

PETITION

Lets keep the park land which the Town owns on Beatty Street. This is the last available land for an in-town park. If it can not be developed for park land at this time, lets preserve it for future use as such. Please sign below if you favor the use of this land as such, rather than sold to developers for use as other than park land.

If you wish to call the members of the town council, the names and phone numbers are listed below:

**Garfield Carr 892 6887; Prosser Carnegie 892 3620;
Judy Schuh 892 4956; Margo Williams 892 3036;
Bruce McMillan 892 5683.**

Sign below showing your Davidson street address.

Name:	Davidson street address
Claude A. [unclear]	511 N. Main Street
[unclear]	1035 Concord Rd.
[unclear]	17617 Quiet Lake Dr
[unclear]	170416 North St. W. Henderson
[unclear]	109 Vernon Drive
[unclear]	271 Pat Stough
[unclear]	16704 Sannaquin Lane
[unclear]	13209 White Bird Ter
[unclear]	8954 Unity Circle
[unclear]	169246 Landings Dr
[unclear]	837 BEATY ST.
[unclear]	837 BEATY ST.
[unclear]	13407 Davidson Drive
[unclear]	880 Concord Road
[unclear]	880 Concord Rd Davidson
[unclear]	525 N. Main St
[unclear]	217 Crescent Drive Davidson
[unclear]	752 Concord Rd Davidson

PETITION

LET'S KEEP THE PARK LAND WHICH THE TOWN OWNS ON BEATTY STREET . THIS IS THE LAST AVAILABLE LAND FOR AN IN TOWN PARK. IF IT CANNOT BE DEVELOPED AS PARK LAND AT THIS TIME, LET'S PRESERVE IT FOR FUTURE USE AS SUCH.

PLEASE SIGN BELOW IF YOU FAVOR THIS USE OF THE LAND. NAME AND DAVIDSON STREET ADDRESS

Mickey & Leslee Thomas	102 Peters Place Davidson 28036
Ken and Bonnie Brown	Ken and Bonnie Brown 400 Concord Rd.
Judith S. Stewart	520 ASHBY Drive Davidson NC.
Janette Norris	230 South St. Davidson, NC
Leslie Greiner	829A Shearer St. Davidson, NC
Judy Simmons	" " Davidson, NC
Reaper Barber	125 Crescent Drive Davidson, NC
Laura McCallister	P.O. Box 1719 Davidson, NC 28036
Gray V. Couder	550 Delburn Davidson, NC 28036
Kristen Kidd	203 Ryburn Davidson 28036
Pam Coley	538 Concord "
Elizabeth Blinn	737 Dogwood Ln Davidson 28036
Carolyn Peltzer	304 Ryburn Davidson 28036
	101 "

Ronnie F. Wright 573 N. Main St. Davidson

Pamela M. Grant 137 Morrison Hill Rd. Davidson

Catherine Goodman PO Box 1353 Davidson

Jordan d. Bee P.O. Box 3408 Davids...

Reed Adams 525 N Main Davidson NC

June 1/31

565 N. Main Davidson NC.

Opelia G. Smith 623 N Main Davidson NC

Hellen Walker 252 Neyce Rd Davidson NC

Wm Lamm 612 Greenway St Davidson N.C.

Wm Lamm

Wm Lamm

Georgia + Bill Ringle P.O. Box 496 Davidson, NC 28036

PETITION TO KEEP THE BEATY STREET PROPERTY

Leon Pishback - 345 Jib Ct, Davidson, NC.

Edna Fishback

Fredrick Dickell 602 N. MAIN ST. DAVIDSON

Rk + Carol Nelson 710 Jib Court

Cheryl Hoffman 311 JIB COURT

DAN Hoffman 311 JIB COURT

Jane Shoemaker 450 Windward Drive

Hilda E. Drake 440 Windward Drive

John + Carol Drake 440 WINDWARD DRIVE

Thomas V. Berry 110 Potts St

A. J. Donaldson 204 Westside Terrace

Vernon Donaldson " " "

Elizabeth M. Mills 221 Avinger Lane

Robert W. Wittlas 514 Greenway St

Shirley Couch 541 Greenway St.

Madame Nest 219 Hobbs St.

Wanda Schmidt 101 Peters Place

Blackwell 537 Spring St.

Jai Korman 541 Spring St. Davidson

James G. O'Leary Lake side Ave.

Mr. and Mrs. Houchens 601 Greenway St.

Greg + Judy Kidd 301 Spring St

Connie + Eddie Beach Box 338, Davidson, NC.

John F R Riley 418 Pelbeg St, Davidson, NC

James H Ellis 439 Dellberg St. Davidson N.C.

Charles W. Moore 135 Mount St, Davidson NC.

