

Mark Ashness

From: Mark Ashness
Sent: Tuesday, July 20, 2021 1:41 PM
To: Antonio McBroom; Jim and Bev Wiggins
Cc: Warren Mitchell; Andrew Greene; Kimberly Tyson; Nick Robinson; Wade Barber
Subject: RE: Possible Cemetery off Jack Bennett Road E43.1 Cole
Attachments: 01_VICKERS-VILLAGE-CC_UPDATED CONCEPT PLAN_ 2021 07 02_11X17.pdf; TRC Cole Family Cemetery Investigation Letter Report (1) (1).pdf

Bev: I know you have looked at this proposed development from the email chain below. I am attaching our concept plan along with the report from TRC.

The attached Concept Plan reflects 181 Single Family or Townhome Lots. We are also programming 15 Condominiums/Apartments that could be placed over the commercial area.

We are submitting 1st Plat this coming Friday. I would expect earliest residential occupancy to be 1st Quarter of 2024.

Let me know if you have any questions about the project..

thx

Mark Ashness

P.E, LEED AP



301 Glenwood Avenue, Suite 220
Raleigh, NC 27603
Phone: (919) 367-8790
Cell: (919) 606-7704

From: Antonio McBroom <antonio@iccbenjerry.com>
Sent: Wednesday, May 5, 2021 2:15 PM
To: Jim and Bev Wiggins <jimerly@embarqmail.com>
Cc: Warren Mitchell <warrendmitchellpe@gmail.com>; Andrew Greene <andy@scoutdevelopment.com>; Kimberly Tyson <kimberly.tyson@chathamcountync.gov>; Nick Robinson <robinson@bradshawrobinson.com>; Wade Barber <wadebarber2@gmail.com>; Mark Ashness <mark@CEGROUPINC.COM>
Subject: Re: Possible Cemetery off Jack Bennett Road E43.1 Cole

Hi Bev & Kim,

Thank you for the update! Our group will proceed with our property plans and appreciate you assisting us in getting this cleared up & finalized.

Thanks

Antonio McBroom

Ben & Jerry's Catering & Special Events

antonio@iccbenjerry.com

1.919.548.4153 (direct)

1.503.217.1308 (fax)



#15: WOW People

On Thu, Apr 29, 2021 at 4:56 PM Jim and Bev Wiggins <jimerly@embarqmail.com> wrote:

Hi Antonio--

Thanks for following up about the reported cemetery on the property you are interested in. The archaeologists at TRC have done everything I could recommend, short of looking over the entire parcel. I don't think it is reasonable to request that.

As you proceed with development, please alert those who will be disturbing ground to the possibility that graves might be discovered. If that should be the case, please let CCHA (via me) and the county planning office know immediately.

We appreciate your efforts to discover the cemetery. All we have to go on are the very rough estimates of location provided by Mr. Oldham years ago. It is possible that the cemetery is nearby, but not on your parcel, or that it has been destroyed.

I am copying this email to Kimberly Tyson to let the Chatham Planning Office know that you have satisfied our request that an effort be made to locate the cemetery.

Thank you very much for your attention to our concerns.

Beverly Wiggins

jimerly@embarqmail.com

CCHA Cemetery Project

From: "Antonio McBroom" <antonio@iccbenjerry.com>

To: "Warren Mitchell" <warrendmitchellpe@gmail.com>

Cc: "jimerly" <jimerly@embarqmail.com>, "Andrew Greene" <andy@scoutdevelopment.com>

Sent: Thursday, April 29, 2021 12:43:22 PM

Subject: Re: Possible Cemetery off Jack Bennett Road

Hi Bev,

I trust this email finds you doing well & staying safe. You were gracious to help point my partner Warren Mitchell in the right direction a few years back, and we wanted to follow up with you regarding our findings. We've worked closely with Heather Millis at TRC Solutions, as well as our legal, engineering, and surveyor consultants to properly locate this possible cemetery on our property. On all accounts, we haven't discovered any evidence or signs of there being anything in place. Please find a summary findings letter from our search thus far.

Please let us know your thoughts, ideas, or any additional steps you would suggest that we take regarding this matter to ensure we move forward properly?

