AGENDA

Meeting Type.	S
Date:	10/14/1991
SUBJECT	CITIZENS HEARING – GREENVILLE AND BROOKSHIRE CONGREGATIONS OF JEHOVAH'S WITNESSES

City of Charlotte, City Clerk's Office

Citizens Hearing
10/14/91
Avon Armfield

A REQUEST FOR ASSISTANCE IN OBTAINING PROPERTY IN THE GREENVILLE NEIGHBORHOOD

October 1991

GREENVILLE and BROOKSHIRE

CONGREGATIONS OF

JEHOVAH'S WITNESSES

Mr. Avon Armfield
704-333-1609

Mr. Timothy Davis
704-333-4675

A Request for Assistance in Obtaining Property
in the Greenville Area

Rationale:

The Charlotte Congregations of Jehovah's Witnesses are growing very rapidly. Since 1988, six new congregations formed, two of these in the inner city area. The Greenville Congregation, and an adjacent group, the Brookshire Congregation, both now share Kingdom Halls (meeting facilities) outside of their service territories (Item 1). This places a burden on the members of each congregation, since many depend on public transportation (Item 2). The Charlotte Area congregations, working together, are committed to help these two congregations build a Kingdom Hall within one of their service areas Accomplishing this allows both to share a facility nearby and on readily accessible public transportation. A Kingdom Hall in the Greenvillle area will help eliminate these constraints.

Background on Jehovah's Witnesses and how a Kingdom Hall in Greenville will benefit the community·

Jehovah's Witnesses share the message of the Kingdom hope for mankind, but also acquaint interested persons with the high moral principles set out in the Bible. Aiding interested persons to apply these high standards in their lives not only helps the individual, but benefits the entire community. Many persons find that studying the Bible with Jehovah's Witnesses bring about a change for the better in their personal and family life.

By teaching the Bible to interested persons in these areas, Jehovah's Witnesses help many to show proper respect for their marriage. Children are trained in right principles which contributes to less delinquency, immorality and crime within the community. Family unity, and ultimately neighborhood stability are achieved

A big problem plaguing communities (and nations) is racial prejudice. Among Jehovah's Witnesses, one finds people of all races, nationalities and colors working and living in peace and unity.

We sincerely believe that building a Kingdom hall in the Greenville area would contribute to the stabilization of the community. Additionally, this would attract some of the Witnesses who have moved out of the Greenville Area because of the inability to worship nearby.

Potential Site:

A two acre plot at the corner of Statesville Rd., Oliver St., and Spratt St. (Item 3) has been identified through the assistance of NCNB Community Development, Charlotte Community Development, and the Greenville Homeowners' Association. Item 4 shows the area surrounding Item 3. The site is directly across the street from the recently built Salvation Army facility, and provides ease of access, size for parking, landscaping and exposure for interested persons.

Community Acceptance.

As pointed out above and documented in the list of Families of the two congregations (Item 2) this site is centrally located. However the acceptance by the community had to be ascertained. Each home in the Greenville area was provided with a written survey (Item 5). Approximately 125 homes were contacted and a 115 responses were obtained. Overwhelmingly 112 were for the Church, 3 were against. Item 6 is a letter from the Greenville Homeowners' Association supporting this request

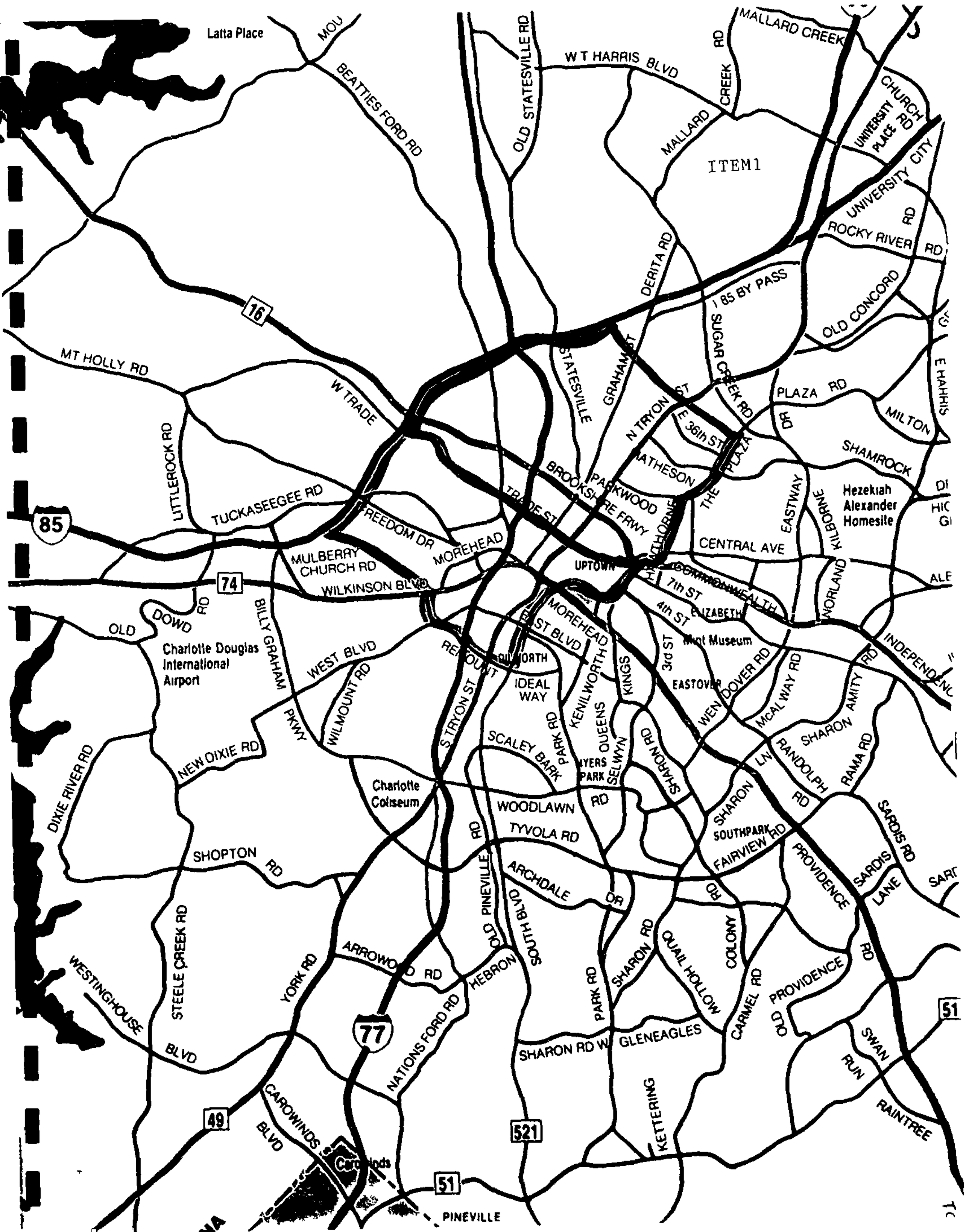
Projection of performance:

Within a year of closing on the land, it is expected that a Kingdom Hall will be in use. This does not mean that it will require a year to build, but rather ONLY 10 working days. It is expected to take a year to arrange for financing by the two congregations, gain approval for the plans (Building Standards has given tentative OK to the site plan), obtain the necessary permits and schedule the construction with the Building Committee.

Jehovah's Witnesses utilize this method of fabricating Kingdom Halls to save time, money and to assure quality construction without delay. Neither the Greenville nor the Brookshire congregations are capable of this project alone or together. The construction is coordinated through the North Carolina Regional Kingdom Hall Committee, No. 2. This Committee consists of professional builders, electricians, plumbers, HVAC engineers, etc., who volunteer their time. This Committee has built 49 Kingdom Halls in the past five years, 10 in 1991 (counting 3 in the Charlotte area, Item 7) as well as a Kingdom Hall planned for Mint Hill to be built January 7-11, 1992.

By working closely with governmental inspection units, the construction is completed in rapid fashion. All crew chiefs are licensed in their field and build to code requirements. Items 8 and 9 report on the most recent Kingdom Halls constructed in the Charlotte area. Item 10 is an account of the construction of the Dunwoody Kingdom Hall in suburban Atlanta.

We feel that this Kingdom Hall will be an asset to the Greenville Community. Much time and effort during the past three years has been devoted to working with NCNB Community Development, Charlotte Community Development, and the Greenville Homeowners' Association to identify this site. We hope, through this request, to receive your support toward the eventual purchase of the property.


ITEM1
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BEATTIES FORD RD
OLD STATESVILLE RD
W T HARRIS BLVD
MALLARD CREEK RD
MALLARD CREEK
CHURCH
UNIVERSITY PLACE RD
UNIVERSITY CITY RD
ROCKY RIVER RD
DERITA RD
I 85 BY PASS
OLD CONCORD
SUGAR CREEK RD
GRAHAM ST
STATESVILLE
N TRYON ST
E 36th ST
PLAZA RD
MILTON
SHAMROCK
MATHESON
THE PLAZA
PARKWOOD
BROOKSHIRE FRWY
TRADE ST
EASTWAY
KILBORNE
Hezekiah Alexander Homesite
CENTRAL AVE
UPTOWN
7th ST
4th ST
ELIZABETH
NORLAND
ALE
INDEPENDENC
Mint Museum
3rd ST
EASTOVER
WEN DOVER RD
McALWAY RD
AMITY RD
SHARON
RANDOLPH RD
RAMA RD
SARDIS RD
SARDIS LANE
PROVIDENCE
SOUTHPARK
FAIRVIEW RD
SHARON RD
QUAIL HOLLOW
COLONY
CARMEL RD
OLD PROVIDENCE RD
SWAN RUN
RAINTREE
SHARON RD W
GLENEAGLES
KETTERING
SOUTH BLVD
PARK RD
ARCHDALE DR
OLD PINEVILLE RD
HEBRON
ARROWOOD RD
NATIONS FORD RD
YORK RD
STEELE CREEK RD
WESTINGHOUSE BLVD
CAROWINDS BLVD
Carowinds
PINEVILLE
TYVOLA RD
WOODLAWN RD
SCALEY BARK
PARK RD
MYERS PARK
QUEENS
SELWYN
KENILWORTH
KINGS
STRYON ST
IDEAL WAY
REMOUNT
MOREHEAD
EAST BLVD
WEST BLVD
WILMOUNT RD
BILLY GRAHAM PKWY
Charlotte Coliseum
Charlotte Douglas International Airport
OLD DOWD RD
MULBERRY CHURCH RD
FREEDOM DR
TUCKASEEGEE RD
LITTLEROCK RD
MT HOLLY RD
W TRADE
NEW DIXIE RD
DIXIE RIVER RD
SHOPTON RD
16
85
74
77
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521
51

FAMILIES
of
GREENVILLE and BROOKSHIRE
CONGREGATIONS

AREA 1 Greenville (Total 7 Families)

Avon Armfield Family-4	(Whisnant Ave.)
Michael Davis Family-5	(Polk St.)
Timothy Davis Family-4	(Polk St.)
Raymond Pharr Family-3	(Polk St.)
Donald Vail Family-4	(Hamilton St)
Jeff Black Family-4	(Polk St.)
Junious Kelly Family-4	(Burton St.)