Anne White 203 Sumner Rd. Davidson, NC

Lisa King	108 Lake Davidson Cir
Luzanne Olson	103 Lake Davidson Cir.
Anne B. Powell	321 Jib Court, Davidson
Myron S. L. Hulse	609 N. Main, Davidson
Thomas E. Jones	404 Weaver Lane #409 Davidson
Betty C. Wally	603 N. Main St.
Samuel Noel	553 N. Main St, Davidson
Carl S. L. L. L.	1028 Churchill Rd. Davidson
Robert A. Currie	773 Concord Rd Davidson
Janis W. Ellis	737 Dogwood Lane Davidson
Lisa Ballard	215 Hobbes St Davidson
Dawn Davidson	911 Blaine Davidson
Elena Terrell	837 Beatty St, apt 6-C
Pull Hanson	519 N. Main St.
Monika Smith	216 Sloan Davidson
Tom Beard	212 Founding Lane Davidson
Lee Hohe	19532 Shearers Rd -
C. Earl E. Edmondson	234 S. Kimberly Rd.
R. Anderson	145 Springton Ct.
Ellen Finkler	564 N. Main St.
John Montgomery	361 Delburg St
David Hampton	544 Freemanway St
J. B. Jones	118 Julia Cr.
John Bruce	910 Shearer Street
Donald L. Kimmel	226 S. Thompson St.
Anthony S. Alford	313 Woodland St.
Susan D. Abbott	313 Woodland St.

Dr. & Mrs. Charles Daryl 340 Jib. Ct. Davidson NC

Mary Hall 114 Julia Circle, Davidson

Allison Duback 203 Hobbs Street, Davidson

Robert A. Owen 110 Julia Ct. Davidson NC

Cynthia A. Owen 110 Julia Ct. Davidson NC

M. Hindmarsh 123 Julia Circle Davidson NC

Chris S. 127 Julia Circle - Davidson NC

Tom Nix 219 Hobbs St Davidson NC

A.T. Helms 211 Hobbs St Davidson

Joni Patricia Helms 211 Hobbs St Davidson
NC

Jim Dolack 203 Hobbs St. Davidson NC 28036

W. P. 2511 Newton Dr. Statesville NC 28677

Angie Beavers 635 Watson St Davidson 28036

Betsy Haas 107 Julia Circle Davidson, NC 28036

Susan Knight McG 103 Julia Circle Davidson, NC 28036

Frank Hague ~~300 Armour Ave~~ Davidson, NC 28036

Ann M. 306 Armour Ave Davidson, NC

Robert Ayler 306 Summit Street Davidson, N.C.

Virgil John Foster 118 Julia Circle Davidson, NC

Dennis Appleyard 1021 Churchwell Rd Davidson

Ellen Rolland 7610-7 Woods Lane Cornelius

Anna Ricketts 365 Tib. Ct. Davidson

RECOMMENDED PROCESS FOR BEATY STREET DEVELOPMENT

April 14, 1997

PROPOSAL BY DON ATKINSON, P.E., R.A.

To Date:

The Town of Davidson has done a valuable, but very general, "neighborhood plan" prepared by Andres Duany and Elizabeth Plater-Zyberk Architects and Town Planners.

The Town of Davidson has seriously considered several proposals from developers which have generated many ideas.

Proposed Process:

The Town of Davidson is one of the most unique spots in the Carolinas because of the college located in downtown, the historic structures along Main Street and the proximity of Charlotte, Lake Norman, and beautiful land surrounding the town.

The Town Council should consider establishing an Architectural Review Panel made up of design professionals and community members from the Northwest part of town. This group along with the town planner would create a detailed master plan for this area with the goal of constructing the highest quality development possible without regard to time and money priorities of developers.

The master plan would contain building and zoning requirements desired and would show each buildable footprint on each lot. It would also include quality of materials to be utilized and character of details

of doors, windows, and trim. It would also address building heights, parking locations, and green space separations.

This master plan could incorporate high quality affordable housing which would be seamlessly integrated into neighborhood.

The master plan would solve the pond issue, locate all underground electrical utilities, storm and sewers, roads, pedestrian walks and park spaces.

With a complete master plan, the Town of Davidson can work with Land Developers who could sell individual lots to owners who would build custom homes. (This is how the town's historic character was created.) The land developer could also sell land to builders who would build individual groups of town houses. All construction would be subject to the guidelines of the master plan enforced by the Architectural Review Panel.

Option 1: The Town could sell segments of the plan to various developers, each of which would develop portions of the plan, guided by the specific requirements of the Town's master plan.

Option 2: The Town itself could start a phased development selling lots to individuals to build within the constraints of the master plan and the Architectural Review Panel. The

Town would receive the full value of the land sold, which in Hobbs Hill is \$240,000 per acre.

Option 3: The Town could sell the entire parcel of land to a mixed-use developer who would implement the Town's master plan, again being over-viewed by the Architectural Review Panel.

SUMMARY The Town should take steps to control its own development, rather than surrendering control to a developer who's primary concerns are time and rapid return on investment. Quality, character, planning and social concerns can be best met by a master plan approach and enforced by an Architectural Review Panel made up of building and design professionals.

Don Atkinson, 704-895-1790