



**Town of Cornelius
Historic Preservation Committee
"Preserving Our Heritage for Future Generations"**

**Agenda
May 12, 2022
5:30 PM
Room 204**

- I. Call To Order**
- II. Determination of Quorum**
- III. Citizen Concerns/Comments**
- IV. Presentations**
 - A. Wayne Herron, Deputy Town Manager
- V. Approval of Minutes**
 - A. Approval of April 14 Minutes
- VI. Old Business**
 - A. Sub-Committee Updates
- VII. New Business**
 - A. Smithville-The Story of "The Why"
- VIII. Announcements**
- IX. Adjournment**

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: May 12, 2022

To: HPC Members
From: Becky Partin
Senior Planner

Action Requested:

Deputy Town Manager Wayne Herron will provide an update on the Alexander Farm tenant house and the Smithville Revitalization Plan. He will also lead the committee in a discussion of the HPC bylaws.

Manager's Recommendation:

ATTACHMENTS:

Name:	Description:	Type:
No Attachments Available		

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: May 12, 2022

To: HPC Members
From: Becky Partin
Senior Planner

Action Requested:

Review April 14th minutes.

Manager's Recommendation:

Approve.

ATTACHMENTS:

Name:	Description:	Type:
 HPC_Minutes_04142022.pdf	HPC Minutes 4-14-2022	Backup Material



**Town of Cornelius Historic Preservation Committee
“Preserving Our Heritage for Future Generations”**

Minutes – April 14, 2022

Members Present: Jessica Boye
Julie Miller
Mary Phalen
Joe Purdy (via phone)
Kyle Scharf
Brigette Tinsley
Paula Wolfe

Members Absent: Donald Gest
Kathryn McClelland

Staff Present: Becky Partin, Planning Department Liaison

Guests: Willie Jones
MaeLynn Joyner

Call to Order/Determination of a Quorum

Chair Boye called the meeting to order at 5:40 p.m. and determined there was a quorum.

Citizen Concerns/Comments

None.

Presentations

Mr. Willie Jones gave a presentation on the Smithville Revitalization Plan (see attached presentation). Following his presentation staff reviewed comments on the plan provided by the Planning Board and the Parks and Rec Board. HPC Members had the following comments:

- The Smithville Community must be respectfully recognized in some way.
- The Committee may be of help to the community in restoring the Rosenwald School.
- The Committee asked staff to provide more details on the difference between an historic district designation versus specifying as an historic area.

Mayor Washam stopped by to update the Committee on efforts to establish a history museum. The Mayor anticipates this will be a public/private partnership and would like to form a task force to determine if we establish a museum, how do we do it. 1) Location of museum; 2) cost; 3) raising money, etc. He asked for HPC representation on this task force. He also encouraged everyone to attend the April 21 Connecting Cornelius at Barley Market where Jack Conard, local historian, will share historical photos and stories. By unanimous vote, the Committee elected Jess Boye and Kyle Scharf to represent the HPC on the Mayor’s History Museum Task Force.

Approval of Minutes

The Committee unanimously approved the March 10, 2022, minutes.

Old Business

No sub-committee updates discussed.

New Business

By unanimous vote the Committee decided not to host a walking tour during the April 23rd 'Tawba Walk. Staff encouraged the Committee to consider doing walking tours in conjunction with other Town events as the next 'Tawba Walk is not until the Fall.

Announcements

The next meeting will be May 12, 2022.

Adjournment

By unanimous vote, the meeting adjourned at 7:40 PM.

