

Town of Ramseur

North Carolina

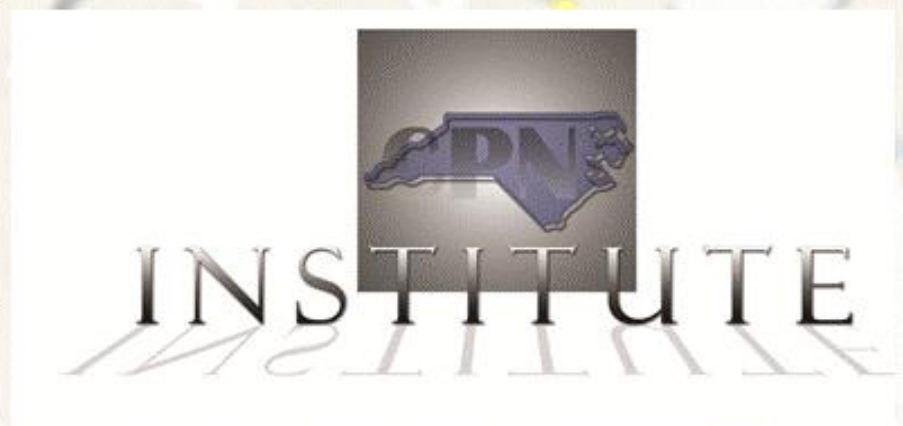
CPN Institute

RE:NC Report

Facilities Assessment Report

and Revitalization Overview

November 2012



Town of Ramseur

North Carolina



CPN Institute

RE:NC Report
Facilities Assessment and
Revitalization Overview Report
November 2012



Construction Professionals Network of North Carolina



Construction Professionals Network of North Carolina

CPN of North Carolina

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November 12, 2012

Honorable Mayor Danny Shaw
Town of Ramseur
724 Liberty Street
Ramseur, NC 27316

Mr. Kevin Franklin
Town Administrator
Town of Ramseur
724 Liberty Street
Ramseur, NC 27316

Dear Gentlemen:

Thank you for opening the doors of your community to the CPN Institute to work with your community on an assessment of the legacy properties in Ramseur. Our team of volunteers was shown incredible candor and hospitality during our visits to Ramseur.

It gives me great pleasure to enclose the Facility Assessment and Revitalization Overview Report prepared by the CPN Institute for the Town of Ramseur. I apologize that the report was so long in preparation. The report is a compilation, reflection and analysis of the two CPN Institute Team visits and the Community Charrette.

Our volunteers were impressed by the unity and commitment that has evolved within the Ramseur community over our brief period of involvement. Ramseur is blessed with outstanding natural and physical assets, including its citizens, which will enable the town to re-establish its economic vitality.

CPN Institute would be pleased to provide further assistance to the Town of Ramseur with implementation of its economic and strategic revitalization. Thank you for allowing CPN Institute to contribute toward your strategic planning process. Best wishes.

Sincerely,

Michael S. Schiftan

Michael S. Schiftan
Chair

MSS/rmb

Ramseur, North Carolina

CPN Institute RE:NC Report Facilities Assessment and Revitalization Overview Report

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The CPN Institute

The Construction Professionals Network Institute, Inc. ["CPN Institute"] is a non-profit initiative focusing on construction industry related projects and community service throughout the State of North Carolina. The CPN of North Carolina, Inc. ["CPN"], a non-profit construction industry membership organization, founded CPN Institute in 2006 to expand its mission of service to the construction industry and provide assistance to communities throughout North Carolina. The CPN Institute was incorporated as a non-profit 501 (c) (3) corporation in 2011 to focus on education and community services.

Mission of the CPN Institute

Construction Professionals Network Institute ["CPN Institute"] volunteers our design and construction industry expertise as a catalyst to empower North Carolina communities to improve their physical and economic environment. The CPN Institute responds to these issues with original research, educational programs and community service involving all aspects of the Construction Industry. The CPN Institute is passionate in sharing its diverse resources to empower the communities to help themselves.

Focus of the CPN Institute

Thousands of volunteer hours by CPN Institute members are focused on and conducted on activities within North Carolina each year. The CPN Institute strives to identify emerging issues related to industry performance, economic development and the betterment of CPN members and the communities they serve. The CPN Institute places great value on the diversity of its membership. All of the operational and administrative activities of the CPN Institute are currently provided by volunteers from the CPN membership and through contract relationships with professional/support organizations and student interns and researchers through North Carolina universities and institutions of higher education. Operational funding has been provided through annual CPN member contributions and pledges as well as corporate and foundation grants.

The CPN Institute concentrates on research, education and community service initiatives. Through its Revitalization Initiative or *Re:NC Project*, the CPN Institute provides support to Tier 1 and Tier 2 communities in North Carolina in revitalizing legacy built environment and infrastructure in rural North Carolina communities. The CPN Institute is also developing and delivering a cadre of educational training programs and workshops to assist smaller towns and communities in undertaking and understanding development, construction and sustainability projects.



About CPN

CPN of North Carolina, Inc. ["CPN"] is a statewide membership organization of business and professional leaders who are involved with design, construction and related construction industry services. As a multi-disciplined and professionally diverse construction trade association, CPN members include architects and designers, engineers, developers, constructors and sub-contractors, construction and dispute attorneys, construction bankers, and other related service professionals. Its members are either owners or senior management within their respective firms who have been invited to join CPN.

CPN fills a need for a statewide organization that is more than a business development networking group. CPN is a "resource" comprised of leaders from all the various disciplines supporting the construction industry, rather than an organization of persons or firms promoting a limited special interest. The diversity of disciplines and businesses within the membership of CPN makes it unique among construction industry associations.

INITIATIVES OF THE CPN INSTITUTE

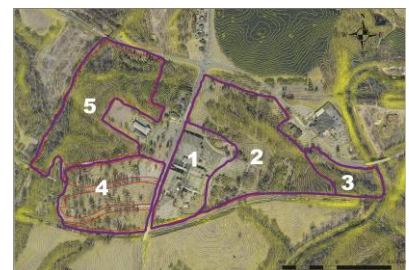
Re:NC Project

The CPN Institute concentrates on revitalization initiatives by focusing on revitalizing the legacy built environment and infrastructure in the State of North Carolina. As the State economy continues to transition from legacy industries like tobacco, textiles, and furniture, a large amount of the state's industrial and commercial built-environment and utility infrastructure, in both urban and rural settings, is either dormant or abandoned.



These dormant assets represent a tremendous investment of sunk capital in terms of economic, environmental and social resources. Many of these properties are potential EPA Brownfield Program sites, suspected of contamination or in an unknown condition. They are unused or underutilized assets on the community balance sheet, difficult to reposition and revitalize, and as a result continuing to lie underutilized or dormant with negative impact on the surrounding community fabric.

Through the *Re:NC Project*, the CPN Institute concentrates primarily on Tier 1 and Tier 2 rural communities to offer comprehensive professional and technical expertise of its membership and collaborating partners, tailored to the specific project at hand. The CPN Institute values our relationships with each community and respects each community's values and unique attributes. Our role is to work with local governments and community leaders to facilitate discussions and efforts



toward redevelopment strategy, community engagement, visioning and financial considerations.

Primary activities and areas of expertise provided by the CPN Institute include:

- Developing a community inventory and database of legacy buildings, properties and utilities
- Securing funding and managing the evaluation of the community inventory, including site analysis, building condition analysis, environmental analysis, and prioritization of projects/efforts
- Developing a revitalization strategy and plan including master planning, community visioning, revitalization workshops and financing strategies.
- Assisting with specific market place repositioning strategy for priority projects
- Providing a network of resources including the UNC system, revitalization experts and partnering non-profit organizations

The CPN Institute has completed or has underway engagements in Shelby, Windsor, Ramseur and Thomasville - two of which are NC Step communities. The North Carolina Rural Center has awarded the CPN Institute an operating grant of \$185,000 to work in collaboration with the UNC School of Government to deliver a built assessment and finance program for numerous NC STEP towns over the next twenty-four months.

The CPN Institute has previously worked with the University of North Carolina system and other North Carolina institutions of higher learning to support its research activities and to connect it with the construction related academic and research programs throughout the system. The CPN Institute has worked with Cherokee Investments and its affiliated non-profit foundation Cherokee Gives Back to offer increased knowledge and implementation capacity.

Educational Programs

As part of its mission, the CPN Institute is creating a series of workshops and educational programs for Tier 1 and Tier 2 community leaders to provide them with tools to improve the redevelopment process. A one-day program on feasibility studies has already been designed and presented in conjunction with the North Carolina Rural Economic Development Center. The topics presented included market context analysis, asset inventories, land use restrictions and permitting, environmental assessments, condition assessments, cost assessments, and financial feasibility. The program was well-attended and well-received. Future programs are being developed on project planning and delivery and on sustainable development.



The CPN Institute has a stated objective of producing at least three educational programs a year for its target audience. Each program will be presented by members of CPN on a volunteer basis. In addition to the presentations, each attendee will receive checklists and samples for future reference.

The current strategic goal for the CPN Institute is to reach as large a target audience as possible and still provide quality educational programming. The CPN Institute is studying various distance learning techniques to reach a larger audience. For now, however, the plan is to emphasize in-person training, which is perceived as the best way to learn the actual needs of the target audience and tailor the educational programs to those needs.

Research Initiatives

The CPN Institute functions as a clearing house and point of coordination for the production of its work. The CPN Institute actively pursues areas of inquiry, research and study from the following primary sources:

- Request for Proposals issued by Federal, State and Local Governments related to the construction industry, codes and regulations, and economic impacts
- Grant funded research for leading-edge construction sciences, processes and methodologies
- Public / private research partnerships with academic research institutions and industry participants
- RFP's issued by Economic Development Agencies and Organizations

In response to each opportunity approved by the CPN Institute's Board of Directors, the Chair of the CPN Institute forms a research project team using the resources of CPN Members, participating academic institutions, and industry trade and professional associations. The CPN Institute administers the performance of work and publication of the final studies.

As an example, in 2000 the State of North Carolina released an RFP to study the financial impact of the pending introduction of the International Building Code. The scope of the study exceeded the ability of any single firm to respond. However, using the pooled resources of CPN's multi-disciplined members, a team of member firms collaborated to perform the study.

Nearly 4,000 man-hours were devoted among the participating firms to the final report, which was completed and submitted to the N.C. Office of State Budget Management and Planning. The report was ultimately presented to the North Carolina State Building Code Commission.

University Relationships and Internships

Since 2002, CPN has funded an undergraduate scholarship program to foster and encourage young adults to pursue careers in the construction industry. The membership of CPN established an annual student scholarship award to assist in the education of the future leaders of the construction industry and to create an alliance between CPN and the North Carolina institutions that provide construction industry education. Scholarship recipients received an in state tuition scholarship and a complimentary one-year membership in CPN.

Historically, CPN has provided 2-4 undergraduate scholarships per year to rising junior or seniors in construction related degree programs at North Carolina colleges or universities. The Community Foundation of Greensboro administers the CPN scholarship funds and the student application process. Scholarship recipients are selected each spring and the scholarship is awarded for the fall semester.

At its annual conference in 2012, CPN approved the transition of the scholarship program to an internship program operated by the CPN Institute through a donor directed plan administered by the Community Foundation of Greensboro. The new internship program will be supportive of CPN Institute's mission to provide community services in rural North Carolina towns as well as the CPN goal of educating future leaders for the construction and related industries.

The internship program will allow the CPN Institute to place a university intern in a rural community to support the CPN Institute's mission to empower North Carolina communities to improve their physical and economic environment. Interns will work in conjunction with the CPN Institute volunteers and community leaders. Interns will assist with the coordination and organization of the CPN Institute's community services for rural towns. Interns may also be placed in rural communities to supplement local staff and resources in order to implement the program recommendations coming out of the CPN Institute's Community Report.

Town of Ramseur

The Town of Ramseur is a quaint, rural North Carolina town influenced by its mill town past. Ramseur is located along the Deep River in the central Piedmont of North Carolina. The commerce along the Deep River and the eventual railroad along the banks of the river impacted the direction of the community's political and economic growth.

History and Government

Around the time of the American Revolution, the Allen family controlled much of the land which presently comprises Ramseur. In the 1840's, the Allen family constructed a saw mill along the Deep River and founded the community of Allen's Fall. In the 1850's, the community was renamed Columbia after the Columbia Manufacturing facility, which owned a small cotton mill built on the Deep River and was the community's major employer. In 1879, William H. Watkins purchased Columbia Cotton Mill and also was granted permission from the federal government to erect the first post office for the town. While the post office was a welcome boost for the town, its mail was often confused with the mail for Columbia, South Carolina.



Mr. Watkins successfully lobbied the town to change its name to Ramseur in 1889 in memory of Stephen Dodson Ramseur, the youngest Confederate major general of the Civil War. Mr. Watkins had served under Major General Ramseur during the civil war before Ramseur was killed in action. Ramseur was a native of Lincolnton, North Carolina, and had never visited the community.



In 1875, the first bridge across the Deep River was erected. The first railroad was built along the Deep River in 1890.

.Geographic Location

Ramseur is located in Randolph County equidistant between Asheboro, the county seat, and Siler City. US64, NC49 and NC22 cut across the northern side of the Town of Ramseur. US64 and NC49 connect Ramseur with Asheboro and US 220/I74 to the west. Franklinville is located to the northwest of Ramseur along NC22 and the Deep River. NC49 connects Ramseur to US421 heading north to Greensboro and I40/I85. US64 east provides Ramseur with access to Raleigh and the Triangle. Downtown Ramseur is south of the US64/NC49/NC22 corridor. East bound traffic on US64 is direct to downtown Ramseur along Coleridge Road [NC22]. Columbia Avenue is the primary access for west bound traffic on US64 to Ramseur's downtown. Liberty Street also provides a direct route to the downtown and the Town Hall from US64.



Winston-Salem, High Point and Greensboro are the major metropolitan cities in the Piedmont Triad, which includes Ramseur, and are an easy driving distance of 30-45 minutes from Ramseur. Ramseur is situated also in close proximity to Charlotte and Raleigh, being approximately one hour to one and a half hour drive from each.

Ramseur apparently serves as the regional water facility serving Ramseur, Franklinville, Coleridge and other area communities. The Ramseur water facility provides approximately 460,000 gallons of water with a capacity to provide approximately 1,500,000 gallons. Currently, Ramseur treats approximately 130,000 gallons of waste water with an actual capacity of 480,000 gallons. Electricity is provided by Duke Energy (Progress Energy) which has plans to upgrade its local substation. Piedmont Natural Gas provides natural gas within Ramseur.



