AGENDA
Regular Planning Board Meeting
December 15, 2020 - 6:30 PM

TOWN HALL (101 Huntersville-Concord Road)

Virtual Meeting Information- *Members of the public may view the meeting on Facebook Live athttps://www.facebook.com/HuntersvilleNCTownGovernment. If you would like to speak at the upcoming meeting during public comment, please send your name and email address to Tracy Barron tbarron@huntersville.org by 3:00 pm on the day of the meeting, to be added to the speaker's list. The Town will use your email address to send you an email invitation from Ring Central. This will allow you to call in and/or access the meeting to deliver your comments (the 3-minute time limit still applies). In addition, the Town will receive written comments below by email to Tracy Barron tbarron@huntersville.org until twenty-four (24) hours prior to the meeting.*

1. Call to Order/Roll Call

2. Approval of Minutes

2.A. Consider approval of the November 17, 2020 Minutes

3. Public Comments - *Speakers are limited to 3 minutes. The Chairperson reserves the right to shorten the time limit for speakers when an unusually large number of persons have signed up to speak. Speakers may not give all or a portion of their time to other speakers*

4. Action Agenda

4.A. Consider Recommendation on Petition #R20-03 - Huntersville Town Center Mixed-Use, a request by North State Development, LLC to rezone +/- 9.947-acres located south of Gilead Road (just west of NC 115), north of Greenway Street and east of Hillcrest Drive (Parcel #s 01711616, 017116699, 01711617, 01711618, 01711643, 01711619, 01711627, 01711626, 01711625, 01711632, 01711633, 01711634, 01711637, 01711638, 01711639, 01711640, 01711801, 01711811) from Town Center, Neighborhood Residential and General Residential to Town Center - Conditional District to permit a mixed-use development with 134 apartments, 50 townhomes, 7 detached-homes and12,000 sq. ft. of non-residential space. *(David Peete)* (David Peete)

5. Other Business

5.A. Consider approval of the 2021 Planning Board Meeting Schedule

6. Adjourn

Meeting Minutes
Regular Planning Board Meeting
November 17, 2020 - 6:30 PM

TOWN HALL (101 Huntersville-Concord Road)

Virtual Meeting Information- *Members of the public may view the meeting on Facebook Live athttps://www.facebook.com/HuntersvilleNCTownGovernment. If you would like to speak at the upcoming meeting during public comment, please send your name and email address to Tracy Barron tbarron@huntersville.org by 3:00 pm on the day of the meeting, to be added to the speaker's list. The Town will use your email address to send you an email invitation from Ring Central. This will allow you to call in and/or access the meeting to deliver your comments (the 3-minute time limit still applies). In addition, the Town will receive written comments below by email to Tracy Barron tbarron@huntersville.org until twenty-four (24) hours prior to the meeting.*

1. Call to Order/Roll Call

The Chairman determined quorum and opened the meeting.
Members Present: Stephen Swanick, Chairman, Jennifer Davis, Vice-Chairman; Catherine Graffy, Scott Hensley, Jeff Sny, Derek Partee, Christopher Boyd, Greg Baber, and Frank Gammon.

2. Approval of Minutes

2.A. Consider approval of the October 27, 2020 Meeting Minutes

J. Davis made a Motion to Approve, F. Gammon seconded the motion. The motion passed unanimously (9-0).

3. Public Comments - *Speakers are limited to 3 minutes. The Chairperson reserves the right to shorten the time limit for speakers when an unusually large number of persons have signed up to speak. Speakers may not give all or a portion of their time to other speakers*

4. Action Agenda

4.A. Huntersville Bike Plan Update

Heather Seagle, Alta Planning 508 W 5th St STE 100, Charlotte, NC 28202 provided a review of the Bike Plan process.

The public was engaged and provided good response through a website which polled participants, two public outreach sessions and three steering committee meetings, a printed survey and project business cards which were all distributed around town. It was noted that

similar priorities were noted in the Huntersville 2040 Plan public input.

Notable themes from the public input included a lack of connectivity, a need for more bike facilities especially family-friendly bike facilities, and high concern areas of crossing I-77, McCord Road, Old Statesville Road, Sam Furr and utilizing Exit 23 area.

A robust study of current and proposed development in Huntersville was conducted to evaluate previous recommendations, inventory of facilities and destinations, crash analysis, bicycle level of stress, demographic analysis, school enrollment boundaries and barriers and the Vision 30x30 Plan. This data was used to develop an Opportunities & Constraints map to identify major corridors that would benefit from more connectivity.

A bike network map was created to provide recommendations for facility locations and corridors. Prioritization criteria was developed through the process to assist with future development decisions. The top 6 priority projects were identified in conjunction with the Vision 30x30 Plan to achieve the largest impact meeting the top priorities. A 10-year implementation trajectory is included outlining how the Plan can be implemented in conjunction with current and proposed road projects, and greenway projects.

J. Davis thanked the committee for all of the work that has gone into this Plan which she believes would be great for the growth and development of Huntersville.

S. Swanick asked how the budgetary issues are considered for these proposals. H. Seagle responded that the facility type recommended is based on what is most appropriate for the safety and comfort of all ages and abilities given the context of that segment. Staff responded that NCDOT views bicyclists as having a right-of-way to the lane so these recommendations would likely have to be budgeted by the Town.

S. Hensley asked if there were any existing facilities in town that are similar to what is being proposed. H. Seagle responded that W. Catawba in Cornelius by Robbins park is a side path which is a wider sidewalk, greater than 6 feet wide, for pedestrians and bicyclists. Along Bailey Road near the high school and middle school is a wide side path. Jackson Street in Davidson behind Main Street has a wide side path.

C. Boyd asked how NCDOT would handle future road widening given possible development and funding. H. Seagle stated that if a Town has an adopted Complete Streets Plan and NCDOT identifies an NCDOT project for that road segment, the Complete Streets Plan is the first point of reference to determine pedestrian/bike use. The NCDOT will then either fund a percentage of the pedestrian and bike plans or provide a lesser facility type, based on current funding and methodologies.

D. Partee asked how public safety considerations such as emergency vehicle access have been addressed and if residents will be required to take public safety courses related to the rules of the road. H. Seagle stated that the Plan includes recommendations for education courses and programs. J. Davis commented that Huntersville Police Department currently have parole the Greenways on bicycles.

F. Gammon stressed the importance of the Plan to achieve connectivity, safe riding and development in coordination with NCDOT work.

F. Gammon made a Motion to Approve the Huntersville 2040 Bike Plan as written. J. Davis seconded the motion.

C. Graffy stated that as a cyclist she rarely rides in Huntersville due to safety concerns. She stated that greenways are not a place for fast cycling given the variety of pedestrians and while bicycles may be entitled to use roadways it is at a great disadvantage and often dangerous due to impatient drivers. She applauds the plan and is in support of it.

The motion passed unanimously (9-0).

5. Other Business

6. Adjourn

C. Boyd made a Motion to Adjourn. D. Partee seconded the Motion. The motion passed unanimously (9-0).

Town of Huntersville
Town Board
December 15, 2020

To: Town Board

From: David Peete, Principal Planner

Date: December 15, 2020

Subject: Consider Recommendation on Petition #R20-03 - Huntersville Town Center Mixed-Use, a request by North State Development, LLC to rezone +/- 9.947-acres located south of Gilead Road (just west of NC 115), north of Greenway Street and east of Hillcrest Drive (Parcel #s 01711616, 017116699, 01711617, 01711618, 01711643, 01711619, 01711627, 01711626, 01711625, 01711632, 01711633, 01711634, 01711637, 01711638, 01711639, 01711640, 01711801, 01711811) from Town Center, Neighborhood Residential and General Residential to Town Center - Conditional District to permit a mixed-use development with 134 apartments, 50 townhomes, 7 detached-homes and12,000 sq. ft. of non-residential space. *(David Peete)*

EXPLAIN REQUEST:

Consider Recommendation on Petition #R20-03 - Huntersville Town Center Mixed-Use, a request by NorthState Development, LLC to rezone +/- 9.947-acres located south of Gilead Road (just west of NC 115), north of Greenway Street and east of Hillcrest Drive (Parcel #s 01711616, 017116699, 01711617, 01711618, 01711643, 01711619, 01711627, 01711626, 01711625, 01711632, 01711633, 01711634, 01711637, 01711638, 01711639, 01711640, 01711801, 01711811) from Town Center (TC), Neighborhood Residential (NR) & General Residential (GR) to Town Center - Conditional District (TC-CD) to permit a mixed-use development with 134 apartments, 50 townhomes, 7 detached-homes and12,000 sq. ft. of non-residential space.

ACTION RECOMMENDED:

Consider recommendation

FINANCIAL IMPLICATIONS:

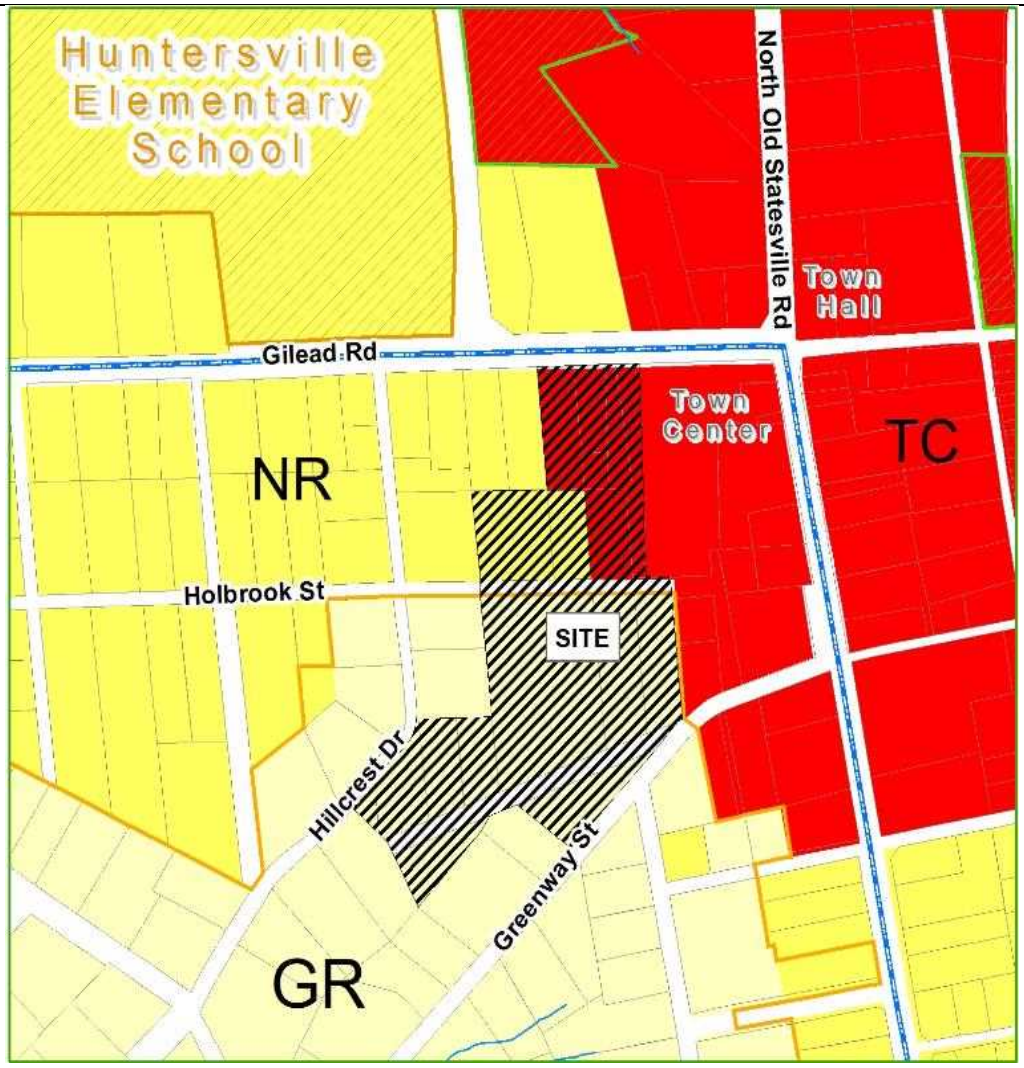
ATTACHMENTS:

1. R20-03 Planning Board (2nd Version) Staff Report 12-15-20
2. Attachment A - Rezoning Application
3. Attachment B - Town Center Mixed-Use CD Rezoning Plan (4th version)

4. Attachment C - Neighborhood Meetings Reports from 8-26-20 and 9-23-20
5. Attachment D - APF Letter of Determination
6. Attachment E - CMS Report (12-3-20)
7. Attachment F - Submittal 3 changes - Susan Irvin memo 10-22-20
8. Attachment G - Development Analysis from Downtown Master Plan
9. Attachment H - Citizen comments
10. Attachment H - Citizen comments 2
11. Attachment I - 3rd Neighborhood Mtg. summary

Petition R20-03
Town Center Mixed-Use Conditional District Rezoning

PART 1: PROJECT SUMMARY



Applicant: NorthState Development, LLC

Property Owner: Town of Huntersville, NorthState HTC, LLC & Gilead Bowman, LLC (see Attachment A).

Property Address: 109 Gilead Road

Project Size: (+/-) 9.947-acres

Parcel Numbers:

01711616, 01711699, 01711617, 01711618, 01711643, 01711619,

01711627, 01711626, 01711625, 01711632, 01711633, 01711634,

01711637, 01711638, 01711639, 01711640, 01711801, 01711811

Current Zoning: General Residential (GR), Neighborhood Residential (NR) & Town Center (TC).

Current Land Use: vacant.

Proposed Zoning: Town Center—Conditional District (TC-CD).

Proposed Land Use:
134 apartments, 50 townhomes, 7 detached homes & 12,000 sq. ft. non-residential uses (TC permitted uses).

1. Purpose: Petition to rezone 9.947-acres generally located at 109 Gilead Road from General Residential (GR), Neighborhood Residential (NR) and Town Center (TC) Zoning Districts to Town Center – Conditional District (TC-CD) to create a mixed-use development consisting of 134 apartments, 50 townhomes, 7 detached homes and 12,000 sq. ft. of non-residential (Town Center permitted) uses (see Attachments B). <u>If the CD Rezoning Plan is approved, a corresponding Subdivision Sketch Plan will be reviewed by staff for compliance.</u>

2. Adjoining Zoning and Land Uses.
   <u>North</u>: *Neighborhood Residential (NR) & Town Center (TC) – Gilead Road, a daycare, two single-family homes & Town of Huntersville-owned buildings (Bob Blythe Building)(across Gilead Road)*.
   <u>South</u>: *General Residential (GR) – single-family.*

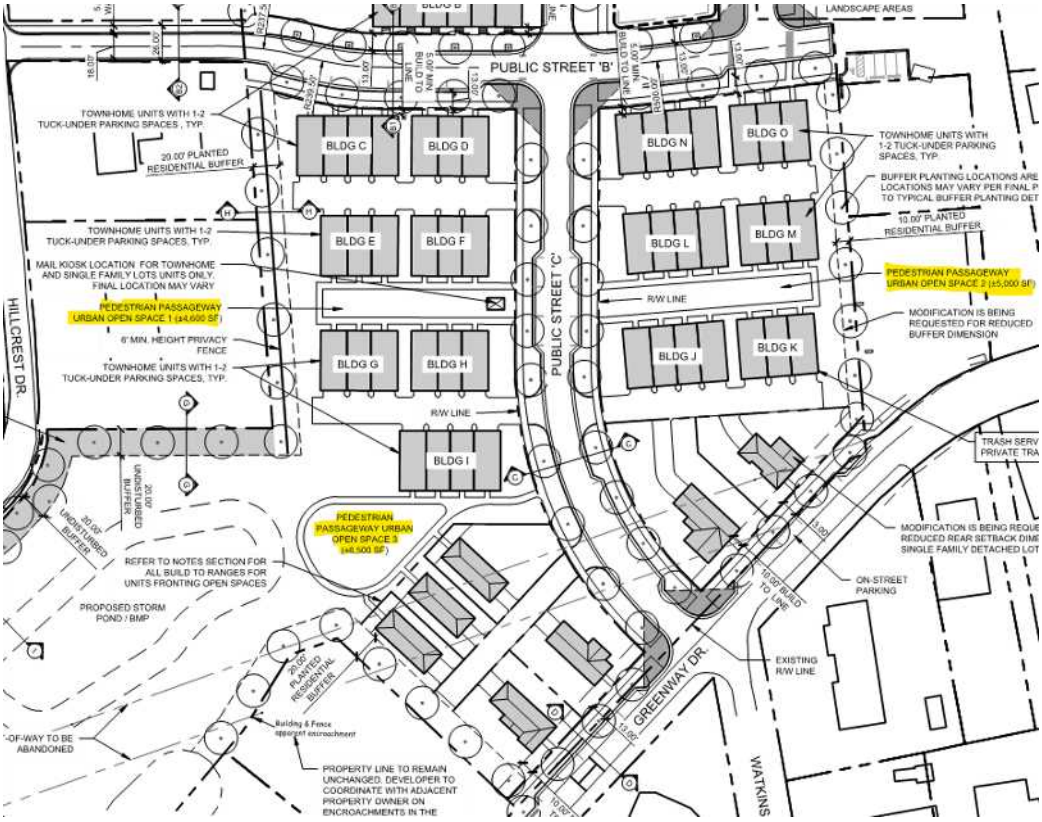
East: *Town Center (TC) – Town of Huntersville Town Center (3-story building(DPK) & parking garage), Fire Station #1 & Bellsouth Telecommunication Building.*
West: *General Residential (GR) & Neighborhood Residential (NR) – single-family homes (Greenfield Community).*

3. Three (3) neighborhood meetings were held: a virtual meeting on Aug. 26, 2020 and on-site meetings on Sept. 23, 2020 and Oct. 28, 2020. Summaries of all meetings are available in Attachment C & I.
4. Notice of the CD-Rezoning request was provided twice via postcards sent to all property owners within 250 ft. of the project; a legal ad placed in the Charlotte Observer; and posting of public hearing signs on the property in three (3) locations (Gilead Road, Greenway Street & Hillcrest Drive).

PART 2: REZONING/SITE PLAN ISSUES

The proposed Conditional District Rezoning Plan is generally compliant with the Zoning Ordinance and Subdivision Regulations. Significant elements include:

- Proposed Uses: 134 Apartments, 50 Townhomes, 7 Detached Homes and 12,000 sq. ft. of first floor, non-residential space.
- Three (3) Urban Open Spaces are proposed – all three are "Pedestrian Passageway" spaces (see below).



- Additional right-of-way to be dedicated along Gilead Road, as required by NCDOT and Town. New public streets (and all required right-of-way) are proposed: the street west of 3-story building (DPK) is to be extended south; Holbrook Street is to be extended to the east (from Hillcrest Dr.); and a new "Street C" to be added from the new section of Holbrook Drive to Greenway Street. (see Part 3 for details).
- Minimum Tree Preservation for Specimen Trees in the Town Center zoning district is 30%. The proposed TC-CD Rezoning Plan saves 2% of existing specimen trees, with a proposal to mitigate the rest of the trees per the Zoning Ordinance.
- If the Rezoning Plan is approved, Staff, at the construction document phase, will review the plans for compliance with the Water Quality Ordinance, Erosion Control Ordinance and Stream Buffer Requirements, as found in the Zoning Ordinance.

- The subdivision is to be developed as one (1) phase.

The Conditional District Rezoning Plan has several issues that must be addressed:

- Seven (7) Ordinance Modifications are proposed (see Sheet RZ-06):
    1. Article 4 Shopfront Building – "A note in the Permitted Height and Uses chart indicates "residential up to 50% of first floor or non-residential only."
       PROPOSED – "Residential uses may constitute more than 50%, but no more than 66% of the first floor area in the portion of Building A located on Gilead Road. The applicant has proposed to provide 12,000 sq. ft. of non-residential space from the approx. 35,497 total sq. ft. of the mixed-use building (approx. 34% of ground-floor square footage).
       STAFF COMMENT – The applicant has increased the amount of non-residential space from an initial 6,100 sq. ft. to 12,000 sq. ft. and has excluded the leasing office and other apartment-related uses from this space. Now that a minimum of 34% of the first-floor square footage is to be non-residential in use, Staff can support this modification.

    2. **PROPOSED** – "The reduction in the width from 20 feet to 10 feet of the western residential buffer yard north of Public Street B, as more particularly depicted on the Rezoning Plan. Buffer yards along the western boundary of the site shall serve as parking lot landscaping and screening requirements in those locations."
       STAFF COMMENT: The reduced buffer along the western edge has a 6 ft. fence through the entire edge.

    3. **PROPOSED** - "In accordance with Town Center regulations, on-street parking on all new public streets to be constructed on the Site shall count toward the off-street parking requirements for the multi-family residential and non-residential uses on the Site.
       STAFF COMMENT: Article 6 (Off-Street Parking Design Standards) Exemption B already provides for this, therefore this modification is not required and must be removed from the plan.

    4. **PROPOSED** - "Urban open space typology, as shown, may be refined based on determinations made during the Preliminary Plan design so long as the final typology meets the requirements of the Ordinance.
       STAFF COMMENT:. A note on Sheet RZ-06 indicates "All (Urban) open space areas shall incorporate fixtures such as (but not limited to) fountains, benches, landscape materials, sculptures and other decorative elements per the Ordinance requirements". Staff finds this note acceptable, rather than requiring full design as part of the Rezoning Plan, however, the term "public" must be added to the Urban Open Space note.

    5. **PROPOSED** – "Petitioner shall install a fence in the 20' buffer south of Holbrook and in the buffer north of public Street B as shown on the Rezoning Plan."
       STAFF COMMENT – Buffers are permitted, by Ordinance, to be planted or undisturbed. If they are planted, they may incorporate fences or walls, assuming there is adequate room to do so. The proposed fences within the buffers listed are permitted and do not require an Ordinance modification. This request must be removed from the plan.

    6. **PROPOSED** – "The maximum height of the mixed-use building shown on the Rezoning Plan is 53' at the Gilead Road frontage."
       STAFF COMMENT – Permitted height for a Shopfront Building type is 48 ft. The Rezoning Plan labels the mixed-use building as "Apartment Type", which will not work for this development. Assuming the

development uses the Shopfront Building Type, Staff can support the five additional feet in height at this location.

