

WAXHAW

Est. 1889

Urban Land Institute Briefing Book
Technical Assistance Panel October 1st-2nd, 2018
Downtown Waxhaw, N.C.



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I. Summary of the Problem and Questions to be Addressed by the Panel

Statement of the Problem

The Town of Waxhaw owns several parcels in the historic downtown which have consistently been identified by town planning documents and the community as redevelopment opportunities. There are four “core” parcels in the center of downtown, which are mostly contiguous and which present a unique redevelopment opportunity in an historic main street context:

- 216 W. N. Main Street (Niven-Price Building): The 0.70 acre parcel has a 9500 sf (+/-) structure, constructed in 1913, which is currently used by a business incubator and a hair salon. The site also has a gravel parking lot for approximately 40 vehicles.
- 115 McDonald Street: The 0.15 acre parcel has a rehabilitated 1888 house, currently used by Waxhaw Parks and Recreation as a meeting space.
- Parcel 05113029A: This parcel is the site of the Waxhaw Water Tower.
- Parcel 05113032: This 0.45 parcel is currently a vacant corner lot, utilized throughout the year for town events.

On the periphery are several additional parcels which currently are either vacant or civic/governmental (parks, town staff facilities). These parcels are key to the overall “chess board,” both for their importance to the community and for their proximity to privately held parcels currently being redeveloped.

- Parcel 05115026: This is a 9.9 acre vacant parcel originally slated for development as a downtown park.
- Parcel 05115021: This is a 0.65 acre parcel currently used by the Waxhaw Skate Park.
- Parcel 05115023: David G. Barnes Children’s Park
- 317 N. Broome Street: The 2000sf building on 0.28 acres houses the Waxhaw Parks and Recreation Department.
- 316 N. Church Street: The 1600sf building on 0.30 acres is a storage facility for the Town of Waxhaw.

The Town would like assistance from ULI in identifying the highest and best use for the “core parcels,” with particular attention to the 216 W. N. Main Street parcel. The “peripheral parcels” should be considered as part of the broader context. The Town hopes to come away with a roadmap to create a cohesive, economically vibrant downtown core surrounded by appropriate development on the peripheries.

Question/Issue(s) to be addressed by the ULI panel

1. How should the Town leverage the Niven-Price Building for downtown economic development?
 - a. Should the Town keep the building and continue renting it out?
 - b. Should the Town divest itself of the building? If so, does the Town renovate it first or require historically appropriate renovation as part of a developer agreement?
Something else?
 - c. How does the parking lot come into play?
2. How do we provide adequate civic space downtown? Specifically, we need to continue to put on town events and we will also need a new town hall facility in the next few years.
3. What opportunities for public/private partnerships might we consider, specifically at it relates to parking, building redevelopment, or development of civic spaces?

Ardmore at Price
Apartments (245 Units
under construction
2018)

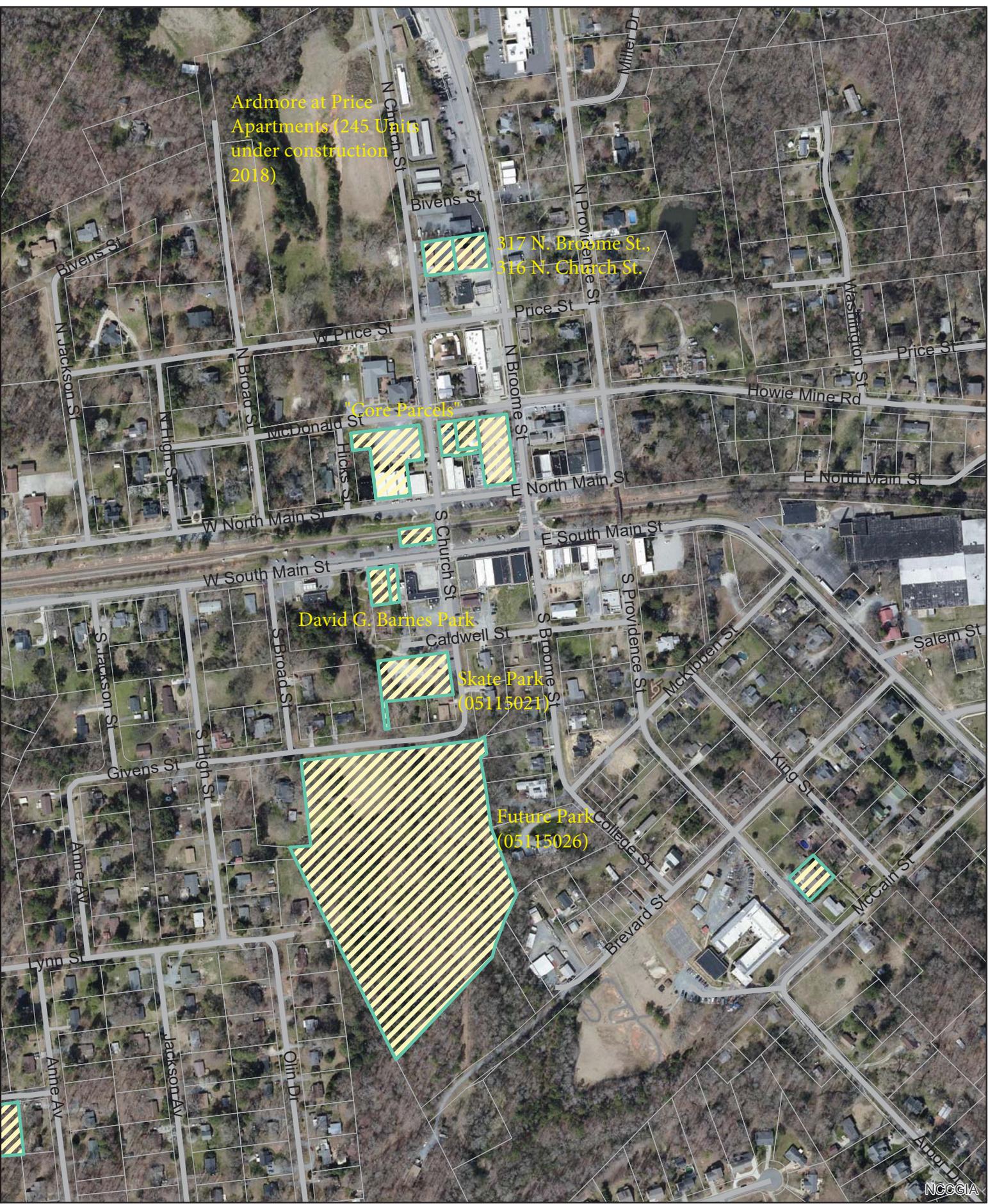
317 N. Broome St.,
316 N. Church St.

"Core Parcels"

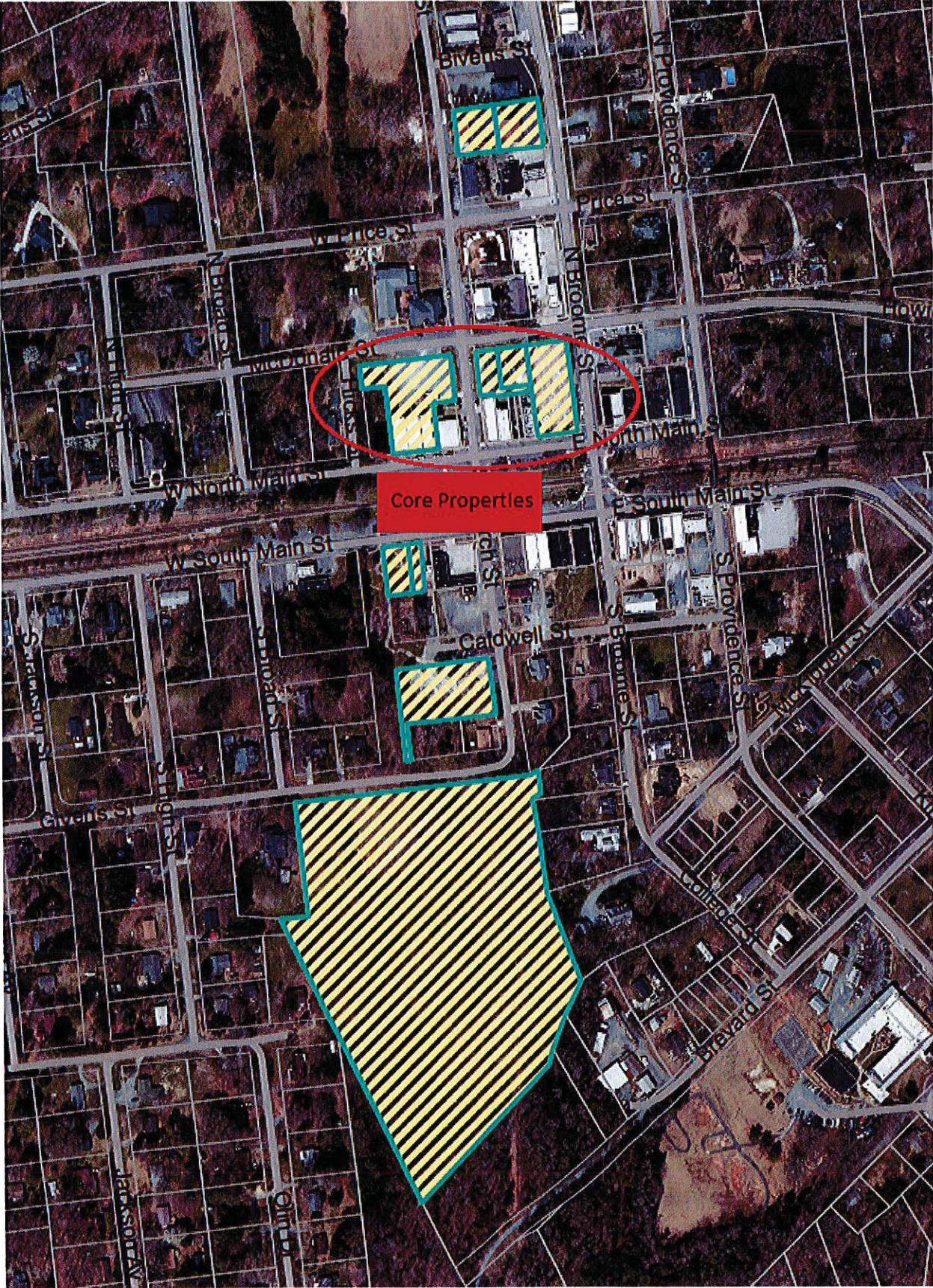
David G. Barnes Park

Skate Park
(05115021)

Future Park
(05115026)



0 230 460 920 Feet



II. Description of the Study Area

A. Economics

II. A.i. Downtown Economic Impact Report

WAXHAW

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DOWNTOWN ECONOMIC IMPACT REPORT



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“Waxhaw is ranked ‘the best city for young families in North Carolina’ for its family-friendly events around Main Street, its housing affordability and excellent schools. -NerdWallet ”

INTRODUCTION

Downtown Waxhaw is the heart of the Waxhaw community and the most significant cultural resource in the area. It has thrived throughout the years by its ability to evolve. It started as a mill town, then reinvented itself as a destination for antiques, and is now becoming Union County’s hub for diverse retail shops, award-winning eating and drinking establishments, local artisans and cultural events. Since its designation as a Small Town Main Street community in 2009, the town has been actively working to strengthen and revitalize downtown to this end.

This report highlights the economic impact of downtown, placing it in context with the town as a whole. The data demonstrates that Downtown Waxhaw’s economic impact is bigger than its geographic footprint would suggest. The report will outline the factors that contribute to downtown’s outsized impact by breaking them down into the following categories:

- Development Snapshots
- Differentiators and Location
- Trade Area Data
- Parking and Property

CONVENIENTLY LOCATED

- 23 miles south of Uptown Charlotte
- 11 miles east of Highway 521
- 12 miles west of Monroe, NC
- The Charlotte Douglas International Airport is 32 miles away
- JAARS is 6 miles away
- Treehouse Vineyards is 13 miles away



*Downtown
(.11 sq mile)
makes up just
1.24% of the
Town
(12 sq mile)
but..."*

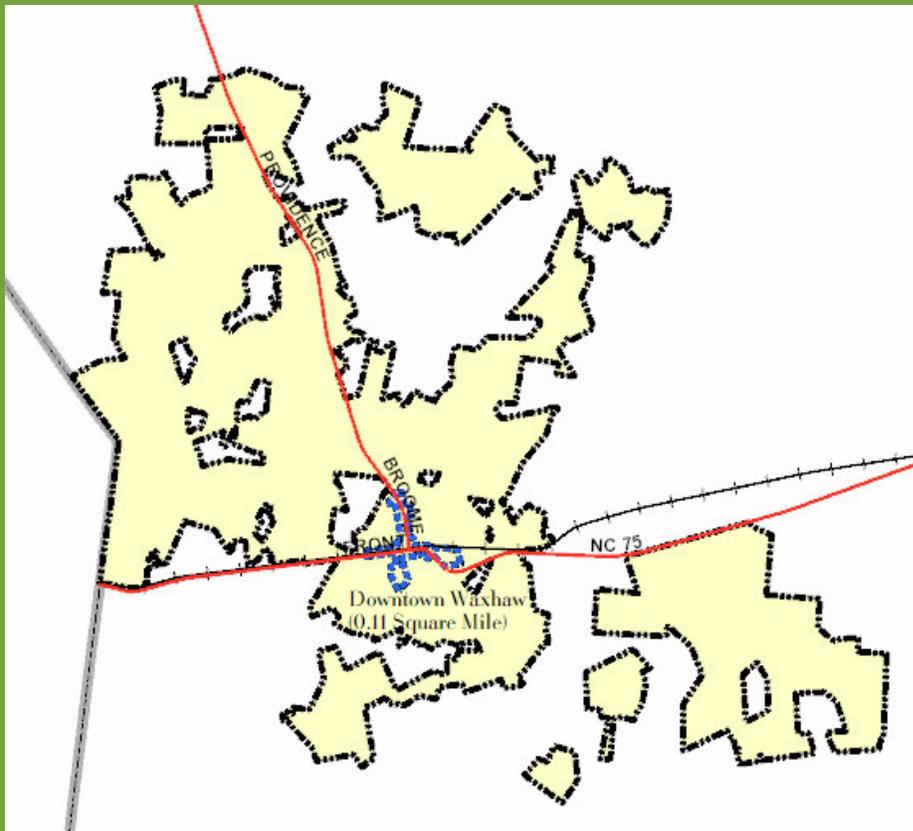
DOWNTOWN'S IMPACT:

103  NUMBER OF BUSINESSES

152  NUMBER OF FULL-TIME JOBS

45%  PERCENTAGE OF RESTAURANTS IN WAXHAW LOCATED IN DOWNTOWN.

49%  OF PHYSICAL WAXHAW BUSINESSES ARE LOCATED DOWNTOWN



DOWNTOWN
WAXHAW
(0.11 SQ MILES)

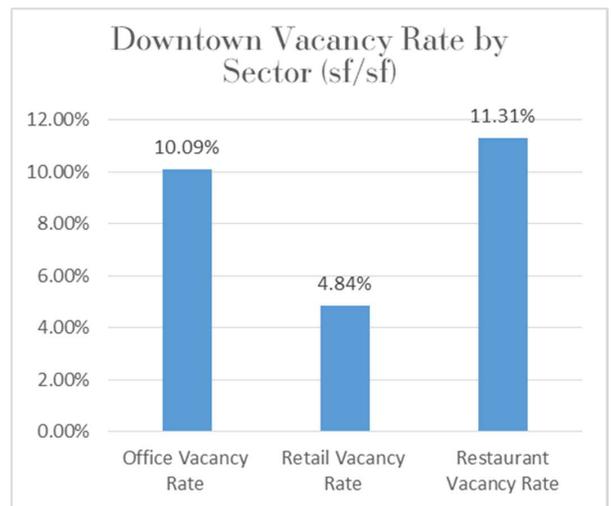
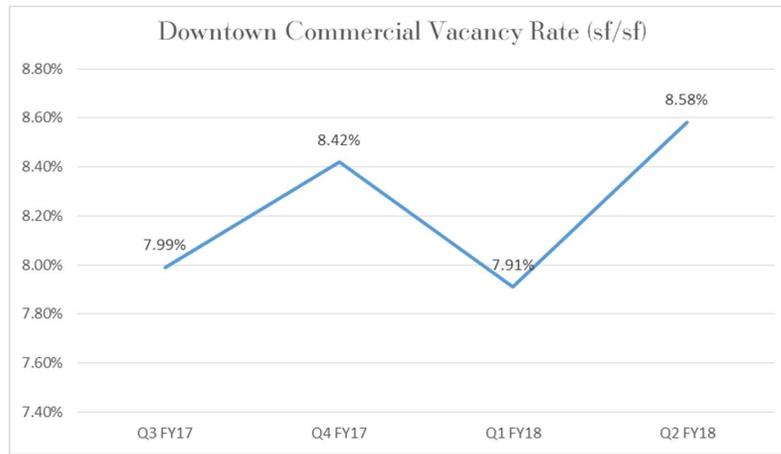
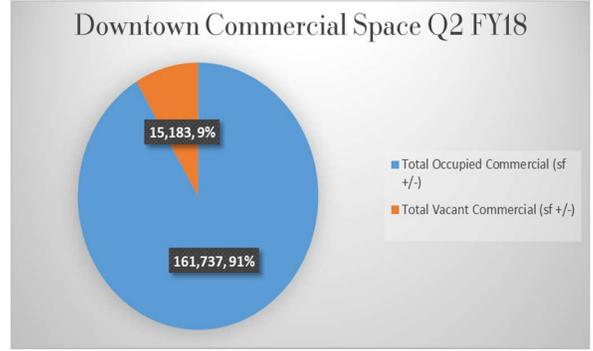
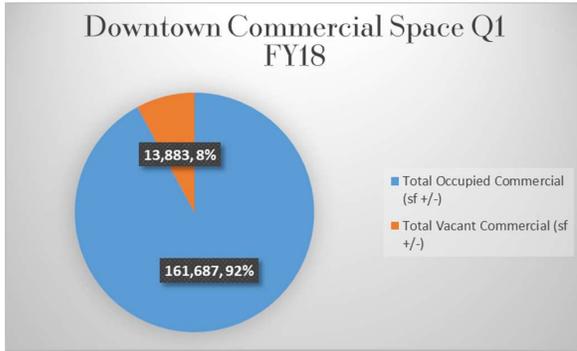
COMPARED TO
TOWN OF
WAXHAW
AS A WHOLE.

DEVELOPMENT SNAPSHOTS Q2 FY18

\$17.7 million

IN ASSESSED VALUE (2017)

Total Commercial Square Footage in Downtown Waxhaw: (+/-) 176,920



DEVELOPMENT SNAPSHOTS Q2 FY18

Business mix chart-breakdown of number of restaurants, retail stores, offices

	Waxhaw	Downtown	Downtown % of Total
Number of Retail	81	25	31%
Number of Office	75	46	61%
Number of Eating/ Drinking Establishments	40	18	45%

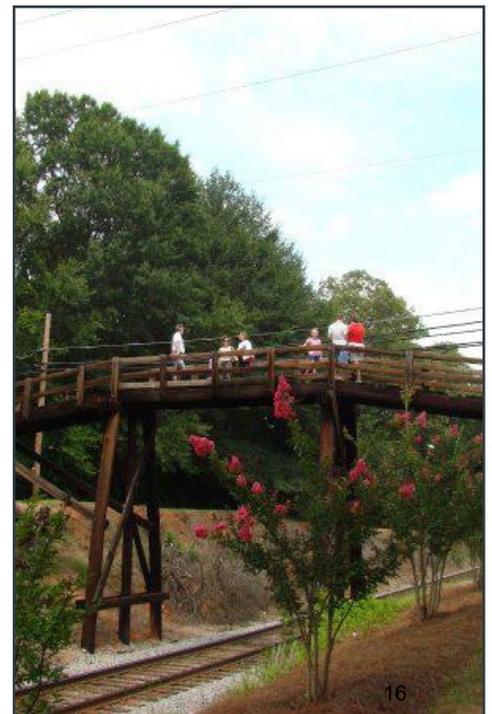
HIGHLIGHTS:

Two infill projects were completed in 2017, totaling almost 80,000sf:

- A mixed use development called Mill on Main, consisting of 63 apartments, a restaurant, and offices.
- A retail and office development called Millview, featuring 10 new small businesses.

BE LOOKING FOR:

- New apartments are under construction on N. Church Street and will add over 200 residential units to downtown.
- A \$1 million pedestrian and bicycle improvement project is underway downtown, with construction planned for late 2018-early 2019.