Area 2 Double Oaks (TOTAL 8 Families)

Eula Burson Family-6	(Edwin St.)
Mary Campbell Family-2	(Edwin St.)
Tillie Thompson	(Kenney St.)
Roslyn White Family-4	(Kohler st)
Ginieve Wright Family-3	(Horne st.)
Patricia Wheeler Fam-3	(Horne Dr)
Alice Buford	(Double Oaks Rd)
Teresa Graham Family-3	(Double Oaks Rd)

AREA 3 Druid Hills (Total 13 Families)

Mary Bennett	(Wainwright Ave.)
William Chambers Fam.-5	(Montreat St.)
Marilyn Daniels	(McArthur Ave.)
Lonnie Jones Family-3	(Montreat St)
Mary Neal	(Statesville Ave)
Gwendolyn Rose Family-3	(Rachel St.)
Marshall Sheffield Fam-2	(Olando Ave)
Clarence Sparks Family-5	(Norris Ave.)
Yvonne Ward	(Olando Ave.)
Rosetta White	(Wainwright.)
Bernice Williams	(Moretz Ave.)
Robert Williamson Fam-3	(Norris Ave.)
Henrietta McKay	(Olando Ave)
Mae Riley	(Olando Ave)

AREA 4 Graham Street (Total 6 Families)

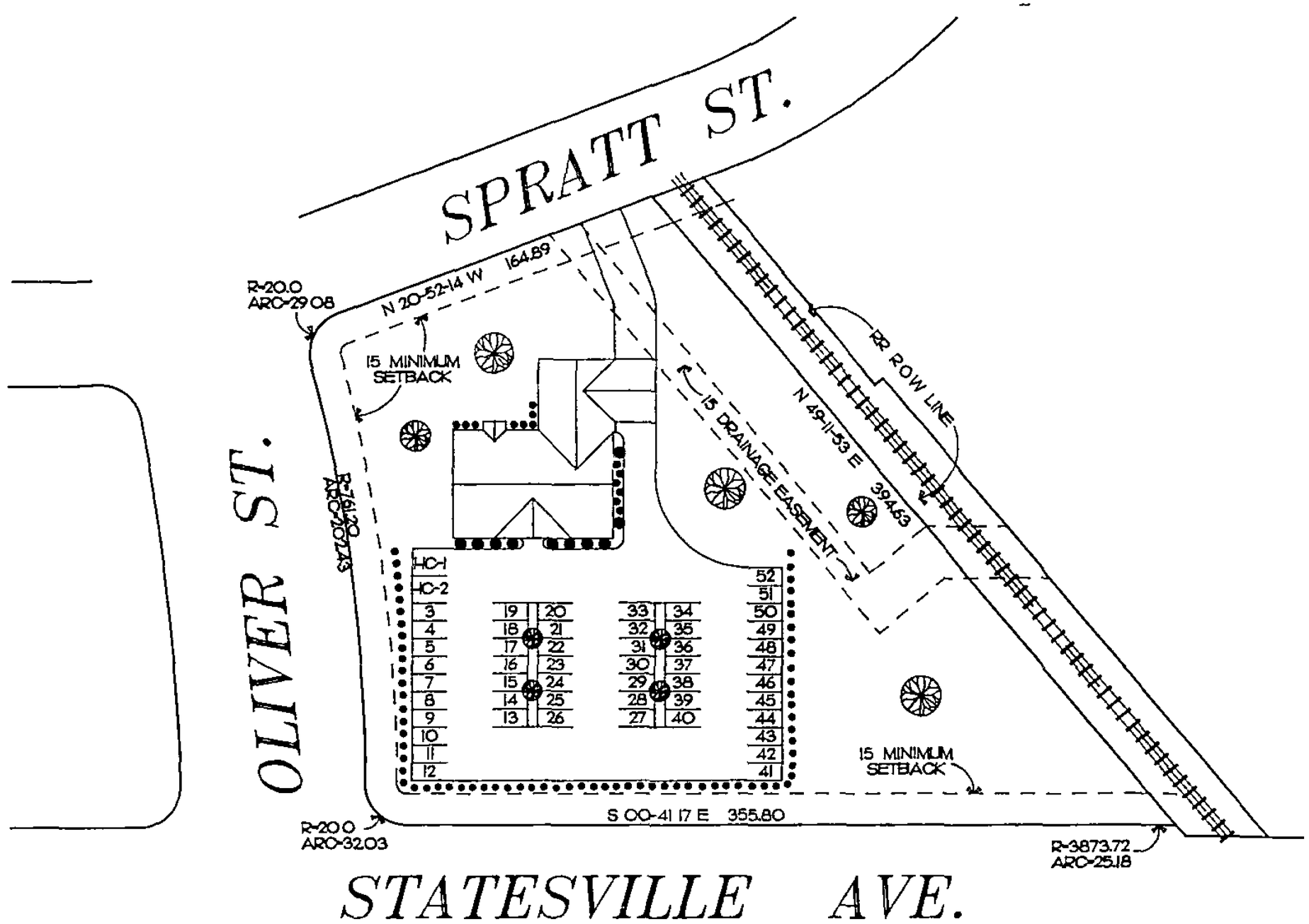
Calvin Bynum Family-2	(Bancroft St.)
Paul Jones Family-2	(Catalina Ave.)
Hosey Morris	(Grimes St.)
Lonora Springs Family-5	(Keswick ave.)
Shirley Teasly Family-3	(Pine st)
Virginia Smith Family-5	(30th St.)

Area 5 Oaklawn (Total 17 Families)

Rachel Addison	(St John St)
Patricia Alexander	(Parker Dr)
Arthur Artis Family-2	(Waddell St)
Margaret Bailey	(Andrill Terr)
Marvelene Bailey	(St. Mark St.)
Dave Black Family-3	(Crestview Dr.)
Ken Blount Family-2	(Brownstone St.)
Morris Clark Family-2	(Brownstone St.)
Jerry Dunlap Family-4	(Dean St)
Rosa Jefferson	(Jennings St.)
Bobby Johnson	(St. Johns St.)
William Jordan Family-4	(Van Buren Ave.)
Henry Reeves Family-3	(Erie St.)
William Roseboro Fam-2	(Coronet Way)
Annie Thomas	(Fairmont Ave.)
Grace Rush Family-5	(Fairmont Ave.)
Sharon Bell Family-3	(Madison Ave)

AREA 6 LaSalle St (Total 7 Families)

Ida Mae Baker	(Madrid St.)
Garrett Cathey Family-2	(Remington St)
William Chambers Fam-2	(Remington St)
Amanda Conner	(Beatties Ford Rd)
Lowell Matthews	(Celia Ave.)
Edward Owens Family-3	(Celia Ave.)
Brian Young	(McDonald Rd)