7. **PROPOSED** – "The Build-to line for the single-family lot dimensions may be reduced to 15'.
   STAFF COMMENT – Staff can support this modification request.

- A compliant parking plan must be provided. A note has been added to the Plan stating "final parking counts shall meet or exceed the amount required per the Town of Huntersville Ordinance". (see Sheet RZ-06)
  STAFF COMMENT: While the Rezoning Plan must show that all Ordinance-required parking can be provided on site, the number of units versus number of parking spaces shown would dictate that 118 units would be one-bedroom (88%) and 16 units would be two-bedroom (12%). Is this an appropriate unit mix for an apartment building downtown?

- The Town's storm water review indicates that the size of the proposed BMP can be reduced, thereby altering the impact to the adjoining property owners and providing additional area for larger buffers.
  STAFF COMMENT: The BMP must meet all Ordinance requirements. The applicant will continue to review storm water BMP size options and will comply with required regulations, however, the BMP area has been reduced to accommodate a (min.) 20 ft. wide planted buffer along the western project boundary.

- Tree save is shown at 2%. The plan states "applicant will provide mitigation based on final trees to be saved – to be determined".
  STAFF COMMENT: While saving 30% of specimen trees is required by Ordinance, there are provisions in the Ordinance to mitigate trees if they cannot be saved. These include, replanting smaller caliper trees (per Ord. criteria) on site or, if sufficient trees cannot be planted, paying into the Town Tree Fund. As long as the plan follows Ordinance provisions, Staff can support this item.

- Site plan provisions to handle roll-out garbage collection have not been provided.
  STAFF COMMENT: A note has been added to the Rezoning Plan indicating that "trash service will be provided by a private trash collection service" (see Sheet RZ-06). Staff and applicants still in discussion on this issue.

PART 3: TRANSPORTATION ISSUES

Traffic Impact Analysis (TIA)

A TIA Determination of Need was completed for the proposed Conditional District Rezoning and based on the land uses and intensities proposed, a TIA Scoping was required. After completion of the TIA scoping process, no intersections were determined to be above the threshold for study that were not already included in a current TIP project. As no intersections were required to be studied, a TIA was not required. The TIA Scoping was updated to reflect the intensity change with regard to non-residential square footage and a TIA was found to be required. A TIA was submitted on Nov. 30, 2020 and is under review by staff. After a cursory review of the TIA (received on 11/30/2020), the TIA indicates that the intersection of NC115 (Old Statesville Road) at Gilead Road/Huntersville Concord Road warrants mitigation based on the standards in Article 14.4 of the Zoning Ordinance. The mitigation identified in the TIA is a southbound right-turn lane on NC115 with 100 feet of storage. Staff intend to provide a recommendation at the Planning Board meeting on the TIA.

PART 4: ADEQUATE PUBLIC FACILITIES (APF)

Under the provisions of the APF Ordinance, all residential development greater than twenty (20) lots are required to receive a "Determination of Adequacy (DOA)" for the following public facilities: fire vehicles, fire facilities, police facilities, police vehicles, and Park and Recreation facilities. The proposed CD Rezoning met the required threshold for submission of an APF application, and the proposed Rezoning Plan (and associated subdivision) is subject to the requirements of the APFO.

A Determination of Adequacy (DOA) has been issued for the following public facilities: Fire Vehicles, Fire Facilities, Police Facilities, Police Vehicles and Parks and Recreation Facilities (see Attachment C). No mitigation is required.

PART 5: REZONING CRITERIA

Article 11.4.7(d) of the Zoning Ordinance states that "in considering any petition to reclassify property, the Planning Board in its recommendation and the Town Board in its decision shall take into consideration any identified relevant adopted land-use plans for the area including, but not limited to, comprehensive plans, strategic plans, district plans, area plans, neighborhood plans, corridor plans, and other land-use policy documents".

STAFF COMMENT – The 2030 Huntersville Community Plan DOES SUPPORT this project through the following sections:

- **Policy H-1 & H-9: Development Pattern**. Continue to follow existing residential development pattern as reflected in "Map of Zoning Districts," focusing higher intensity development generally within two miles of the I-77/NC 115 corridor.
  Comment: The proposed CD Rezoning Plan is located entirely within the High Intensity Area of the 2030 Community Plan, which is the area the Comprehensive Plan supports considering increases in density.
- **Policy H-3: Mixed-Use Development**. Support and encourage self-sustained developments, where commercial and employment uses are in close proximity to residential uses.
  Comment: 12,000 square feet of the first floor of the mixed-use building is proposed to be non-residential and will not be used for apartment-related uses, such as leasing office, gym or clubhouse. The 12,000 sq. ft. represents 34% of the first floor area.
- **Policy H-7: Housing Affordability**. Support appropriate mix of housing for all income levels.
  Comment: Proposed rezoning plan provides a mix of housing types that includes apartments, townhomes and detached homes that will add additional variety of housing types, as well as increase the number of apartments and townhomes in the Town Center District.
- **Policy H-10: Redevelopment Areas**: Support redevelopment of older established residential areas, consistent with adopted plans, Zoning Ordinance and Subdivision regulations.
  Comment: This project is located along the edge of one of the oldest residential communities in Huntersville and while re-development in this area is supported by the Town's long-range plans, it is also important to transition from the proposed higher density, mixed-use development into the existing fabric of the adjoining neighborhood. Buffer widths, location of housing types, and screening techniques are all methods to effectively transition from this project to the neighboring homes. The housing units fronting along Greenway Street are limited to four (4) detached homes, buffers along the western edge south of Holbrook Street have been increased to 20 feet and a six-foot, opaque fence will be installed within the buffer north of Holbrook Street.
- **Policy T-5: Context-sensitive Design of Streets**: Continue to support "context-sensitive" design of streets and the selection of appropriate street section designs for residential, commercial and industrial developments.
  Comment: The internal streets are appropriately sized and create short blocks to encourage pedestrian activity. On-street parking is provided to accommodate guests and visitors, and additional on-street spaces are recommended, where feasible. The proposed streets also provide adequate lane widths, green zones for street trees and sidewalks.
- **Policy T-6: Pedestrian Connections**: Support the installation of sidewalks, bikeways and greenway trails connecting residential, commercial, employment, recreational and institutional uses.
  Comment: The proposed site plan provides sidewalks along all public streets. The 2014 Greenway and Bikeway Master Plan does not call for a trail through this property, however, the Town is building a public greenway just north of Gilead Road that the project residents may access.

- **Policy T-8: Street Connectivity**: Promote and require street connectivity in the Town of Huntersville among residential, employment, recreational and institutional uses.
  Comment: The proposed development provides one (1) connection to an existing thoroughfare (Gilead Road) and two (2) connections to existing Town streets: one to the western boundary to connect to Hillcrest Street and one to the southern boundary to connect to Greenway Street. Another stub will be provided to the eastern boundary to a Town-owned private drive.
- **Policy CD-2: Commercial Development Pattern**: Promote a mixed-use development pattern that focuses higher intensity development generally within two miles of the I-77/NC-115 core.
  Comment: As the project is located in the southeast quadrant of Gilead Road and Old Statesville Road (NC-115), it is completely within the I-77/NC-115 core.
- **Policy CD-3: Commercial Development Principles**: Encourage mixed-use development pattern at key nodes as identified in Small Area Plans, insuring an appropriate mix of residential, commercial and employment uses to maximize land use and transportation efficiencies, while minimizing environmental impacts.
  Comment: The downtown area around the future rail station is an identified mixed-use node in the 2030 Community Plan. A significant portion of this project is located within the node and a mix of uses and housing types are proposed for development.
- **Policy CD-5: Infrastructure**: Continue to require that adequate public infrastructure (roads, utilities, etc.) either exist or will be made available to support all new development.
  Comment: The proposed development must provide all required improvements to create three (3) connections to existing streets and one (1) stub for future connection. This project will also tie into existing public water and sewer.
- **Policy CD-6: Architecture and Place-Making**: Consistent with Zoning and Subdivision Ordinances (as well as "Town of Huntersville Design Manual") maintain high design standards for development.
  Comment: Elevations are shown on Sheet RZ-18 and provides a good indication as to what the mixed-use building will look like. As stated in the Article 3.2.6.d.1 (Town Center District General Requirements), "New buildings which exceed the scale and volume of existing buildings may demonstrate compatibility by varying the massing of buildings to reduce perceived scale and volume. The definition of massing in Article 12 illustrates the application of design techniques to reduce the visual perception of size and integrate larger buildings with pre-existing smaller buildings". A vehicular drive-thru has been added , mid-block along Street A, to help break the overall length of the building.
- **Policy DT-1: Downtown Development**: Continue to use the Downtown Master Plan, Gilead Road/US -21 Transportation and Land Use Vision Small Area Plan and East Huntersville Area Development Plan to guide future development in downtown.
  Comment: The proposed project is generally consistent with the Downtown Master Plan, as referenced below. The pending Gilead Road improvements by NCDOT should refer to the Gilead Road/US-21 Transportation Plan; however, the East Huntersville Area Plan does not address these parcels directly.
- **Policy DT-2: Architectural Design Standards**: Promote high-quality architectural design standards for new development and redevelopment projects in the downtown.
  Comment: The overall proposed architecture for the mixed-use building is appealing and complimentary to the existing Town Center / DPK building located to the east. Elevations for both the Gilead Road and Street A side are provided on Sheet RZ-18. Fine-grain review of the building's architecture would come at Construction Plan stage. In addition, the first floor, non-residential space has incorporated high-ceilings, to facilitate effective utilization of the ground floor spaces.
- **Policy PF-2: Adequate Public Facilities Ordinance**: Continue use of "Adequate Public Facilities Ordinance" to ensure that demand generated by existing and future growth and development for police, fire and parks & recreation capital facilities can be met by available supply of facilities.
  Comment: see Part 4 of this report.

STAFF COMMENT – The Downtown Master Plan Small Area Plan (SAP) DOES SUPPORT this project through the following Implementation Strategies:

- **Extend existing streets into new development**.
  Comment: Three (3) new streets are proposed to connect to existing streets near the project: Street A will connect to Gilead Road, a new section of Holbrook Street will connect to Hillcrest Drive and Street C will connect to Greenway Street. In addition, a new street stub will be provided to the private drive located to the east along the AT&T building.
- **Encourage sensitive redevelopment/infill that maintains the urbanism of the Downtown while permitting new/modern architectural styles**.
  Comment: The proposed project has located an architecturally modern building along the edge of the project furthest from the adjoining single-family residential and closest to the existing three-story Town Center / DPK building. By locating the most intense use along Gilead Road and providing townhomes in the middle and detached homes along Greenway Street, the project is "stepping down" the intensity as it moves from northeast to southwest to transition from high-density to lower density residential.
- **Require buildings within 800 feet of the intersection of Gilead Road and Old Statesville Road (NC 115) to be a minimum of 2 stories**.
  Comment: The proposed mixed-use building along Gilead Road is 350 feet from the intersection of Gilead Road and Old Statesville Road (NC-115) and is proposed to be four stories in height.
- **Permit and encourage infill development consistent with the Master Plan**.
  Comment: The Downtown Master Plan "represents the conceptual build-out of the planning area" and in its recommendations, calls for higher density "infill residential/mixed use" in the southwest quadrant of the Gilead Road and Old Statesville Road (NC-115) intersection (see image below). While the Plan calls for townhomes and single-family homes in this quadrant, and not specifically apartments, the proposed apartments are located furthest away from the adjoining single-family residential. Aside from the apartments, the location of townhomes and detached homes are consistent.

  The Town Center – Southwest Quadrant (see Plan pages 34-35 in Attachment F and illustration below):

Map of the Town Center area

Further sections of the Downtown Master Plan that refer to the Southwest Quadrant:

- "To the rear of this block, the Plan recommends the tapering of development towards Greenway Drive and Hillcrest Drive. This area is presently vacant with two undeveloped right-of-ways (a portion of Holbrook Street and an extension of Greenway Drive) and twelve individual

lots. The Plan shows an opportunity for the development of an urban residential infill neighborhood with a variety of housing types and a public open space."
Comment**:** The Downtown Plan's build-out scenario is generally provided in the proposed plan, with the exception of the mixed-use apartment building.

- "The Plan shows the connection of the two north/south streets with the developed extension of Holbrook Street and the new east/west street crafting a green square surrounded by townhomes. One building of the new townhomes terminates the vista at the end of the Holbrook Street extension."
  Comment**:** Expanded north/south and east/west street connections are proposed, as well as townhomes fronting on green spaces. The proposed Rezoning Plan is generally consistent with the illustrative Downtown Master Plan**.**

- "On the north and south sides of the square, townhome buildings enclose the space and create a comfortable outdoor room. In the southern half, the realigned right-of-way off Greenwood (Greenway) Street provides the opportunity for single-family homes and a small open space. This open space includes the preservation of trees behind the existing homes fronting Greenway Street, behind the proposed single-family homes."
  Comment**:** All of these components are generally provided in the proposed Rezoning Plan**.**

- "To help foster this pedestrian environment, it is necessary to improve the block structure in the area to give both pedestrians and automobiles more choice for circulation."
  Comment: The proposed Rezoning Plan establishes new, pedestrian-friendly blocks, consisting of local streets with sidewalks throughout.

- **When the Downtown Master Plan was approved in 2005, a market study was performed to evaluate the feasibility of future development**. That Plan included a Development Analysis identifying new development opportunities for the downtown area: In that analysis, 180,950 sq. ft. of retail, 208,400 sq. ft. of office, 79 single-family residential units, 178 attached single-family units and 459 multi-family residential units were identified for build-out of the downtown area (see Attachment G).
  Comment: While the Development Analysis estimates were established in 2005 and are for the entire downtown area, the proposed densities and unit counts, with regard to housing type and non-residential square footage, are within the build-out projections provided in the Plan.

Article 11 Section 11.4.7(e) of the Zoning Ordinance states that: "in considering any petition to reclassify property the Planning Board in its recommendation and the Town Board in its decision should consider:

1. **Whether the proposed reclassification is consistent with the overall character of existing development in the immediate vicinity of the subject property.**
   STAFF COMMENT:
   The proposed Conditional District Rezoning for the Town Center Mixed-Use Conditional District Rezoning is supported by the 2030 Comprehensive Plan and the Downtown Master Plan, as the property is located within the area eligible for higher intensity. Proposed density is 19.2 units per acre, which is higher than nearby developments, however the stated goals of the referenced Plans are to permit increased density, where appropriate, while ensuring that adequate transitions in land use and densities are provided. The Town Center zoning district, if applied to the entire project, does not have a density limit, and is permitted to have 100% attached units, as the project is within a ¼ mile of the future downtown rail transit station (per Article 3.2.6.d.4.). This, combined with a transition in housing types as the project moves from Gilead Road to Greenway Street, provide transitions from higher to lower intensity.

2. **The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, transit service, parks and recreational facilities, police and fire protection, hospitals and medical services, schools, storm water drainage systems, water supplies, and wastewater and refuse disposal.**
   STAFF COMMENT:
   - A Transportation Impact Analysis was not initially required, however the increase in commercial space required a TIA – see Part 3 of this report.
   - The APF Ordinance Determination of Adequacy was required and issued – see Part 4 of this report.
   - Storm water plan approval, water and sewer plans and refuse disposal and a Willingness-to-serve from Charlotte Water, must all be provided.
   - The Conditional District Rezoning site plan was reviewed by Charlotte-Mecklenburg School District (CMS). CMS indicates the proposed Rezoning Plan would add approximately 27 students to the schools in this area and indicate approval of the project "may increase overcrowding and/or reliance upon mobile classrooms at the schools listed above". (see below & see Attachment E for the full CMS report).
     While CMS schools are over-crowded, the proposal is consistent with the 2030 Community Plan call for higher intensity downtown, as well as the Downtown Master Plan redevelopment recommendations.

The advisory report from CMS is updated, as of December 12, 2020, to reflect the revised housing count. The distribution of estimated students DID NOT change, but the overall number of proposed students increased from 27 to 29.

This development may add 29 students to the schools in this area.

The following data is as of 20th Day of the 2019-20 school year.

Schools Affected	*Total Classroom Teachers*	*Building Classrooms/ Teacher Stations*	*20th Day, Enrollment (non-ec)*	*Building Classroom/ Adjusted Capacity (Without Mobiles)*	*20th Day, Building Utilization (Without Mobiles)*	*Additional Students As a result of this development*	*Utilization As of result of this development (Without Mobiles)*
HUNTERSVILLE ELEMENTARY	44	37	818	688	119%	16	**122%**
BAILEY MIDDLE	80.35	57	1673	1187	141%	9	**142%**
WILLIAM A. HOUGH HIGH	120.0	100	2493	2078	120%	4	**120%**

The total estimated capital cost of providing the additional school capacity for this new development is $1,053,000; calculated as follows:

Elementary School: 16x $34,000 = $544,000
Middle School: 9x $37,000 = $333,000
High School: 4x $44,000 = $176,000

RECOMMENDATION
Adequacy of existing school capacity is a significant problem. We are particularly concerned about a case where school utilization exceeds 100% since the proposed development may exacerbate the situation. Approval of this petition may increase overcrowding and/or reliance upon mobile classrooms at the schools listed above.

3. **Whether the proposed reclassification will adversely affect a known archeological, environmental, historical or cultural resource."**
   STAFF COMMENT:
   Planning staff has no indication that the request will adversely affect known archeological, environmental, historical or cultural resources.

PART 6: STAFF RECOMMENDATION

Staff could support approval of the Town Center Mixed-Use CD-Rezoning with the following addressed:

- Modification # 1 to provide less than 50% non-residential square footage on the ground floor of the Gilead Road Mixed-Use building can be supported by Staff. 12,000 sq. ft. (34% of first-floor area) has been designated for non-residential and non-apartment use (see Part 2);
- Modification # 2 to allow the 10 ft. buffer north of Holbrook Street to count for parking lot landscaping can be supported by Staff.
- Modification # 3 to allow on-street parking to count for minimum required parking is permitted by Ordinance. This modification is not required – should be removed from plan.
- Modification # 4 to provide Urban Open Space plans at Construction Plan stage is NOT supported by Staff and must be provided during the Rezoning Plan review. A note has been provided on Sheet RZ-06 outlining what each Urban Open Space will contain. Staff can support this Modification.
- Modification # 5 to place a fence within external buffers is permitted by Ordinance. This modification is not required – should be removed from plan.
- Modification # 6 to permit a maximum height for the mixed-use building of 53 ft. can be supported by Staff.
- Modification # 7 to reduce rear yard setbacks for the seven (7) detached-homes along Greenway Street can be supported by Staff. However the proposed Build-to along Greenway Street is still being discussed with Staff.
- Provide data to ensure required parking is provided; Note on Rezoning Plan indicates apartment unit count will be adjusted (if required) based on mix of units (bedroom count).
- Provide details on how/where roll-out garbage & recycling bins will be handled and located on collection days so as not to impact public streets;
- All outstanding redline comments must be addressed.

PART 7: PUBLIC HEARING COMMENTS

A Public Hearing was held on Monday, October 05, 2020 and was continued to Monday, November 2, 2020 regular Board meeting. The minutes of the first Public Hearing are available at www.huntersville.org. The November 2, 2020 Public Hearing was continued to December 7, 2020. The Hearing on December 7, 2020 was held and approximately 14 individuals spoke during the hearing regarding numerous issues with the plan. Not all comments were against the project, but the majority were. Issues included concern about density of the project, traffic – both on Gilead Road and Old Statesville Road, perceived inconsistency with adopted plans, area used for storm water and tree save. The minutes of the Hearing will be made available on our Town website soon.

PART 8: PLANNING BOARD RECOMMENDATION

Planning Board discussed the CD Rezoning on October 27, 2020, but since the Public Hearing has been held open, they did not make a recommendation. This item will be on the December 15, 2020 Planning Board agenda.

PART 9: ATTACHMENTS/ENCLOSURES

Attachments

A – Rezoning Application.
B – Proposed CD Rezoning Plan – version 4.
C - Neighborhood Meeting Reports from Aug. 26 & Sept. 23, 2020.
D – APF Letter of Determination.
E – CMS Report (12-3-20).
F – Plan UPDATES email from Susan Irvin (10/22/20)
G – Downtown Master Plan Development Analysis.
H – Citizen comments
I – Neighborhood Meeting Report from Oct. 28, 2020.

Town of Huntersville
NORTH CAROLINA

General Application

INCOMPLETE SUBMISSIONS WILL NOT BE ACCEPTED. PLEASE CHECK ALL ITEMS CAREFULLY.

1. Application Type

Please indicate the type of application you are submitting. In addition to the application, the submission process for each application type can be found at https://www.huntersville.org/528/Permits-Process

☐ Change of Use ☐ Commercial Site Plan ■ Conditional Rezoning ☐ General Rezoning ☐ Master Signage Program ☐ Special Use Permit ☐ Revision to Original Project # _____ ☐ Other _____	SUBDIVISION CATEGORIES: Per the Huntersville Subdivision Ordinance ■ Sketch Plan ☐ Preliminary Plan ☐ Final Plat (Includes Minor Subdivision) ☐ Exempt Subdivision ☐ Final Plat Revision ☐ Farmhouse Cluster

2. Project Data

Date of Application: July 1, 2020

Name of Project: Huntersville Town Center Mixed-Use Development Phase # (if subdivision): N/A

Project Address: 109 Gilead Road, Huntersville

Parcel Identification Number(s) (PIN): See Exhibit A

Current Zoning District: See Exhibit A Proposed District (for rezoning only): TC (CD)

Property Size (acres): 9.947 acres Street Frontage (feet): See Exhibit A

Current Land Use: Vacant

Proposed Land Use(s): Non-residential uses, multifamily residential, and single family attached

Is the project within Huntersville's corporate limits?
Yes ☑ No ☐ If no, does the applicant intend to voluntarily annex? _____

3. Description of Request

Explain the nature of this request. If a separate sheet is necessary, please attach to this application.
To accommodate development of a mixed-use project on the site that could contain up to 6,200 SF of non-residential uses, up to 140 multi-family dwelling units, and up to 65 single-family attached dwelling units, as more particularly depicted on the Rezoning Plan.

4. Site Plan Submittals

Consult the particular type of *Review Process* for the application type selected above. These can be found at https://www.huntersville.org/528/Permits-Process.