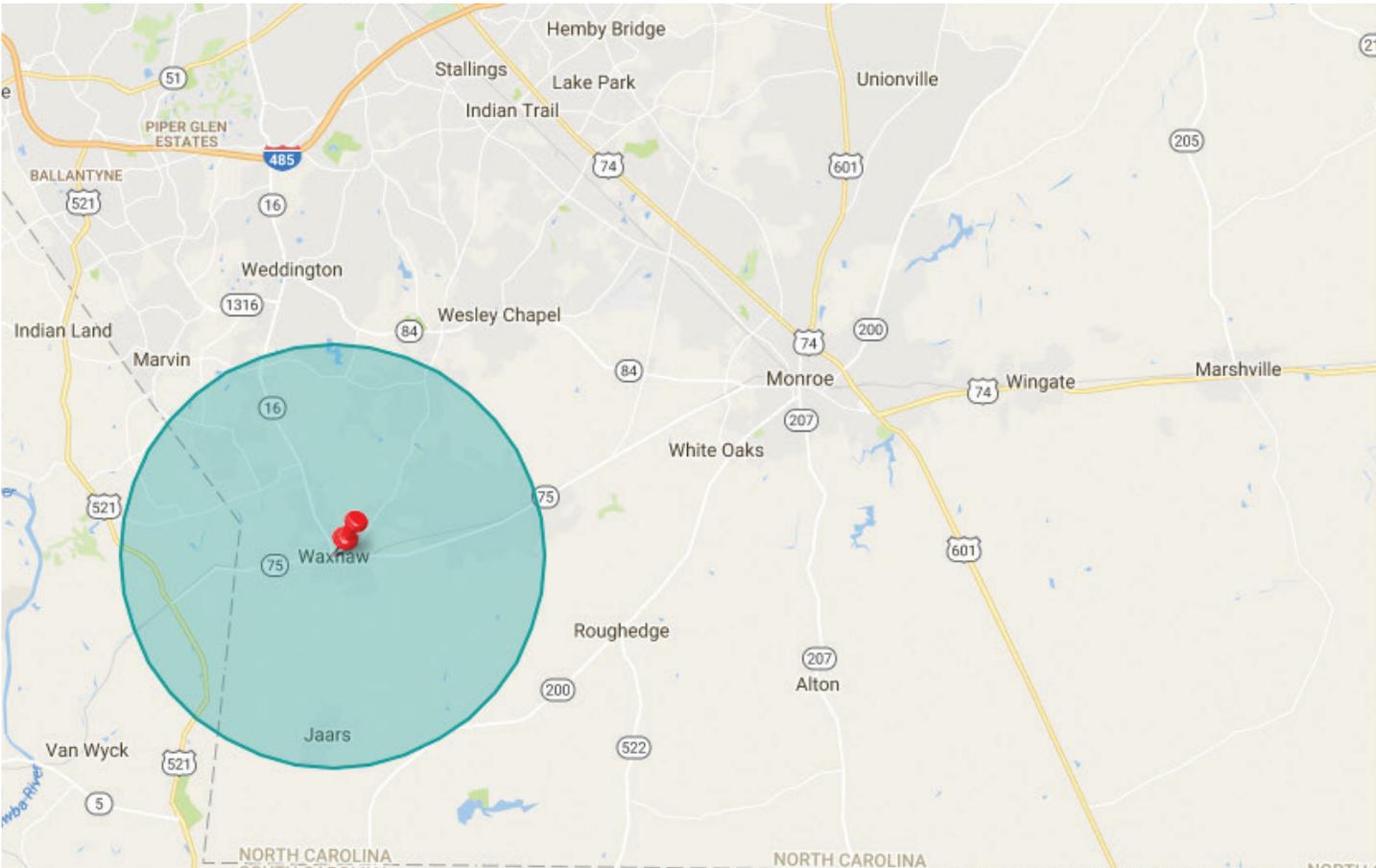




NOW OPEN - MILL ON MAIN
63 Loft style apartments, pool, dog park, restaurant, grocer and more!

\$252,152,962 Total Retail Demand in 5 mile ring of Downtown (2015)
Total Retail Leakage: **\$429,310,903**

Store Type	Potential	Estimated Sales
Motor Vehicle Parts & Dealers	190,519,837	9,674,560
Furniture & Home Furnishing Stores	14,579,901	9,589,635
Electronics & Appliance Stores	14,694,438	2,173,781
Building Material & Garden Equipment & Supply Dealers	44,891,988	18,953,758
Food & Beverage Stores	94,541,303	95,972,268
Health & Personal Care Stores	48,353,922	45,733,345
Clothing & Clothing Accessories Stores	35,862,080	1,057,775
Sporting Goods, Hobby, Book, & Music Stores	13,386,409	1,350,429
General Merchandise Stores	95,761,710	16,260,984
Miscellaneous Store Retailers	17,369,252	5,420,891
Foodservice & Drinking Places	91,804,505	26,267,016
Total	661,765,345	232,454,442



DOWNTOWN WAXHAW 5-MILE RING

Demographic and Economic Data

Population	2010	2017	2022	Percent Change	
	Census	Estimates	Projections	2000-10	2017-22
Total Population	30,423	39,666	47,903	124.2%	20.8%
Median Household Income	\$72,848	\$79,958	\$93,862	31.0%	17.4%
Education					
Bachelor's Degree	28.3%	30.6%	31.2%	218.3%	26.6%

COMMUNITY SPACES & PUBLIC PARKING

For a district less than one square mile, Downtown Waxhaw has plenty to offer...

- Four Local Historic Landmarks:
 - Waxhaw Railroad Bridge (c.1888), R.J. Belk Store (c.1904), A.W. Heath Company Mill (c.1903), Waxhaw Water Tower (c.1941)
- Part of the Waxhaw National Register Historic District which includes over 100 buildings
- Three Parks, including Union County's only Skate Park
- Home of Union County's first microbrewery
- Picturesque elevated pedestrian bridge over the train tracks
- 470 parking spaces in the .11 square mile, 350 public spaces



DOWNTOWN VISION

Downtown Waxhaw is Union County's hub for diverse retail shops, award-winning eating and drinking establishments, local artisans and cultural events. Its pedestrian friendly streets and beautifully preserved historic character provide residents and visitors alike with a sense of heritage, activities, and well-being.

Main Street

ADVISORY BOARD

The Main Street Advisory Board is currently working on three focus areas:

1. Improve downtown walkability to support foot traffic and business recruitment and retention
2. Preserve and enhance the historic character of downtown in support of cultural events and activities
3. Utilize Downtown Waxhaw as an economic and place-making engine





*Main Street
Community*

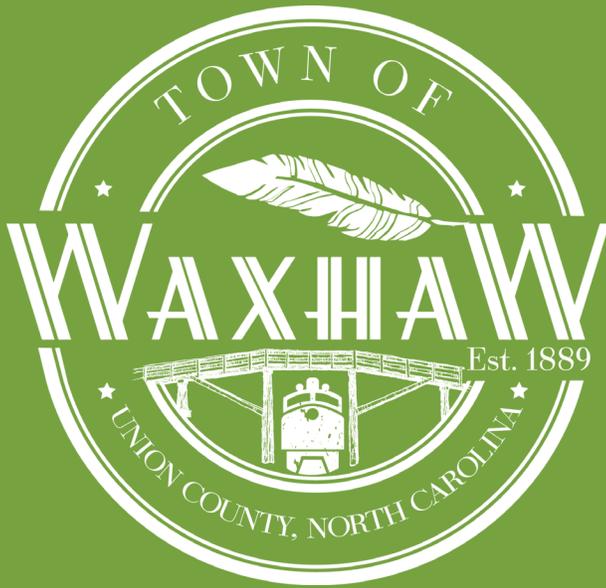
As a Main Street America™ Accredited program, the Waxhaw Main Street Program is a recognized leading program among the national network of more than 1,200 neighborhoods and communities who share both a commitment to creating high-quality places and to building stronger communities through preservation-based economic development. All Main Street America™ Accredited programs meet a set of National Accreditation Standards of Performance as outlined by the National Main Street Center.

Waxhaw was designated as a Small Town Main Street Community in 2009 by the North Carolina Department of Commerce and joined a growing number of North Carolina communities focused on downtown revitalization. In 2015, Waxhaw graduated to the full Main Street Program designation.

The Waxhaw Main Street Advisory Board provides leadership for downtown through the Main Street Program's framework.

D O W N T O W N M I S S I O N

The Waxhaw Main Street Board will stimulate economic vitality in downtown Waxhaw through organization (encouraging cooperation and building leadership in the business community); promotion (creating a positive image for downtown by promoting the downtown as an exciting place to live, shop and invest); design (improving the appearance of the downtown); and through the development and recommendation of economic development policies and programs.



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II.A.ii. 5 Mile Ring Demographic Report

Complete Demographic Summary Report

Geography: 5 mi Ring around 216 W. North Main St.

Date: August 15, 2018

Population Demographics

	2000 Census		2010 Census		2017A Estimates		2022 Projections		Percent Change	
									2000 to 2010	2017 to 2022
Total Population	13,474		30,352		39,619		47,879		125.3%	20.8%
Population Density(Pop/Sq Mi)	171.50		356.07		504.28		609.40		107.6%	20.8%
Total Households	4,579		10,069		13,071		15,903		119.9%	21.7%

Population by Gender:

	2000 Census		2010 Census		2017A Estimates		2022 Projections		Percent Change	
									2000 to 2010	2017 to 2022
Male	6,686	49.6%	14,884	49.0%	19,466	49.1%	23,557	49.2%	122.6%	21.0%
Female	6,789	50.4%	15,468	51.0%	20,154	50.9%	24,322	50.8%	127.9%	20.7%

Population by Race

	2000 Census		2010 Census		2017A Estimates		2022 Projections		Percent Change	
									2000 to 2010	2017 to 2022
White	11,817	87.7%	26,043	85.8%	33,438	84.4%	39,882	83.3%	120.4%	19.3%
Black	1,351	10.0%	2,717	9.0%	3,531	8.9%	4,354	9.1%	101.2%	23.3%
American Indian or Alaska Native	50	0.4%	71	0.2%	92	0.2%	113	0.2%	42.6%	22.8%
Asian/Native Hawaiian/Other Pacific Islander	57	0.4%	534	1.8%	1,031	2.6%	1,401	2.9%	833.0%	35.9%
Some Other Race	114	0.8%	375	1.2%	539	1.4%	729	1.5%	230.3%	35.3%
Two or More Races	86	0.6%	613	2.0%	988	2.5%	1,399	2.9%	612.5%	41.6%

Population by Ethnicity

	2000 Census		2010 Census		2017A Estimates		2022 Projections		Percent Change	
									2000 to 2010	2017 to 2022
Hispanic	274	2.0%	1,364	4.5%	1,863	4.7%	2,527	5.3%	397.4%	35.7%
Not Hispanic or Latino	13,200	98.0%	28,988	95.5%	37,757	95.3%	45,352	94.7%	119.6%	20.1%

Population by Age

	2000 Census		2010 Census		2017A Estimates		2022 Projections		Percent Change	
									2000 to 2010	2017 to 2022
Median Age:										
Total Population	36.1		38.7		40.9		41.9			

Households by Income

					Percent Change					
	2000 Census		2010 Census		2017A Estimates		2022 Projections		2000 to 2010	2017 to 2022
Average Hhld Income	\$70,755		\$103,498		\$116,157		\$133,087		46.3%	14.6%
Median Hhld Income	\$55,730		\$72,940		\$80,060		\$93,927		30.9%	17.3%
Per Capita Income	\$24,046		\$34,373		\$38,353		\$44,231		42.9%	15.3%

Employment

	2000 Census		2010 Census		2017A Estimates		2022 Projections		Percent Change	
		%		%		%		%	2000 to 2010	2017 to 2022
Total Population 16+	9,878		21,994		29,884		37,144		122.6%	68.9%
Total Labor Force	7,109	72.0%	15,055	68.5%	19,608	65.6%	23,368	62.9%	111.8%	19.2%
Civilian, Employed	6,869	96.6%	13,558	90.1%	18,772	95.7%	22,454	96.1%	97.4%	19.6%
Civilian, Unemployed	240	3.4%	1,497	9.9%	836	4.3%	915	3.9%	523.5%	9.4%
In Armed Forces	0	0.0%	0	0.0%	0	0.0%	0	0.0%	N/A%	N/A%
Not In Labor Force	2,769	28.0%	6,939	31.6%	10,277	34.4%	13,776	37.1%	150.6%	34.1%
% Blue Collar	2,603	37.8%	3,545	26.1%	4,849	25.8%	5,721	30.5%	36.2%	18.0%
% White Collar	4,280	62.2%	10,013	73.9%	13,923	74.2%	16,732	89.1%	133.9%	20.2%

Housing Units

	2000 Census		2010 Census		2017A Estimates		2022 Projections		Percent Change	
		%		%		%		%	2000 to 2010	2017 to 2022
Total Housing Units	4,824		10,865		13,652		16,608		125.2%	21.6%
Total Occupied Housing Units	n/a	n/a	10,069	92.7%	13,071	95.7%	15,903	95.8%	n/a	21.7%
Owner	n/a	n/a	7,272	72.2%	8,893	68.0%	10,789	67.8%	n/a	21.3%
Occupied:Owned with a mortgage or loan										
Owner	n/a	n/a	1,729	17.2%	2,616	20.0%	3,208	20.2%	n/a	22.7%
Occupied:Owned free and clear										
Renter Occupied	n/a	n/a	1,068	10.6%	1,562	12.0%	1,905	12.0%	n/a	22.0%
Vacant	244	5.1%	796	7.3%	581	4.3%	705	4.2%	225.7%	21.2%

Marital Status

	2000 Census		2010 Census		2017A Estimates		2022 Projections		Percent Change	
		%		%		%		%	2000 to 2010	2017 to 2022
Married, Spouse Present	6,996	69.4%	14,202	62.9%	19,191	62.7%	23,440	61.5%	103.0%	22.1%
Married, Spouse Absent	233	2.3%	728	3.2%	956	3.1%	1,223	3.2%	212.1%	27.9%
Divorced	679	6.7%	1,784	7.9%	2,050	6.7%	2,566	6.7%	162.8%	25.2%
Widowed	405	4.0%	994	4.4%	1,326	4.3%	1,673	4.4%	145.3%	26.2%

Never Married	1,796	17.8%	4,864	21.6%	7,097	23.2%	9,184	24.1%	170.9%	29.4%
Age 15+ Population	10,079		22,571		30,620		38,086		123.9%	24.4%

Educational Attainment

	2000 Census		2010 Census		2017A Estimates		2022 Projections		Percent Change 2000 to 2010 2017 to 2022	
High School Graduate	2,275	26.0%	4,631	23.7%	5,327	20.8%	6,317	20.2%	103.5%	18.6%
Some College, No Degree	2,030	23.2%	4,372	22.4%	5,514	21.6%	6,672	21.3%	115.4%	21.0%
Associates Degree	755	8.6%	1,399	7.2%	2,013	7.9%	2,477	7.9%	85.2%	23.0%
Bachelor's Degree	1,931	22.0%	5,538	28.4%	7,842	30.7%	9,789	31.3%	186.8%	24.8%
Graduate Degree	599	6.8%	1,910	9.8%	3,046	11.9%	3,859	12.3%	219.1%	26.7%
No Schooling Completed	47	0.5%	201	1.0%	235	0.9%	280	0.9%	329.5%	19.4%
Age 25+ Population	8,766		19,520		25,575		31,283		122.7%	22.3%

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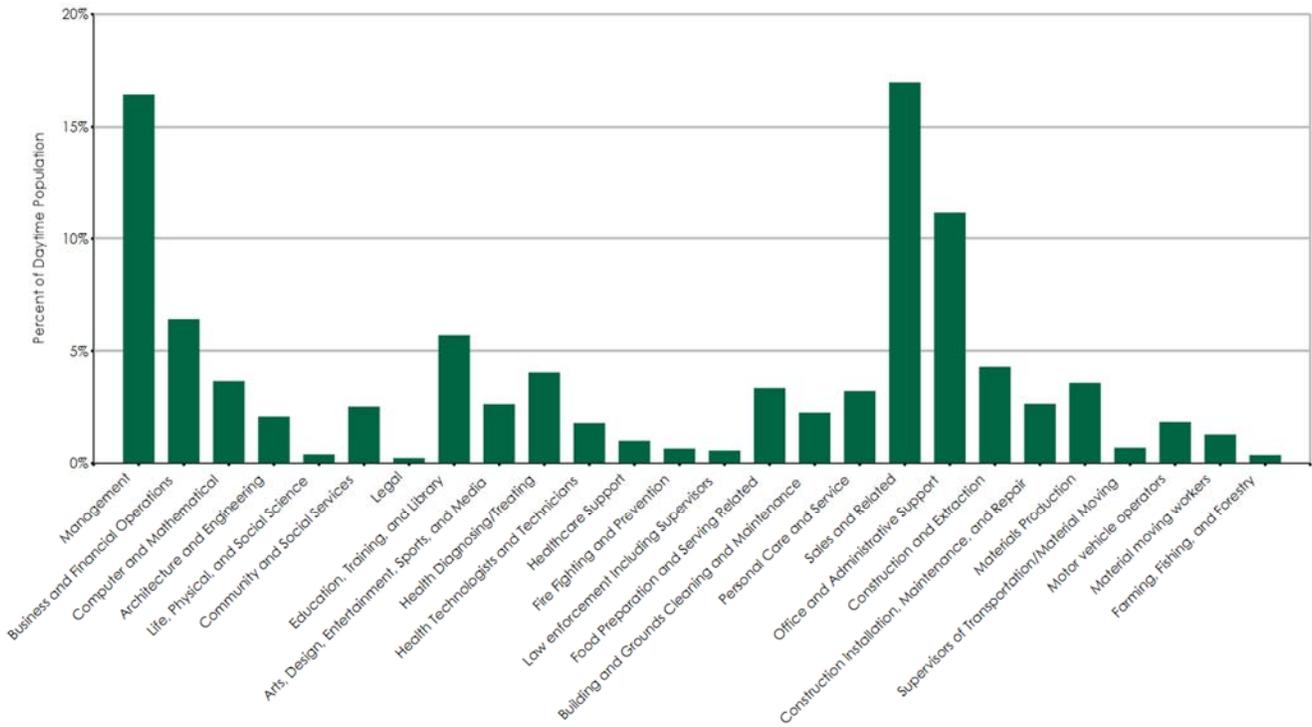
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II. A.iii. 5 Mile Ring Daytime Population Report

Segment	Count	Percent
Management	1,135	16.4%
Business and Financial Operations	443	6.4%
Computer and Mathematical	253	3.7%
Architecture and Engineering	144	2.1%
Life, Physical, and Social Science	28	0.4%
Community and Social Services	174	2.5%
Legal	17	0.2%
Education, Training, and Library	394	5.7%
Arts, Design, Entertainment, Sports, and Media	182	2.6%
Health Diagnosing/Treating	280	4.1%
Health Technologists and Technicians	124	1.8%
Healthcare Support	70	1.0%
Fire Fighting and Prevention	46	0.7%
Law enforcement Including Supervisors	39	0.6%
Food Preparation and Serving Related	232	3.4%
Building and Grounds Cleaning and Maintenance	156	2.3%
Personal Care and Service	223	3.2%
Sales and Related	1,173	17.0%
Office and Administrative Support	774	11.2%
Construction and Extraction	297	4.3%
Construction Installation, Maintenance, and Repair	183	2.7%
Materials Production	248	3.6%
Supervisors of Transportation/Material Moving	49	0.7%
Motor vehicle operators	128	1.8%
Material moving workers	89	1.3%
Farming, Fishing, and Forestry	26	0.4%
Total Daytime Population	6,905	100.0%



Data Source: Dun & Bradstreet Business Table Last Update: August 14, 2018

All estimates, projections or forecasts in this report are subject to errors, including statistical error, error due to the subjective nature of some data, error due to changes in demographics, error based on lagging competitor information or growth data, and error due to factors that are not included in the model. The user assumes all risk of reliance on this information.