Thanks

Antonio McBroom

Ben & Jerry's Catering & Special Events

antonio@iccbenjerry.com

[1.919.548.4153](tel:1.919.548.4153) (direct)

[1.503.217.1308](tel:1.503.217.1308) (fax)



#14: Make It Count

On Mon, Jul 15, 2019 at 3:34 PM Warren Mitchell <warrendmitchellpe@gmail.com> wrote:

Bev:

Thank you so much for your reply and thought to our search for this cemetery. We are determined to find this cemetery so we will continue to look with your helpful suggestions about what we should look for. I don't remember signs of a road bed but it may be a driveway that is still in use. We have plenty of time to search and we may have to resume the search after the leaves fall. I will keep you posted on whatever we find.

Thank you!

Warren

On Mon, Jul 15, 2019 at 4:26 PM Jim and Bev Wiggins <jimerly@embarqmail.com> wrote:

Hi Warren--

The Cole cemetery, E43.1, that you reference is one reported by Gerald Oldham (now deceased) back in 1989. He grew up in that section of the county and provided information on a number of cemeteries that he was aware of. This is not one we have ever visited or documented, beyond what he provided. Here's what we have: <http://cemeterycensus.com/nc/chat/cem119.htm> The location information would, of course, be a very crude estimate.

I don't have historical info on the parcels of interest. The deeds might provide something but your best bet is to talk to folks who have lived there for generations, or those who might have wandered over that property and come across the graves. I see that the description of the site says there's no wall and no inscribed markers, so you're probably looking for a very overgrown site (since it was overgrown in 1989) that has possible indentations and fieldstone markers. Can you see any evidence of an old road? The cemeteries are often not far off of the old roads and are sometimes quite near the old homesteads. Can you tell where the Laney house was on the property? The other thing to look for would be trees that are larger than surrounding trees (because the ones near the cemetery were not cut when others were). Cedar trees are often found near the old cemeteries, too. Older surveyors who have worked in rural areas usually know what to look for-- especially if they have an idea of the size and that there are no modern grave markers.

I hope you can find it! Keep me posted. If I come across anything that might be helpful, I'll let you know.

Bev

From: "Warren Mitchell" <warrendmitchellpe@gmail.com>
To: "jimerly" <jimerly@embarqmail.com>
Cc: "Antonio McBroom" <antonio@iccbenjerry.com>, "Andrew Greene" <andy@scoutdevelopment.com>
Sent: Monday, July 15, 2019 3:13:23 PM
Subject: Possible Cemetery off Jack Bennett Road

Dear Bev:

Good afternoon. I am working on a project at 15-501 and Jack Bennett Road. There is a cemetery icon on the GIS that indicates several graves at that location-see below. I was wondering if you had any information about this site? We have talked to a family member that may remember seeing a grave site when he was very young so we are trying to gather information about the graves at the site. We have looked but not found anything so far. I would also like to know if you have any historical information about the parcels shown on the overall map with the green boundary. If and when we get more information about this possible cemetery we will share it with you. Please let us know of any information you have on these parcels or the cemetery.

Thank you,

Warren Mitchell
[919-593-1916](tel:919-593-1916)

Cemetery Number E43.1
Cemetery Name COLE
Cemetery Type FAMILY
Number of Graves 12

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Jim and Beverly Wiggins
jimerly@embarqmail.com



50101 Governors Dr.
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Chapel Hill, NC 27517

T 919.475.5507
TRCcompanies.com

28 April 2021

Antonio McBroom
Vickers Bennett Group, LLC
40100 Mooring
Chapel Hill, North Carolina 27517

Re: Cole Family Cemetery Investigation, Chatham County, North Carolina

Dear Mr. McBroom:

We appreciate the opportunity to provide cultural resources consulting services for your project in Williams Township in northern Chatham County, North Carolina. This letter report provides the methods and results of the field investigation conducted by TRC Environmental Corporation (TRC) on 27 April 2021. This letter is suitable for internal planning purposes but will not satisfy North Carolina State Historic Preservation/Office of State Archaeology (NC HPO/OSA) or other agency requirements for cultural resources reporting.