SPRATT ST.
OLIVER ST.
STATESVILLE AVE.
N 20-52-14 W 164.89
R=20.0
ARC=29.08
15 MINIMUM SETBACK
15 DRAINAGE EASEMENT
N 49-11-53 E 394.63
RR ROW LINE
R=761.20
ARC=207.43
HC-1
HC-2
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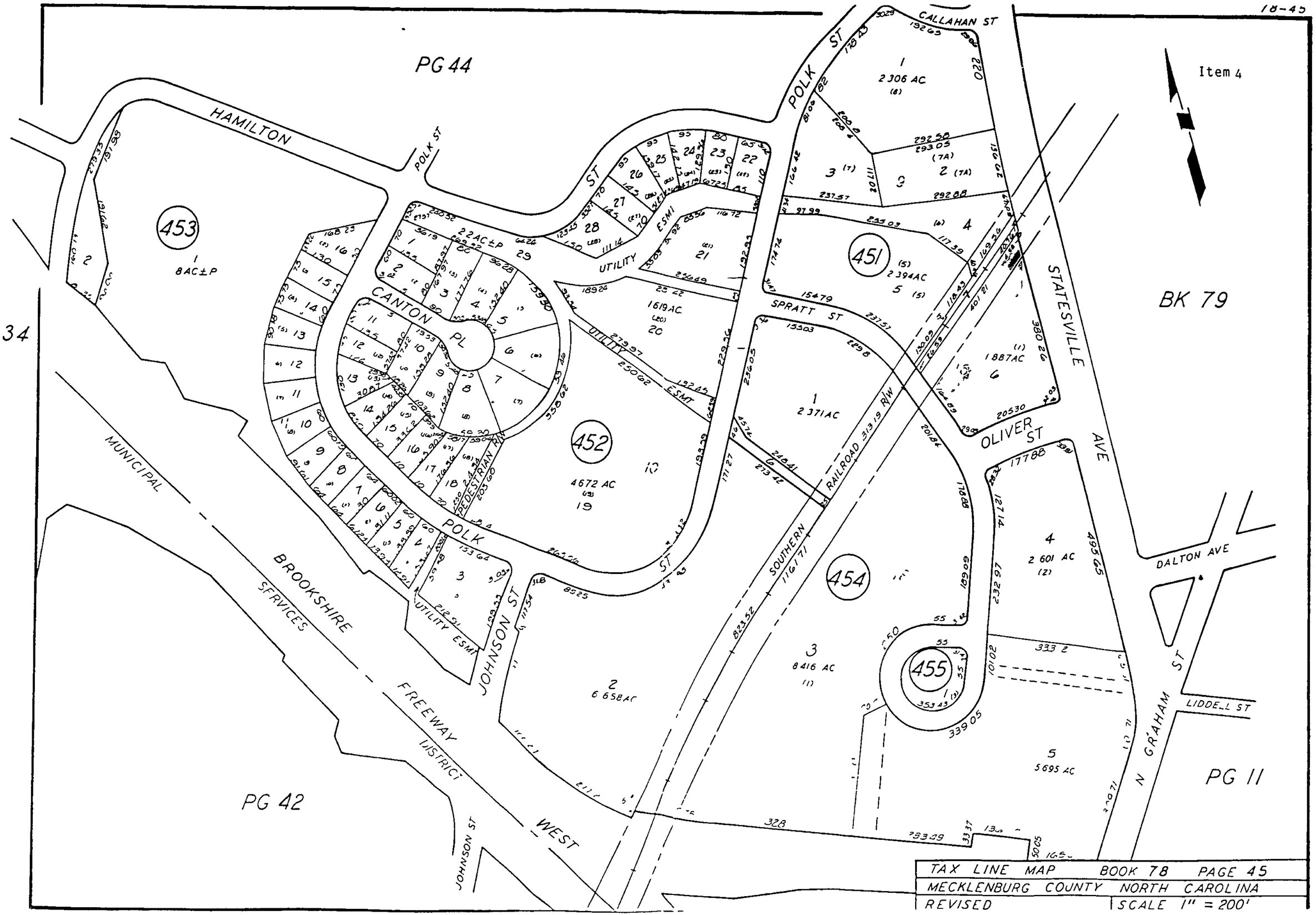
18-45
Item 4
PG 44
HAMILTON
POLK ST
CALLAHAN ST
POLK ST
STATESVILLE AVE
BK 79
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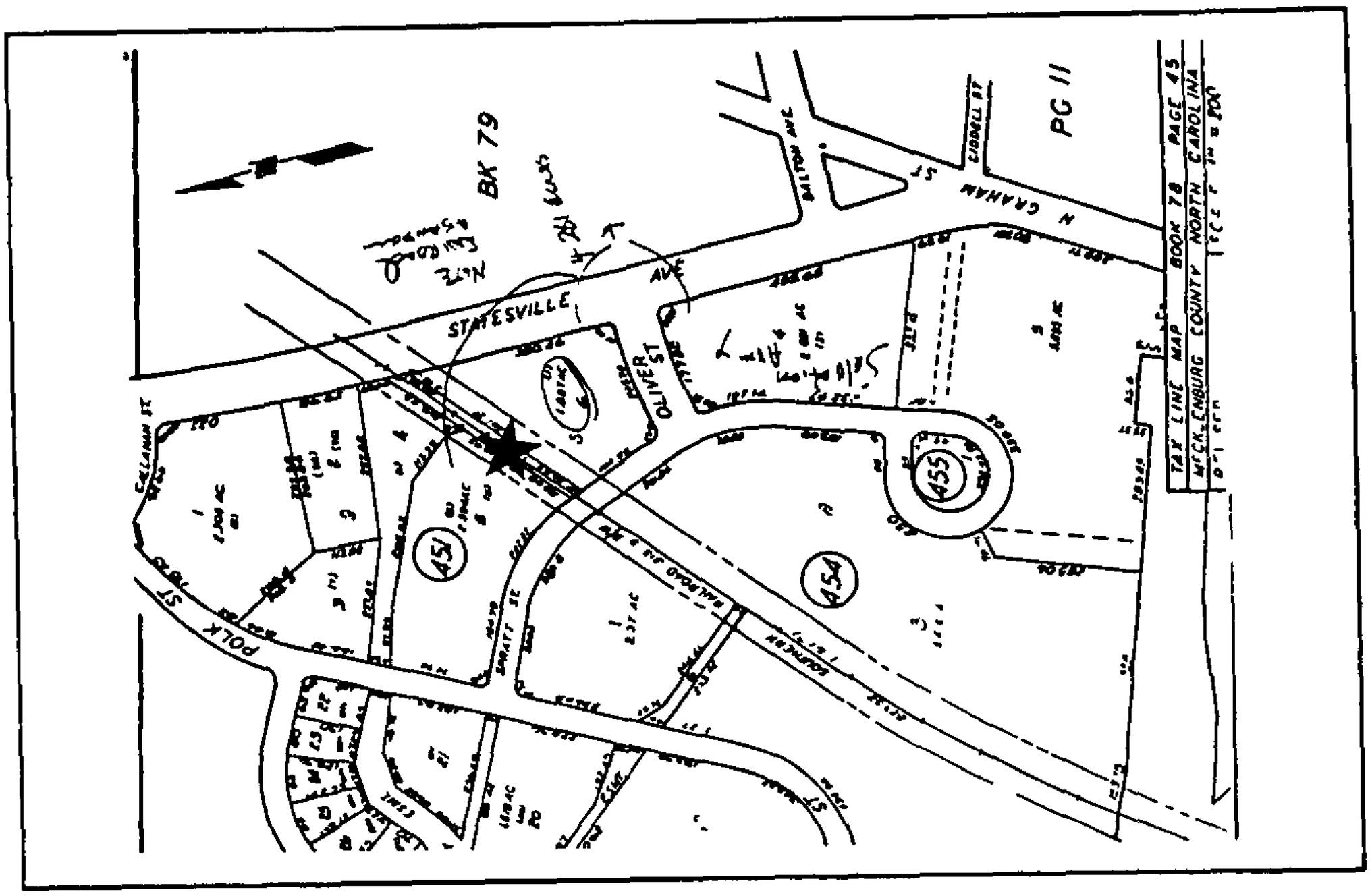
8AC±P
CANTON PL
22AC±P
UTILITY ESMT
1619AC
UTILITY ESMT
452
4672 AC
PEDESTRIAN R/W
POLK ST
451
2394AC
SPRATT ST
1887AC
OLIVER ST
2371AC
RAILROAD 313.19 R/W
SOUTHERN
454
2601 AC
DALTON AVE
455
8416 AC
6 65BAC
UTILITY ESMT
JOHNSON ST
BROOKSHIRE FREEWAY
SERVICES DISTRICT
WEST
JOHNSON ST
5695 AC
N GRAHAM ST
LIDDELL ST
PG 42
PG 11
TAX LINE MAP BOOK 78 PAGE 45
MECKLENBURG COUNTY NORTH CAROLINA
REVISED
SCALE 1" = 200'



A proposal was presented to the Board of Directors of the Greenville Homeowners Association to place a church at the corner of Oliver, Spratt and Statesville Avenue. The proposed site is across from the Salvation Army facility that is under construction.

Several of the community residents are Jehovah's Witnesses and it is their desire to have a community based church.

Your opinion as to agreement or disagreement with this will be appreciated.

NAME _____

ADDRESS _____

_____

I agree _____ I disagree _____

Greenville Homeowners Association
Charlotte, N.C. 28216
August 23, 1991

Mr. Hoyel H. Martin
City Councilman, District IV
600 East Fourth Street
Charlotte, N.C. 28202

Dear Councilman Martin:

On August 1, 1991, a proposal to build a Kingdom Hall was presented to the Greenville Homeowners Board of Directors by Mr. Tim Davis and Mr. Avon Armfield. The Board instructed Mr. Davis and Mr. Armfield to gather feedback from the residents of the community to get their input. The Board also voted unanimously to support the proposal as long as the overall community was in agreement.

Mr. Davis and Mr. Armfield distributed surveys in the community. Based on the data received, the majority of the Greenville residents responding either supported their proposal or did not object to it. The site they are proposing is at the corner of Spratt Street and Statesville Avenue.

The Board of Directors has sent a letter to Mr. J.W. Walton of Community Development letting him know our position on this request. We would like you to know that we, the residents and Board members of the Greenville neighborhood, are in total support of this project and will help our Kingdom Hall residents in any way we can.

Sincerely,

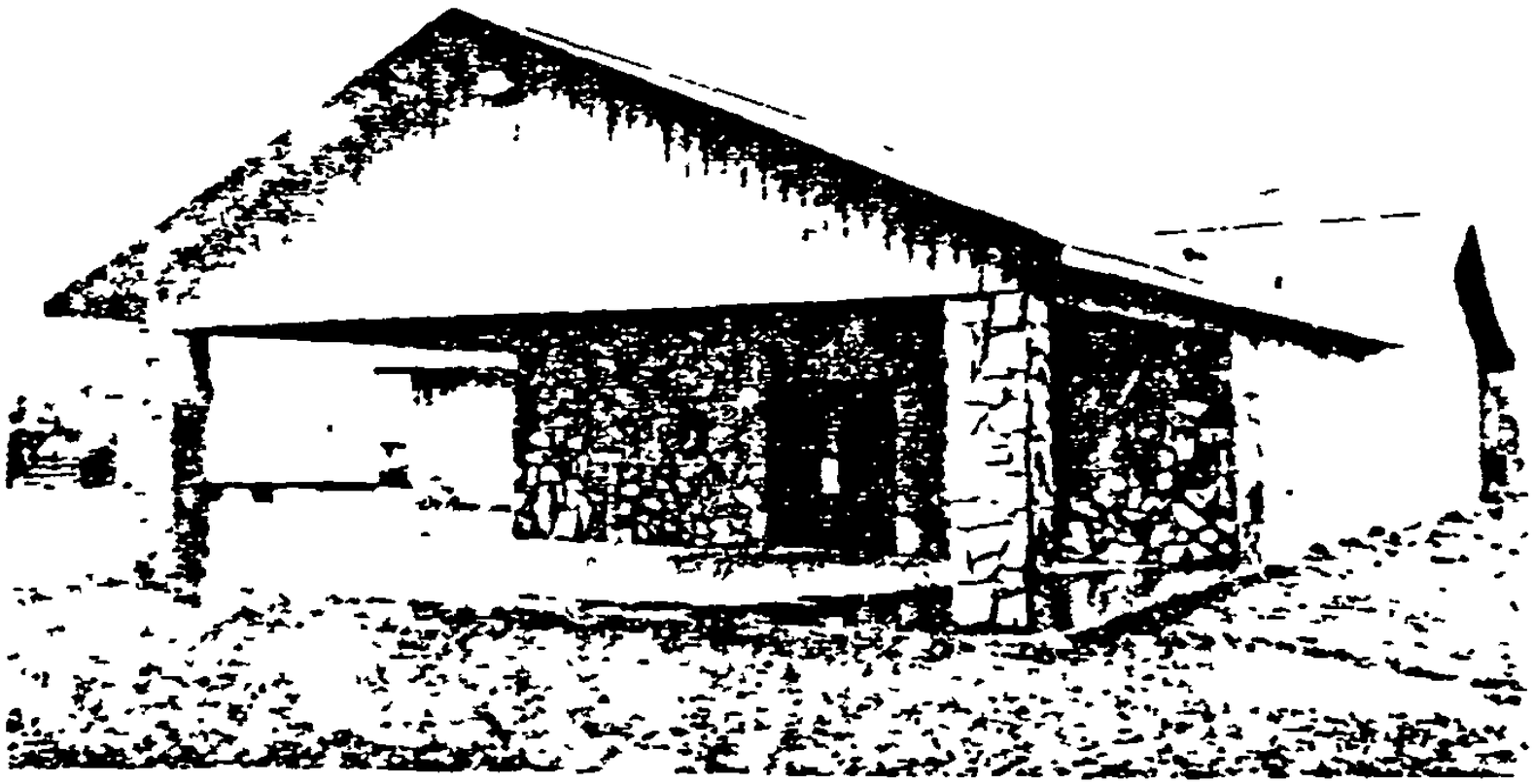
Darrell Andrews
President, Greenville Homeowners Association