Ramseur is the largest community in eastern Randolph County with a population of 1,741 according to a 2008 census estimate. The town grew by approximately 9.6% when compared to the census of 2000. Asheboro's population grew by roughly 14.6% during that same period and 8.1% for Randolph County. The town consists of approximately 1.6 square miles and has a population density of 968 people per square mile. The town is 46% male and 54% female. The community's racial makeup is approximately 81% White, 11% African American and 8% Latino and other ethnic groups.

Ramseur consists of 652 households out of which 32.1% had children under the age of 18 living at home. The average household size was 2.42 and the average family size was 2.95. 47.7% of the households consisted of married couples living together, 16.6% had a female householder with no husband present and 31.9% consisted of non-family units. Close to 18% of the citizens of Ramseur are over 65 years of age compared to roughly 12% for Randolph County. Of the primary working ages, only 32.3 percent of the town population are between the ages of 20-44 compared to 37.2% for Randolph County.



For Ramseur, 80.6 % of its citizens work in Randolph County and live in Ramseur. Only 19.4% of its population work outside of Randolph County. For Randolph County, 58.7% of the population works within the County, while 41.3% work outside of Randolph County.

The median household income is \$32,961 and the median income for a family is \$42,153. Males have a median income of \$28,500 compared to a median income of \$20,848 for females. The per capita income is \$15,411 for the Town of Ramseur. Fifteen percent of the population is below the poverty level, while approximately 10% of the families are below the poverty line. Over 19% of those under age 18 and slightly over 21% of those 65 years of age and above are below the poverty line.

The mayor and council form of government has been adopted by the Town of Ramseur.



The Town Council consists of a mayor and five commissioners, whom all are elected to serve four-year terms. Danny R. Shaw is the current mayor of Ramseur. The commissioners include Randy L. Brooks, Ray G. Isley, Robert Hesselmeyer, Robert Kisily and Gary Hoover. Kevin Franklin is the town administrator.

Area Amenities and Events

For a small, rural community, Ramseur offers a host of amenities and entertainment venues for area residents. Ramseur Lake is a 127 acre lake with a nine acre park off NC22 between Ramseur and Franklinville. The lake provides many activities free or at nominal fees to the public between March and October from sunrise to sunset. The public has access to the lake for fishing and recreational opportunities including picnic areas with grills, shelters and picnic tables. A playground is also available.



The Allen H. Leonard Memorial Park is located along the Deep River off of Brooklyn Avenue across the river from the downtown. The nine acre park is open year round and offers ball fields, tennis courts, basketball court, picnic shelters and a playground.

Ramseur provides residents with garden plots at a nominal fee at Ramseur Community Garden. The property is owned by the town and is located at the end of Roundleaf Road. Water is available and gardeners are asked to donate a portion of their crop to the Ramseur Food Pantry.

Arts at Town Hall is a program whereby local and area artists and crafts persons have the opportunity to display their arts and crafts at Town Hall. Art exhibits are rotated bi-monthly. The Ramseur Community Museum has a large collection of historic artifacts and memorabilia tracing the Ramseur history from the community's early settlement in the 1840's to the present. The Museum is situated on the first floor of a historic two story building facing Main Street in Ramseur's historic downtown. The historic structure once housed the former Bank of Coleridge. The Ramseur Police Department is situated on the second floor of the building.

Millstone Creek Orchards is a large Ramseur which grows and sells Creek Orchard has "u pick" fields of season. The Orchard also produces



farm enterprise just east of downtown produce almost year round. Millstone blueberries and blackberries during peaches, apples and summer

vegetables. Fresh fruit, produce and baked goods are available for sale in the Apple Barn Store and bakery. The Orchards are very supportive of community events and activities. Tours and events are available for visitors.

The North Carolina Zoo is a major regional attraction which is southeast of Asheboro or about 16 miles from Ramseur. South of Asheboro off of US220 is the North Carolina Pottery Museum in Seagrove. The Museum is approximately 22 miles from Ramseur.

The town hosts the Ramseur Summer Concert Series at Ramseur Lake the second Saturday evening of each month in June, July and August. Bluegrass bands perform and food, games and events are available to the public. The Barry T. Richardson Youth Fishing Tournament is hosted at Ramseur Lake each August. A Fall Festival known as "A day on Main Street" is hosted the third Saturday in October. The festival provides live music, food, local arts and crafts and games for children.



The Ramseur Downtown Revitalization Committee sponsors safe events for children on Halloween and also sponsors Christmas on Roller Mill Hill the first Thursday in December. The event is held at the south end of Main Street and features Christmas carols, a visit from Santa Claus and activities around the community Christmas tree. The Ramseur Fire Department hosts the annual Christmas Parade through downtown on the second Saturday in December.



STRATEGIC PLANNING PROCESS

“The Town of Ramseur is a great small community with a progressive, business-friendly climate” and a ready and willing workforce. Ramseur has faced serious economic and social dilemmas with the change in the global business environment. The decline in tobacco, furniture, and textile manufacturing across North Carolina has devastated the economies and tax base of many rural North Carolina towns and communities. Ramseur has witnessed several of its primary employers downsize or close their doors. Community leaders have actively sought out new economic and strategic models and measures to broaden its community social and economic base. In 2010, Ramseur was accepted into the North Carolina Small Towns Economic Prosperity [NC STEP] program, a program designed for municipalities under 7,500 people. In 2011, at the encouragement of The Rural Center, Ramseur began a relationship with the CPN Institute for a building assessment of its legacy properties

NC STEP Program

Ramseur applied and was accepted into the NC STEP program sponsored by the North Carolina Rural Economic Development Center [The Rural Center] in 2010. Towns are admitted into the competitive program based on economic need, capacity to grow, and commitment. The NC STEP program is an economic development program with three primary goals - [1] support economic development in small towns adversely affected by structural changes in the economy or recent natural disasters; [2] implement a comprehensive model of technical assistance and grantmaking to aid in revitalization efforts; and [3] provide information vital to the development of public policies that support long-term investment in the economic vitality of North Carolina’s small towns.



The NC STEP program utilizes four strategies for assisting towns to move forward economically – Coaching, Training, Planning, and Grants. Over 67 North Carolina municipalities have participated in the program since its origin in 2006. Art Jackson is the director of the Small Towns Initiative at The Rural Center.

Ramseur organized a leadership team consisting of a diverse group of community leaders and constituents to participate in the NC STEP program. The leadership team met monthly at the town hall, where the meetings were open to the public. The NC STEP coach assisted the leadership team in economic development and leadership training and, ultimately, the development of a strategic economic development plan for the Town of Ramseur. The town is receiving training grants as well as planning and implementation grants to help the community carry out its economic development strategies. The leadership team has prepared a NC STEP project list for allocating its planning and implementation grants.



The Town Board approved the hiring of Arnett Muldrow & Associates to complete a market analysis identifying retail growth opportunities in the community as a part of the town’s NC STEP program. Within the report, opportunities for market growth were identified in the

following categories: general merchandising, grocery, building materials and supply, restaurants, clothing, health and personal care, electronics, and several subsets of specialty retail.

CPNI VISITS

INITIAL CPNI VISIT – September 14, 2011

North Carolina Rural Economic Development Center contacted CPN Institute [CPNI] suggesting that CPNI contact the Town of Ramseur concerning their underutilized manufacturing facilities and downtown properties. It was suggested that Ramseur would benefit from an assessment of its built environment and legacy properties.

Ramseur is a rural community in the Piedmont of North Carolina suffering from the closing of several manufacturing facilities and the related loss of jobs. Ramseur is a participant in the Rural Center NC STEP Program.

CPNI contacted the Ramseur town administrator, Kevin Franklin, and an initial meeting was confirmed for September 14, 2011 at the town hall. The preliminary CPNI initial team consisted of Michael Schiftan, Peter Marsh and Mike Lester. Ramseur representatives included Kevin Franklin, Mayor Danny Shaw, Town Commissioners Robert Hesselmeyer and Ray Isley and other members of the community. The agenda for the meeting is included in Addendum A.

At the meeting, CPNI initial team members provided background information on CPNI and its service offerings. Ramseur representatives shared information on the town and surrounding communities. They also discussed their current economic and social environment as well as their needs and desires for assistance. The group was joined by Sam Rankin, the owner of Ramseur Interlock and Matt Hunt, a representative for Michael Johnston, the owner of the historic structure at 1539 Main Street. The owners of Ramtex had elected not to participate in the community building assessment by CPNI.

The town representatives shared their view of the community's economic condition and opportunities. The downtown contains a number of buildings with significant deferred maintenance and many are in need of major improvements including roof replacement. The town leaders raised the concern that many of their downtown buildings are in the hands of absentee owners. One party owns 5-6 properties, which all suffer from deferred maintenance.



Ramseur is working closely with its neighboring communities to revitalize and open the Rail Trail along the Deep River. Franklinville to the northwest of Ramseur along NC22 is close to completing its segment of the Rail Trail. Ramseur foresees the Rail Trail as a potential economic engine to attract hikers, bikers and others to visit the community.

The community hopes that with the completion of the Rail Trail, new retail business will be started to service users of the Trail and Deep River water sports.

The Ramseur contingent provided the CPNI team with a tour of the community and several properties. The group visited and received a tour of the Ramseur Interlock facility at 244 NC22N as well as a tour of several downtown properties, including the historic warehouse structure at 1539 Main Street. This represents the last remaining structure of the former Columbia Manufacturing Company along the Deep River. The CPNI initial Team walked the downtown area and visited several properties along the way. After returning to the town hall, for a brief recap of the day, the meeting adjourned with the intent to plan a date and time for the arrival of the full CPNI volunteer team.

FULL CPNI TEAM VISIT – December 6, 2011

On December 6, 2011, a team of CPNI volunteer professionals together with affiliated partners descended on the Town of Ramseur. The objective for the CPNI team visit was to meet with a select group of community leaders and representatives to discuss the social, economic and environmental fabric of Ramseur and the perceived community needs. The CPNI Team was also to tour the town's historic downtown and legacy industrial buildings to begin an assessment of the properties.

The CPNI team consisted of CPN members and affiliated partner organizations. The team volunteers included:

CPNI Members

- Mike Lester, engineer
- Peter Marsh, planner/designer
- Bobbi Brumsey, insurance
- Michael Schiftan, real estate
- Todd Berg, architect
- Peyton Fairbank, contractor
- John Auman, facility consultant

Partners

- John Shanley, Self-Help, finance
- Jo Ramsey Leimenstoll, UNC-G professor, historic architect
- Robert Wineburg, UNC-G professor, organizational
- Robert Charest, Elon professor, urban design
-

Members of the Ramseur Community

- Kevin Franklin, Town Administrator
- Danny Shaw, Town Commissioner and Mayor
- Robert Hesselmeyer, Town Commissioner
- Ray Isley, Town Commissioner

- Other members of the community

The meeting agenda [Addendum B] reveals a full day of activities with the morning consisting of discussion on town issues and needs and tour of the facilities in the afternoon following lunch.

The CPNI Team arrived for a 9:30 am meeting with community representatives. The group had a good exchange of information and ideas focusing on the following topics shared by the community:

- Ramsey – history & general info
 - Originally, Allen's Fall, then Columbia, then Ramsey
 - Town of Ramsey has not undertaken or developed branding strategies
 - Ramsey was known for its mills and manufacturing, which at one time were the primary employers
 - Dry town
 - No lodging in town
 - Someone is considering a bed and breakfast on 10 acre site
 - Few restaurants – most along US64 / NC49
 - Police Department – 6 officers, including chief
 - Library and Museum
 - Professionals – 1 attorney, 1 architect, 1 medical
- Demographics and population
 - 1,600 people +/-
 - Work force
 - Skilled, but with limited skill levels
 - 50-60% of population only high school diploma
 - Ramsey Merchant Association – want to do more, but limited activities; mostly focused on the downtown merchants
 - About 70-1000 listings in the business directory
- Recent plant closings
 - With Ramtex closing, community lost many jobs, \$60,000 in taxes or 10%+ of the town's budget, water and sewer revenue
 - 60-70 acre site with no rail
 - Owner is demolishing 400,000 +/- square feet of the 700,000 +/- square foot building
 - Uses – call/service center, medical, sublease to smaller pieces to start up enterprises
- Medical
 - No pharmacies/drug stores downtown – out on highway
 - Nursing home facility – 10-12 years old
 - High percent of population are seniors, but limited medical care in Ramsey



- NC STEP
 - 18 months into planning process
 - Program helping to uplift town morale; re-animating Ramseur as an inviting place to live and play
 - Small town - Program is helping to change the mindset of the community that they will be fine even without large industry
 - People know and support each other
 - Rail Trail
 - Greenway
 - Increase parks
 - Get people to visit
 - Two strategic areas
 - Bolster existing businesses
 - Position Ramseur to attract new businesses
 - Marketing Study is underway by Arnett Muldrow & Associates with support of Rural Center
 - Develop a multi-use building like in Pilot Mountain - attract RCC satellite campus or classroom, small shops for artisans and others
- Area growth
 - Most businesses looking at US64 corridor
 - New residential development target mostly low to moderate income
 - Residential – 14% vacancy due to foreclosures and residents leaving town to look for jobs, but still owning home
 - Franklinville – smaller town to northwest
 - Has completed its Rail Trail
 - Fewer mills than Ramseur and no major highway access
 - No real commercial property – many come to Ramseur or Asheboro to shop
- Local publications and community news –
 - Limited sources of community news
 - Monthly periodical out of Liberty and the Asheboro paper
 - Town of Ramseur web site with calendar
 - Facebook page
- Deep River
 - Good park facilities along the river with ball fields, tennis courts, picnic areas, etc – above the dam
 - Want canoe and kayak access point near downtown; Franklinville has one upriver – if someone were to get in there, there is no good place to get out at Ramseur
 - Working on Rail Trail starts below downtown and heads northwest toward US64/ NC49 – about 1.5



- miles – another 2 miles to connect to Franklinville trail
 - Good community support, but limited funding
 - Application to Recreation Trails Association
 - People want to be able to put in below downtown and paddle to Coleridge
- Downtown
 - “Dead Zone” – 20-30% vacant
 - Lot of absentee building owners
 - Church leasing store front 1-2
 - One service user with blacked out storefront windows
 - No Wayfayering signage to attractive people to & around the downtown
 - Limited activities after 5:00 pm
 - Diner/restaurant downtown – few choices
 - No historical district
 - Overlay district for downtown - positive
 - One historically designated building
- Discussed Role of Churches
 - Some participating in NC STEP
 - Ministers are advocating and working on the need for a child care center in Ramseur – there is none
 - Also talking about starting a youth center
 - Churches operate the basketball program
 - Christian school in Ramseur operates the youth soccer program
 - Boy Scouting is supported by the churches and active
 - Girl Scouting – not as active and not supported by churches
- Community Amenities
 - Movies in the park at night
 - Fall Festival
 - Summer concerts at the lake – 127 acre park
 - Sports programs
 - Food pantry – church driven out of town hall
 - Need for soccer fields
 - Ramseur Athletic Association maintains baseball fields; runs sport programs; and works with schools
 - Some confusion as to who operates and controls the various sport programs in the community
 - Scouting is active in Ramseur
 - Fishing and small boats at town lake which is between Franklinville and Ramseur
- Arts and Programming
 - Person in the community teaches classes outside of town



