slope _____ ° aspect: _____

Conflicts: lights signage line-of-sight view overhead lines underground utilities traffic adjacent veg. _____

Exposure to wind: single tree below canopy above canopy recently exposed windward, canopy edge area prone to windthrow

Prevailing wind direction: SW Occurrence of snow/ice storms never seldom regularly

TARGET

Use Under Tree: building parking traffic pedestrian recreation landscape hardscape small features utility lines

Can target be moved? NO Can use be restricted? NO

Occupancy: occasional use intermittent use frequent use constant use

EXHIBIT L

TREE DEFECTS

ROOT DEFECTS:

Suspect root rot: NO Mushroom/conk/bracket present: NO ID:

Exposed roots: severe moderate low Undermined: severe moderate low

Root pruned: distance from trunk Root area affected: ____ Buttress wounded: When: _____

Restricted root area: severe moderate low Potential for root failure: severe moderate low

LEAN: 0 deg. from vertical natural unnatural self-corrected Soil heaving:

Decay in plane of lean: Roots broken: Soil cracking:

Compounding factors: Lean severity: severe moderate low

Concern Areas: Indicate presence of individual structural issues and rate their severity (S = severe, M = moderate, L = low)

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep			S	L
Codominants/forks			S	S
Multiple attachments				M
Included bark			M	
Excessive end weight			L	
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay				
Cavity				
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

RISK RATING

Tree part most likely to fail in the next six months: Branches

Failure potential: **1** - low; **2** - medium; **3** - high; **4** - severe

Size of part: **0**- 0"- 3" **1**- 3"-6" **2**- 6"-18" **3**- 18"-30" **4**- >30"

Target rating: **0**- no target **1**- occasional use **2**- intermittent use **3**- frequent use **4**- constant use

Maintenance Recommendations

none remove defective part reduce end weight crown clean

thin raise canopy crown reduce restructure cable/brace

Inspect further root crown decay aerial monitor

Remove tree If removed, a similar tree species would be appropriate in same general location

If removed, alternate tree replacement locations are available

Effect on adjacent trees: none evaluate

Notification: owner manager governing agency

Date: 09/13/23

COMMENTS

This mature pear tree has weak branch unions as is typical of the species.

Bill Leake



Pear 10

CERTIFICATE OF APPROPRIATENESS

Has Been Issued by the Historic Preservation Commission
of the City of Concord to:

Applicant: Forest Hill United Methodist Church

Location: 265 Union St. N, Concord, NC 28025

PIN: 5621-60-3553

PROJECT: REMOVE TWO (2) BRAFORD PEAR TREES IN THE PARKING LOT
LANDSCAPE ISLAND CLOSEST TO UNION STREET AND BUFFALO AVENUE WITH THE
STUMPS REMOVED BELOW GROUND LEVEL, AND REPLACING WITH TWO (2)
SIMILAR TREES IN AN ALTERNATE LOCATION.

City Staff Member: *Autumn C. James*

Case: H-14-23

Date: July 13, 2023

No.: 2432

NOTICE

- ALTHOUGH THE HISTORIC PRESERVATION COMMISSION HAS APPROVED THIS CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR MODIFICATIONS TO YOUR HISTORICALLY DESIGNATED PROPERTY, A REQUIRED **30-DAY APPEAL PERIOD** IS LEVIED BY THE NORTH CAROLINA GENERAL STATUTES. DURING THIS APPEAL PERIOD, AN AGGRIEVED PARTY MAY REQUEST A HEARING BEFORE THE BOARD OF ADJUSTMENT AND IT IS POSSIBLE THAT YOUR APPROVAL COULD BE OVERTURNED. ANY WORK CONDUCTED PRIOR TO THE EXPIRATION OF THE 30-DAY APPEAL PERIOD IS AT THE RISK OF THE CONDUCTING PARTY AS OVERTURNED APPROVALS MAY RESULT IN AN ORDER OF WORK REVERSAL AND THE INCURRENCE OF ADDITIONAL EXPENSES.
- THIS **MUST BE POSTED** AT THE BUILDING SITE.
- COA **EXPIRES** AFTER SIX (6) MONTHS IF WORK HAS NOT COMMENCED.

EXHIBIT M

DATE:

November 8, 2023

SUBJECT:

<u>Certificate of Appropriateness Request:</u>	H-15-22
<u>Applicant:</u>	Jim Potter/Old Towne Development
<u>Location of Subject Property:</u>	68 Cabarrus Ave W
<u>PIN:</u>	5620-87-0595
<u>Staff Report Prepared by:</u>	Autumn James, Planning & Development Manager

BACKGROUND

- The subject property at 68 Cabarrus Ave W is a vacant lot within the North Union Street Historic District. (Exhibit A)
- “Vacant Lot between 64 and 74-78 Cabarrus Avenue West. Vacant lot that was a former site of a home.” (Exhibit A)

DISCUSSION

On April 9, 2022, Jim Potter/Old Towne Development applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 to construct a two-story single-family home, with a rear patio, and detached garage. Additionally, the application is requesting the removal of two trees (Exhibit B).

The proposed residence will have a brick stem wall foundation with 8.5-inch fiber cement lap siding, and architectural shingles and the garage will be on a monolithic slab foundation with 8.5-inch fiber cement lap siding with architectural shingles. The applicant has provided detailed specifications of the project related to the materials to be used. The exterior siding will be James Hardie cement based or equivalent brand; Tampco Virginia Slate Architectural Shingles; Camden Brick by Triangle Brick; windows will be white aluminum clad, wood with SDL (Simulated Divided Lites) grids; the garage will also have James Hardie cement based or equivalent brand siding; the proposed privacy wall will be 8.5-inch fiber cement lap siding over a 2x4 stud framed wall; the proposed concrete patio (12x20) will be poured concrete.

The applicant is additionally requesting to remove two trees from the property; one (1) crape myrtle (*Lagerstroemia indica*) and one (1) pecan (*Cara Illinoensis*). The crape myrtle (DBH 16”, Height 25’, Spread 15’) is located on the north side of the parcel and is noted to have some dead branches in the crown typical of old myrtles that were topped in the past. The risk rating for this tree is calculated as a three (3). The pecan tree (DBH 19”, Height 55’, Spread 30’) is also located on the north side of the parcel and it is noted to have no structural defects or concerns above the normal for a health tree of this tree species. The risk rating for this tree is calculated as a four (4). Both assessments were performed by the City Arborist.

ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory

Exhibit B: Certificate of Appropriateness Application

Exhibit C: Subject Property Map

Exhibit D: Site Plan

Exhibit E: Elevations

Exhibit F: Materials

Exhibit G: Tree Assessments and Photos

Historic Preservation Commission

Case # H-15-22

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS

Chapter 4: Local Standards and General Policies

Alterations: Alterations having no historical basis shall be avoided whenever possible. Any type of alteration of exterior features of a building, site, or environment within the Historic Districts which is not specifically listed within these regulations shall be referred to the Historic Preservation Commission for action on the issuance of a Certificate of Appropriateness.

- All buildings, structures and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
- Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right and this significance shall be recognized and respected.
- Contemporary design for alterations and additions to existing properties shall be encouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.
- New additions or alterations shall be construed in such a manner as to preserve the essential form and integrity of the structure, should the addition or alteration be removed.

Approval Requirement Needs Table: New Construction or Additions

- All new construction and additions require Commission Hearing and Approval.

Chapter 5 – Section 1: New Principal Structure Construction

- The successful integration of new structures or building additions to the neighborhood depends on how well the building will preserve existing site features such as trees, slopes, natural drainage patterns, rock outcrops, etc.
- The Historic Preservation Commission will consider how well the proposed construction will maintain the unifying features that exist, such as tree canopies, clean boundaries, and architectural and landscape details.
- Other considerations include how compatible the proposed structure will be in material, scale, site setting, spatial relationships, color, and details with immediate neighbors.
- Careful consideration should be given to the design and placement of driveways, landscaping, lighting, signage, walkways, and the retention of mature trees or other historic features of landscape.
- Building materials, features, fenestration, and texture are also important to consider when designing for compatibility.
- A wide range of features and materials presently used in the neighborhood provide a broad range of options from which to choose.
- Through the use of porches, chimneys, bays, and other details, new buildings can be designed to have texture compatible with the Historic context.

Design Standards: New Construction

- New construction shall coordinate in material, scale, size, site position, spatial relationship, and details with immediate neighbors within one hundred feet (100') of the proposed construction.
- Where feasible, roof forms should be consistent and compatible to others in the district. Large flat expanses of walls or roofs should be avoided.
- New construction should avoid A-frame, dome, shed, and flat roofs.
- Locate and size window and door openings so they are compatible in placement, orientation, spacing, proportion, size and scale with the surrounding historic buildings.

- *The Historic Preservation Commission encourages compatible contemporary design in order to reflect accurately the differences between historic buildings and newer structures.*
- *Introduce features such as porches, chimneys, bays, and architectural details as appropriate so that the texture of new residential structures is compatible with surrounding historic structures. Detailing on new structures should be consistent with its overall scheme and design.*
- *Contemporary substitute materials such as hardiplank may be approved on a case by case basis for new structures. In order to qualify for use in new construction, these materials must have a demonstrated record of overall quality and durability. The physical properties of substitute materials must be similar to those of the historic materials they mimic. When considering substitute materials, the closer an element is to the viewer, the more closely the material and craftsmanship should match the original. The appropriateness of substitute materials shall be reviewed on an individual basis.*
- *Vinyl siding for new construction is not appropriate.*

Approval Requirement Needs Table: Trees

Removal of healthy trees or pruning of limbs over six inches in diameter in any location on the property requires Commission Hearing and Approval.

Chapter 5 – Section 8: Landscaping and Trees

- *One of the most visible features of the Districts is the landscaping and the associated tree canopy. Activities which negatively impact any aspect of the landscape should be avoided, such as the removal of healthy trees and mature shrubs.*
- *Tree health may be decided upon by the acquisition of a Tree Hazard Evaluation Report issued by the City Arborist or a report submitted by a certified arborist.*
- *Removal of healthy trees over the size of 6 inches in diameter (measured 4 feet above ground) or pruning of healthy tree limbs over 6 inches in diameter requires Historic Preservation Commission review and approval.*
- *City staff may approve a Certificate of Appropriateness for the removal of healthy trees under 6 inches in diameter. Staff may also approve removal or pruning of unhealthy trees/limbs of any size and in any location if the tree is deemed hazardous by the Tree Hazard Evaluation Report.*
- *All trees that are removed should be replaced with a tree of similar species in an appropriate location unless no suitable location exists on the subject site.*
- *Trees removed within street view must also have the stumps removed below the ground level.*

Design Standards: Landscaping and Trees

- *Trees which are removed shall be replaced by a species which, upon maturity, is similar in scale to the removed specimen. For example, canopy trees shall be replaced with canopy trees, and understory trees with understory trees.*

Approval Requirement Needs Table: Patios, Walks, and Driveways

All new patios, walk, and driveways require Commission Hearing and Approval.

Chapter 5 – Section 10: Driveways, Walkways, and Parking

- *Gravel and pavement are acceptable materials for driveways, as are some alternative materials such as cobblestone, brick, and pervious pavers.*

Design Standards: Driveways, Walkways, and Parking

- *Parking areas should not be the focal point of the property, and should be located in such a manner as to minimize their visibility from the street.*

- *Trees should be planted or retained in order to maintain the tree canopy and minimize the focus of the parking areas.*
- *Excessive expanses of paving should be avoided.*
- *Use vegetation screen or berms to reduce reflection and visual confusion. Within residential areas, integrate parking areas into landscaping and surface with the appropriate materials such as concrete, brick, crushed stone or gravel.*

RECOMMENDATION:

1. The Historic Preservation Commission should consider the circumstances of this application for a Certificate of Appropriateness relative to the North and South Union Street Historic Districts Handbook and Guidelines and act accordingly.
2. If approved, applicant(s) should be informed of the following:
 - City staff and Commission will make periodic on-site visits to ensure the project is completed as approved.
 - Completed project will be photographed to update the historic properties survey.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
Date entered

Continuation sheet	Item number	Page
Inventory List - North Union Street Historic District, Concord	#7	65

long, sawn brackets with pendant-drops. The paired, segmental-arched windows of the first and second floors are trimmed with molded surrounds and bracketed hoods. Below second story cornice rests a stylish frieze that features crenelated moldings, pendant-drop brackets, and panels with garland inserts. The mansard roof, with segmental-arched dormers is topped with a paneled frieze and cornice that features the same garland inserts and pendant-drop brackets that are located above the first story.

Matthew O. Beatty (1828-1898) was a builder and contractor. He was originally from Westmoreland County, Pennsylvania and came to Concord in 1870. The house was built within the early years of his 1874 marriage to Sarah Emaline Benson Swink Beatty. Sarah Beatty owned the land and the home remained in her family until the 1970s. T. Laine Harling, a contractor, and his wife Alice Arey have undertaken the restoration of the home.

- 134. House
64 Cabarrus Avenue, West
1892 (SM)
C

A one-story, frame, shingled bungalow with porch. Gable front supported by shingled pillars rising from a retaining wall. Slanted facade with ell and another bay on eastern elevation.

- 135. Vacant Lot
Between 64 and 74-78 Cabarrus Avenue West.
VL

Vacant lot that was a former site of a home.

- 136. Commerical Building
74-78 Cabarrus Avenue
I

One-story, brick, commerical building with a large front. Parking lot and three stories that include H & R Block, a beauty salon, and a vinyl siding shop.

- 137. Thomas Ross House
90 Cabarrus Avenue, West
1916 (SM)
C

AN INCOMPLETE APPLICATION WILL NOT BE PLACED ON THE AGENDA
UNTIL ALL OF THE REQUIRED ATTACHMENTS AND/OR ITEMS LISTED ON
PAGE 2 ARE SUBMITTED.

APPLICANT INFORMATION

Name: JIM POTTER
Address: 8312 CALDWELL RD
City: HARRISBURG State: NC Zip Code: 28075 Telephone: 704 746 8473

OWNER INFORMATION

Name: OLD TOWNE DEVELOPMENT CORP
Address: 8312 CALDWELL RD HAT
City: HARRISBURG State: NC Zip Code: 28075 Telephone: 704 746 8473

SUBJECT PROPERTY

Street Address: 608 CABARRUS AVE W. P.I.N. # 56208705950000
Area (acres or square feet): .155 Current Zoning: RM-2 Land Use: RESIDENTIAL

Staff Use Only:	
Application Received by: _____	Date: _____, 20 _____
Fee: \$20.00 Received by: _____	Date: _____, 20 _____
<i>The application fee is nonrefundable.</i>	

General Requirements

The Unified Development Ordinance imposes the following rules, regulations and requirements on requests for Certificates of Appropriateness. The applicant must, with reference to the attached plans, demonstrate how the proposed use satisfies these requirements:

1. Project or Type of Work to be Done: REMOVE 2 TREES AND CONSTRUCT A SINGLE FAMILY HOME 2063 SF HA WITH REAR DECK AND 22x22' DETACHED GARAGE
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
SIDING: JAMES HARDIE CEMENT BASED OR EQUIVALENT BRAND
WINDOWS: ALUMINUM CLAD, WHITE, WOOD WITH 50L GRILLS
FRONT ENTRY - FIBERGLASS CRAFTSMAN STYLE WITH LIGHT AND TRANSOM WINDOW ABOVE - WHITE PAINT FINISH
SHINGLES - TAMBO 304R ARCHITECT - VIRGINIA SLATE
BRICK - TRIANGLE BRICK - CAMDEN

Required Attachments/Submittals

1. Scaled site plan, if additions or accessory structures are proposed, on letter, legal or ledger paper. Larger sized copies will be accepted.
2. Detailed written description of the project.
3. Photographs of site, project, or existing structures from a "before" perspective.
4. Drawings, sketches, renderings, elevations, or photographs necessary to present an illustration of the project from an "after" perspective if applicable.
5. Samples of windows, doors, brick, siding, etc. must be submitted with application.
6. Detailed list of materials that will be used to complete the project.

Certification

(1) I hereby acknowledge and say that the information contained herein and herewith is true and that this application shall not be scheduled for official consideration until all of the required contents are submitted in proper form to the City of Concord Development Services Department. (2) I understand that City staff and/or members of the Historic Preservation Commission may make routine visits to the site to insure that work being done is the same as the work that was approved. (3) I understand that photographs of the completed project will be made to update the City's historic districts inventory database.

