

PUBLIC NOTICE

SALE OF TOWN OWNED PROPERTY

The Town issued a Request for Proposals (RFP) to seek innovative solutions to bring housing back to the Fairview Community. For-profit and non-profit developers were encouraged to submit proposals for 5 lots owned by the Town. In addition, the Town encouraged interested for-profit and nonprofit parties to assess the site and propose its highest and best use while inducing options for low- and moderate-income residents. The Redevelopment Commission is proposing to the Town Council to move forward with the following recommendations for the lots in question.

Lot 1 (1 for-sale unit)

- Donate land to Gateway Wellness Foundation for a modular single-family home

Lot 2 (2 rental units)

- KPP Diversified Holdings, LLC to purchase property for \$250
- KPP Diversified Holdings, LLC to build Farmhouse Duplex

Lot 3 (3 for-sale units)

- KPP Diversified Holdings, LLC to purchase property for \$250
- KPP Diversified Holdings, LLC to build a 3 unit Farmhouse Townhouse complex

Lot 4 (1 for-sale unit)

- Donate land to Habitat for Humanity of Rutherford County
- The town is to provide \$30,000 to cover the cost of grading and some building materials
- Habitat to build a craftsman-style single-family home
- Habitat to reimburse Town \$17,500 after close

Lot 5 (2 rental units)

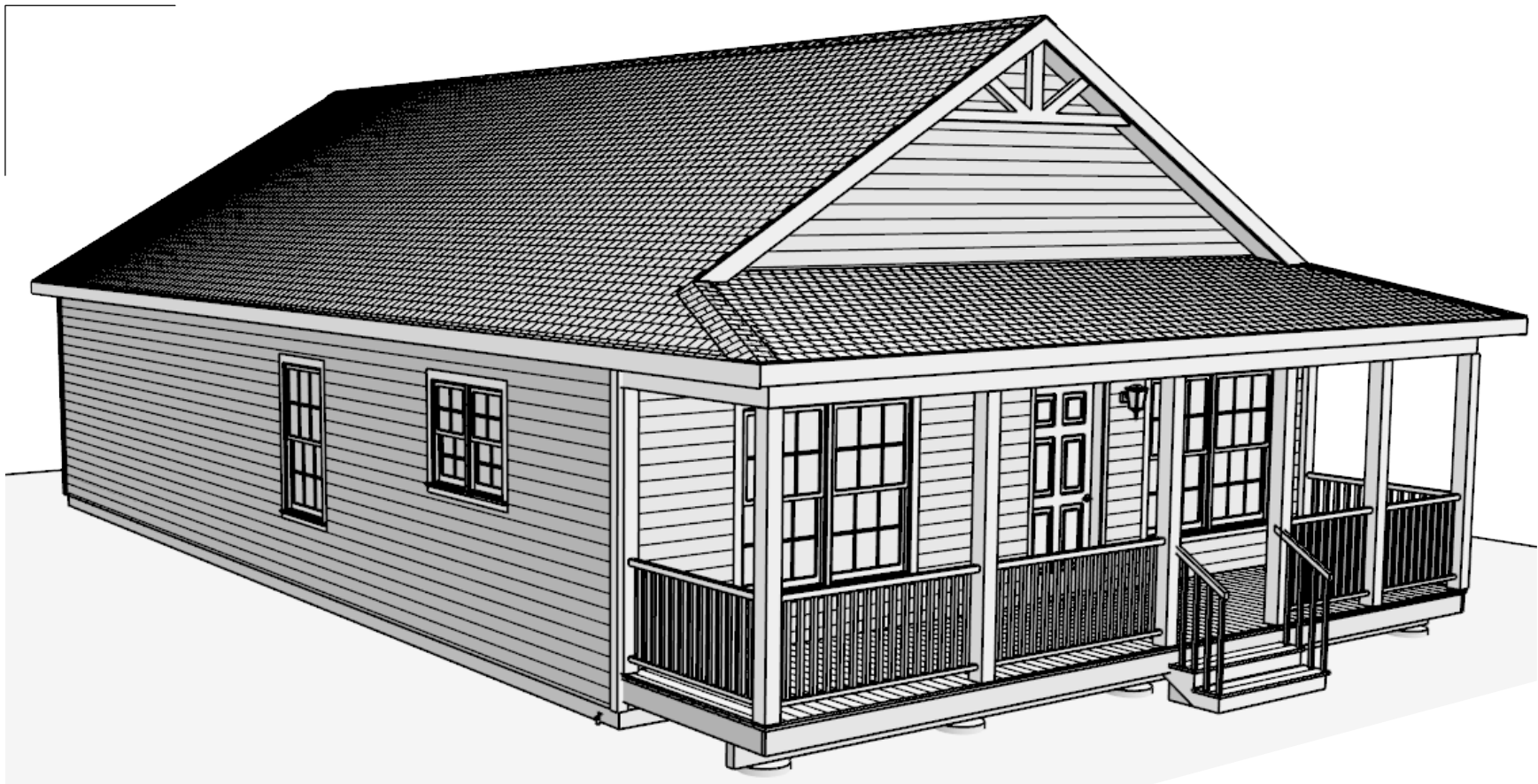
- KPP Diversified Holdings, LLC to purchase property for \$250
- KPP Diversified Holdings, LLC to build Farmhouse Duplex