- Person considering setting up art studio and classes in downtown property
 - Gallery Room in town hall
 - Movie in the Park – very successful, occasional schedule
 - June-July August – concert per month in the park at the town lake; attracts 400 +/- people; need a sponsor for future
 - Fall Festival – 20 years – live music, arts and crafts, food, booths, etc.
 - Museum downtown – limited hours and activities
- Education
 - One elementary and one middle school
 - Christian School – outside of town
 - Head start program in Ramseur
 - Schools face many challenges - many kids start school with limited prior learning

In the afternoon, the CPNI Team and several town participants split into two groups with one group touring the buildings selected by Ramseur in the downtown. The second group toured and assessed the Ramseur Interlock property and the former Ramtex facility, which was made available by its owners, at 1259 1 Foushee Road. The properties selected by the town for the CPNI Team to visit included:

1. 244 NC Hwy 22N. Ramseur Interlock is a former textile manufacturing facility of roughly 87,000 square feet. The facility is currently underutilized and portions are leased to a local manufacturer for warehousing, to a metal recycler and to a church ministry. The owner is actively marketing the building for lease.
2. 1259 1 Foushee Road. The owner of the former Ramtex facility is demolishing approximately 450,000 square feet of the 760,000+ square foot structure. The sprawling facility on the east side of Ramseur is a former textile mill that once employed approximately 2,000 +/- people.
3. 1521 Main Street. The multi-level structure is historic in nature having been built around 1927. The building previously housed a NAPA auto parts and repair store. It is one of the larger buildings in Ramseur at roughly 9,000 square feet. The building is for lease.
4. 1539 Main Street. The 4,500 square foot warehouse structure was built along the rail spur in 1900. It is the last structure standing of the Columbia Manufacturing Company. The building is listed on the National Historic Registry. The building is on a site of approximately 5 acres. The owner lives in Asheboro but is actively exploring renovation opportunities for the property.
5. 1532 Main Street. The 2,400 square foot, double storefront building has been vacant for about a decade. The owner of the adjacent hair salon recently purchased the property. The building was built in 1909 and suffers from a leaking roof. The last occupant of the building was a stained glass artist that operated a workshop and retail

shop. The current owner is willing to make repairs and improvements for a bona fide tenant.

6. 1523 Main Street. The 1911 building appears reasonably maintained though it has been vacant for roughly two years. The 1,200 +/- square foot storefront was most recently occupied by a hair salon studio and has relatively new, modern fixtures. While the owner lives out of town, the owner's father lives locally. The property is listed for lease.

COMMUNITY MEETING AND CHARRETTE

A broader community meeting and charrette was held at the First Christian Church in Ramseur at 6:00 pm on March 27, 2012. CPNI encouraged the town to hold an evening meeting open to the entire community to encourage a diverse and representative meeting.

The community meeting was to focus on community visioning and engagement. The plan was for the CPNI Team to share its perspective of the community's legacy properties – downtown and industrial – and work with the community to recognize its inherent community assets and resources. The intent was to compile a list of redevelopment strategies and potential implementation steps in relationship to the economic, environmental and social circumstances impacting the town.

Approximately 25 community members attended the meeting including Kevin Franklin, Mayor Danny Shaw, and Town Commissioners Robert Hesselmeyer and Ray Isley. CPNI attendees included, Mike Lester, John Auman, Bobbi Brumsey, Michael Schiffan, Peter Marsh and Robert Charest of Elon University. Art Jackson and Matt Ehlers of the NC Rural Center also attended.

Peter Marsh led the community meeting and initiated a charrette with the attendees focusing on community assets and strategic needs. The community members were asked to evaluate community needs in terms of social, economic and environmental impacts. The CPNI Team utilized an interactive Power Point presentation and live mapping of Ramseur to guide the charrette. A copy of that Power Point presentation is in Addendum D.



As part of the community meeting and charrette, the CPNI Team discussed with the participants the micro and macro perspectives of problem solving and strategic planning. The CPNI Institute's RE:NC Project uses a community context model for analyzing potential redevelopment strategies for legacy buildings and infrastructure. This approach ensures that the potential strategy on a specific property takes into account the potential of the full legacy inventory and existing community planning and priorities.

The RE:NC model evaluates legacy buildings and infrastructure inventory in a broader community context around three dimensions.

1. Economic development and job growth
2. Social capital and community development
3. Environmental capital and sustainable development

The CPNI Team guided the community leaders in discussing the implications of the redevelopment strategies, each community vision and each property in terms of these three measurements.



Before discussing the particulars of each target property, the CPNI Team set the stage of broader community context by discussing two key urban planning concepts that relate to each property and the redevelopment of the downtown – Gateways and Activity Centers.

GATEWAYS

Ramseur is a unique Piedmont rural community with ease of access to the Triad cities, Asheboro, and Raleigh. The town benefits from good highway access, reliable utilities, and excess capacity in its water and sewer system. Ramsey is the primary town in its immediate area offering water and sewer as well as recreation and shopping amenities to its neighboring communities. The historic buildings in its downtown, proximity to the Deep River, abundant park/recreational facilities and potential Rail Trail are invaluable natural assets for the Town of Ramsey.

Gateways to a community are both physical and virtual in nature. Virtual gateways include the town's website, Facebook page and marketing materials. These virtual gateways are often the town's first point of contact with visitors and the outside world. These materials should be incorporated into Ramsey's overall marketing, branding and tourism strategies.

The physical gateways must make a statement to passing motorists that they have arrived and need/want to detour from their journey to visit the Town of Ramsey. The physical gateways are the mechanism by which individuals enter the town and must make a visual and mental connection with the potential visitor.

The current Gateways into the Town of Ramsey are along US64/NC49 on the northern side of town and from the south along NC22 from Coleridge. The US64/NC49 corridor presents the primary Gateways as US64/NC49 dissects the community from west to east and visa versa. The primary Gateway for visitors traveling east is at Coleridge Road (NC22). The approach to downtown Ramsey is marked by a standard NCDOT road sign.

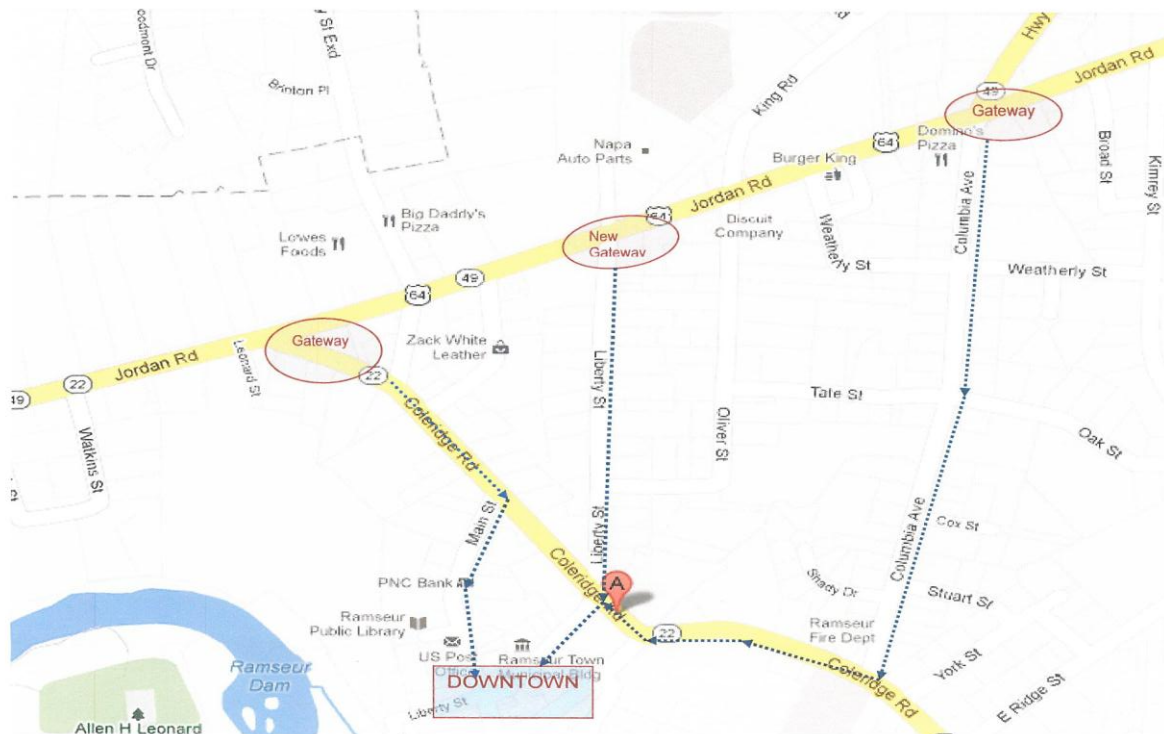


The prominent approach to Ramsey for western travelers is Columbia Avenue at the junction of US64 and NC49. It is also marked by only a standard NCDOT road sign. Currently, a another entrance to the downtown is at the intersection of US64/NC49 and Liberty Street. Liberty Street and Coleridge Road provide the shortest and most direct Gateways to the



Ramseur downtown. Liberty Street at US64/NC49 actually bears a NCDOT sign directing travelers to the municipal offices.

At the community charrette, the CPNI Team and community leaders discussed that the three Gateway approaches along US64/NC49 were confusing and at times misleading to visitors. The Gateway signage is unattractive and uninviting as well. The signage undermines the branding and marketing of Ramseur to passersby. The Columbia Avenue Gateway is a more attractive stretch of road and intersects exactly at US64 and NC49. However, the drive along Columbia Avenue is longer and circuitous with turns and sharp curves. The charrette participants discussed marking Liberty Street a primary Gateway into Ramseur for west bound traffic for the drive is shorter and takes a visitor directly into the downtown.



The CPNI Team felt the community should focus on the Coleridge Road as a Gateway route and one other – either Liberty Street or Columbia Avenue. The Charrette participants did favor Liberty Street as the primary west Gateway for it leads a visitor directly to the downtown Activity Center – its primary economic and environmental asset.

The CPNI Team also recommended that Ramseur revisit its Gateways which should be designed with welcoming signage, landscaping and graphics that entice visitors. Gateway signs should be professionally appearing in design as well as strategically located and highly visible to attract and encourage travelers to explore Ramseur. The Gateways should be designed to reflect and underscore the branding strategy of Ramseur.

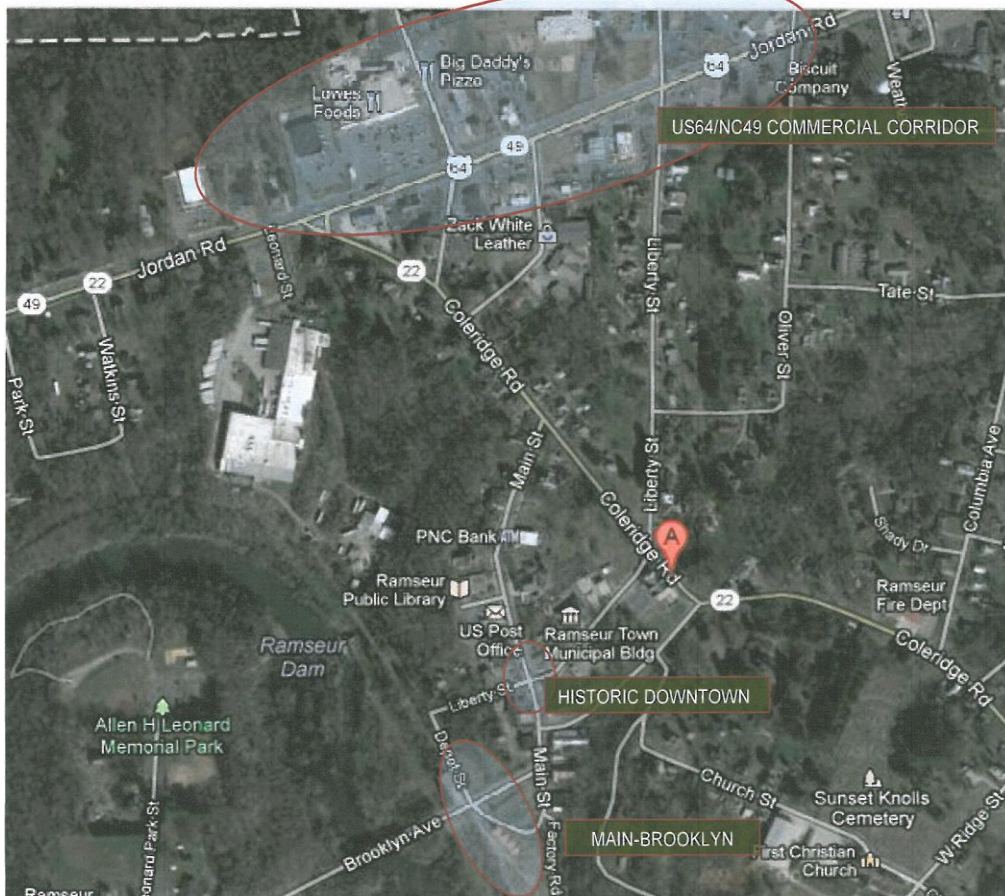


The relationship of the assessed properties to these Gateways should be reflective of the revitalization strategy and prioritization of the town's efforts. The Gateways, their relationship to Activity Centers, and their relationship to transportation, streetscape, and pedestrian planning deserves further study as a key recommendation of this report.

ACTIVITY CENTERS

“Activity Center” is a term used in urban planning and design for a mixed-use urban area where there is a concentration of commercial and other land uses. The term “Activity Center”

can also be used to designate an area for mixed-use development, whatever its current land use happens to be. Activity Centers can vary greatly in size. Activity Centers are an important concept in urban planning for Transit Oriented Development, which seeks to intensify land uses around public transport nodes to facilitate greater sustainability in the way people and goods move around cities and towns.



providing context for redevelopment. The CPNI Team quickly identified three distinct Activity Centers for the Town of Ramseur. One of the Activity Centers was outside of the focal area of the CPNI Team. The other two Activity Centers are located downtown and relate to the prioritization of uses for the assessed properties and related areas.