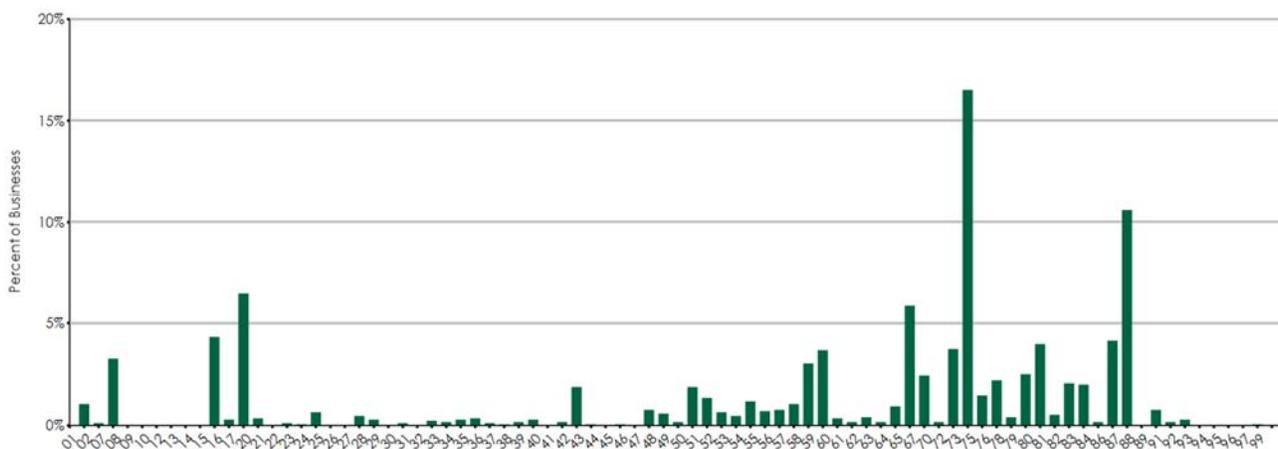
Employee Count	Count of Businesses
0 - 50	1,673
51 - 100	12
101 - 200	2
201 - 300	1
300+	1
Total	1,689

2-Digit SIC	Business Description	0-50 Emp.	51-100 Emp.	101-200 Emp.	201-300 Emp.	300+ Emp.	Total
01	Agricultural Production-Crops	18	0	0	0	0	18
02	Agricultural Production-Livestock	2	0	0	0	0	2
07	Agricultural Services	55	0	0	0	0	55
08	Forestry	0	0	0	0	0	0
09	Fishing, Hunting & Trapping	0	0	0	0	0	0
10	Metal Mining	0	0	0	0	0	0
12	Coal Mining	0	0	0	0	0	0
13	Oil & Gas Extraction	0	0	0	0	0	0
14	Mining & Quarrying-Nonmetallic Minerals	0	0	0	0	0	0
15	Building Construction-Gen Contractors	73	0	0	0	0	73
16	Heavy Construction Except Building	5	0	0	0	0	5
17	Construction-Special Trade Contractors	109	0	0	0	0	109
20	Food & Kindred Products Mfrs	6	0	0	0	0	6
21	Tobacco Products Mfrs	0	0	0	0	0	0
22	Textile Mill Products Mfrs	1	0	1	0	0	2
23	Apparel & Other Finished Products Mfrs	1	0	0	0	0	1
24	Lumber & Wood Prods Except Furntr Mfrs	11	0	0	0	0	11
25	Furniture & Fixtures Mfrs	0	0	0	0	0	0
26	Paper & Allied Products Mfrs	0	0	0	0	0	0
27	Printing Publishing & Allied Industries	8	0	0	0	0	8
28	Chemicals & Allied Products Mfrs	5	0	0	0	0	5
29	Petroleum Refining & Related Inds Mfrs	0	0	0	0	0	0
30	Rubber & Miscellaneous Plastics Mfrs	2	0	0	0	0	2
31	Leather & Leather Products Mfrs	0	0	0	0	0	0
32	Stone Clay Glass & Concrete Prods Mfrs	4	0	0	0	0	4
33	Primary Metal Industries Mfrs	3	0	0	0	0	3
34	Fabricated Metal Products Mfrs	5	0	0	0	0	5
35	Industrial & Commercial Machinery Mfrs	6	0	0	0	0	6
36	Electronic & Other Electrical Equip Mfrs	2	0	0	0	0	2
37	Transportation Equipment Mfrs	1	0	0	0	0	1
38	Measuring & Analyzing Instruments Mfrs	3	0	0	0	0	3
39	Miscellaneous Manufacturing Inds Mfrs	5	0	0	0	0	5
40	Railroad Transportation	0	0	0	0	0	0
41	Local/Suburban Transit & Hwy Passenger	3	0	0	0	0	3
42	Motor Freight Transportation/Warehouse	32	0	0	0	0	32
43	United States Postal Service	1	0	0	0	0	1
44	Water Transportation	0	0	0	0	0	0
45	Transportation By Air	1	0	0	0	0	1
46	Pipelines Except Natural Gas	0	0	0	0	0	0
47	Transportation Services	13	0	0	0	0	13
48	Communications	10	0	0	0	0	10
49	Electric Gas & Sanitary Services	3	0	0	0	0	3
50	Wholesale Trade-Durable Goods	32	0	0	0	0	32
51	Wholesale Trade-Nondurable Goods	23	0	0	0	0	23
52	Building Materials & Hardware	10	0	1	0	0	11
53	General Merchandise Stores	8	0	0	0	0	8
54	Food Stores	18	2	0	0	0	20
55	Automotive Dealers & Service Stations	12	0	0	0	0	12
56	Apparel & Accessory Stores	13	0	0	0	0	13
57	Home Furniture & Furnishings Stores	18	0	0	0	0	18
58	Eating & Drinking Places	51	0	0	0	0	51
59	Miscellaneous Retail	62	0	0	0	0	62
60	Depository Institutions	6	0	0	0	0	6
61	Nondepository Credit Institutions	3	0	0	0	0	3
62	Security & Commodity Brokers	7	0	0	0	0	7
63	Insurance Carriers	3	0	0	0	0	3
64	Insurance Agents Brokers & Service	16	0	0	0	0	16
65	Real Estate	99	0	0	0	0	99
67	Holding & Other Investment Offices	41	0	0	0	0	41
70	Hotels Rooming Houses & Camps	3	0	0	0	0	3
72	Personal Services	63	0	0	0	0	63
73	Business Services	277	1	0	0	1	279
75	Auto Repair Services & Parking	25	0	0	0	0	25
76	Miscellaneous Repair Services	37	0	0	0	0	37

Data Source: Dun & Bradstreet Business Table Last Update: August 14, 2018

All estimates, projections or forecasts in this report are subject to errors, including statistical error, error due to the subjective nature of some data, error due to changes in demographics, error based on lagging competitor information or growth data, and error due to factors that are not included in the model. The user assumes all risk of reliance on this information.

78	Motion Pictures	6	0	0	1	0	7
79	Amusement & Recreation Services	42	0	0	0	0	42
80	Health Services	66	1	0	0	0	67
81	Legal Services	9	0	0	0	0	9
82	Educational Services	28	7	0	0	0	35
83	Social Services	34	0	0	0	0	34
84	Museums Art Galleries & Gardens	3	0	0	0	0	3
86	Membership Organizations	70	0	0	0	0	70
87	Engineering & Accounting & Mgmt Svcs	178	1	0	0	0	179
88	Private Households	0	0	0	0	0	0
89	Miscellaneous Services Nec	13	0	0	0	0	13
91	Executive, Legislative, & General Govt, Except Finance	3	0	0	0	0	3
92	Justice, Public Order, & Safety	5	0	0	0	0	5
93	Public Finance, Taxation, & Monetary Policy	0	0	0	0	0	0
94	Administration Of Human Resource Programs	0	0	0	0	0	0
95	Administration Of Environmental Quality & Housing Programs	0	0	0	0	0	0
96	Administration Of Economic Programs	0	0	0	0	0	0
97	National Security & International Affairs	1	0	0	0	0	1
99	Nonclassifiable Establishments	0	0	0	0	0	0



Data Source: Dun & Bradstreet Business Table Last Update: August 14, 2018

All estimates, projections or forecasts in this report are subject to errors, including statistical error, error due to the subjective nature of some data, error due to changes in demographics, error based on lagging competitor information or growth data, and error due to factors that are not included in the model. The user assumes all risk of reliance on this information.

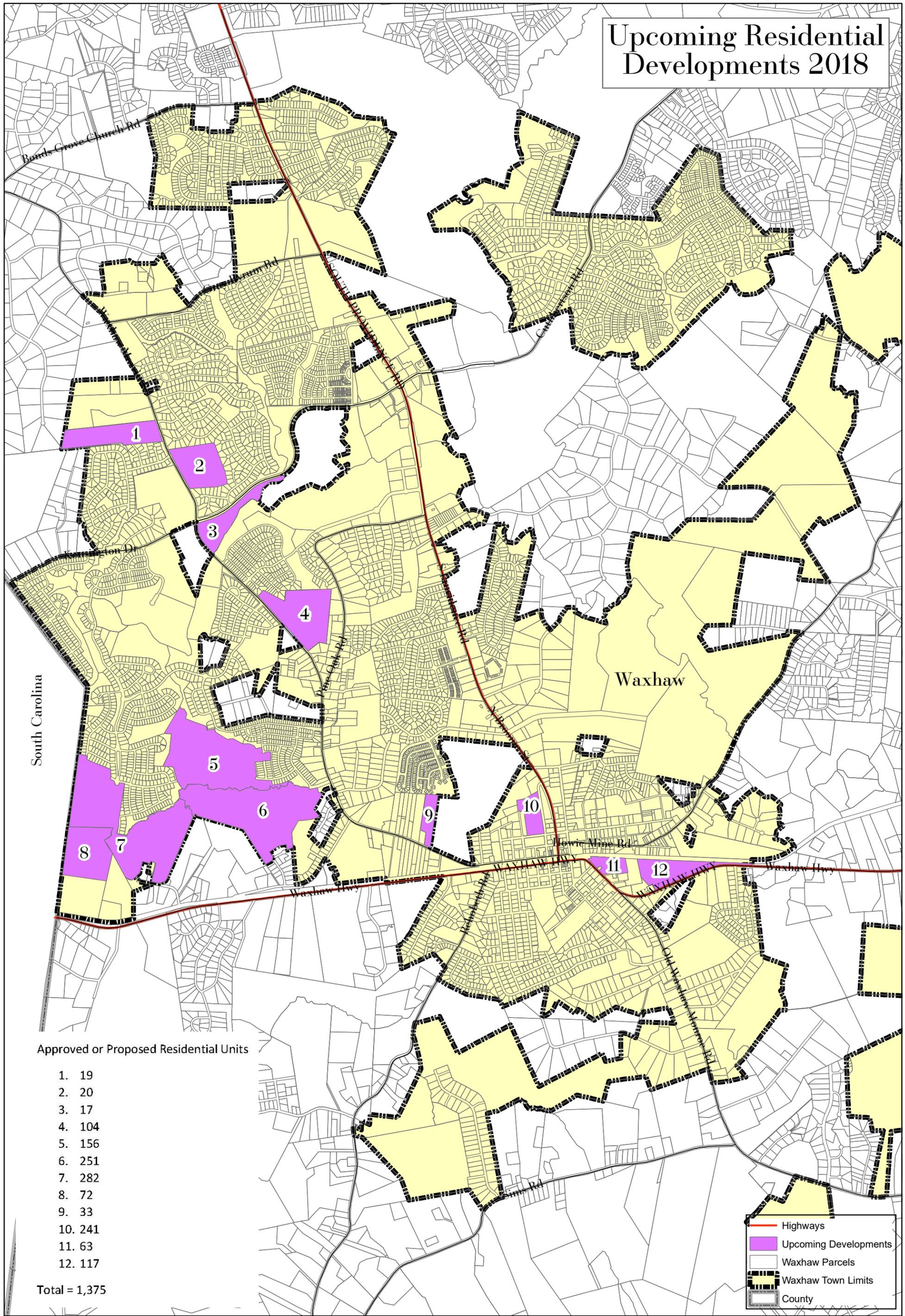
Additional Downtown Economic Data

Total # of Downtown Housing Units	63 (245 more under construction)
Total # of Commercial Spaces	106 (2 Vacancies)
Total # of Square Feet of Commercial Property	177,681
ANNUAL Average Rental Rate in \$/sq. ft	\$ 15.82 /Sq. FT

II. Description of the Study Area
B. Housing Market

II. B.i. Waxhaw Residential Developments Map

Upcoming Residential Developments 2018



South Carolina

Waxhaw

Approved or Proposed Residential Units

- 1. 19
- 2. 20
- 3. 17
- 4. 104
- 5. 156
- 6. 251
- 7. 282
- 8. 72
- 9. 33
- 10. 241
- 11. 63
- 12. 117

Total = 1,375

- Highways
- Upcoming Developments
- Waxhaw Parcels
- Waxhaw Town Limits
- County



Data Source & Disclaimer
 Data provided by Union County GIS and Town of Waxhaw GIS. The Town of Waxhaw does not guarantee the accuracy of the information displayed. Map created September 2018.



II. B.ii. Housing Data

Balanced Growth for Prosperity

Economic Development



Waxhaw's Condition:

- Residential is **93%** of tax revenue
- Industrial/Commercial is **7%** of tax revenue
- Average home is between **\$280k-\$320k**
- Need to examine the cost to serve vs. revenue

} *This is not a healthy, long-term strategy*

Additional Potential Issues of Non-Commercial Development:

- *No Daytime Population*
- *Increased Stress on Transportation System, esp. certain hours of the day*
- *Future Retail Developments Indefinite*
- *Residents Expectations Increase = More Demand/Stress on Tax Revenue*

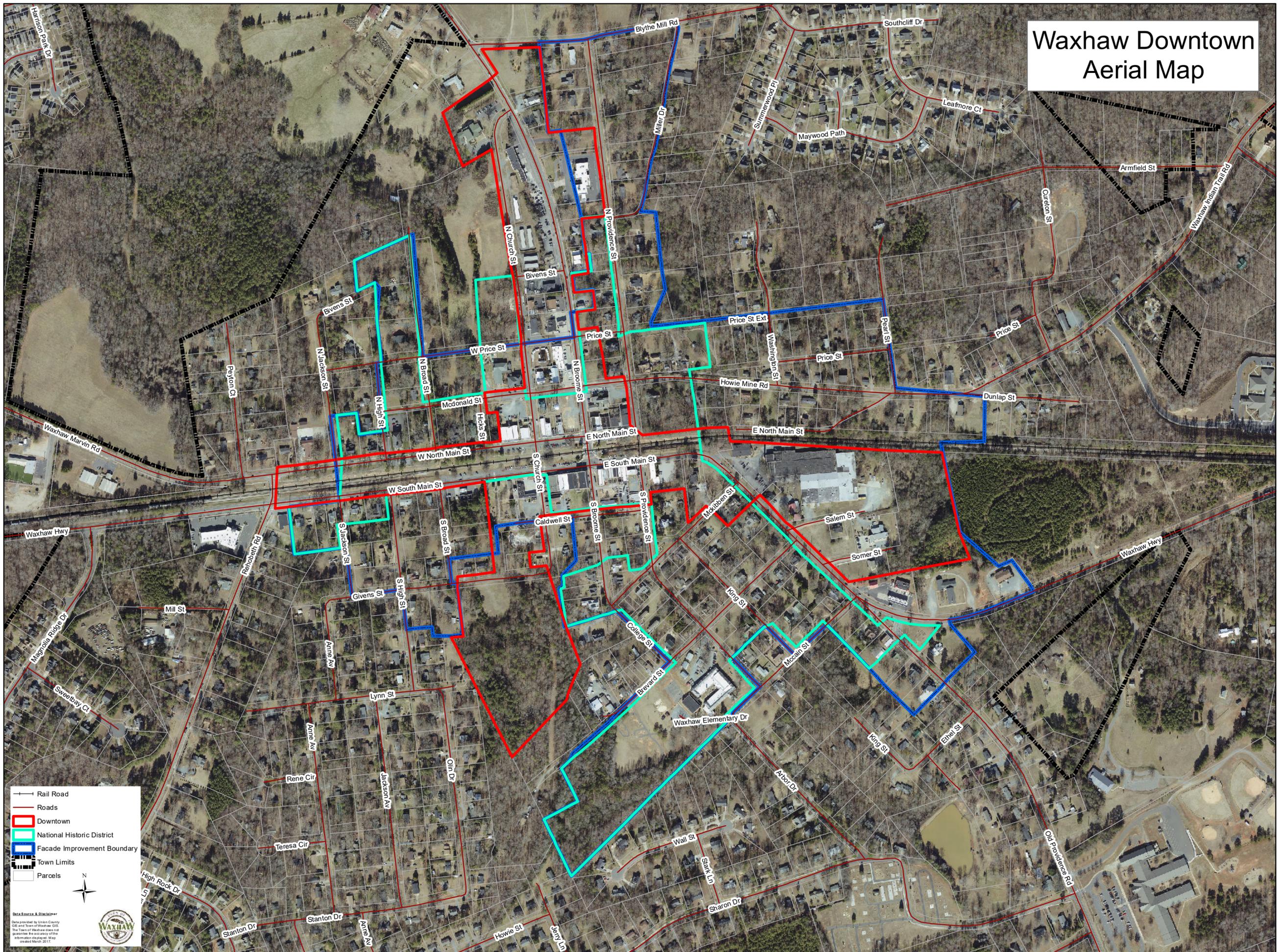


II. Description of the Study Area

C. Physical Description

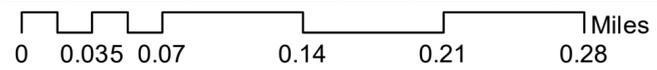
II. C.i. Downtown Aerial Map

Waxhaw Downtown Aerial Map

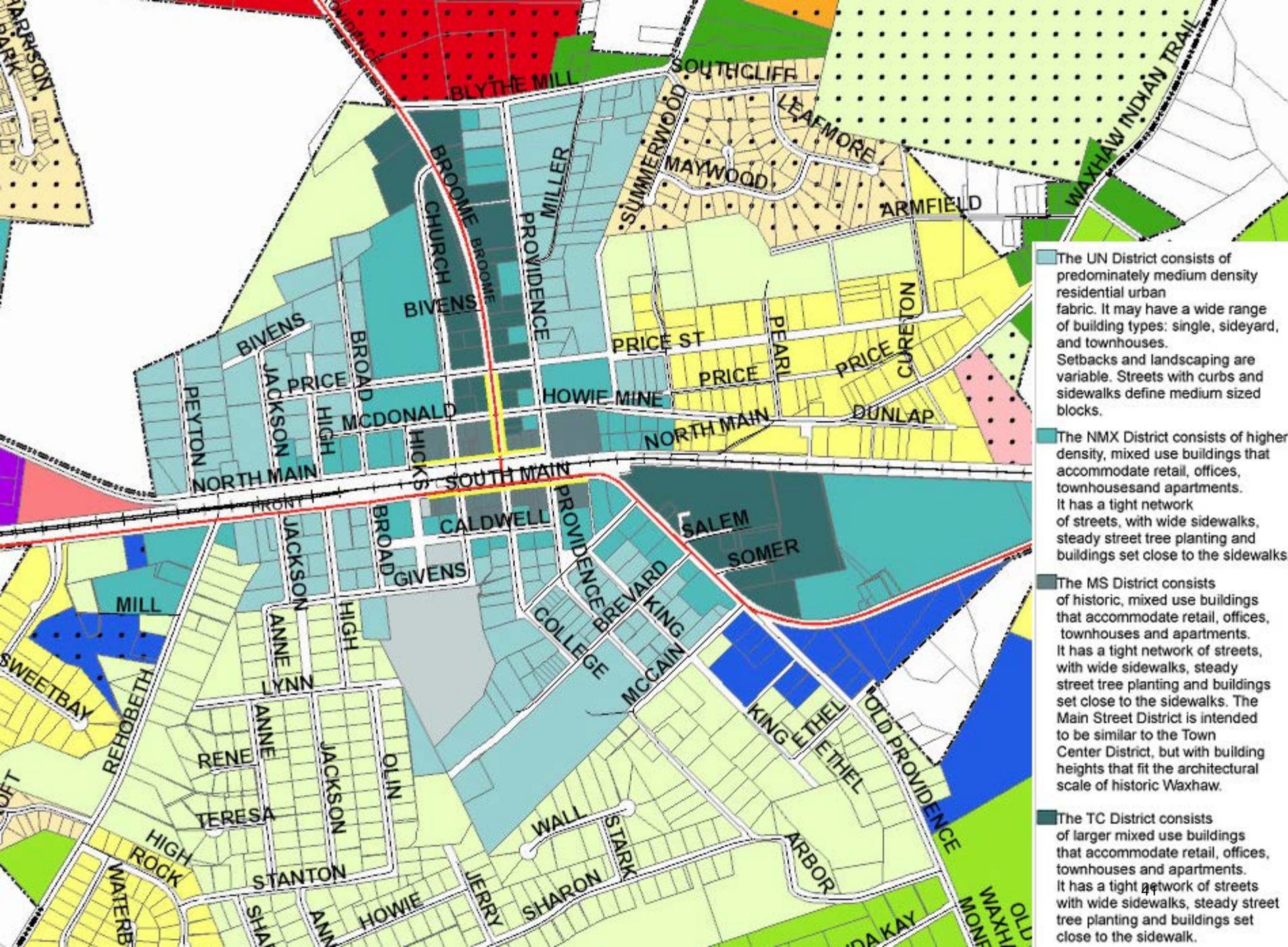


+ Rail Road
 — Roads
 [Red Outline] Downtown
 [Cyan Outline] National Historic District
 [Blue Outline] Facade Improvement Boundary
 - - - Town Limits
 [Thin White Outline] Parcels

Data Source & Disclaimer:
 Data provided by Urban County GIS and Town of Waxhaw GIS. The Town of Waxhaw does not guarantee the accuracy of the information displayed on this map created March 2017.