In total, this would bring 9 new homes to the 5 properties in Fairview consisting of 4 rentals and 5 owner occupied.

Lots 1 & 4 will be conveyed to these Non-profit partners under NCGS 160A- 279 while lots 2,3& 5 will be sold via offer and upset bid process under NCGS 160A-269. Information about these lots and authorization to move forward with the conveyance under NC Law will be discussed at the September 6th Town Council meeting at 5:30 p.m. at the Rutherfordton Town Hall.

LOTS 1-5

LOT 1



NOTE:
PORCHES, DECKS AND/OR GARAGE TO BE
THE DECISION OF THE BUILDER OR OWNER
PER LOCAL CODES & REQUIREMENTS.



CARDINAL
HOMES®

PROJECT NO.

-

FP. NUMBER

-

PRINT NO.

222306

DATE

11-17-2022

DRAWN BY:

T. YOUNGER

SCALE:

3/16" = 1'-0"

REVISIONS

-

-

-

PRINTED: 2/13/2023 - 4:41:34 PM

ELEVATION

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SHEET:

1.0 OF 6

ADD FOUNDATION EXPOSURE TO OVERALL
DIMENSIONS FOR AN ACCURATE ASSESSMENT OF
THE OVERALL HEIGHT AND MEAN ROOF HEIGHT-
BUILDING OFFICIAL TO VERIFY AND APPROVE
ACTUAL MEAN ROOF HEIGHT ON-SITE.

OVERALL HT 18'-0" ROOF HEIGHT 8'-8"

MRH 13'-2" MID POINT 4'-4 1/2"

HEIGHT 8'-10 1/2" WALL HEIGHT 8'-0 1/2"

FLOOR 0'-10" TOP OF FND 0'-0"

ARCHITECTURAL SHINGLES
RIDGE VENT
GABLE PEDIMENT (CROWSFOOT) FOR 7/12
(SHIP LOOSE FOR SITE INSTALLATION)

12
7

12in O.H.

VENTED SOFFIT
LP SMARTSIDE

VINYL WINDOWS

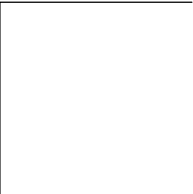
FRONT ELEVATION



REAR ELEVATION

NOTE:
THESE RENDERINGS ARE AN ARTIST'S DEPICTION ONLY, MAY NOT REFLECT THE ACTUAL FINAL PRODUCT. PLAN UPDATES MAY NOT BE REFLECTED IN
RENDERINGS. REFER TO THE CONSTRUCTION DOCUMENTS FOR ADDITIONAL INFORMATION. RENDERINGS SHALL NOT BE USED FOR CONSTRUCTION.