DRAFT

SMITHVILLE REVITALIZATION AND WORKFORCE HOUSING PLAN JANUARY 2022



GENTRIFICATION AND DISPLACEMENT

- The robust growth of the Charlotte Metro economy has driven demand for more housing opportunities
- Rapidly escalating housing costs is a challenge many cities face, particularly historic African American communities
- Because of the lower assessed values and appraisal values, African American communities have become targets of investors and developers who have access to significant capital

1

Prevent further
gentrification and
displacement of
historical
residents

2

Upgrade the
quality of life and
opportunities for
existing residents

3

Preserve as much
of the current
buildings as
possible

4

Repopulate the
neighborhood
with workforce
income buyers

SMITHVILLE REVITALIZATION PLAN – 4 FOCUS AREAS

THE ASK

This plan is a formal request for the following from the Town of Cornelius:

- Approve our proposed Land Use Plan.
- Approve our American Rescue Plan Act request for \$6,800,000.
- Donate seven (7) parcels of land owned by the Town of Cornelius valued at approximately \$425,500.
- Support our request to Mecklenburg County for \$5,200,000 in American Rescue Plan Act funding.

AMERICAN RESCUE PLAN ACT CAN REPOSITION SMITHVILLE AND CORNELIUS

Gather

Gather feedback from constituents

Carry out

Carry out projects that build community capacity and reach underserved populations

Mitigate

Mitigate further gentrification and displacement of the town's low-income and African American population

Promote

Promote effective and efficient delivery of high-quality infrastructure projects

RACISM AND PUBLIC POLICY

- Until the last quarter of the twentieth century, racially explicit policies of federal, state, and local governments defined where whites and African Americans could live
- Segregation by intentional government action is not de facto
- Just as bad public policy created the Smithvilles of America, those same places can be reborn and revitalized today through good public policy initiatives

SMITHVILLE'S HISTORY

- Smithville, a neighborhood in Cornelius, NC, emerged during Reconstruction in the 1880s and continued its growth until WWI
- Smithville remained a segregated African American neighborhood until the Fair Housing Act in 1968 expanded on previous acts and prohibited discrimination about the sale, rental, and financing of housing based on race, religion, national origin, sex, handicap, and family status
- The first new housing financed with federal mortgage insurance was approved in 1968 and completed in 1970

SMITHVILLE SNAPSHOT

- Smithville boundaries
 - Cemetery to the North
 - Nannie Potts Lane to the South
 - US 21 to the West, and
 - Ferry Street to the East
- Smithville is the largest intact historic African American community in Mecklenburg County
- There are approximately 154 parcels of land covering over 66 acres
- Of the 154 parcels in Smithville, approximately 81 occupied homes in the sub-neighborhood, leaving about 73 empty lots or lots without occupants
- Of the 81 occupied units, approximately 40 are owner-occupied, down from about 55 in 2017
- Of the owner-occupied units, nearly all are owned by seniors

HISTORIC PRESERVATION



Purchase the Smithville Rosenwald School and renovate it to its original condition



Purchase and renovate six currently vacant homes and restore them to their original condition



Provide financial assistance to existing homeowners who want to make their homes eligible for the County register



NO TRESPASSING
KEEP OUT

17





EXISTING RESIDENTS COMMUNITY BENEFITS PLAN

Right	Right of First Refusal Loans up to \$15,000 per senior owner-occupied structure
Mitigate	Mitigate physical impact to existing owners
Fund	Fund process of securing historic designation
Replace	Replace lead pipes and mitigate lead in homes
Provide	Provide real estate tax relief for seniors
Fund	Fund Smithville arts/iconography program



PROJECT SOURCES

- Town of Cornelius \$6,800,000
- Mecklenburg County \$5,200,000
- Historic Home Sales \$900,000
- Loan Repayments \$562,500
- Home Pad Sales \$7,135,280
- Philanthropy \$650,000
- Total Sources \$21,307,780

RENTAL HOUSING FINANCE

- Taxable first mortgage debt
- 9% Low Income Housing Tax Credits
- Offset advantage of Charlotte's Housing Trust Fund with free land and real estate tax exemption

HOMEOWNERSHIP FINANCE



Our plan calls for installing infrastructure in the public right of ways, including sidewalks, and grading and compacting the site