DA/wgm

cc: Mr. Armfield
Mr. Davis
Mr. Walton

The Southeast News

Volume 18 Number 16 | April 20 1988 | Matthews North Carolina | For News Or Advertising Call 847 N



Kingdom Hall goes up in Matthews The Matthews congreation of Jehovah s Witnesses raised a kingdom hall over the weekend in Matthews in a modern day version of the old barnraising Between 600 and 1000 people descended on the site on Chestnut Lane beginning Friday afternoon and at 3 pm Sunday the hall complete down to carpet and furniture the first service was held

According to Jerry Bragg chairman of the building committee members of congregations from the western part of the state Greenville S C and as far away as New York came to volunteer their services "We do this fairly often " he says "About 100 members who are contractors were here We have an architect who volunteers his time to draw up plans for our kingdom halls And everybody pitches in There are of course more unskilled people but that s what it takes a lot of hands to move things and get things done

All permits needed had been taken care of by Friday says Bragg and prior arrangements made to have the wood siding and stone building inspected Sunday afternoon so services could be held In two weeks he says the congregation will spend another weekend landscaping the property "We want the hall to be an attractive addition to the neighborhood

ITEM 8

Jehovah's Witnesses Grow As More Seek Answers In 'Reason And Hearts'

By KATHLEEN McCLAIN
Staff Writer

If what you know about Jehovah's Witnesses stops with the colorful Watchtower tracts they pass from door to door, you may be in for some surprises.

Witnesses are dismissed by some as an apocalyptic cult that rejects the Trinity and refuses blood transfusions. But they are among the nation s fastest growing religious groups, building an average of one new church a month in North Carolina, one every two or three months in South Carolina

In Mecklenburg County alone, 2,500 members from 20 congregations are trained to call on their neighbors, offering in-home Bible study and a chance to share their beliefs About 3,000 attend services and training sessions three times a week

"Other churches talk about evangelism," says John Romano, overseer of the Witnesses' newest Kingdom Hall in Huntersville "But after a very, very short time, it fizzles out We re there all the time "

Romano and his congregation on Saturday showed off another of the Witnesses' proud accomplishments the 4,000-square-foot Kingdom Hall on Sam Furr Road

"Quick-built" by a seasoned crew of 300 volunteers, the brick meeting hall was

See NEW Page 10A

ITEM 9

Continued From Page 1A

finished in three days last November, down to the mauve wallpaper, custom molding and heather-green carpet

After an open house for visitors, Patrick LaFranca from the Witnesses headquarters — the Watchtower Bible and Tract Society in Brooklyn N Y — spoke at the evening dedication service

It was part of weekend events that culminate today with the group's semiannual assembly at the Greensboro Coliseum More than 4,000 Jehovah s Witnesses from the Charlotte area are expected

Jehovah s Witnesses claim more than 4 million members in 212 countries, 850 000 of them in the United States Officials reported a membership gain of 4% in 1990 By contrast, the Southern Baptist Convention — the dominant religious group in the Carolinas — grew just under 1% last year, bringing its membership to 15 million

LaFranca says Jehovah's Witnesses in this country conduct more than 500,000 in-home Bible study sessions each week. Those who eventually convert come from a variety of backgrounds

"Some folks are very religious and Bible-oriented," the New York elder says "Others haven t set foot in a church for years. They're looking for some meaning to life, and they find it in the Bible and in association with Jehovah s people "

Twenty years ago, there were six congregations of Jehovah s Witnesses meeting in six Mecklenburg Kingdom Halls. Today 20 congregations share nine, with quick-build plans in place for a Mint Hill hall this fall

Members are probably better known for what they don't believe in than for what they do

MARK B. SLUDER/Staff

Built In Three Days: John Romano, overseer of the Jehovah Witnesses' newest Kingdom Hall in Huntersville, inside the building.

They reject the notion of hell They don't have clergy or paid staff They don't celebrate Easter or Christmas They don't take offerings, play music or teach Sunday school

"We are not a cult or sect,' says Romano, a lifelong Jehovah's Witness who moved to Charlotte from New York 20 years ago ' We are not holy rollers We do no shouting, no arm-raising

"Our speakers don t even use the normal minister s emotional style We don't need that We are appealing to reason and hearts "

Witnesses are relative newcomers among Christian denominations They trace their roots to the teachings of Charles Taze Russell, who began organizing Bible study groups in Pennsylvania in the 1870s.

Russell's followers came to believe that Jehovah alone is God and creator, that neither Jesus nor the Holy Spirit shares his divinity

They agreed that the soul was not immortal, that the hope for the dead is resurrection, and that punishment for wickedness is not eternal torment but annihilation

The first issue of The Watchtower, the group's signature tract and teaching aid, was published in 1879 Five years later, the forerunner of the Watchtower Society was incorporated

The apocalyptic character of the Witnesses' faith is making people pay closer attention today, says Charlotte contractor Harold Casperson, a member of the Witnesses' N C building committee

"With the war situation, it seems like more people are interested in the future, and we try to answer their questions," Casperson says.

"We believe we are going to be the generation that will see the end of this system We believe the kingdom of God is truly an actual government that is actually going to rule on Earth — just like the Lord s prayer says "

Witnesses believe that 144 000 men and women, chosen from the first century to the present day, will go to heaven

Through the sacrifice of Jesus, their tracts say, ' billions of mankind, the majority of whom will be resurrected from the dead, will attain human perfection with the prospect of everlasting life on Earth under that kingdom '

Spreading the message of the kingdom to come dominates Witnesses' work, from the design of their meeting halls to the size of their congregations

The Brooklyn headquarters splits congregations when membership reaches about 150 the size considered optimal for weekly lecture/demonstrations and neighborhood outreach

No-frills Kingdom Halls, though comfortably furnished, are built for training study and missionary preparation

' All meetings open with song and prayer," says Romano, who's senior vice president of Tekmatex Inc , a textile machinery firm in Charlotte "But there s no choir, no organ, no Sunday school All meetings are open to children, and they all sit with their parents and learn along with them We don't have play school or day care

' Jehovah s Witnesses just do what they feel Jesus told them to do preach the good news of the kingdom All the extras are not there "

The Huntersville hall was built with donated labor for $165,000, including the $41,000 cost of land.

Contractor Casperson says volunteers are standing by to put similar facilities in Mount Olive in Wayne County, Raleigh and Jamestown in Guilford County With construction in Mint Hill set for September, the Witnesses' N C building committee is looking for property in uptown Charlotte and is scouting locations from here to Greensboro for a 2,000-seat assembly hall

"Our house-to-house ministry is what s bringing in the increase," Casperson says ' We're already scheduling building dates for 1992 If you want to get on the list, you d better get in line now "

Work That Refreshes

THE sign on the jobsite in the Atlanta, Georgia, suburb of Dunwoody announced the Kingdom Hall construction date: "23 and 24." This double date ignited the remark: "Can't they make up their minds whether to start on the 23rd or 24th?" People just could not comprehend that the sign meant. The Kingdom Hall will be started on the 23rd and finished on the 24th. Nevertheless, what have come to be called two-day miracles are happening about every month in all parts of the United States.

In the early dawn of Saturday in Dunwoody, piles of building materials were strategically placed on the 4,200-square-foot concrete slab that had been previously poured. Ben Kelley, who had supervised the pouring of this slab, pointed out that every item was precisely located for quick use when needed. "Notice the Sheetrock," he said. "It's stacked right in the middle of where the auditorium will be. We'll build around and over it, but when the time comes it will be exactly where the sheetrockers need it."

While he was talking the field kitchen was serving breakfast—at 6 a.m.—to three hundred volunteer workers.

Walls Up in Minutes

At five minutes to seven work began. All the workers ringed the concrete foundation as one consolidated crew, all wall builders. Hammers started whanging. Walls materialized out of precut studs. In a few minutes Wall One was raised. Then Wall Two. Then Three. And Four. The perimeter of the hall had risen in minutes, and its 2 by 6 studs were soon clothed with plywood panels and black insulating board. The banging of hammers subsided as bodies of workers disengaged themselves from wall raising to re-form as smaller crews—electricians, cabinetmakers, plumbers, masons, landscapers and others. Each crew was directed by a work leader who responded to a walkie-talkie on his hip.

A crew of insulators, mostly women, was packing the inside walls with glass-wool batts. Strong-armed men were

wrestling flip-floppy roof trusses toward one end Partition walls were rising Foyer, rest rooms, library, literature rooms, stage and the large half-oval auditorium itself—all were taking shape. Somehow the different crews sifted through one another as they performed their operations, none seriously impeding the work of the others

"This is where we get down to what makes the system work," Stanley Peck explained Peck, a builder and a minister of Jehovah's Witnesses, had developed the method with the help of a corps of Midwest Witness builders "In the first place," he said, "the system takes advantage of our having plenty of volunteer help and enough talented craftsmen and managers to use this unlimited help " Yet how do you coordinate three hundred workers on a single jobsite? "People are always asking us that," Peck replied 'Maybe a hive of bees can do it Or a colony of ants But humans? Not unless they are Jehovah's dedicated workers Real craftsmen are in charge of every crew and every crew is directed by supervisors It's like in the Christian congregation, where God equips some with 'abilities to direct and some with abilities to perform helpful services' "—1 Corinthians 12.28.