II. C.ii. Downtown Zoning Maps



UN District consists of predominately medium density residential urban fabric. It may have a wide range of building types: single, sideyard, and townhouses. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium sized blocks.

NMX District consists of higher density, mixed use buildings that accommodate retail, offices, townhouses and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.

MS District consists of historic, mixed use buildings that accommodate retail, offices, townhouses and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks. The Main Street District is intended to be similar to the Town Center District, but with building heights that fit the architectural scale of historic Waxhaw.

TC District consists of larger mixed use buildings that accommodate retail, offices, townhouses and apartments. It has a tight network of streets with wide sidewalks, steady street tree planting and buildings set close to the sidewalk.

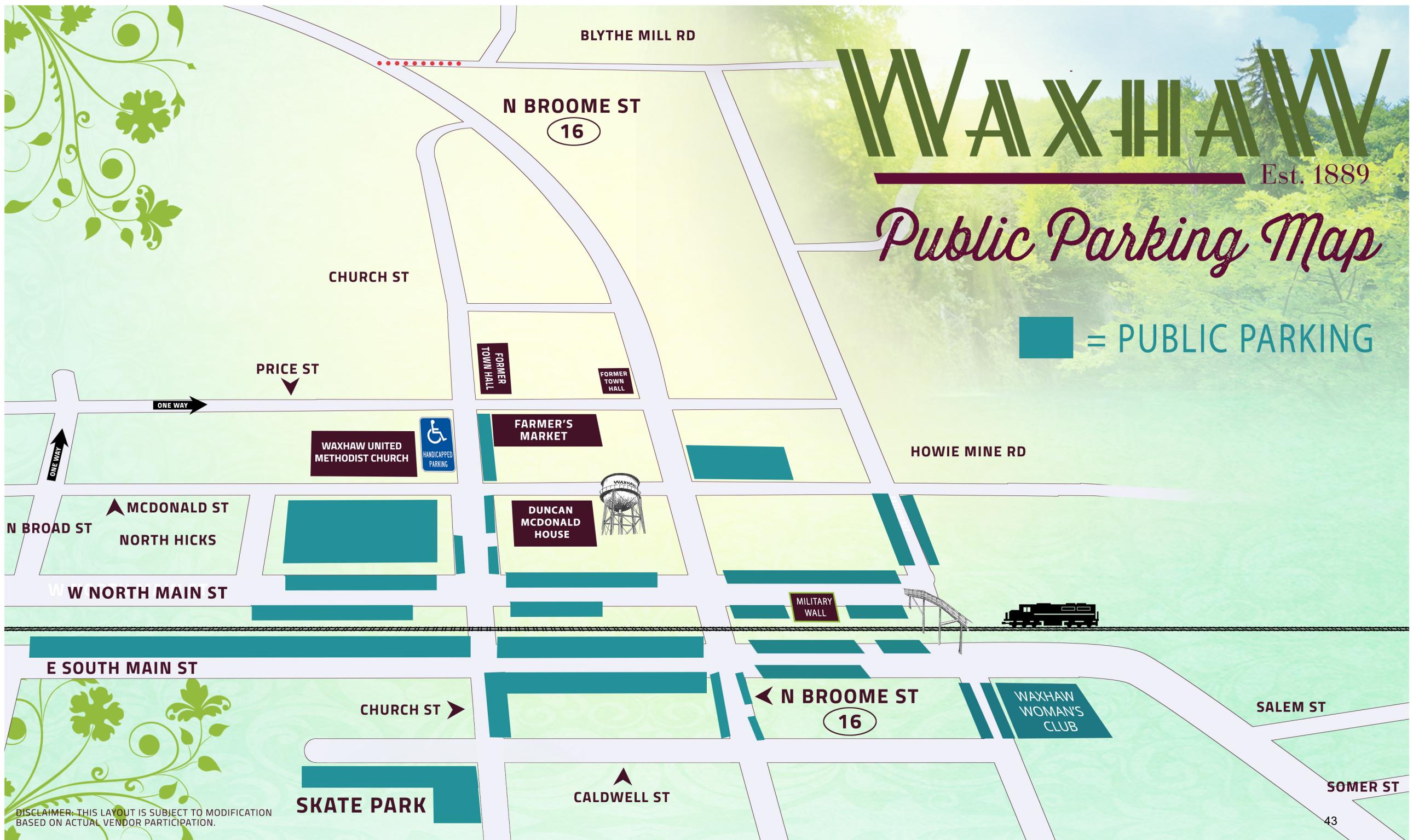
II. C.iii. Downtown Parking Map

WAXHAW

Est. 1889

Public Parking Map

 = PUBLIC PARKING



DISCLAIMER: THIS LAYOUT IS SUBJECT TO MODIFICATION BASED ON ACTUAL VENDOR PARTICIPATION.

II. C.iv. Sewer Information

4.0 Existing System Capacity Analysis

The calibrated model was used for the existing system capacity analysis. The model was setup using a 1 year 24 hour SCS Type III storm event similar to the 2011 Master Plan and 2016 Master Plan Update.

4.1 WASTEWATER FLOW PROJECTIONS

Future Flows were determined by adding residential and commercial growth on top of the existing flows. The current “base line” flows were established in the calibrated model based on the 2016-2017 flow metering.

The projected population was converted to flow using wastewater flow unit rates. A per capita usage rate of 80 gpcd was applied to all residential population figures. 80 gpcd was established during the Comprehensive Master Plan based on North Carolina standards and was in line with the estimated per capita usage for Union County’s existing customer basis. In addition, commercial development will be assumed to contribute 525 gal/acre. The 525 gal/acre rate comes from the City of Monroe’s planning numbers for general commercial development and is consistent with previous Union County planning studies. Figure 4-1 shows the total flows estimated for each of the growth scenarios. Figure 4-2 shows the area from the Waxhaw Comprehensive Plan and the parcels assumed to develop by 2030 and 2050 for the UC Modified projection as well as the 2050 Medium and High growth projections shown in Figure 4-1.

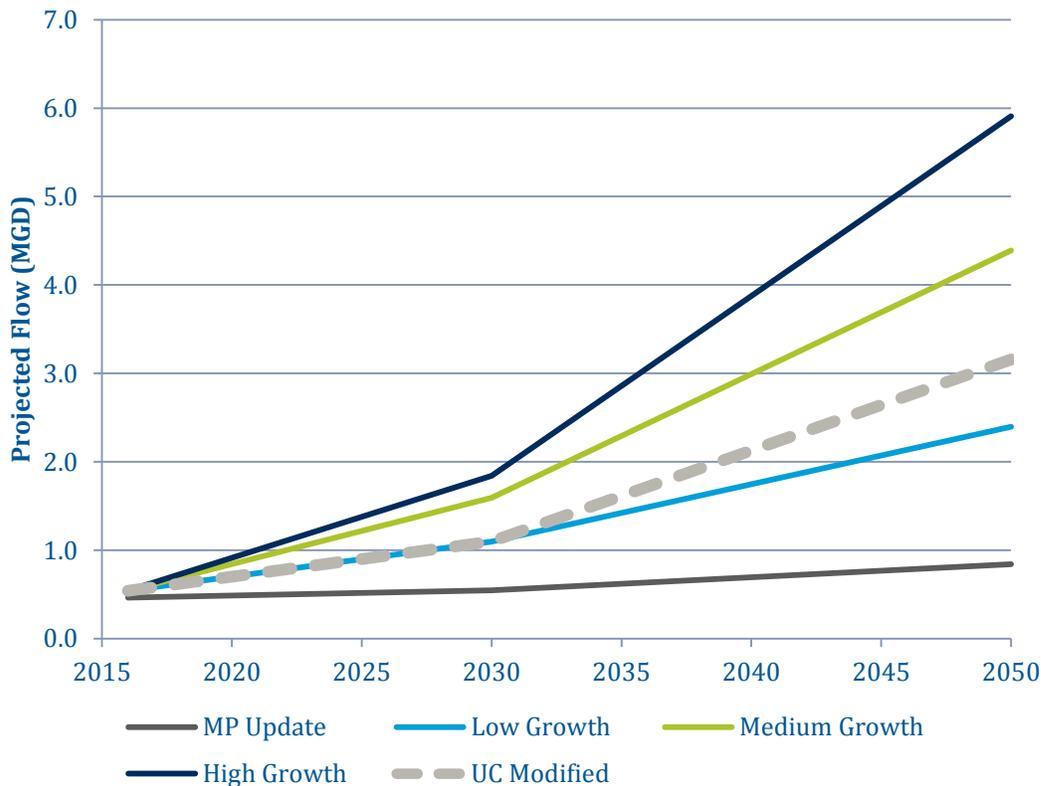


Figure 4-1 Projected Wastewater Flows from the Waxhaw Area

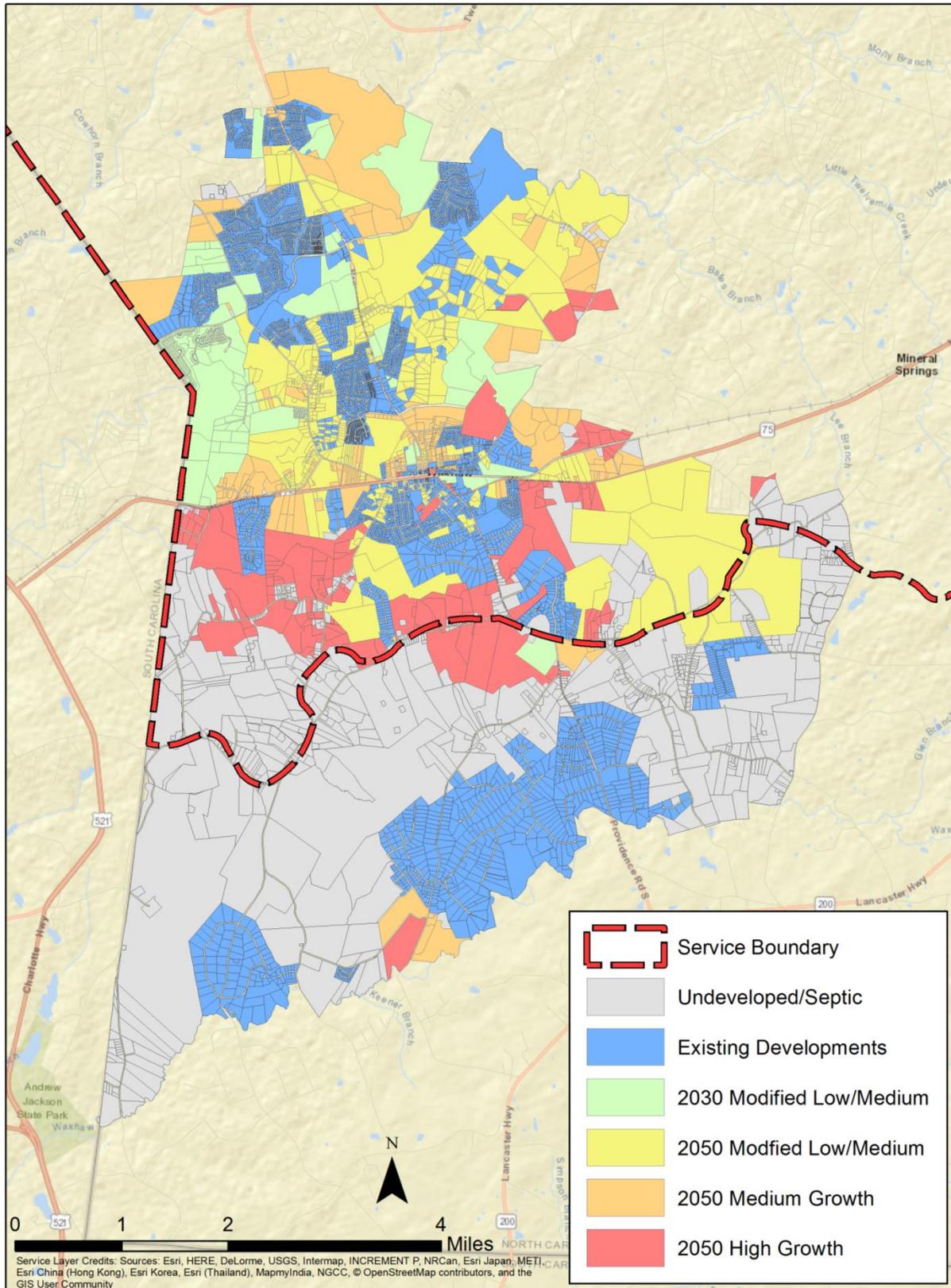


Figure 4-2 Development Year by Parcel - Waxhaw Area

The existing flow from the Waxhaw area is 0.54 MGD. The 2050 projected flows ranged from 2.3 MGD to 5.8 MGD. The Union County modified projection for 2050 is 3.1 MGD. The projected flows were added to the calibrated model for the capacity analysis. Figure 4-2, above, shows the allocation of the new developments projected for the modified growth, medium growth and high growth scenarios.

4.2 MASTER PLAN PERFORMANCE CRITERIA

The following performance parameters and target service levels were used for the wastewater collection system. The parameters were developed as part of the 2011 Master Plan. A new project is recommended whenever the existing infrastructure fails to meet the minimum acceptable performance criteria. A new project is designed so that the new infrastructure can perform at the desired service goal through the established planning horizon.

Table 4-1 Collection System Performance Criteria

FACILITY TYPE	SERVICE GOALS/ DESIGN CRITERIA	MINIMUM ACCEPTABLE PERFORMANCE
Pipe/Manhole	Hydraulic grade line below the pipe crown during the design storm event. $d/D \leq 1$	The modeled hydraulic grade line cannot exceed the manhole rim, i.e. No SSOs
Pump Station	Peak flow less than pump station firm capacity	The modeled peak flow (Q) \leq the pump station firm capacity (Qf) The firm capacity is the capacity with the largest pump out of service.
Force Main	Peak flow velocity 3 to 4 FPS	The modeled peak velocity exceeds 10 FPS

4.3 EXISTING SYSTEM CAPACITY CONCERNS

The existing system capacity model results indicate capacity concerns in the Waxhaw Sewer and in the downtown Waxhaw area. The existing infrastructure in the Millbridge basins is adequately sized to serve its gravity basins. The existing Blythe Creek sewer was also sized to accommodate future flows.

The capacity concern in the Waxhaw Sewer is from manholes M1845 to M14198. These pipe segments are located in the low area East of Harrison Park Drive. The peak hydraulic grade line does not exceed the rim elevations but the peak depth surcharges a pipe section approximately 5 feet to within 2.5 feet of the manhole rim.

The capacity concerns in the downtown Waxhaw area include the following:

- PS21-25 has insufficient capacity to keep up with the projected peak flows that are attributed to the downtown Waxhaw area. The firm capacity of the existing station is only 260 gpm based on a 2016 drawdown test. By 2030, the projected peak storm flow at the station is expected to exceed 3 MGD.
- The gravity sewer from manhole M2598 to PS21-25 is surcharged to the rim with several model-estimated sanitary sewer overflows (SSOs). These pipe segments are located starting northeast of the intersection of Jerry Lane and Howie Street and flowing to the southwest under Howie Street and under the intersection of Anne Avenue and Sharon Dr to PS21-25.

The existing system capacity concerns are highlighted in Figure 4-3.

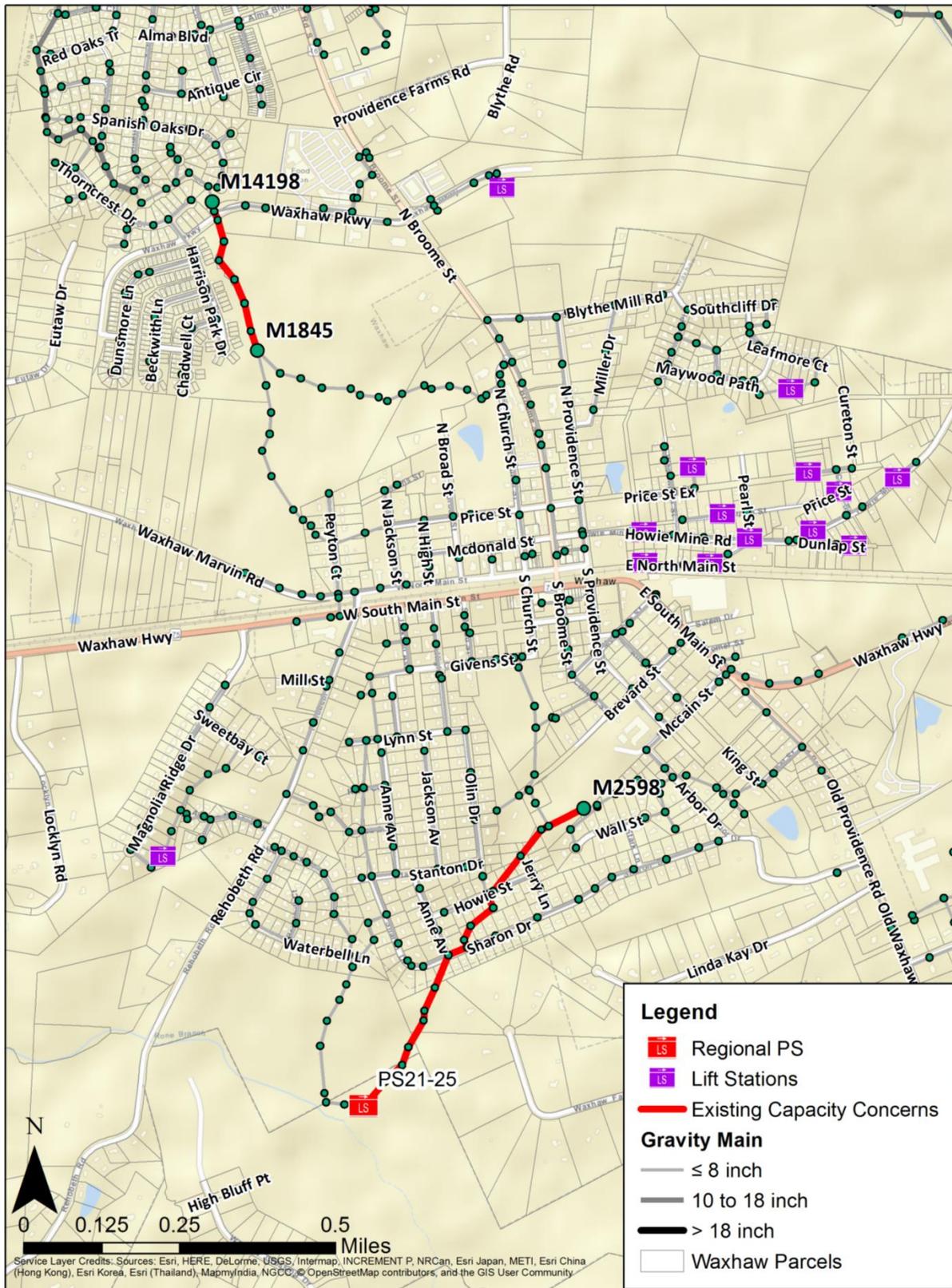


Figure 4-3 Existing System Capacity Concerns

III. Existing Plans, Concepts, and General Information
A. 2012 Downtown Vision Plan and Implementation



DOWNTOWN WAXHAW VISION PLAN

ADOPTED 12.11.12



“Downtown Waxhaw is the heart of the Waxhaw community and the most significant cultural resource in the area.”