1. US64/NC49 Commercial Corridor. In recent years most commercial activity for Ramseur has relocated or developed along US64/NC49 between Coleridge Road and Elam Avenue. US64/NC49 at Ramseur represents a typical business-commercial corridor with fast food and family-style restaurants, bank branches, gas stations, grocery store, medical facilities and other retail business. An elementary school is also located within the corridor. Commercial and retail businesses are attracted to transportation arteries which offer higher traffic counts and greater visibility in adherence with their marketing and branding strategy. CPNI does not recommend encouraging or discouraging economic development along this corridor. However, we do recommend Ramseur to take advantage of the corridor by strategically locating its Gateway signage for the downtown. Ramseur should also formulate its community and downtown branding strategy so as to differentiate itself from the US64/NC49 corridor.



2. Historic Downtown. The intersection of Liberty and Main Streets is the historic business center of Ramseur. The two-story museum and police station is one of only a few two-story buildings in the downtown. It has the ability to be the critical catalyst for the redevelopment and revitalization of the downtown. Ramseur does not recognize the historic significance of its downtown properties and should embrace these properties by investigating designating portions of its downtown as a Historic District.

This Activity Center should focus on strategies and policies to encourage/support new retail uses, restaurants, hospitality, residential, educational and possibly office uses. These are all ingredients vital to a downtown. Focus on “gathering places” for residents and tourists should be given priority. In other communities, large grocery stores and book stores open coffee shops within their businesses to attract browsing and longer visits. By introducing a coffee shop or similar ventures on the first floor of the Ramseur Museum, the town will create additional interest, traffic and revenue for not only the museum, but also the downtown.



The Historic Downtown Activity Center should be the focal point of revitalized Ramseur and be the connection between the three Activity Centers. Ramseur should focus on improving the pedestrian experience among the two downtown Activity Centers.

3. Main-Brooklyn. This Activity Center includes the properties along South Main Street and Brooklyn Avenue, including historic 1539 Main Street. This Activity Center should be a strategic focal point and high on the priorities for it potentially

represents the economic future for Ramseur. The Deep River and Rail Trail together with the property at 1539 Main Street represent the new retail and entertainment district for the town.

Attention should be given to completing the Rail Trail, gaining public access to the Deep River and the creation of public green space to support public events and gatherings. The Town should encourage private development and even consider public-private partnerships to further development on both sides of Brooklyn Avenue in the vicinity of the river. Ramseur should address the vacant and unkept buildings along the east side of South Main Street. Properly maintained and leased, these buildings are a community asset or a site for future mixed-use development.



CPNI encourages the town to eventually begin an integrated redevelopment plan to determine how to enhance development and revitalization of the two downtown Activity Centers. A key element of such a plan is the connectivity of these Centers through an urban-pedestrian design and transportation plan.

REDEVELOPMENT PRIORITIZATION – CHARRETTE RESULTS

During the charrette, community participants discussed the six properties assessed by the CPNI Team – four downtown properties and two former mill properties. The community ranked the downtown properties in respect to their social, economic, and environmental significance to the Town of Ramseur. Each property was ranked 1-10 (10 being highest) in regards to the three factors. The community also discussed the perceived possible use for each property.

The charrette results for four downtown properties are as follows. The community and CPNI Team agreed that each of these properties contributed significantly to the downtown and was worthy of future renovation and investment.

1. 1539 Main Street. The last remaining structure of the Columbia Manufacturing Company is listed on the National Register of historic properties. The property received a ranking of 25 out of a possible score of 30 by the community participants. The property could potentially anchor a critical Activity Center for the downtown. It is worthy of renovation and further development. The property consists of a little over three acres and could anchor the southern portion of the downtown near the Deep River. This property and building would likely be at the center of any entertainment/recreational development connecting the



Deep River and Rail Trail to downtown Ramseur. Charrette participants envisioned this property as a location for an amphitheater and the building renovated to house a restaurant, sports/outrigger shop, or artisan studios and shops.

2. 1521 Main Street. The building's 10,000 +/- square foot size makes this former NAPA auto parts store significant to the revitalization of downtown Ramseur. The building ranked 22 out of 30 by the community participants because of its support for the Main-Liberty Activity Center. The building fronts Main Street, but actually also faces Liberty and Center Streets. Its multiple street frontage and changing floor levels will allow the building to be developed as a multi-use facility. The property has the potential to be a business hub for the downtown. The large open footprint facing Main Street could be retooled to serve as a Randolph Community College (RCC) satellite classroom site. The Main Street frontage could also be used as a restaurant or for antique/artisan studios and shops. The area facing Liberty Street could be renovated with new store front facades to house retail and commercial uses. Another option would be as a daycare center taking advantage of the town's park land to the rear. Ramseur does not have a day care center as of the CPNI Team visits. The lower level facing Carter Street could be restored as an auto repair shop or be used for RCC satellite auto repair classes.



3. 1532 Main Street. The building can easily be repositioned in the market through a renovation of the dated façade and interior. Attention to the leaking roof is also a necessity. The long vacant property is in the center of the Main-Liberty Activity Center and ranked 20 out of 30 by the charrette participants. The 2,000 square foot building currently has two retail entrances which could remain to promote a single or two building users. The charrette participants viewed the building as an ideal



location for retail, restaurant or classes.

4. 1523 Main Street. The 1,200 square foot building has been relatively modernized. It abuts the former NAPA building and is at the intersection of Carter and Main Streets. The charrette participants ranked it 19 out of 30 as to its social, economic and environmental significance. The building would serve nicely as a soda-type shop, barber shop or beauty shop. Landscaping the green



area along the south side of the building could be part of a community streetscape project.

While 1538 Main Street was not on the list of properties for review, the CPNI Team deemed it to be a significant property. It and the Ramseur Museum are among the few two-story properties in the downtown. This site is also desirable because of its proximity to the potential Deep River and Rail Trail development sites.



The building does have historical and architectural significance. The property is currently underutilized. The first floor is currently leased to a church and the second floor appears vacant. The first floor could be renovated for retail and restaurant use, which are more typical for a downtown. Residential apartments would be an ideal use of the second floor. Apartments would reintroduce residents to the downtown and add a new vitality to downtown Ramseur.

Building Assessment Reports

CPN Institute Team members had the opportunity to tour Ramseur with community representatives. The CPNI Team visited and inspected several downtown properties, as well as Ramseur Interlock and the abandoned Ramtex facility on December 6, 2011. The Town of Ramseur selected the properties for the CPN Institute Team to visit and assess.

The CPN Institute Team of volunteer professionals consists of individuals with experience in architecture, engineering, construction, historic revitalization, insurance, private and public finance, real estate development and facility consulting. We also were privileged to have two select university professors from University of North Carolina at Greensboro and Elon University join the Team for our morning meeting. The CPNI Teams and community representatives divided into two teams to conduct the building inspections. One team focused on downtown properties and consisted of Mike Lester, Todd Berg, John Shanley, Jo Ramsey Leimenstoll and Michael Schiffan. The second team visited Interlock and Ramtex and included Mike Auman, Peyton Fairbank and Bobbi Brumsey.

The summary of the building inspections and assessments are attached.

SUMMARY OF RAMSEUR PROPERTIES Selected By the Community				
BUILDING ADDRESS	BUILDING NAME	AGE OF PROPERTY	PROPERTY USE	BUILDING FOOTPRINT
1521 Main Street	Former NAPA Store	1927 + 2 additions	Vacant	17,424 sq. ft.
1523 Main Street	None	1911 2 additions	Vacant Former Hair Salon	1,188 sq. ft.
1532 Main Street	None	1909	Vacant Former Stained Glass Studio/shop	2,435+/- sq. ft.
1539 Main Street	None	1900 +/-	Vacant Former Columbia Manufacturing Co.	4,455 sq. ft.
1259 1 Foushee Rd	Ramtex	1960 +/- With additions	Vacant to temporary rental	707,000+/- sq. ft. Demolition of 400,000+/- sq. ft.
244 NC 22N	Ramseur Interlock	1950's +/- With additions	Short-term Tenants	87,250 sq. ft.



Construction Professionals Network of North Carolina

Ramseur, North Carolina
**BUILDING/PROPERTY
 ASSESSMENT SUMMARY**

Conducted: December 6, 2011; revisit April 2012

Building Name Former NAPA Store

Address 1521 Main Street

Year Built [Historic Significance] 1927 with at least two known additions

Current Use Vacant and on the market for sale; currently used for assumed owner storage

Property Size .39 acres; property fronts Main Street and has access from Liberty and Carter Streets



Building Footprint [approx.] Stories 17,424 square feet per the tax records
 One story with several grade transitions and a partial basement

Type of Construction



Foundation	Masonry veneer and wood frame, some load bearing masonry walls
General Condition	Roof leaks and deferred maintenance
First Floor	Wood frame; concrete and wood floors with varying finish material; steel beams and steel support columns over the basement; steel and wood support columns; ceilings - pressed metal with pressed metal crown, dropped 2x4 acoustical in center area and corrugated panels in rear section
Roof	Wood decking with excessive water stains; sky lights; need to investigate roofing material and condition
Walls	Wood frame and masonry with applied finishes
Landscaping/grounds	Building fronts Main Street; predominately hard surface for parking on Liberty and Carter Streets
HVAC	Forced air

Observations Beautiful high pressed metal ceilings in front area should be preserved in renovation of building
 Middle section of building has sky lights

Recommendations

Building probably too large for one use in Ramseur. Consider splitting building into 3-4 sections with each fronting the adjacent street - Liberty, Main, and Carter Streets

Potential uses

Lower level could be restored to automotive shop or automotive classroom leased to RCC

Liberty Street frontage - retail shops; day care center with playground in park to east of building

Main Street Frontage - farmers and craft market, antique boutique shops; restaurant with sidewalk tables; RCC classrooms





Construction Professionals Network of North Carolina

Ramseur, North Carolina
**BUILDING/PROPERTY
 ASSESSMENT SUMMARY**

Conducted: December 6, 2011; revisit April 2012

Building Name n/a

Address 1532 Main Street

Year Built Built in 1909
[Historic Significance]

Current Use Vacant for over ten years

Property Size .1 acre; according to tax records 40'x77' +/-

Building

Footprint [approx.] 42' x 48'3"; listed on tax records as approximately 2,436 sq ft

Stories One with elevated parapet wall at the front



Type of Construction



Foundation	Masonry veneer over wood frame structure with interior wood support columns
General Condition	Leaking roof and significant deferred maintenance; paint peeling off rear exterior block due to excessive moisture
First Floor	Front facade with two glass storefront doors and storefront plate glass windows above brick veneer wainscot. Ceiling - 1'x1' acoustic tile; sections of ceiling have collapsed due to water damage; ample clear ceiling height. Four bathrooms
Roof	Partial rubber membrane in the front and partial older built up roof to the rear; low slope to the rear per the aerials; overall roof is apparently in poor condition as evidenced by the active roof leaks
Walls	Covered in peg board and wood paneling
Landscaping/grounds	Building fronts Main Street sidewalk with some grass and gravel to the rear
HVAC	Central forced air with unit mounted on roof

Observations

Building has been vacant for over a decade and suffers from significant interior and exterior deferred maintenance. There is evidence of possible asbestos and mold. Immediate repair/replacement of the roof is necessary to minimize further cosmetic and structural damage due to water leaks.

Building was recently purchased by the owners of 1534 Main Street who plans to restore the building. Building could be separated into two

individual stores or uses as represented by the dual storefront doors and center column line.

Property has a small footprint compared to the adjacent properties and shares common parking and use to the rear.

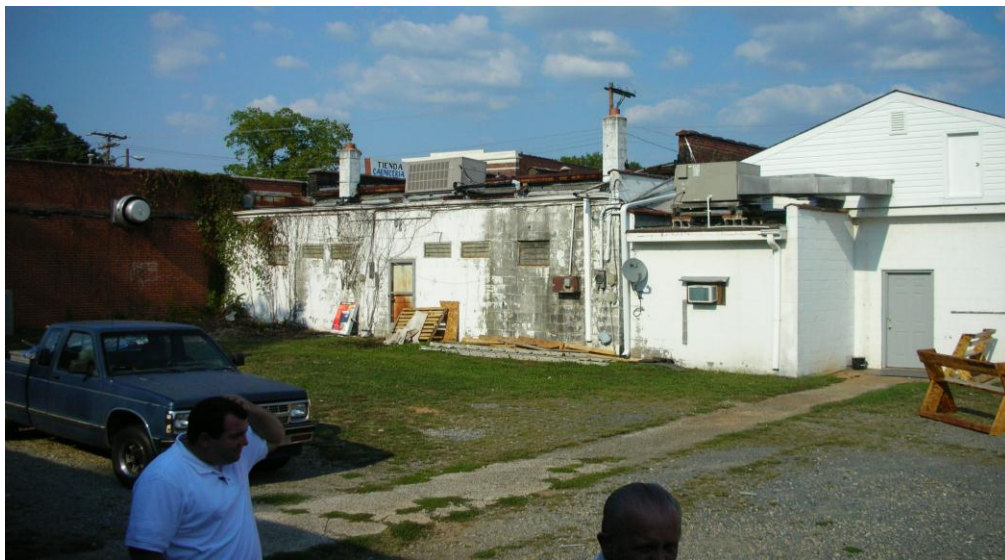
Recommendations

Repair/replace roof promptly.

Take advantage of the town's facade grant program to improve the exterior appearance and condition of the building. Change out canopy at the front of the building.

Potential uses

Classroom leased to RCC; individual artist studios and/or antique/craft studios; retail use to take advantage of wide storefront display; potential restaurant or general store use, if Ramseur is able to attract more visitors





Ramseur, North Carolina
**BUILDING/PROPERTY
 ASSESSMENT SUMMARY**

Conducted: December 06, 2011; revisit April 2012

Building Name Main Street Hair Company

Address 1534 Main Street

Year Built 1948
[Historic Significance]

Current Use Hair Salon; owner occupied

Property Size 0.07 acres



Building Fronts public sidewalk

Footprint [approx] Front 30' with offset at rear, 48' south side and 58' north side

Stories One, retail at front with office[s] and restroom at rear

Type of Construction



Foundation	Masonry bearing structure
General Condition	Retail storefront windows with dark screening on glass Building in relatively good condition
First Floor	Appeared to be concrete with vinyl wood strip flooring
Roof	Building previously had roof problems. Relatively new pitched roof added
Walls	Furred out with painted wood paneling and wood stud interior walls
Ceiling	4'x8' composite board painted with lattice strips; 10-12' ceiling height
HVAC	Forced air
Grounds	Grass and gravel to rear

Observations Potential for future problems with water running off pitched roof against abutting 1532 Main Street.

Darkening film applied to storefront windows to provide shade from morning sun.

Owner occupied building with owners on site to care and look after their building.

Driveway between this property and the adjacent two story building provides access to the rear of buildings on this side of Main Street and to the raw developable land to the rear.

If the raw land is developed to the rear between Liberty and Depot Streets and Brooklyn Avenue, a developer might consider purchasing and tearing down this building to provide better access to the sight.