KYLIE MOD.
1,232 SQ. FT. FIRST FLOOR
GATEWAY HOUSING



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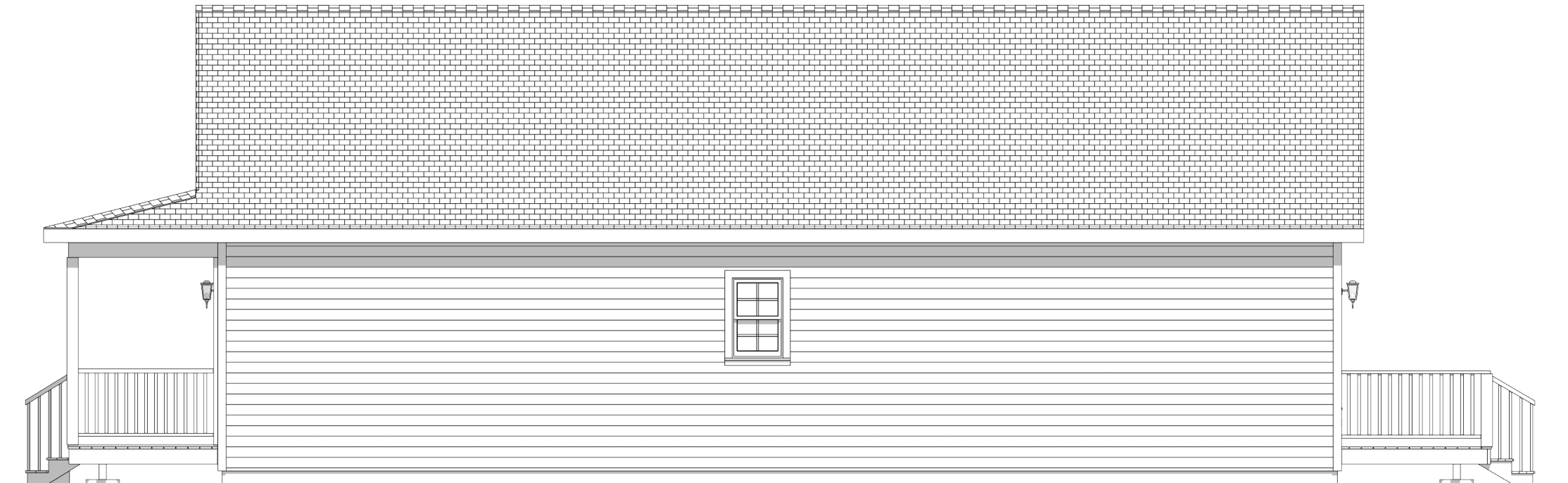
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ELEVATION

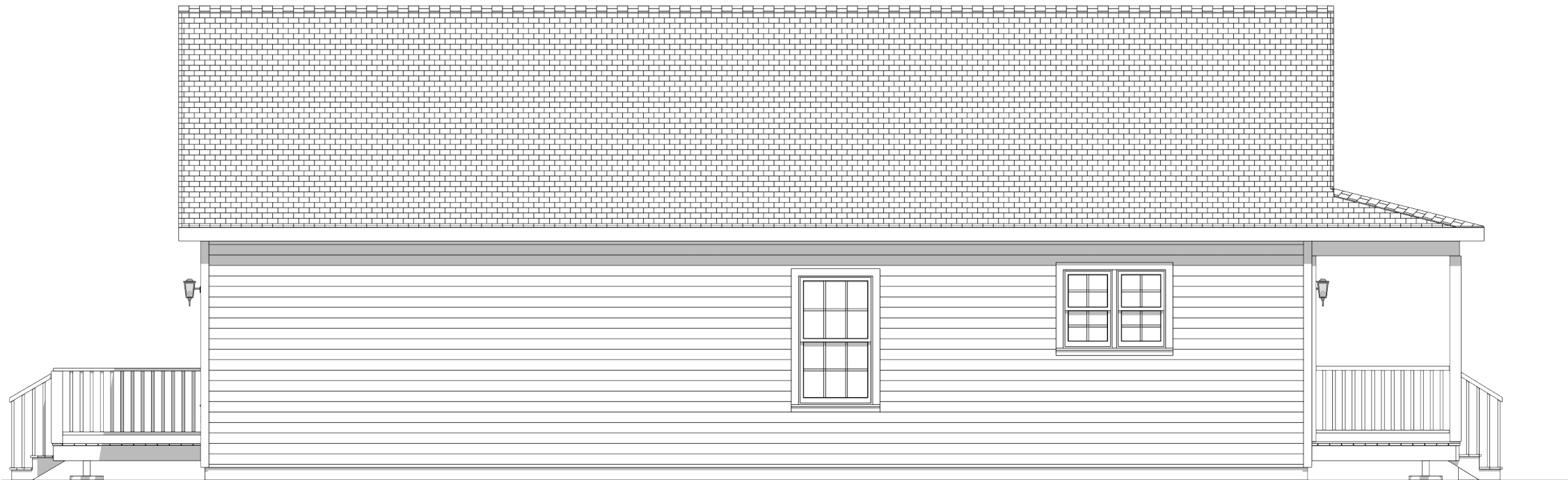
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1.1 OF 6