- Mobility
- Parking and Wayfinding
- Marketing and Strategic Positioning
- Civic Investments
- Infill and Redevelopment Strategies
- Regulating and Code Strategies

“Attractive Mixed-Use Development”

- ✓ Increase mobility options through new pedestrian and vehicular connections within the downtown district
 - >> **Transportation Alternatives Program Grant (in design phase)**
- ✓ Invest in public parking opportunities through easements and agreements with property owners to organize the existing parking lots
 - >> **Multiple agreements in place**
- ✓ Encourage outdoor dining on North Main Street through streetscape improvements and regulatory changes
 - >> **Conversion of E. N. Main Street to one-way to facilitate dining (in design)**
- ✓ Encourage incremental private development in key locations on Main Street
 - >> **Ex. Millview Shops 2017**

- ✓ Hire a Downtown Manager to oversee development opportunities and coordinate marketing strategies.
 - >>Hired 2015
- ✓ Incentivize large scale development on the Mill Redevelopment Site and the Historic Ventures site.
 - >>Mill on Main completed 2017
 - >>Part of Historic Ventures site sold for Ardmore Apartments 2017
- ✓ Add more residents to downtown through diversified yet appropriately scaled residential development.
 - >>Mill on Main, Ardmore Apartments, McLemore properties
- ✓ Permit a diversity of housing options.
 - >>Done through Downtown Code
- ✓ Implement a coding strategy focused on form, not on use
 - >>Implemented through creation of Downtown Code in 2013 (Chapter 21 of UDO)

III.B. Main Street Advisory Board Proposal

TO: Greg Ferguson

FROM: Curt White

DATE: October 19th, 2017

SUBJECT: Inventory Provided for Wohlbruck Property as Requested by Board of Commissioners

Greg,

At the work session on September 26th, the Main Street Advisory Board presented a concept for a town center, anchored by a multi-use building on parcel 05113032 (Wohlbruck Property) and supported by the Watertower, Duncan McDonald House, and Niven Price parking lot. The concept included subdividing, paving, and striping the Niven Price parking lot to support this and other public uses.

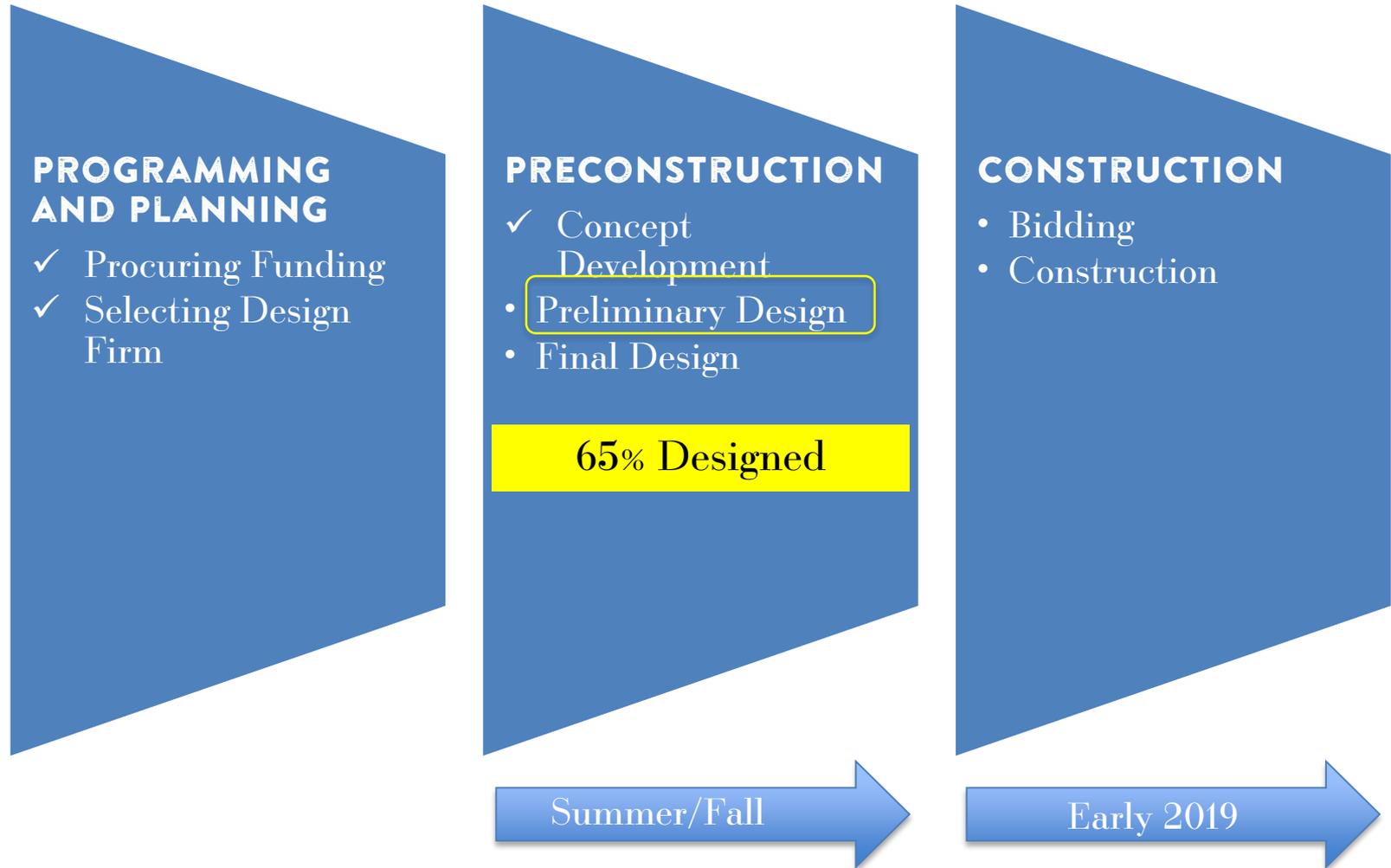
The Board of Commissioners asked staff for an "inventory" of existing concepts for the Wohlbruck Property, the 2013 Niven Price Parking lot Plan, and an existing survey for the Wohlbruck Property, further exploration into the ability of the soils to support a structure (Subsurface Exploration Report), exploration of any possible environmental contamination (Phase I Environmental Site Assessment), and information on underground utilities.

The requested information is provided in the following pages. Key points are as follows:

- **Inventory of Existing Concepts:** Two concepts exist as part of the 2012 Downtown Vision Plan. The first is for a 3 story, mixed use building to house town hall. The second is for a boutique hotel.
- **2013 Niven Price Parking Lot Plan:** A concept exists for a gravel parking lot with 23 spaces. However, the Main Street Advisory Board is encouraging a paved lot, expanded to include the full property footprint.
- **Survey of Wohlbruck Property:** No previously unknown items were discovered.
- **Subsurface Exploration Report of Wohlbruck Property:** According to the 2009 report by the Geoscience Group, the soils at the location could support a 3-story mixed used building on a shallow foundation system consisting of spread footings that bear on suitable residual soils or on new compacted fill.
- **Phase I Environmental Site Assessment of Wohlbruck Property:** A Phase I ESA was conducted in 2009 to identify the presence or likely presence of hazardous substances or petroleum products. There was no evidence of recognized environmental conditions in connection with the property.
- **Underground Utilities:** The survey does not show any underground utilities crossing the lot and the Environmental Assessment did not find any. The only known underground utility is conduit installed by the Town for holiday lighting receptacles. This runs along the eastern property line only. There may be a brick foundation on part of the property from a former building and it is marked on the map; this information was provided by the Public Services Director. However, soil test borings did not find evidence of this.

III.C. TAP Grant

TAP Grant Schedule as of 8/20/18



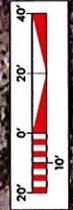
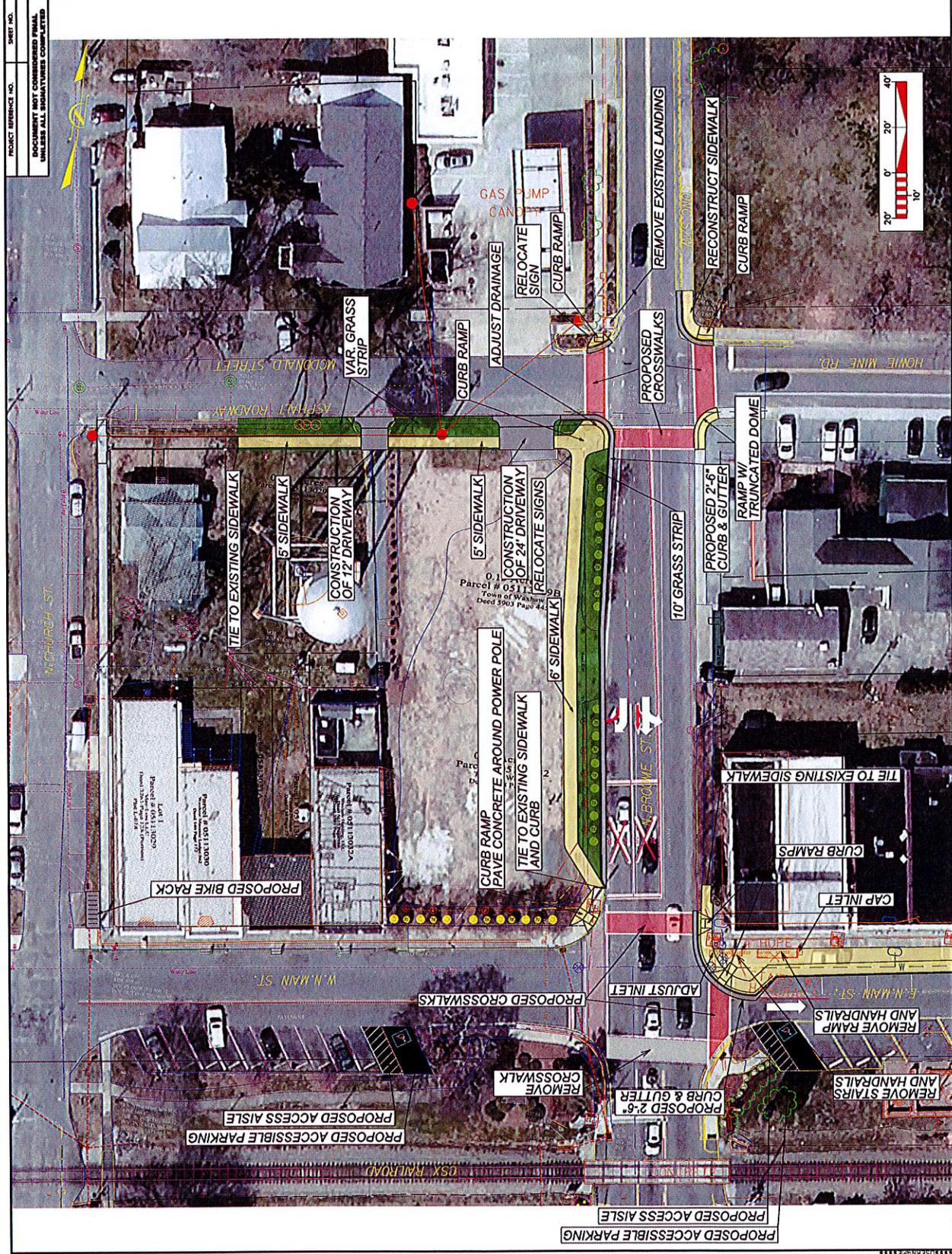
Plans Prepared By:
G S & P
 GRESHAM SMITH AND PARTNERS
 201 S. College Street
 Charlotte, NC 28224
 704.944.7970
 WWW.GRESHAMSMITH.COM

UNION COUNTY, NORTH CAROLINA
 TOWN OF WAXHAW
 DOWNTOWN PEDESTRIAN AND BICYCLE FACILITIES ENHANCEMENTS

REVISION	NO.	DATE	REVISION

ROADWAY DESIGN ENGINEER
 HYDRAULICS ENGINEER

	PLAN
	CONCEPT DESIGN



8/17/24

Plans Prepared By:
G S & P
GRESHAM
SMITH AND
PARTNERS
 NC License No. C-2055
 201 S. Salisbury Street,
 Suite 110
 Raleigh, NC 27604
 704.744.7978
 WWW.GRESHAMSMITH.COM

PROJECT REFERENCE NO. SHEET NO.
 DOCUMENT NOT CONSIDERED FINAL
 UNLESS ALL SIGNATURES COMPLETED

TOWN OF WAXHAW
 DOWNTOWN PEDESTRIAN
 AND BICYCLE
 FACILITIES ENHANCEMENTS
 UNION COUNTY, NORTH CAROLINA

REVISION	NO.	DATE	REVISION

DESIGNED BY:
 ENGINEER

HYDRAULICS
 ENGINEER

PLAN
 CONCEPT DESIGN



8/17/99

Plans Prepared By:
G S & P
 GRESHAM
 SMITH AND
 PARTNERS
 201 S. 1st St., Ste. 200
 Charlotte, NC 28204
 704.742.7978
 WWW.GRESHAMSMITH.COM

PROJECT REFERENCE NO. SHEET NO.
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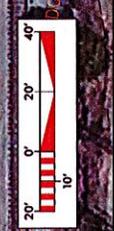
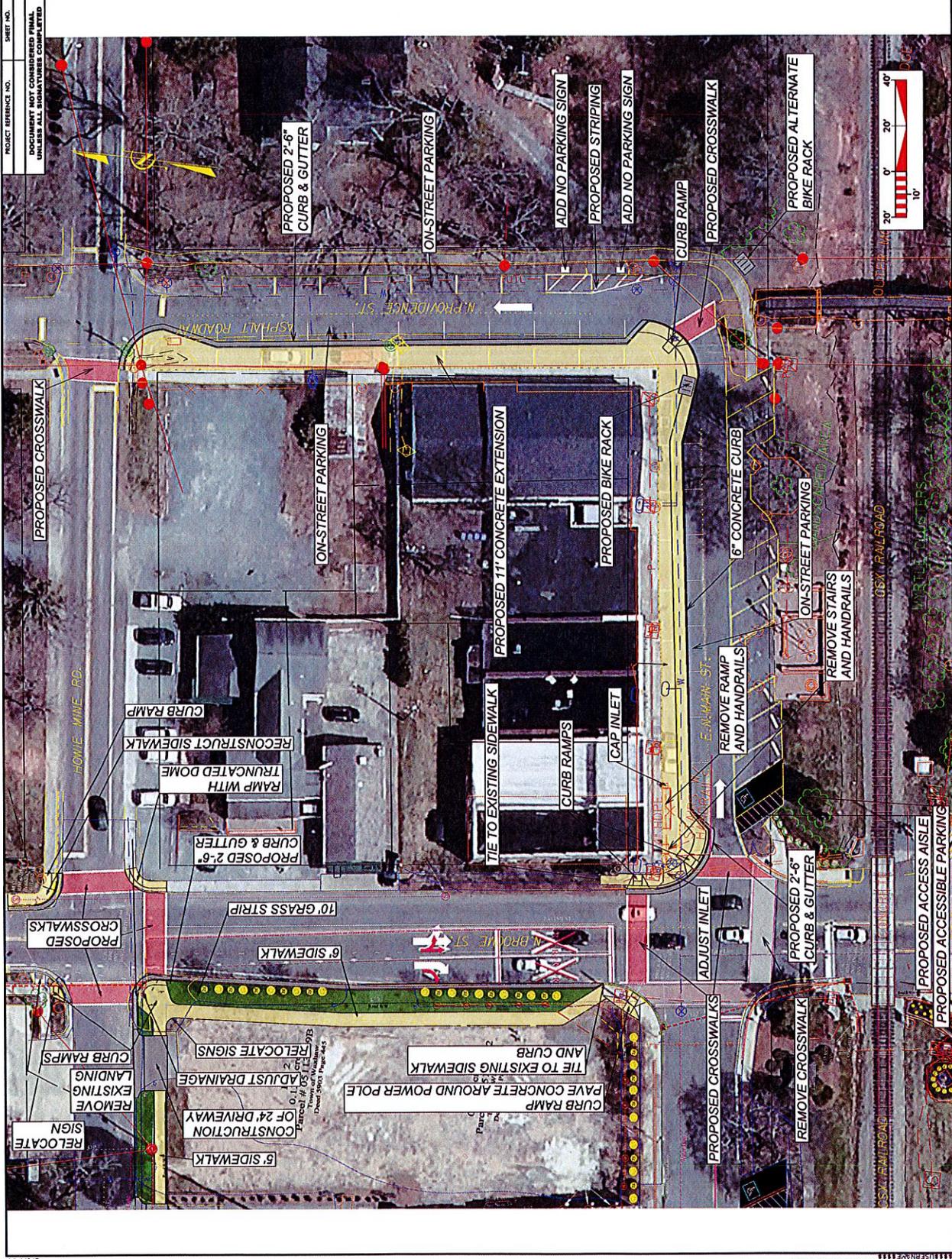
TOWN OF WAXHAW
 DOWNTOWN PEDESTRIAN
 AND BICYCLE
 FACILITIES ENHANCEMENTS
 UNION COUNTY, NORTH CAROLINA

REVISION	NO.	DATE	REVISION

ROADWAY DESIGN
 ENGINEER

HYDRAULICS
 ENGINEER

PLAN
 CONCEPT DESIGN



8/17/99

Plans Prepared By:

G S & P
GRESHAM
SMITH AND
PARTNERS
 281 S. College Street
 Charlotte, NC 28244
 704.784.7970
 www.greshamsmith.com

DRMP
 DRMP, INC.
 6050 FARMVIEW ROAD, SUITE 200
 CHARLOTTE, NC 28210
 NC LICENSE NO. C-2715 (704) 532-2288

TOWN OF WAXHAW
 DOWNTOWN PEDESTRIAN
 AND BICYCLE
 FACILITIES ENHANCEMENTS
 UNION COUNTY, NORTH CAROLINA

NO.	DATE	REVISION

ROADWAY DESIGN
 ENGINEER

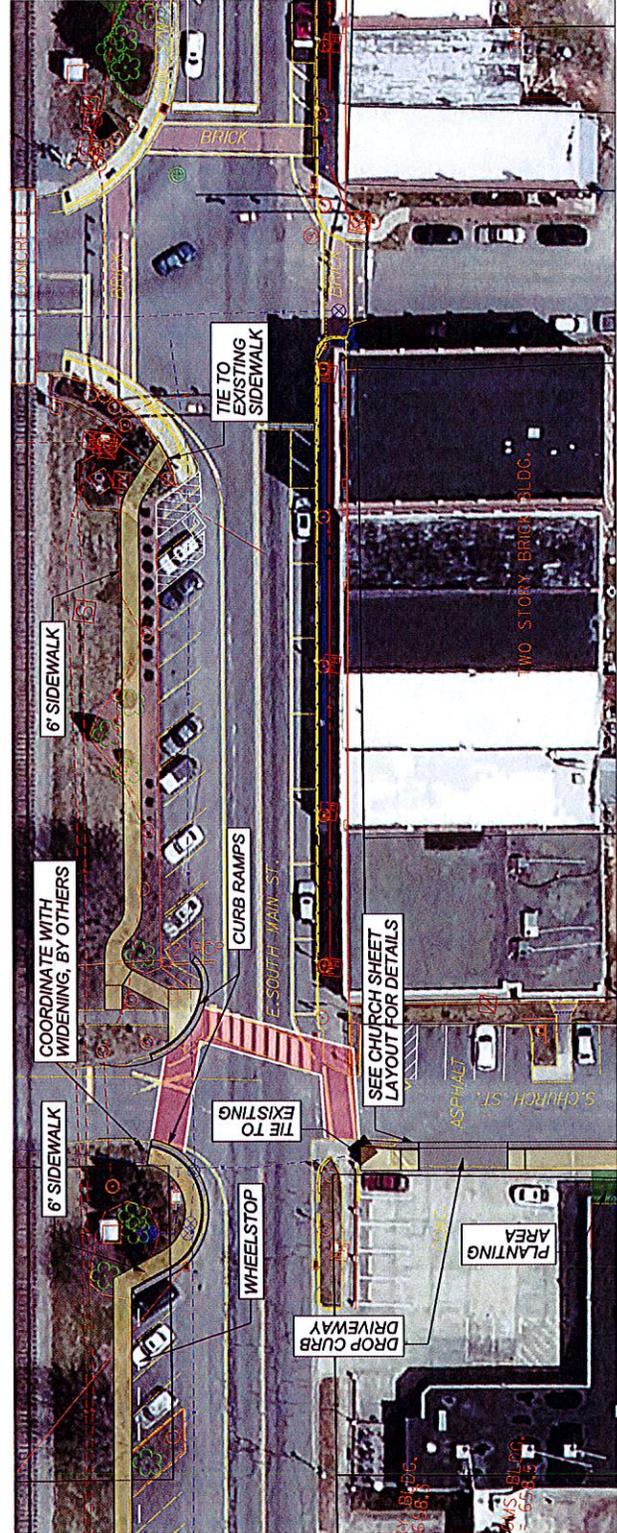
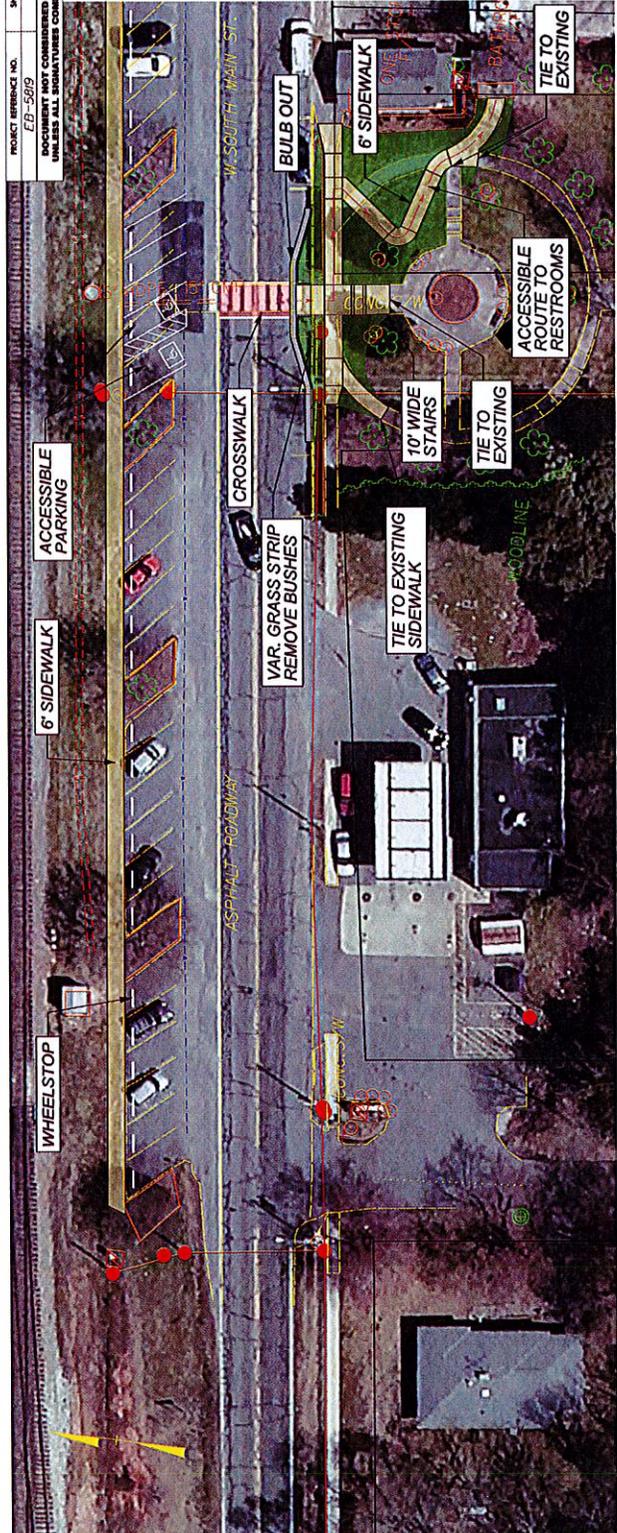
HYDRAULIC
 ENGINEER