It should be added that putting up such a meeting hall so quickly could not be done anywhere and everywhere As can be seen, it takes more than willing hands It requires the availability of skilled tradesmen experienced in the type of planning, preparation and coordination necessary for such a building to take shape And good cooperation from communal authorities and building inspectors is necessary.

"It Looks Like a Busy Anthill!"

The skeleton of the hall was rising so fast on its two-acre setting that by mid-morning astonished passersby began to understand the meaning of the two-day construction date Masons were setting up scaffolding, support crews were getting bricks and mortar ready Carpenters and roofers were swarming all around them The masons accommodated themselves

With a crew like this a Kingdom Hall can be built in two days

to working around and under them and, sometimes, between the legs of finishers boxing in the overhangs. Meanwhile air-conditioning workers were threading power lines through the midst of all the other crews Nearly a hundred workers were on the roof, laying down decking, unfurling rolls of felt, carrying and locating heavy bundles of shingles.

On the ground even more were scurrying about. Some were carrying building materials to where they were needed. Fencing crews were busy. Landscapers were transforming the grounds into sodded lawns, shrubbery and flower beds. Batteries of youngsters and oldsters moved about constantly to pick up every bit of trash—bent nails, discarded containers, odd pieces of lumber. Nothing was allowed to litter or impede anybody's progress. And from the beginning a mobile refreshment department—pairs of girls and boys—circulated throughout the project with snacks and cold drinks. One observer remarked: "It looks like a busy anthill!"

Day One is considered successful if, by late in the day, the sheetrockers and drywallers can take over These workers have to wait for studded and insulated walls and raftered ceilings Then they work into the evening nailing up the heavy plaster sheets. These surfaces must be spackled with a quick-set compound, sanded, and painted or papered before noon of Day Two. At that time all work stops and the congregation holds its first meeting in the new Kingdom Hall. At

Sidelights on Dunwoody Kingdom Hall

THE city of Atlanta could not have cooperated more fully Mr Gardner, director of inspections, heard of our schedule, but his inspectors do not work on Saturday and Sunday So he allowed Witnesses licensed in their trades to be responsible for inspections In addition, a registered and licensed architect visited the site periodically over the weekend to see that the structure more than met the county building codes

The three network television stations had their filming crews at the building site One of the newscasters was impressed, stayed long after his filming crew had left and concluded his program of the twenty-third with. "The brothers and sisters will be back tomorrow, and so will we"

On the morning of the twenty-fourth, more than a hundred miles from Dunwoody, a Witness was going from door to door At six different doors he was told 'Well, you're the people that are on TV who are building the Kingdom Hall in just two days, down in Atlanta"

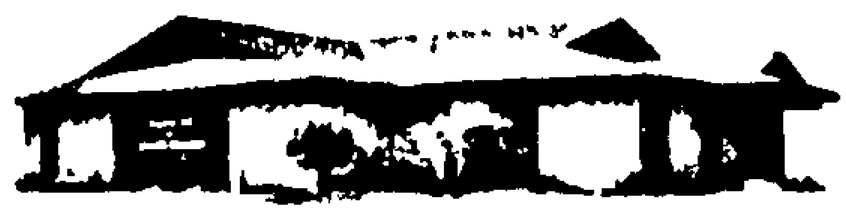
A businessman in Atlanta had house guests that weekend Early that Saturday morning they passed the site and saw the walls going up They were amazed at the activity and returned every two hours that day and the next to check progress. Subsequently this businessman talked about this event in the Philippines, Mexico and many of the Western states.

On the twenty-third at the Dekalb County Police Department, a lieutenant was being assigned to monitor traffic near the Kingdom Hall Her captain explained that a church was being built there, but she argued that no church was being built in that area Still insisting that the captain was wrong, she went anyway Upon her arrival she stopped in the middle of the

Dunwoody the carpet had not yet been laid, so three hundred people sat on the concrete floor and two hundred others settled down outside the building to attend the weekly *Watchtower* study.

"We have visitors from Virginia and Florida," remarked Charles Leibensperger, secretary of the building committee "Some of them are planning to build halls They want to see how it is done Now that Stan Peck has come and got us organized, we can begin planning to help them " Peck explained "We have an arrangement whereby anyone who is experienced goes over their plans and their personnel preparations Then arrangements are made to have two or more job veterans work with their building committee to organize everything and check the list of building materials; and one or more of us arranges to be present during the two days of construction " No one is paid for any of this work

As Day Two ended in Dunwoody and a group stood outside and looked at the hall where none had been early the day before, one of the Witnesses commented: "This is how Jehovah's spirit operates to accomplish work like this It's simple His people are responsive to his spirit. They cooperate for a common cause They're doing everything not for personal gain but out of love for their brother and their God Are these not the two great commandments of Mark 12 28-31, to 'love Jehovah your God with all your heart, mind, soul and strength,' and 'your neighbor as yourself'?"



road, blocking traffic, and exclaimed "I don't believe it! That wasn't there yesterday!"

A Witness works as a waiter at the Perimeter Marriott Hotel in Atlanta The restaurant manager was having dinner with his visiting parents, and he asked the Witness to tell them about the church that was built in two days His father retorted 'It can't be done! I've been in construction for years and I know it *can't be done!*" He then asked, "What religion are you?" When told Jehovah's Witnesses, he said 'They could do it!" He had managed a convention hall that the Witnesses had used and had seen how they worked together ' Any other religion couldn't do it," he said, "but Jehovah s Witnesses could do it "

Streams of cars passed the building site during the two days to see what was going on Many stopped to visit. At times up to eight hundred curious neighbors and passersby were on the grounds Some of them ate with the workers The cafeteria department served thirty-five hundred free meals during the two days

A few days after the hall construction, a salesman visited a Witness He had heard about the hall on the TV news and was very much impressed It reminded him of "ants on an anthill " His family was religious, but he was disillusioned with religion He then said ' If any religious group could work together so efficiently and produce a building in one weekend, they had to have something that other religions don't offer " Later he and a companion came to a meeting at the Kingdom Hall

A father was very upset when his daughter became one of Jehovah's Witnesses and would not listen to her explanations at all But he is now eager to discuss the construction of the Dunwoody Kingdom Hall and said to his daughter, "I'm proud that you were a part of that '

M E M O R A N D U M

RECEIVED
OCT 11 1991
OFFICE OF CITY CLERK

DATE: October 9, 1991

TO: Pat Sharkey
City Clerk

FROM: J. W. Walton, Director
Community Development

SUBJECT: Speaker at October 14th Council Meeting Regarding North Carolina Housing Awards

Mr. William T. Boyd, Chairman of the North Carolina Housing Finance Agency, will be present at the October 14, 1991, meeting to present a North Carolina Housing Award to the Mayor and City Council for the Fairmarket Square project.

The North Carolina Housing Awards are sponsored by the N. C. Housing Finance Agency to recognize innovative and effective housing that benefits low-income citizens of North Carolina. These projects will provide ideas for other developers, non-profit organizations, and community development officials.

The award is based on four criteria:

1. Financial structure (i.e. the arrangement of debt and equity money for construction and permanent financing);

2. Income targeting (i.e. the income of households for whom the units are affordable and the length of affordability);

3. Physical design (i.e. the quality of appearance, site plan and construction); and

4. Cost-effectiveness (i.e. the total cost per unit, and the construction and development costs per square foot).

Mr. William T. Boyd can be contacted through the N. C. Housing Finance Agency, P. O. Box 28066, Raleigh, N. C. 27611, Phone (919) 781-6115.

A description of the Fairmarket Square project is attached for your information.

Attachment

704 529 6098

Crosland Properties

135 Scaleybark Rd Charlotte North Carolina 28209
P O Box 11797 Charlotte North Carolina 28220

FAIRMARKET SQUARE HIGHLIGHTS

* Sixty new units built and managed by Crosland.
* Initial location for CMHP's Pathway Program
* Project serves households earning 31% - 40% ($10,500 - $17,000) of area's median income.
* Project Cost: $2,839,000 or $47,000/unit
* Financed By·

Charlotte Innovative Housing Loan	$1,275,000	($21,250)/Unit
N. C. Energy Trust Fund Loan	139,000	($2,317)/Unit
Equity from Sale of Tax Credits	1,425,000	($23,750)/Unit
	$2,839,000	

None of the financing sources requires periodic debt service. Therefore, the rents can be set low enough to serve the targeted moderate income population without other operating subsidy

# Units	Unit Plan	Monthly Rents
36	2BR/1Bath	$215/$240
24	3BR/2Bath	$245/$270

The project leased up in about six weeks in the fall of 1990. It has operated at nearly 100% occupancy with little turnover since then

CITIZENS' HEARING 10/14/91

CITY OF CHARLOTTE
COMMUNITY DEVELOPMENT DEPT.
Neighborhood Preservation
Division

Charlotte-Mecklenburg Government Center
600 E Fourth Street, 5th Floor
Charlotte, NC 28202-2859
(704) 336-2751

FRANK ROSSES & W/ROSE
P.O BOX 7245
N. AUGUSTA, SC 29841

SUPPLEMENTAL ORDER TO REPAIR

To: All owners and parties in interest in the property located at 2720 DUNCAN AV in Charlotte, NC

The property listed above has been inspected and has been found to be in violation of the Charlotte Housing Code. This matter was heard by the Community Development Department. The following FINDINGS OF FACT are made

1. The above parties were duly served with a copy of the Complaint and Notice of Hearing in this matter.

2 The hearing was held on OCTOBER 14, 1988 at the Community Development Department, located at 600 East Fourth Street, Charlotte, NC.

3. The property referenced above is in violation of the Charlotte Housing Code in the following way:

   . This dwelling is in violation of one or more of the minimum standards of fitness.

4. The property referenced above:

   . can be repaired, altered, or improved at the request of the owner in lieu of the original Findings of Fact to demolish.