5. Outside Agency Information

Other agencies may have applications and fees associated with the land development process. The *Review Process* list includes plan documents needed for most town and county reviewing agencies. For major subdivisions, commercial site plans, and rezoning petitions please enclose a copy of the Charlotte-Mecklenburg Utility *Willingness to Serve* letter for the subject property.

6. Applicant

Printed Name NorthState Development, LLC

☐ Corporation ■ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the applicant my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the Board of Commissioners except through sworn testimony at the public hearing. (Applicable if box is checked.)

Signature _____

Title MEMBER Email sseagle@northstatedevelopment.com

Address of Applicant 18825 W. Catawba Ave., Suite 250, Cornelius, NC 28031

7. Property Owner (if different than applicant)

* Printed Name See attached Property Owner signature pages

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the owner my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the Board of Commissioners except through sworn testimony at the public hearing. (Applicable if box is checked.)

Signature _____

Title _____ Email _____

Address of Property Owner _____

* Property owner hereby grants permission to the Town of Huntersville personnel to enter the subject property for any purpose required in processing this application.

Every owner of each parcel included in this application, or the owner (s) duly authorized agent, must sign this application. If signed by an agent on behalf of the Owner, this petition MUST be accompanied by a Limited Power of Attorney signed by the property owner (s) and notarized, specifically authorizing the agent to act on the owner (s) behalf in signing this application. Failure of each owner, or their duly authorized agent, to sign, or failure to include the authority of the agent signed by the property owner, will result in an INVALID APPLICATION. **If additional space is needed for signatures, attach the Town of Huntersville Signature Addendum Form.**

7. Development/Design Firm Contact Information

Development Firm	Name of Contact	Phone	Email
LandDesign	Richard Petersheim	704-333-0325	rpetersheim@landdesign.com
Design Firm	**Name of Contact**	**Phone**	**Email**
BB+M Architecture	Robbie Weast	704-334-1716	rweast@bbm-arch.com

Contact Information

Town of Huntersville	Phone:	704-875-7000
Planning Department	Fax:	704-992-5528
PO Box 664	Physical Address:	105 Gilead Road, Third Floor
Huntersville, NC 28070	Website:	https://www.huntersville.org/228/Planning-Department

Town of Huntersville
NORTH CAROLINA

General Application
Owner/Applicant Signature Addendum

Application Information

Date of Application _____ Application Number _____

Name of Project _____ Phase # (if subdivision) _____

Additional Owners/Applicants: (Signature indicates intent that this page be affixed to Application.)

* ^ Printed Name Town of Huntersville as Owner, not Applicant Phone Number 704-875-6541

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☒ Other: North Carolina Municipality

☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the applicant/owner (circle one) my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the Board of Commissioners except through sworn testimony at the public hearing. (Applicable for Special Use Permits and Subdivisions)

Signature _____ Parcel ID(s): 01711616, 01711617, 01711618, 01711619, 01711627, 01711643, 01711699

Title Town Manager Email aroberts@huntersville.org

Address of Property Owner/Applicant 101 Huntersville-Concord Road, Huntersville, NC 28078

---

* ^ Printed Name _____ Phone Number _____

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the applicant/owner (circle one) my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the Board of Commissioners except through sworn testimony at the public hearing. (Applicable for Special Use Permits and Subdivisions)

Signature _____ Parcel ID(s): _____

Title _____ Email _____

Address of Property Owner/Applicant _____

---

* ^ Printed Name _____ Phone Number _____

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

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Signature _____ Parcel ID(s): _____

Title _____ Email _____

Address of Property Owner/Applicant _____

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Town of Huntersville NORTH CAROLINA

General Application
Owner/Applicant Signature Addendum

Application Information

Date of Application _____ Application Number _____

Name of Project _____ Phase # (if subdivision) _____

Additional Owners/Applicants: (Signature indicates intent that this page be affixed to Application.)

* ^ Printed Name Cecil D. Bradford, III Phone Number 704-576-0513

☐ Corporation ☐Limited Liability Company ☐ Trust ☐ Partnership ☒ Other: Individual

☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the applicant/owner (circle one) my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the Board of Commissioners except through sworn testimony at the public hearing. (Applicable for Special Use Permits and Subdivisions)

Signature _____ Parcel ID(s): 01711625, 01711626, 01711632, 01711633, 01711634, 01711637, 01711638, 01711639

Title _____ Email bbidee@aol.com

Address of Property Owner/Applicant 14601 Huntersville-Concord Road, Huntersville, NC 28078

---

* ^ Printed Name _____ Phone Number _____

☐ Corporation ☐Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

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Signature _____ Parcel ID(s): _____

Title _____ Email _____

Address of Property Owner/Applicant _____

---

* ^ Printed Name _____ Phone Number _____

☐ Corporation ☐Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

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Signature _____ Parcel ID(s): _____

Title _____ Email _____

Address of Property Owner/Applicant _____

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Town of Huntersville
NORTH CAROLINA

General Application
Owner/Applicant Signature Addendum

Application Information

Date of Application _____ Application Number _____

Name of Project _____ Phase # (if subdivision) _____

Additional Owners/Applicants: (Signature indicates intent that this page be affixed to Application.)

* ^ Printed Name Gilead Bowman LLC c/o Nate Bowman Phone Number 704-875-9704

☐ Corporation ☒ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the applicant/owner (circle one) my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the Board of Commissioners except through sworn testimony at the public hearing. (Applicable for Special Use Permits and Subdivisions)

Signature _____ Parcel ID(s): 01711640, 0711801, 0711811

Title MANAGER Email natebowman15@gmail.com

Address of Property Owner/Applicant 13815 Cinnebar Place, Huntersville, NC 28078

---

* ^ Printed Name _____ Phone Number _____

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

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Signature _____ Parcel ID(s): _____

Title _____ Email _____

Address of Property Owner/Applicant _____

---

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Signature _____ Parcel ID(s): _____

Title _____ Email _____

Address of Property Owner/Applicant _____

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Exhibit A to Rezoning Application
Additional Project Data

Project Addresses, Parcel IDs and Current Zoning District

Tax Parcel #017-116-16
Address: N/A
Owner: Town of Huntersville
PO Box 664
Huntersville, NC 28070
Zoning: TC (CD)

Tax Parcel #017-116-17
Address: N/A
Owner: Town of Huntersville
PO Box 664
Huntersville, NC 28070
Zoning: TC (CD)

Tax Parcel #017-116-18
Address: 111 GILEAD RD HUNTERSVILLE NC 28078
Owner: Town of Huntersville
PO Box 664
Huntersville, NC 28070
Zoning: TC (CD)

Tax Parcel #017-116-19
Address: 113 GILEAD RD HUNTERSVILLE NC 28078
Owner: Town of Huntersville
PO Box 664
Huntersville, NC 28070
Zoning: TC (CD)

Tax Parcel #017-116-27
Address: 220 HOLBROOK ST HUNTERSVILLE NC 28078
Owner: Town of Huntersville
PO Box 664
Huntersville, NC 28070
Zoning: TC (CD)

Tax Parcel #017-116-43
Address: N/A
Owner: Town of Huntersville
PO Box 664
Huntersville, NC 28070
Zoning: TC (CD)

Tax Parcel #017-116-99
Address: 109 GILEAD RD HUNTERSVILLE NC 28078
Owner: Town of Huntersville
PO Box 664
Huntersville, NC 28070
Zoning: TC (CD)

Tax Parcel #017-116-25
Address: 310 HOLBROOK ST HUNTERSVILLE NC 28078
Owner: Cecil D. Bradford, III
14610 Huntersville-Concord Road
Huntersville, NC 28078
Zoning: NR

Tax Parcel #017-116-26
Address: 228 HOLBROOK ST HUNTERSVILLE NC 28078
Owner: Cecil D. Bradford, III
14610 Huntersville-Concord Road
Huntersville, NC 28078
Zoning: NR

Tax Parcel #017-116-32
Address: 102 GREENWAY ST HUNTERSVILLE NC 28078
Owner: Cecil D. Bradford, III
14610 Huntersville-Concord Road
Huntersville, NC 28078
Zoning: GR

Tax Parcel #017-116-33
Address: 104 GREENWAY ST HUNTERSVILLE NC 28078
Owner: Cecil D. Bradford, III
14610 Huntersville-Concord Road
Huntersville, NC 28078
Zoning: GR

Tax Parcel #017-116-34
Address: N/A
Owner: Cecil D. Bradford, III
14610 Huntersville-Concord Road
Huntersville, NC 28078
Zoning: GR

Tax Parcel #017-116-37
Address: N/A
Owner: Cecil D. Bradford, III
14610 Huntersville-Concord Road
Huntersville, NC 28078
Zoning: GR

Tax Parcel #017-116-38
Address: 205 HILLCREST DR HUNTERSVILLE NC 28078
Owner: Cecil D. Bradford, III
14610 Huntersville-Concord Road
Huntersville, NC 28078
Zoning: GR

Tax Parcel #017-116-39
Address: 207 HILLCREST DR HUNTERSVILLE NC 28078
Owner: Cecil D. Bradford, III
14610 Huntersville-Concord Road
Huntersville, NC 28078
Zoning: GR

Tax Parcel #017-116-40
Address: N/A
Owner: Gilead Bowman LLC
13815 Cinnabar Place
Huntersville, NC 28078
Zoning: GR

Tax Parcel #017-118-01
Address: N/A
Owner: Gilead Bowman LLC
13815 Cinnabar Place
Huntersville, NC 28078
Zoning: GR

Tax Parcel #017-118-11
Address: 200 GREENWAY ST HUNTERSVILLE NC 28078
Owner: Gilead Bowman LLC
13815 Cinnabar Place
Huntersville, NC 28078
Zoning: GR

Rezoning Site Street Frontage (approximate)

+/- 245 feet of frontage on Gilead Road
+/- 245 feet of frontage on Hillcrest Drive
+/- 379 feet of frontage on Greenway Street

RE-ZONING / SKETCH PLAN

HUNTERSVILLE TOWN CENTER

MIXED- USE DEVELOPMENT

109 GILEAD ROAD, HUNTERSVILLE, NC

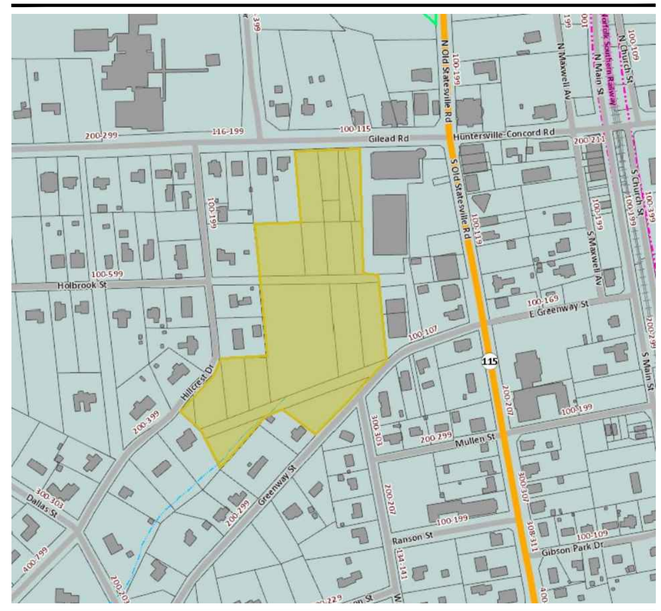
DATE: 11/23/2020

EPM# 411298

CHAPTER INDEX

Sheet Number	Sheet Title
RZ-00	Cover Sheet
RZ-01	Sealed Survey, Tree Survey, and Existing Conditions
RZ-02	Tree Preservation and Canopy
RZ-03	Existing Conditions
RZ-04	Existing Topography Slope Analysis
RZ-05	Adjacent Parcel Zoning Districts
RZ-06	Re-Zoning Site Plan
RZ-07	Re-Zoning Sections
RZ-08	Re-Zoning Sections
RZ-09	Re-Zoning Sections
RZ-10	Re-Zoning Sections
RZ-11	Re-Zoning Grading Plan
RZ-12	Re-Zoning Stormwater-Water Quality Plan
RZ-13	Re-Zoning Storm Pond Enlargement
RZ-14	Conceptual Impervious Area Map
RZ-15	Re-Zoning Notes
RZ-16	Re-Zoning Notes
RZ-17	Architectural Elevations
RZ-18	Architectural Elevations

VICINITY MAP



PROJECT TEAM

OWNER/DEVELOPER
NORTH STATE DEVELOPMENT, LLC
18825 W. CATAWBA AVE
SUITE 250
CORNELIUS, NC, 28031
704.997.8255

LANDSCAPE ARCHITECT
LANDDESIGN
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
CONTACT NAME:

CIVIL ENGINEER
LANDDESIGN
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
CONTACT NAME:

ARCHITECT
STUDIO ARCHITECTS
1000 MARIETTA ST. NW
SUITE 244
ATLANTA, GA 30318
678.705.7904

11/23/2020

11/23/2020

PLANS ISSUED FOR
RE-ZONING PURPOSES ONLY.
NOT ISSUED FOR
CONSTRUCTION

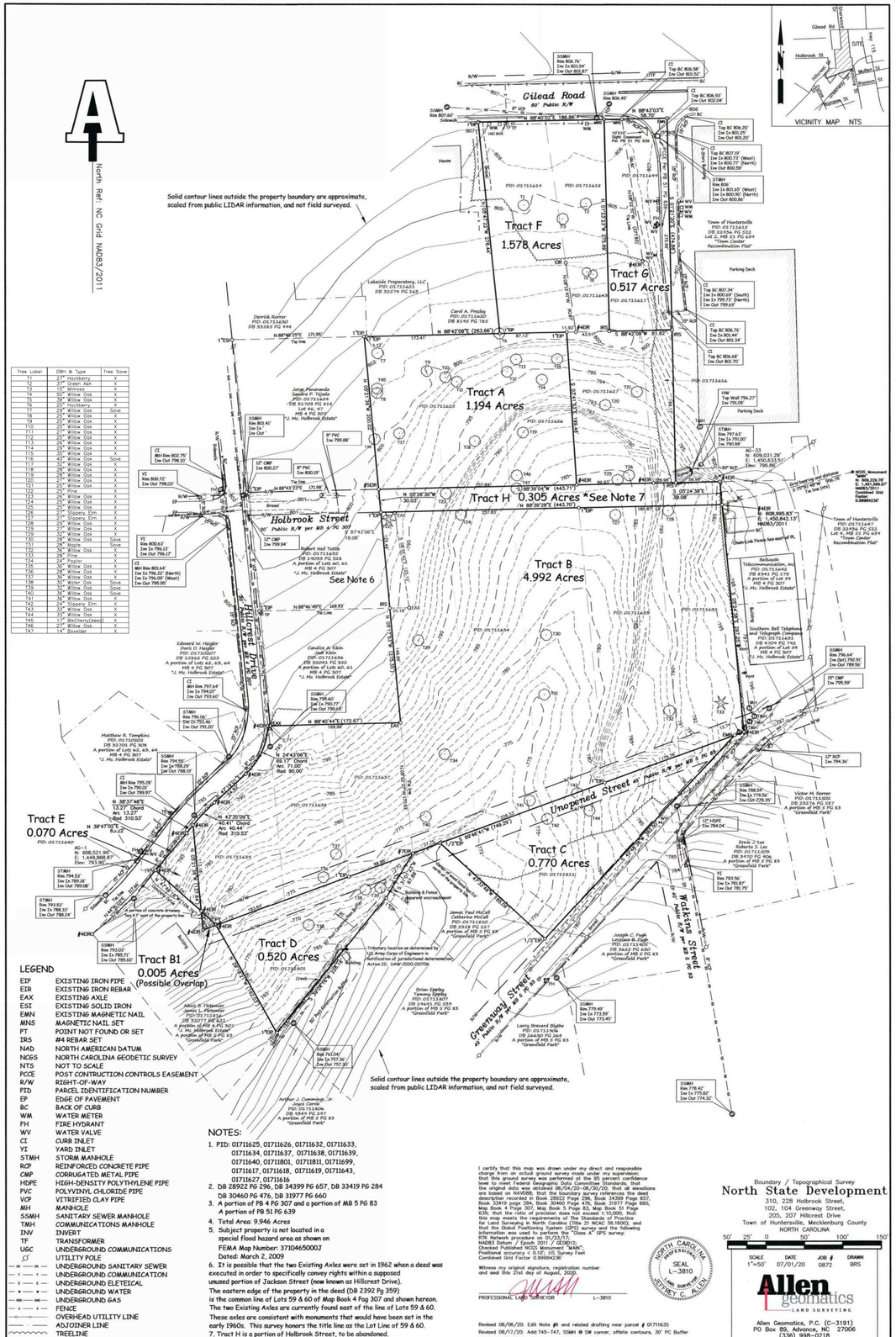
HUNTERSVILLE TOWN CENTER

LD PN 1018017

COVER SHEET

LandDesign.

11/23/2020 10:55 AM CHRIS COOK N:_2018\1018017\CAD\ENTITLEMENTS\1018017_RZN_COVR.DWG



Tree Label	DBH & Type	Tree Save
T1	27" Hackberry	X
T2	33" Green Ash	X
T3	15" Mimosa	X
T4	30" Willow Oak	X
T5	36" Willow Oak	X
T6	29" Hackberry	X
T7	29" Willow Oak	Save
T8	25" Willow Oak	X
T9	25" Willow Oak	X
T10	25" Willow Oak	X
T11	27" Willow Oak	X
T12	25" Willow Oak	X
T13	26" Willow Oak	X
T14	29" Willow Oak	X
T15	40" Willow Oak	Save
T16	40" Willow Oak	Save
T17	32" Willow Oak	X
T18	26" Willow Oak	X
T19	28" Willow Oak	X
T20	27" Willow Oak	X
T21	25" Willow Oak	X
T22	25" Pine	X
T23	26" Willow Oak	X
T24	25" Willow Oak	X
T25	25" Willow Oak	X
T26	25" Slippery Elm	X
T27	25" Slippery Elm	X
T28	27" Willow Oak	X
T29	32" Willow Oak	X
T30	28" Willow Oak	Save
T31	28" Maple	Save
T32	36" Willow Oak	X
T33	28" Pine	X
T34	24" Poplar	X
T35	36" Willow Oak	X
T36	28" Willow Oak	X
T37	36" Willow Oak	X
T38	30" Willow Oak	Save
T39	32" Willow Oak	Save
T40	36" Willow Oak	Save
T41	36" Willow Oak	X
T42	24" Slippery Elm	X
T43	33" Willow Oak	X
T44	33" Willow Oak	X
T45	17" Blackcherry(dead)	X
T46	27" Willow Oak	X
T47	14" Boxelder	X

LEGEND

EIP	EXISTING IRON PIPE
EIR	EXISTING IRON REBAR
EAX	EXISTING AXLE
ESI	EXISTING SOLID IRON
EMN	EXISTING MAGNETIC NAIL
MNS	MAGNETIC NAIL SET
PT	POINT NOT FOUND OR SET
IR5	#4 REBAR SET
NAD	NORTH AMERICAN DATUM
NCGS	NORTH CAROLINA GEODETIC SURVEY
NTS	NOT TO SCALE
PCCE	POST CONTRUCTION CONTROLS EASEMENT
R/W	RIGHT-OF-WAY
PID	PARCEL IDENTIFICATION NUMBER
EP	EDGE OF PAVEMENT
BC	BACK OF CURB
WM	WATER METER
FH	FIRE HYDRANT
WV	WATER VALVE
CI	CURB INLET
YI	YARD INLET
STMH	STORM MANHOLE
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
HDPE	HIGH-DENSITY POLYTHYLENE PIPE
PVC	POLYVINYL CHLORIDE PIPE
VCP	VITRIFIED CLAY PIPE
MH	MANHOLE
SSMH	SANITARY SEWER MANHOLE
TMH	COMMUNICATIONS MANHOLE
INV	INVERT
TF	TRANSFORMER
UGC	UNDERGROUND COMMUNICATIONS
	UTILITY POLE
— SS — SS —	UNDERGROUND SANITARY SEWER
— T — T —	UNDERGROUND COMMUNICATION
— E — E —	UNDERGROUND ELETEICAL
— W — W —	UNDERGROUND WATER
— GS — GS —	UNDERGROUND GAS
— X — X —	FENCE
	OVERHEAD UTILITY LINE
	ADJOINER LINE
	TREELINE

NOTES:

1. PID: 01711625, 01711626, 01711632, 01711633, 01711634, 01711637, 01711638, 01711639, 01711640, 01711801, 01711811, 01711699, 01711617, 01711618, 01711619, 01711643, 01711627, 01711616
2. DB 28922 PG 296, DB 34399 PG 657, DB 33419 PG 284 DB 30460 PG 476, DB 31977 PG 660
3. A portion of PB 4 PG 307 and a portion of MB 5 PG 83 A portion of PB 51 PG 639
4. Total Area: 9.946 Acres
5. Subject property is not located in a special flood hazard area as shown on FEMA Map Number: 3710465000J Dated: March 2, 2009
6. It is possible that the two Existing Axles were set in 1962 when a deed was executed in order to specifically convey rights within a supposed unused portion of Jackson Street (now known as Hillcrest Drive). The eastern edge of the property in the deed (DB 2392 Pg 359) is the common line of Lots 59 & 60 of Map Book 4 Pag 307 and shown hereon. The two Existing Axles are currently found east of the line of Lots 59 & 60. These axles are consistent with monuments that would have been set in the early 1960s. This survey honors the title line as the Lot Line of 59 & 60.
7. Tract H is a portion of Holbrook Street, to be abandoned.

Solid contour lines outside the property boundary are approximate, scaled from public LIDAR information, and not field surveyed.

I certify that this map was drawn under my direct and responsible charge from an actual ground survey made under my supervision; that this ground survey was performed at the 95 percent confidence level to meet Federal Geographic Data Committee Standards; that the original data was obtained 06/04/20–06/30/20; that all elevations are based on NAVD88; that the boundary survey references the deed descriptions and plats of record in Deed Book 2392 Page 359, Book 28922 Page 657, Book 34399 Page 284, Book 30460 Page 476, Book 31977 Page 660, Map Book 4 Page 307, Map Book 5 Page 83, Map Book 51 Page 639; that the ratio of precision does not exceed 1:10,000; that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (Title 21 NCAC 56.1600); and that the Global Positioning System (GPS) survey and the following information was performed to meet the "Class A" GPS survey: RTN Network procedure on 01/23/13 NAD83 Datum / Epoch 2011 / GEOID12; Checked Published NGS Monument "MAN"; Positional accuracy < 0.10'; US Survey Feet Combined Grid Factor 0.99984236'

Witness my original signature, registration number and seal this 21st day of August, 2020.