PLAN

CONCEPT DESIGN

PROJECT REFERENCE NO.
 EB-5619

SHEET NO.
 DOCUMENT NOT CONSIDERED FINAL
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G S & P
 GRESHAM
 SMITH AND
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 Charlotte, NC 28204
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 DRMP, INC.
 5595 PARKVIEW ROAD SUITE 220
 CHARLOTTE, NC 28210
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TOWN OF WAXHAW
 DOWNTOWN PEDESTRIAN
 AND BICYCLE
 FACILITIES ENHANCEMENTS
 UNION COUNTY, NORTH CAROLINA

NO.	DATE	REVISION

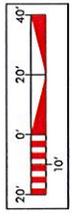
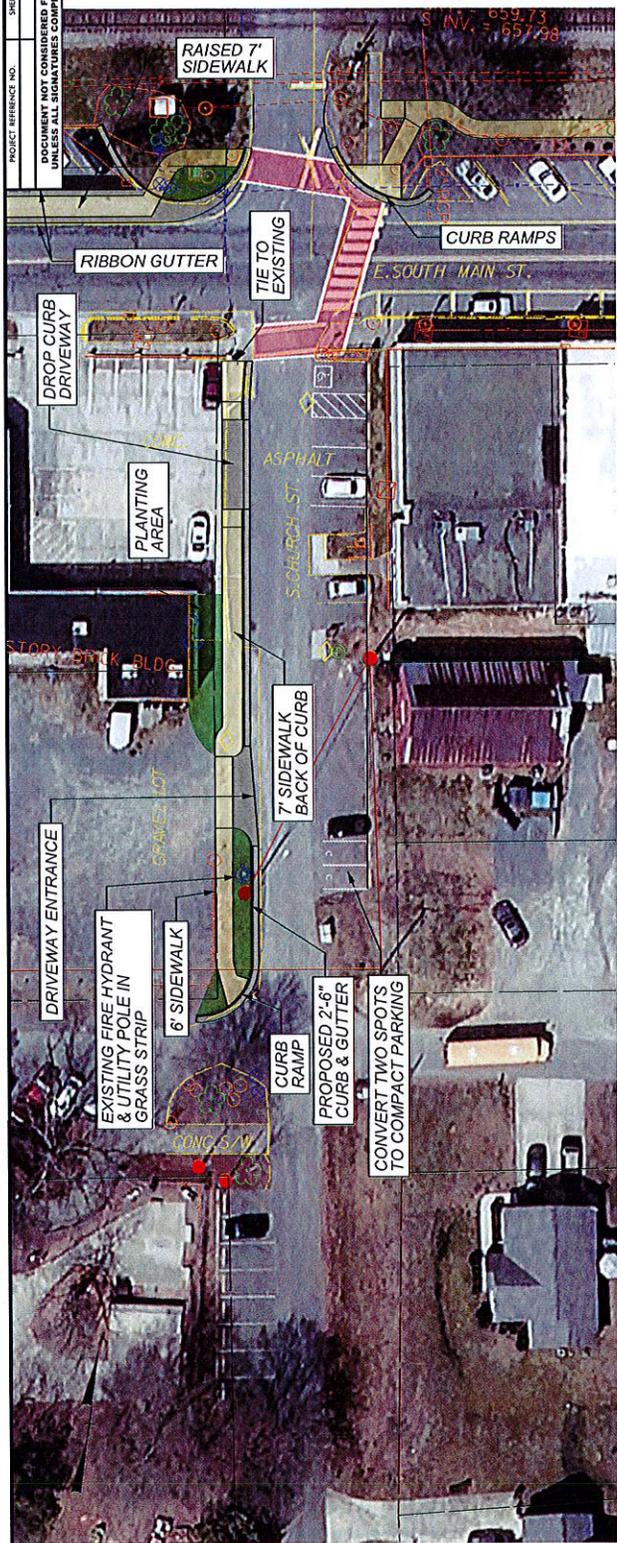
ROADWAY DESIGN
 ENGINEER

PRELIMINARY PLANS
 FOR THE TOWN OF WAXHAW

HYDRAULICS
 ENGINEER

PLAN
 CONCEPT DESIGN

PROJECT REFERENCE NO.
 SHEET NO.
 DOCUMENT NOT CONSIDERED FINAL
 UNLESS ALL SIGNATURES COMPLETED



8/17/99

1727218
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III.D. Downtown Parking

WAXHAW

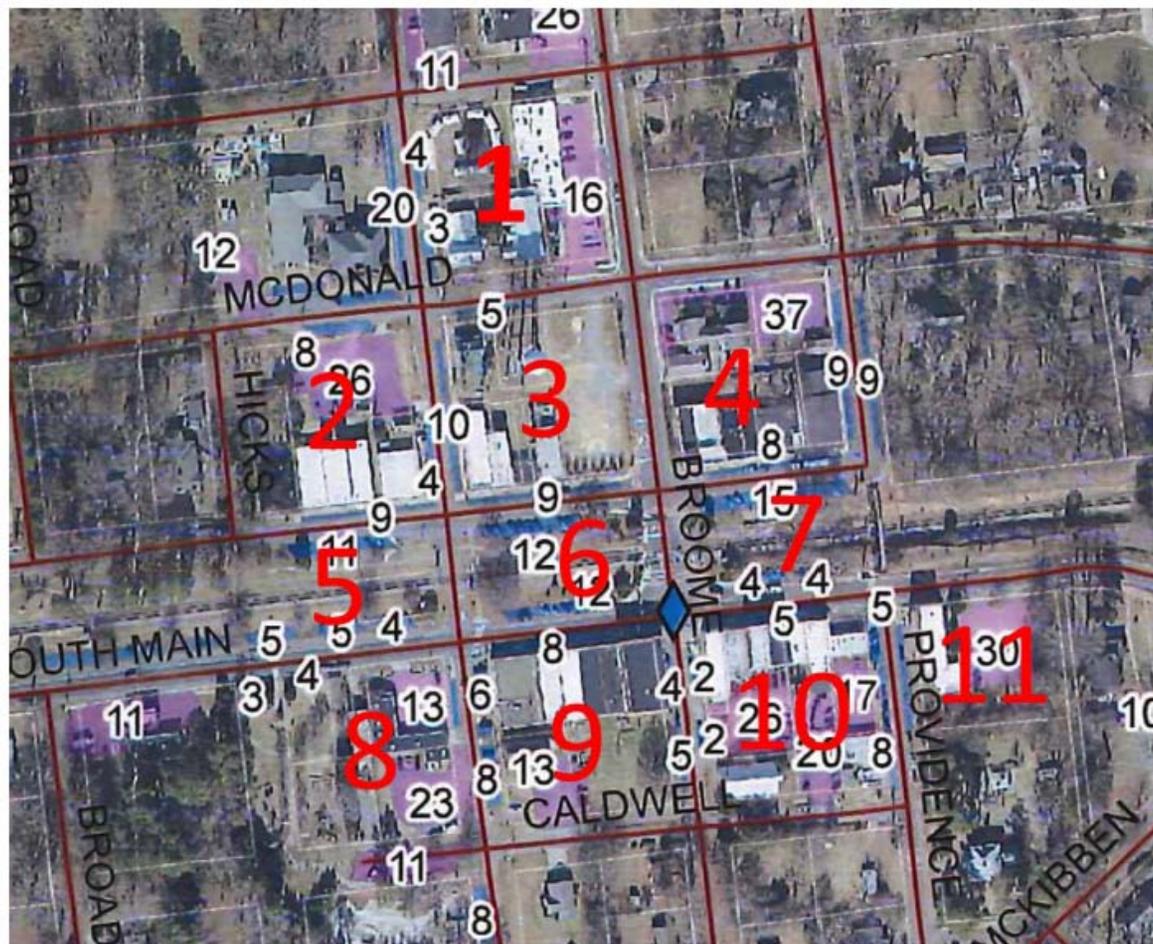
Est. 1889

Downtown Waxhaw Parking

Downtown Development Division

Curt White

08/14/2018



474 Parking Spaces in the Study Area

WAXHAW

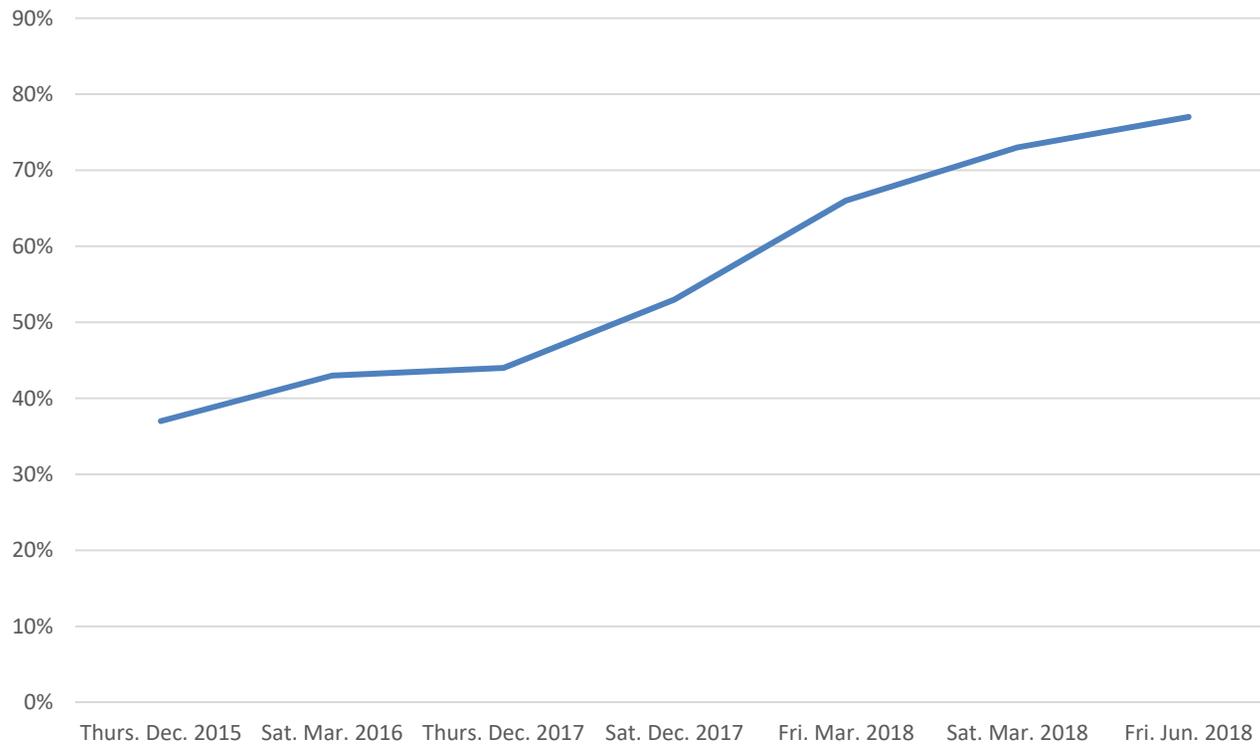
Est. 1889

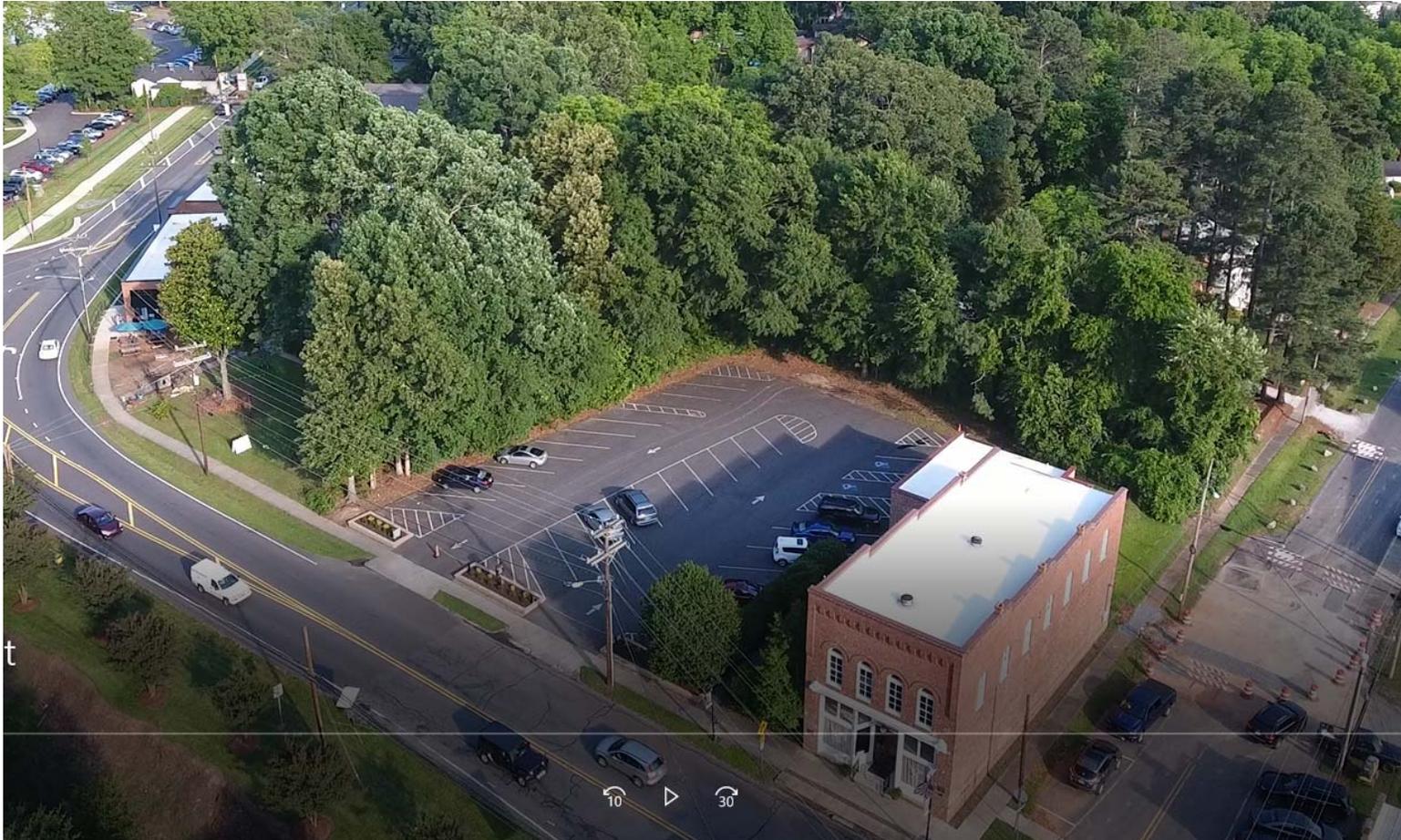


216 W. N. Main St. Parking (Friday June 3rd, 2018 at 6:00pm)

- Shared Parking:
 - Waxhaw Woman's Club Shared Parking (30 Spaces)
 - Clock Shop Lot Shared Parking (20 Spaces)
 - Events Agreement with Historic Ventures Property
- Niven-Price Surface Lot Expansion (12 Spaces)
- Voluntary Time-Limited Spaces
- Improved Signage
- Ordinances (Commercial Vehicles, Intersections)

Parking Utilization Over Time





Parking Sector 11 at 6:30pm on June 1st

- Consider more shared parking agreements (ex. behind buildings on W. S. Main Street, E. S. Main Street)
- Consider designated business owner parking in certain locations
- Improved signage, maps...why are people not parking at WWC?
- Creative options
 - Time-limited parking
 - Valet parking
 - Shuttles
 - Public-private partnerships with new infill

Recommend working through MSAB

III.E. Ardmore Apartments (245 Units) Under Construction



BIVENS

BROAD

BIVENS

CHURCH

BROOME
BROOME

PROVIDENCE

MILLER

SUN

MAYWOOD

PRICE
ST

WASHINGTON

HOWIE MINE

NORTH MAIN

MCDONALD

HIGGS

NORTH MAIN

SOUTH MAIN

CALDWELL

PROVIDENCE

WICKIBBEN

72

SALEM

IV. Parcel Information

A. 216 W. N. Main Street (Niven-Price)

05113025

McDonald St

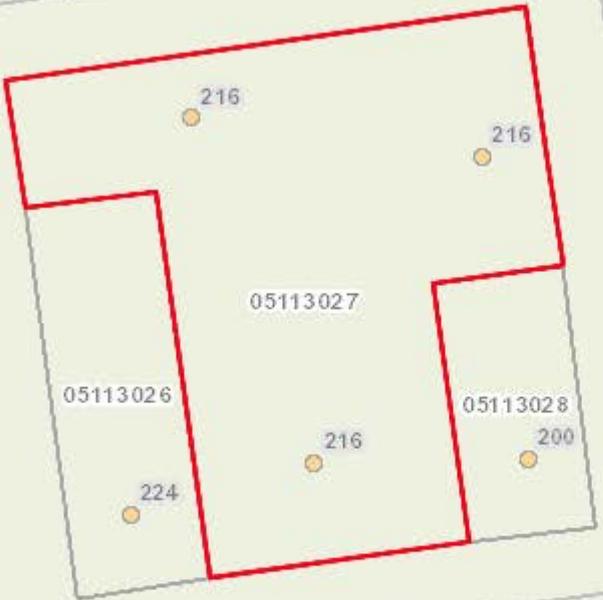
05113021A

316

05113022A

300

Hicks St



216

216

05113027

05113026

224

216

05113028

200

W North Main St

N Church St

122

05113029A

05113029B

05113032

05113029 05113030 05113031 05113031A 05113032A

120

N Broome St

05113

10

05113082

Parcel Number

05113027

Owner

TOWN OF
WAXHAW
NC

ATTENTION: TOWN
MANAGER

Mailing Address

PO BOX 6
WAXHAW
NC, 28173

**Account Information**

Land Value	\$242,700.00	Subdivision	
Building Value	\$544,700.00	Description	EZZELL & PARKER OPCL819
Total Value	\$787,400.00	Situs Address	216 NORTH MAIN ST
Acreeage	0.7000	Property Class	GOVERMENT/SCHOOL/CHURCH

Sales Information

Sale Date	Sale Amount	Book & Page	Grantor
12/28/2012	\$0.00	5903 448	TOWN OF WAXHAW NC
12/28/2012	\$1,000,000.00	5903 445	MAR-LOU LLC
10/29/2003	\$0.00	3263 128	MAR-LOU ENTERPRISES

Location Information

Municipal Administration	Waxhaw	12 Mile Service Area	Yes
County Zoning Code	CITY	School	School Assignment Information
Zoning Administration	Waxhaw	Census Tract Number	210.13
ETJ		FEMA Panel	4473
Fire District	Waxhaw	FEMA Zone	
Soils	TuB		

Building Information - [View Real Property Site](#)

Total Living Area	9680	Type of Building	COMMERCIAL
Year Build	1920	Improvement Type	General Retail

District Voting Assignments (Jurisdictions)

Polling Place	Waxhaw VFD	School District	2	Congressional District	9
Precinct District	#20A	State House	68	Senate District	35

CERTIFICATE OF SURVEY AND ACCURACY

STATE OF NORTH CAROLINA

UNION COUNTY

I, MATTHEW J. STRIKELEATHER, CERTIFY THAT THIS MAP DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, A DEED DESCRIPTION RECORDED IN BOOK 283 PAGE 128 OF THE UNION COUNTY REGISTRY, THAT THE BOUNDARIES SHOWN ON THIS MAP ARE THE BOUNDARIES OF THE PARCELS SHOWN THEREON. THAT THE BOUNDARIES NOT SHOWN IN DEED BOOKS AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN DEED BOOKS OR SHOWN ON PLAT AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED, AND G.S. 47-31, ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS DAY.