Our preselected homebuilders will build the homes

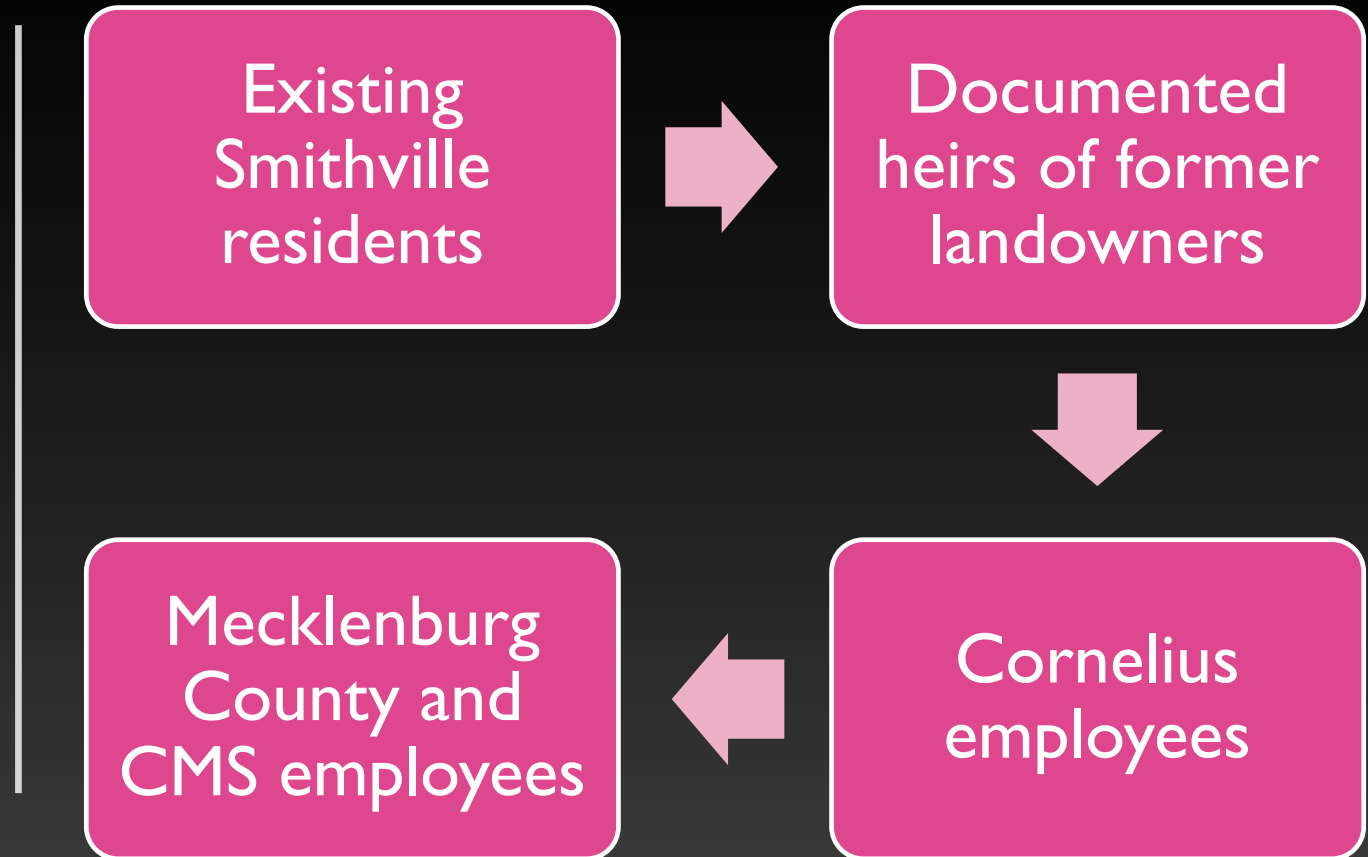


We will provide prequalified buyers from a lottery pool for each house as it is completed