PROFESSIONAL LAND SURVEYOR L-3810

NORTH CAROLINA PROFESSIONAL SEAL L-3810 LAND SURVEYOR JEFFREY C. ALLEN

Revised 08/06/20: Edit Note #6 and related drafting near parcel # 01711635
Revised 08/17/20: Add T45-T47, SSMH @ SW corner, offsite contours, 30' PC Buffer
Revised 08/21/20: Edit note regarding Wetlands

Boundary / Topographical Survey
North State Development
310, 228 Holbrook Street,
102, 104 Greenway Street,
205, 207 Hillcrest Drive
Town of Huntersville, Mecklenburg County
NORTH CAROLINA

50' 25' 0 50' 100' 150'

SCALE	DATE	JOB #	DRAWN
1"=50'	07/01/20	0872	BRS

Allen geomatics LAND SURVEYING
Allen Geomatics, P.C. (C-3191)
PO Box 89, Advance, NC 27006
(336) 998-0218
www.AllenGeomatics.com

GENERAL NOTE:

1. THE SITE IS LOCATED IN THE MCDOWELL CREEK WATERSHED, MOUNTAIN ISLAND LAKE WATERSHED DISTRICT - PA2

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM
NC ENG. FIRM LICENSE # C-0658

KEY MAP

SEAL

PLANS ISSUED FOR RE-ZONING PURPOSES ONLY. NOT ISSUED FOR CONSTRUCTION

PROJECT

HUNTERSVILLE TOWN CENTER

NORTH STATE DEVELOPMENT, LLC

109 GILEAD ROAD
HUNTERSVILLE, NC

LANDDESIGN PROJ.#
1018017

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE NORTH

VERT:
HORZ: NOT TO SCALE - FOR REFERENCE ONLY

SHEET TITLE

SEALED SURVEY, TREE SURVEY, AND EXISTING CONDITIONS

SHEET NUMBER

RZ-01

ORIGINAL SHEET SIZE: 24" X 36"

CAD SURVEY BASE INFORMATION IS FROM MECKLENBURG COUNTY GIS LIBRARY

TREE PRESERVATION AND CANOPY

HERITAGE TREES:

- NUMBER OF HERITAGE TREES ON-SITE = 0
- NUMBER OF HERITAGE TREES SAVED = N/A
- PERCENTAGE OF HERITAGE TREES REQUIRED TO SAVE = N/A
- PERCENTAGE OF HERITAGE TREES SAVED = N/A

TREE CANOPY

- PERCENTAGE OF SITE COVERED BY TREE CANOPY = ±88%
- PERCENTAGE OF TREE CANOPY PRESERVATION REQUIRED = 0%
- PERCENTAGE OF TREE CANOPY SAVED = ±1%

SPECIMEN TREES:

- NUMBER OF SPECIMEN TREES ON-SITE = 45
- NUMBER OF SPECIMEN TREES SAVED = 1
- PERCENTAGE OF SPECIMEN TREES REQUIRED TO SAVE = 30%
- PERCENTAGE OF SPECIMEN TREES SAVED = 2%
- APPLICANT WILL PROVIDE MITIGATION BASED ON FINAL TREES TO BE SAVED - TO BE DETERMINED

Tree Label	DBH & Type	Tree Save
T1	27" Hackberry	X
T2	37" Green Ash	X
T3	15" Mimosa	X
T4	50" Willow Oak	X
T5	39" Willow Oak	X
T6	25" Hackberry	X
T7	29" Willow Oak	X
T8	25" Willow Oak	X
T9	25" Willow Oak	X
T10	25" Willow Oak	X
T11	27" Willow Oak	X
T12	25" Willow Oak	X
T13	26" Willow Oak	X
T14	29" Willow Oak	X
T15	35" Willow Oak	X
T16	40" Willow Oak	X
T17	32" Willow Oak	X
T18	28" Willow Oak	X
T19	28" Willow Oak	X
T20	27" Willow Oak	X
T21	25" Willow Oak	X
T22	25" Pine	X
T23	26" Willow Oak	X
T24	25" Willow Oak	X
T25	25" Willow Oak	X
T26	27" Slippery Elm	X
T27	27" Slippery Elm	X
T28	29" Willow Oak	X
T29	27" Willow Oak	X
T29	32" Willow Oak	X
T30	28" Willow Oak	X
T31	28" Maple	X
T32	36" Willow Oak	X
T33	28" Pine	X
T34	24" Poplar	X
T35	36" Willow Oak	X
T36	28" Willow Oak	X
T37	36" Willow Oak	X
T38	30" Water Oak	X
T39	32" Willow Oak	X
T40	36" Willow Oak	Save
T41	36" Willow Oak	X
T42	24" Slippery Elm	X
T43	33" Willow Oak	X
T44	33" Willow Oak	X
T45	27" Willow Oak	X

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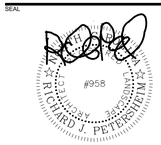
KEY MAP

SEAL



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PROJECT

HUNTERSVILLE TOWN CENTER

NORTH STATE DEVELOPMENT, LLC

109 GILEAD ROAD
HUNTERSVILLE, NC

LANDDESIGN PROJ.#
1018017

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE
VERT:
HORZ: 1" = 60'
0 30 60 120

NORTH

SHEET TITLE
TREE PRESERVATION AND CANOPY

SHEET NUMBER
RZ-02

EXISTING PARCEL OWNER / IDENTIFICATION:

1. PARCEL ID: 01710808
OWNER: PHILLIP MORGAN / COLLEEN MORGAN
2. PARCEL ID: 01710803
OWNER: EVELYN M BURGESS
3. PARCEL ID: 01710811
OWNER: WAYNE H / CAROL D BALLARD
4. PARCEL ID: 01710804
OWNER: WAYNE H BALLARD / CAROL D BALLARD
5. PARCEL ID: 01710807
OWNER: MANSUKHLAL KOTHADIA / VILAS KOTHADIA
6. PARCEL ID: 01710812
OWNER: JMPH PROPERTIES LLC
7. PARCEL ID: 01710806
OWNER: JOSE NOEL CELIS
8. PARCEL ID: 01711623
OWNER: ANN P BERRIER
9. PARCEL ID: 01711622
OWNER: JAMES H MOON / PAMELA P MOON
10. PARCEL ID: 01711630
OWNER: DERRICK RORRER
11. PARCEL ID: 01711624
OWNER: JORGE PENARANDA / SANDRA P TEJADA
12. PARCEL ID: 01711625
OWNER: BRADFORD D III CECIL
13. PARCEL ID: 01711621
OWNER: LAKESIDE PREPARATORY LLC
14. PARCEL ID: 01711620
OWNER: CAROL A PRESLEY
15. PARCEL ID: 01711619
OWNER: TOWN OF HUNTERSVILLE
16. PARCEL ID: 01711626
OWNER: CECIL D III BRADFORD
17. PARCEL ID: 01711627
OWNER: TOWN OF HUNTERSVILLE
18. PARCEL ID: 01711643
OWNER: TOWN OF HUNTERSVILLE
19. PARCEL ID: 01711618
OWNER: TOWN OF HUNTERSVILLE
20. PARCEL ID: 01711617
OWNER: TOWN OF HUNTERSVILLE
21. PARCEL ID: 01711699
OWNER: TOWN OF HUNTERSVILLE
22. PARCEL ID: 01711616
OWNER: TOWN OF HUNTERSVILLE
23. PARCEL ID: 01711615
OWNER: TOWN OF HUNTERSVILLE
24. PARCEL ID: 01711645
OWNER: TOWN OF HUNTERSVILLE
25. PARCEL ID: 01711611
OWNER: TOWN OF HUNTERSVILLE
26. PARCEL ID: 01711606
OWNER: TOWN OF HUNTERSVILLE
27. PARCEL ID: 01711605
OWNER: TOWN OF HUNTERSVILLE
28. PARCEL ID: 01711601
OWNER: SWANSTONE PARTNERS LLC
29. PARCEL ID: 01711603
OWNER: TOWN OF HUNTERSVILLE
30. PARCEL ID: 01711647
OWNER: TOWN OF HUNTERSVILLE
31. PARCEL ID: 01711631
OWNER: SOUTHERN BELL TELEPHONE & TELEGRAPH CO.
32. PARCEL ID: 01711642
OWNER: BELLSOUTH TELECOMMUNICATION INC.
33. PARCEL ID: 01711632
OWNER: CECIL D III BRADFORD
34. PARCEL ID: 01711633
OWNER: CECIL D III BRADFORD
35. PARCEL ID: 01711634
OWNER: CECIL D III BRADFORD
36. PARCEL ID: 01711635
OWNER: ROBERT NEIL TUTTLE
37. PARCEL ID: 01711636
OWNER: CANDICE A KLEIN / JOSH KLEIN
38. PARCEL ID: 01710204
OWNER: COLLEEN REDMOND
39. PARCEL ID: 01710208
OWNER: KATHERINE DAVIS DICKINSON
40. PARCEL ID: 01710201
OWNER: GARY MICHAEL TOMPKINS
41. PARCEL ID: 01710207
OWNER: W EDWARD HAIGLER
42. PARCEL ID: 01710202
OWNER: MATTHEW R TOMPKINS
43. PARCEL ID: 01710205
OWNER: CHURCH TRUSTEES OF HUNTERSVILLE METHODIST
44. PARCEL ID: 01711813
OWNER: KATHRYN K DOUGHTY / OLIVER G H PETERS
45. PARCEL ID: 01711816
OWNER: ALEXIS B FLETEMIER / JAMES L FLETEMIER
46. PARCEL ID: 01711640
OWNER: GILEAD BOWMAN LLC
47. PARCEL ID: 01711639
OWNER: CECIL D III BRADFORD
48. PARCEL ID: 01711638
OWNER: CECIL D III BRADFORD
49. PARCEL ID: 01711637
OWNER: CECIL D III BRADFORD
50. PARCEL ID: 01711801
OWNER: GILEAD BOWMAN LLC
51. PARCEL ID: 01711807
OWNER: BRIAN EPPLEY / TAMMY EPPLEY
52. PARCEL ID: 01711810
OWNER: JAMES PAUL MCCALL / CATHERINE MCCALL
53. PARCEL ID: 01711811
OWNER: GILEAD BOWMAN LLC
54. PARCEL ID: 01711905
OWNER: JOSEPH C PUGH / LOVELACE B PUGH
55. PARCEL ID: 01711906
OWNER: LARRY BREVARD BLYTHE
56. PARCEL ID: 01711904
OWNER: ERNIE J LEE / ROBERTA S LEE
57. PARCEL ID: 01711402
OWNER: THE GATHERING CENTER LLC / BEVERLY SMITH MINISTRIES
58. PARCEL ID: 01711504
OWNER: ERNIE J LEE / ROBERTA S LEE
59. PARCEL ID: 01711505
OWNER: HOLDINGS OAK
60. PARCEL ID: 01711503
OWNER: ERNIE J LEE / ROBERTA S LEE
61. PARCEL ID: 01711502
OWNER: VICTOR M RORRER
62. PARCEL ID: 01711501
OWNER: TERRY F MCKNIGHT / DEBORAH P MCKNIGHT
63. PARCEL ID: 01711510
OWNER: COOPER BELL LLC
64. PARCEL ID: 01711513
OWNER: ANGELO N PONCE / LIVING TRUST ANGELO N PONCE REVOCABLE
65. PARCEL ID: 01711506
OWNER: ARAJO INVESTMNETS LLC
66. PARCEL ID: 01711507
OWNER: TERRY E DEWESE / REBECCA A DEWESE
67. PARCEL ID: 01711405
OWNER: PHYLLIS LYNCH UNDERHILL
68. PARCEL ID: 01711404
OWNER: CHARLES H IV WELLS / REBECCA DICKINSON WELLS
69. PARCEL ID: 01904402
OWNER: DOROTHY B FLORENTINE / TRUST DOROTHY B FLORENTINE FAMILY LEGACY
70. PARCEL ID: 01904401
OWNER: DOROTHY B CANADAY
71. PARCEL ID: 01904304
OWNER: CHURCH HUNTERSVILLE PRESBYTERIAN
72. PARCEL ID: 01904303
OWNER: CHURCH HUNTERSVILLE PRESBYTERIAN
73. PARCEL ID: 01904220
OWNER: JAMES RITCHIE DAVIS / JENNIFER DAVIS
74. PARCEL ID: 01904211
OWNER: RENE W SMALL
75. PARCEL ID: 01904213
OWNER: SIDNEY V JR BOONE / TAMLA M BOONE
76. PARCEL ID: 01904210
OWNER: LEMUEL J GARDNER / BRENDA J GARDNER
77. PARCEL ID: 01904209
OWNER: LEMUEL J GARDNER / BRENDA J GARDNER
78. PARCEL ID: 01904214
OWNER: JACKIE CURRANT / GINA MICHELLE STEWART
79. PARCEL ID: 01904215
OWNER: LAYTON P HOLSINGER / JAN W HOLSINGER
80. PARCEL ID: 01904208
OWNER: LAYTON P HOLSINGER / JAN W HOLSINGER
81. PARCEL ID: 01904222
OWNER: LAYTON P HOLSINGER / JAN W HOLSINGER
82. PARCEL ID: 01904206
OWNER: TOWN OF HUNTERSVILLE
83. PARCEL ID: 01904216
OWNER: CHARLES S GUIGNARD
84. PARCEL ID: 01904217
OWNER: CHARLES S GUIGNARD
85. PARCEL ID: 01904205
OWNER: CHARLES S GUIGNARD
86. PARCEL ID: 01904204
OWNER: CHARLES S GUIGNARD
87. PARCEL ID: 01904203
OWNER: CHARLES S GUIGNARD
88. PARCEL ID: 01904201
OWNER: CHARLES S GUIGNARD
89. PARCEL ID: 01904218
OWNER: CHARLES S GUIGNARD
90. PARCEL ID: 01904219
OWNER: CYNDEE PROPERTIES LLLP
91. PARCEL ID: 01903117
OWNER: AMANI S TADROSS / RAFIK M HANNA
92. PARCEL ID: 01903116
OWNER: TOWN OF HUNTERSVILLE
93. PARCEL ID: 01903115
OWNER: TOWN OF HUNTERSVILLE
94. PARCEL ID: 01712212
OWNER: CASHION PROPERTIES LLC
95. PARCEL ID: 01712211
OWNER: TOWN OF HUNTERSVILLE
96. PARCEL ID: 01712210
OWNER: TOWN OF HUNTERSVILLE
97. PARCEL ID: 01712245
OWNER: TOWN OF HUNTERSVILLE
98. PARCEL ID: 01712208
OWNER: MARTHA M RAWDON / FRANCES M GARNER / LARRY W GARNER
99. PARCEL ID: 01712207
OWNER: GERALD L INGALLS / RACHEL H INGALLS
100. PARCEL ID: 01712113
OWNER: MECKLENBURG BOARD OF EDUCATION CHARLOTTE

LandDesign.
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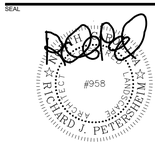
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM
NC ENG. FIRM LICENSE # C-0658

KEY MAP

SEAL



11/23/2020

PLANS ISSUED FOR RE-ZONING PURPOSES ONLY. NOT ISSUED FOR CONSTRUCTION

PROJECT

HUNTERSVILLE TOWN CENTER

NORTH STATE DEVELOPMENT, LLC

109 GILEAD ROAD
HUNTERSVILLE, NC

LANDDESIGN PROJ.# 1018017

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE

VERT:
HORZ: 1" = 60'

0 30 60 120

NORTH

SHEET TITLE

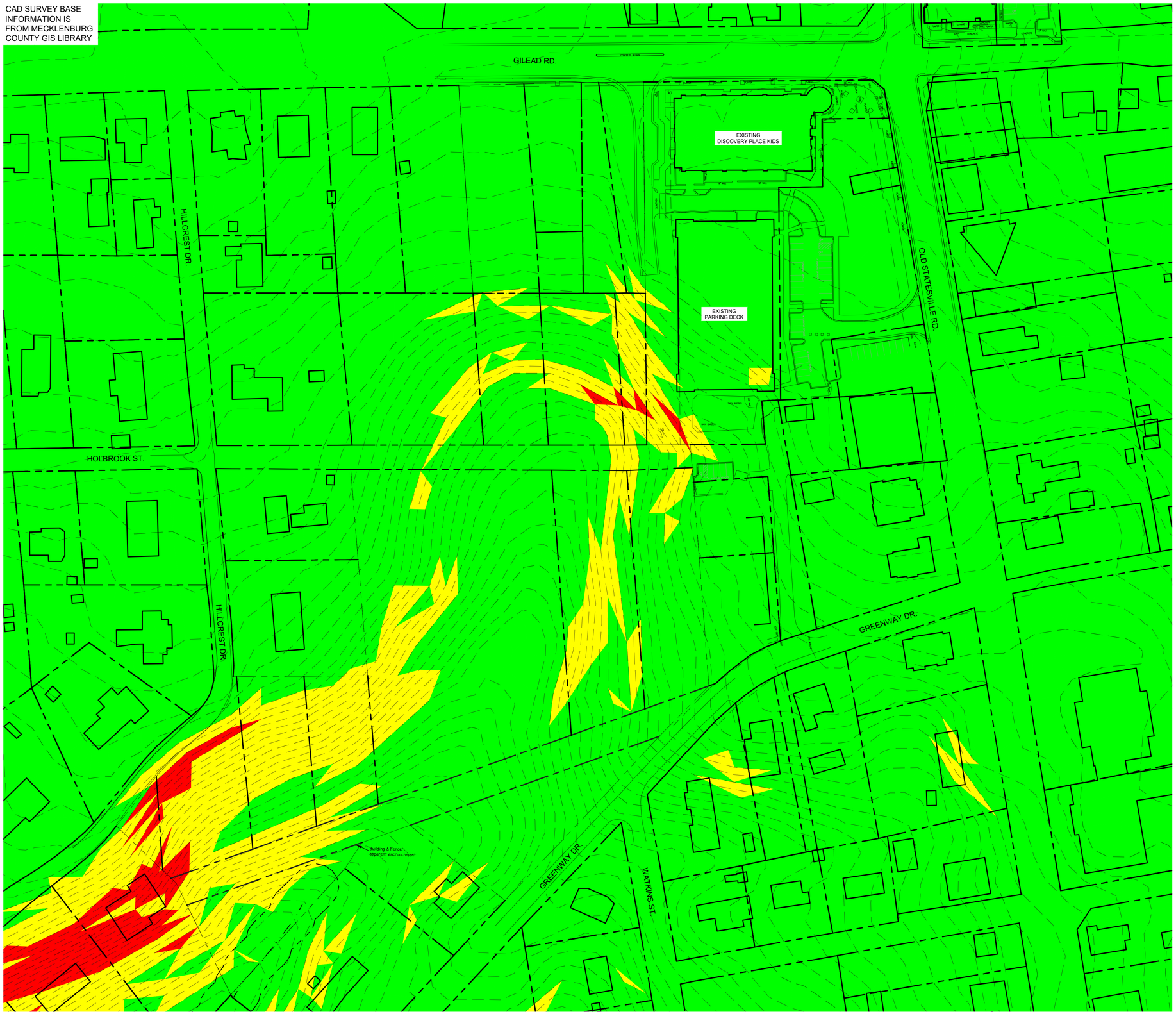
EXISTING CONDITIONS

SHEET NUMBER

RZ-03

ORIGINAL SHEET SIZE: 24" X 36"

CAD SURVEY BASE INFORMATION IS FROM MECKLENBURG COUNTY GIS LIBRARY



Slope Analysis Legend			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	10.00%	
2	10.00%	15.00%	
3	15.00%	25.00%	
4	25.00%	33.01%	

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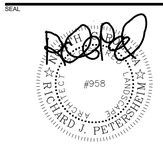
KEY MAP

SEAL



11/23/2020

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HUNTERSVILLE TOWN CENTER

NORTH STATE DEVELOPMENT, LLC

109 GILEAD ROAD
HUNTERSVILLE, NC

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REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE

NORTH

VERT:
HORZ: 1" = 60'

0 30 60 120

SHEET TITLE

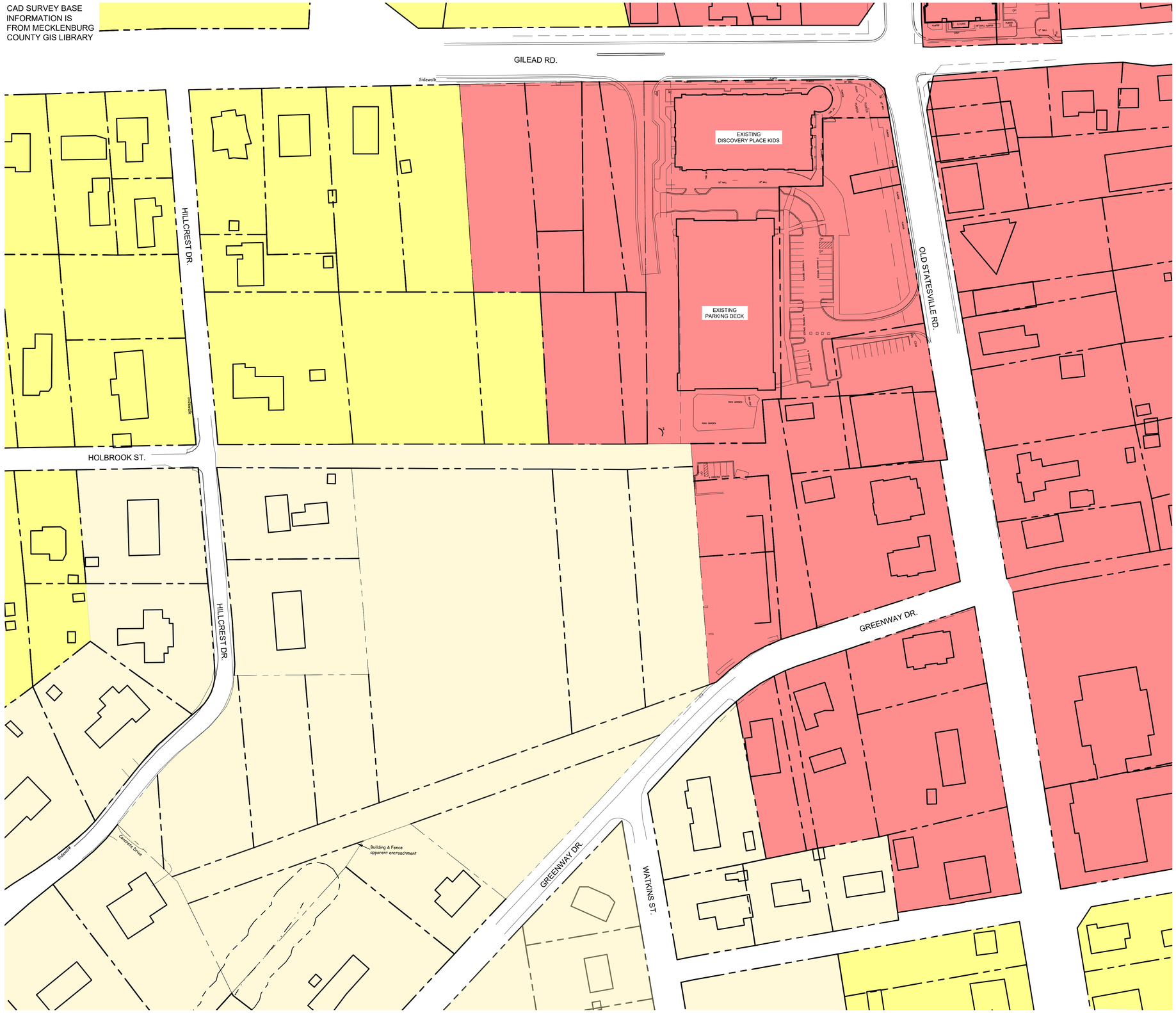
EXISTING TOPOGRAPHY SLOPE ANALYSIS

SHEET NUMBER

RZ-04

ORIGINAL SHEET SIZE: 24" X 36"

CAD SURVEY BASE INFORMATION IS FROM MECKLENBURG COUNTY GIS LIBRARY



ZONING LEGEND

- GENERAL RESIDENTIAL (GR)
- NEIGHBORHOOD RESIDENTIAL (NR)
- TOWN CENTER (TC)

LandDesign.