Matthew J. Strikeleather
REGISTERED LAND SURVEYOR

REGISTRATION NUMBER
L-4643

I HEREBY CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

Matthew J. Strikeleather
REGISTERED LAND SURVEYOR

REGISTRATION NUMBER
L-4643

NOTES

1. MAP DATE: SUBJECT OF TITLE: DEED BOOK 283 PAGE 128 (1st TRACT)
2. SURVEY USED AS REFERENCE: DEED BOOK 54 PLY LEAF
3. THE PURPOSE OF THIS SURVEY IS TO MAP THE PHYSICAL STRUCTURES AND TO MEASURE THE BOUNDARY LINES AS SHOWN.
4. ZONING PER TOWN OF WAXHAW, NC
5. SUBJECT TO RIGHTS OF WAY OF RECORD, AND EASEMENTS RECORDED AND OR IMPLIED (NOT SHOWN HEREON IF ANY), AND COMPLETION OF THE PROJECT WHICH WAS NOT FORWARDED FOR THE PROPERTY.
6. A MAP OF WAXHAW FOUND IN DEED BOOK 44 ON THE REY RAILROAD R/W (SEE PAGE 107) SHOWS A 107' R/W ON EACH SIDE OF THE CENTRELINE OF RAILS. THIS MAP IS DATED MARCH 30, 1988.
7. AREA COMPUTED BY COORDINATE GEOMETRY.
8. SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE.
9. THIS MAP IS ORIENTED TO THE GRID NORTH STATE PLANE AS SHOWN AND IS ALSO BASED ON NAD 83 (1983) DATUM. THE PROJECT COMBINED FACTOR = 0.99984134 (GROUND TO GRID). ALL DISTANCES SHOWN ARE GROUND DISTANCES. VERTICAL DATUM IS NAVD 83.
10. A MAP OF WAXHAW FOUND IN DEED BOOK 54 ON THE REY RAILROAD R/W (SEE PAGE 107) SHOWS A 107' R/W ON EACH SIDE OF THE CENTRELINE OF RAILS. THIS MAP IS DATED MARCH 30, 1988.
11. STORM STRUCTURE INFORMATION (PIPE DIAMETER, SIZE, CONNECTION AND MATERIAL) WERE OBTAINED BY FIELD OBSERVATIONS AND THE TOWN OF WAXHAW. THE TOWN OF WAXHAW HAS PROVIDED A WRITTEN DECLARATION AND OWNER'S TESTIMONY.
12. NO NOS MONUMENT FOUND WITHIN 200 FEET OF SUBJECT.
13. NORTH CAROLINA STATE MAPS AVAILABLE FOR THE LINES SHOULD BE VERIFIED BEFORE ENGINEERING.
14. THESE LINES SHOWN WERE ESTABLISHED BY OWNER'S TESTIMONY AND ARE CONSIDERED APPROXIMATE. THE SANITARY AND WATER LINES SHOWN ARE CONSIDERED FOR SPLIT WATER BUT FOR THE MAIN WATER ONLY.

N.C. GRID - NAD 83 - 2007



CERTIFICATION OF APPROVAL

THIS PLAT IS NOT SUBJECT TO THE PROVISIONS OF THE TOWN OF WAXHAW UNIFIED DEVELOPMENT ORDINANCE AND DOES NOT REQUIRE APPROVAL FROM THE PLANNING BOARD NOR THE APPROVAL OF THE BOARD OF COMMISSIONERS.

Tom Oulley
ADMINISTRATOR
DATE: 12-27-12

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN ON THIS MAP OR PLAT WHICH THIS CERTIFICATION IS APPLIED. I HAVE BEEN ADVISED BY THE TOWN OF WAXHAW, THE SUBDIVISION JURISDICTION OF THE TOWN OF WAXHAW.

Matthew J. Strikeleather
DATE: 12-27-12

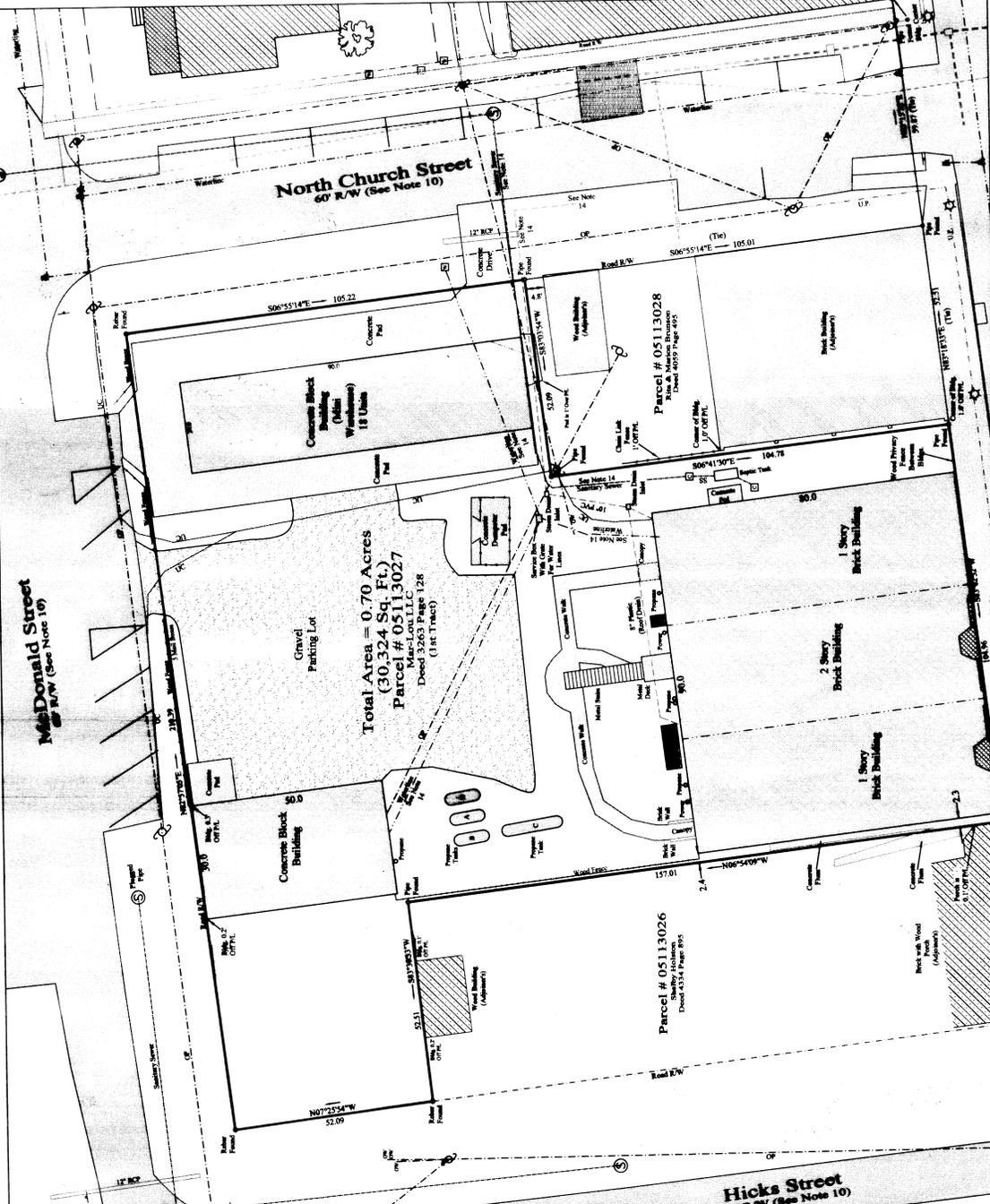
Ben M. Hibel
REVIEW OFFICER

STATE OF NORTH CAROLINA
COUNTY OF UNION
L. G. N. Hibel
REVIEW OFFICER OF UNION COUNTY.
I CERTIFY THAT THIS MAP OR PLAT WHICH THIS CERTIFICATION IS APPLIED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

LEGEND	DESCRIPTION
☆	LIGHT WELLS
○	RIGHT OF WAY
○	CENTRELINE
○	COMBINED POINT
○	OVERHEAD POWER
○	SEWER MANHOLE
○	POWER POLE
○	SANITARY SEWER LINE
○	WATER VALVE
○	WATER CLEAN OUT
○	WATER METER
○	MAIL BOX
○	ROAD BORN SINGLE POINT
○	UNDERGROUND TELEPHONE
○	REINFORCED CONCRETE PIPES
○	EXISTING
○	CATCH BASIN
○	UNDERGROUND POWER
○	SHIELD
○	R.R.
○	RAIL ROAD
○	GOV JACKER
○	HEATING AND AIR UNIT

FILED Dec 28, 2012 09:47 am
PLAT SLIDE 0000L - 0819
INSTRUMENT 42075
REGISTER OF DEEDS 76

FILED
UNION COUNTY, NC
CRYSTAL CRUMP
REGISTER OF DEEDS 76



BOUNDARY SURVEY

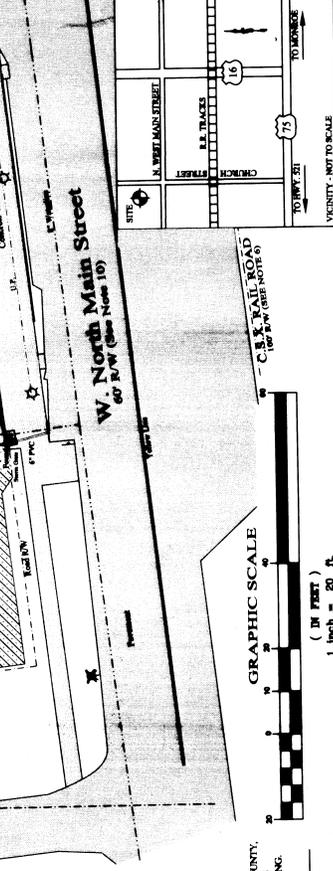
OWNER/PROPERTY OF:
MAR LOULLIC
216 W. NORTH MAIN STREET WAXHAW, NC 28173
UNION COUNTY, JACKSON TOWNSHIP
PARCEL # 05113027 DEED BOOK 3263 PAGE 128

Providence
PROVIDENCE LAND GROUP, PLLC
LAND DEVELOPMENT PROJECT MANAGEMENT
166 PROVIDENCE ROAD SOUTH WAXHAW, NC 28173
704.400.0117 • N.C. FIRM # P-010 • S.C. FIRM # 456

DATE: DECEMBER 14, 2012
REVISION:

SCALE: 1" = 20'

FILE: PROVIDENCE LAND SURVEY BASE



plat Cabinet L 819

FLOORPLAN SKETCH

Borrower: CITY WAXHAW

File No.: TIM G.

Property Address: NORTH MAIN

Case No.:

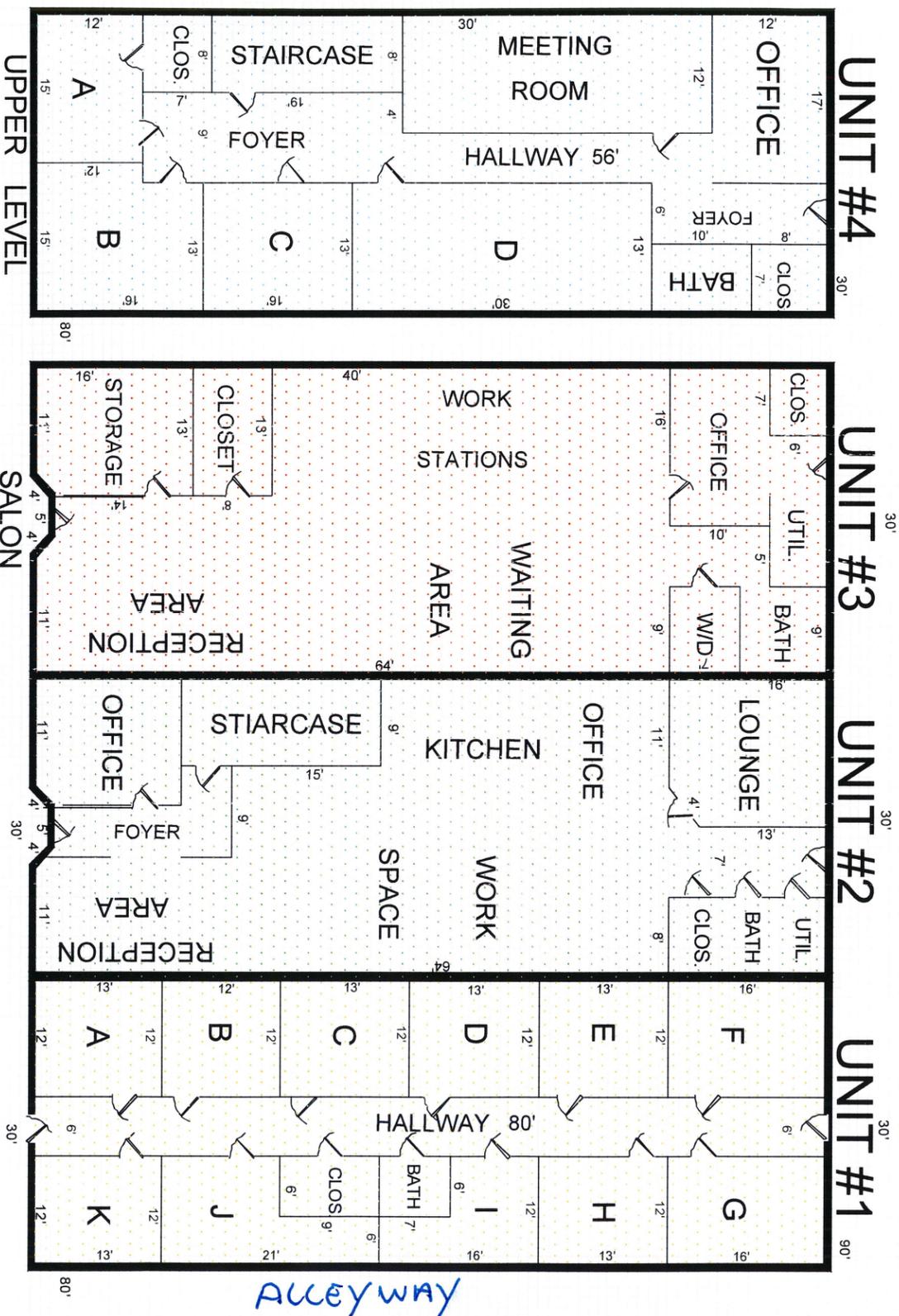
City: WAXHAW

State: NC

Zip:

Lender:

Downtown Parking Lot



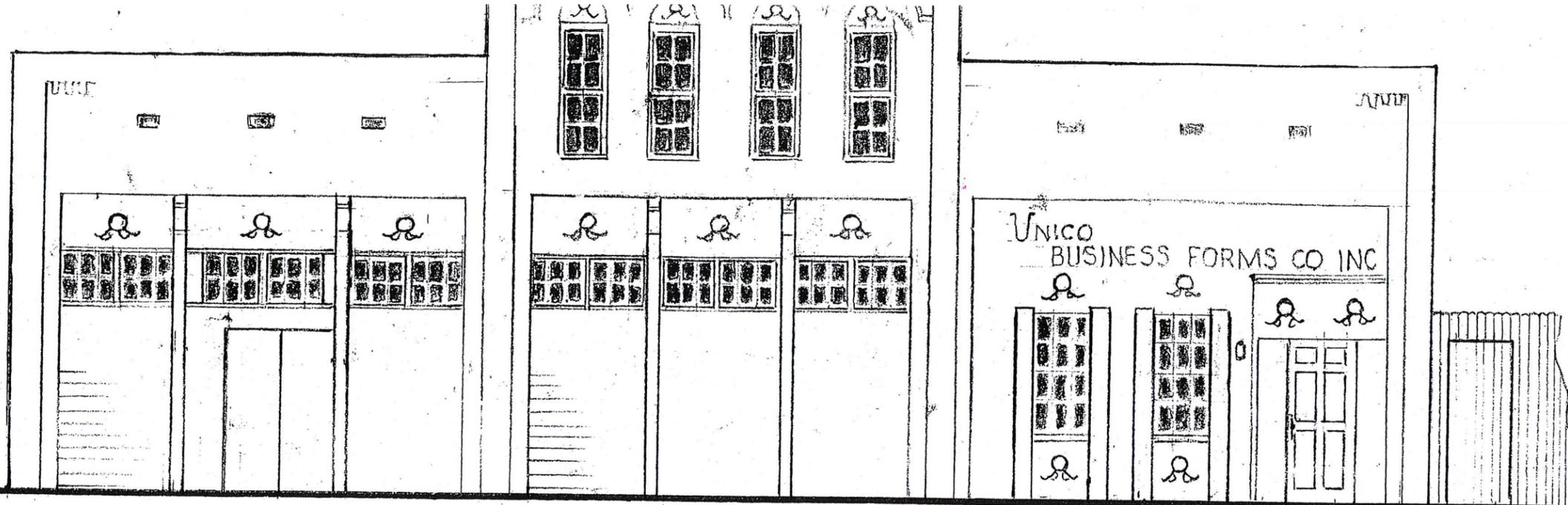
MAIN STREET

Sketch by: Apex IV™

Comments: ONLY 2 OF THE ROOMS IN UNIT #1 WERE AVAILABLE FOR MEASUREMENT. THE AREA AND DIMENSIONS OF THE REMAINING ROOMS ARE BEING ESTIMATED IN THIS SKETCH. FOR UNIT #4, ONLY THE MEETING ROOM, OFFICE, HALLWAY, STAIRCASE AND ROOM "D" WERE MEASURED. THE DIMENSIONS FOR THE REMAINING AREAS OF UNIT #4 ARE BEING ESTIMATED.