BENEFITS OUTWEIGH THE COST OF THE PLAN

- Eliminate concentrated poverty in Smithville
- Retain historical contributions of Smithville, its architecture, and residents to Cornelius and North Mecklenburg
- Plan for housing to meet a specific need for the next 4-5 years
- Create housing opportunities for Town of Cornelius employees and other municipal workers in Mecklenburg County
- The SRP will guarantee diversity that will add value to other major initiatives like the Cain Center
- Even with price restrictions, the revitalized area will generate more real estate tax revenue than filling the site with \$400,000 homes on one-half acre lots

MARKETING PRIORITIES



PROGRAM – 205-215 TOTAL UNITS

87 rental units 5 buildings

- 30% of AMI to 60% of AMI
- 20 dedicated elderly units, 20 1 BR units, 47 2/3 BR units
- Incomes ranging from \$17,700 for an individual to \$50,520 for a family of 4

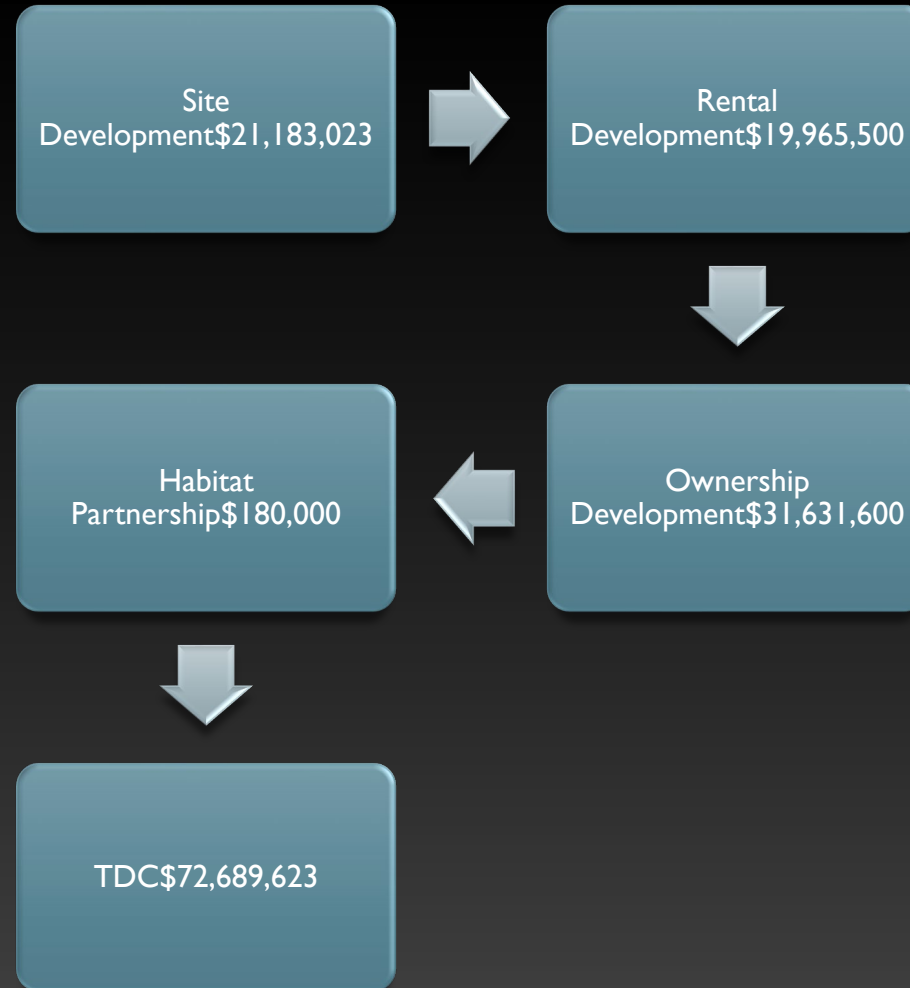
115 ownership units, single-family, and townhomes