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CHARLOTTE, NC 28202
704.333.0325
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NC ENG. FIRM LICENSE # C-0658

KEY MAP

SEAL

#958
RICHARD J. PETERSEN
11/23/2020

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NORTH STATE DEVELOPMENT, LLC

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HUNTERSVILLE, NC

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REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE

VERT:
HORZ: 1" = 60'

0 30 60 120

NORTH

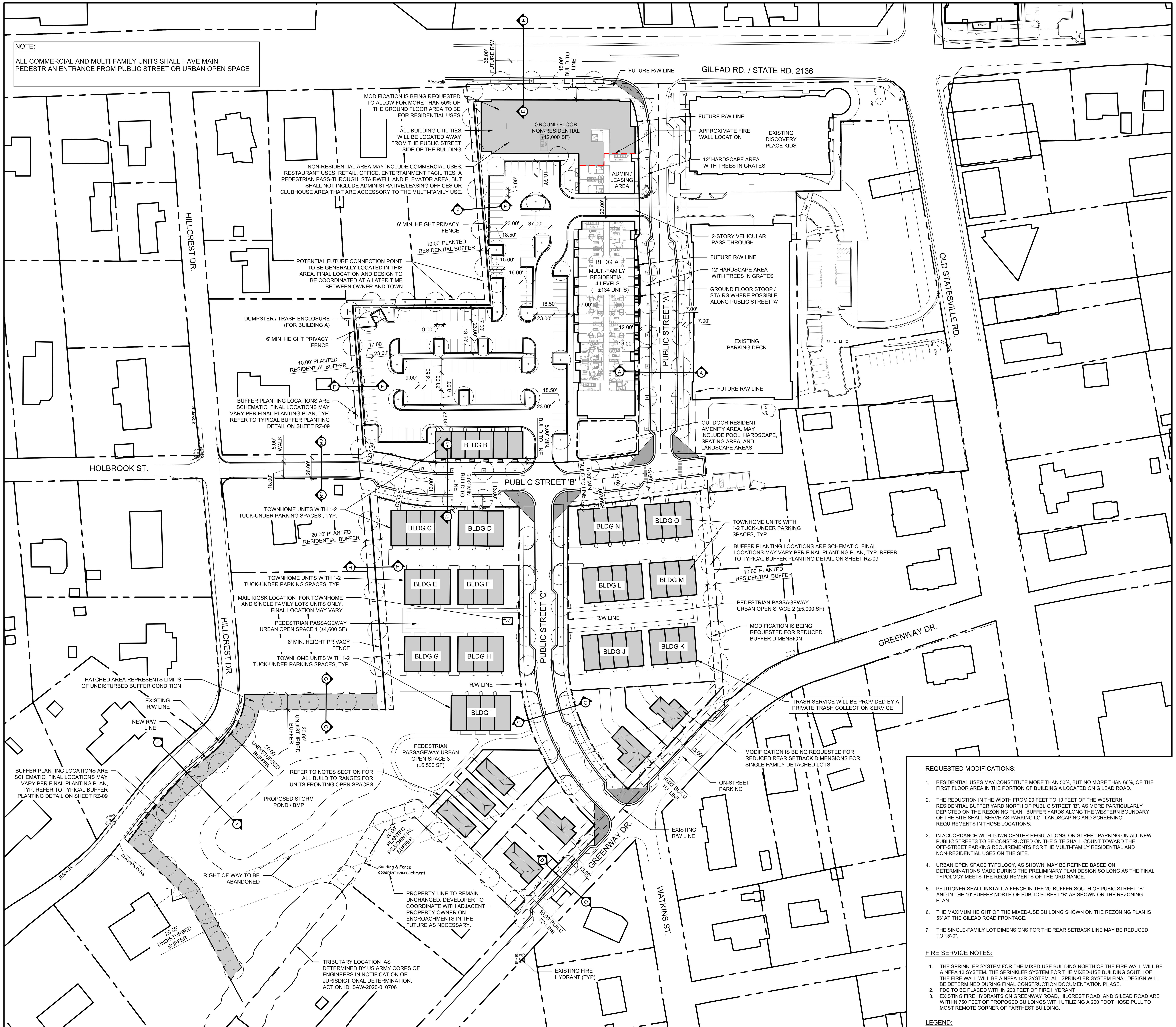
SHEET TITLE

ADJACENT PARCEL ZONING DISTRICTS

SHEET NUMBER

RZ-05

ORIGINAL SHEET SIZE: 24" X 36"



REQUESTED MODIFICATIONS:

1. RESIDENTIAL USES MAY CONSTITUTE MORE THAN 50%, BUT NO MORE THAN 66%, OF THE FIRST FLOOR AREA IN THE PORTION OF BUILDING A LOCATED ON GILEAD ROAD.
2. THE REDUCTION IN THE WIDTH FROM 20 FEET TO 10 FEET OF THE WESTERN RESIDENTIAL BUFFER YARD NORTH OF PUBLIC STREET "B", AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN. BUFFER YARDS ALONG THE WESTERN BOUNDARY OF THE SITE SHALL SERVE AS PARKING LOT LANDSCAPING AND SCREENING REQUIREMENTS IN THOSE LOCATIONS.
3. IN ACCORDANCE WITH TOWN CENTER REGULATIONS, ON-STREET PARKING ON ALL NEW PUBLIC STREETS TO BE CONSTRUCTED ON THE SITE SHALL COUNT TOWARD THE OFF-STREET PARKING REQUIREMENTS FOR THE MULTI-FAMILY RESIDENTIAL AND NON-RESIDENTIAL USES ON THE SITE.
4. URBAN OPEN SPACE TYPOLOGY, AS SHOWN, MAY BE REFINED BASED ON DETERMINATIONS MADE DURING THE PRELIMINARY PLAN DESIGN SO LONG AS THE FINAL TYPOLOGY MEETS THE REQUIREMENTS OF THE ORDINANCE.
5. PETITIONER SHALL INSTALL A FENCE IN THE 20' BUFFER SOUTH OF PUBIC STREET "B" AND IN THE 10' BUFFER NORTH OF PUBLIC STREET "B" AS SHOWN ON THE REZONING PLAN.
6. THE MAXIMUM HEIGHT OF THE MIXED-USE BUILDING SHOWN ON THE REZONING PLAN IS 53' AT THE GILEAD ROAD FRONTAGE.
7. THE SINGLE-FAMILY LOT DIMENSIONS FOR THE REAR SETBACK LINE MAY BE REDUCED TO 15'-0".

FIRE SERVICE NOTES:

1. THE SPRINKLER SYSTEM FOR THE MIXED-USE BUILDING NORTH OF THE FIRE WALL WILL BE A NFPA 13 SYSTEM. THE SPRINKLER SYSTEM FOR THE MIXED-USE BUILDING SOUTH OF THE FIRE WALL WILL BE A NFPA 13R SYSTEM. ALL SPRINKLER SYSTEM FINAL DESIGN WILL BE DETERMINED DURING FINAL CONSTRUCTION DOCUMENTATION PHASE.
2. FDC TO BE PLACED WITHIN 200 FEET OF FIRE HYDRANT
3. EXISTING FIRE HYDRANTS ON GREENWAY ROAD, HILCREST ROAD, AND GILEAD ROAD ARE WITHIN 750 FEET OF PROPOSED BUILDINGS WITH UTILIZING A 200 FOOT HOSE PULL TO MOST REMOTE CORNER OF FARTHEST BUILDING.

LEGEND:

EXISTING FIRE HYDRANT

SITE DEVELOPMENT DATA:

TOTAL SITE AREA =	9.947
EXISTING ZONING DISTRICTS	TOWN CENTER / NEIGHBORHOOD RESIDENTIAL / GENERAL RESIDENTIAL
PROPOSED ZONING DISTRICT	TOWN CENTER - CONDITIONAL DISTRICT (TC-CD)

TOTAL LOT COUNT:

MULTI-FAMILY LOTS =	1
TOWNHOME LOTS =	50
SINGLE FAMILY LOTS =	7
TOTAL LOTS =	58

TOTAL NUMBER OF DWELLINGS:

MULTI-FAMILY DWELLINGS =	134 TOTAL UNITS (MAX)
TOWNHOME UNITS =	50 TOTAL UNITS (MAX)
SINGLE FAMILY UNITS =	7
TOTAL DWELLING UNITS =	191 TOTAL UNITS (MIX OF DWELLING TYPES MAY VARY - NOT TO EXCEED 191 TOTAL UNITS)

MULTI-FAMILY UNITS (APARTMENT BUILDING TYPE):

TOTAL MULTI-FAMILY UNITS =	134 TOTAL UNITS (UNIT MIX MAY VARY - NOT TO EXCEED 134 UNITS) (TOTAL NUMBER OF UNITS MAY BE REDUCED TO ACCOMMODATE FINAL PARKING REQUIREMENTS PER THE ORDINANCE)
MULTI-FAMILY PARKING REQUIRED =	142 PARKING SPACES (MAY VARY DEPENDING ON FINAL UNIT COUNT AND MIX)
MULTI-FAMILY PARKING PROVIDED =	142 PARKING SPACES

NON-RESIDENTIAL USES (APARTMENT BUILDING TYPE):

TOTAL NON-RESIDENTIAL AREA =	12,000 SF (±34%)
NON-RESIDENTIAL PARKING REQUIRED =	1 SPACE / 500 SF = 24 PARKING SPACES
NON-RESIDENTIAL PARKING PROVIDED =	24 PARKING SPACES
TOTAL PARKING REQUIRED = (FOR MULTI-FAMILY LOT)	166 PARKING SPACES (MAY VARY DEPENDING ON FINAL UNIT COUNT AND MIX OF MULTI-FAMILY UNITS)
TOTAL PARKING PROVIDED = (FOR MULTI-FAMILY LOT)	166 PARKING SPACES (FINAL PARKING COUNTS SHALL MEET OR EXCEED THE AMOUNT REQUIRED PER THE TOWN OF HUNTERSVILLE ORDINANCE)

TOWNHOME UNITS (ATTACHED HOUSE BUILDING TYPE):

TOTAL TOWNHOME UNITS =	50 TOWNHOME UNITS (MAX)
TOWNHOME PARKING REQUIRED =	1.5 SPACES / UNIT = 75 PARKING SPACES (MAY VARY DEPENDING ON FINAL UNIT COUNT AND MIX)
TOWNHOME PARKING PROVIDED =	98 PARKING SPACES (FINAL PARKING COUNTS SHALL MEET OR EXCEED THE AMOUNT REQUIRED PER THE TOWN OF HUNTERSVILLE ORDINANCE)

ON-STREET PARKING (GREENWAY ST.):

ON-STREET PARKING SPACES =	10 PARKING SPACES
TOTAL SITE PARKING REQUIRED =	**241 PARKING SPACES**
TOTAL SITE PARKING PROVIDED =	**274 PARKING SPACES**

PROPOSED ROAD MAINTENANCE RESPONSIBILITIES

- PUBLIC STREET 'A' =	PUBLIC STREET MAINTAINED BY TOWN OF HUNTERSVILLE
- PUBLIC STREET 'B' =	PUBLIC STREET MAINTAINED BY TOWN OF HUNTERSVILLE
- PUBLIC STREET 'C' =	PUBLIC STREET MAINTAINED BY TOWN OF HUNTERSVILLE

SITE IMPERVIOUS %

TOTAL SITE AREA =	±433,291 SF (9.95 AC)
TOTAL SITE IMPERVIOUS =	±249,611 SF (±5.73 AC)
TOTAL PERCENT IMPERVIOUS (ON THIS PLAN) =	±58% (FINAL AMOUNT WILL VARY DEPENDING ON FINAL DESIGN. PERCENTAGE NOT TO EXCEED 70% MAX. PER ORDINANCE)
PERCENTAGE OF OF IMPERVIOUS ALLOWED =	70% MAX (HIGH DENSITY OPTION, MOUNTAIN ISLAND LAKE WATERSHED PROTECTED AREA 2 (PA-2))

BUILDING TYPE SIDEYARD AND BUILD-TO LINE DIMENSIONS

- APARTMENT TYPE = (1 LOT)	SIDE YARD: 8' MIN. BUILD TO: 0'- 0" MIN - ±14'- 6" MAX.
- ATTACHED HOUSE TYPE (AT STREET R/W) = (20 TOTAL LOTS)	SIDEYARD: 0'-0" MIN. - ±20'-0" MAX. BUILD TO: ±5'- 0" MIN - ±13'-0" MAX.
- ATTACHED HOUSE TYPE (AT OPEN SPACE) = (30 TOTAL LOTS)	SIDEYARD: 0'-0" MIN. - ±27'-0" MAX. BUILD TO: 5'- 0"
- SINGLE FAMILY DETACHED TYPE = (7 TOTAL LOTS)	SIDEYARD: 5'-0" MIN. - ±51'-0" MAX. BUILD TO: 10'-0" REAR SETBACK: 15'-0" MIN.

OPEN SPACE SUMMARY:

**ALL OPEN SPACE AREAS SHALL INCORPORATE FIXTURES SUCH AS (BUT NOT LIMITED TO) FOUNTAINS, BENCHES, LANDSCAPE MATERIALS, SCULPTURES, AND OTHER DECORATIVE ELEMENTS PER THE ORDINANCE REQUIREMENTS.

1. PEDESTRIAN PASSAGEWAY 1 = ±4,600 SF
2. PEDESTRIAN PASSAGEWAY 2 = ±5,000 SF
3. PEDESTRIAN PASSAGEWAY 3 = ±6,500 SF

GENERAL NOTES:

1. THIS DEVELOPMENT FALLS WITHIN THE 1/4 MILE DISTANCE TO A RAIL TRANSIT STATION AS CALLED OUT IN THE ORDINANCE (ARTICLE 3.2.6 SECTION D) WHICH ALLOWS FOR MORE THAN 30% ATTACHED UNITS
2. ALL BUILDINGS WILL FRONT EITHER THE PUBLIC STREET OR AN URBAN OPEN SPACE AREA
3. FINAL ADDRESS VERIFICATION LETTER IS FORTHCOMING. LETTER TO BE SUBMITTED AFTER COORDINATION TAKES PLACE BETWEEN THE TOWN OF HUNTERSVILLE AND MECKLENBURG COUNTY TO RESOLVE THE NAMING AND ADDRESSING FOR THE PORTION OF HOLBROOK STREET LOCATED ON THIS SITE.
4. ALL DEVELOPMENT AND CONSTRUCTION SHALL COMPLY WITH ALL ZONING AND SUBDIVISION STANDARDS OF THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, AND NCDOT, AS APPLICABLE.
5. THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND / OR RIGHT-OF-WAY OF RECORD.
6. ALL AREAS DESIGNATED AS COMMON AND / OR URBAN OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND DEDICATED FOR PERPETUITY.
7. ACCESS (INGRESS / EGRESS) LOCATION AND DESIGN SHOWN ON THIS SKETCH PLAN ARE SUBJECT TO ACHIEVING VERTICAL AND HORIZONTAL SIGH DISTANCES, TURN LANE IMPROVEMENTS (INCLUDING) RIGHT-OF-WAY AND INTERSECTION WITH ADJACENT AND OPPOSING ACCESS POINTS. MODIFICATIONS TO PLAN MAY RESULT.
8. LARGE MATURING TREES WILL BE PLANTED 40'-0" O.C. WITHIN THE REQUIRED PLANTING STRIP ALONG ALL STREETS. SMALL MATURING TREES ARE TO BE USED WHERE OVERHEAD POWER LINES EXIST.
9. PROPOSED GARBAGE PICK-UP SHALL BE PROVIDED BY A PRIVATE TRASH SERVICE. ALL GARBAGE PICK-UP REQUIREMENTS SHALL BE LAID AND ENFORCED THROUGH FUTURE HOA DOCUMENTS.
10. ALL MAIL DELIVERY FOR BUILDING 'A' WILL HANDLED VIA A MAIL ROOM LOCATED INSIDE THE BUILDING. ALL MAIL DELIVERY FOR THE TOWNHOME UNITS AND SINGLE FAMILY DETACHED LOTS WILL BE HANDLED BY A CENTRALLY LOCATED MAIL KIOSK.
11. NOTE ARTICLE 8.16.1 AND 2 OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE ONLY IF THE SUBDIVISION IS RESIDENTIAL.
12. DIRECT ACCESS FROM LOTS TO A THOROUGHFARE IS PROHIBITED.
13. LOTS SUBJECT TO FLOODING SHOULD NOT BE ESTABLISHED IN SUBDIVISIONS EXCEPT AS PROVIDED IN SECTION 7.280
14. ANY CONSTRUCTION OR USE WITHIN THE AREAS DELINEATED BY FLOODWAY FRINGE DISTRICT BOUNDARY LINE AND FLOODWAY DISTRICT ENCROACHMENT LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY FLOODWAY REGULATIONS.
15. BUILD-TO LINE (DEFINITION): A LINE EXTENDING THROUGH A LOT WHICH IS GENERALLY PARALLEL TO THE FRONT PROPERTY LINE AND MARKS THE LOCATION FROM WHICH THE PRINCIPLE VERTICAL PLANE OF THE FRONT BUILDING ELEVATION, EXCLUSIVE OF PORCHES, BAY WINDOWS AND SIMILAR APPURTENANCES, MUST BE ERECTED; INTENDED TO CREATE AN EVEN BUILDING FACADE LINE ON A STREET. THE BUILD-TO LINE IS ESTABLISHED ON THE RECORD PLAT (FINAL PLAT).