Recommendations

Continue current hair salon operation

Consider removing dark film from storefront windows and utilize interior window treatment to enhance pedestrian experience when walking down the street

Potential uses

Hair Salon

Retail





Construction Professionals Network of North Carolina

Ramseur, North Carolina
**BUILDING/PROPERTY
 ASSESSMENT SUMMARY**

Conducted: December 6, 2011; revisit April 2012

Building Name n/a

Address 1539 Main Street

Year Built 1900 +/-
[Historic Significance] Major historical significance and on the National Register of Historic Places

Current Use Vacant; some owner storage

Property Size 3.12 acres



Building Footprint [approx.] Front 128 ' and side 33'
Stories One 4,455 heated area

Type of Construction



Foundation	Brick bearing with brick intermediate support walls
General Condition	Building structurally sound, but issue of deteriorating brick and mortar predominately on the lower 3 feet on the west side; apparent problem with vandalism at one time. Some deterioration and decaying - possibly before the new roof.
First Floor	Four bays with concrete and masonry floors; it appears the last bay was added after the original construction
Roof	3 year old metal roof covering wood decking and trusses
Walls	Brick - deterioration from moisture and original quality of brick
Landscaping/grounds	Grass and raw dirt/gravel; no landscaping
HVAC	None

Observations

Property on the National Register
Property at the base of Main Street and overlooks the Deep River
Last remaining structure of the Columbia Manufacturing Company, a former cotton mill located at this site on the Deep River
Formerly used as warehouse/shipping building
On the railroad line with former turn-around south of building
Owner located in Asheboro
Vacant for decades
Concrete loading dock with metal sliding doors facing west & the Rail Trail

Recommendations

Replace missing brick and close openings
Stabilize the brick and mortar
Properly secure to minimize additional vandalism

Potential uses

Anchor building for park/recreational/amphitheater multi-use facility focusing on the Deep River and Rail Trail
Restaurant
Retail incubator
Artisans - craft studios and retail
Outfitters - retail and rental shop






Construction Professionals Network of North Carolina

Ramseur, North Carolina
**BUILDING/PROPERTY
 ASSESSMENT SUMMARY**

Conducted: December 6, 2011; revisit April 2012

Building Name	None		
Address	1523 Main Street		
Year Built [Historic Significance]	1911 2 additions		
Current Use	Vacant for 2 years +/- Formerly used as a Hair Salon		
Property Size	.04 acre site at the corner of Main Street and Carter Street		
Building Footprint [approx.] Stories	1,188 square feet; 22' frontage on Main and 54' along the side 1 story		

Type of Construction



Foundation	Brick veneer with wood frame
General Condition	Remodeled and in relatively good condition; metal awning suspended over sidewalk
First Floor	Appears to be concrete floor with small addition to rear; storefront windows and glass entrance door
Roof	Appears to be flat roof sloping to rear with no evidence of leaking
Walls	Sheetrock and painted masonry with 1'x1' acoustical tile ceiling
Landscaping/grounds	Fronts side walk on Main with grass planting area along Carter
HVAC	Relatively new heat pump unit

Observations	Building appears to be in good condition and well maintained overall; The glass transom above awning at front of shop appears to be in place and could be restored to its historical significance; large, long masonry exposed wall on south side is overpowering
Recommendations	Property offers opportunity for historical renovation; the massive, naked south wall and empty land presents an excellent opportunity for a planter yard with trees and bushes
Potential uses	Retail shop, hair salon, artesian shop and studio; coffee/snack shop



Construction Professionals Network of North Carolina

Ramseur, North Carolina

BUILDING/PROPERTY QUICK ASSESSMENT SUMMARY

Conducted: December 6, 2011; revisit April 2012

Building Name Ramtex Yarns & Fabrics

Address 1259 1 Foushee Road
Ramseur, NC

Year Built Original portion 1960's
[Historic Significance] Bought by Ramtex in 1988

Current Use Industrial warehouse



Property Size 707,634 sf portions being demolished (approximately 350,000) currently. 57.8 acre site. Five buildings.

Building Footprint [approx.] Owner in process of demolishing significant part of building
Stories

Type of Construction



Foundation	Combination of pour concrete, structural steel columns and joints and metal siding
General Condition	Fair condition
First Floor	Concrete floors; adjusting ceiling height and column spacing
Roof	Combination wood and metal decking with built up and metal roofing
Walls	Concrete and metal siding
Landscaping/grounds	Adequate parking, loading docks and truck access
HVAC	Needs to be evaluated

Observations Demolition occurring. Several areas currently leased as warehouse. Open ceilings with older light fixtures in majority of the buildings. Building of no historical significance.

Recommendations Complete demolition, re-grade, verify mechanical systems operate properly. Subdivide property in order to lease out sections of the building for multiple uses.

Potential uses Leased warehouse, community college extension, or combination

Sub-divide & lease to enterprise businesses – warehouse, distribution, production, start-up businesses



Construction Professionals Network of North Carolina

Ramseur, North Carolina
**BUILDING/PROPERTY QUICK
 ASSESSMENT SUMMARY**

Conducted: December 6, 2011; revisit April 2012

Building Name Ramseur Interlock Knitting Company
Address 244 NC Hwy 22N
Year Built Approximately 1950's
[Historic Significance]

Building Footprint [approx.] Approximately
 Building-1: 83,088 sq. ft.
 Building-2: 4,162 sq. ft.
Stories 1 to 3; varies



Type of Construction



Foundation	Brick Bearing, assumed brick intermediate piers Entrance located on grade
First Floor	Wood framed, no major deflection noticed Finish and Unfinished wood floors
Second Floor	Wood framed
Basement	Masonry
Roof	Wood framed, low slope ('flat')
Walls	Load-bearing masonry, appear solid
Landscaping/grounds	Front faces Hwy 22 N, significant elevation grade changes on site

Observations

Traditional brick office front in good shape.
 Office space at the front of the building with storage in the back.
 Building has had several additions added to it, increasing the size substantially. The original building's old knitting area has small column spacing that may limit future use. Column spacing increasing with additions. Currently an awkward flow from one addition to another. Limited natural lighting throughout the space. Building is sprinkled. Building 2 currently being rented to a church.

Recommendations

Renovate current office, capitalize on the character of the old wood floors, beams and decking in the old knitting area and include as administration. Bring natural lighting into the old knitting space through the use of skylights. May want to consider reducing the square footage of the storage space to a more manageable and functional one tenant space. Upgrade HVAC systems. Consider painting portions of the brick on the front facade, changing canopy colors and landscaping to soften the look of the building

from the street. Currently it looks very institutional with the grey brick and asphalt up to the building.

Potential uses

The obvious use would be Flex office space with warehouse in back, which is still a good use. Continue to lease out building 1.









Additional Observations and Recommendations

Ramseur in many respects is a typical rural North Carolina town whose reality changed over the past decade with the demise of its manufacturing and employment base. What sets Ramseur apart from the other 500-600 small towns in rural North Carolina is the apparent drive and commitment of its leadership to change the prosperity of the Town.

The development and implementation of a revitalization strategy for the assessed properties will benefit from continued community engagement combined with outside assistance for planning and financing initiatives.

Successful community based revitalization plans have the following ingredients:

- A clear branding strategy and marketing plan
- An overall revitalization plan, including implementation strategies
- Marketing studies that support the plan
- Architectural standards and guidelines
- Financing and funding strategy

Ramseur should approach downtown revitalization by taking small, manageable steps in the context of a big-dream plan. The community needs to feel they are successful as they take each step toward the overall goal.

Appearance and Cleanliness

An initial small step is to focus on the overall appearance and cleanliness of the downtown. Citizens expect their downtown to be attractive and appealing. Visitors and passing motorists expect no less and are enticed by the overall appearance of a locale.



The Town of Ramseur needs to undertake a “spring house” cleaning to improve the overall appearance of the downtown. As visiting pedestrians walk the downtown, they are confronted with undesirable views such as abandoned vehicles, gutted drink machines, stacks of wood and debris and trash. The town should use its ordinances and polite encouragement to get

property owners to clean up their property and remove trash and abandoned personal property which detracts from the pedestrian experience. Enlist the efforts of the scouts, church youth and adult groups and others to host quarterly or semi-annual clean up days in the downtown.



The town can make a statement to the property owners by addressing the deteriorating parking attendant booth in its lot across from Town Hall. The booth suffers from excessive deferred maintenance and neglect. Make repairs and paint the booth. Reposition use of the booth into an unmanned *Visitors Information Center* with brochures and maps

promoting local businesses, parks, activities and venues. During downtown events, staff the Visitor Information Booth touting key town and area points of interest as well as historical, cultural and civic information on Ramseur.

Work with and encourage property owners to spruce up the exterior of their downtown buildings. A low cost fix is to focus on the many uninviting display windows in the vacant and even occupied buildings. The downtown needs to be inviting and pedestrian friendly. Established malls and shopping centers forbid storefront windows from “going dark” for a reason – it takes away from the pedestrian experience and presents a bad image to persons shopping in the malls.

Encourage property owners to decorate their storefront windows to enhance the image and appeal of their properties. The windows can be decorated to reflect holiday themes or used to display the artwork of local artists or school children. Historical or cultural themes for decorations are also of interest to passing pedestrians.



Film media can also be applied to the store front glass depicting a potential retail use for the building. While photographic images on film may cost \$500 - \$1,000 per window, it presents a good marketing tool for leasing vacant space and dramatically enhances the appearance of the property. The town may modify its façade grant program to include photographic image film as a qualifying improvement.

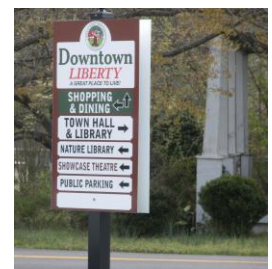


Gateways and Wayfaring

Ramseur will benefit from identifying its Gateways to the downtown and professionally enhancing the signage at the Gateways along US64/NC49. The signage should be designed to attract a traveler’s attention and entice them to turn off the highway to visit downtown Ramseur. The signage should convey the Ramseur brand and vision.

A system of wayfaring signs and maps reflective of the community’s branding should be located to direct visitors to community points of interest. No wayfaring maps or signs currently exist in Ramseur, except for the standard NCDOT signs on US64/NC49.

A wayfaring sign system will guide visitors through the town and help them safely and easily find destinations within the community. Wayfaring sign systems could result in longer, more meaningful visitor stays and possibly more tourism dollars. The wayfaring signs could direct visitors to points of interest such as Ramseur Lake, community parks, historic Main Street, Ramseur Museum, unique Ramseur businesses and venues.



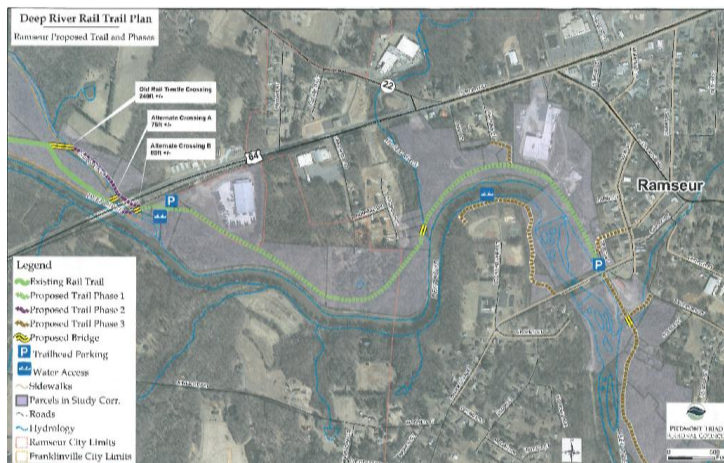
Develop the Main-Brooklyn Activity Center

Ramseur has several public and natural assets which should be incorporated into the town's branding and marketing efforts. Ramseur Lake and an abundant number of town parks and recreational facilities should be promoted.

Yet, the future economic engines for the town will be the Deep River, Rail Trail and associated developments. These two primary assets will help to differentiate Ramseur from the many rural towns across North Carolina. The town should explore development opportunities on the land on both sides of Brooklyn Avenue. Potential uses could include:

- Downtown sports and recreational park with playground equipment, possible zip line
- Amphitheater with other entertainment venues for holding festivals, movie nights and other events
- Multiple use facility to include a youth center and/or daycare center
- Retail, restaurant, outfitter, artisan studio and shops, etc.
- Public access to the Deep River with boardwalk, dock and portage

Completion of the Deep River Nature Trail should be a priority to enhance tourism and attract visitors, bicyclists, walkers and family outings. A multi-use development along the Deep River and Rail Trail will become an economic draw and anchor for downtown Ramseur.



Opening views and vistas of the River and Trail from downtown should be explored. The town should establish several key visual vistas of the River and Trail which are visible by pedestrians and from vehicles. Creating public access to the River and Trail for pedestrians from the downtown would be ideal in creating interest and appeal. Point access to the Deep River for water sports together with boardwalks and picnic areas is also important.

Streetscape and Façade Enhancements

A streetscape improvement project would enhance the appearance of the downtown and would be inviting to visitors. Enhancements to make the downtown more pedestrian friendly would be embraced by locals and visitors. Main Street appears wide enough to allow for the planting of trees between the sidewalk and the street. Planting trees and other landscaping along Main Street will soften the street appearance and create a more pedestrian friendly environment. A narrower street tends to slow traffic and make the downtown more pedestrian friendly.

The mature trees would also provide shade so as to enable building owners to get rid of the dark, reflective glass and exterior awnings. It is very difficult to control the sunshine through

awnings because of the low angle of the sun. Some type of interior blind or roller shade would be more effective for those hours when the sun is a problem.

The town may utilize its façade grant program and design overlay district to encourage owners to paint and decorate the exterior building facades to eliminate peeling paint, rusting canopies and awnings. The metal awnings along Main Street are dated and, in many cases, unattractive. An expanded façade grant program might entice owners to eliminate the metal canopies and revitalize their exterior building facades.