RIGHT ELEVATION



LEFT ELEVATION

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KYLIE MOD.
1,232 SQ. FT. FIRST FLOOR
GATEWAY HOUSING
LOT. 30 KYLIE

NOTE:
ALL EXTERIOR WINDOW & DOOR HEADERS TO BE (3)
2X4 SPF#2 HEADER UNLESS OTHERWISE NOTED
-PG 32, BEAM SPANS

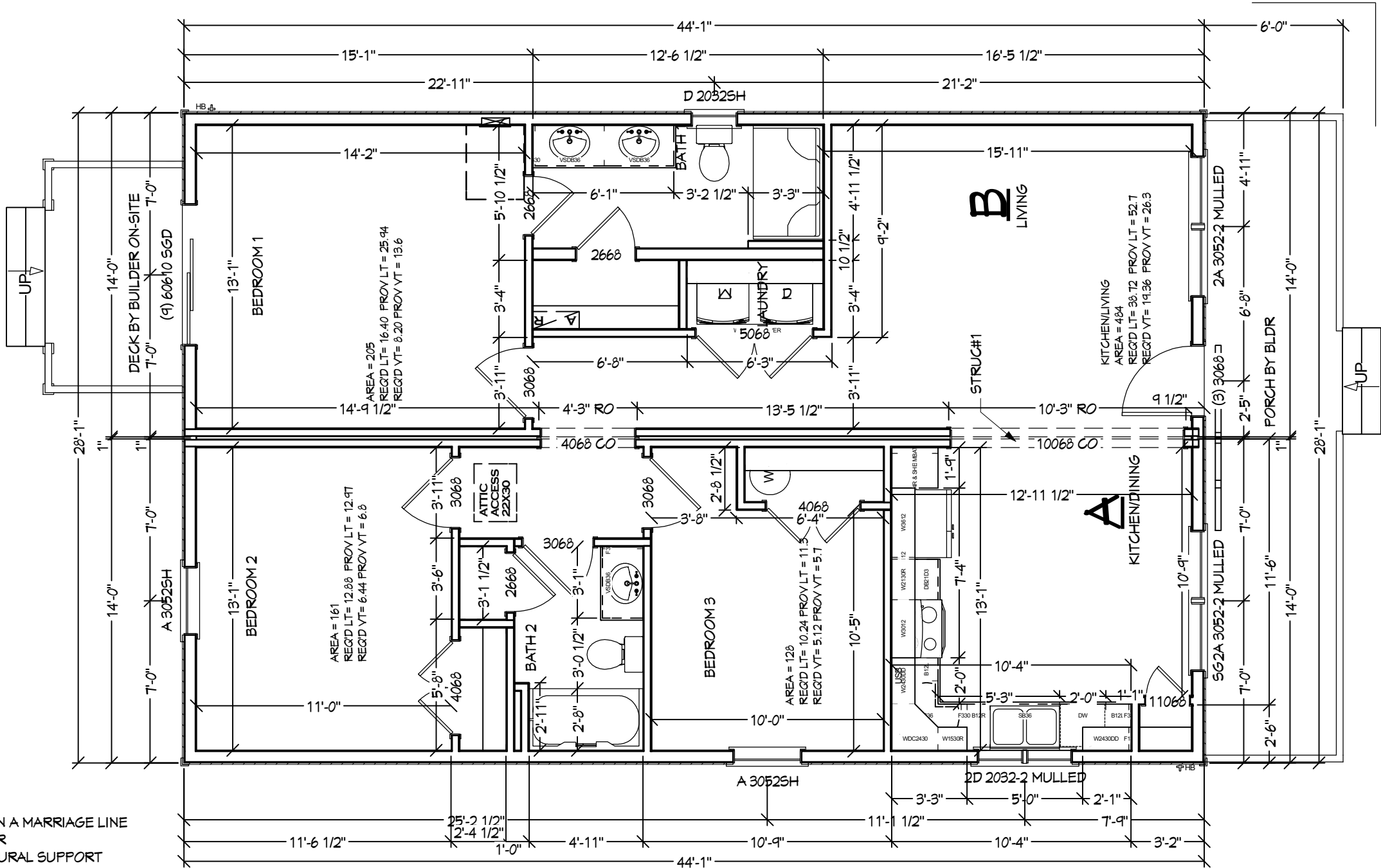
NOTE:
ALL MATELINE DOOR HEADERS TO
BE (2) 2X4 SPF#2 HEADER
-PER MODULE/ NO SPLICE
-UNLESS OTHERWISE NOTED
-PG 2. BEAM SPANS