4/9/23

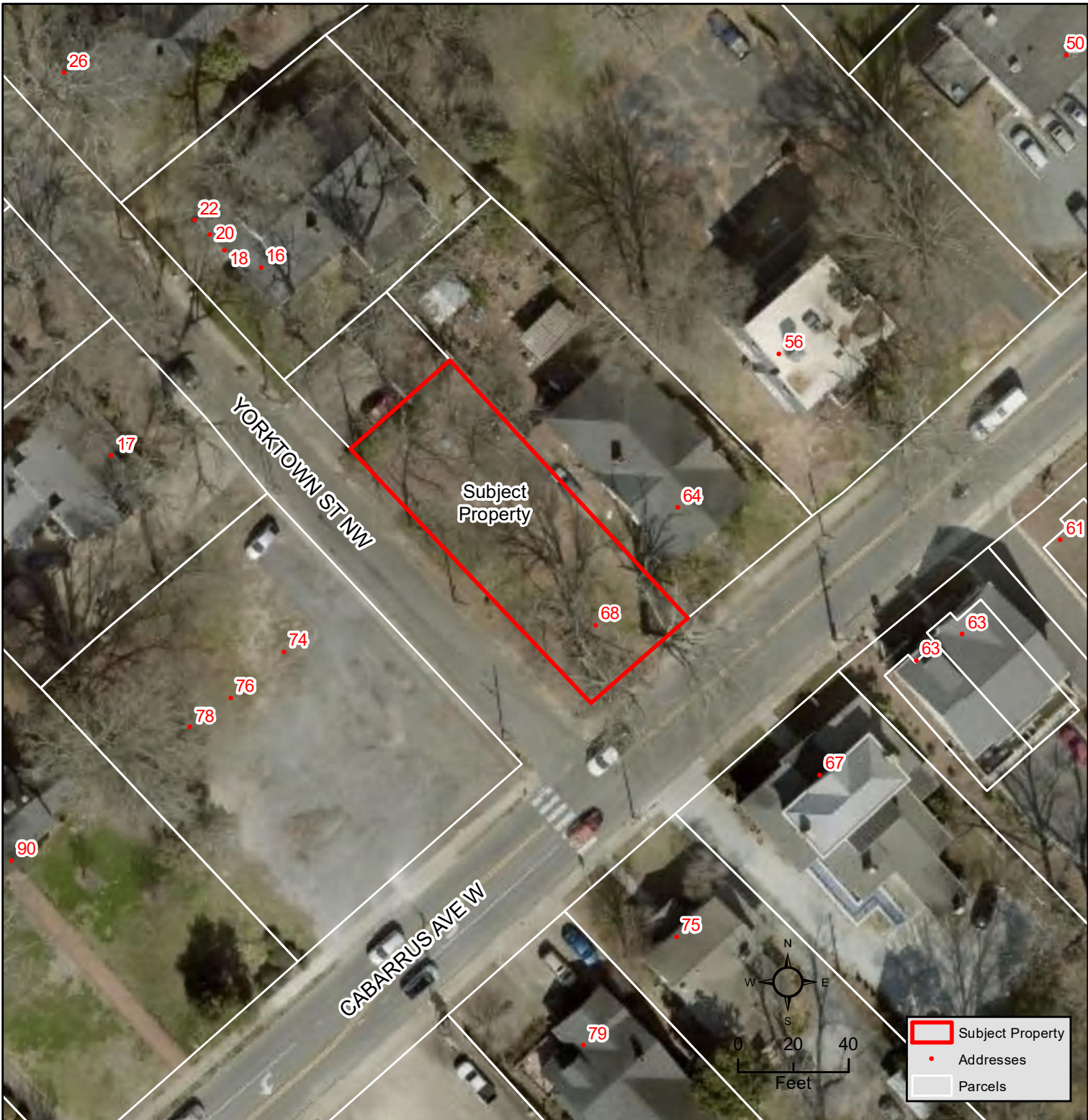
Date



Signature of Owner/Agent

Planning & Neighborhood Development

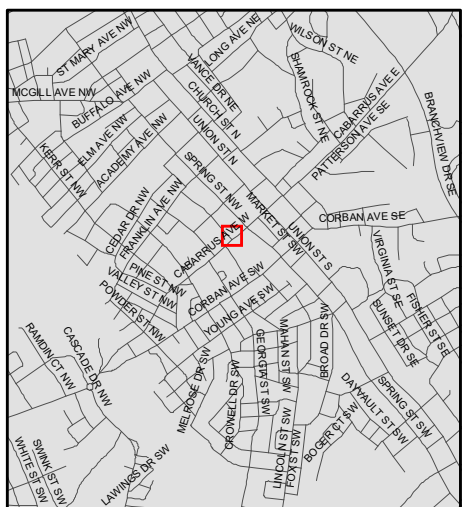
35 Cabarrus Ave W Concord, NC 28025
Phone (704) 920-5152 Fax (704) 920-6962 www.concordnc.gov



H-15-22

68 Cabarrus Ave W

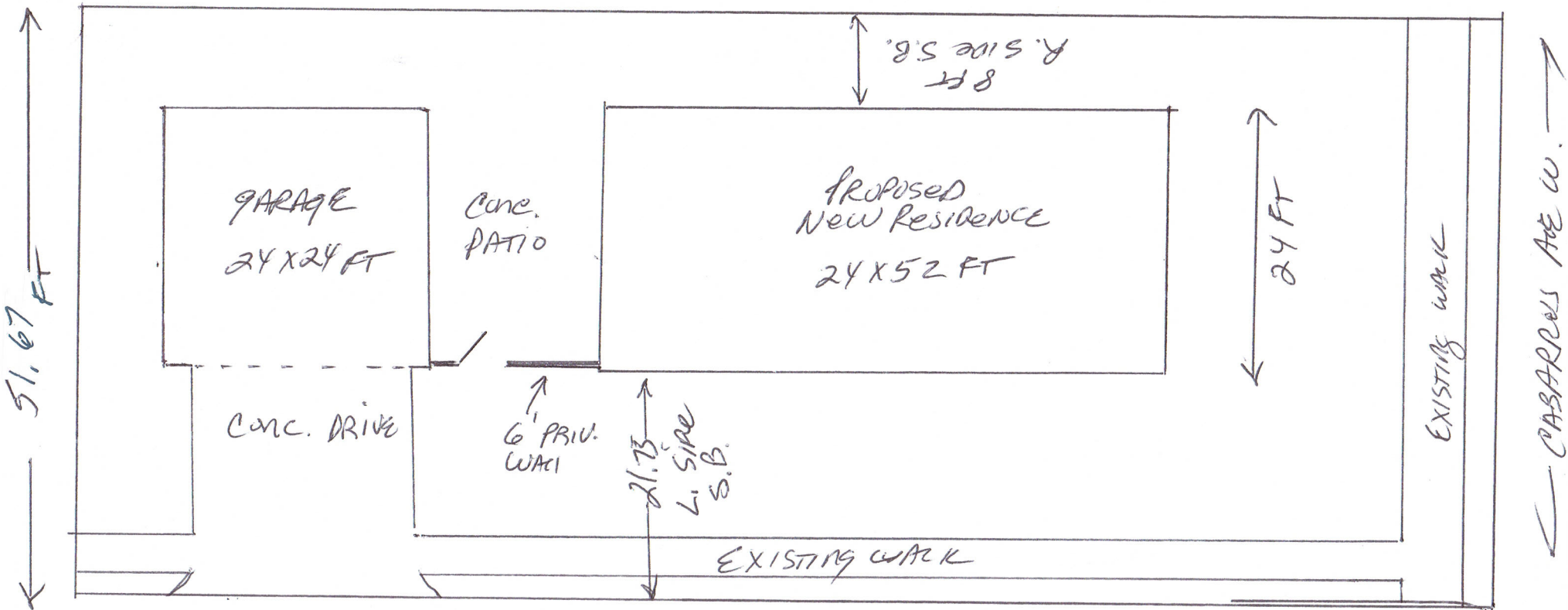
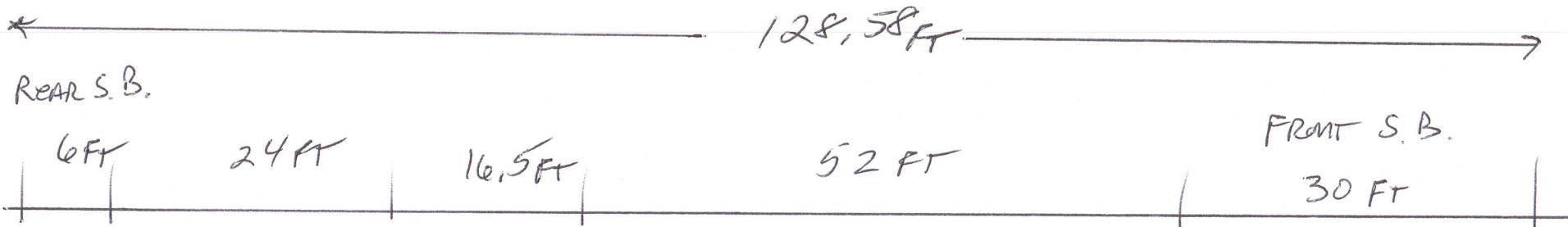
PIN: 5620-87-0595



Source: City of Concord
Planning Department

Disclaimer

These maps and products are designed for general reference only and data contained herein is subject to change. The City Of Concord, it's employees or agents make no warranty of merchantability or fitness for any purpose, expressed or implied, and assume no legal responsibility for the information contained therein. Data used is from multiple sources with various scales and accuracy. Additional research such as field surveys may be necessary to determine actual conditions.



← YORKTOWN ST. →

68 CABARRUS AVE W.



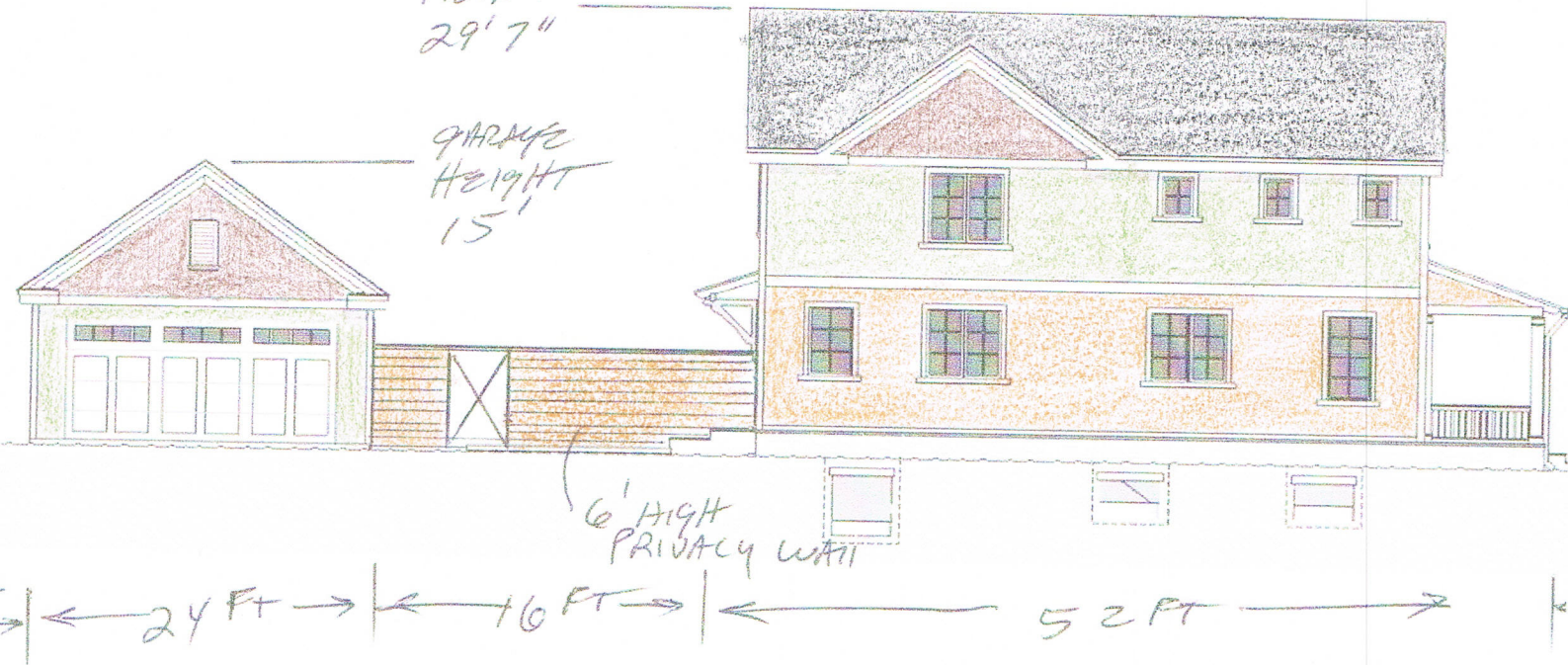
FRONT ELEVATION

68 CABARRUS AVE W.
LEFT ELEVATION

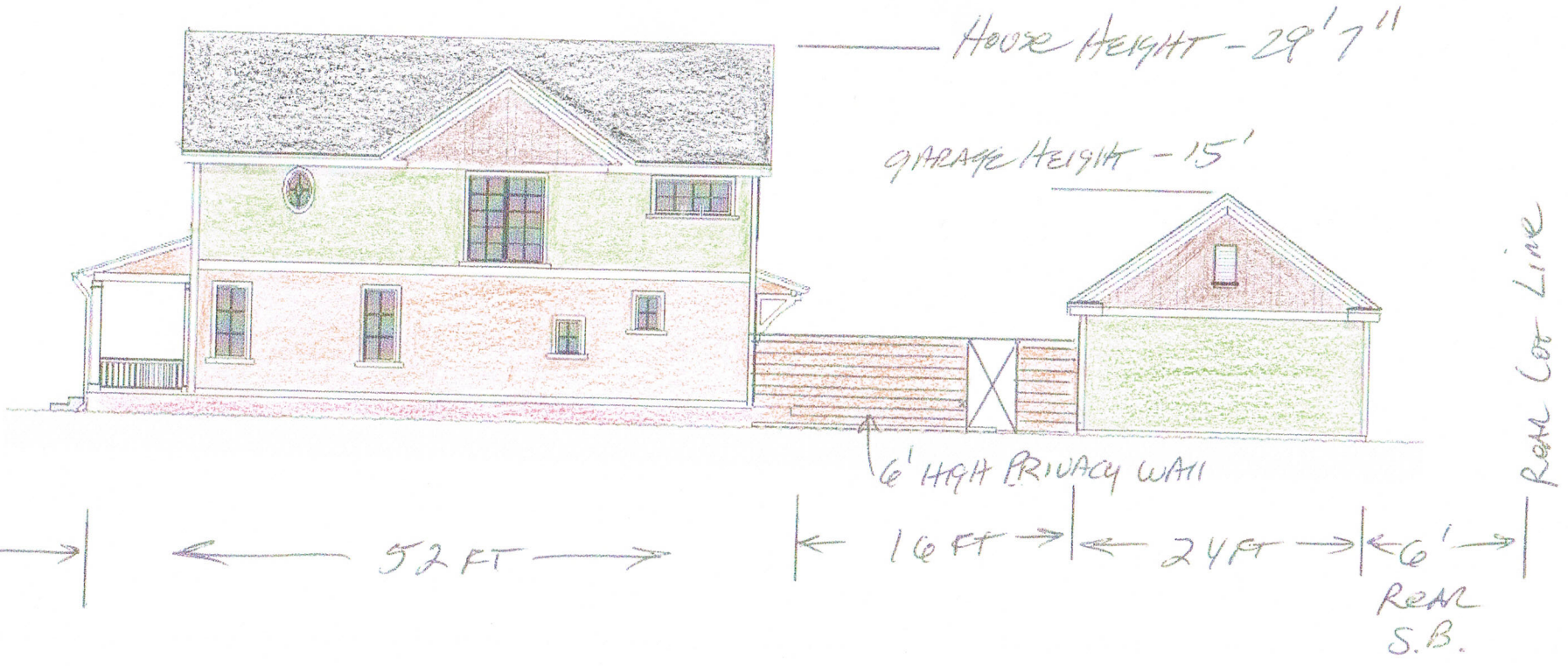
HOUSE
HEIGHT
29' 7"

GARAGE
HEIGHT
15'