Additional CPNI Team Recommendations

1. Explore new business and educational opportunities for the downtown
 - a. Pursue RCC to locate satellite classes in the downtown – classes in the liberal arts, arts, auto repair, business, trades, etc.
 - b. Pursue medical offices, wellness activities, physical fitness studios, social service agencies
 - c. Artisan incubator with studios and shops
 - d. Public-private partnership to develop a multi-use building to service and attract any of the above
2. Encourage downtown development and renovation of buildings through local incentives and regulatory enforcement
 - a. Expand the building facade grant program through increased funding and low-interest loan options
 - b. Work with local banks and others to create a revolving loan pool for operating businesses and real estate development
 - c. Investigate an interest guarantee program to encourage lending for residential and/or retail development
 - d. Implement exterior building code for downtown – focusing on structural and life safety issues – to make downtown buildings safe
 - e. Encourage building owners to decorate storefront windows or install visual screening to prevent empty display windows and reflective screening
3. Downtown initiatives
 - a. Educate downtown property owners on the advantages of a downtown historic district
 - b. Establish a historic district within downtown Ramsey
 - c. Participate in the Small Town Main Street Program
4. Foster professional and social institutions to flourish and support the community
 - a. Organize a Friends of Downtown Ramsey and/or bolster the activities of the Ramsey Downtown Merchant Association to support and fundraise for downtown needs and activities



- b. Consider participating in an area Community Foundation to spur philanthropy for meeting community needs and endeavors
 - c. Support publishing of local news and community events through social media (town's website or Facebook page) or a print publication
 - d. Encourage active support from the faith-base community for downtown based projects such as:
 - i. Youth Center
 - ii. Day Care Center
 - iii. Family-oriented Park at the Deep River and Rail Trail
 - iv. Leadership Programs
 - v. Beautification Programs
5. Explore additional Downtown venues
- a. Hold First Friday Night of the month downtown – cultural and arts orientation; movies in the downtown
 - b. Initiate a spring festival in the downtown
 - i. Farm to table orientation
 - ii. Home-style arts and crafts
 - iii. Family orientation with activities and rides for kids
 - iv. Consider partnership with local farmers and producers such as Millstone Creek Orchards

Financing Vehicles and Funding Sources

For Ramseur to succeed in its downtown revitalization efforts, a community priority must be to identify funding sources and financing vehicles for carrying out the revitalization and development. Once potential sources are identified, the Town of Ramseur must educate and assist property owners and private investors as to the available sources and vehicles for funding renovations and development.

Possible funding sources to be investigated:

- a. Historic Tax Credits
- b. Self-Help Ventures Fund
- c. NC Rural Center
- d. New Market Tax Credits
- e. Installment Financing – Simple and COPS
- f. Revolving Loan Funds
- g. HUD Programs – CDBG, Section 108, etc.
- h. SBA
- i. USDA
 - a. Rural Business Cooperative Services (RBS)
 - b. Intermediary Relending Program
- j. Community Development Corporation
- k. Private Foundation Grants

Summing up the Possible Priorities

The Town of Ramseur has many opportunities and obstacles to the revitalization of the downtown and community. CPNI attempted to address some of the more critical issues facing the Town in respect to its built environment through an assessment of community selected properties and an overview of revitalization initiatives. The community's success in revitalizing the community will be reflective of the leadership's ability to develop a community endorsed strategic plan, which prioritizes work efforts and allocation of limited resources.

Ramseur is a rural community with some limitations, but also many natural and physical resources and assets. Fortunately, Ramseur has begun to mobilize the community and expand the leadership base to better employ its natural and built environment assets.

Revitalization efforts should focus on implementation of the following priorities:

1. Develop strategies to encourage revitalization of downtown buildings
2. Explore sources of funding and financing vehicles for downtown redevelopment
3. Encourage timely completion of the Rail Trail and public access points on the Deep River
4. Develop and implement a branding and marketing strategy for the Town of Ramseur and downtown Ramseur
5. Pursue private, public, and private-public development of a family oriented entertainment/sports/recreational venue along the Deep River and Rail Trail in the downtown area
6. Create Gateway points to encourage tourists and visitors to the downtown
7. Mobilize a clean-up and appearance emphasis/drive for downtown Ramseur
8. Consider a spring festival and other events to be held in downtown Ramseur to attract commerce downtown and gain exposure for business opportunities in the downtown



Construction Professionals Network of North Carolina

**TOWN OF RAMSEUR
MEETING AGENDA
September 14, 2011**

- | | |
|---------|---|
| 1:00 pm | Introductions and greetings |
| 1:15 pm | Introduction to CPN and CPNI <ul style="list-style-type: none">• CPN - mission and membership• CPNI - mission and programs• CPNI - scope of community services |
| 2:00 pm | Introduction to Town of Ramseur <ul style="list-style-type: none">• Town history, demographics and social & economic environment• Update on NC STEP Program• Town's anticipated needs• Introduction to specific properties and property owners |
| 3:00 pm | Tour of Ramseur and properties |
| 4:30 pm | Discussion of possible CPNI service and the service delivery approach for Ramseur |
| 5:15 pm | Adjourn |



Construction Professionals Network of North Carolina

**Town of Ramseur
CPN Institute Visit - September 14, 2011**

CPNI TEAM

Michael West, AIA

Michael is the past Director of the CPN Institute as well as a founding member and past President of the Construction Professional Network. Founded in 2008, West & Stem Architects, PLLC is a new design firm born out of a strong desire to practice Architecture and build lasting relationships with clients and professional associates. The firm's principals, P. Michael West, AIA and James C. Stem have a successful working relationship dating nearly ten years as an owner and former employee of Calloway Johnson Moore and West, P.A. respectively. Michael and James bring over 35 collective years experience providing and coordinating a vast array of design services on all project types and scales.

West & Stem was founded because of a mutual desire for directly servicing clients and continuing the practice of Architecture. The firm provides pre-design consulting services such as feasibility studies, master planning and programming, as well as a full range of Architectural services to a diverse set of clients. West & Stem, PLLC's main office is located in Winston-Salem, North Carolina.

Peter Marsh

Peter is the past chair of the CPN Institute Committee and President of the Construction Professional Network of NC. He is a co-owner of Workplace Strategies Inc. and has over 30 years of experience in the design of commercial workspaces. Founded in February 2000 by his partner Alicia Hardin, Workplace Strategies focuses on holistic design, business strategy, and measurable results. The firm's primary areas of expertise are in pre-design services including Strategic Facilities Analysis, Feasibility Studies, Space Standards and Guidelines Development, Innovation Strategies, and Programming. The firm designs buildings "from the inside-out". Their current portfolio of work includes projects in the Corporate, Medical, Professional, Educational, Governmental, and Non-Profit sectors.

Peter is also a founder and President of the EcoLens Group, a division of Workplace Strategies that offers education, research and management consulting assisting organizations to adopt sustainability focus into their core strategy. He is a LEED Accredited Professional with extensive experience in "green" building projects. Clients include public and private corporations, municipalities, developers, universities and university research parks. EcoLens works with executive teams, boards of directors, government officials and neighborhood groups responding to issues and opportunities associated with environmental footprint, climate change, energy management, and a carbon-constrained economy.

After graduating from Duke University, Peter spent over 20 years in the design of commercial workspaces included product development and sales to Fortune 500 companies, developing innovative solutions to their specific needs. Peter is currently on the advisory boards for the interior architecture programs at Appalachian State and the University of North Carolina Greensboro. He has served on the Board of the Winston-Salem Chamber of Commerce, on the Board of Directors of the UNCG School of Environmental Sciences, and worked on the creation of the Center for Design Innovation (Winston-Salem, NC).

Michael Schiffan

DevCon Resources is a multi-functional real estate firm organized in May 1994 with Michael Schiffan as the firm's principal. DevCon Resources specializes in real estate consulting, development coordination / project management, real estate representation, and asset management. Through the years, Michael has been active in providing real estate expertise to developers, corporate, and institutional clients as well as private individuals. Development coordination projects range from small office or retail tenant upfits to large scale developments such as the Sheraton Greensboro Hotel and Parking Deck, master plan and classroom building at Oak Ridge Military Academy, renovation and management of a 12 story office building, and nursing homes. DevCon Resources consults with lenders and financial institutions on development plan and cost reviews as well as monthly draw request submissions.

Prior to starting DevCon Resources, Michael was a founding officer/partner of Corbett Associates, a real estate consulting firm in operation for over ten years and a vice president of Richardson Corporation where he focused on public and private placement syndication of income producing real estate. Michael has a BA and MBA [real estate and finance] from the University of North Carolina at Chapel Hill and preliminary course work toward a Masters in Urban and Regional Planning from George Washington University. While with HUD in Washington, DC, Mr. Schiffan received the Department Certificate of Achievement.

Michael is the vice chair for the CPN Institute. He has served on numerous civic and governmental boards and currently serves on the board of directors/trustees for Downtown Greensboro, Inc., East Market Street Development Corporation, Construction Professional Network of NC, CPN Institute, and Temple Emanuel. He is the past chair of Downtown Greensboro, Inc., East Market Street Development Corporation, Guilford County Board of Adjustments, and Greensboro Agency Transportation Express

Michael Lester, P.E., C.F.E.I.

Michael has his BS and Master of Civil Engineering from NC State University. Michael has performed civil/structural design and/or evaluation of numerous facilities including airfields, water/wastewater containment structures, retaining walls, aircraft aprons, buildings, temporary bridges, piers, and bulkheads. In addition, Michael has performed numerous hydrographic surveys as well as conducted underwater construction inspection.

For the last 16 years, Michael has practiced forensic engineering, investigating accidents, failures, fires and explosions. Some case types include building roofing and cladding, building collapse, foundation failure, pavement failure, personal/construction injury, construction component defects, and consumer goods defects. He is a Certified Fire and Explosion Investigator with the National Association of Fire Investigators, a Senior Member of the National Academy of Forensic Engineers, and a former Board member of the Construction Professionals Network of NC. Michael is the Vice Chair of the Technical Council on Forensic Engineering (ASCE), a member of the American Society of Civil Engineers (ASCE), and chair of the East Wake Academy (Charter School).

ADDENDUM B



Construction Professionals Network of North Carolina

RAMSEUR SITE VISIT

December 6, 2011

SITE VISIT SCHEDULE OF ACTIVITIES

- | | |
|----------|--|
| 9:30 am | Meet and greet – coffee/juice snacks |
| 10:00 am | Community Meeting and Update - Ramseur takes lead <ul style="list-style-type: none">• Share background information on Ramseur and community• Update on NC STEP Program• Discussion on Issues facing Ramseur<ol style="list-style-type: none">1. Economic2. Social3. Environmental• Discussion on Needs and Goals of the Community |
| 11:30 am | Meeting to review mill and downtown properties available for inspection |
| 12:30 am | Lunch |
| 1:30 pm | CPNI Team to visit and inspect Ramtex property and other mill properties as appropriate |
| 1:30 pm | CPNI Team to inspect downtown properties – interior/exterior |
| 2:30 pm | CPNI Teams combine to complete downtown properties |
| 4:30 pm | Regroup before departure |



Construction Professionals Network of North Carolina

Town of Ramseur CPN Institute Visit - December 06, 2011

CPNI TEAM

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Jo Ramsey Leimenstoll

Jo Ramsay Leimenstoll, AIA, is a professor in the UNCG Department of Interior Architecture where she teaches advanced interior architecture studios as well as courses in preservation theory and architectural conservation. She also maintains an architectural practice specializing in the restoration and rehabilitation of historic buildings and consults on design guidelines for historic districts and preservation-related planning issues.

Michael S. Schiftan

DevCon Resources is a multi-functional real estate firm organized in May 1994 with Michael Schiftan as the firm's principal. DevCon Resources specializes in real estate consulting, development coordination / project management, real estate representation, and asset management. Mr. Schiftan has provided real estate expertise to developer, corporate, and institutional clients as well as private individuals. Development coordination projects range from small office or retail to large scale office, health care, and hotel developments. DevCon Resources consults with lenders and financial institutions on development reviews as well as financial submissions. As a principal in Corbett Associates for 10 years and a vice president off Richardson Corporations for 5 years, Mr. Schiftan has also authored public and private placement syndication of income producing real estate.

Mr. Schiftan is the vice chair for the CPN Institute. He currently serves on the board of directors for Downtown Greensboro, Inc., East Market Street Development Corporation, Construction Professional Network of NC, CPN Institute, and Temple Emanuel. He is the past chair of Downtown Greensboro, Inc., East Market Street Development Corporation, Guilford County Board of Adjustments, and Greensboro Agency Transportation Express. Michael has a BA and MBA [real estate and finance] from the University of North Carolina at Chapel Hill and preliminary course work toward a Masters in Urban and Regional Planning from George Washington University.

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John Shanley

John Shanley is an office with Self-Help, a on profit economic development credit union based in Durham, North Carolina. Self-Help has offices in North Carolina, Washington, DC and California. John Shanley manages finance and treasury for Self-Help, a \$1.8 billion community development financial institution headquartered in Durham. From 2006 – 2010, John managed Self-Help's 600,000 square foot portfolio of commercial property, consisting of sixteen mostly historic buildings across North Carolina that Self-Help acquired, renovated and leases to 200 tenants.

Peyton S. Fairbank

Peyton S. Fairbank joined HICAPS, Inc. in 1997 after serving seven years in the US Army. Mr. Fairbank currently serves the company as Vice President and Principal Officer. He is responsible shaping and developing corporate strategy and for ensuring departmental and organizational objectives and operating requirements are met and in line with the corporate mission.

In addition, Mr. Fairbank oversees the Construction Management and Federal Contracting Groups. Mr. Fairbank directs and manages all construction management division operations including construction services as a consultant; traditional general construction and design build construction. He also directs and manages the HICAPS Federal Government Contracting division in the capacity of new business development strategies, directing capture teams in pursuit of government contracts, proposal generation and contract compliance.

Peyton is a licensed General Contractor in NC and SC. He is also a licensed Construction Manager in the state of South Carolina. He is a member of Construction Professionals Network of NC, Carolinas Associated General Contractors (CAGC), Associated Builders & Contractors (ABC), Society of Military Engineers (SAME), and United States Green Building Counsel (USGBC)

Todd Berg

Todd Berg, AIA is a Principal in the Charlotte firm of Morris-Berg Architects. Mr. Berg is a 1984 graduate of Virginia Tech with a Bachelor of Architecture degree, and he has practiced Architecture in Charlotte for 27 years. He currently serves as Chair of the Cabarrus County Planning and Zoning Commission, and previously served for 6 years on the City of Concord Historic Preservation Commission, which he chaired for 2 years. Mr. Berg is the 2012 President of AIA Charlotte, and also serves on the Board of Directors for AIA North Carolina, CPN of North Carolina, and the Cannon Memorial YMCA.

Mike Auman

Mike Auman is a Senior Consultant and Partner of Facility Consulting Group in Asheboro, NC. Facility Consulting Group was founded in September of 1993 for the express purpose of assisting building owners and facility managers in caring for and protecting their buildings. Their staff has provided roof consulting, training, project management, construction monitoring and inspection services throughout the United States and Puerto Rico.

Mr. Auman's fields of competence include: Construction contract administration, Construction quality assurance, Developed and taught infrared training programs, Instructor of Roof Asset Management Programs, Expert Witness, and Roof evaluations, design, non-destructive moisture surveys (infrared and nuclear).

Bobbi Brumsey

Bobbi Brumsey is a Partner and Investment Advisor at Osborne, Brumsey & Associates, Inc. in Greensboro, NC. Osborne-Brumsey & Associates, Inc. provides synchronized strategic financial services and products for businesses and individuals. This includes investment planning, life insurance, long term care insurance, health insurance, and disability protection.