NOTE:
AT LEAST ONE EGRESS WINDOW SHALL
BE INSTALLED IN EACH BEDROOM


NOTE:
INTERIOR DOORS NOT ON A MARRIAGE LINE
HAVE A 2X4 FLAT HEADER
OTHER HEADER STRUCTURAL SUPPORT
OPTIONS MAYBE LISTED ON FLOOR PLAN

WINDOW SCHEDULE 1ST FLOOR						
LABEL	QTY	FLOOR	WIDTH	HEIGHT	R/O	DESCRIPTION
D 2032SH	1	1	24 "	38 "	25"X39"	SINGLE HUNG
2D 2032-2 MULLED	1	1	49 "	37 1/2 "	49"X38 1/2"	MULLED UNIT
A 3052SH	2	1	35 1/2 "	61 1/2 "	36 1/2"X62 1/2"	SINGLE HUNG
2A 3052-2 MULLED	2	1	73 "	61 1/2 "	73"X62 1/2"	MULLED UNIT

DOOR SCHEDULE 1ST FLOOR							
LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION
3068	1	1	3068 R IN	36 "	80 "	38"X82 1/2"	HINGED-PER ORDER
11068	1	1	11068 R IN	22 "	80 "	24"X82 1/2"	HINGED-PER ORDER
4068	2	1	4068 L/R IN	48 "	80 "	50"X82 1/2"	DOUBLE HINGED-PER ORDER
2668	1	1	2668 R IN	30 "	80 "	32"X82 1/2"	HINGED-PER ORDER
(9) 60610 SGD	1	1	60610	72 "	82 "	72"X82 1/2"	EXT. SLIDER-GLASS PANEL
2668	2	1	2668 L IN	30 "	80 "	32"X82 1/2"	HINGED-PER ORDER
3068	1	1	3068 R IN	36 "	80 "	38"X82 1/2"	HINGED-6 PANEL
3068	2	1	3068 L IN	36 "	80 "	38"X82 1/2"	HINGED-PER ORDER
5068	1	1	5068 L/R IN	60 "	80 "	62"X82 1/2"	DOUBLE HINGED-PER ORDER
(3) 3068	1	1	3068 L EX	36 "	80 "	38 1/2"X83"	EXT. HINGED-6 PANEL



KYLIE MOD.
1,232 SQ. FT. FIRST FLOOR
GATEWAY HOUSING



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1ST FLOOR PLAN

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SHEET:

2.0 OF 6

LOT 2

MODERN FARMHOUSE DUPLEX *(Rendering)*



Building Size: 43'9"(width) 48'(Depth) -----2,092(sq/ft.) (2-Rental Units)