6' HIGH
PRIVACY WALL



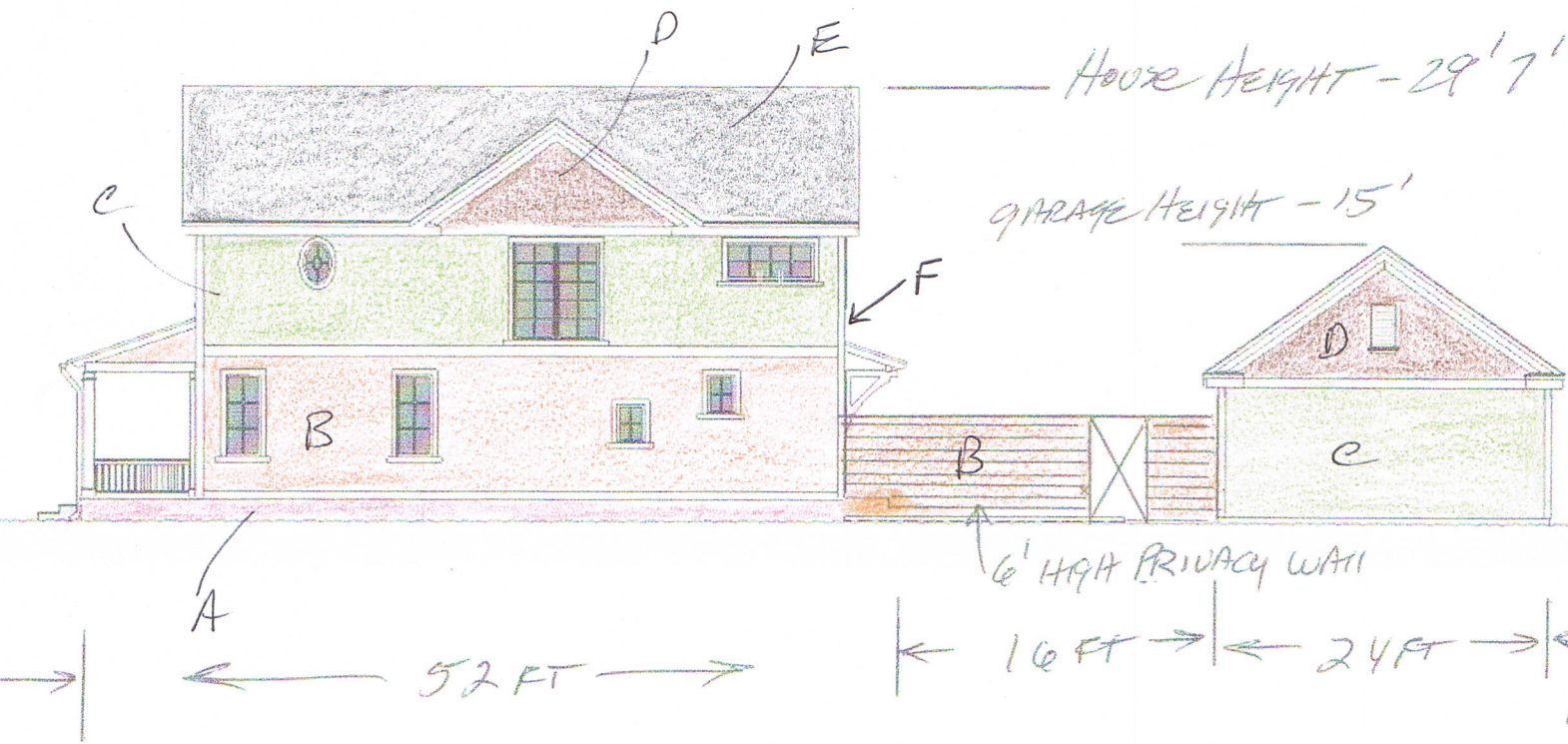
68 CABARRUS AVE W.
RIGHT ELEVATION





REAR ELEVATION

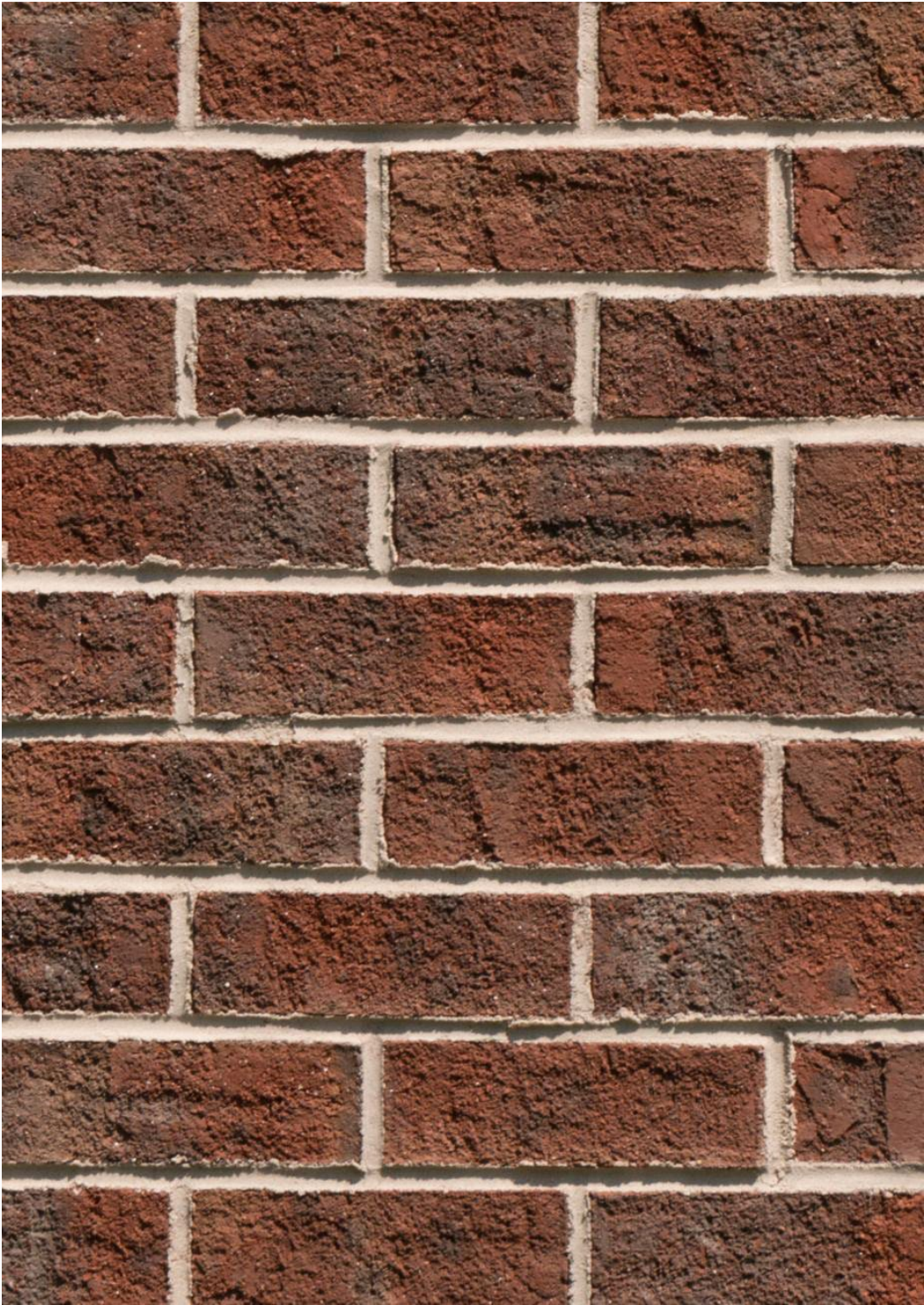
68 CABARRUS AVE W.
 RIGHT ELEVATION
 EXTERIOR MATERIALS / COLORS



- A - TRIANGLE BRICK - CAMDEN - BRICK
- B - JAMES HARDIE - AUTUMN TAN - LAP SIDING
- C - JAMES HARDIE - HEATHERED MOSS - LAP SIDING
- D - JAMES HARDIE - CHESTNUT BROWN - LAP SIDING
- E - TAMKO - VIRGINIA SLATE - SHINGLES
- F - ALL EXTERIOR TRIM, SOFFIT, COLUMNS - JAMES HARDIE - SAILCLOTH.



TRIANGLE BRICK CO - CAMDEN



TREE RISK ASSESSMENT FORM

Site/Address: 68 Cabarrus Ave W

Map/Location: North side of parcel

Owner: public: _____ private: X unknown: _____ other: _____

Date: 03/20/23 Inspector: Bill Leake

Date of last inspection:

RISK RATING:

2 **0** **1** **3**
Failure + Size + Target = Risk
Potential of part Rating Rating

If approved for removal, the replacement tree species and location shall be listed on the certificate of appropriateness.

TREE CHARACTERISTICS

Tree #: **1** Species: **Crape Myrtle (Lagerstroemia indica)**

DBH: **16"** # of trunks: **2** Height: **25'** Spread: **15'**

Form: generally symmetric minor asymmetry major asymmetry stump sprout stag-headed

Crown class: dominant co-dominant intermediate suppressed

Live crown ratio: 60 % Age class: young semi-mature mature over-mature/senescent

Pruning history: crown cleaned excessively thinned topped crown raised pollarded crown reduced flush cuts
 cabled/braced none multiple pruning events Approx. dates:

Special Value: specimen heritage/historic wildlife unusual street tree screen shade indigenous protected by gov. agency

TREE HEALTH

Foliage color. normal chlorotic necrotic Epicormics;

Foliage density: normal sparse Leaf size: normal small

Annual shoot growth: excellent average poor none Twig Dieback:

Woundwood : excellent average fair poor

Vigor class: excellent average fair poor

Major pests/diseases:

Growth obstructions:

stakes wire/ties signs cables

curb/pavement guards

SITE CONDITIONS

Site Character: residence commercial industrial park open space natural woodland/forest

Landscape type: parkway raised bed container mound lawn shrub border wind break

Irrigation: none adequate inadequate excessive trunk wetted

Recent site disturbance? NO construction soil disturbance grade change herbicide treatment

% dripline paved: 25% Pavement lifted: NO

% dripline w/ fill soil: 0%

% dripline grade lowered: 0%

Soil problems: drainage shallow compacted droughty saline alkaline acidic small volume disease center history of fail
 clay expansive slope _____ ° aspect: _____

Conflicts: lights signage line-of-sight view overhead lines underground utilities traffic adjacent veg. _____

Exposure to wind: single tree below canopy above canopy recently exposed windward, canopy edge area prone to windthrow

Prevailing wind direction: SW Occurrence of snow/ice storms never seldom regularly

TARGET

Use Under Tree: building parking traffic pedestrian recreation landscape hardscape small features utility lines

Can target be moved? NO Can use be restricted? NO

Occupancy: occasional use intermittent use frequent use constant use

Exhibit G

TREE DEFECTS

ROOT DEFECTS:

Suspect root rot: NO Mushroom/conk/bracket present: NO ID:

Exposed roots: severe moderate low Undermined: severe moderate low

Root pruned: distance from trunk Root area affected: ____ Buttress wounded: When: _____

Restricted root area: severe moderate low Potential for root failure: severe moderate low

LEAN: 0 deg. from vertical natural unnatural self-corrected Soil heaving:

Decay in plane of lean: Roots broken: Soil cracking:

Compounding factors: Lean severity: severe moderate low

Concern Areas: Indicate presence of individual structural issues and rate their severity (S = severe, M = moderate, L = low)

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep				
Codominants/forks				
Multiple attachments				
Included bark				
Excessive end weight				
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay				M
Cavity				
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

RISK RATING

Tree part most likely to fail in the next six months: Branches

Failure potential: 1 - low; 2 - medium; 3 - high; 4 - severe

Size of part: 0-0"-3" 1-3"-6" 2-6"-18" 3-18"-30" 4->30"

Target rating: 0 - no target 1 - occasional use 2 - intermittent use 3 - frequent use 4 - constant use

Maintenance Recommendations

none remove defective part reduce end weight crown clean

thin raise canopy crown reduce restructure cable/brace

Inspect further root crown decay aerial monitor

Remove tree When replaced, a similar sized tree species would be appropriate in same general location

When replaced, alternate tree replacement locations are available

Effect on adjacent trees: none evaluate

Notification: owner manager governing agency

Date: 03/20/23

COMMENTS

This tree has some dead branches in the crown. This is typical of old myrtles that were topped in the past.

Bill Leake



TREE RISK ASSESSMENT FORM

Site/Address: 68 Cabarrus Ave W

Map/Location: North side of parcel

Owner: public: _____ private: unknown: _____ other: _____

Date: 03/20/23 Inspector: Bill Leake

Date of last inspection:

RISK RATING:

1 **1** **2** **4**
Failure + Size + Target = Risk
Potential of part Rating Rating

If approved for removal, the replacement tree species and location shall be listed on the certificate of appropriateness.

TREE CHARACTERISTICS

Tree #: 2 Species: Pecan (Cara Illinoensis)

DBH: 19" # of trunks: 1 Height: 55' Spread: 30'

Form: generally symmetric minor asymmetry major asymmetry stump sprout stag-headed

Crown class: dominant co-dominant intermediate suppressed

Live crown ratio: 98 % Age class: young semi-mature mature over-mature/senescent

Pruning history: crown cleaned excessively thinned topped crown raised pollarded crown reduced flush cuts
 cabled/braced none multiple pruning events Approx. dates:

Special Value: specimen heritage/historic wildlife unusual street tree screen shade indigenous protected by gov. agency

TREE HEALTH

Foliage color: normal chlorotic necrotic Epicormics:

Foliage density: normal sparse Leaf size: normal small

Annual shoot growth: excellent average poor none Twig Dieback:

Woundwood: excellent average fair poor

Vigor class: excellent average fair poor

Major pests/diseases:

Growth obstructions:

stakes wire/ties signs cables

curb/pavement guards

SITE CONDITIONS

Site Character: residence commercial industrial park open space natural woodland/forest

Landscape type: parkway raised bed container mound lawn shrub border wind break

Irrigation: none adequate inadequate excessive trunk wetted

Recent site disturbance? NO construction soil disturbance grade change herbicide treatment

% dripline paved: 15% Pavement lifted: YES

% dripline w/ fill soil: 0%

% dripline grade lowered: 0%

Soil problems: drainage shallow compacted droughty saline alkaline acidic small volume disease center history of fail
 clay expansive slope _____ ° aspect: _____

Conflicts: lights signage line-of-sight view overhead lines underground utilities traffic adjacent veg. _____

Exposure to wind: single tree below canopy above canopy recently exposed windward, canopy edge area prone to windthrow

Prevailing wind direction: SW Occurrence of snow/ice storms never seldom regularly

TARGET

Use Under Tree: building parking traffic pedestrian recreation landscape hardscape small features utility lines

Can target be moved? NO Can use be restricted? NO

Occupancy: occasional use intermittent use frequent use constant use

TREE DEFECTS

ROOT DEFECTS:

Suspect root rot: NO Mushroom/conk/bracket present: NO ID:

Exposed roots: severe moderate low Undermined: severe moderate low

Root pruned: distance from trunk Root area affected: ____ Buttress wounded: When: _____

Restricted root area: severe moderate low Potential for root failure: severe moderate low

LEAN: 3 deg. from vertical natural unnatural self-corrected Soil heaving:

Decay in plane of lean: Roots broken: Soil cracking:

Compounding factors: Lean severity: severe moderate low

Concern Areas: Indicate presence of individual structural issues and rate their severity (S = severe, M = moderate, L = low)

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep				
Codominants/forks				
Multiple attachments				
Included bark				
Excessive end weight				
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay				
Cavity				
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				L
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

RISK RATING

Tree part most likely to fail in the next six months: Branches

Failure potential: 1 - low; 2 - medium; 3 - high; 4 - severe

Size of part: 0-0"-3" 1-3"-6" 2-6"-18" 3-18"-30" 4->30"

Target rating: 0 - no target 1 - occasional use 2 - intermittent use 3 - frequent use 4 - constant use

Maintenance Recommendations

none remove defective part reduce end weight crown clean

thin raise canopy crown reduce restructure cable/brace

Inspect further root crown decay aerial monitor

Remove tree When replaced, a similar sized tree species would be appropriate in same general location

When replaced, alternate tree replacement locations are available

Effect on adjacent trees: none evaluate

Notification: owner manager governing agency

Date: 03/20/23

COMMENTS

This tree has no structural defects or concerns above the normal for a healthy tree of this tree species.

Bill Leake



DATE: November 8, 2023

SUBJECT:

<u>Certificate of Appropriateness Request:</u>	H-14-22
<u>Applicant:</u>	Jim Potter/Old Towne Development
<u>Location of Subject Property:</u>	74, 76, 78 Cabarrus Ave W
<u>PIN:</u>	5620-87-0418
<u>Staff Report Prepared by:</u>	Autumn James, Planning & Development Manager

BACKGROUND

- The subject property at 74, 76, and 78 Cabarrus Ave W is a vacant lot within the North Union Street Historic District.
- “Vacant Lot between 64 and 74-78 Cabarrus Avenue West. Vacant lot that was a former site of a home.” (Exhibit A)

DISCUSSION

On April 13, 2022, Jim Potter with Old Towne Development applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 to construct three (3), two-story townhomes with detached two (2) car garages (Exhibit B).

Previously, the property was occupied by an approximately 3,500 square foot nonconforming commercial multi-tenant building and was held by a private party owner. The subject property was the site of various nuisance complaints through Concord Police Department. In November 2014, the City purchased the property with the intention of more compatible redevelopment in the future. The structure was demolished in January 2015 and the site has been vacant since.

The subject property was rezoned in 2016 to CC-CD (Center City – Conditional District) with the following conditions:

1. Use limited to no more than four (4) +/- 1,700 square foot two-story townhome units;
2. Rear parking;
3. Detached rear loaded garages;
4. Two (2) front courtyards and two (2) front stoops along with rear courtyards;
5. Shared access driveway off of Yorktown St NW;
6. Exit only access onto Cabarrus Ave W; and
7. 6’ tall privacy fence along the adjoining property lines.

The applicant proposes:

1. Three (3) +/- 1,800 square foot two-story townhome units – approximately 22’ x 41’ each;
2. Rear parking providing four (4) spaces along rear property line;
3. Detached, rear loaded two (2) car garages – approximately 22’ x 23’ each;
4. Two (2) front courtyards for the end units and one (1) front stoop for the middle unit;
5. Rear courtyards – approximately 22’ x 13’ each;
6. Shared access driveway off of Yorktown St NW;
7. Exit only access onto Cabarrus Ave W; and
8. 6’ tall privacy fence along the adjoining property lines – wood and painted white.

ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory
Exhibit B: Certificate of Appropriateness Application
Exhibit C: Subject Property Map
Exhibit D: Photos of Subject Property
Exhibit E: Site Plan
Exhibit F: Elevations
Exhibit G: Proposed Exterior Material and Color Scheme
Exhibit H: Proposed Front Doors
Exhibit I: Proposed 6' Wooden Privacy Fence
Exhibit J: Proposed Roofing Shingles
Exhibit K: Proposed Brick
Exhibit L: Approved Staff Report Z(CD)-34-15

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS

Chapter 4: Local Standards and General Policies

***Alterations:** Alterations having no historical basis shall be avoided whenever possible. Any type of alteration of exterior features of a building, site, or environment within the Historic Districts which is not specifically listed within these regulations shall be referred to the Historic Preservation Commission for action on the issuance of a Certificate of Appropriateness.*

- *All buildings, structures and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.*
- *Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right and this significance shall be recognized and respected.*
- *Contemporary design for alterations and additions to existing properties shall be encouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.*
- *New additions or alterations shall be construed in such a manner as to preserve the essential form and integrity of the structure, should the addition or alteration be removed.*

Approval Requirement Needs Table: New Construction or Additions

- *All new construction and additions require Commission Hearing and Approval.*

Chapter 5 – Section 1: New Principal Structure Construction

- *The successful integration of new structures or building additions to the neighborhood depends on how well the building will preserve existing site features such as trees, slopes, natural drainage patterns, rock outcrops, etc.*
- *The Historic Preservation Commission will consider how well the proposed construction will maintain the unifying features that exist, such as tree canopies, clean boundaries, and architectural and landscape details.*
- *Other considerations include how compatible the proposed structure will be in material, scale, site setting, spatial relationships, color, and details with immediate neighbors.*
- *Careful consideration should be given to the design and placement of driveways, landscaping, lighting, signage, walkways, and the retention of mature trees or other historic features of landscape.*

- *Building materials, features, fenestration, and texture are also important to consider when designing for compatibility.*
- *A wide range of features and materials presently used in the neighborhood provide a broad range of options from which to choose.*
- *Through the use of porches, chimneys, bays, and other details, new buildings can be designed to have texture compatible with the Historic context.*

Design Standards: New Construction

1. *New construction shall coordinate in material, scale, size, site position, spatial relationship, and details with immediate neighbors within one hundred feet (100') of the proposed construction.*
2. *Where feasible, roof forms should be consistent and compatible to others in the district. Large flat expanses of walls or roofs should be avoided.*
3. *New construction should avoid A-frame, dome, shed, and flat roofs.*
4. *Locate and size window and door openings so they are compatible in placement, orientation, spacing, proportion, size and scale with the surrounding historic buildings.*
5. *The Historic Preservation Commission encourages compatible contemporary design in order to reflect accurately the differences between historic buildings and newer structures.*
6. *Introduce features such as porches, chimneys, bays, and architectural details as appropriate so that the texture of new residential structures is compatible with surrounding historic structures. Detailing on new structures should be consistent with its overall scheme and design.*
7. *Contemporary substitute materials such as hardiplank may be approved on a case by case basis for new structures. In order to qualify for use in new construction, these materials must have a demonstrated record of overall quality and durability. The physical properties of substitute materials must be similar to those of the historic materials they mimic. When considering substitute materials, the closer an element is to the viewer, the more closely the material and craftsmanship should match the original. The appropriateness of substitute materials shall be reviewed on an individual basis.*
8. *Vinyl siding for new construction is not appropriate.*

RECOMMENDATION:

1. The Historic Preservation Commission should consider the circumstances of this application for a Certificate of Appropriateness relative to the North and South Union Street Historic Districts Handbook and Guidelines and act accordingly.
2. If approved, applicant(s) should be informed of the following:
 - City staff and Commission will make periodic on-site visits to ensure the project is completed as approved.
 - Completed project will be photographed to update the historic properties survey.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
Date entered

Continuation sheet	Item number	Page
Inventory List - North Union Street Historic District, Concord	#7	65

long, sawn brackets with pendant-drops. The paired, segmental-arched windows of the first and second floors are trimmed with molded surrounds and bracketed hoods. Below second story cornice rests a stylish frieze that features crenelated moldings, pendant-drop brackets, and panels with garland inserts. The mansard roof, with segmental-arched dormers is topped with a paneled frieze and cornice that features the same garland inserts and pendant-drop brackets that are located above the first story.