THEREFORE, IT IS HEREBY ORDERED:

On or before MAY 02, 1990 the owner(s) shall:

1. REPAIR, ALTER, OR IMPROVE this property so as to meet all minimum standards of fitness as provided in the Charlotte Housing Code by remedying the defects set forth in Exhibit A (see enclosure).

CASE: 8702438.

APPEALS. This Order may be appealed to the Housing Appeals Board within 10 days from the date of service of this order by writing to the Director of the Community Development Department and the Housing Appeals Board (same address, listed above).

CIVIL PENALTIES: If your property has not been brought into compliance with the Charlotte Housing Code by the final date given (including extensions), civil penalties will begin to accrue at the rate of $100 for the first day following the final date for compliance and $10 per day thereafter until your property is in compliance.

FOR ADDITIONAL INFORMATION For additional information, please read the enclosed Summary of THE CHARLOTTE HOUSING CODE ENFORCEMENT PROCESS. If you have any questions about the violation(s) cited or about the code enforcement process, you may call the Housing Rehabilitation Specialist listed below.

Today is April 5, 1990.

This property was inspected by:

J NEEDY
Housing Rehabilitation Specialist
Telephone Number: 336-3483

PROOF OF SERVICE OF THIS FINDINGS OF FACT AND ORDER

Service of the Findings of Fact and Order was made to FRANK ROSSES & on April 5, 1990 by:

___ personally delivering a copy of the complaint and notice,
___ mailing a copy of the complaint and notice by registered mail.

Delivered by: CASE: 8702438

CASE. 8702438

EXHIBIT A - LIST OF VIOLATIONS

LINE#		DATE CORRECTED
1	INTERIOR LOCKSETS MISSING AND/OR INOPERABLE.	00/00/00
2.	KITCHEN SINK MISSING, NO POTABLE WATER SUPPLY TO KITCHEN SINK	02/19/90
3.	WATER HEATER COVER PLATE MISSING	02/19/90
4	WALLS AND CEILINGS THROUGHOUT HAVE HOLES, DETERIORATED COVERIN	02/19/90
5	AND CRACKS	00/00/00
6.	PAINT ON WALLS AND CEILINGS THROUGHOUT PEELING	02/19/90
7.	NO LOCKSET AT REAR DOOR, REAR EXIT OPEN.	02/19/90
8.	WINDOW SCREENS MISSING AT ALL WINDOWS.	00/00/00
9	FRONT AND REAR DOOR SCREENS MISSING	00/00/00
10.	WINDOW SASH, FRAMES, STOOLS ARE ROTTED, DELAPIDATED AND	02/19/90
11.	INOPERABLE, WINDOWS NOT WEATHERTIGHT	00/00/00
12.	LIGHT FIXTURES MISSING AND/OR INOPERABLE	00/00/00
13.	KITCHEN CABINETS DELAPIDATED	02/19/90
14.	BATH LAVATORY MISSING, NO POTABLE WATER SUPPLY TO BATH	02/19/90
15.	LAVATORY	00/00/00
16.	COMMODE TANK COVER MISSING.	02/19/90
17	FRONT DOOR NOT WEATHERTIGHT. NOT SO	00/00/00
18.	PAINT PEELING ON INTERIOR WOODWORK.	02/19/90
19.	WINDOW GLASS BROKEN AT ALL INTERIOR WINDOWS	02/19/90
20.	ACCESS DOOR MISSING AT FOUNDATION	00/00/00
21.	SOFFIT AND FACIA BOARD ROTTED IN NUMEROUS PLACES.	02/19/90
22.	CRACKS, HOLES AND MISSING BRICK IN FOUNDATION	00/00/00
23.	DELAPIDATED FENCING AROUND PROPERTY NOT SO	02/19/90
24.	GUTTERS AND DOWNSPOUTS RUSTED, LEAKING AND MISSING.	02/19/90
25.	JUNK, TRASH AND GARBAGE THROUGHOUT STRUCTURE.	02/19/90
26	EVIDENCE OF RAT AND ROACH INFESTATION. NOT SO	02/19/90
27	WOOD SURFACES ON EXTERIOR LACK PROTECTIVE COATING.	02/19/90
28.	FRONT DOOR CASINGS ROTTED AT BASE	02/19/90
29.	SIDING ROTTED AT FRONT EXTERIOR DOOR.	02/19/90
30.	MAIN SILL AT FRONT OF DWELLING ROTTED	02/19/90
31.	DEAD TREE LIMBS AND TALL OVERGROWTH IN YARDS. CITY BILLED ABE FOR CAROLINA YARD CARE to clean up	02/19/90
32.	NO HANDRAILS AT REAR STEPS.	00/00/00
33.	FLOORING IS UNSANITARY THROUGHOUT.	00/00/00
34.	DISAPPEARING STAIRCASE DELAPIDATED. NOT SO	02/19/90
35.	NO OPERABLE HEATING SYSTEM IN DWELLING	00/00/00
36	REAR EXIT IS OBSTRUCTED BY OVERGROWTH SEE #31	02/19/90
37.	NO PLUMBING FIXTURES OPERABLE.	00/00/00
38	FOUNDATION VENTS MISSING, NO VENTILATION THERE WERE VENTS	00/00/00
39.	R-19 REQUIRED INSULATION MISSING IN ATTIC.	00/00/00
40.	2720 DUNCAN AVE.	00/00/00
41.		
42.	ALL THESE REPAIRS DO NOT COST $23,500	
43.		
44.	NOR $35,000 TO BE REPAIRED	
45.		
46.		
47.		
48.		
49.		
50.		

FRANK ROSSES

MAYOR OF CHARLOTTE
COUNCIL OF CHARLOTTE
RE: PROPERTY LOCATED AT
2720 DUNCAN AVE
CHARLOTTE, N.C.

Dear Mayor and Councilmen;

In November of 1988 I received notice of the Housing Authority's decision made on October 14, 1988 concerning my property located at 2720 Duncan Ave. After receiving this notice I called for an appointment.. An appointment was set up for November, 1988. There I met with one of the Housing Authority Representatives and told him that I would definitely like to have the house remodeled because the house had a lot of sentimental value. His reply was "the best thing I could do would be to sell since the house and land was only valued at $700.00." I told him that I wasn't interested in selling because of the sentimental value being my children were born there. I also told him that I had already tried to remodel the house on 3 different occasions. But each time I tried to remodel it I would come back the following weekend to finish I would find that someone had broken in and taken all the materials I had bought to do the remodeling with. So in disgust, I finally hired a Mr. Don Black to board the house up, including the back door.

I later recived a bill from the City of Charlotte charging me $250.00 for boarding up the house. They claimed they had boarded the house up themselves. I proceeded to go ahead and pay the bill being it was cheaper to pay the $250.00 than to hire an attorney to fight it. However this was not disclosed to the Housing Administration..

While I was at the Housing Administration I told them I was not interested in selling the house. They told me they had a program where I could borrow the money for remodeling at a low interest rate. I said that sounded good to me because of me being blind and handicapped I did not have a lot of income coming in. I was then introduced to the lady handling the loan applications. At that time an appointment was set up for me to come back a few weeks later. My application was taken and approximately a month later I was notified to come to their office. I returned to their office and gave them some additional information that was needed. I was notified a few weeks later that the application had been approved.

I then set up another meeting with the Housing Authority. When it came time for my meeting, the gentlemen I was to meet with was on vacation. Therefore I set up another appointment. So I met with the Housing Authority Agent at 2720 Duncan Ave.where he, I and my wife went through the

house and inspected it. He told me I would have choices of what was to be done to the house and also the colors to be used. I was told the City would line me up with a contractor to do the repairs. The agent then took out a pad and proceeded to mark down the things that I, myself told him I would like to have done which the majority of things listed by the City as Violations were not persay Violations but in fact, were my own suggestions. At that time nor any other time while the house was being repaired did we ever once see any signs of roaches or rats. So the house was not roach and rat infested as indicated by the Housing Administration. Common sense plainly teaches us that if food is not available roaches or rats do not hibernate there. After inspecting the house we noticed that the back yard was grown up tremendously and had been used by my neighbors as a city dump.

But the City of Charlotte continuously billed me ridiculous charges for a company called Carolina Yard Care. Whom I later found out was related to one of the people working for the City in a high ranking position. When talking to the neighbors I found out that no one had been there to clean the yard in over 2 years. But we were being continuously billed by the City of Charlotte for services done by the Carolina Yard Care Co. I had felt that it was cheaper to pay to have the yard cleaned up, rather than drive 4 hours each way from Augusta Ga to clean up the yard myself or hire someone else to do the job. So I paid the bills. The yard was in such bad shape that after cleaning it up, I had to pay one of my neighbors a few blocks away to haul off 3-4 truck-loads of junk that had been thrown in the back yard.

Meanwhile, back at the Housing Administration, the agent told me he would get together and submit this job to some contractors who were listed with the City of Charlotte for this type of work. That they must be certified.

Approximately 1 month later I was contacted by phone by the Housing Administration to set up an appointment once again. I went to the Housing Administration on McDowell St where I met with their agent concerning the bids submitted by their contractors. One bid consisted of $23,500, while the other bid was $35,000 and then some. Which in analyzing these bids means if I borrowed $23,500 over a period of a few years I would be paying back at least $50,000. If I borrowed the $35,000 I would be paying back $70,000 +. From being a contractor myself many years ago I had sense enough to know that the house could be repaired for considerable less. It was just a matter of time and work. And, I also knew that I could tear the house down to the ground, contract it myself and build it back brand new for less than $23,000. So I refused the loan and the contractors and came back to Charlotte, cleaned up the yard and started to work on the house myself. First trying to fix up the outside by scraping and painting when my friend Don Black told me about someone he knew to do the work. The gentleman submitted a bid to me which I agreed to. I had him to start working, painting. I had paid him so much money up front. I went back a week later to find out he had taken my money and moved from his present address without doing a bit of work. We later hired 2 more guys and being pressed for time, we

didn't have the time needed to check out references. Which when we inspected the work we found out they weren't really qualified so we had to let them go. That forced us to have to come up on the weekends, bringing with us a crew where I proceeded to do the work myself. In all this time we never once saw a building inspector.