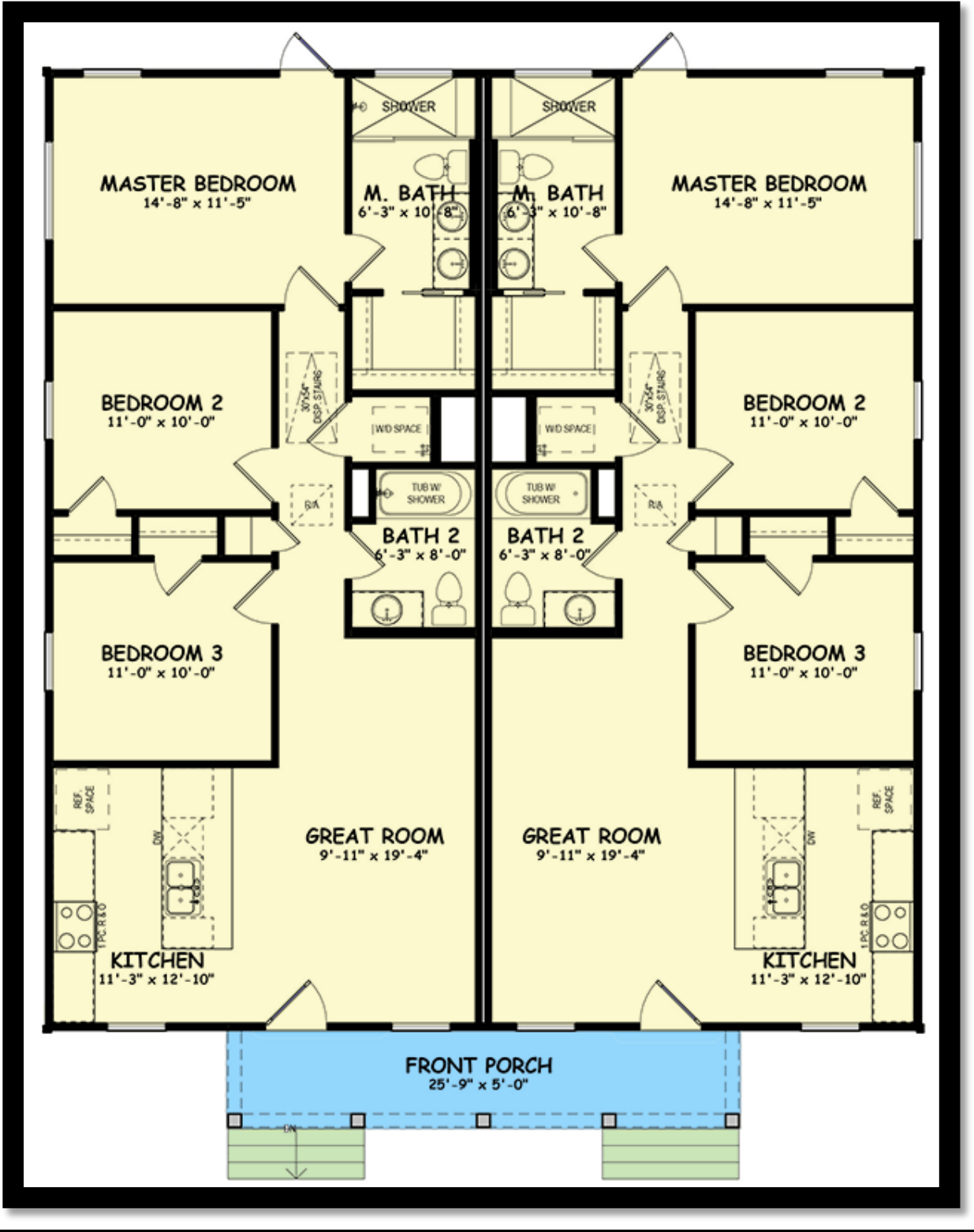
Materials: Recycled Concrete-Plank Sliding / Rustic Wood Beams/ Stamped-Concrete flooring;
Sustainable engineered hardwood flooring

Standard Foundations: Crawl, Post/Beam

Proposed Lots: LOT-2 / LOT-5

Proposed Rent: \$800-1200 Monthly

FLOOR PLAN CONCEPT



LOT 3

MODERN FARMHOUSE TOWNHOUSE *(Rendering)*



Building Size: 69'(width) 40'(Depth) -----4,392(sq/ft.) (3-Residential Purchase)