LEGEND

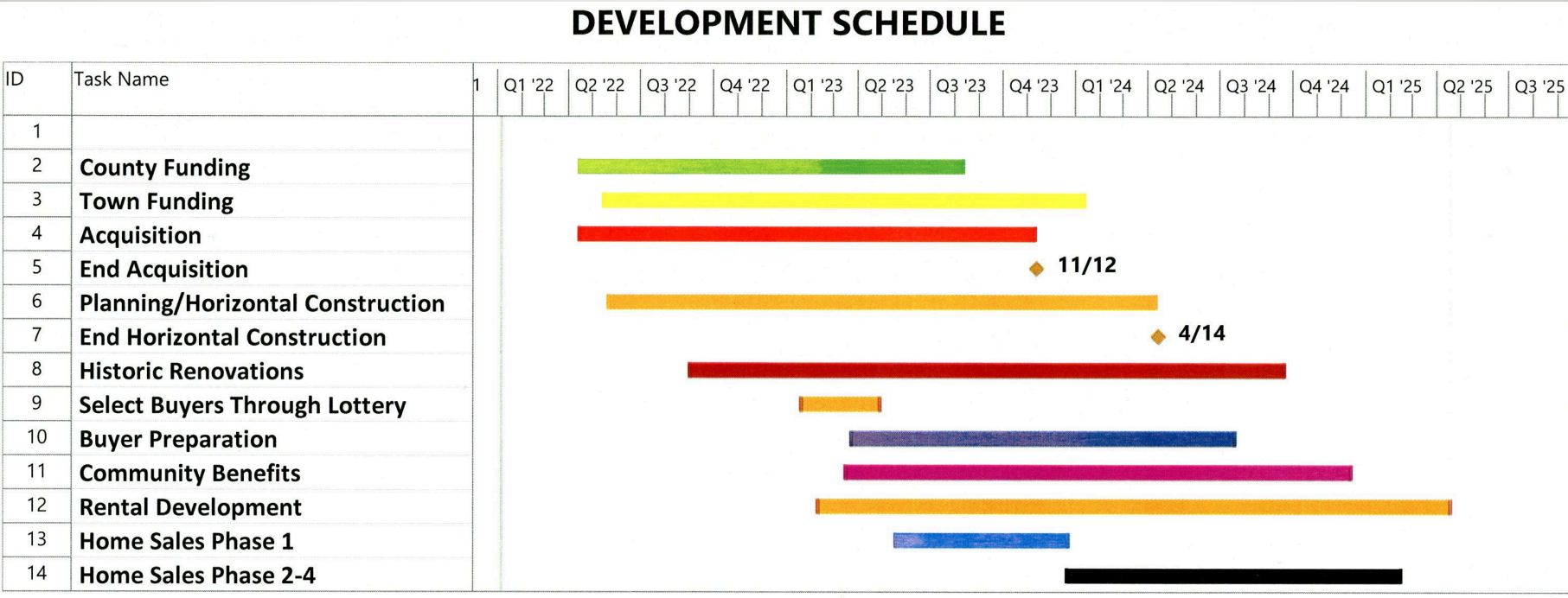
- | | |
|---|---|
|  For Sale Single Family |  For Rent 2BR Townhome |
|  For Sale 3BR Townhome with first level garage |  For Rent Walkup Apartment (1BR, 2BR, & 3BR) |
|  For Sale 2BR Townhome |  For Rent Apartment (1BR & 2BR) |
|  For Sale 3BR Townhome |  For Rent Seniors Apartment |
|  Proposed Commercial Building | |

TOTAL DEVELOPMENT IMPACT



SITE DEVELOPMENT BUDGET

- Acquisition \$8,356,023
- Horizontal Hard Costs \$4,519,000
- Vertical Hard Costs \$3,512,500
- Soft Costs \$4,795,500
- Total Project Budget \$21,183,023