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KEY MAP

SEAL

RICHARD J. PETERSHEIM #958 LANDSCAPE ARCHITECT

11/23/2020

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PROJECT

HUNTERSVILLE TOWN CENTER

NORTH STATE DEVELOPMENT, LLC

109 GILEAD ROAD
HUNTERSVILLE, NC

LANDDESIGN PROJ.# 1018017

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE
VERT:
HORZ: 1" = 60'
0 30 60 120

NORTH

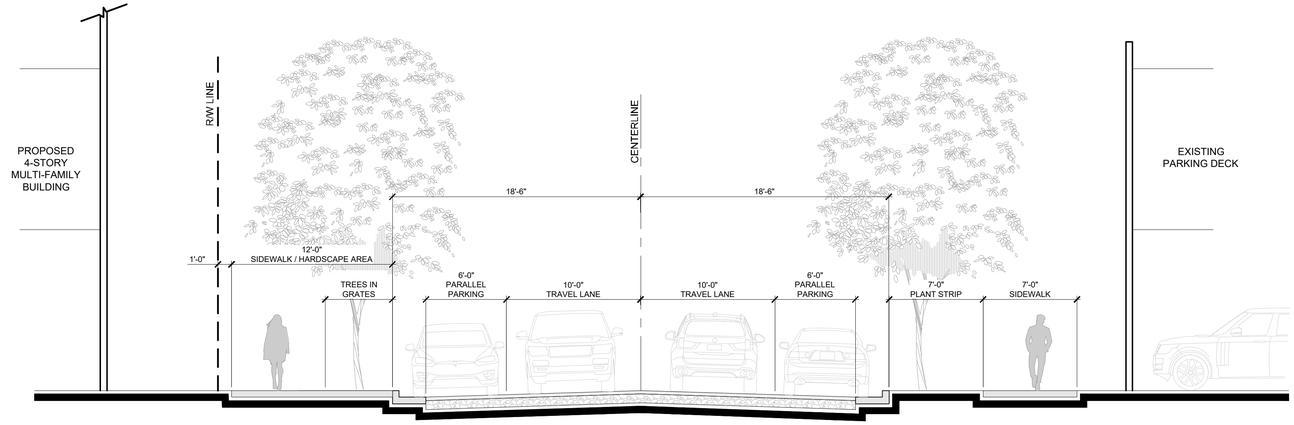
SHEET TITLE

RE-ZONING SITE PLAN

SHEET NUMBER

RZ-06

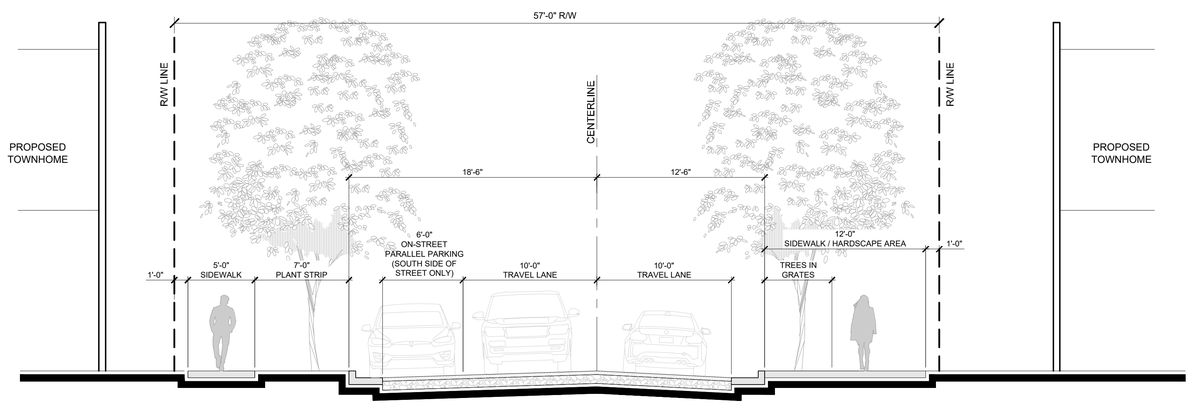
ORIGINAL SHEET SIZE: 24" X 36"



01 SECTION A - PUBLIC STREET 'A'

RESIDENTIAL LOCAL STREET - PARKING ON ONE SIDE OF STREET TYPICAL SECTION

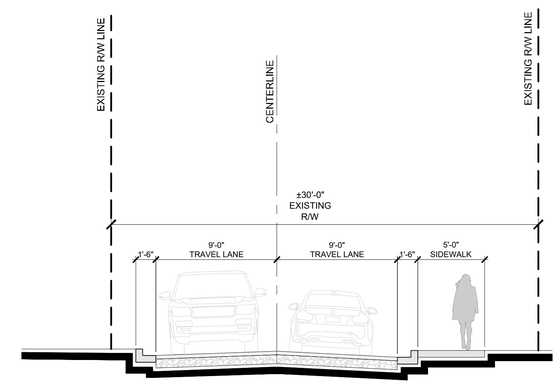
3/16" = 1'-0"



02 SECTION B1 - PUBLIC STREET 'B'

RESIDENTIAL LOCAL STREET - PARKING ON ONE SIDE OF STREET TYPICAL SECTION - DETAIL 200.2

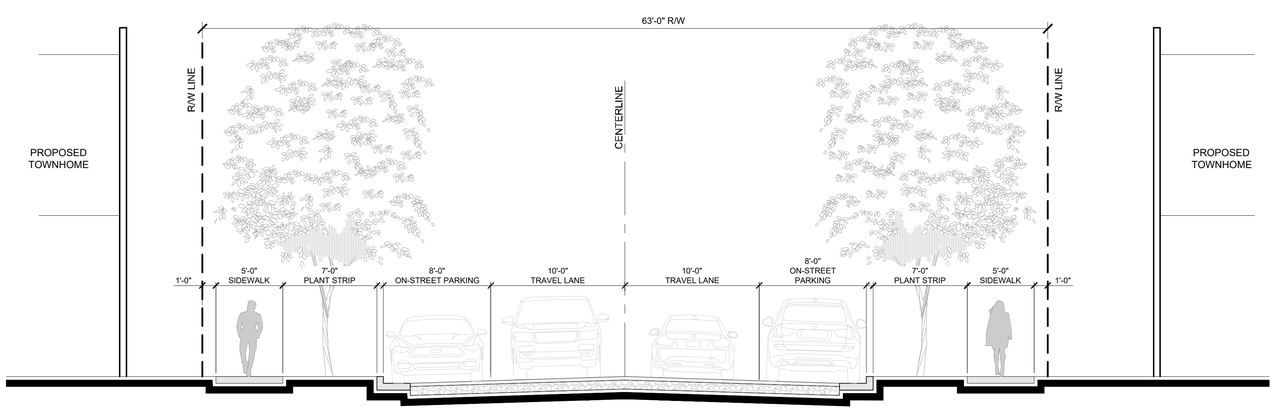
3/16" = 1'-0"



03 SECTION B2 - PUBLIC STREET 'B'

RESIDENTIAL LOCAL STREET

3/16" = 1'-0"



04 SECTION C - PUBLIC STREET 'C'

RESIDENTIAL LOCAL STREET - PARKING ON BOTH SIDES OF STREET TYPICAL SECTION

3/16" = 1'-0"

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KEY MAP

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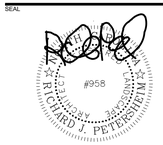

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CHECKED BY:

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VERT:
HORZ: AS NOTED

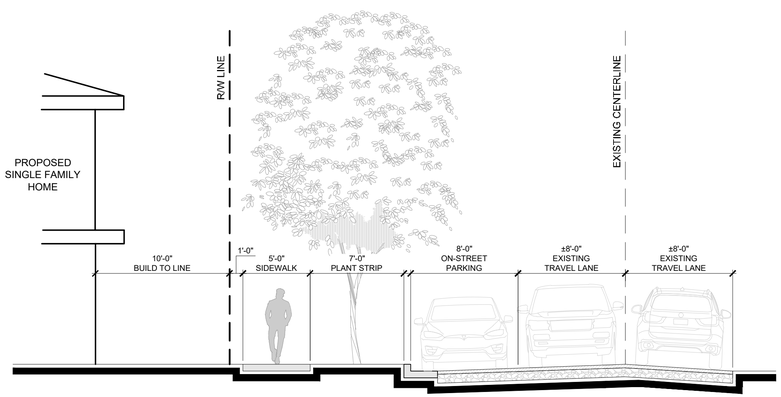
SHEET TITLE

RE-ZONING SECTIONS

SHEET NUMBER

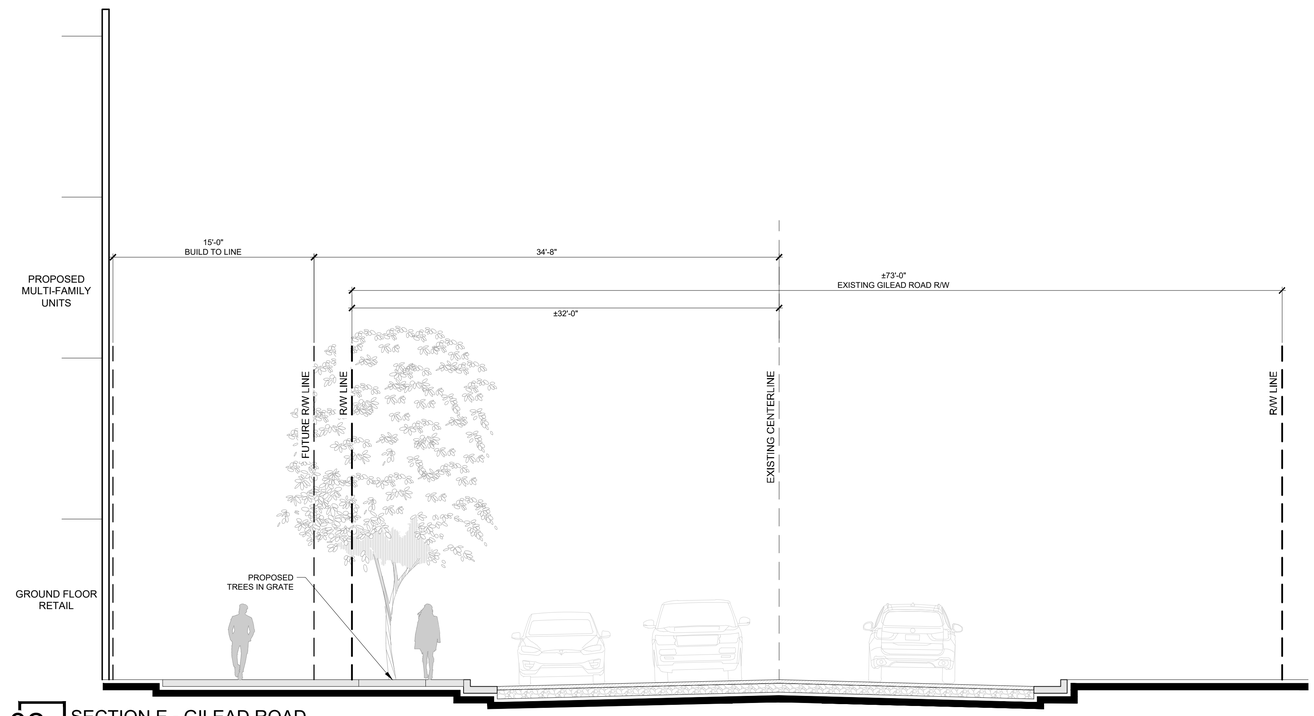
RZ-07

ORIGINAL SHEET SIZE: 24" X 36"



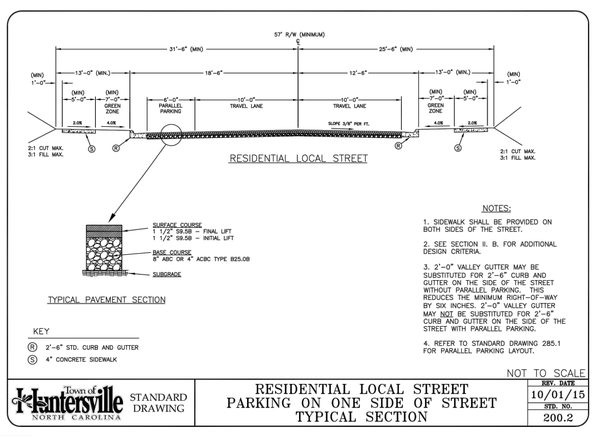
01 SECTION D - GREENWAY DRIVE

3/16" = 1'-0"



02 SECTION E - GILEAD ROAD

3/16" = 1'-0"



03 RESIDENTIAL LOCAL STREET TYPICAL SECTION

NOT TO SCALE

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KEY MAP

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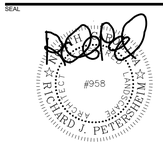

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REVISION / ISSUANCE

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CHECKED BY:

SCALE NORTH

VERT:
HORZ: AS NOTED

SHEET TITLE

RE-ZONING SECTIONS

SHEET NUMBER

RZ-08

11/20/2020 9:15 AM C:\BIM\BIS\CODKN-N3\2018\1018017\KZ\CADENTITLEMENTS\1018017 | RZ\RZ-SECTIONS.DWG

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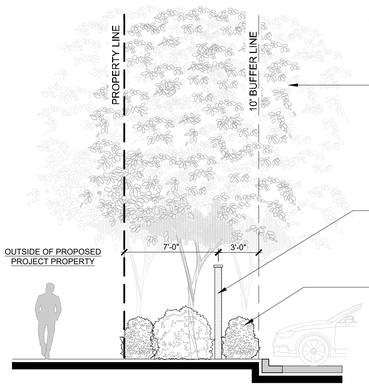


GENERAL NOTES:

1. FINAL PLANT SPECIES AND SELECTION MAY VARY. FINAL DESIGN AND SELECTION OF ALL BUFFER LANDSCAPE PLANTING TO HAPPEN DURING CONSTRUCTION DOCUMENTATION PHASE OF PROJECT.

ALL PROPOSED BUFFER TREES SHALL BE PLANTED ACCORDING TO ORDINANCE REQUIREMENTS:

- 3 TREES PER 1,000 SF OF BUFFER AREA
- 25% LARGE MATURING TREES
- 25% SMALL MATURING TREES
- 25% EVERGREEN TREES
- TREES TO BE MIN. 2" CAL. AND 8'-0"-10'-0" TALL AT TIME OF PLANTING

6'-0" MIN. HEIGHT PRIVACY FENCE

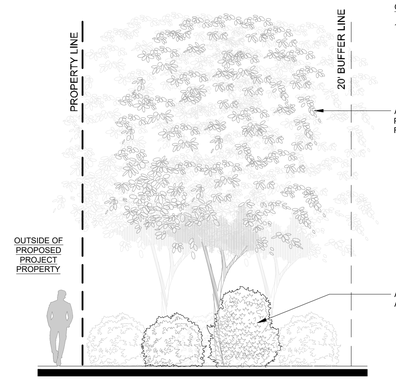
INSIDE OF PROPOSED PROJECT PROPERTY

ALL PROPOSED BUFFER SHRUBS SHALL BE PLANTED ACCORDING TO ORDINANCE REQUIREMENTS:

- 10 SHRUBS PER 1,000 SF OF BUFFER AREA
- 100% EVERGREEN SHRUBS
- SHRUBS SHALL BE PLANTED AT MIN. HEIGHT OF 3'-0" AT INSTALLATION AND EXPECTED TO REACH 6'-0" AT MATURITY

01 SECTION F - TYPICAL 10' PLANTED RESIDENTIAL BUFFER W/ FENCE

PLANTED RESIDENTIAL TYPE BUFFER 3/16" = 1'-0"



GENERAL NOTES:

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- TREES TO BE MIN. 2" CAL. AND 8'-0"-10'-0" TALL AT TIME OF PLANTING

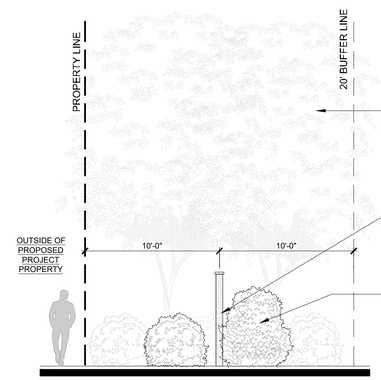
INSIDE OF PROPOSED PROJECT PROPERTY

ALL PROPOSED BUFFER SHRUBS SHALL BE PLANTED ACCORDING TO ORDINANCE REQUIREMENTS:

- 10 SHRUBS PER 1,000 SF OF BUFFER AREA
- 100% EVERGREEN SHRUBS
- SHRUBS SHALL BE PLANTED AT MIN. HEIGHT OF 3'-0" AT INSTALLATION AND EXPECTED TO REACH 6'-0" AT MATURITY

02 SECTION G - TYPICAL 20' PLANTED RESIDENTIAL BUFFER

PLANTED RESIDENTIAL TYPE BUFFER 3/16" = 1'-0"



GENERAL NOTES:

1. FINAL PLANT SPECIES AND SELECTION MAY VARY. FINAL DESIGN AND SELECTION OF ALL BUFFER LANDSCAPE PLANTING TO HAPPEN DURING CONSTRUCTION DOCUMENTATION PHASE OF PROJECT.

ALL PROPOSED BUFFER TREES SHALL BE PLANTED ACCORDING TO ORDINANCE REQUIREMENTS:

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- 25% LARGE MATURING TREES
- 25% SMALL MATURING TREES
- 25% EVERGREEN TREES
- TREES TO BE MIN. 2" CAL. AND 8'-0"-10'-0" TALL AT TIME OF PLANTING

6'-0" MIN. HEIGHT PRIVACY FENCE

INSIDE OF PROPOSED PROJECT PROPERTY

ALL PROPOSED BUFFER SHRUBS SHALL BE PLANTED ACCORDING TO ORDINANCE REQUIREMENTS:

- 10 SHRUBS PER 1,000 SF OF BUFFER AREA
- 100% EVERGREEN SHRUBS
- SHRUBS SHALL BE PLANTED AT MIN. HEIGHT OF 3'-0" AT INSTALLATION AND EXPECTED TO REACH 6'-0" AT MATURITY

03 SECTION H - TYPICAL 20' PLANTED RESIDENTIAL BUFFER W/ FENCE

PLANTED RESIDENTIAL TYPE BUFFER 3/16" = 1'-0"

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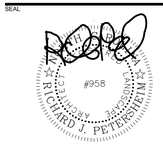
KEY MAP

SEAL



11/23/2020

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PROJECT

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NORTH STATE DEVELOPMENT, LLC

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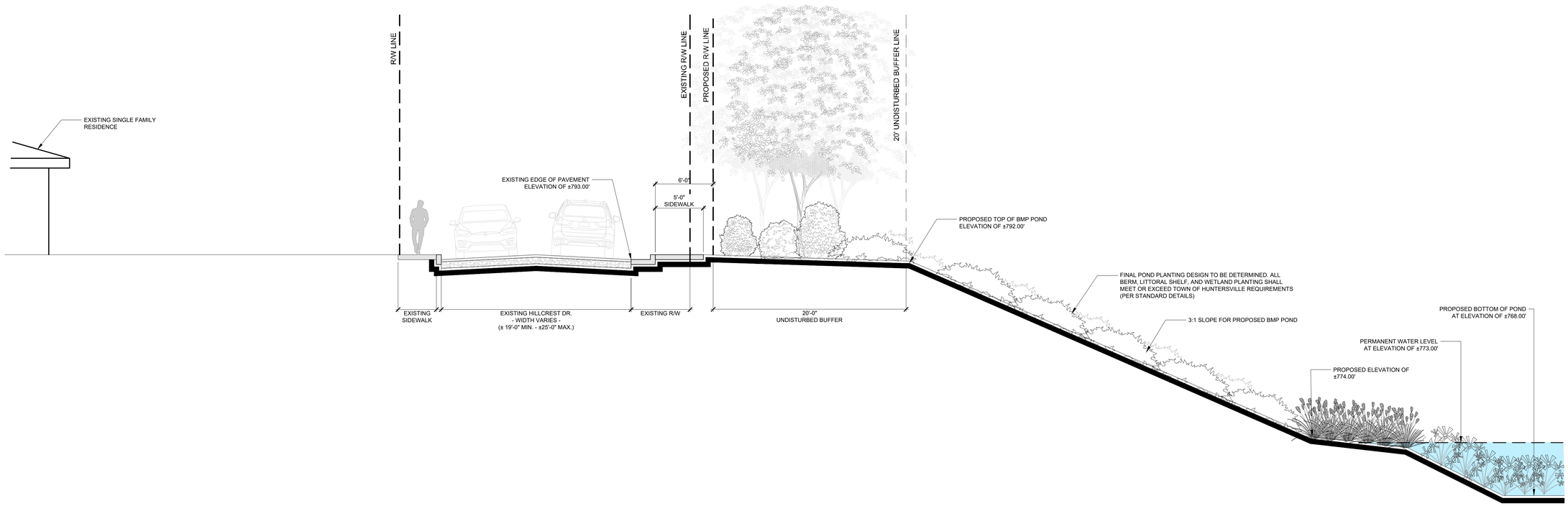
VERT:
HORZ: AS NOTED

SHEET TITLE

RE-ZONING SECTIONS

SHEET NUMBER

RZ-09



01 SECTION I - TYPICAL SECTION AT HILLCREST DRIVE AND STORMWATER POND

3/16" = 1'-0"

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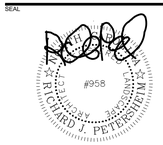
KEY MAP

SEAL



11/23/2020

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HUNTERSVILLE TOWN CENTER

NORTH STATE DEVELOPMENT, LLC

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HUNTERSVILLE, NC

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DESIGNED BY:
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SCALE NORTH

VERT:
HORZ: AS NOTED

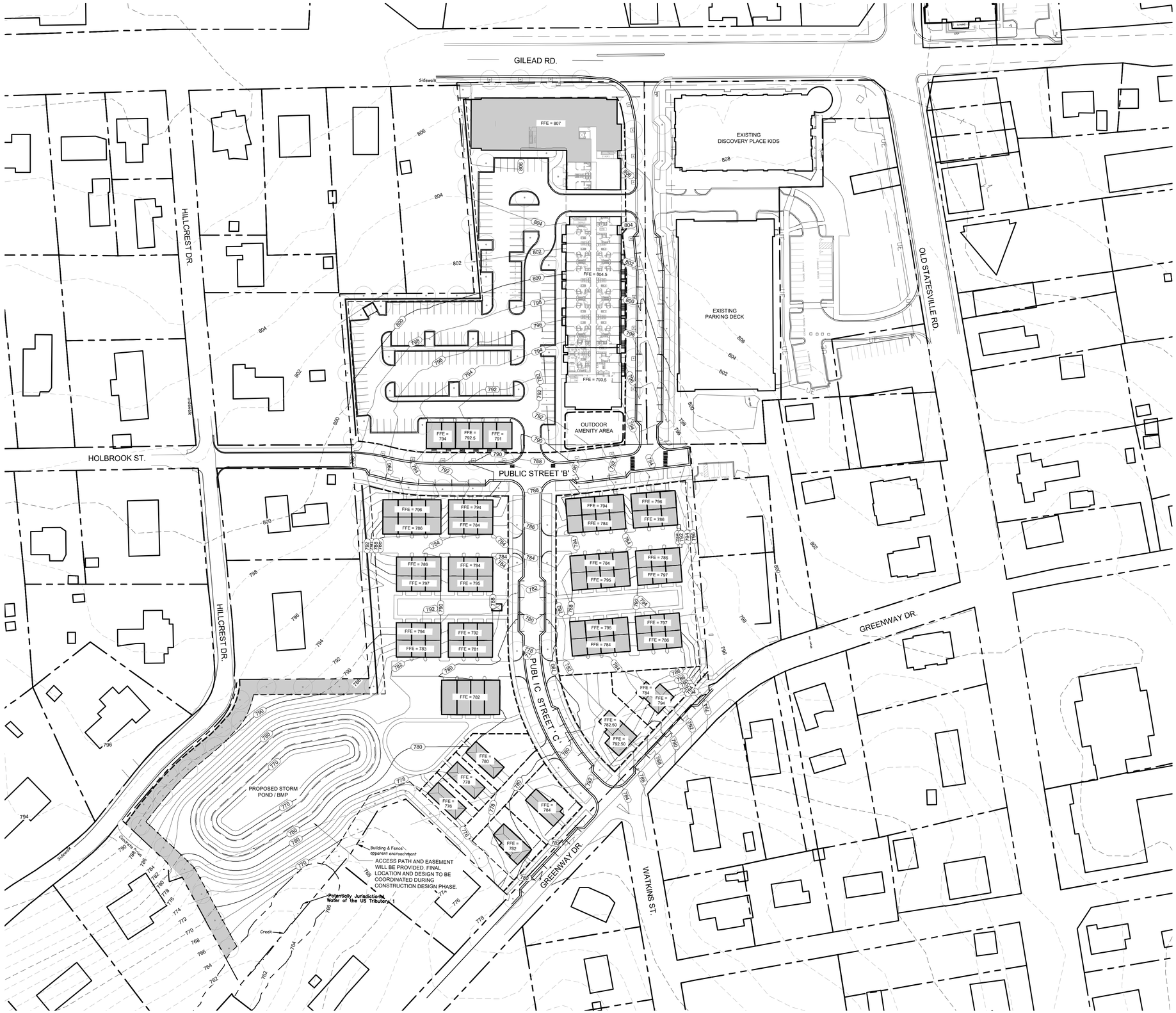
SHEET TITLE

RE-ZONING SECTIONS

SHEET NUMBER

RZ-10

ORIGINAL SHEET SIZE: 24" X 36"