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Net Totals
GBA1	First Floor	2320.00	2320.00
GBA2	SECOND UNIT	2388.00	2388.00
GBA3	THIRD UNIT	2468.00	2468.00
GBA4	FOURTH UNIT	2400.00	2400.00
TOTAL BUILDING (rounded)			9576

BUILDING AREA BREAKDOWN		
Breakdown	Subtotals	
First Floor	29.0 x	80.0
SECOND UNIT	0.5 x	2.0
	0.5 x	2.0
	8.0 x	78.0
	11.0 x	80.0
	11.0 x	80.0
THIRD UNIT	0.5 x	2.0
	0.5 x	2.0
	8.0 x	78.0
	12.0 x	80.0
	11.0 x	80.0
FOURTH UNIT	30.0 x	80.0
12 Calculations Total (rounded)		9576

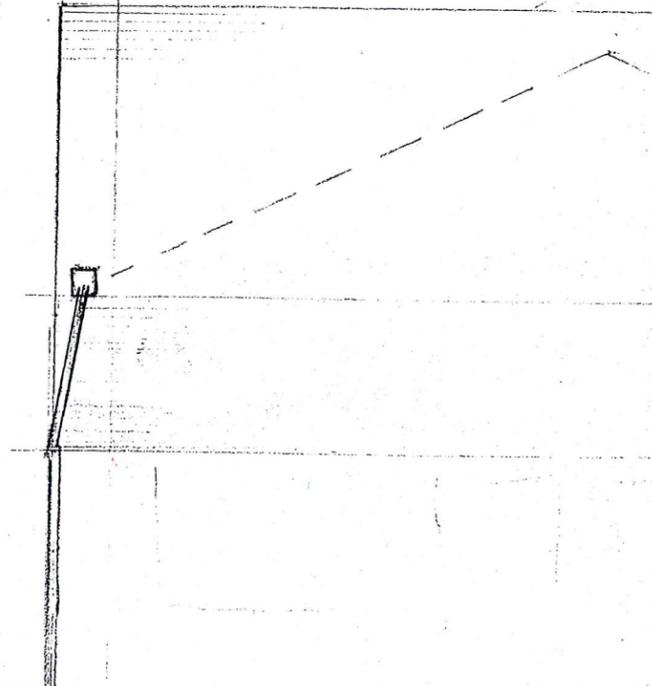


RE-B 1969 (REF 7-16)

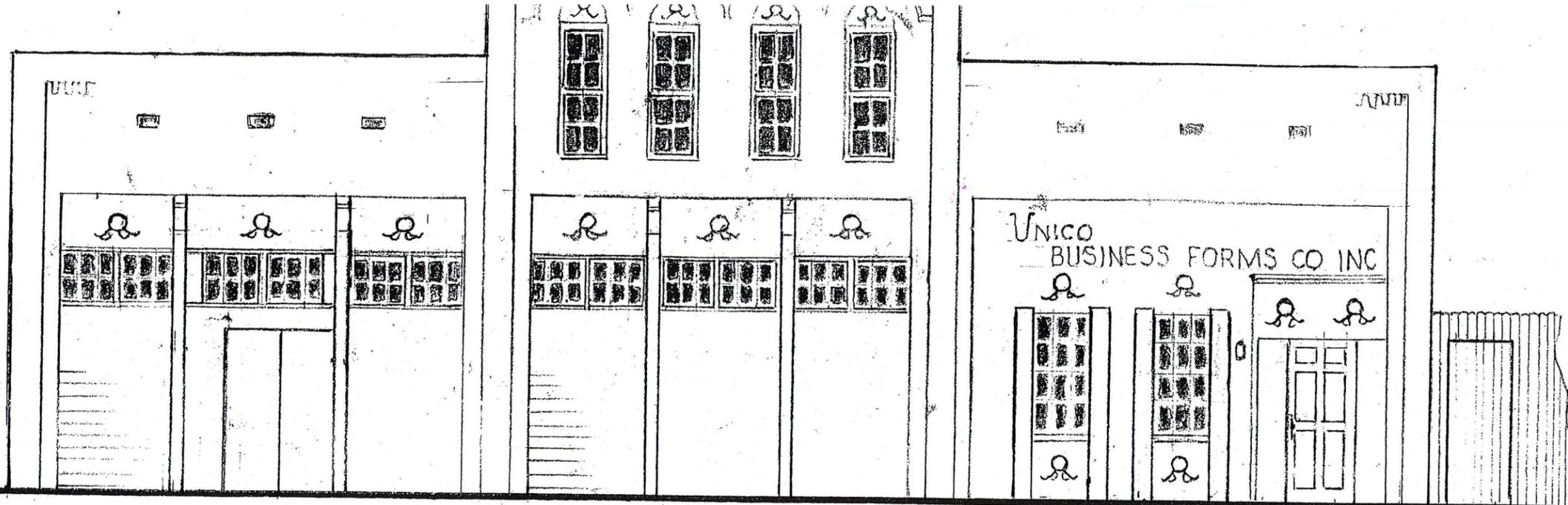


B 1913-1914 NIVEN PRICE MERCANTILE (REF. 7-15)

KNOWN →



B pre. 1910? MISS MAGGIE I

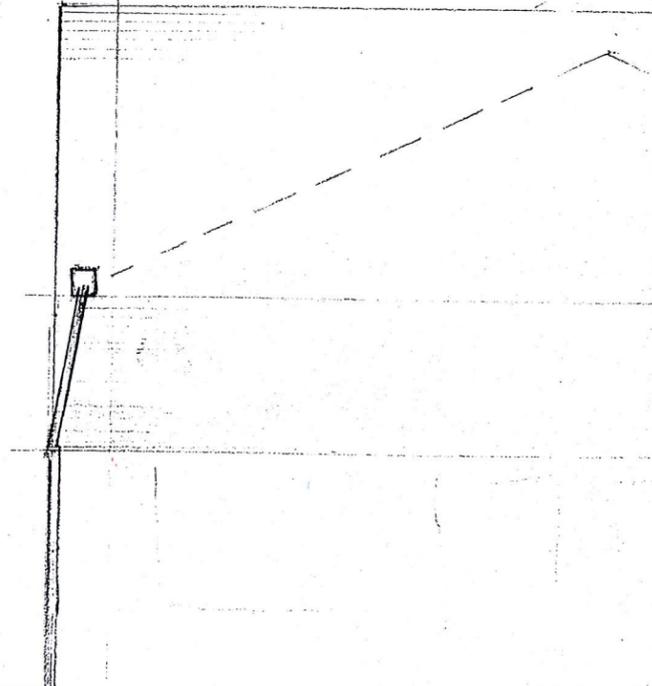


RE-B 1969 (REF 7-16)



B 1913-1914 NIVEN PRICE MERCANTILE (REF. 7-15)

KNOWN →



B pre. 1910? MISS MAGGIE I



Quote # 63768

405 N. Pilot Knob Road
 Denver, NC 28037
 Office: 704-483-3739
 Fax: 888-648-8555
 workorders@lakesideps.com

Date: 07/03/2018
 Workorder #: 63768
 Customer Reference #: na
 Rep: Mike Clater
 Rep Contact Info: (704) 483-3739
 Rep Email: mikeclater@lakesideps.com

Customer: Town of Waxhaw
 1150 N Broome St
 PO Box 6
 Waxhaw, NC 28173

Ship to: 216 W. North Main Street
 216 W. North Main Street
 Waxhaw , NC 28173
 (704) 843-2195

Payment Terms	LPS Rep
NET 30	Mike Clater

Description	
Problem statement: re-face the exterior building facade to align with the historic building finishes on its two neighboring units left of this unit (if facing it). Scope: remodel storefront facade Barricade work area Erect containment barrier Terminate power and disconnect relevant electrical circuits Restore power to remainder of building Disconnect relevant HVAC units / ductwork Move HVAC ductwork and related utilities for existing HVAC installation Demo existing facade and interior walls up to original ceiling, preserving historical elements as much as possible. Includes exterior, framing, windows, doors, electrical, and brick Install temporary wall to provide security during reconstruction Install new framing for walls, windows and door to match profile of neighboring facades Install brick in entrance as needed Hang new windows and doors to comply with historical look of neighboring facades Rough in electrical and HVAC as needed Install new drywall, prime and paint Demo existing walkway Install new walkway and masonry Reinstall light fixtures, exit sign, and receptacles Restore power supply and function test Reinstall HVAC diffuser(s) and return(s), function test Clean work area and dispose of debris offsite	

Type	Description	Price
Regular Labor	carpentry - labor 4 techs x 8 hours x 10 days	\$20,800.00
Materials	carpentry - 11 ea. windows, 1 ea. door, concrete sidewalk, primer, paint, fasteners, framing, masonry (brick, mortar, pavers), drywall, containment barrier material, temp wall materials, sundries	\$18,000.00

Regular Trip	carpentry trips - 12	\$660.00
Materials	dumpster, disposal fee	\$625.00
Regular Labor	electrical - labor (2 techs x 10 hours)	\$1,800.00
Materials	electrical - wire, receptacles, cover plates, sundries	\$250.00
Regular Trip	electrical - trips	\$110.00
Regular Labor	HVAC - 2 techs x 6 hours	\$1,080.00
Materials	HVAC - ductwork, sundries (allowance)	\$250.00
Regular Trip	HVAC - trips	\$110.00
Regular Labor	LPS project management	\$1,300.00
Total		\$44,985.00

Notes: Any unforeseen problems discovered while performing this work may require a change order

Upon barricading, LPS is not responsible for damage incurred to the work area by any parties breaching barricade(s)

Quote based upon visible conditions found during site visit/inspection

Quote is valid for 30 days from date of issue

Quote does not include permitting fees

Quote may include project related time spent away from job site

Quote does not include architectural design or engineering services

Quote does not include adding any new electrical circuits or HVAC returns or diffusers, we are quoting only to relocate existing

Quote does not include installation of any new floor coverings

Price for windows and doors is an allowance, we have not received specifications

Quote is budgetary pricing and upon approval we will review for final pricing

IV.B. 115 McDonald Street (Duncan McDonald House)



Parcel Number

05113029B

Owner

TOWN OF WAXHAW NC

ATTENTION: TOWN MANAGER

Mailing Address

317 N BROOME ST
WAXHAW
NC, 28173



Account Information

Land Value \$33,800.00
Building Value \$700.00
Total Value \$34,500.00
Acreage 0.1500

Subdivision
Description LOT 2 OPCL818
Situs Address MCDONALD ST
Property Class COMMERCIAL

Sales Information

Sale Date	Sale Amount	Book & Page	Grantor
03/21/2013	\$0.00	5963 326	TOWN OF WAXHAW NC
12/28/2012	\$1,000,000.00	5903 445	MAR-LOU LLC
01/01/1900	\$0.00		

Location Information

Municipal Administration	Waxhaw	School	School Assignment Information
County Zoning Code	CITY	Census Tract Number	210.13
Zoning Administration	Waxhaw	FEMA Panel	4473
ETJ		FEMA Zone	
Fire District	Waxhaw	Soils	TuB

Building Information - [View Real Property Site](#)

Total Living Area	1173	Type of Building	COMMERCIAL
Year Build	1930	Improvement Type	General Retail

District Voting Assignments (Jurisdictions)

Polling Place	Waxhaw VFD	School District	2	Congressional District	9
Precinct District	#20A	State House	68	Senate District	35

IV.C. Water Tower Lot



Parcel Number

05113032

Owner

TOWN OF WAXHAW NC
ATTN: TOWN MANAGER

Mailing Address

PO BOX 6
WAXHAW
NC, 28173



Account Information

Land Value	\$287,100.00	Subdivision	
Building Value	\$0.00	Description	WOHLBRUCK OPCL813
Total Value	\$287,100.00	Situs Address	BROOME/NORTH MAIN
Acreage	0.4500	Property Class	GOVERNMENT/SCHOOL/CHURCH

Sales Information

Sale Date	Sale Amount	Book & Page	Grantor
12/21/2012	\$350,000.00	5898 746	WOHLBRUCK THEODORE C JR
12/21/2012	\$0.00	5898 743	WOHLBRUCK THEODORE C
08/24/2001	\$61,000.00	1630 180	WOHLBRUCK JUANITA H % EVERETT

Location Information

Municipal Administration	Waxhaw	School	School Assignment Information
County Zoning Code	CITY	Census Tract Number	210.13
Zoning Administration	Waxhaw	FEMA Panel	4473
ETJ		FEMA Zone	
Fire District	Waxhaw	Soils	TuB

Building Information - [View Real Property Site](#)

Total Living Area	Type of Building
Year Build	Improvement Type

District Voting Assignments (Jurisdictions)

Polling Place	Waxhaw VFD	School District	2	Congressional District	9
Precinct District	#20A	State House	68	Senate District	35

IV.D. Water Tower



Parcel Number

05113029A

Owner

TOWN OF WAXHAW

Mailing Address

P O BOX 6
WAXHAW
NC, 28173



Account Information

Land Value	\$43,200.00	Subdivision	
Building Value	\$0.00	Description	WAXHAW WATER TOWER-MCDONALD
Total Value	\$43,200.00	Situs Address	MCDONALD ST
Acreage	0.1300	Property Class	GOVERMENT/SCHOOL/CHURCH

Sales Information

Sale Date	Sale Amount	Book & Page	Grantor
01/13/2012	\$0.00	5664 011	UNION COUNTY % PUBLIC WORKS
01/01/1900	\$0.00		
01/01/1900	\$0.00		

Location Information

Municipal Administration	Waxhaw	School	School Assignment Information
County Zoning Code	CITY	Census Tract Number	210.13
Zoning Administration	Waxhaw	FEMA Panel	4473
ETJ		FEMA Zone	
Fire District	Waxhaw	Soils	TuB

Building Information - [View Real Property Site](#)

Total Living Area		Type of Building	
Year Build		Improvement Type	

District Voting Assignments (Jurisdictions)

Polling Place	Waxhaw VFD	School District	2	Congressional District	9
Precinct District	#20A	State House	68	Senate District	35

IV.E. Town-Owned Property Spreadsheet

Waxhaw Property

Property	Location	Street #	Street Name	Parcel	Acres	Tax Value	Purchase Type	Year	Purchase Date	Purchase Amount	Total Purchase Cost	Renovation Cost	Renovation Donations	Total Cost	Ownership	Current Use	Notes		
Cemetery	South	-	Arbor Drive	05116031	7.6340	\$44,000	-	1942	1	1942	-	\$7,000	-	\$7,000	Yes	Public Services			
Skate Park	Downtown	209	West South Main Street	05115021	0.659	\$22,600	Purchase	1948	2	7/15/1948	\$250	\$250	\$6,000	\$20,000	-	\$13,750	Yes	Parks & Rec	
Dare Steele Garden	Downtown	-	Mckibben Street	-	-	-	Purchase	1950	3	2/3/1950	\$1	\$1	-	-	\$1	Yes	Parks & Rec	Union County GIS does not show a parcel for this property.	
Library	South	509	South Providence Street	05115066	0.23	\$346,000	Purchase	1979	4	11/30/1979	\$2,500	\$2,500	-	-	\$2,500	Yes	None		
The Meeting Place	Downtown	209	West South Main Street	05115023A	0.07	\$117,600	Purchase	1981	5	9/23/1981	\$3,000	\$3,000	\$22,000	-	\$25,000	Yes	Parks & Rec		
Old Town Hall	Downtown	317	North Broome Street	05113037D	0.281	\$150,400	Purchase	1983	6	10/19/1983	\$60,000	\$60,000	\$22,152	-	\$82,152	Yes	None		
David G. Barnes Park	Downtown	215	West South Main Street	05115023	0.13	\$169,300	Purchase	1984	7	6/12/1984	\$2,000	\$2,000	\$70,000	-	\$72,000	Yes	Parks & Rec		
The Green	Downtown	-	West South Main Street	05113082	0.13	\$900	Purchase	1984	8	6/12/1984	Included w/Barnes Park	Included w/Barnes Park	-	-	\$0	Yes	None	Included with the purchase of David G. Barnes Park.	
Yamasee Road Property	Southeast	-	Essaw/Yamasee Road	05087055A	1.67	\$28,200	Donation	1988	9	9/19/1988	\$0	\$0	-	-	\$0	Yes	Parks & Rec		
Public Services (1)	South	402	Brevard Street	05115027A	0.46	\$21,400	Parcel Exchange	2002	10a	2/11/2002	\$0	\$0	-	-	\$0	Yes	Public Services	Public Services property consists of two parcels (05115027A ; 05115029). Total Acreage = 1.448 Total Value = \$83,100	
Public Services (2)	South	402	Brevard Street	05115029	0.988	\$61,700	Parcel Exchange	2002	10b	2/11/2002	\$0	\$0	-	-	\$0	Yes	Public Services		
Renee Circle Property	South	605	Renee Circle	05114113	0.249	\$19,700	Donation	2005	11	1/20/2005	\$0	\$0	-	-	\$0	Yes	None		
Old Planning Building	Downtown	316	North Church Street	05113037	0.312	\$146,700	Purchase	2007	12	6/21/2007	\$190,000	\$192,446	\$3,045	-	\$195,491	Yes	None		
H.C. Nesbit Park	Northwest	1304	HC Nesbit Park Road	06192001	40.898	\$442,700	Donation	2009	13	7/7/2009	\$0	\$0	\$340,000	-	\$340,000	Yes	Parks & Rec		
Horton Property	Downtown	-	Givens Street	05115026	9.901	\$46,700	Purchase	2012	14	9/4/2012	\$268,500	\$281,805	-	-	\$281,805	Yes	Parks & Rec		
Niven Price Building	Downtown	216	West North Main Street	05113027	0.7	\$787,400	Purchase	2012	15	12/27/2012	\$1,000,000	\$1,020,909	\$43,418	-	\$1,064,327	Yes	Rental Building		
Water Tower	Downtown	-	McDonald Street	05113029A	0.13	\$43,200	Donation	2012	16	1/13/2012	\$0	\$0	\$50,609	-	\$50,609	Yes	None		
Wohlbruck Property	Downtown	-	Broome/North Main Street	05113032	0.45	\$287,100	Purchase	2012	17	12/20/2012	\$350,000	\$367,198	\$164,789	-	\$367,198	Yes	Gravel Lot		
34 Acre Park Property (1)	Northwest	3818	Waxhaw-Marvin Road	06192005B	10	\$248,600	Purchase	2013	18a	3/14/2013	\$1,386,400	\$1,389,349	-	-	\$1,389,349	Yes	Parks & Rec	34 Acre Park property consists of two parcels (06192005B ; 06192005D). Total Acreage = 34.66 Total Value = \$837,700	
34 Acre Park Property (2)	Northwest	3818	Waxhaw-Marvin Road	06192005D	24.66	\$589,100	Purchase	2013	18b	3/14/2013	\$0	\$0	-	-	\$0	Yes	Parks & Rec		
McDonald House	Downtown	115	McDonald Street	05113029B	0.15	\$34,500	Purchase	2013	19	3/21/2013	Included w/Niven	Included w/Niven	\$350,566	-	\$350,566	Yes	Parks & Rec	Tax value does not reflect recent renovations. Purchase amount is included with Niven Price purchase.	
Police Department	North	3620	Providence Road South	06138009	2.64	\$2,898,900	Purchase	2013	20	10/10/2013	\$3,500,000	\$3,526,090	\$4,355,687	-	\$7,881,777	Yes	Police		
Town Creek Park (1)	Northwest	4240	Waxhaw-Marvin Road	06165003L	6.665	\$84,500	Donation	2013	21a	1/28/2013	\$0	\$0	\$50,000	\$50,000	\$0	Yes	Parks & Rec	Town Creek Park consists of two parcels (06165003L; 06165003N). Total Acreage = 19.247 Total Value = \$85,500	
Town Creek Park (2)	Northwest	4240	Waxhaw-Marvin Road	06165003N	12.582	\$100	Donation	2013	21b	1/28/2013	\$0	\$0	-	-	\$0	Yes	Parks & Rec		
Godfrey Property	South	#4 Mitchell Estates	Old Waxhaw Monroe Road	05087070	2	\$50,000	Purchase	2015	22	8/7/2015	\$58,000	\$60,499	-	-	\$60,499	Yes	Parks & Rec		
Kensington Drive	North	-	Kensington Drive	06162001	18.5	\$61,900	Donation	2015	23	1/7/2015	\$0	\$0	\$86,448	\$400,000	-\$313,552	Yes	Road	Property includes Kensington Drive.	
YMCA Park (1)	North	Twelve Mile Creek	Kensington Drive	06162005T	12.923	\$2,917,100	Purchase	2015	24a	12/30/2015	\$1,300,000	\$1,412,187	-	-	\$1,412,187	Yes	Parks & Rec	Tax value represents both properties (24a & 24b). Union County GIS shows both properties as one parcel (06162005T).	
YMCA Park (2)	North	Twelve Mile Creek	Kensington Drive	06162005T	3.523	-	Donation	2016	24b	5/16/2016	\$0	\$0	-	-	\$0	Yes	Parks & Rec		
Composting Facility	East	8203	Waxhaw Highway	05087015	7.47	\$155,200	Purchase	2016	25	3/30/2016	\$335,000	\$335,574	\$33,925	-	\$369,499	Yes	Public Services		
Pedestrian Bridge	-	-	Over Railroad Tracks	-	-	-	-	2016	-	-	-	-	\$15,267	\$10,651	\$4,616	No	-	Town does not own.	
Total					158.371	\$9,731,500					\$8,455,651	\$8,653,807.21	\$5,613,906.52	\$480,650.85	\$13,622,273.88				

Updated: 8/3/2016