Matthew O. Beatty (1828-1898) was a builder and contractor. He was originally from Westmoreland County, Pennsylvania and came to Concord in 1870. The house was built within the early years of his 1874 marriage to Sarah Emaline Benson Swink Beatty. Sarah Beatty owned the land and the home remained in her family until the 1970s. T. Laine Harling, a contractor, and his wife Alice Arey have undertaken the restoration of the home.

- 134. House
64 Cabarrus Avenue, West
1892 (SM)
C

A one-story, frame, shingled bungalow with porch. Gable front supported by shingled pillars rising from a retaining wall. Slanted facade with ell and another bay on eastern elevation.

- 135. Vacant Lot
Between 64 and 74-78 Cabarrus Avenue West.
VL

Vacant lot that was a former site of a home.

- 136. Commerical Building
74-78 Cabarrus Avenue
I

One-story, brick, commerical building with a large front. Parking lot and three stories that include H & R Block, a beauty salon, and a vinyl siding shop.

- 137. Thomas Ross House
90 Cabarrus Avenue, West
1916 (SM)
C

AN INCOMPLETE APPLICATION WILL NOT BE PLACED ON THE AGENDA UNTIL ALL OF THE REQUIRED ATTACHMENTS AND/OR ITEMS LISTED ON PAGE 2 ARE SUBMITTED.

APPLICANT INFORMATION

Name: TIM POTTER - PRES OLD TOWNE DEVELOPMENT
Address: 8312 CADWELL RD
City: HARRISBURG State: NC Zip Code: 28075 Telephone: 704 746 8473

OWNER INFORMATION

Name: ~~THE~~ OLD TOWNE DEVELOPMENT CORP
Address: 8312 CADWELL RD
City: HARRISBURG State: NC Zip Code: 28075 Telephone: 704 746 8473

SUBJECT PROPERTY

Street Address: 74, 76, 78 CABARRUS AVE W. P.I.N. # 56208704180000
Area (acres or square feet): .337 Current Zoning: CC-CD Land Use: RESIDENTIAL

Staff Use
Only:

Application Received by: _____ Date: _____, 20 _____

Fee: \$20.00 Received by: _____ Date: _____, 20 _____

The application fee is nonrefundable.

General Requirements

The Unified Development Ordinance imposes the following rules, regulations and requirements on requests for Certificates of Appropriateness. The applicant must, with reference to the attached plans, demonstrate how the proposed use satisfies these requirements:

1. Project or Type of Work to be Done: New TOWNHOME BUILDING w/ 3 - 1800 SF 2 STORY TOWNHOMES w/ 2 CAR GARAGES
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
BRICK - OLD COLONY. BY TRIANGLE BRICK
SIDING - CEMENT BASED LAP SIDING - JAMES HARDIE OR EQUIV.
ROOFING - VIRGINIA SLATE 30 YR ARCH. SHINGLES BY TAMPKO.
WINDOWS - ALUMINUM CLAD S/DL DOUBLE HUNG WINDOWS BY WINDSE
FRONT ENTRY - FIBERGLASS DOOR w/ COLOR MATCHED PAINT FINISH
METAL ROOFING - STANDING SEAM PAINTED METAL ROOFING - CONSTAR METAL

**Required
Attachments/Submittals**

1. Scaled site plan, if additions or accessory structures are proposed, on letter, legal or ledger paper. Larger sized copies will be accepted.
2. Detailed written description of the project.
3. Photographs of site, project, or existing structures from a "before" perspective.
4. Drawings, sketches, renderings, elevations, or photographs necessary to present an illustration of the project from an "after" perspective if applicable.
5. Samples of windows, doors, brick, siding, etc. must be submitted with application.
6. Detailed list of materials that will be used to complete the project.

Certification

(1) I hereby acknowledge and say that the information contained herein and herewith is true and that this application shall not be scheduled for official consideration until all of the required contents are submitted in proper form to the City of Concord Development Services Department. (2) I understand that City staff and/or members of the Historic Preservation Commission may make routine visits to the site to insure that work being done is the same as the work that was approved. (3) I understand that photographs of the completed project will be made to update the City's historic districts inventory database.

4/6/23

Date

[Signature]

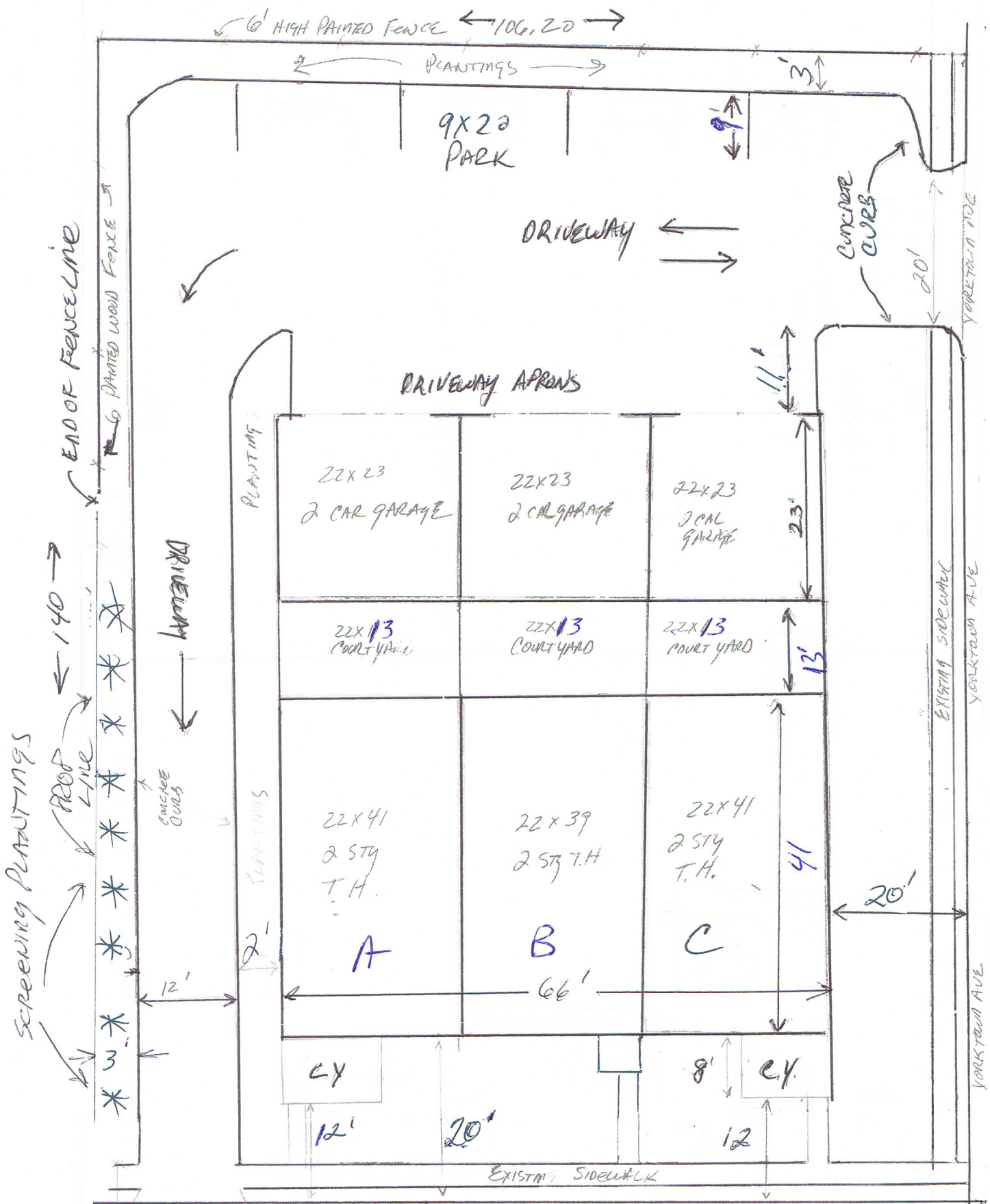
Signature of Owner/Agent

Before Image from Yorktowne Ave.



Before Image from Cabarrus Ave.





74-76 CABARRUS AVE WEST

1" = 10 FT

Exhibit E

CLIMATE ZONES	FENESTRATION U-FACTOR ^a	SKYLIGHT ^b U-FACTOR	GLAZED FENESTRATION SHGC ^{b,d}	CEILING ^m R-VALUE	WOOD FRAMED WALL R-VALUE	MASS WALL R-VALUE ^l	FLOOR R-VALUE	BASEMENT ^{n,o} WALL R-VALUE	SLAB ^d R-VALUE AND DEPTH	CRAWL SPACE ^c WALL R-VALUE
3	0.35	0.55	0.30	38 or 30 cont	15 or 13 + 2.5 ^h	5/13 or 5/10 cont	19	5/13 ^t	0	5/13
4	0.35	0.55	0.30	38 or 30 cont ^l	15 or 13 + 2.5 ^h	5/13 or 5/10 cont	19	10/15	10	10/15
5	0.35	0.55	NR	38 or 30 cont ^l	19 ^g or 13 + 2.5 ^h or 15 + 3 ^h	13/17 or 13/12.5 cont	30 ^g	10/15	10	10/19

* TABLE N1102.1 CLIMATE ZONES 3-5

- NO SCALE
- a. R-VALUES ARE MINIMUMS. U-FACTORS AND SHGC ARE MAXIMUMS. WHEN INSULATION IS INSTALLED IN A CAVITY WHICH IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE INSTALLED R-VALUE OF THE INSULATION SHALL NOT BE LESS THAN THE R-VALUE SPECIFIED IN THE TABLE.
 - b. THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS. THE SOLAR HEAT GAIN COEFFICIENT (SHGC) COLUMN APPLIES TO ALL GLAZED FENESTRATION.
 - c. "10/15" MEANS R-10 CONTINUOUS INSULATED SHEATHING ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-15 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL OR CRAWL SPACE WALL.
 - d. FOR MONOLITHIC SLABS, INSULATION SHALL BE APPLIED FROM THE INSPECTION GAP DOWNWARD TO THE BOTTOM OF THE FOOTING OR A MAXIMUM OF 24" BELOW GRADE WHICHEVER IS LESS. FOR FLOATING SLABS, INSULATION SHALL EXTEND TO THE BOTTOM OF THE FOUNDATION WALL OR 24" WHICHEVER IS LESS. R-5 SHALL BE ADDED TO THE REQUIRED SLAB EDGE R-VALUES FOR HEATED SLABS.
 - e. DELETED
 - f. BASEMENT WALL INSULATION IS NOT REQUIRED IN WARM-HUMID LOCATIONS AS DEFINED BY FIGURE N1101.Z AND TABLE N1101.Z.
 - g. OR INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY. R-19 MINIMUM.
 - h. THE FIRST VALUE IS CAVITY INSULATION, THE SECOND VALUE IS CONTINUOUS INSULATION, SO "13+5" MEANS R-13 CAVITY INSULATION PLUS R-5 INSULATED SHEATHING. "15+3" MEANS R-15 CAVITY INSULATION, PLUS R-3 INSULATED SHEATHING. IF STRUCTURAL SHEATHING COVERS 25% OR LESS OF THE EXTERIOR, INSULATING SHEATHING IS NOT REQUIRED WHERE THE STRUCTURAL SHEATHING IS USED. IF STRUCTURAL SHEATHING COVERS MORE THAN 25 PERCENT OF THE EXTERIOR, SHALL BE SUPPLEMENTED WITH INSULATED SHEATHING OF AT LEAST R-2. "13 + 2.5" MEANS R-13 CAVITY INSULATION PLUS R-2.5 SHEATHING.
 - i. FOR MASS WALLS, THE SECOND R-VALUE APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR MASS WALL.
 - j. IN ADDITION TO THE EXEMPTION IN SECTION N1102.3.3, A MAXIMUM OF TWO GLAZED FENESTRATION PRODUCT ASSEMBLIES HAVING A U-FACTOR NO GREATER THAN 0.55 SHALL BE PERMITTED TO BE SUBSTITUTED FOR MINIMUM CODE COMPLIANT FENESTRATION PRODUCT ASSEMBLIES WITHOUT PENALTY.
 - k. IN ADDITION TO THE EXEMPTION IN SECTION N1102.3.3, A MAXIMUM OF TWO GLAZED FENESTRATION PRODUCT ASSEMBLIES HAVING A SHGC NO GREATER THAN 0.70 SHALL BE PERMITTED TO BE SUBSTITUTED FOR MINIMUM CODE COMPLIANT FENESTRATION PRODUCT ASSEMBLIES WITHOUT PENALTY.
 - l. R-30 SHALL BE DEEMED TO SATISFY THE CEILING INSULATION REQUIREMENT WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-30 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. OTHERWISE, R-30 INSULATION IS REQUIRED WHERE ADEQUATE CLEARANCE EXISTS OR INSULATION MUST EXTEND TO EITHER THE INSULATION BAFFLE OR WITHIN 1 INCH OF THE ATTIC ROOF DECK.
 - m. TABLE VALUE REQUIRED EXCEPT FOR ROOF EDGE WHERE THE SPACE IS LIMITED BY THE PITCH OF THE ROOF. THERE THE INSULATION MUST FILL THE SPACE UP TO THE AIR BAFFLE.
 - n. R-19 FIBERGLASS BATTIS COMPRESSED AND INSTALLED IN A NOMINAL 2 x 8 FRAMING CAVITY IS DEEMED TO COMPLY. FIBERGLASS BATTIS RATED R-19 OR HIGHER COMPRESSED AND INSTALLED IN A 2x4 WALL IS NOT DEEMED TO COMPLY.
 - o. BASEMENT WALL MEETING THE MINIMUM MASS WALL SPECIFIC HEAT CONTENT REQUIREMENT MAY USE THE MASS WALL R-VALUE AS THE MINIMUM REQUIREMENT.

Residential Designer will not be responsible for structure. Details & Notes are provided for reference only. Consult with a licensed structural engineer to verify all construction details, footing sizes, point loads, joist size and direction, etc. Plans shall be reviewed and approved by Builder and/or homeowner before construction begins. Residential designer has made every attempt to address code to the best of their ability but will not accept any liability related to code compliance, etc.

DRAWING INDEX

- 1.0 COVER SHEET
- 2.0 FIRST FLOOR PLAN
- 3.0 SECOND FLOOR PLAN
- 4.0 FRONT & RIGHT ELEVATIONS
- 5.0 REAR & LEFT ELEVATIONS
- 6.0 REAR ELEVATION
- GN GENERAL NOTES
- S1 FOUNDATION PLAN
- S2 FIRST FLOOR FRAMING PLAN
- S3 SECOND FLOOR FRAMING PLAN
- S4 ROOF PLAN
- D1 DETAILS
- D2 DETAILS

MEMBER
A I B D
AMERICAN INSTITUTE OF
BUILDING DESIGN

DESIGNTIME RESIDENTIAL
PROFESSIONAL HOME DESIGN
CHARLOTTE - NORTH CAROLINA 704-877-3647
www.dthomeplans.com



FRONT ELEVATION

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

Michael W. Harmon
Copyright DesignTime Residential, LLC 2023

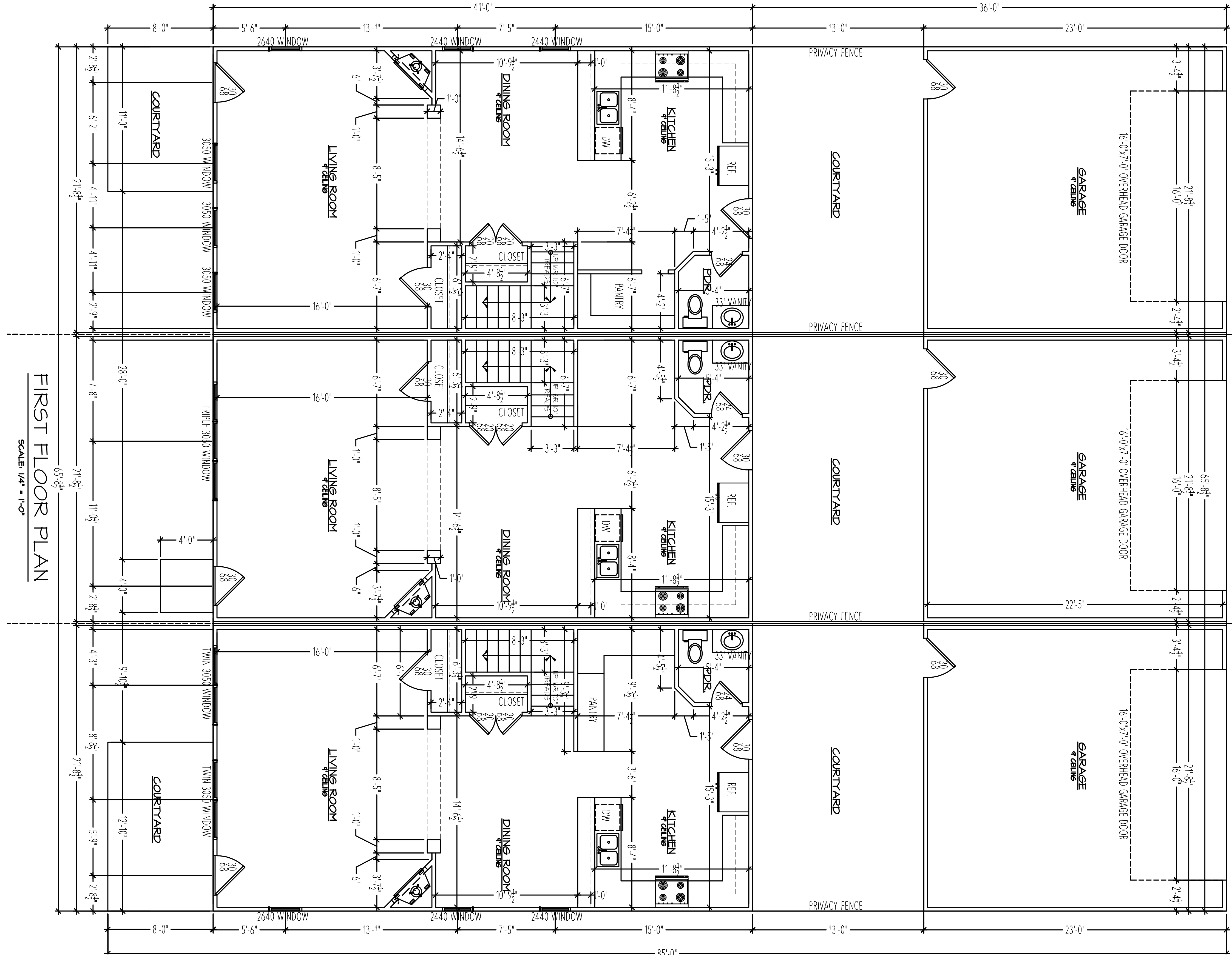
Old Towne Dev.
Yorktowne

CONTRACT NO.	JOB NO.	DRAWN BY:	CHECKED BY:
	2023-14	MWH	CAD
REVISIONS:			
DATE: 2.1.23			

SHEET NO.