I received a letter from the Housing Authority notifying me that they were going to demolish the house. I felt that this was a little bit ridiculous due to the fact that we had a building permit and were working on the house and there were houses all around me in worse shape than mine was before starting on the repairs. So I called the City of Charlotte to find out when and where the City Council meeting was being held. I felt that I should take pictures of the houses in worse shape than mine, and proceeded to do so. I met with the City Council on August 28, 1989 where I submitted my case to the Council and told the Council at that time that no one had even been out to see if we were working on the house. The Council agreed to give me 30 more days which would be September 28, 1989. However on September 21, 1989 Hurricane Hugo hit Charlotte, which was exactly 1 week prior to my deadline. We were basically finished with the work except for the handrails and under house vents and replacing mortar and a few bricks. When Hugo hit, it tore off limbs, blowed a couple of trees onto the house. It broke off tremendous tree limbs off the tree in the front yard as pictures presented will indicate. We had to go back to work cutting up limbs and 2 trees off of the house. We piled our debris in front of the house like all our neighbors were doing. the City came around and picked up the debris from all our neighbors houses but did not pick up anything from in front of my house causing me to have to pay to have it hauled off. We also had o replace the roof and wood where the trees and tree limbs had knocked holes in it. We had to redo the ceiling, scraping, patching and repainting it. We also had to replace the gutters, windows for the third time. The second time several windows were stolen. Wee also had to replace the kitchen sink and the lavatory which were also stolen. We had to replace two back windows again and all of our tools where someone had broken in and stolen them while we had gone for coffee. We have police reports which were made by Mr. Don Black.

After completing the work this last time, we tried on numerous occasions to have the power turned on so we might be able to do the work a lot easier than using handsaws as our electrical work had already been done by a local company and inspected months before. However after a while we finally reached a point that if we found someone home next door, we would pay them for the use of their electricity by running an extension cord through the window. We called on numerous occasions to get an inspector to come out to inspect the house. But every time an inspector would come out, we were notified by that inspector that it wasn't his job, we had the wrong department. We made approximately 8-10 trips from Augusta to Charlotte to meet with building inspectors who only informed us that it wasn't their department and they didn't know how to get in touch with the person who was in charge of that department.

We finally had to hire an attorney before we could even

get the house inspected. Mr. Neely finally came out and walked around the house telling us we needed to put the railing up, which we hadn't done as yet and to replace the vents in the foundation. Later after having some complications of getting someone back out to inspect the house, the attorney had to call Mr. Jackie Wilkes. Mr. Wilkes made an appointment with me releasing me of any more responsibilities. I asked Mr. Wilkes if he could please get in touch with the Power Company so I could get the power turned on as I wanted to install a Burglar Alarm for protection as I had put in ceiling fans in all the rooms, Central heating and air, brand new carpet throughout the house and the window screens and storm doors were being stored inside the house as we had to board up the windows and doors again as protection. He assured me he would be in touch with the Power Company. When the Power Co never turned the power on, my attorney had to call Mr. Wilkes to find out why the power had not been turned on after Mr. Wilkes assurance that the power would be immediately turned on.

In the meantime, Mr. Black had made a trip to pay my taxes and found out that there was a tax lien on my property and also a Yard Care lien, which we had already paid this bill three times previously. The tax lien against my property wasn't even my tax lien. It was a tax lien by another property owned by another person in no way related to me. I had Mr. Black to go back to the tax department and call me collect. The lady whose name was Viola, told me herself that the lien was on my property. I said,"Why is it on my property?" She said, "Well, I guess they figured it was some of your relations." I then said, " You mean to tell me that if I had a relative who owes taxes, you're going to put it on my property to collect it." I brought this to the attorney's attention also. Then the attorney told me that the other people whose property I was being taxed for were clients of his who owned a Real Estate Company. He said he would get it taken care of.

Then we received a letter from the City of Charlotte giving us so long to finish the work or we would start being penalized. then we received another letter from the tax department billing us for $5,000.and some odd dollars which the work had already been completed ahead of time, including the damage done by Hurricane Hugo. Both letters received were signed by Mr. Neely. I made another trip to Charlotte to straighten this out, taking with me two witnesses-Ms. Dorothy Smith and Mr. Keith Whitaker. When we first went upstairs we were told Mr. Neely had gone to lunch and would be back at a certain time. We went back upstairs at the time he was due back from lunch to be informed that he was on a break. We sat and waited approximately 45 minutes when Mr. Neely returned.. The receptionist informed him that we were there to see him. The man did not have the decency to invite us back to his office, but instead wanted to know what we wanted. When I told him, he didn't even want to discuss the matter with us. He treated us like dog crap. He was very unprofessional and insulting. If you will calculate the days from the time this case started you will find out we were penalized from Day One straight through the whole ordeal up to May 2, 1991.

Ladies and Gentlemen, something is wrong when you have

employees of the City holding high ranking jobs and are harassing and discriminating against American Citizens and tax payers. It makes me wonder whether my troubles started when I refused to sell the house or when I turned down the high priced contractors or when I presented the pictures to City Council on August 28, 1989. But regardless of what the occasion may be I don't think that the duly elected City Councilmen and Women of this city will approve or tolerate this type of action towards American Citizens and tax payers of the City and County. I am not trying to create any waves for anyone but I am very perturbed about this as I have witnesses and a certified letter and a very unjust attitude and treatment has been put forth to me solely because I appeared in front of the City council in protest of the type of treatment I was receiving. I do not feel that this outrageous penalty is justifiable and I have all the confidence that you men and women in charge and elected by the Citizens of the Community and City will do your just duty and wipe out this unjustifiable and ridiculous penalty of over $5.000 which has been thrown upon me. Had I been a rich man instead of a poor blind-handicapped person who has to struggle for every penny they earn, I might could have restored that house in ten days by hiring a big crew. But I don't have that kind of money and I do the best I can. Thank you. I hope that you will see fit to do the right thing.

Sincerely yours,

FRANK ROSSESS

MEETING HELD ON OCTOBER 14, 1988

OCTOBER-88	17 DAYS	$ 170.00
NOVEMBER-88	30 DAYS	$ 300.00
DECEMBER-88	31 DAYS	$ 310.00
YEAR-1989	365 DAYS	$3,650.00
JANUARY-90	31 DAYS	$ 310.00
FEBRUARY-90	28 DAYS	$ 280.00
MARCH-90	31 DAYS	$ 310.00
APRIL-90	30 DAYS	$ 300.00
MAY 1,& 2	2 DAYS	$ 20.00
	TOTAL	$5,540.00

THE ABOVE WAS CALCULATED AS $100.00 FOR THE FIRST DAY AND $10.00 FOR EACH DAY THEREAFTER.

MECKLENBURG COUNTY

Board of County Commissioners

October 4 1991

Mr Bob Morgan
Charlotte Chamber
P O Box 32785
Charlotte, NC 28232

Dear Mr Morgan

Thank you for your continued interest in our watershed

I have enclosed some additional information I think will be helpful

(1) The original charge the Board of County Commissioners officially adopted to give direction to the Technical Advisory Committee

(2) A memo outlining what I feel is the best approach to protecting our watershed This approach includes a very involved public process, which has always been the intention in the development of our local watershed ordinance

It has been brought to my attention that the Board of County Commissioners needs to be more considerate in allowing time between when an item is first put on our agenda and when we vote on it I agree and will suggest whenever we add an item that has not been previously heard at our regular meeting, we defer voting until the next regular meeting, thus giving at least two weeks public notice for input

This item is on our October 7 agenda for discussion The public will have until October 21 (our next regular meeting) We will also allow discussion and public input at the October 21 meeting prior to voting

To continue our discussions and be able to jointly discuss this approach I have set up the following meeting

Wednesday, October 16, 6 p.m.
Hal Marshall Center
EPA Conference Room
(same place as before)

Please contact me if there is anything I can do for you before October 16

Best wishes,

Edna

Edna K Chirico
County Commissioner
District #1

1 3 64
Enclosures

600 East Fourth Street • P O Box 31787 • Charlotte North Carolina 28231 • (704) 336 2472

MECKLENBURG COUNTY

Board of County Commissioners

MEMORANDUM

TO Board of County Commissioners
City Council
Mayors of Cornelius, Davidson, Huntersville,
Matthews, Mint Hill, and Pineville

FROM: Edna Chirico, Commissioner EWC
Patsy Kinsey, Commissioner PBK

DATE: October 2, 1991

RE: Watershed

The state has further moved back their timeframe for classification of watersheds to 1994.

It is our intention to continue our local process for adoption of a local ordinance as outlined in the following time schedule.

In lieu of endorsing any state classification, we will be considering at our October 21st meeting that we submit our local ordinance to the state and ask them to consider this as our local Mecklenburg County watershed protection.

Please send us your comments so they may be considered prior to our decision.

Thank you.

1-3.55

Attachment

600 East Fourth Street • P O Box 31787 • Charlotte, North Carolina 28231 • (704) 336 2472

MECKLENBURG COUNTY

Office of the County Manager

MEMORANDUM

TO: Gerald G. Fox, County Manager

FROM: Wanda P. Towler, Assistant County Manager

DATE: September 30, 1991

SUBJECT: Projected Schedule for Local Watershed Protection Plan Schedule

On September 16, 1991, the Board of County Commissioners requested staff to return on October 7 with the timetable for implementing a local watershed protection plan. Attached is the timetable, using the same process that was outlined for the Board in May 1991.

Staff on this project will come from the Environmental Protection, County Engineering, Planning and Utility Departments, along with the County Attorney and Assistant County Manager. While developing the proposed plan, staff may seek informal input from members of the Mountain Island Lake Watershed Protection Technical Advisory Committee.

The attached schedule does not specifically list target dates for regional discussions with elected officials of Cornelius, Huntersville, Gaston County and Lincoln County. Staff anticipates that the Commissioners will hold discussions throughout the process, which may necessitate some changes in the dates projected for setting standards and developing ordinances.

Once the local watershed protection plan for Mountain Island Lake is developed, staff will propose timetables for developing program components for Lake Norman and Lake Wylie.