SCHEDULE

LONG-TERM AFFORDABILITY RENTAL UNITS

- NCHFA requires at least 30 years of income restrictions when allocating Low Income Housing Tax Credits
- In addition, the State of North Carolina has a "Special Property Tax Rules for Affordable Housing." Property owned by a non-profit organization and used for low- or moderate-income housing is exempt from local property taxes
- A non-profit can share ownership with for-profit entities without destroying the property's exemption under this provision

LONG TERM AFFORDABILITY HOME OWNERSHIP

- Working through details of an acceptable deed restriction in NC
- There will be a right of first refusal included in the deed restriction
- Two principles have to be incorporated
 - 15 years sale restriction
 - Sharing of equity appreciation as incentive to continually invest in the home



QUESTIONS

Historic Preservation Committee

April 14, 2022





Smithville Revitalization Plan



Mr. Willie Jones



Discussion

Planning Board Comments

The Smithville Revitalization Plan was presented at the February Planning Board Meeting.

- Support an expedited CZ process due to ARPA reporting requirements and threat of gentrification in the area
- Street connectivity between South Hill Street and Nannie Potts Lane
- Street & alley cross-sections that meet Town requirements as best integrated into existing neighborhood.
- Be pro-active on traffic calming mitigation efforts
- Consider relocating proposed single-family along Highway 21
- Reconfigure housing south of Nannie Potts Lane to face open area instead of parking; include buffer along border of Willow Pond



LEGEND

- | | | | |
|---|---|---|---|
|  | For Sale Single Family |  | For Rent Walkup Apartment (1BR, 2BR, & 3BR) |
|  | For Sale 3BR Townhome with first level garage |  | For Rent Apartment (1BR & 2BR) |
|  | For Sale 2BR or 3BR Townhome |  | For Rent Seniors Apartment |
|  | Existing Buildings |  | Proposed Commercial Building |