1.0

R 302.2.5 & 302.2.6-TOWNHOUSE EAVE PROTECTION
 IN TOWNHOUSE CONSTRUCTION (WITH 3 OR MORE ATTACHED DWELLINGS) PROJECTIONS EXTENDING INTO THE FIRE SEPARATION DISTANCE SHALL HAVE NOT LESS THAN 1 HOUR FIRE RESISTIVE CONSTRUCTION ON THE UNDERSIDE. SOFFIT MATERIAL BEYOND THE FIRE SEPARATION DISTANCE SHALL BE SECURELY ATTACHED TO FRAMING MEMBERS AND SHALL BE CONSTRUCTED USING EITHER NON-COMBUSTIBLE SOFFIT MATERIAL, FIRE RETARDANT TREATED SOFFIT MATERIAL, VINYL SOFFIT INSTALLED OVER 3/4" WOOD SHEATHING OR 5/8" GYPSUM BOARD. VENTING REQUIREMENTS SHALL BE PROVIDED IN BOTH SOFFIT AND UNDERLAYMENTS. VENTS SHALL BE EITHER NOMINAL 2" CONTINUOUS OR EQ. INTERMITTENT AND SHALL NOT EXCEED THE MIN. NET FREE AIR REQUIREMENTS ESTABLISHED IN SECTION R206.2 BY MORE THAN 50%
 VENTS IN THE SOFFIT ARE NOT ALLOWED WITHIN 4' OF FIRE WALLS OR PROPERTY LINES



FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

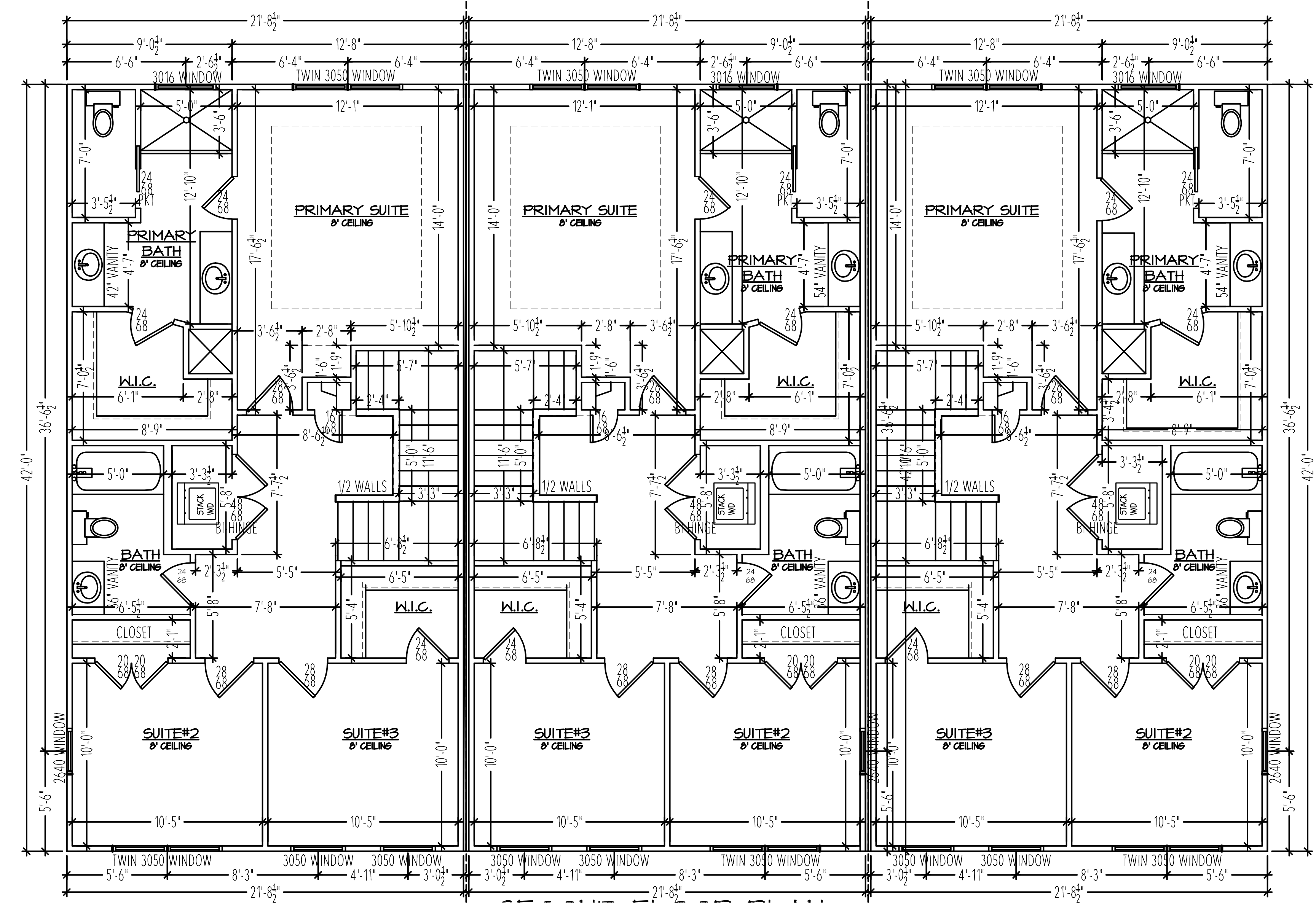
Old Towne Dev.
 Yorktowne

COMM. NO.	2023-14
JOB NO.	2023-14
DRAWN BY:	MWH
CHECKED BY:	MWH
CAD	
REVISIONS:	
DATE:	2.1.23

SHEET NO.
 2.0

R 302.2.5 & 302.2.6-TOWNHOUSE EAVE PROTECTION
 IN TOWNHOUSE CONSTRUCTION (WITH 3 OR MORE ATTACHED DWELLINGS) PROJECTIONS EXTENDING INTO THE FIRE SEPARATION DISTANCE SHALL HAVE NOT LESS THAN 1 HOUR FIRE RESISTIVE CONSTRUCTION ON THE UNDERSIDE. SOFFIT MATERIAL BEYOND THE FIRE SEPARATION DISTANCE SHALL BE SECURELY ATTACHED TO FRAMING MEMBERS AND SHALL BE CONSTRUCTED USING EITHER NON-COMBUSTIBLE SOFFIT MATERIAL, FIRE RETARDANT TREATED SOFFIT MATERIAL, VINYL SOFFIT INSTALLED OVER 3/4" WOOD SHEATHING OR 5/8" GYPSUM BOARD. VENTING REQUIREMENTS SHALL BE PROVIDED IN BOTH SOFFIT AND UNDERLAYMENTS. VENTS SHALL BE EITHER NOMINAL 2" CONTINUOUS OR EQ. INTERMITTENT AND SHALL NOT EXCEED THE MIN. NET FREE AIR REQUIREMENTS ESTABLISHED IN SECTION R806.2 BY MORE THAN 50%
 VENTS IN THE SOFFIT ARE NOT ALLOWED WITHIN 4' OF FIRE WALLS OR PROPERTY LINES

FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"



MEMBER
A | B | D
 AMERICAN INSTITUTE OF BUILDING DESIGN

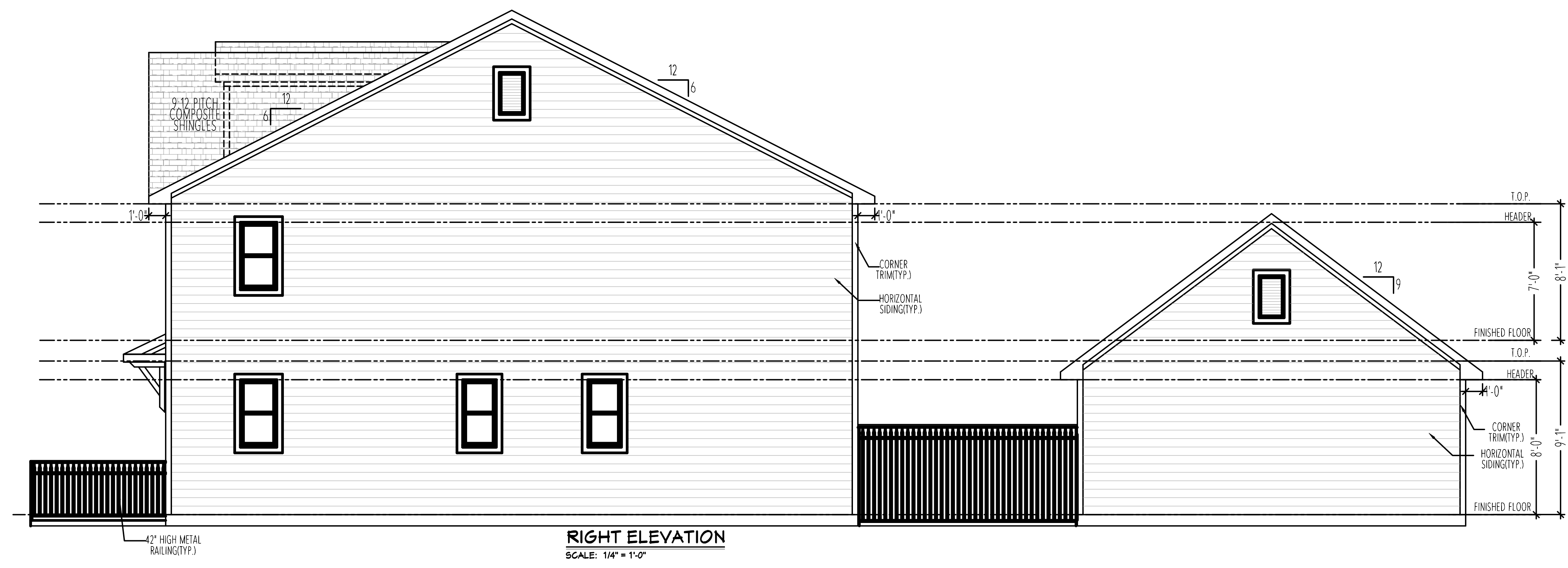
DESIGNTIME RESIDENTIAL
 PROFESSIONAL HOME DESIGN

CHARLOTTE - NORTH CAROLINA 704-877-3647
 www.dthomeplans.com

Old Towne Dev.
 Yorktowne

COMM. NO.	JOB NO.	DATE
	2023-14	2023-14
REVISIONS:	DRAWN BY:	CHECKED BY:
	MWH	CAD
DATE:	2.1.23	

SHEET NO.
 3.0



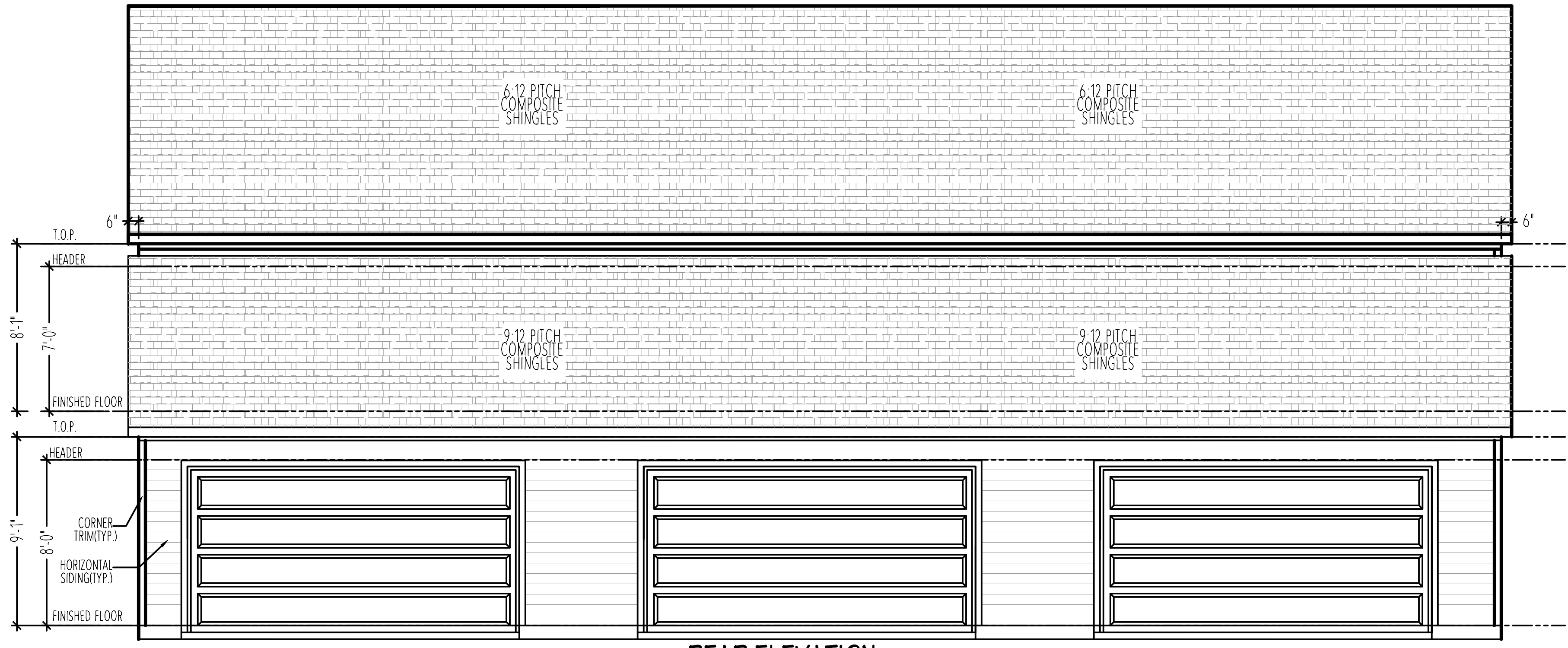
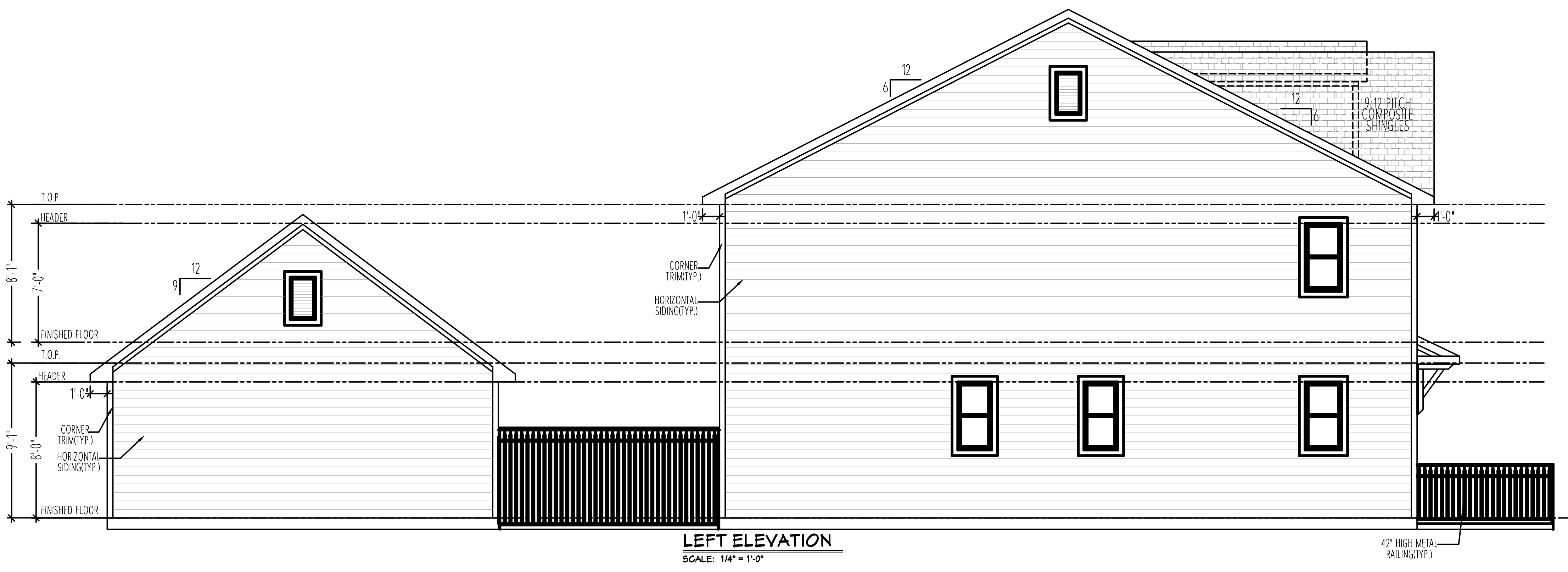
Old Towne Dev.
 Yorktowne