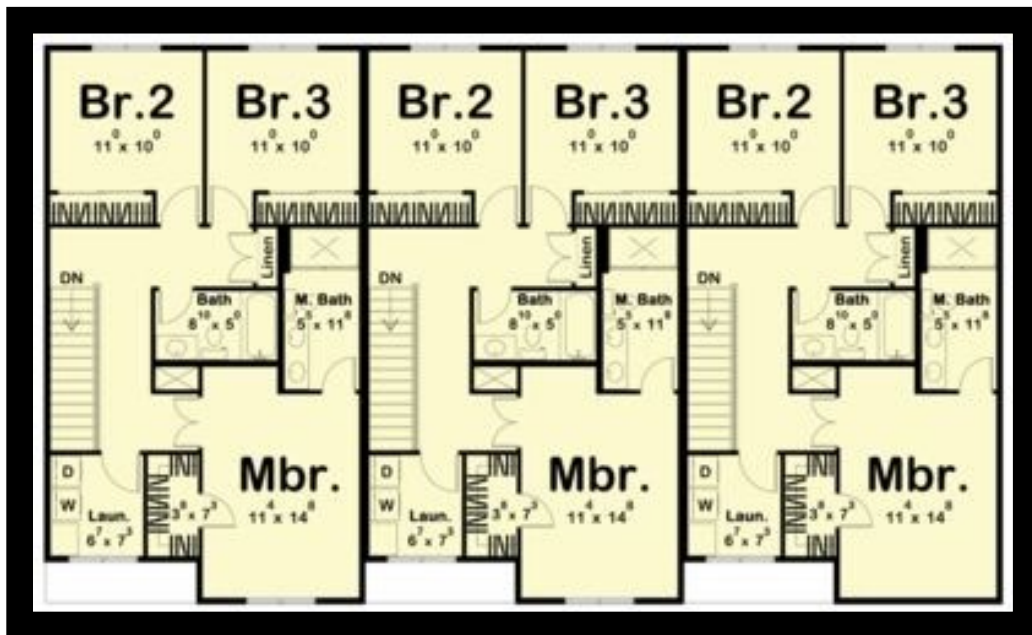
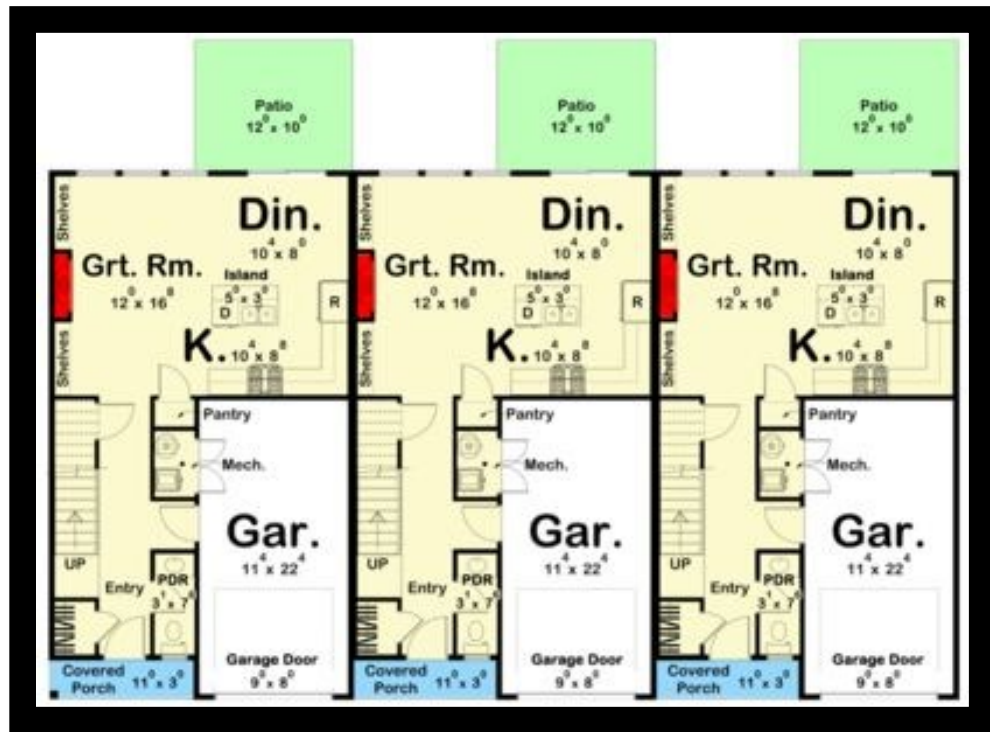
Materials: Recycled Concrete-Plank Sliding / Rustic Wood Beams/ Stamped-Concrete flooring;
Sustainable engineered hardwood flooring

Standard Foundations: Slab, Post/Beam

Proposed Lots: LOT-3

Proposed Purchase: \$135K-160K

FLOOR PLAN CONCEPT



LOT 4

Questions about this plan? Visit [Eplans.com](https://www.eplans.com) today or call 1-800-528-8070

View plan at <https://www.eplans.com/plan/1152-square-feet-3-bedroom-2-00-bathroom-0-garage-cottage-bungalow-craftsman-traditional-sp267139>