The Cole Family Cemetery is recorded in an online database approximately 0.1 mile north of Jack Bennett Road and 0.5 mile east of US 15-501 (<https://cemeterycensus.com/nc/chat/cem119.htm>). According to that source, it was documented in 1989 by Gerald Oldham who reported 12 to 15 uninscribed stones within an approximately 25 × 25 foot area that was overgrown; no enclosure was present. The cemetery has not been visited by the Chatham County Historical Association (CCHA), although email correspondence between Warrant Mitchell of Vickers Bennett Group, LLC (VBG) and Bev Wiggins of the CCHA through July 2019 indicated that the CCHA could not provide any further details regarding the cemetery. Although it is clear from the 1936 Chatham County Deed (H-R:464) recording the transfer of the property from the North Carolina Joint Stock Land Bank to Lester and Pearl Laney that several of the adjacent properties were owned by Cole family members, no mention is made of the cemetery. Prior to this study, the cemetery had not been field verified by an archaeologist. The goals of this investigation were to determine whether a cemetery is present within this area, and if so to determine the cemetery boundary and locations of any interments for planning purposes.

The area is located within a mature mixed pine and hardwood forest located on the eastern edge of a broad terrace east of US 15-501 and north of Jack Bennett Road. Undergrowth vegetation is very light, and the pine trees appear to be approximately 10–20 years of age, while the hardwood trees appear to be approximately 25–35+ years of age. Three potential locations for the Cole Family Cemetery were identified prior to the fieldwork: (1) a pile of large rocks indicated by Antonio McBroom of VBG as the likely cemetery location; (2) the mapped location of the Cole Cemetery on the Chatham County tax map; (3) and the location at the coordinates provided by the cemetery census online database (Figure 1).

The first area consists of a low pile of small and large rocks approximately 2 × 3 meters (6.6 × 9.8 feet) in size (Figure 2). Several depressions are located to the north and east of the pile, and a low, overgrown pile of metal and glass refuse is located to the south of the rocks. The depressions appear to represent uprooted tree falls, and no indications of a cemetery, unmarked graves, grave markers,

ornamental vegetation, cemetery vegetation (e.g., periwinkle), or witness trees were encountered at this location.

The second potential cemetery location is to the southeast of the first location and is indicated as the Cole Cemetery location on the Chatham County tax map. This area is situated on a terrace edge and side slope and is characterized by several depressions that occur in random orientation. A large borrow pit is located to the southeast of this area, and drainage gullies run along the east side of this location, flowing into an unnamed ephemeral tributary of Henderson Creek farther to the east. No indications of a cemetery, unmarked graves, grave markers, ornamental vegetation, cemetery vegetation, or witness trees were encountered at this location.

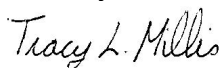
The third location is the location indicated by the coordinates provided for the Cole Cemetery in the cemetery census online database (35d 49m 00.0s N; 79d 04m 33.0s W). This area is situated on the eastern edge of a broad terrace overlooking Henderson Creek to the northeast. No grave markers, cemetery vegetation, or ornamental vegetation were identified at this location. With the exception of one obvious tree fall depression, no rectangular or linear series of depressions that could indicate unmarked graves were observed at this location.

When the Cole Family Cemetery was not identified at any of the three potential locations, an approximately 2.6-acre area containing those three areas and some adjacent area was systematically examined by the TRC archaeologists. Archaeologists walked a series of north-south oriented transects spaced at 4–5 meter (13.1–16.4 feet) intervals looking for any indications of a grave or cemetery. No indications of a cemetery, unmarked graves, grave markers, ornamental vegetation, cemetery vegetation, or witness trees were encountered during the walkover inspection. One additional pile of rocks was identified in the western portion of the reconnaissance area (Figure 1). The pile measures approximately 2 m (6.6 feet) in diameter and contains native stone found throughout the immediate project area, none of which is apparently modified in any way (Figure 5).

In summary, no indications of a cemetery were identified during the examination of the three potential Cole Family Cemetery locations or in that general vicinity within the property. The Chatham County tax map and online cemetery census locations for this cemetery appear to have been recorded in error, and the basis for and accuracy of the data used for that mapping are uncertain.

Thank you for the opportunity to provide these services. Please do not hesitate to contact me at (919) 414-3420 or tmillis@trccompanies.com or Heather Millis at (919) 475-5507 or hmillis@trccompanies.com if you have any questions.