Bob Wineburg

Bob Wineburg is the Jefferson Pilot Excellence Professor and member of the Faculty of Social Work at The University of North Carolina at Greensboro. He is the inaugural Director of Community Engaged Scholarship in the newly formed School of Health and Human Sciences. Dr. Wineburg's specialties are organizational, program and community development. He is author or coauthor of four books and numerous scholarly articles. He was a Fulbright Senior Scholar at the University of Malta in 2007 and 2008, helping the university launch its first Masters Degree in Social Work and Social Policy. He was invited back in 2010 as a guest lecturer to the first graduates of that successful program. In 2007, his former UNCG students honored him when they fully endowed the Bob Wineburg Scholarship in Community Service.

ADDENDUM C

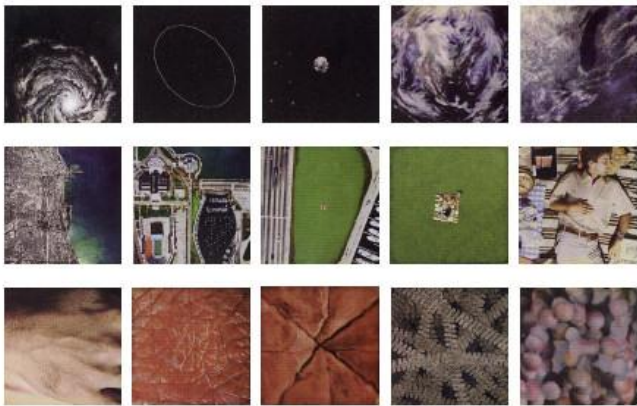
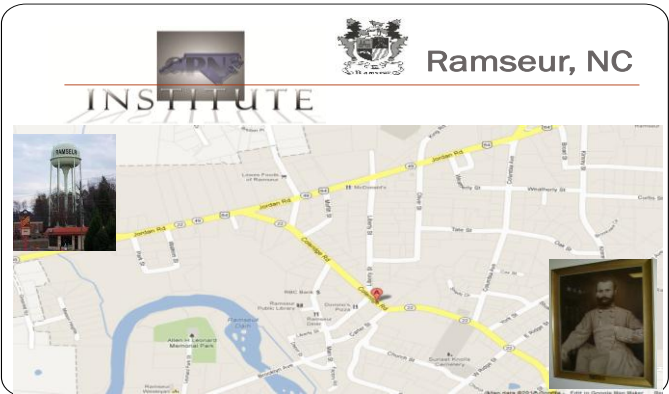



Construction Professionals Network of North Carolina

Ramseur, North Carolina
**BUILDING/PROPERTY
 ASSESSMENT SUMMARY**

Conducted: December 6, 2011; revisit March 2012

Building Name		
Address		
Year Built [Historic Significance]		
Current Use		
Property Size		
Building		
Footprint [approx.]		
Stories		
Type of Construction	Foundation	
	General Condition	
	First Floor	
	Roof	
	Walls	
	Landscaping/grounds	
	HVAC	
Observations		
Recommendations		
Potential uses		
Other Comments		



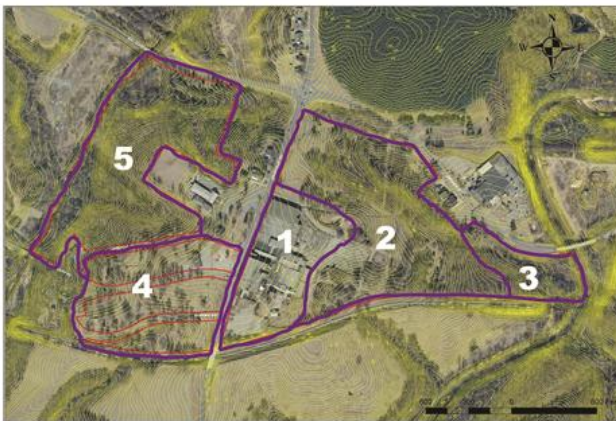


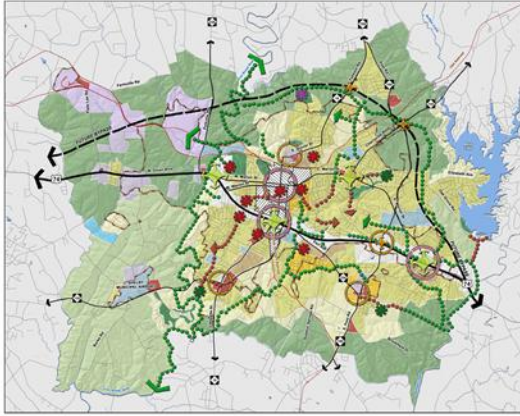
Re:NC

INSTITUTE

Re:NC evaluates legacy building and infrastructure inventory in a broader community context around three dimensions:

- Economic
- Social
- Environmental





Economic

What are the current primary ED strategies?
 Affordability and readiness for new business?
 What are the indicators and trends for the city/county/region?
 Who are the institutional players and what are their top priorities?
 Who are the business/industry players and their priorities?
 What is the global brand of the city/county/region?



Social

What is the social diversity – economic and racial?
 Affordability of housing?
 What are the indicators and trends for the city/county/region?
 What are the community strengths?
 How does the community celebrate?
 What are the education and healthcare dimensions?



Environmental

Trends in land use?
Land Preservation/ development plans?
Transportation factors and modes?
Energy and water efficiency and security ?
Pedestrian and bike networks?
Urban/ agricultural connections?



CPNI COMMUNITY ENGAGEMENT

- Preliminary Community Visit
 - Introductions and assessments
- Team Visit
 - Meet with select community leaders
 - Assess problems, issues and needs
 - Tour Community and Properties
- Community Planning Meeting
- Final Report to Community



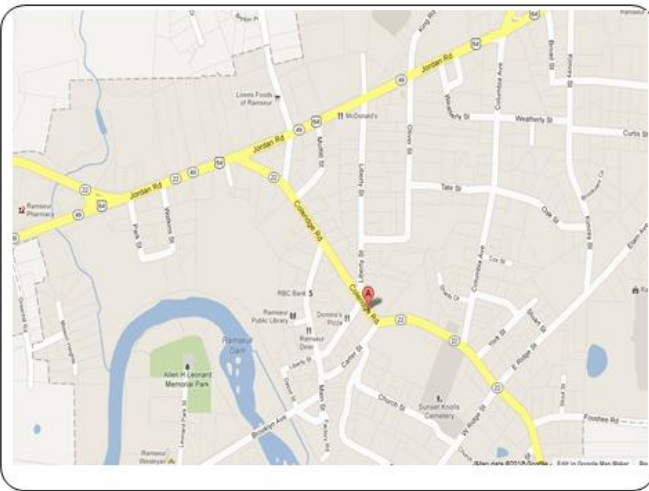
Community Meeting Goals

- Focus on community visioning and engagement.
- The team share its perspective of the community's legacy properties – downtown and industrial
- Together, focus on Ramseur's inherent community assets and resources.
- Together, compile a list of redevelopment strategies and potential implementation steps in relationship to the community's economic, environmental, and social circumstances



Community Gateways

- Virtual
- Physical
- Wayfaying signs



Gateways – Wayfinding Signs



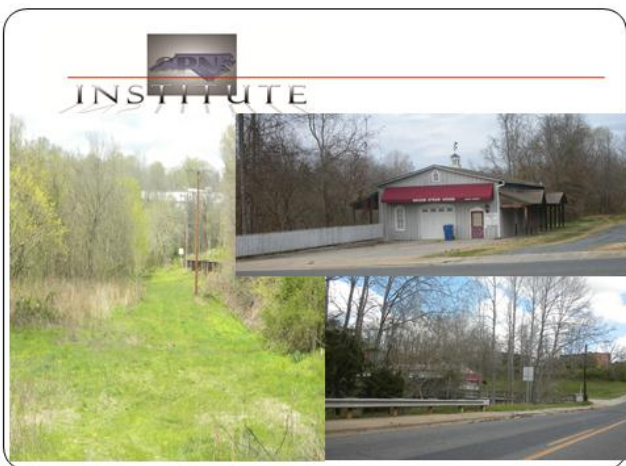


INSTITUTE

Community Activity Center

- Deep River Activities Center
- Retail Center
- Business Center
- Health Care Center







Ramseur

BUILDING REVIEWS



1539 Main Street



1532 Main Street





1532 Main Street

INSTITUTE



1523 Main Street

INSTITUTE



1521 Main Street

INSTITUTE





1521 Main Street

INSTITUTE



& 810 Carter Street

INSTITUTE



Ramtex Facility

INSTITUTE





Ramseur Interlock

INSTITUTE



Liberty & Depot Sts.

INSTITUTE



INSTITUTE





NC STEP to welcome more towns into program

The N.C. Small Towns Economic Prosperity Program will enroll 10 new towns in 2012 as the Rural Center extends its network of communities dedicated to revitalization and growth.

Each selected town will receive coaching assistance and guidance from the Rural Center to help it build a community-wide leadership team, craft economic development plans and carry out projects. Each town also will be eligible for up to \$125,000 in grants, which will be supplemented by a 5 percent local cash match.

Applications are available at www.ncruralcenter.org. The deadline is February 10.

Each town enrolled in NC STEP forms a committee that identifies issues affecting its community's economic growth. With assistance from an experienced community developer, the committee develops priorities and devises strategies. The grant money helps tackle those problems.

Leadership team members also attend regular training workshops where they can share ideas, successes and challenges while receiving additional information on economic development and sustainability strategies.

In Marion, townspeople used portions of their NC STEP money to help construct a farmers market shelter and award mini grants to business owners. Plymouth built a downtown Wi-Fi network. Marshall worked to promote cultural tourism.

So far, 56 communities have joined the NC STEP program.

NC STEP is designed for rural municipalities with fewer than 7,500 people. Eligibility is also extended to county seats in counties with no incorporated municipality. Towns are chosen based primarily on economic need, capacity to grow and commitment.

Construction professionals give towns new insight on vacant buildings



Michael S. Schiftan, left, of the Construction Professionals Network Institute, tours Ramseur with Jo Ramsay Leimenstoll, a professor of interior architecture at UNC-Greensboro.

Stepping inside the downtown Ramseur store, it was not difficult to imagine the problems faced in resurrecting the vacant retail space.

But the people poking around inside with clipboards and flashlights did not concentrate on the lack of foot traffic or the big box stores that siphon shoppers away from tiny, rural towns.

Instead, they imagined what could be. They talked of sprucing up the storefront, applying coats of paint and installing signage that could draw customers. They wondered aloud if this empty shell could be transformed into an ice cream shop or maybe a small cafe with sidewalk seating, the kind that enliven revitalized urban centers.

Ramseur's vacant buildings, which include downtown retail spaces and a shuttered textile mill, present an economic opportunity that town leaders hope to exploit with the help of the Construction Professionals Network Institute, a nonprofit partnering with the Rural Center to help communities rethink their approaches to such properties.

"The CPNI team has helped our STEP towns begin to understand the economic

feasibility of reinvesting in their buildings," said Art Jackson, director of the N.C. Small Towns Economic Prosperity Program. "Rather than continuing to wonder what they should do, the towns and building owners can make informed decisions."

The institute is the service arm of the Construction Professionals Network, a statewide organization of business and professional leaders in the design and construction industries. The institute is one way the group gives back to the community, said Michael S. Schiftan, the institute's vice-chair.

"In smaller towns you have one person who does everything," he said, motioning toward Ramseur Town Administrator Kevin Franklin, who deals with everything from zoning to wastewater treatment issues and economic development. "They don't have the time or expertise to take on these sorts of projects."

So CPNI volunteers tackle them.

The partnership with the Rural Center began in early 2011. The STEP program helps CPNI identify towns that both need advice on building reuse and are poised to take advantage of it. Then

half a dozen or more CPNI members – from engineers and roofing experts to attorneys and real estate developers – come into town for a day or two of assessments.

After touring the town and its empty buildings, talking with townspeople and business owners, scouring the community's economic and demographic data and studying its amenities, they submit a report that suggests approaches for dealing with the properties.

"We use a holistic approach to evaluate the towns' needs," said Peyton S. Fairbank, chair of CPNI. "Then we zero in on the underutilized downtown buildings. We hope to provide towns with information that will help spark realistic ideas about what these communities can achieve."

CPNI teams visited Ramseur in Randolph County in December and Windsor in Bertie County last May. Now the group is collaborating with the Rural Center to offer a series of workshops that will extend help to more small towns.

A pilot workshop on how to conduct feasibility studies for building reuse is planned for late March. If all goes well, CPNI volunteers will develop more workshops – on topics such as strategic planning and sustainable development – and rotate them in locations around the state.

CPNI will deliver its report to Ramseur later this year. The visit to Windsor, which had twice in recent years been inundated by floodwaters, resulted in an 80-page report.

Accompanied by interior and exterior photographs of the structures, the report outlined the positives and negatives of each building, along with cost estimates for many of the needed repairs. The document advised the town to adopt a brand strategy, an overall revitalization plan and architectural standards and guidelines – some of which would prevent damage and allow faster recovery from future floods – while exploring innovative financing programs and tax credits.

Artistic renderings showed how Windsor's run-down buildings could be transformed with facade improvements. The report recommended potential uses for several vacant buildings, including restaurants, retail and office space. CPNI also suggested the town invest time and money in making the source of its floods, the Cashie River, more accessible for kayaking, bird-watching and other tourism opportunities.

"They brought a lot of expertise," said Windsor Mayor James Hoggard. "They really stressed that the river is an economic asset to us."

Taking the group's recommendation to heart, he said, the town will apply



Peyton S. Fairbank, chair of CPNI, takes notes inside a vacant building during a tour of Windsor.

for a grant to help build a riverside campground designed to attract eco-tourists.

North Carolina's small towns are dotted with empty storefronts, reminders of a more robust period, when textiles, tobacco and furniture pumped much-needed dollars in the economy.

After a vacant building languishes long enough, it becomes another piece of the background. Town leaders may tussle with absentee landlords who hold onto their buildings but have no desire to invest in them. If the buildings become public safety issues, towns sometimes buy them just to tear them down. The buildings become liabilities instead of assets.

New sets of eyes can help change that perception.

"We know what has been," said Franklin. "It is hard for us to imagine what can be. Having the vision can be difficult."

One thing's for sure, ignoring empty buildings won't make them vital again.

"They represent lost jobs. They are a constant reminder of better times," Franklin said. "But they also represent opportunities. When these vacant storefronts are no longer vacant, that means our friends and our neighbors and our relatives are employed again."



The Construction Professionals Network Institute works with rural communities to devise plans for reviving vacant structures. In downtown Windsor, periodic flooding has contributed to an increase in the number of empty buildings.