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KEY MAP

SEAL

11/23/2020

PLANS ISSUED FOR RE-ZONING PURPOSES ONLY. NOT ISSUED FOR CONSTRUCTION

PROJECT

HUNTERSVILLE TOWN CENTER

NORTH STATE DEVELOPMENT, LLC

109 GILEAD ROAD
HUNTERSVILLE, NC

LANDDESIGN PROJ.#
1018017

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE
VERT:
HORZ: 1" = 60'
0 30 60 120

NORTH

SHEET TITLE
RE-ZONING GRADING PLAN

SHEET NUMBER
RZ-11

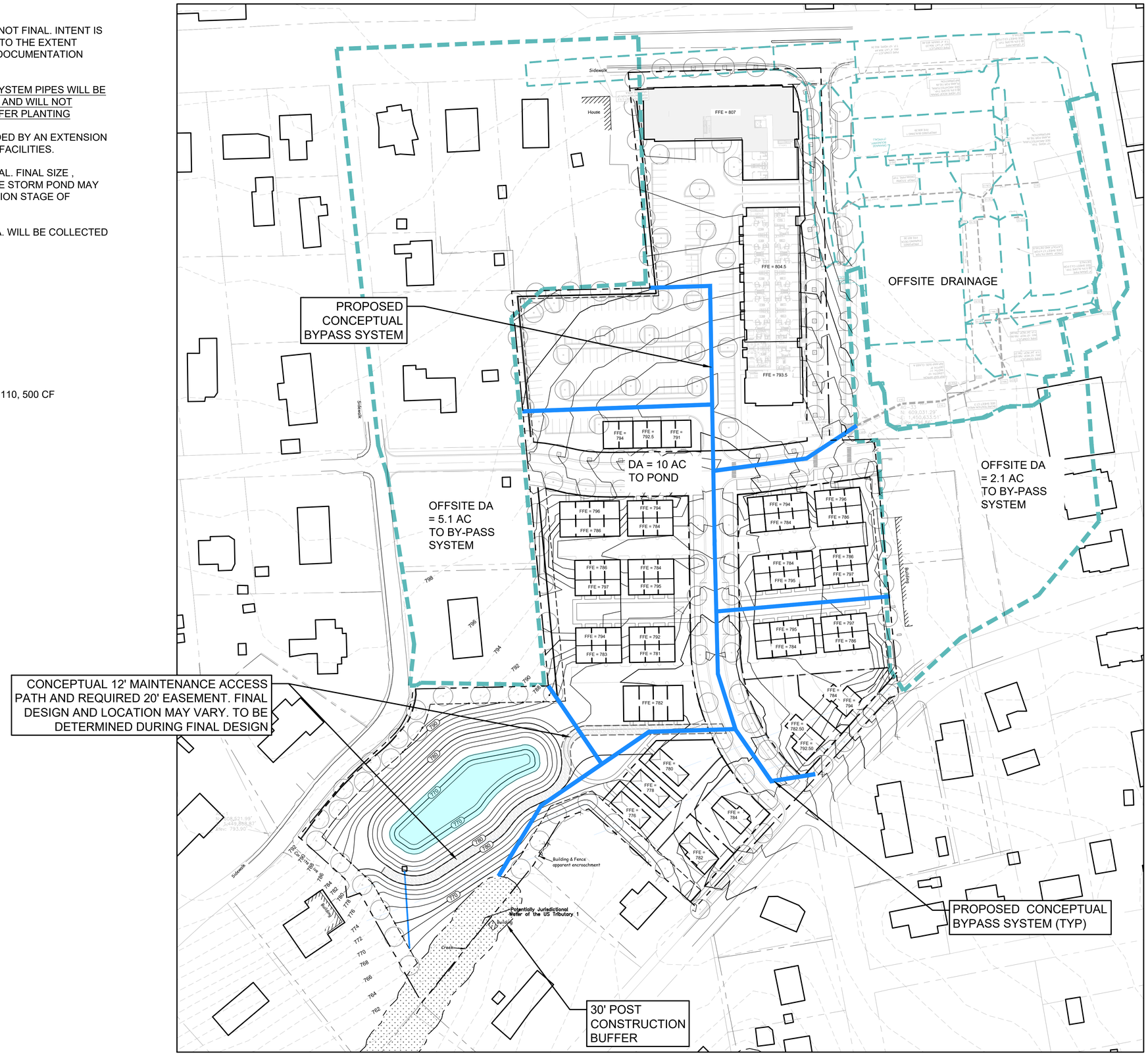
ORIGINAL SHEET SIZE: 24" X 36"

NOTES:

1. STORM POND SIZE AND SHAPE ARE NOT FINAL. INTENT IS TO REDUCE THE SIZE OF THE POND TO THE EXTENT POSSIBLE DURING CONSTRUCTION DOCUMENTATION PHASE.
2. ALL FUTURE STORM AND BY-PASS SYSTEM PIPES WILL BE LOCATED OUTSIDE OF ALL BUFFERS AND WILL NOT CONFLICT WITH ANY REQUIRED BUFFER PLANTING
3. WATER AND SEWER WILL BE PROVIDED BY AN EXTENSION OF THE CHARLOTTE WATER PUBLIC FACILITIES.
4. STORM POND DESIGN IS CONCEPTUAL. FINAL SIZE , SHAPE, AND CALCULATIONS FOR THE STORM POND MAY CHANGE DURING FINAL CONSTRUCTION STAGE OF DESIGN.
5. ALL RUNOFF FROM PROPOSED B.U.A. WILL BE COLLECTED AND TREATED.

STORM POND DATA:

- TOP OF DAM = 780.5
- BOTTOM OF POND = 768
- PERMANENT POOL ELEVATION = 773
- E.S. = 779
- TOTAL STORAGE VOLUME PROVIDED = 110, 500 CF



LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM
NC ENG. FIRM LICENSE # C-0658

KEY MAP

SEAL

NORTH CAROLINA PROFESSIONAL SEAL 21102 ENGINEER KEVIN W. VOGEL

11/23/2020

PLANS ISSUED FOR RE-ZONING PURPOSES ONLY. NOT ISSUED FOR CONSTRUCTION

PROJECT

HUNTERSVILLE TOWN CENTER

NORTH STATE DEVELOPMENT, LLC

109 GILEAD ROAD
HUNTERSVILLE, NC

LANDDESIGN PROJ #
1018017

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE
VERT:
HORZ: 1" = 60'
0 30 60 120

NORTH

SHEET TITLE
RE-ZONING STORMWATER-WATER QUALITY PLAN

SHEET NUMBER
RZ-12

ORIGINAL SHEET SIZE: 24" X 36"

NOTES:

1. STORM POND SIZE AND SHAPE ARE NOT FINAL. INTENT IS TO REDUCE THE SIZE OF THE POND TO THE EXTENT POSSIBLE DURING CONSTRUCTION DOCUMENTATION PHASE.
2. ALL FUTURE STORM AND BY-PASS SYSTEM PIPES WILL BE LOCATED OUTSIDE OF ALL BUFFERS AND WILL NOT CONFLICT WITH ANY REQUIRED BUFFER PLANTING
3. WATER AND SEWER WILL BE PROVIDED BY AN EXTENSION OF THE CHARLOTTE WATER PUBLIC FACILITIES.
4. STORM POND DESIGN IS CONCEPTUAL. FINAL SIZE , SHAPE, AND CALCULATIONS FOR THE STORM POND MAY CHANGE DURING FINAL CONSTRUCTION STAGE OF DESIGN.
5. ALL RUNOFF FROM PROPOSED B.U.A. WILL BE COLLECTED AND TREATED.

STORM POND DATA:

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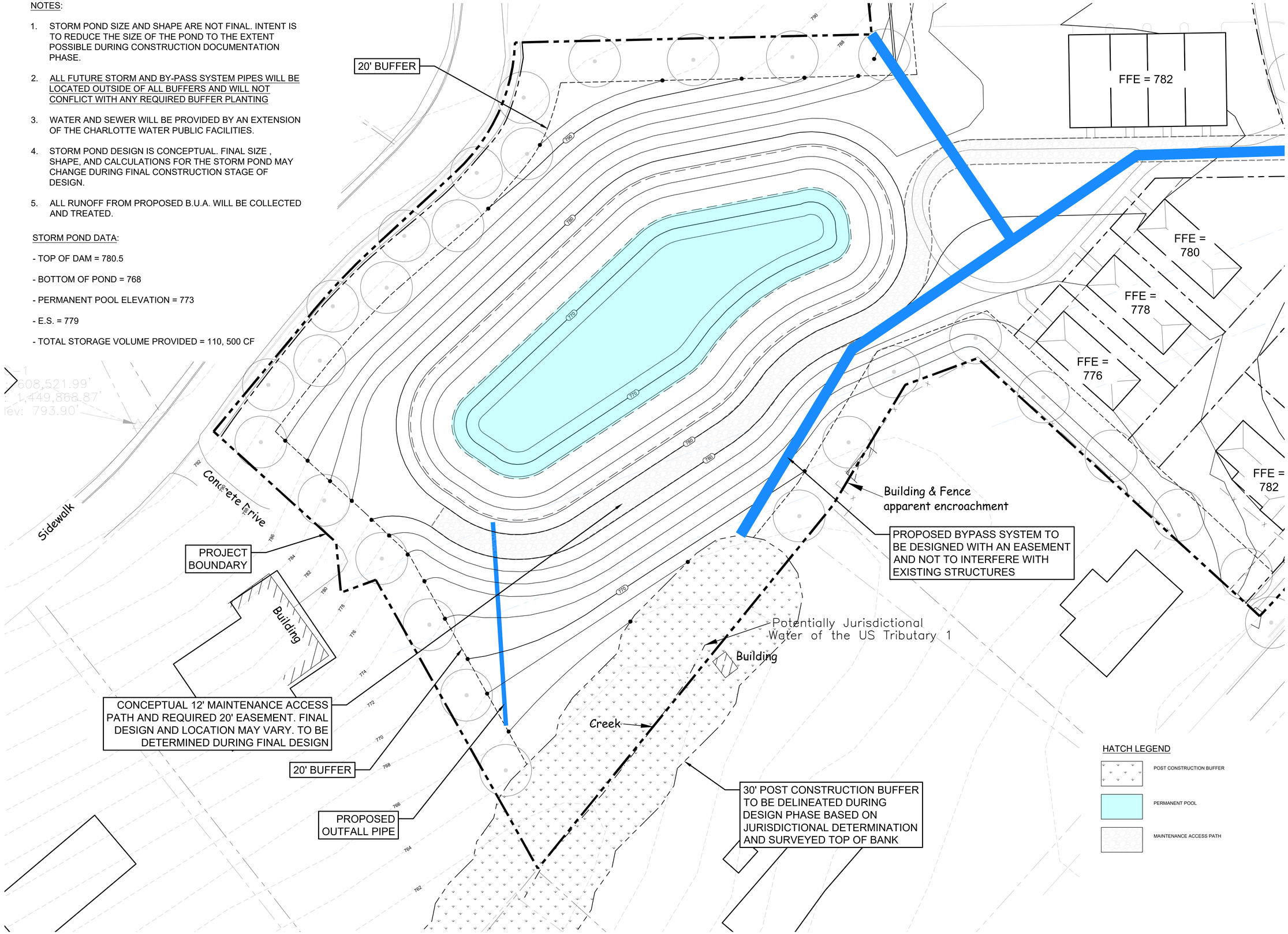
- BOTTOM OF POND = 768
- PERMANENT POOL ELEVATION = 773
- E.S. = 779
- TOTAL STORAGE VOLUME PROVIDED = 110, 500 CF



LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM
NC ENG. FIRM LICENSE # C-0658

KEY MAP

SEAL

NORTH CAROLINA PROFESSIONAL SEAL 2104 ENGINEER KEVIN W. VOGEL

11/23/2020

PLANS ISSUED FOR RE-ZONING PURPOSES ONLY. NOT ISSUED FOR CONSTRUCTION

PROJECT

HUNTERSVILLE TOWN CENTER

NORTH STATE DEVELOPMENT, LLC

109 GILEAD ROAD
HUNTERSVILLE, NC

LANDDESIGN PROJ.#
1018017

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE

VERT:
HORZ: 1" = 20'

0 10 20 40

NORTH

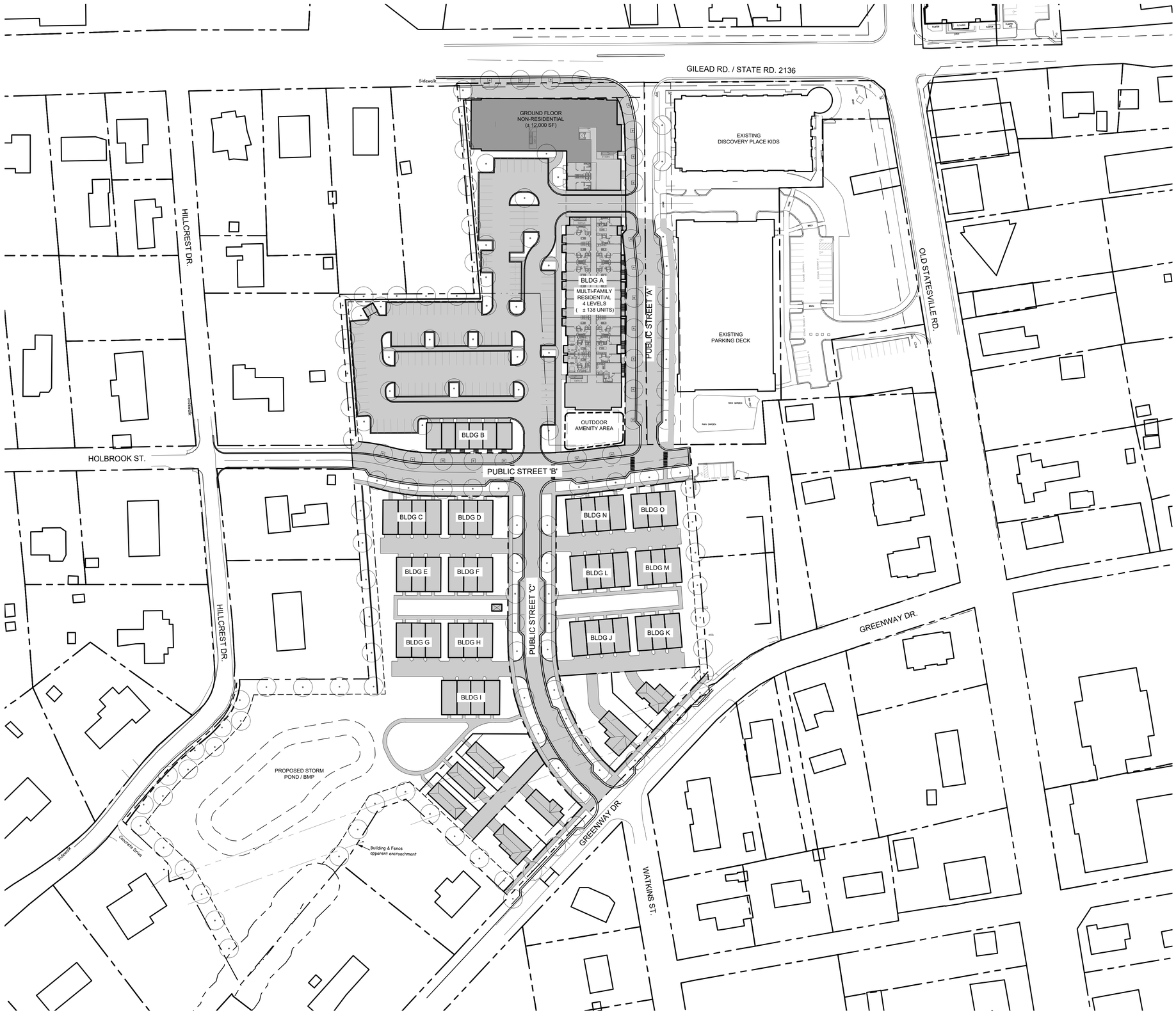
SHEET TITLE

RE-ZONING STORM POND ENLARGEMENT

SHEET NUMBER

RZ-13

ORIGINAL SHEET SIZE: 24" X 36"



SITE IMPERVIOUS %

TOTAL SITE AREA =	±433,291 SF (9.95 AC)
TOTAL SITE IMPERVIOUS (ON THIS PLAN) =	±249,611 SF (±5.73 AC)
TOTAL PERCENT IMPERVIOUS (ON THIS PLAN) =	±58% (FINAL AMOUNT WILL VARY DEPENDING ON FINAL DESIGN. PERCENTAGE NOT TO EXCEED 70% MAX. PER ORDINANCE.)
PERCENTAGE OF OF IMPERVIOUS ALLOWED =	70% MAX (HIGH DENSITY OPTION, MOUNTAIN ISLAND LAKE WATERSHED PROTECTED AREA 2 (PA-2))

LEGEND

IMPERVIOUS AREA

LandDesign.
223 NORTH GRAHAM STREET
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NORTH STATE DEVELOPMENT, LLC

109 GILEAD ROAD
HUNTERSVILLE, NC

LANDDESIGN PROJ.#
1018017

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE

VERT:
HORZ: 1" = 60'

0 30 60 120

NORTH

SHEET TITLE

CONCEPTUAL IMPERVIOUS AREA MAP

SHEET NUMBER

RZ-14

ORIGINAL SHEET SIZE: 24" X 36"

DEVELOPMENT STANDARDS

General Provisions

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by NorthState Development, LLC (the "Petitioner") for an approximately 9.947 acre site located between Gilead Road and Greenway Street, east of Hillcrest Drive, in Huntersville, North Carolina, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Nos. 01711616, 01711617, 01711618, 01711619, 01711627, 01711643, 01711699, 01711625, 01711626, 01711632, 01711633, 01711634, 01711637, 01711638, 01711639, 01711640, 01711801, and 01711811.

2. Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Town of Huntersville Zoning Ordinance in place on July 1, 2020, the date of the filing of the application for approval of the Rezoning Plan with the Town of Huntersville (the "Ordinance").

3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the Town Center ("TC") zoning district shall govern all development taking place on the Site.

4. The configuration, placement and size of the building, parking areas, streets, driveways, common areas and storm ponds depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, may be altered or modified during design development and construction document phases so long as such modifications are compatible with the approximate layout and location of lots and improvements shown on the Rezoning Plan. Townhomes north of Public Street B may be relocated to the area south of Public Street B and townhomes south of Public Street B may be relocated to the area north of Public Street B so long as parking requirements are met and the total number of single-family detached and townhomes does not exceed 57. The exact alignments of the internal drives and internal public streets have not been determined and are subject to final design and engineering plans, and minor modifications or alterations of these alignments may take place during design development and construction phases. The development of the Site as generally depicted on the Rezoning Plan may be phased. Any proposed phasing must align with required infrastructure and stormwater improvements; provided, however, each phase or sequence of improvements in the Site will meet all Ordinance requirements. Utilities, infrastructure and grading shall be delivered to each individual phase as each is developed.

5. The parcels of land that comprise the Site may be recombined or further subdivided provided that any such recombination or subdivision meets the requirements of the Ordinance. Single-family attached (townhome) lots are subdivided lots and association property and common areas may be subdivided without rezoning. In addition, condominiumization or reduction in the number of parcels may occur in accordance with the regulations of the Ordinance.

6. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of the Ordinance; provided, however, in the event any portion of the Site is conveyed to a third party, Petitioner may request an amendment to the Rezoning Plan without the written consent of any other owner of all or any portion of the Site unless such amendment constitutes a change in the building or use of the portion of the Site owned by such owner, provided Petitioner provides for such amendment right in the recorded private restrictive covenants that govern the Site. All requirements in connection with the amendment will be calculated on the Site as a whole in the same manner such requirements were calculated at the time of the initial approval. This note shall be shown on the final plat when recorded.

7. Approval of this conditional rezoning shall constitute establishment of vested rights in the landowner (and its successors or assigns) for a period of five years pursuant to N.C. Gen. Stat. § 160A-385.1.

Permitted Uses

The Site may be devoted to the following uses that are permitted by right or permitted with conditions under the Ordinance in the Town Center zoning district, and to any incidental and accessory uses associated therewith that are allowed in the Town Center zoning district:

1. Commercial uses, restaurants and entertainment facilities permitted in the Town Center zoning district, and, provided the required conditions are met pursuant to 3.2.6 a), temporary mobile food sales, outdoor sales and markets and parks.

2. Multi-family homes, not to exceed 134 such dwelling units, as more particularly depicted on the Rezoning Plan.

3. Single-family attached houses (townhomes), not to exceed 50 such dwelling units, as more particularly depicted on the Rezoning Plan.

4. Single-family detached houses, not to exceed 7 such dwelling units, as more particularly depicted on the Rezoning Plan; provided, however, single-family detached homes may replace one or more townhomes provided the total unit count for single-family detached homes and townhomes does not exceed 57 and trip generation as a result of such change is at or below the total trip generation for the development as utilized in the traffic impact study.

Transportation/Access/Parking

1. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of each vehicular access point are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Town of Huntersville and/or the North Carolina Department of Transportation.

2. Off-street vehicular parking will meet the minimum standards established under the Ordinance, subject to the Modifications to Standards identified below.