WPT/kg

Attachment

600 East Fourth Street • P O Box 31787 • Charlotte, North Carolina 28231 • (704) 336-2472

LOCAL WATERSHED PROTECTION PLAN SCHEDULE
PROJECTED AS OF OCTOBER 7, 1991

October 1991	Staff begins drafting proposed local watershed protection plan (policy statements)
January 1992	County Commissioners receive as information the draft of proposed local plan
February 1992	Educational workshops held in the Cornelius and Huntersville areas for the public to learn about the proposed local plan
February 1992	County Commissioners hold public hearing. Appointed boards (Planning Commission, Environmental Protection Commission, Drainage Advisory Board) forward recommendations to County Commission
March 1992	County Commissioners set standards for watershed protection and provide guidance for staff to proceed with development of ordinance language
March-May 1992	Staff develops ordinance
June 1992	County Commission reviews ordinance and sets date for public hearing

ITEM #7 - Jim Jeat

The watershed dilemma

■ If Mecklenburg can come up with a sound plan for Mountain Island Lake, maybe the state will adopt it.

We've given Mecklenburg's county commissioners a hard time about their vote last summer to support the state's proposed WS IV classification for the Mountain Island Lake watershed instead of the stricter WS III But we've also acknowledged that the options the state is proposing aren't really compatible with an urban watershed, where development priorities must be balanced against the need to protect the environment and the water supply

For example, WS IV would allow development to cover up to 70% of the ground (30% within a mile of the lake) with impervious surfaces — roofs, pavement, etc — which is surely too much for the area that drains into Charlotte-Mecklenburg's water supply WS III would allow 30% development within a mile of the lake and 50% elsewhere, which is plenty But Mecklenburg officials believe the WS III restrictions could prohibit any additional sewer treatment facilities, or hookups to existing facilities That prohibition simply isn't compatible with the goal of environmentally sensitive development in a watershed

Given that choice, the commissioners ought to opt for WS III and try to negotiate exceptions But maybe those aren't the only options As the timetable for adoption of state regulations gets bumped farther into the future, there'll be time for the county commissioners to develop their own plan for the Mountain Island Lake watershed Perhaps they can persuade the state to incorporate that local plan into its final regulations As commissioners' chairman Rod Autrey said earlier this week, instead of WS III or WS IV, maybe the classification for the Mountain Island Lake watershed will be MIL III

Such a classification shouldn't be defined in terms of the number of houses per acre What matters isn't what happens on any particular acre, but the amount of impervious surface, which increases runoff and pollution, compared to the amount of open land where soil and vegetation filter the runoff before it gets into the lake Regulations for an urban watershed ought to assure plenty of open land, but they ought to give developers some flexibility to pool or buy development rights, for example, in order to cluster housing units to leave more open land per unit of housing

If this county, perhaps in cooperation with Lincoln and Gaston counties, which also border the lake, can come up with an MIL III, we'll bet they can sell it to the state regulators, who are having a hard time coming up with the right combinations

Editorial, The Charlotte Observer
October 10, 1991

Go with the flow

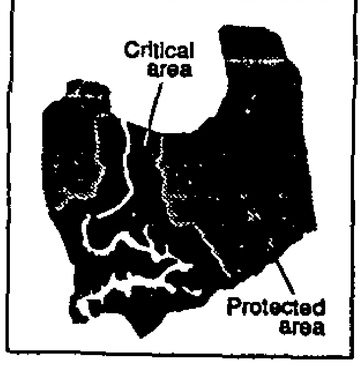
Protecting our drinking water starts with understanding the watershed

– Red, purple and beige areas show current residential and commercial development in the Mountain Island Lake area.

Staff illustrations by FRANCOIS DUCKETT

The map above shows the watershed area immediately around Mountain Island Lake. Inside the orange lines is the critical area, which extends up to 1 mile from the lakeshore. It is considered the most sensitive to development. The area up to 5 miles from the lakeshore outside is called the protected area. Under Classification IV rules, development would be limited only within the 5-mile perimeter. Under Classification III rules, development would be limited throughout the watershed area.

Mecklenburg part of the Mountain Island Watershed

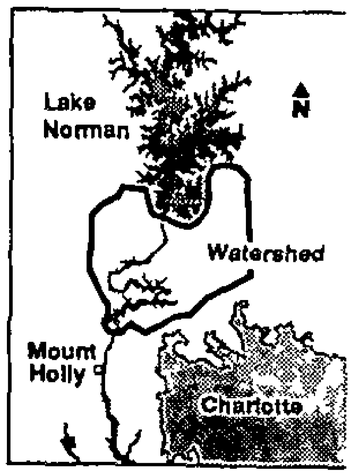


What is a watershed? Generally, large areas that drain into a particular water source.

■ **Why are watersheds in the news?** To protect drinking water which comes from watershed areas. North Carolina is *seeking mandatory development limits in watersheds.* When the state proposed its rules earlier this year, Mecklenburg County had already been considering development limits in the Mecklenburg part of the Mountain Island Lake watershed. Mountain Island Lake is the source of drinking water for Charlotte-Mecklenburg County and Mount Holly. Gastonia may use the lake for drinking water in the near future.

■ **How big is the watershed?** The total Mountain Island Lake watershed covers 1,860 square miles, from the Blue Ridge Parkway to the Piedmont, and includes the upper and middle parts of the Catawba River Basin. The major focus area is a 68 square mile watershed area of Mecklenburg, Gaston and Lincoln counties.

■ ***What would the state's rules mean?*** *The rules* would range from allowing no watershed development, called watershed classification I, to the most developed, called watershed classification IV. The chart below shows what would be allowed in each level of the rules.



■ **Where do local officials stand?** Mecklenburg's county commissioners last month voted in favor of the least strict rules, *classification IV,* but said they would add local controls to make sure the water supply is protected. Commissioners also set Oct. 21 for final approval of their comments to the state so they could gather more information.

A city-county planning committee has voted in favor of classification III. The Charlotte City Council is scheduled to vote on the matter Oct. 14.

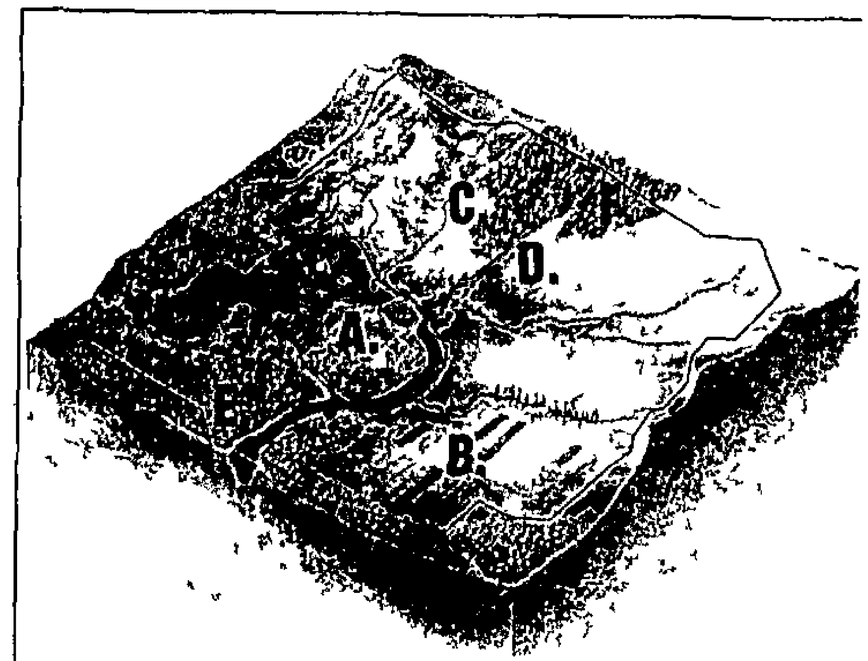
The state says if local governments can't agree, the least strict level — level IV — will be used. Gaston and Lincoln counties have indicated they favor level IV.

■ ***How can I comment?*** *To comment on the proposed rules, send remarks by Oct. 31 to the N.C. Division of Environmental Management, P.O. Box 29535, Raleigh, N.C. 27626-0535.*

1991 proposed amendments to the N.C. water supply watershed protection rules, effective 1992

Proposed classification	Discharges	Land use description	Allowable density w/out stormwater (low-density option)	Allowable density w/stormwater (high-density option)	Nonresidential development	Landfills
WS-I Watershed	None	Undeveloped	N/A	N/A	N/A	N/A
WS-II Critical area	Only existing discharges that qualify for general state permit	Predominantly undeveloped	1 dwelling unit per 2 acres or 6% built upon	Not allowed	No new industrial	No new landfills
Watershed			1 dwelling unit per 2 acres or 6% built upon	Allowed — as added protection	10% of the watershed, maximum 70%	No new discharging landfills built upon
WS-III Critical area	No new	Low to moderate development	1 dwelling unit per 2 acres or 6% built upon	6%-30% built-upon area	No new industrial	No new landfills
Watershed	Domestic & noprocessed		1 dwelling unit per 1 acre or 12% built upon	12%-50% built-upon area	10% of the watershed, maximum 70% built upon	No new discharging
WS-IV Critical area	Domestic; no new industrial	Moderately to highly developed	1 dwelling unit per 1 acre or 12% built upon	12%-30% built-upon area	Allowed	No new landfills
Protected area	Domestic & industrial		2 dwelling units per 1 acre or 24% built upon	24%-70% built-upon area	Allowed	Allowed

SOURCE: N.C. Environmental Management Commission



How can different practices affect a watershed?

A. Logging. Improper logging can *cause sediment to build up,* smothering spawning areas for fish and habitats for small water creatures.

B. Farming. Excess fertilizer can drain into watershed areas, causing abnormal growth of algae and weeds. Pesticides can accumulate in the food chain through fish and other animals, with long-term effects on wildlife and people.

C. Stormwater runoff. Dirt, lawn and *garden chemicals and pet waste* carried by storm drains to creeks, rivers and lakes in a watershed area can affect recreational use of the water.

D. Households and automobiles. Oil, paint, grease, gasoline and other chemicals dumped into storm drains and *onto streets are carried to watersheds and can harm marine life and degrade* water quality.

E. Food chain. Pollutants that get into *the water are taken up by plants and* animals, which are in turn eaten by fish, which can become contaminated, making them unfit to eat.

F. Construction. Building does two things. First, tons of soil get washed into creeks, rivers and watershed areas from construction sites, and that can destroy aquatic habitats. Second, building replaces permeable soil with impermeable buildings, homes and roads, reducing the amount of absorbing soil.