Sincerely,



Tracy Millis
Senior Archaeologist

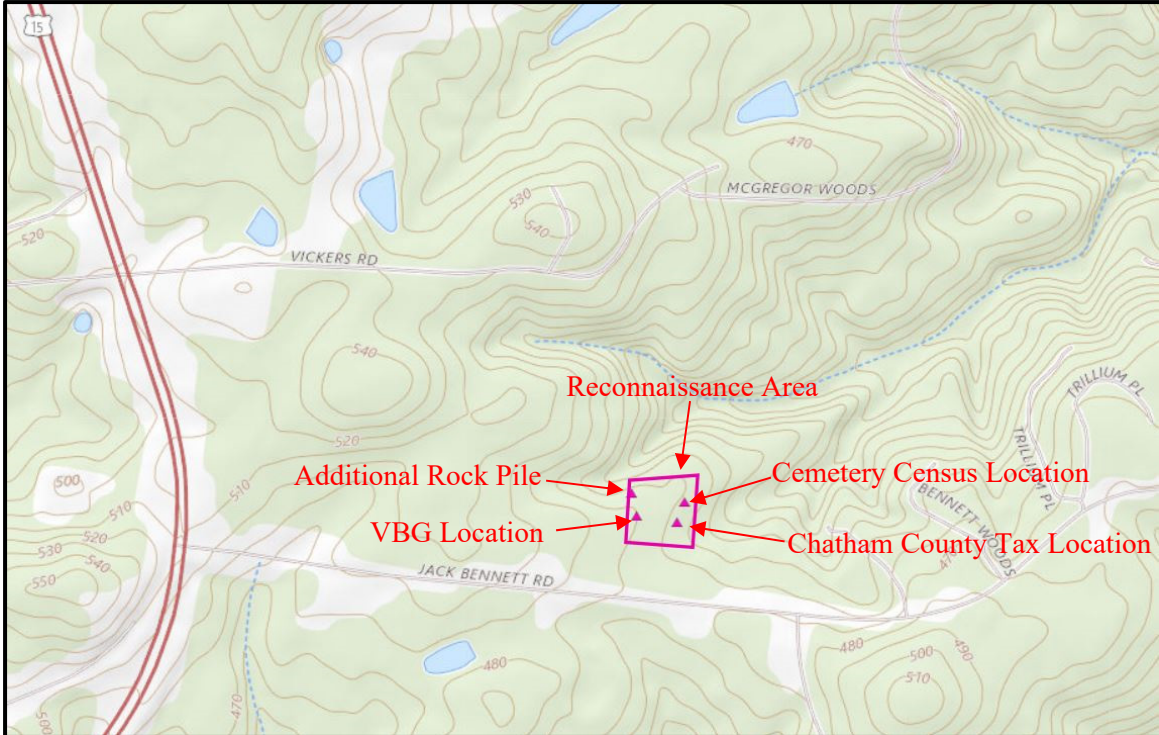


Figure 1. Map of Potential Cemetery Locations and Reconnaissance Area.



Figure 2. View of Rock Pile in VBG Location, Facing West.



Figure 3. View of Chatham County Tax Map Location, Facing Northeast.



Figure 4. View of Cemetery Census Coordinate Location, Facing West.



Figure 5. View of Additional Rock Pile, Facing Southwest.

Mark Ashness

From: Randy Drumheller <randyd@chatham.k12.nc.us>
Sent: Tuesday, July 20, 2021 1:48 PM
To: Mark Ashness
Cc: Kimberly Tyson
Subject: Re: Vickers Village located off 15-501 and Jack Bennett Road

Thanks Mark.

Randy Drumheller
Director of Maintenance and Construction
Chatham County Schools
(919) 542-6700

On Tue, Jul 20, 2021 at 1:25 PM Mark Ashness <mark@cegroupinc.com> wrote:

Randy: I hope you are doing well. I wanted to make you aware of a new residential project planned on the eastside of US 15-501; between Vickers Road and Jack Bennett Road.

The attached Concept Plan reflects 181 Single Family or Townhome Lots. We are also programming 15 Condominiums/Apartments that could be placed over the commercial area.

We are submitting 1st Plat this coming Friday. I would expect earliest residential occupancy to be 1st Quarter of 2024.

Let me know if you have any questions.

thx

Mark Ashness

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