COMMA NO.	JOB NO.	DRAWN BY:	CHECKED BY:
	2023-14	MWH	CAD
REVISIONS:			
DATE: 2.1.23			

SHEET NO.
 4.0

R 302.2.5 & 302.2.6-TOWNHOUSE EAVE PROTECTION
 IN TOWNHOUSE CONSTRUCTION (WITH 3 OR MORE ATTACHED DWELLINGS) PROJECTIONS EXTENDING INTO THE FIRE SEPARATION DISTANCE SHALL HAVE NOT LESS THAN 1 HOUR FIRE RESISTIVE CONSTRUCTION ON THE UNDERSIDE. SOFFIT MATERIAL BEYOND THE FIRE SEPARATION DISTANCE SHALL BE SECURELY ATTACHED TO FRAMING MEMBERS AND SHALL BE CONSTRUCTED USING EITHER NON-COMBUSTIBLE SOFFIT MATERIAL, FIRE RETARDANT TREATED SOFFIT MATERIAL, VINYL SOFFIT INSTALLED OVER 3/4" WOOD SHEATHING OR 5/8" GYPSUM BOARD. VENTING REQUIREMENTS SHALL BE PROVIDED IN BOTH SOFFIT AND UNDERLAYMENTS. VENTS SHALL BE EITHER NOMINAL 2" CONTINUOUS OR EQ. INTERMITTENT AND SHALL NOT EXCEED THE MIN. NET FREE AIR REQUIREMENTS ESTABLISHED IN SECTION R906.2 BY MORE THAN 50%
 VENTS IN THE SOFFIT ARE NOT ALLOWED WITHIN 4' OF FIRE WALLS OR PROPERTY LINES

8'-1"
 9'-1"



REAR ELEVATION
 SCALE: 1/4" = 1'-0"

LEFT ELEVATION
 SCALE: 1/4" = 1'-0"

MEMBER
A I B D
 AMERICAN INSTITUTE of
 BUILDING DESIGN

DESIGNTIME RESIDENTIAL
 PROFESSIONAL FIRM DESIGN
 CHARLOTTE - NORTH CAROLINA 704-877-3647
 www.dthomeplans.com

Old Towne Dev.
 Yorktowne

COMM. NO.	JOB NO.	DATE
	2023-14	2.1.23
REVISIONS:		
DATE:	2.1.23	

SHEET NO.
 5.0



YORKTOWNE - BY OLD TOWNE DEVELOPMENT

DETAILED MATERIAL LIST

74-78 CABARRUS AVE W. CONCORD, NC

YORKTOWNE EXTERIOR SCHEME

EXTERIOR MATERIALS:

SIDING AND TRIM - CEMENT COMPOSITE LAP SIDING - JAMES HARDIE OR EQUIVALENT

BRICK - TRIANGLE BRICK - OLD COLONY STYLE

FRONT ENTRY DOORS - PAINTED FIBERGLASS - WITH GLASS - COLOR COORDINATED WITH SIDING

WINDOWS - WINDSOR BRAND - SDL - ALUMINUM CLAD -

ROOFING - MAIN TAMPCO - HERITAGE 30 YR - COLOR: VIRGINIA SLATE

ROOFING - DORMER TAMPCO - HERITAGE 30 YR - COLOR : VIRGINIA SLATE

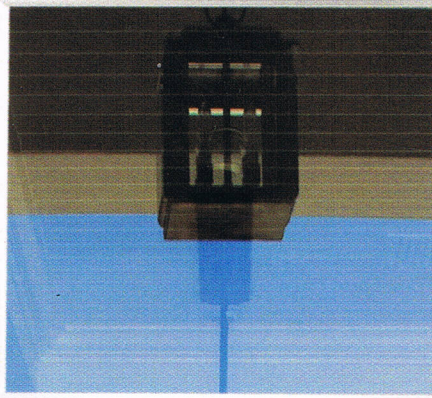
ROOFING - PORCH PAINTED METAL STANDING SEAM ROOFING

SIDING COLORS: (FROM JAMES HARDIE SIDING COLORS)

	<u>FRONT ELEVATIONS</u>			<u>SIDES AND REAR</u>
	<u>78 CABARRUS</u>	<u>76 CABARRUS</u>	<u>74CABARRUS</u>	<u>ALL ADDRESSES</u>
LOWER SIDING COLOR	HARRIS CREAM	MOUNTAIN SAGE	SANDSTONE BEIGE	AUTUMN TAN
UPPER SIDING COLOR	KHAKI BROWN	HEATHERED MOSS	COBBLESTONE	HARRIS CREAM
GABLE SIDING COLOR (IF NEEDED)	AUTUMN TAN	N/A	HARRIS CREAM	HARRIS CREAM
DORMER SIDING COLOR	N/A	SAILCLOTH	N/A	N/A
GARAGE	HARRIS CREAM	MAUNTAIN SAGE	SANDSTONE BEIGE	HARRIS CREAM
TRIM COLOR	SAILCLOTH	SAILCLOTH	SAILCLOTH	SAILCLOTH

WINDOW CLAD COLOR (WINDSOR WINDOWS) - LINEN (MATCH TO SAILCLOTH)

Proposed Front Entry Doors



KNOW THE BEAUTY OF INNOVATION

10201 Industrial Dr.,
Pineville, NC 28134
704.889.8182

2591 Jenkins Dairy Road
Gastonia, NC 28052
704.824.8182

205 Watling Road
West Columbia, SC 29170
803.939.9290

1168 St. Marks Church Road
Burlington, NC 27215
336.584.1349

5042 Hampton Ridge Road
Rock Hill, SC 29732
803.366.8182

"Service You Can Build On."



Exhibit H

Privacy Fence Images

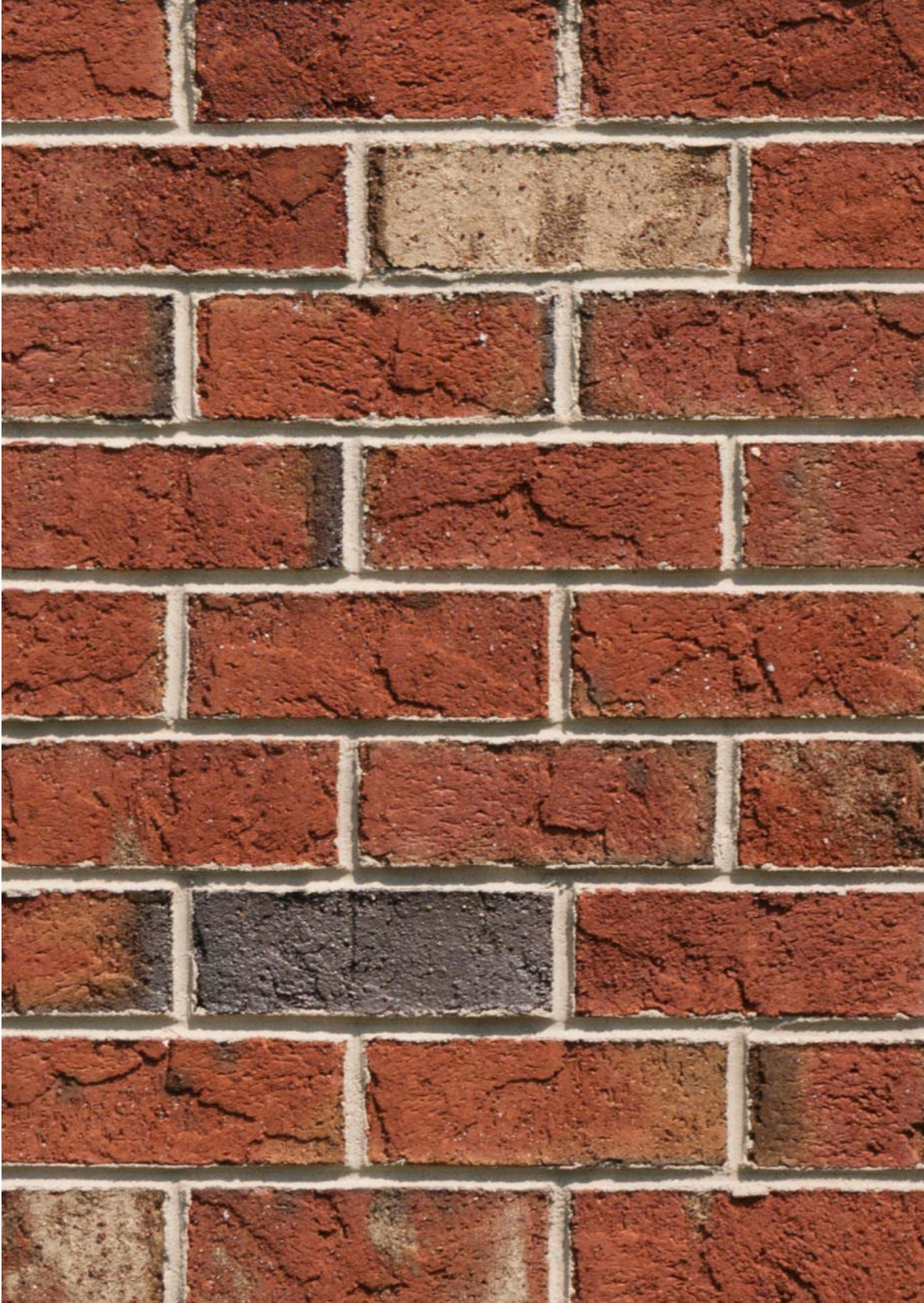




Proposed Roofing Shingles



TRIANGLE BRICK - OLD COLONY





DATE: March 15, 2016

CASE #: Z (CD)-34-16

DESCRIPTION: Zoning Map Amendment from RM-2 (Residential Medium Density) to CC-CD (Center City Conditional District)

OWNER/APPLICANT: City of Concord

LOCATION: 74, 76, and 78 Cabarrus Ave. West

PIN#: 5620-87-0418

AREA: .33 +/- acres

ZONING: RM-2 (Residential Medium Density)

PREPARED BY: Starla Rogers – Sr. Planner

BACKGROUND

This case came before the Planning and Zoning Commission on January 19th 2016. Several neighbors spoke at the public hearing in opposition to the request. The primary concerns were: Parking on Yorktown St., vehicular traffic congestion on Yorktown St., zoning classification of Center City, townhome use, number of townhome units, small front yard setback, and rental versus owner occupied units. The Planning and Zoning Commission tabled the case to allow the City and the neighbors to further discuss the project and possible methods of compromise.

After the meeting, City Staff contacted the potential buyer and he confirmed that he would not be in favor of modifying the request to single family homes or to reduce the number of townhome units. With that in mind, staff revised the townhome site plan to incorporate varied front setbacks for the units by incorporating both a front courtyard and stoop entry. Additionally, the site plan was modified to allow an exit only access point on Cabarrus Avenue. This new point of egress minimizes the need for residents of the townhomes to exit onto Yorktown Street.

After speaking with the potential buyer of the property, City staff held several meetings with surrounding neighbors and members of the community. A detailed description of each meeting and the resulting outcome is attached for the Commission’s review. The result of each meeting varied. Some citizens with whom the meetings were held are now in support of the project or have decided to be neutral. However, there are still individuals in opposition as well. With an active offer to purchase, conditioned on the rezoning and four (4) townhomes, the request must be carried through the rezoning process as presented.

HISTORY

The subject property is approximately .33 acres in a RM-2 (Residential Medium Density) zoning district, abutting the CC (Center City) zoning district. Cabarrus Avenue separates the subject property and other properties within the CC district. The property is also located within the City's Historic Preservation Overlay district.

Previously, the property was occupied by an approximately 3,500sf nonconforming commercial multi-tenant building and was held by a private party owner. The subject property was the site of various nuisance complaints through Concord Police Department. In November of 2014 the City purchased the property with intentions of more compatible redevelopment in the future. The structure was demolished in January 2015 and the site is now vacant.

The City met and discussed the project with individuals in the surrounding neighborhood. A formal neighborhood meeting was held on March 10th, 2015 in order to allow residents/property owners/tenants to have input on the future use/development of the site. The City presented several options including single-family detached residential dwellings, a commercial structure, and single-family residential attached units (townhomes). The result of the meeting was a preference of residential to commercial. Single-family residential was the overall neighborhood preference resulting from the meeting. After sending out an RFP, the only returned interest in redevelopment of the property was an offer to purchase for townhome development. Preliminary site designs indicate the site can accommodate four (4) two-story townhome units with rear detached garages, rear parking, two-way access off of Yorktown Street and one-way exit to Cabarrus Avenue.

Typically when requests must appear before both the Planning and Zoning Commission and the Historic Preservation Commission (HPC), the applicant first appears before HPC. This process is used so that the Planning and Zoning Commission has assurance that the HPC has approved site design and elevations as compatible with the Historic District prior to approval of any conditional zoning modification. This limits the need for multiple meetings/re-reviews. However, in this instance, the City has a prospective buyer for the property and the sale is dependent upon zoning approval. Therefore, there are no formal site plans, elevations, or material descriptions to accompany this conditional rezoning. Instead there are preliminary designs as to what the site could accommodate if rezoning were approved. Should the Commission approve the request to rezone the property to CC-CD, the following conditions are proposed:

1. Use limited to no more than (4) +/- 1700sf two-story townhome units
2. Rear parking
3. Detached rear loaded garages
4. Two front courtyards and two front stoops along with rear courtyards
5. Shared access driveway off of Yorktown Street, NW
6. Exit only access onto Cabarrus Avenue, West.
7. 6ft tall privacy fences along the adjoining property lines if approved by HPC

City staff made a presentation to the HPC on December 30th explaining the project, proposed uses, and need for modification to the public hearings order. The Commission had no objections and was informed of the upcoming Planning and Zoning meeting should they care to attend as private citizens or elect a representative to speak.

Site Plan and elevations are submitted as potential designs corresponding with the conditions proposed above. Should the Commission approve the rezoning subject to those conditions, the project would be required to meet the enhanced Center City design standards as well as those imposed by the Historic Preservation Overlay district and the Historic Preservation Commission.

Existing Zoning and Land Uses				
Zoning of Subject Property	Direction	Zoning Within 500 Feet	Land Uses(s) of Subject Property	Land Uses Within 500 Feet
RM-2	North	RM-2 Residential Medium Density and C-1 (Light Commercial)	Vacant	Single-Family Residential, and Institutional (Old Courthouse Theatre/
	East	RM-2 (Residential Medium Density), C-1 (Light Commercial) and CC (Center City)		Single-Family Residential, Commercial, Office and Institutional
	South	CC (Center City), C-1 (Light Commercial), and RC (Residential Compact)		Single-Family Residential, Commercial, and Institutional
	West	RM-2 (Residential Medium Density) and C-2 (General Commercial)		Single-Family Residential and Commercial

COMPLIANCE WITH THE CENTER CITY PLAN AND 2015 LAND USE PLAN

The subject property is located within the Center City Plan, incorporated into the 2015 Land Use Plan, and is designated as “Commercial.” During the update of the Center City Plan, many already developed properties were designated with land use categories that paralleled their existing uses. The subject property was occupied by a longstanding commercial building and was thus designated as such. The existing RM-2 zoning classification is not consistent with the land use classification. However, the proposed CC (and conditional district variations) is considered consistent and a corresponding zoning classification to the commercial land use designation and is therefore appropriate.

SUGGESTED STATEMENT OF ZONING CONSISTENCY

- The subject property is approximately .33 acres, is zoned RM-2 (Residential Medium Density) and is located within the Historic Preservation Overlay District.
- The subject property is a vacant lot.
- The proposed zoning amendment is consistent with the Center City Plan and thus the 2015 Land Use Plan (LUP) as the subject property is designated “commercial” and CC (Center City) is a corresponding zoning classification.
- The zoning amendment is reasonable and in the public interest because the petition allows for compatible single-family residential uses and is an extension of the existing CC (Center City) zoning across Cabarrus Avenue, West.