The above article was taken from the Winter 2012/Volume 22 Number 1 issue of Rural Routes published by The North Carolina Rural Economic Development Center.

Ramseur revitalization team to meet with state firm

By Judi Brinegar

RAMSEUR — Ramseur's NC STEP team will meet on Tuesday, March 27, from 6-8 p.m. at the First Christian Church fellowship hall, 1381 Church St., Ramseur.

The meeting will be facilitated by members of the Construction Professionals Network Institute (CPNI), who will guide a community discussion focused on identifying strategies for redevelopment of vacant structures in Ramseur.

The Construction Professionals Network of North Carolina (CPN) is a statewide, multi-disciplined and professionally diverse construction industry membership organization. It is a construction trade association which includes architects and designers, engineers, developers, constructors and sub-contractors, and related services professionals. Its members are either owners or senior management within their respective firms.

The institute was formed in 2006 by CPN to expand its mission of service to the construction industry and communities throughout North Carolina. CPNI focuses on research, education and community service. Through the Re: NC Project, the institute focuses on revitalizing legacy built environment and infrastructure in North Carolina.

Members of the institute's volunteer community team have made two investigative and assessment visits to Ramseur, meeting with community leaders and touring the town's historic downtown and legacy industrial buildings.

The institute team plans for the Ramseur community meeting on March 27 to focus on community visioning and engagement.

The team will share its perspective of the community's legacy properties – downtown and industrial – and work with the community to recognize its inherent community assets and resources. Community residents and CPNI team members will work together to compile a list of redevelopment strategies and potential implementation steps in relationship to the community's economic, environmental and social circumstances.

The CPNI assistance is an extension of Ramseur's participation in the NC Small Towns Economic Prosperity (NC STEP) program, which is an economic development program of the N.C. Rural Center. NC STEP has three primary goals:

- * Support economic recovery and revitalization in small towns.
- * Implement a comprehensive model of technical assistance and grantmaking to aid revitalization.
- * Inform the development of public policies that encourage the economic vitality of North Carolina's small towns.

Ramseur's monthly NC STEP meetings are open to the public and participation by the entire community is encouraged.

For additional information, contact Kevin Franklin at (336) 824-8530 or kfranklin@townoframseur.org.

The above article was taken from the March 22, 2012 e posting of Courier Tribune in Asheboro, North Carolina.



Congratulations, CPNI and the Ramseur Team on all your hard work thus far!



Members of the [Construction Professionals Network Institute \(CPNI\)](#) guided a community discussion on Tuesday, March 27 focused on identifying strategies for redevelopment of vacant structures in the town of Ramseur. The public event was held at the First Christian Church, 1381 Church St., Ramseur, reported the [Courier-Tribune](#). The [Construction Professionals Network of North Carolina](#) (CPN) is a statewide, multi-disciplined and professionally diverse construction industry membership organization. It is a construction trade association which includes architects and designers, engineers, developers, constructors and sub-contractors, and related services professionals.

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The above article was taken from the 3/28/12 issue of the e-newsletter published by [North Carolina Construction News](#). (Reproduced with permission.)

*Town of Ramseur, NC
Zoning Ordinance*

**Article XVII
Downtown Overlay District**

17.1 Purpose

The Downtown Overlay District seeks to promote harmonious development, redevelopment and rehabilitation of uses in and around Downtown Ramseur, consisting of both residential and commercial sites. This Article is intended to support the goals of revitalization and historic preservation while emphasizing residential stability and encouraging a balanced mix of uses in the downtown area.

Design priorities within the District are to be placed on: (1) encouraging continued use and revitalization of single family residences within the district, (2) providing opportunities for businesses consistent with our downtown objectives, (3) enhancing pedestrian circulation patterns, (4) minimizing vehicular and pedestrian access conflicts among downtown land uses, (5) respecting and refining the downtown streetscape, (6) maintaining strong continuity with the architectural precedents of the Town's historic area, and (7) providing flexibility in the application of appropriate standards for site development.

The scope of this article includes standards for site development design, materials, location, and orientation of buildings and accessory structures, screening materials and signs. These standards are necessary to implement the goals stated above. These standards and provisions apply to all properties defined within the boundaries established by this article. If the provisions of this article conflict with other articles in the Town's Zoning Ordinance, or are in conflict with resolutions or regulations in existence prior to adoption of this article, the provisions of this Article shall prevail. When this article is silent regarding a particular standard, the applicable codes and ordinances of the Town shall be followed.

17.2 Boundaries

The Downtown Overlay District consists of the areas located within Main Street from Coleridge Road to the dead end, Liberty Street from Coleridge Road to Depot Street, Depot Street from Liberty Street to Brooklyn Avenue, Carter Street from Main Street to Coleridge Road, and Coleridge Road from Main Street to Carter Street.

Town of Ramseur, NC
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Downtown Overlay District Map



17.3 Permitted Uses

Uses in existing and new structures may be allowed in the Downtown Overlay District as referenced in Article X, "Table of Permitted Uses."

17.4 Prohibited Uses

Prohibited uses will not be allowed in existing and new structures. Uses currently in existence, made non-conforming by adoption of the article will be permitted to continue. The following uses are not permitted in the Downtown Overlay District as defined in Section 17.4, "Boundaries" outlined within this Article.

Unless a permit is issued pursuant to this Article for locations within the Downtown Overlay District, it shall be unlawful for any person to sell, offer for sale, exhibit or demonstrate any goods, wares, merchandise, mechanical devices, animals or any article of any kind whatsoever, by whatever name called upon any public street, sidewalk, or alley within the corporate limits of the Town except upon issuance of a permit and privilege license.

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None of the requirements of this article for permits shall apply to the sale of food and other products from pushcarts, outdoor dining areas or outdoor merchandise areas which are otherwise allowed during community events and festivals.

Permits issued for pushcarts and outdoor merchandise areas under the provisions of this article shall be temporarily suspended at locations designated for the community events and festivals. Permit holders may apply to continue their operation during the community event or festivals pursuant to the procedures set up by the community event or festival permit holder. Permits issued for outdoor dining areas shall not be temporarily suspended in areas designated for a community event or festival.

17.5 Nuisance Activities

No use, even though listed as a permitted use or otherwise allowed, shall be permitted which by reason of its nature or manner of operation is deemed by the Zoning Administrator to create a condition that is hazardous, noxious, or offensive, through the emission of odor, fumes, smoke, cinder, dust, gas, vibration, glare, refuse, water carried waste or excessive noise or crime. Such use shall be subject to violation abatement procedures which may result in revocation of the use permit.

17.6 Design Requirements

(A) Exemptions

The following types of projects are exempt from the design requirements of this section:

- (1) Underground construction which will not leave any significant, permanent marks on the surface after completion; utility boxes, pipes, and poles shall be considered "significant permanent marks";
- (2) Maintenance work on buildings, landscaping, or grounds, (including parking lots), which does not significantly alter the appearance or function of the building, landscaping, or grounds;
- (3) Interior remodeling work;
- (4) Landscape maintenance and upkeep, including relatively minor replacement of plants other than trees;
- (5) Routine roof maintenance and repair;
- (6) Excluding 17.6 (G), these design requirements will not apply to single family dwellings located in the downtown overlay district.

(B) Building Materials

Building materials shall include stone, brick, wood framing, and stucco detailed to provide visual interest and variation. Non-architectural metal panel systems are prohibited.

(C) Building Height

Any new building or addition to an existing building may be erected up to 50 feet in height from grade. Any building or addition to an existing building with a greater height than 50

feet may be constructed on approval by the Board of Adjustment.

(D) Building Presentation

Building entrances shall face the street and be accessible from the public sidewalk. Any portion of the building facing an adjacent street right-of-way shall be considered a building front and shall be subject to the presentation, entrance, and fenestration requirements of this section, except that any building with three or more sides facing a street shall only be required to designate one side as a building front.

(E) Building Width

Additions and new construction shall maintain the existing building wall by extending the building front from side lot line to side lot line, except that an appropriate architectural wall or similar design feature may be used instead of a building extension.

(F) Building Walls and Entrances

Walls and entrances in the Downtown Overlay District shall be designed to encourage and complement pedestrian-scale activity. Recessed doorways are strongly encouraged.

(G) Color

Colors should be relatively light in color. To create a lively visual environment, earth tones, terracotta, pastels or whites, accented with dark or bright colors are recommended. Roofing materials and accenting features such as canopies, cornices, tile accents, etc should also offer color variation. Brick structures located in the Downtown Overlay District are encouraged to remain natural without painting of the facades and recommends colors and interest added with accenting of windows or awnings. Primary or fluorescent colors shall not be used except on sign faces, awnings, canopies or as accent colors. If these colors are used as permitted they cannot exceed 10% of the building facades exclusive of the window area. Color schemes should be compatible with adjacent structures and other structures in the downtown area.

(H) Fenestration *(The arrangement and design of windows and doors in a building)*

New construction and remodeling of existing buildings in the Downtown Overlay District shall maintain the prevalent pattern and spacing of windows and doorways on downtown buildings.

- (1) Whenever an infill building is proposed which has two adjacent commercial structures, the characteristic rhythm, proportion, and spacing of existing door and window openings shall be maintained.
- (2) Window glass shall be clear, transparent glass and shall always be set back from the building face rather than flush.
- (3) Introducing or changing the location or size of window or other openings that alter the architectural rhythm, alignment, or character of the original building shall be prohibited.
- (4) Use of windows and shutters that are not in keeping with the original style of the

*Town of Ramseur, NC
Zoning Ordinance*

building shall be avoided.

- (5) If a window has deteriorated beyond repair or is missing, the replacement shall match the original window in terms of design and materials. Replacement windows shall fill the existing opening and duplicate the original window pattern.

(I) Storefront Guidelines

Storefronts are encouraged to introduce architectural variation at the pedestrian level in order to create a diverse building edge between the public and private realms. More specifically; storefront bay windows may project up to 12 inches into the public right of way. Entry porticos may project up to 12 inches into the public right of way. Entry setbacks may be permitted up to 48 inches from the property line.

Permanent structures or canopies that project from the buildings are encouraged but should be confined to entry lobbies leading to upper level residential or office uses or to public oriented passages that provide for pedestrian access and should be designed as an attractive and integral part of the overall facade design. No column supports shall be permitted within the public right of way.

Awnings overhanging the sidewalk are also encouraged to further enhance the life and variety of the street. The preferred material for awnings is canvas, but other materials will be considered if they are light in character and can be architecturally integrated with the building facade. Awnings should be maintained at least eight feet above the sidewalk and shall be carefully designed to complement the overall facade design. Storefront awnings should not be higher than 14 feet above the sidewalk or project more than 5 feet into the public right of way.

The use of special materials (brass, stone, bronze, etc) for storefront ornamentation shall be encouraged, particularly around windows and entries and at the base of building walls.

17.7 Design Review Process

(A) Procedures

Prior to the construction of any new building, structure, or parking area or the substantial renovation of such, a special exception permit must be secured from the Board of Adjustment. However, in any case where a special use permit must be secured from the Town Board for development of the property as proposed, the Town Board shall have all of the authority assigned herein to the Board of Adjustment to hear and decide a request for a special exception permit and shall consider such a request for the special use permit. In considering applications for such permits, the Board shall conduct a public hearing and shall make the following findings of fact.

- (1) The construction or renovation as proposed will not substantially injure the value of adjoining or abutting property, and
- (2) The construction or renovation as proposed maintains the historic character and integrity of the downtown.

17.8 Streetscape Standards

In the Downtown Overlay District no streetscape buffer is required, however is allowed by permit provided trees and/or plantings are appropriately placed and do not impede pedestrian movement and are not in conflict with utilities. Street trees shall be a minimum of three (3") inch caliper and selected from the species list in Article X, Landscaping Ordinance. Street trees located on any single lot shall be of the same species.

17.9 Sidewalks

Sidewalk widths may be tapered between Streetscape types. Sidewalk paths shall be continued across the entire length of all concrete aprons and shall be textured to match the appearance of sidewalk material, in color, texture, and design. Where rights-of-way are insufficient to accommodate the required sidewalk and planted strip, the streetscape may be located outside the right-of-way if appropriate easements are granted to the Town of Ramseur. The sidewalk area within the Downtown Overlay District shall be cleaned and maintained by the stores occupying the premises or building directly related to one another. Sidewalk areas shall be cleaned daily and steamed as needed and appropriate to maintain a clean sanitary and attractive environment.

17.10 Parking

(A) Off-Street Parking

Centralized and coordinated public parking within the downtown area is encouraged to serve local business and tourist uses. Off-street parking is recommended in the rear of structures for residential purposes and properties with both residential and business uses.

(B) Parking Structures and Decks

When adjacent to a public street, above street level parking structures and decks shall create visual interest through the articulation of openings and cornice lines or similar architectural details. Parking structure facades should be designed as compatible visual extensions of other multi-story buildings. Where parcel depth permits, the face of the parking structure shall be set back from ground floor commercial uses. Openings should be carefully composed within the building wall to appear as well proportioned windows rather than continuous strip variations in horizontal and vertical planes of the facade. They should provide a creative visual interest to reduce the massiveness of a parking structure. Decorative screens and trellis elements of durable high quality materials are encouraged to provide variation and interest in the facade. Entryways and stairways should be located along the street edge and should be well lit and visible from the street to promote security.

(C) Bicycle Parking

Parking that accommodates bicycles shall be provided at appropriate locations in the Downtown Overlay District.

Town of Ramseur, NC
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17.11 Prohibited Uses in Downtown Overlay District

All uses found in the underlying zoning districts listed in the Permitted Table of Uses, located in Article VI, shall be permitted except the following uses which are prohibited in the Downtown Overlay District.

COMMERCIAL USES
Automobile sales, new & used
Boat works and sales, excluding outdoor outfitting shops
Building Supply and equipment sales, including fenced open storage
Car washes, including drive-through
Convenience Stores
Driving Ranges, golf, baseball
Golf courses, miniature
Greenhouses and garden centers
Hotels & Motels
Laundromat, self-service
Lumber yards, building materials storage and sales, including fenced open storage
Manufactured housing, temporary office or commercial establishment
Manufactured housing sales
Pawn Shops
Plumbing shops & heating, sales and workshops
Radio & television stations, studios & offices (no towers)
Radio, television stations, studios & offices (with towers)
Recreational vehicle sales
Restaurants with drive-through windows
Service stations, major repair service
Tire recapping and retreading
INDUSTRIAL USES
Automobile repair shops, open storage of vehicles currently under repair with current tags, no open storage of wrecked or disabled vehicles
Monument works and sales
Research laboratories
Warehouses, self storage
INSTITUTIONAL AND COMMUNITY USES
Day care, center, adult, for 6 or more
Day care, center, children, for 6 or more
Nursing homes
MISCELLANEOUS USES
Group developments