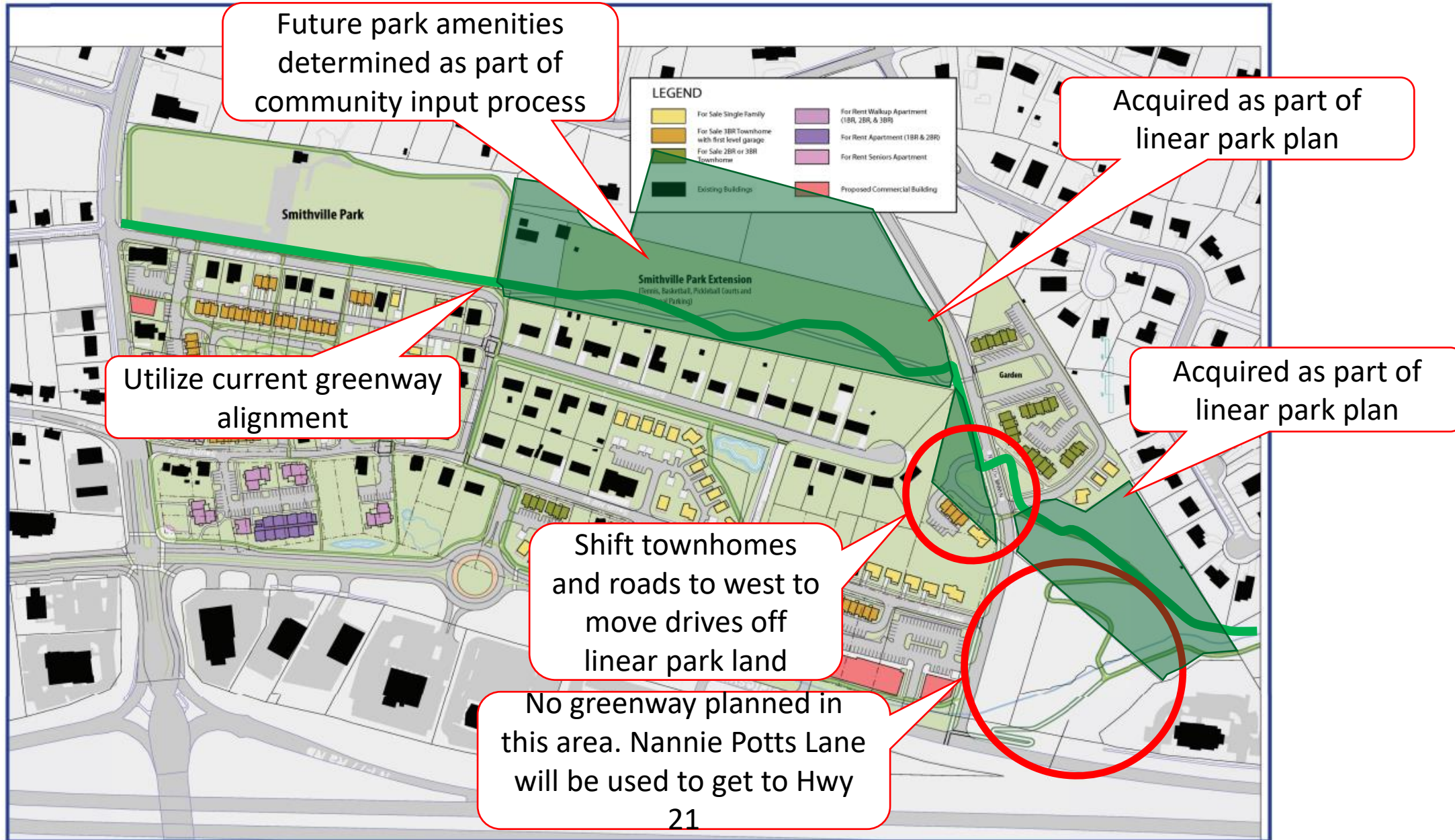
Planning Board

- State the desired maximum height of multi-family
- Commercial buildings & parking will be accessed by one driveway entrance along Highway 21 and by one driveway entrance along Nannie Potts Lane. Parking will be internal to the commercial development and located in the rear. Any parking lot facing a public street must be screened in accordance with Land Development Code requirements and parking ratios will meet the Land Development Code General Parking Requirements.
- Identify refuse containment locations and collection access for townhomes, multi-family, commercial buildings



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SMITHVILLE REVITALIZATION SITE PLAN





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SMITHVILLE REVITALIZATION SITE PLAN



Any other open space properties?

What is planned and who manages garden area?

What facilities are planned and who manages mini park?

Is this simply the relocation of the existing community garden and who manages garden area?

What traffic calming methods will be deployed to reduce cut through and speeding?

Historic Preservation Considerations

Session Law 2015-86 precludes local governments from regulating building design elements to any structures subject to regulation under the North Carolina Residential Code for One- and Two-Family Dwellings except under one or more of the following circumstances:

1. The structures are located in an area designated as a local historic district.
2. The structures are located in an area designated as a historic district on the National Register of Historic Places.
3. The structures are individually designated as local, State, or national historic landmarks.

- Building Design Elements include:
 - exterior building color
 - type or style of exterior cladding material
 - style or materials of roof structures or porches
 - exterior nonstructural architectural ornamentation
 - location or architectural styling of windows and doors, including garage doors
 - the number and types of rooms
 - the interior layout of rooms

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: May 12, 2022

To: HPC Members
From: Becky Partin
Senior Planner

Action Requested:

At the April 19th Housing Study Committee meeting, a member recommended “the story of The Why” should be part of what is presented at the June 7 community meeting. Why is the Town considering the Smithville Revitalization Plan?

Given the HPC’s continued interest in obtaining oral histories, you may want to consider doing Smithville interviews sooner rather than later and have those interviews available at the June 7 Smithville Revitalization Plan Community Meeting.

Manager's Recommendation:

Discuss.

ATTACHMENTS:

Name:	Description:	Type:
No Attachments Available		