SUGGESTED RECOMMENDATION AND CONDITIONS

The staff finds the request consistent with the Center City Plan and 2015 Land Use Plan and the

requirements of the Concord Development Ordinance. The petition meets the minimum requirements of the CDO. It is a parallel conditional district request, the Commission, should they decide to approve the request, may, according to Section 3.2.8.E of the CDO, suggest **“reasonable additional conditions or augment those already provided with the petition, but only those conditions mutually agreed upon by the petitioner and the Commission or Council may be incorporated into the approval. Any such condition should relate to the relationship of the proposed use to surrounding property, proposed support facilities such as parking areas and driveways, pedestrian and vehicular circulation systems, screening and buffer areas, the timing of development, street and right-of-way improvements, water and sewer improvements, storm water drainage, the provision of open space and other matters that the Commission or Council may find appropriate.”**

The petitioner has consented to the following conditions:

1. Use limited to no more than (4) +/- 1700sf two-story townhome units
2. Rear parking
3. Detached rear loaded garages
4. Two front courtyards and two front stoops along with rear courtyards
5. Shared access driveway off of Yorktown Street, NW
6. Exit only access onto Cabarrus Avenue, West.
7. 6ft tall privacy fences along the adjoining property lines if approved by HPC

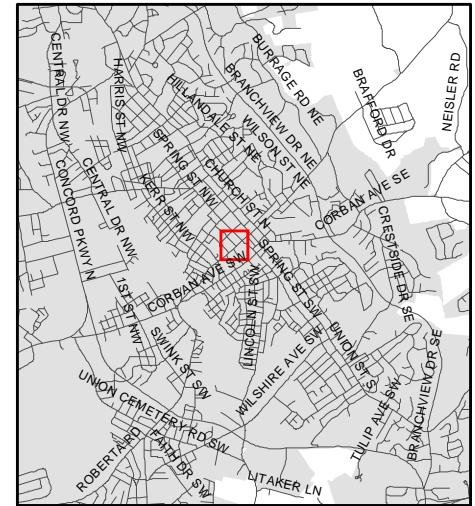
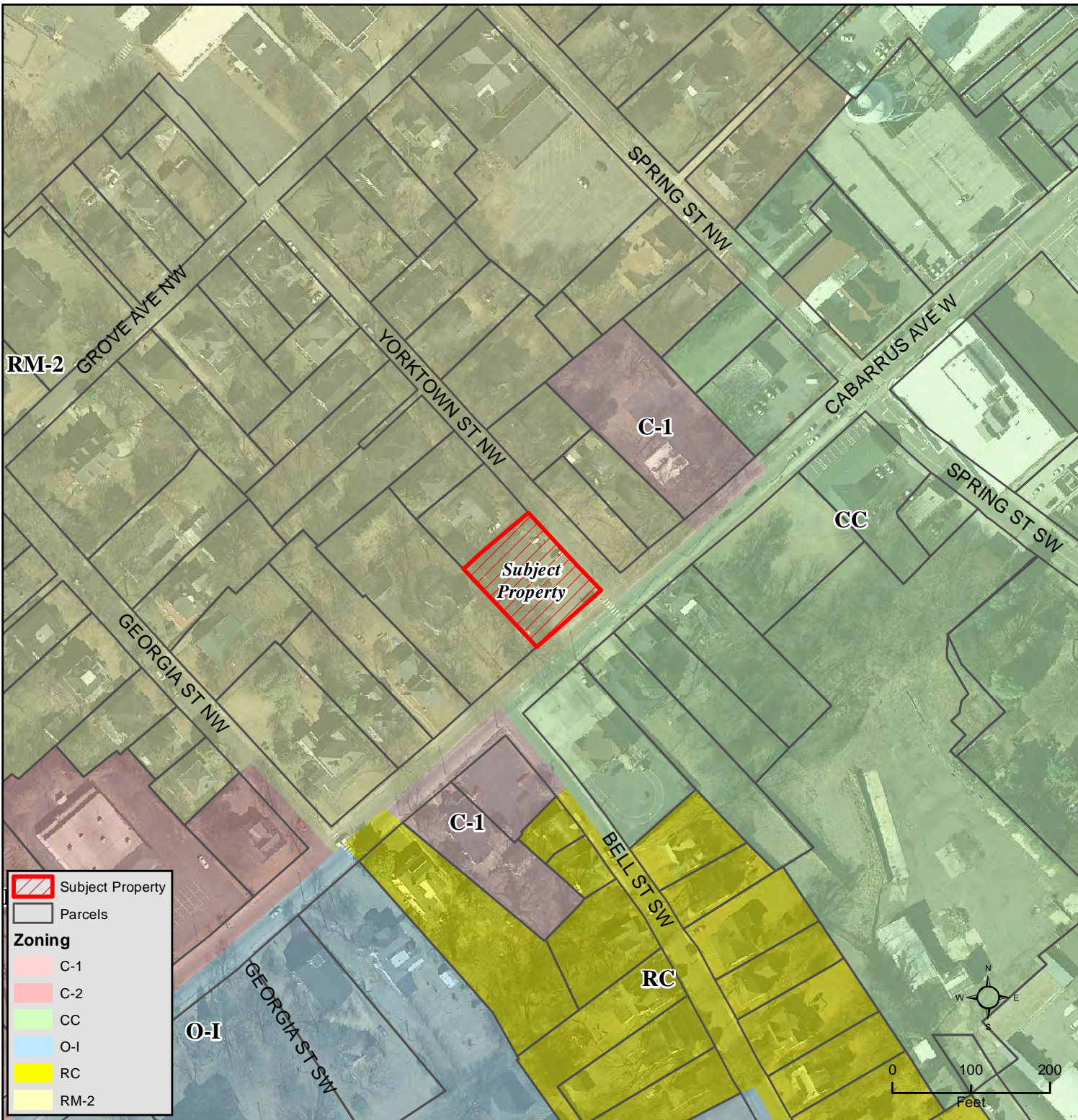
PROCEDURAL CONSIDERATIONS

This particular rezoning case is considered “legislative” in nature as stated in Section 3.2.7 of the CDO. Legislative hearings DO NOT require sworn testimony or findings of fact for approval or denial.

**Z(CD)-34-15
ZONING MAP**

**Zoning Map Amendment
from Residential Medium
Density (RM-2) to
Center City Conditional District
(CC-CD) for the development
of four (4) townhomes**

74-78 Cabarrus Ave W
PIN 5620-87-0418



Source: City of Concord
Planning Department

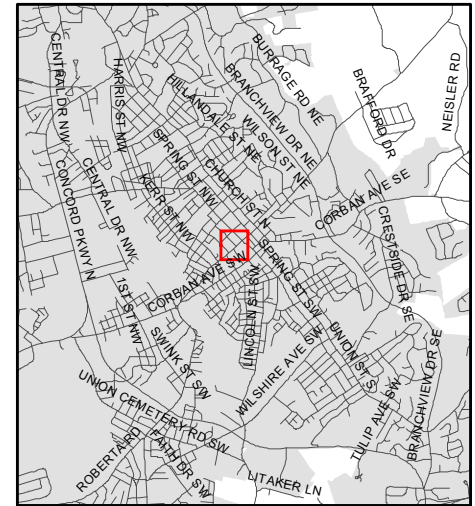
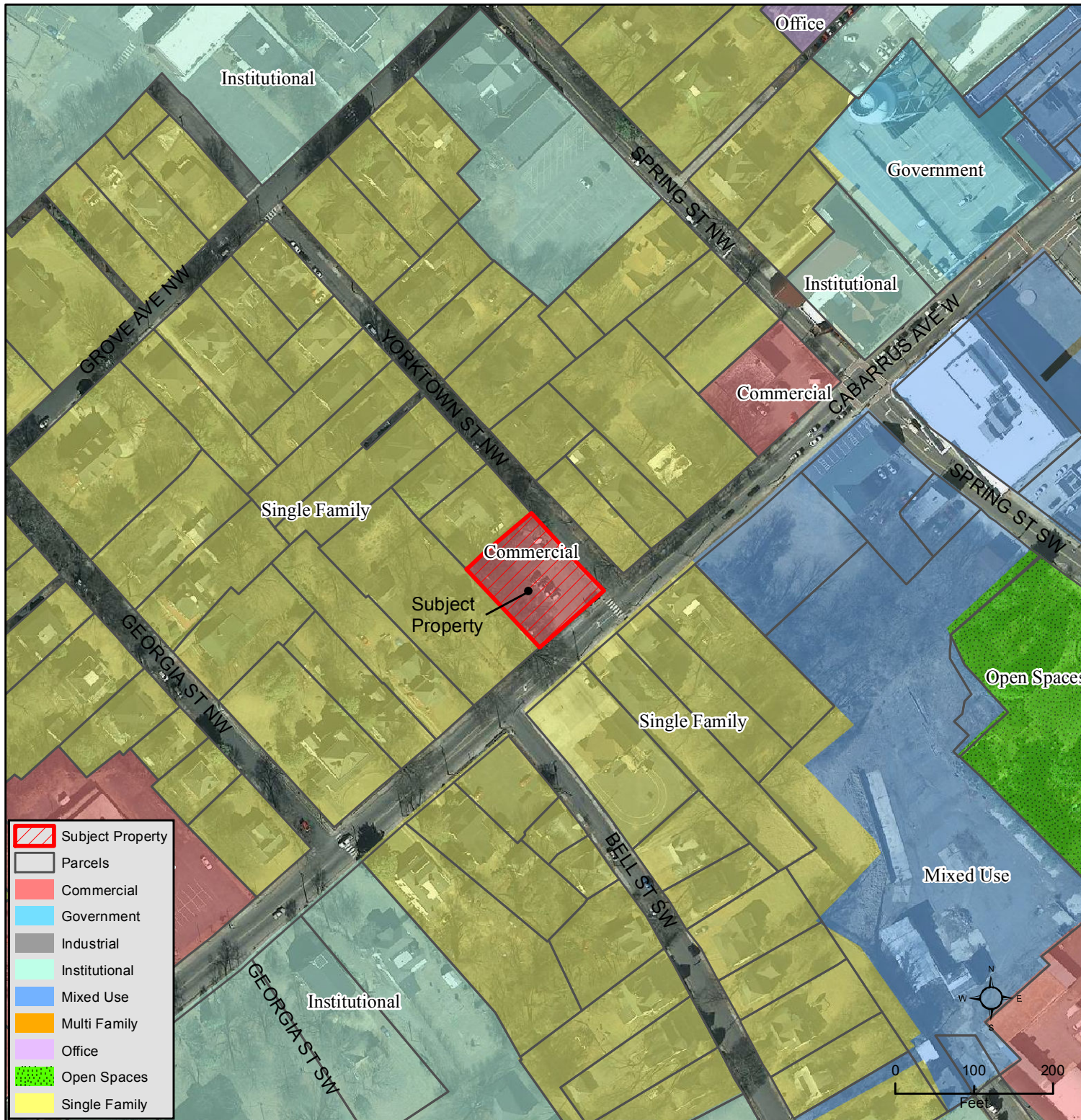
Disclaimer

These maps and products are designed for general reference only and data contained herein is subject to change. The City Of Concord, it's employees or agents make no warranty of merchantability or fitness for any purpose, expressed or implied, and assume no legal responsibility for the information contained therein. Data used is from multiple sources with various scales and accuracy. Additional research such as field surveys may be necessary to determine actual conditions.

**Z(CD)-34-15
LAND USE PLAN**

**Zoning Map Amendment
from Residential Medium
Density (RM-2) to
Center City Conditional District
(CC-CD) for the development
of four (4) townhomes**

74-78 Cabarrus Ave W
PIN 5620-87-0418



Source: City of Concord
Planning Department

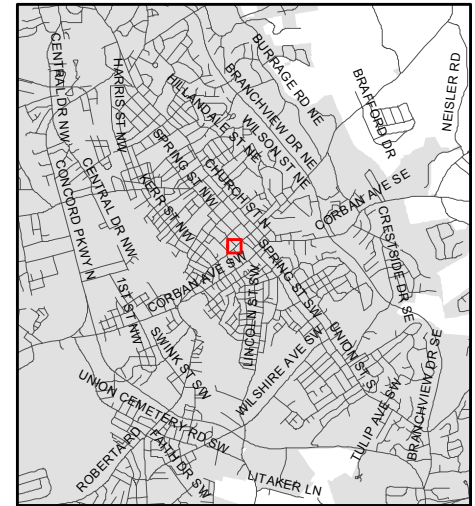
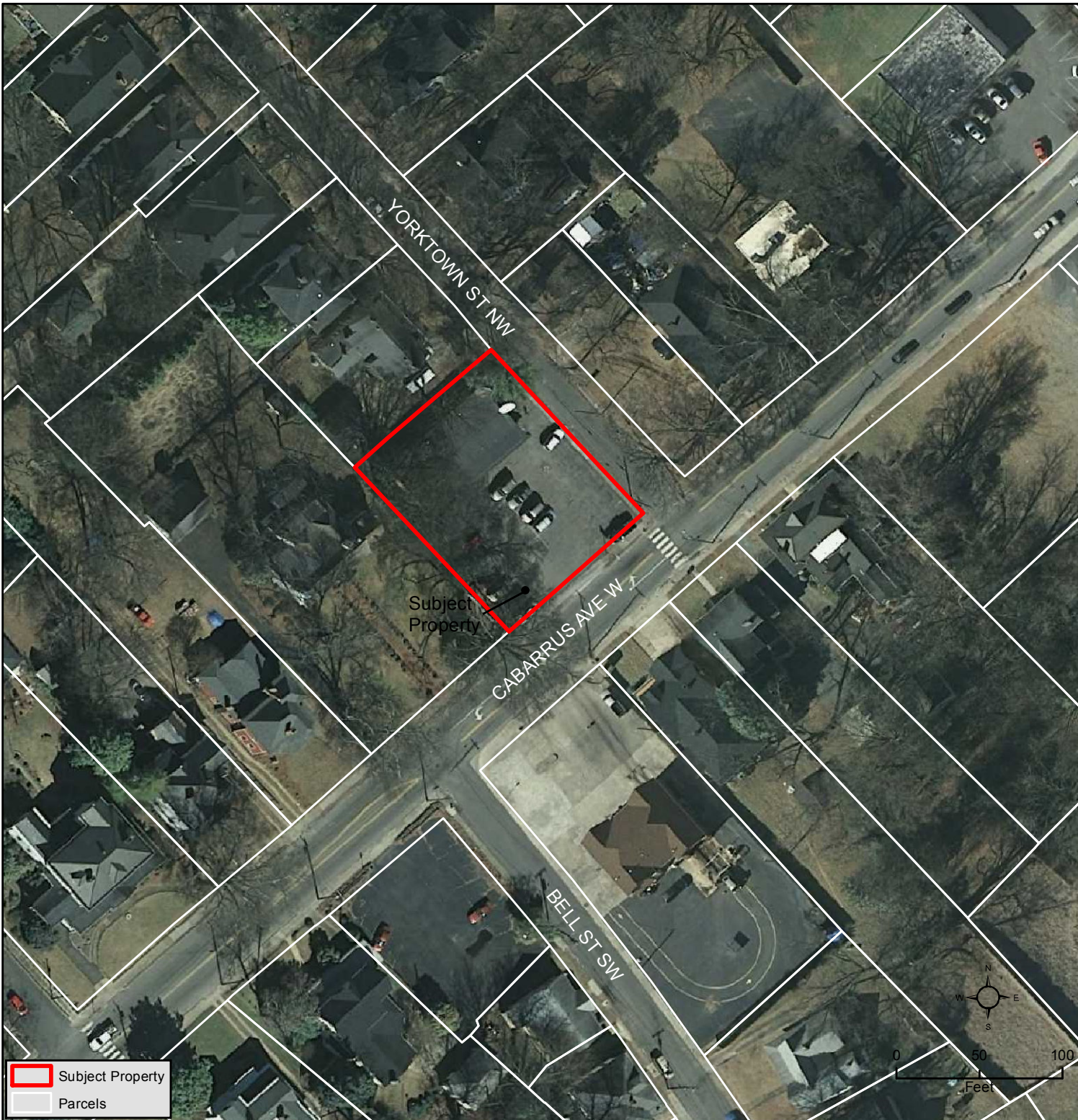
Disclaimer

These maps and products are designed for general reference only and data contained herein is subject to change. The City Of Concord, it's employees or agents make no warranty of merchantability or fitness for any purpose, expressed or implied, and assume no legal responsibility for the information contained therein. Data used is from multiple sources with various scales and accuracy. Additional research such as field surveys may be necessary to determine actual conditions.

**Z(CD)-34-15
AERIAL**

**Zoning Map Amendment
from Residential Medium
Density (RM-2) to
Center City Conditional District
(CC-CD) for the development
of four (4) townhomes**

74-78 Cabarrus Ave W
PIN 5620-87-0418



Source: City of Concord
Planning Department

Disclaimer

These maps and products are designed for general reference only and data contained herein is subject to change. The City Of Concord, it's employees or agents make no warranty of merchantability or fitness for any purpose, expressed or implied, and assume no legal responsibility for the information contained therein. Data used is from multiple sources with various scales and accuracy. Additional research such as field surveys may be necessary to determine actual conditions.

Summary of Planning Department Outreach to Surrounding Residents

Bold italicized text = Staff/Official's follow-up

In-Person Meetings: Mayor and City Council with Planning Staff (Scott Adams, Steve Osborne, Margaret Pearson), 1/13/15

- Planning staff presented development concepts to Mayor and City Council members in small group meetings.

Planning & Zoning Commission Meeting: Planning Staff (Scott Adams, Starla Rogers, Margaret Pearson), 1/19/16

- Planning staff presented rezoning case to Planning & Zoning Commission; the Commission tabled a decision
- ***Planning & Zoning Commission tabled the rezoning to their 2/16/16 meeting.***

Parking/Traffic Operations, 1/20/16

- Residents noted that existing on-street parking on Yorktown St. NW is often limited, 1/19/16.
- Residents noted that queuing for Coltrane-Webb STEM School often prevents free access from properties in the 20-50 block of Yorktown St. NW, 1/19/16.
- Coltrane-Webb STEM School, hours of operation: 8:15 a.m. – 3 p.m. ***[Steve Osborne asked Transportation Director Joe Wilson about this on 1/20/16. Director Wilson noted that this area has already been studied and that he wouldn't recommend any significant changes (i.e. reversing Yorktown St.'s one-way pattern toward Cabarrus Ave. W.). Planning staff also visited the area 1/21/16, 8-8:20 a.m., and did not see significant traffic congestion.]***

In-Person Meeting: Jim Potter (Developer), Scott Adams, Starla Rogers, Steve Osborne (City of Concord), 1/21/16

- Jim Potter: If pushed to do 3 units, this would drive up cost and size per unit. \$230,000 price-point is based on assumption of \$135/SF (new construction), compared to Afton Village units, \$125/SF, based on age (built in 2006, now 10 years old).
- Jim Potter: Originally considering 19'-wide units, but now exploring two @ 18' (2 bedroom) and two @ 22' (3 bedroom). Overall width is 80' vs. 76' for 19' units.