Plan 79-135



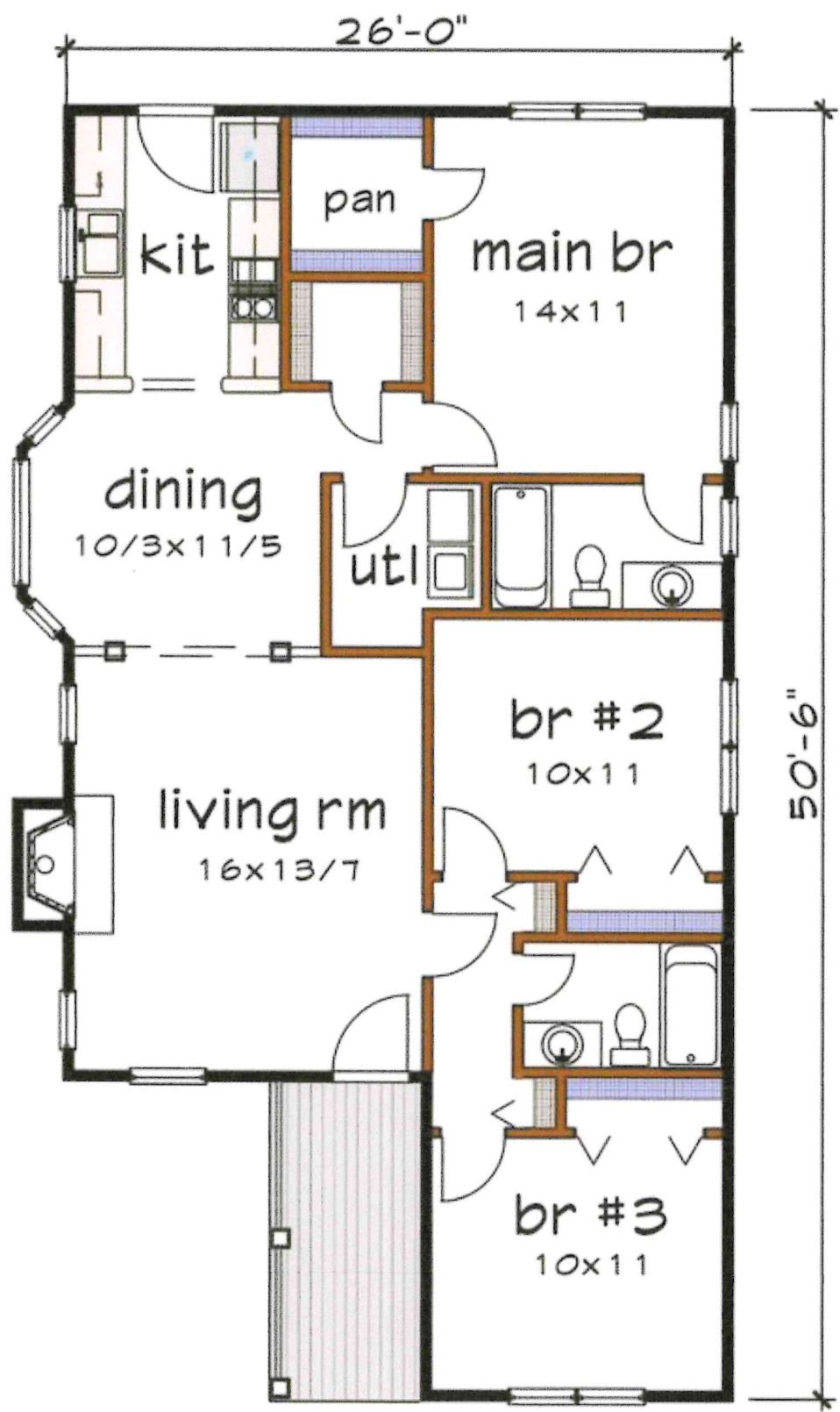
1152 sq/ft 3 beds 2 baths 28' wide 51' deep



Pricing

Plan Set	
PDF Set	\$850.00
CAD Set	\$1675.00
Foundation	
Crawlspace	+\$0.00
Slab	+\$0.00
Framing	
Wood 2x4	\$0.00
Wood 2x6	\$295.00
Right-Reading Reverse	
Each	+\$150.00
Additional Construction Sets	
Each Additional Set	+\$50.00/each
Audio Video Design	
Each	\$100.00
Construction Guide	
Each	\$39.00
Lighting Design	
Each	\$100.00
Material List	
Each	+\$150.00

Floor Plan - Main Floor



Floor 1 plan

LOT 5

MODERN FARMHOUSE DUPLEX *(Rendering)*



Building Size: 43'9"(width) 48'(Depth) -----2,092(sq/ft.) (2-Rental Units)

Materials: Recycled Concrete-Plank Sliding / Rustic Wood Beams/ Stamped-Concrete flooring;
Sustainable engineered hardwood flooring

Standard Foundations: Crawl, Post/Beam

Proposed Lots: LOT-2 / LOT-5

Proposed Rent: \$800-1200 Monthly

FLOOR PLAN CONCEPT