In-Person Meeting w/ Bill and Rebecca Patten (Citizens), Scott Adams, Margaret Pearson, Steve Osborne (City of Concord), 1/26/16

- City staff reviewed proposed site plan changes with the Pattens, including:
 1. Secondary one-way driveway onto Cabarrus Ave. W.
 2. Recessed 20' setbacks for two center units, with 8' courtyards on end units, thus meeting Center City max. 10' setback requirement.
- Bill and Rebecca Patten: Did not agree with site plan changes, still insisted on 1-2 single-family detached houses. Requested that City staff ask the developer about potential interest in reduced number of townhouses or single-family detached houses.
- City staff promised to follow up with the developer on the question of reduced number of townhouses or single-family detached house(s). ***Staff contacted Jim Potter, developer, per next item.***

Conference Call w/ Jim Potter (Developer), Scott Adams, Margaret Pearson, Steve Osborne, Starla Rogers (City of Concord), 1/26/16

- City staff asked Jim Potter if reduced number of townhouse units or single-family detached house(s) would be an option for the site. Jim Potter declined interest in anything other than four (4) townhouse units, noting that he find other pieces of property for this product. Jim Potter does not view less than 4 townhouse or single-family detached housing as being economically viable for the site.
- City staff thanked Jim Potter for confirming his interest in the site and noted that they would continue to recommend rezoning from RM-2 to CC-CD to support the construction of four (4) townhouses on the site.

Phone Call: Karen Gronli inquiry on purchase of entire parcel at 68 Cabarrus Ave. W., 1/27/16

Certified Letters for 2/16/16 Planning & Zoning Commission Meeting, 1/27/16

City staff prepared a letter, sent via Certified Mail 20 days ahead of the February 16, 2016 Planning & Zoning Commission meeting, to notify adjacent property owners of the rezoning request.

Steve Osborne (City of Concord) Phone Call w/ Arlene Clark, 2/1/16

- Steve explained proposed site plan changes (secondary one-way driveway, increased setbacks on center units)
- Arlene Clark expressed concern at feasibility of selling 4 units @ \$230,000 each; Steve noted that Staff and the Developer have done some market analysis and this is the most viable product for the site. Arlene Clark concluded that she'll remain neutral on the project.

Karen Gronli places NEW offer on remainder of 68 Cabarrus Ave. W., 2/3/16

Steve Osborne (City of Concord) phone call w/ Barbara Sheppard, 2/5/16

- Barbara Sheppard requested that 1) rental vs. owner be discussed and <4 units be discussed w/ developer.
- Barbara Sheppard noted she would request a meeting with City Manager, Mayor to discuss parking issues on Yorktown St. NW.
- *Planning staff contacted Joe Wilson, Transportation Director, for one more inquiry on traffic operations/on-street parking in immediate vicinity.*

In-Person Meeting between Mike Hooten (Karen Gronli's significant other), 64 Cabarrus Ave. W., and Steve Osborne, Scott Adams (City of Concord) 2/5/16

- Mike Hooten lives at 64 Cabarrus Ave. W., dropped in to office to get an update on site plans, etc.
- Planning staff reviewed previous site plan (single driveway access on Yorktown) vs. revised site plan (secondary driveway onto Cabarrus Ave.) and discussed RFP history (reaching out to multiple developers/builders) and only receiving Jim Potter's offer for townhouses; Mr. Hooten noted that the only real way for the historic neighborhoods to maintain low-density, single-family detached housing patterns would be to develop a fund to purchase vacant lots; Planning staff agreed with his assessment.

In-Person Meeting between Citizens and City officials, 2/11/16

- A meeting was held February 11 at 1:30 p.m. at City Hall to discuss the project and Yorktown St. traffic operations/parking. Attending the meeting were :
 - Steve Osborne, Deputy Planning Director
 - Margaret Pearson, Planning Director
 - Brian Hiatt, City Manager
 - Scott Padgett, Mayor
 - Al Brown, Concord City Council/Grove St. resident
 - Barbara Sheppard, Yorktown St. resident
 - Joe Hunter, resident at corner of Yorktown & Grove St.
 - Steve Morris, Cabarrus County Commission/Georgia St. resident
 - Christie Celetti, Yorktown St. resident
- ***Citing citizen concerns for possibly finding a single-family detached homebuilder, the rezoning was removed from the 2/16/16 Planning & Zoning Commission agenda and tabled until the 3/15/16 Planning & Zoning Commission meeting.***

Phone Call: Karen Gronli inquiry of rezoning with Scott Adams (City of Concord) 2/18/16

- Karen Gronli, in Arizona for indeterminate amount of time, called to inquire on status of project since she missed the 2/16/16 scheduled Planning & Zoning Commission meeting.
- ***Planning staff noted that City Council tabled the rezoning and removed it from Planning & Zoning Commission meeting (for 2/16/16) after a 2/11/16 meeting with citizens. Staff noted that the rezoning is scheduled for Planning & Zoning Commission's 3/15/16 meeting.***
- ***Ms. Gronli's offer to purchase the remainder of 68 Cabarrus Ave.W., in addition to Jim Potter's offer on both 68 Cabarrus Ave. W. and 74-78 Cabarrus Ave., will not be considered by City Council until their 4/14/16 meeting at the earliest.***

In-Person Meeting between Kevin and Casey Killough and Scott Adams, Steve Osborne (City of Concord) 2/25/16

- Mr. and Mrs. Killough noted that misunderstanding about the project has been spread via neighborhood-based petitions.
- Planning staff clarified that the existing renderings are massing models and do not represent any architectural elements (i.e. brick, siding, roof lines, etc.). Architectural elements will be reviewed and approved by the Historic Preservation Commission (HPC).
- Mr. and Mrs. Killough noted that the most realistic redevelopment scenario for 74-78 Cabarrus Ave. W. is townhomes, given the demographics (Millennials, Baby Boomers) and general interest in low-maintenance housing options (i.e. little/no yard to maintain, minimal exterior house maintenance required).

In-Person Meeting between Marshall Ward, Bill Patten, Councilmember Alfred M. Brown Jr. and Scott Adams, Steve Osborne, Margaret Pearson (City of Concord) 3/8/16

- Mr. Ward presented a written list of questions/concerns, including whether or not the proposed CC zoning was adjacent to existing zoning; **Staff noted that zoning polygons run to street centerlines, making the proposed rezoning to CC legal since the properties across Cabarrus Ave. W. are zoned CC.**
- Mr. Ward took issue with the proposed townhomes having back-of-sidewalk setbacks ranging from 20 feet to 8 feet, citing that most surrounding setbacks are 30 feet. **Staff noted that the proposed setbacks are site-specific in response to concerns from Bill and Rebecca Patten (90 Cabarrus Ave.). Staff showed a development scenario assuming Residential Compact (RC) zoning, which would require 20 foot setbacks on both frontages of Yorktown St. NW and Cabarrus Ave. NW, pushing the building footprint south and west, precluding the ability to have a secondary driveway access onto Cabarrus Ave. W. (requested by neighbors) and removing 4 guest parking spaces along the rear driveway.**
- Mr. Ward and Mr. Patten expressed concern that townhomes would not reach a price point of \$135/SF, and would more likely be \$90-100/SF. They also asked if nearby neighbors would actively market the property to real estate agents and related entities to build single family detached homes on the site. **Staff reiterated that the RFP for the property was distributed via direct mailing, plus general marketing/distribution, to a range of single-family detached homebuilders in Cabarrus County and other residential developers across the Charlotte region. Staff noted that no active offer for single-family detached housing has been made on the site; the only other inquiries have been for commercial or townhome development.**

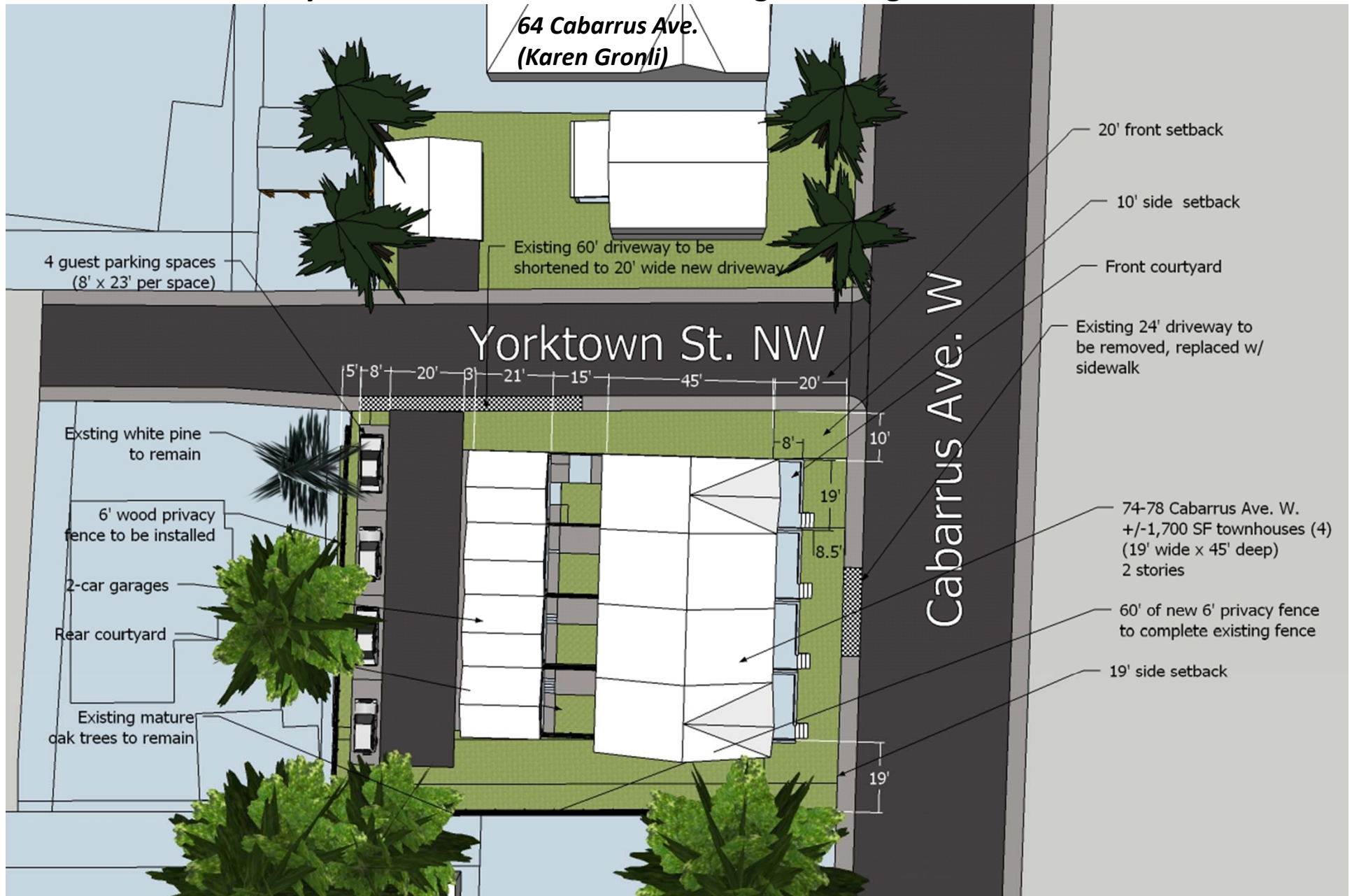
In-Person Meeting between Charles Gressle, Jr. (17 Yorktown St. NW) and Steve Osborne, (City of Concord) 3/10/16

Steve Osborne met with Charles Gressle, who lives at 17 Yorktown St. (property immediately behind 74-78 Cabarrus Ave. W.) to discuss the project's updated site plan (i.e. secondary driveway access onto Cabarrus Ave. W.)

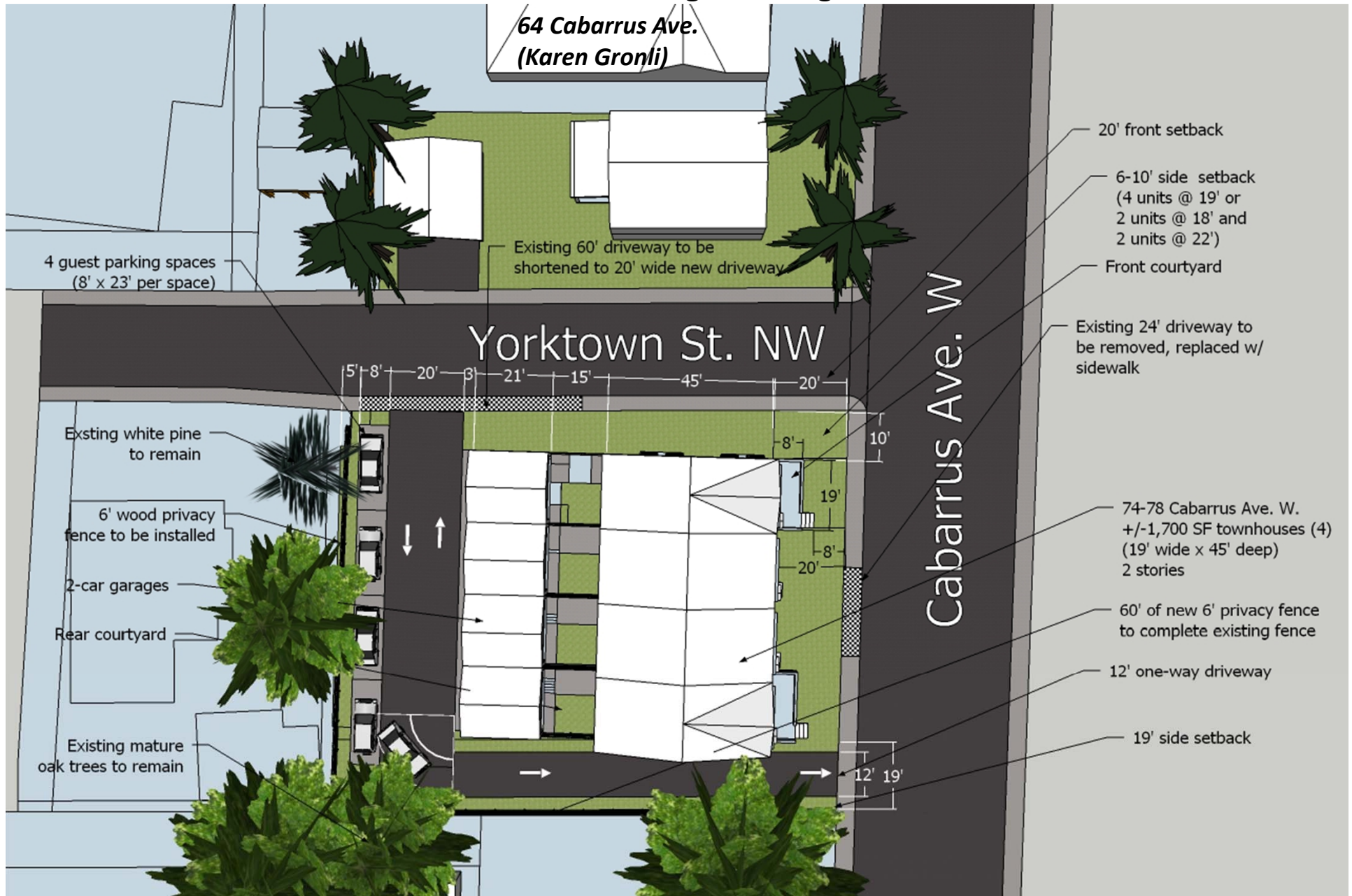
Next Steps

- Planning & Zoning Commission will consider the rezoning at their 3/15/16 meeting.
- City Council may consider offers to purchase property (74-78 Cabarrus Ave. W.) at their 4/14/16 meeting.

Previously Submitted for 1/19/16 Planning & Zoning Commission



To Be Submitted for 3/15/16 Planning & Zoning Commission





All models are for height/massing purposes only, not detailed architecture. Historic Preservation Commission will review detailed architecture (i.e. materials, roof pitch/style, etc.)



All models are for height/massing purposes only, not detailed architecture. Historic Preservation Commission will review detailed architecture (i.e. materials, roof pitch/style, etc.)



All models are for height/massing purposes only, not detailed architecture. Historic Preservation Commission will review detailed architecture (i.e. materials, roof pitch/style, etc.)



(Please type or print)

Applicant Name, Address, Telephone Number and email address: _____

City of Concord

35 Cabarrus Ave. W., Concord, NC 28025 704-920-5555

Owner Name, Address, Telephone Number: _____

City of Concord

35 Cabarrus Ave. W., Concord, NC 28025 704-920-5555

Project Location/Address: 74-78 Cabarrus Ave. W.

P.I.N.: 5620-87-0418

Area of Subject Property (acres or square feet): 0.337 ac.

Lot Width: 103.76 Lot Depth: 140.00

Current Zoning Classification: RM-2

Proposed Zoning Classification: Center City - Conditional District (CC-CD)

Existing Land Use: Vacant (former commercial use)

Future Land Use Designation: Commercial

Surrounding Land Use: North Residential South Commercial

East Residential West Residential

Reason for request: Existing zoning only allows 1 residential unit and is not economically feasible. Rezoning to CC-CD will allow townhouse development.

Has a pre-application meeting been held with a staff member? Yes

Staff member signature: KEA Date: 12/28/15

THIS PAGE APPLICABLE TO CONDITIONAL DISTRICT REQUESTS ONLY

(Please type or print)

1. List the Use(s) Proposed in the Project:

Four (4) 2-story townhouses at +/-1,700 SF each; each townhouse to include:

-Front courtyard

-Rear courtyard

-Rear-loaded 2-car garage

-Shared access driveway off Yorktown St. NW

2. List the Condition(s) you are offering as part of this project. Be specific with each description.

(You may attach other sheets of paper as needed to supplement the information):

6' tall privacy fence to be built along rear property line

6' tall privacy fence to be built along side yard w/ 90 Cabarrus Ave. W.

Existing landscaping to be maintained along side yard w/ 90 Cabarrus Ave. W.

Design requirements per submitted site plan; review by Historic Preservation Commission

I make this request for Conditional district zoning voluntarily. The uses and conditions described above are offered of my own free will. I understand and acknowledge that if the property in question is rezoned as requested to a Conditional District the property will be perpetually bound to the use(s) specifically authorized and subject to such conditions as are imposed, unless subsequently amended as provided under the City of Concord Development Ordinance (CDO). All affected property owners (or agents) must sign the application.

W. R. Smith
 Signature of Applicant

12/21/15
 Date

W. R. Smith
 Signature of Owner(s)

12/21/15
 Date