3. Petitioner shall dedicate and convey to the Town of Huntersville that portion of the Site located immediately adjacent to the proposed realigned public street that is identified on the Rezoning Plan as "Public Street "B"," as required to provide right-of-way measuring, where feasible, to one foot behind the back of sidewalk, as more particularly depicted on the Rezoning Plan; provided, however, that the Town of Huntersville shall first have abandoned the existing right-of-way on the Site reserved for the future extension of Public Street "B". Off-site construction and all streetscape requirements for Public Street "B" shall be subject to the Modifications to Standards identified below.

4. Petitioner shall dedicate and convey to the Town of Huntersville that portion of the Site located immediately adjacent to the proposed public street to be constructed on the Site that is identified on the Rezoning Plan as "Public Street "A"," as required to provide right-of-way measuring, where feasible, to one foot behind the back of sidewalk, as more particularly depicted on the Rezoning Plan. Petitioner shall be responsible for and bear the cost of construction of Public Street "A", which shall include but not be limited to installation of on-street parking, curb and gutter, planting strip, street trees, utilities, and sidewalk.

5. Petitioner shall dedicate and convey to the Town of Huntersville that portion of the Site located immediately adjacent to the proposed public street to be constructed on the Site that is identified on the Rezoning Plan as "Public Street C," as required to provide right-of-way measuring, where feasible, to one foot behind the back of sidewalk, as more particularly depicted on the Rezoning Plan.

6. The Town of Huntersville shall abandon existing right-of-way in the area more particularly depicted on the Rezoning Plan.

7. Streetscape improvements shall be installed along all road frontages in accordance with the requirements of the Ordinance, subject to the Modifications to Standards identified below.

8. The alignments of the internal drives and parking areas to be located on the Site are subject to any minor modifications or alterations required during the design development and construction permitting processes.

9. Petitioner, shall, at its own expense, construct all transportation and streetscape improvements for all portions of the new Public Street "B" beginning at the western boundary of the Site and intersecting Hillcrest Drive (the "Off-Site Holbrook St."). The streetscape requirements for that portion of the new Public Street "B" to be constructed on the Site shall be the same as those constructed by the Town of Huntersville for the Off-Site Holbrook St.

STORMWATER/WATER QUALITY:

1. During design development, other BMP/Detention storage options will be explored upland in the drainage area to reduce the size of the pond as shown in this plan.
2. This site is located in the Mountain Island Lake Watershed Protected Area 2 (PA2), which requires a maximum of 70% impervious area for High Density. High density option is chosen for this site, and the % impervious calculated for this site is less than 70% impervious and therefore the High Density Option is selected for this project.

10. Petitioner shall be responsible for and bear the cost of construction of the extension of Public Street "A" as shown on the Rezoning Plan, which shall include installation of on – street parking, curb and gutter, planting strip, street trees, utilities, and sidewalk.

11. Petitioner's improvements along Hillcrest shall include curb and gutter and sidewalk on the east side and a 20' undisturbed buffer east of the sidewalk; provided, however, modification of the sidewalk design to a rolled curb shall be made if permitted by the Town.

Landscaping and Screening

Development of the Site shall comply with the landscaping and screening requirements of the Ordinance; provided, however, the buffer yards along the western boundary of the Site shall serve as parking lot landscaping and screening requirements in those locations.

Buffer Yard

As more particularly depicted on the Rezoning Plan, the Site shall include 10-foot wide buffer yards along all western property lines of the Site north of Public Street "B" and 20-foot wide buffer yards along the western property lines of the Site south of Public Street "B". The width of the buffer yard has been reduced from 20 feet to 10 feet north of Public Street "B" as described below under Modifications to Standards.

Lighting

Lighting installed on the Site shall comply with Article 8.26 of the Ordinance unless otherwise specifically approved herein.

Signs

All signs installed on the Site shall comply with the requirements of the Ordinance.

Water and Sewer.

The Site shall be served with public water and sewer.

Requested Modifications to Standards

Pursuant to Section 11.4.7(k) of the Ordinance, the standards of the Ordinance are modified to permit the following:

1. Residential uses may constitute more than 50%, but no more than 66%, of the first floor area in the portion of Building A located on Gilead Road.

2. The reduction in the width from 20 feet to 10 feet of the western residential buffer yard north of Public Street "B", as more particularly depicted on the Rezoning Plan. Buffer yards along the western boundary of the Site shall serve as parking lot landscaping and screening requirements in those locations.

3. In accordance with Town Center regulations, on-street parking on all new public streets to be constructed on the Site shall count toward the off-street parking requirements for the multi-family residential and non-residential uses on the Site.

4. Urban open space typology, as shown, may be refined based on determinations made during the preliminary plan design so long as the final typology meets the requirements of the Ordinance.

5. Petitioner shall install a fence in the 20' buffer south of Public Street "B" and in the 10' buffer north of Public Street "B" as shown on the Rezoning Plan.

6. The maximum height of the mixed-use building shown on the Rezoning Plan is 53' at the Gilead Road frontage.

7. For the single-family lots, the rear setback line may be reduced to 15'.

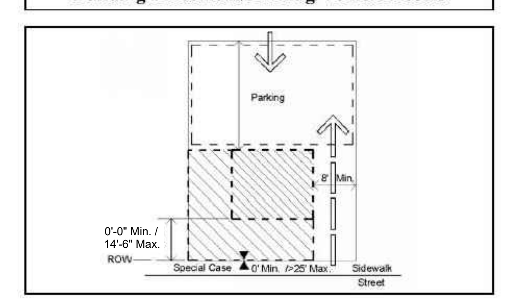
Binding Effect of the Rezoning Documents and Definitions

1. If this Rezoning Application is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.

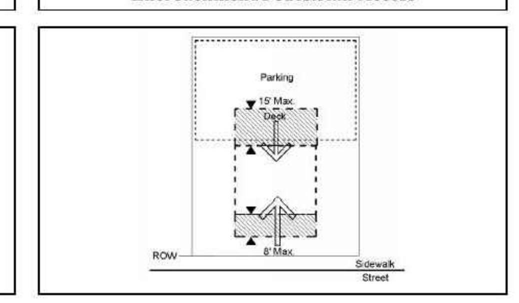
2. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.

Lot Type / Apartment Building

Building Placement/Parking/Vehicle Access

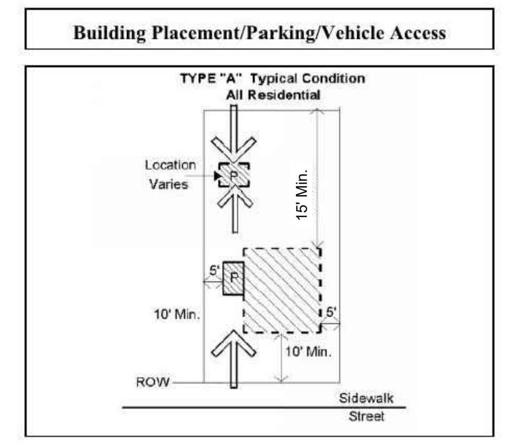


Encroachment/Pedestrian Access

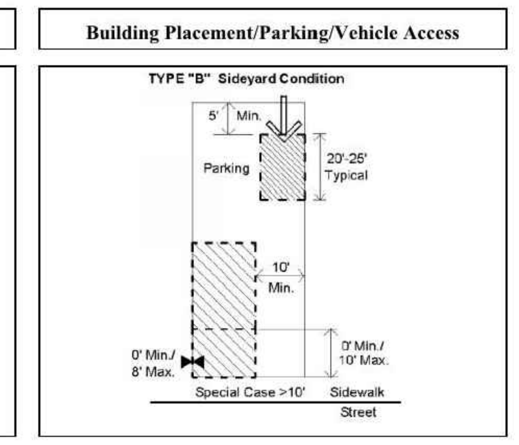


Lot Types / Detached House

Building Placement/Parking/Vehicle Access

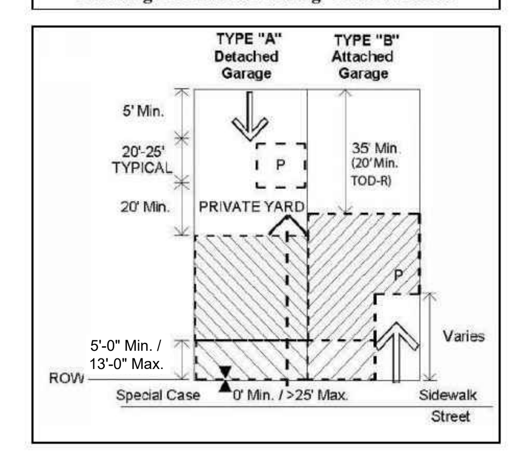


Building Placement/Parking/Vehicle Access

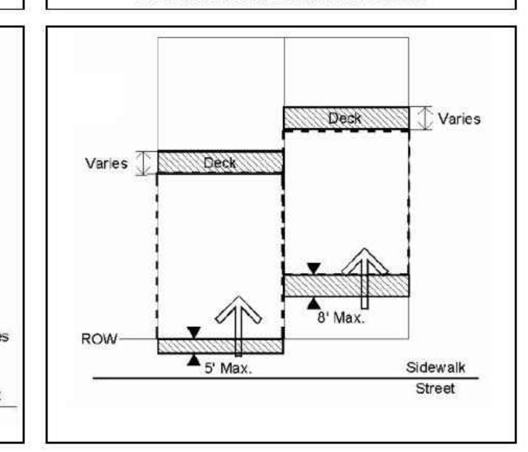


Lot Type / Attached House (Facing Public Street R/W)

Building Placement/Parking/Vehicle Access

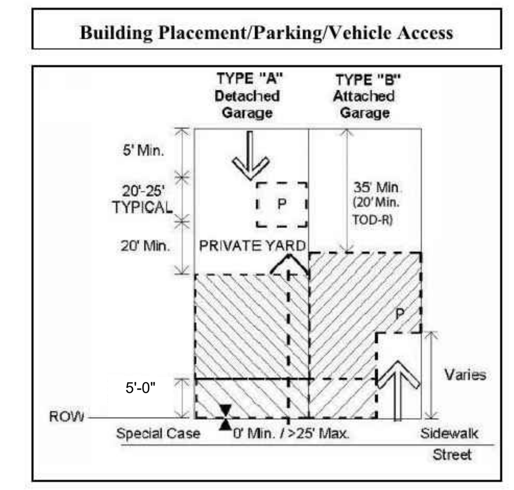


Encroachment/Pedestrian Access

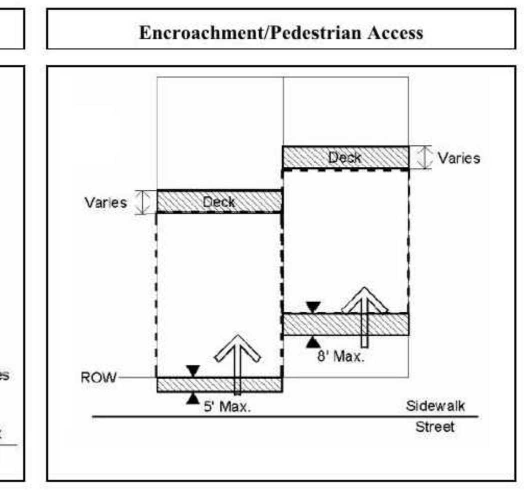


Lot Type / Attached House (Facing Urban Open Space)

Building Placement/Parking/Vehicle Access



Encroachment/Pedestrian Access



RESIDENTIAL LOT TREE REQUIREMENT:

All lots shall satisfy the ordinance requirements for residential lot trees based on the following ratios:

Lot Size	Required Number of Canopy Trees
Less than 10, 000 sq./ft.	1 Front yard, 1 Rear Yard
10,000 –15,000 sq./ft.	1 Front yard, 2 Rear Yard
15,001 – 20,000 sq./ft.	2 Front yard, 2 Rear Yard
More than 20,000 sq./ft.	3 Front yard, 3 Rear Yard

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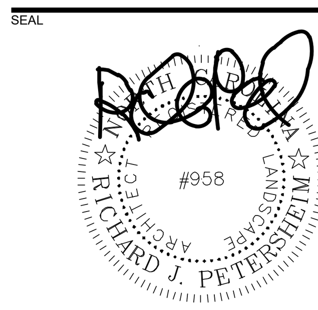
KEY MAP

SEAL



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NORTH STATE DEVELOPMENT, LLC

109 GILEAD ROAD
HUNTERSVILLE, NC

LANDDESIGN PROJ.# 1018017

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE NORTH

VERT:
HORZ: AS NOTED

SHEET TITLE

RE-ZONING NOTES

SHEET NUMBER

RZ-15

Adjacent Property Owner Listing

Properties petitioned for rezoning

Tax Parcel #017-116-16
Town of Huntersville
PO Box 664
Huntersville, NC 28070

Tax Parcel #017-116-17
Town of Huntersville
PO Box 664
Huntersville, NC 28070

Tax Parcel #017-116-18
Town of Huntersville
PO Box 664
Huntersville, NC 28070

Tax Parcel #017-116-19
Town of Huntersville
PO Box 664
Huntersville, NC 28070

Tax Parcel #017-116-27
Town of Huntersville
PO Box 664
Huntersville, NC 28070

Tax Parcel #017-116-43
Town of Huntersville
PO Box 664
Huntersville, NC 28070

Tax Parcel #017-116-99
Town of Huntersville
PO Box 664
Huntersville, NC 28070

Tax Parcel #017-116-25
Cecil D. Bradford, III
14610 Huntersville-Concord Road
Huntersville, NC 28078

Tax Parcel #017-116-26
Cecil D. Bradford, III
14610 Huntersville-Concord Road
Huntersville, NC 28078

Tax Parcel #017-116-32
Cecil D. Bradford, III
14610 Huntersville-Concord Road
Huntersville, NC 28078

Tax Parcel #017-116-33
Cecil D. Bradford, III
14610 Huntersville-Concord Road
Huntersville, NC 28078

Tax Parcel #017-116-34
Cecil D. Bradford, III
14610 Huntersville-Concord Road
Huntersville, NC 28078

Tax Parcel #017-116-37
Cecil D. Bradford, III
14610 Huntersville-Concord Road
Huntersville, NC 28078

Tax Parcel #017-116-38
Cecil D. Bradford, III
14610 Huntersville-Concord Road
Huntersville, NC 28078

Tax Parcel #017-116-39
Cecil D. Bradford, III
14610 Huntersville-Concord Road
Huntersville, NC 28078

Tax Parcel #017-116-40
Gilead Bowman LLC
13815 Cinnabar Place
Huntersville, NC 28078

Tax Parcel #017-118-01
Gilead Bowman LLC
13815 Cinnabar Place
Huntersville, NC 28078

Tax Parcel #017-118-11
Gilead Bowman LLC
13815 Cinnabar Place
Huntersville, NC 28078

13176751

Page 1

Owner of each abutting (touching) property

Tax Parcel #017-116-20
Carol A. Presley
115 Gilead Road
Huntersville, NC 28078

Tax Parcel #017-116-21
Lakeside Preparatory LLC
117 Gilead Road
Huntersville, NC 28078

Tax Parcel #017-116-30
Derrick Rorrer
101 Hillcrest Drive
Huntersville, NC 28078

Tax Parcel #017-116-24
Jorge Penaranda
Sandra P. Tejada
103 Hillcrest Drive
Huntersville, NC 28078

Tax Parcel #017-116-35
Robert Neil Tuttle
201 Hillcrest Drive
Huntersville, NC 28078

Tax Parcel #017-116-36
Candice A. Klein
Josh Klein
203 Hillcrest Drive
Huntersville, NC 28078

Tax Parcel #017-118-16
Alexis B. Fletemier
James L. Fletemier
209 Hillcrest Drive
Huntersville, NC 28078

Tax Parcel #017-118-06
Arthur J. Cummings, Jr.
Joyce Carole
210 Greenway Drive
Huntersville, NC 28078

Tax Parcel #017-118-07
Brian Eppley
Tammy Eppley
208 Greenway Drive
Huntersville, NC 28078

Tax Parcel #017-118-10
James Paul McCall
Catherine McCall
PO Box 59
Huntersville, NC 28070

Tax Parcel #017-116-31
Southern Bell Telephone & Telegraph Co
PO Box 30188
Charlotte, NC 28230

Tax Parcel #017-116-42
Bellsouth Telecommunication Inc.
675 W Peachtree St NW
Atlanta, GA 30375

Tax Parcel #017-116-47
Town of Huntersville
PO Box 664
Huntersville, NC 28078

Tax Parcel #017-116-15
Town of Huntersville
PO Box 664
Huntersville, NC 28078

13176751

Page 2

Owner of each property within 250'

Tax Parcel #017-121-13
Charlotte Mecklenburg Board of Education
701 E 2nd Street
Charlotte, NC 28202

Tax Parcel #017-122-07
Rachel H. Ingalls
Gerald L. Ingalls
PO Box 2786
Huntersville, NC 28070

Tax Parcel #017-122-08
Larry W. Garner
Martha M. Rawdon
Frances M. Garner
189 Scalybark Trail
Concord, NC 28027

Tax Parcel #017-122-10
Town of Huntersville
PO Box 664
Huntersville, NC 28070

Tax Parcel #017-122-45
Town of Huntersville
101 Huntersville-Concord Road
Huntersville, NC 28078

Tax Parcel #017-122-11
Town of Huntersville
PO Box 633
Huntersville, NC 28078

Tax Parcel #017-122-12
Cashion Properties LLC
PO Box 520
Cornelius, NC 28031

Tax Parcel #017-122-13
E Lorraine W. Penninger
Frank M. Penninger
PO Box 662
Huntersville, NC 28070

Tax Parcel #017-116-11
Town of Huntersville
PO Box 664
Huntersville, NC 28078

Tax Parcel #017-116-45
Town of Huntersville
PO Box 664
Huntersville, NC 28070

Tax Parcel #017-116-06
Town of Huntersville
PO Box 664
Huntersville, NC 28078

Tax Parcel #017-116-03
Town of Huntersville
PO Box 664
Huntersville, NC 28078

Tax Parcel #017-116-05
Town of Huntersville
PO Box 664
Huntersville, NC 28078

Tax Parcel #017-116-01
Swanstone Partners LLC
4308 Whispering Oaks Drive
Charlotte, NC 28213

Tax Parcel #017-115-02
Victor M. Rorrer
PO Box 1509
Huntersville, NC 28070

Tax Parcel #017-115-03
Ernie J. Lee
Roberta S. Lee
PO Box 143
Huntersville, NC 28078

Tax Parcel #017-115-04
Ernie J. Lee
Roberta S. Lee
PO Box 143
Huntersville, NC 28078

Tax Parcel #017-115-05
Holdings Oak
PO Box 2252
Huntersville, NC 28070

13176751

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Owner of each property within 250'

Tax Parcel #017-115-06
ARAJO Investments LLC
6320 McAuley Road
Huntersville, NC 28078

Tax Parcel #017-115-07
Rebecca A. Dewese
Terry E. Dewese
107 Nista Lane
Huntersville, NC 28078

Tax Parcel #017-115-13
Angelo N. Ponce
Angelo N. Ponce Revocable Living Trust
202 Old Statesville Road
Huntersville, NC 28078

Tax Parcel #017-115-10
Cooper Bell LLC
11215 Warfield Drive
Huntersville, NC 28078

Tax Parcel #017-115-01
Deborah P. McKnight
Terry F. McKnight
PO Box 189
Huntersville, NC 28070

Tax Parcel #017-115-11
Victor M. Rorrer
PO Box 1509
Huntersville, NC 28070

Tax Parcel #017-114-02
The Gathering Center LLC
Beverly Smith Ministries
3423 Hatwynn Road
Charlotte, NC 28269

Tax Parcel #017-114-03
Jennifer Abercrombie
Josiah D. Abercrombie
304 South Old Statesville Road
Huntersville, NC 28078

Tax Parcel #017-114-04
Charles H. Wells, IV
Rebecca Dickinson Wells
302 South Old Statesville Road
Huntersville, NC 28070

Tax Parcel #017-114-05
Phyllis Lynch Underhill
696 Old Zebulon Road
Wendell, NC 27591

Tax Parcel #017-119-16
Jan L A Von Peterffy
PO Box 1306
Huntersville, NC 28070

Tax Parcel #017-119-15
The Southlake Company LLC
207 Greenway Street
Huntersville, NC 28078

Tax Parcel #017-119-07
Jerry C. Hager
Amee N. Miller
203 Greenway Street
Huntersville, NC 28078

Tax Parcel #017-119-06
Larry Brevard Blythe
201 Greenway Street
Huntersville, NC 28078

Tax Parcel #017-119-05
Lovelace B. Pugh
Joseph C. Pugh
PO Box 320
Huntersville, NC 28070

Tax Parcel #017-119-04
Roberta S. Lee
Ernie J. Lee
PO Box 143
Huntersville, NC 28070

Tax Parcel #017-119-03
Thelma W. Reid
Jack G. Reid
PO Box 173
Huntersville, NC 28070

Tax Parcel #017-118-03
Paul Lingoes
Nicole Lingoes
202 Dallas Street
Huntersville, NC 28078

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Owner of each property within 250'

Tax Parcel #017-118-02
Everette Pigg
Claire M. Pigg
10000 Highway 601
Midland, NC 28107

Tax Parcel #017-118-13
Kathryn K. Doughty
Oliver G. H. Peters
211 Hillcrest Drive
Huntersville, NC 28078

Tax Parcel #017-118-04
Town of Huntersville
PO Box 664
Huntersville, NC 28078

Tax Parcel #017-118-14
James Harry Puckett
Jo Ellen Inman-Puckett
216 Greenway Street
Huntersville, NC 28078

Tax Parcel #017-118-05
Huang Shao Chun
Richard W. Ranson
PO Box 196
Huntersville, NC 28078

Tax Parcel #017-118-15
Richard W. Ranson
Miao C. Ranson
212 Greenway Street
Huntersville, NC 28070

Tax Parcel #017-103-01
Taylor Brock
Edward Hutto
107 Holbrook Street
Huntersville, NC 28078

Tax Parcel #017-103-02
Donald K. Holbrook
2104 Pinefield Court
Gastonia, NC 28056

Tax Parcel #017-103-03
Gayle Sutton Badgett
2233 Setliff Drive
High Point, NC 27265

Tax Parcel #017-103-04
Jesse A. Goodwin, Jr.
Kimberly A. Goodwin
123 Holbrook Street
Huntersville, NC 28078

Tax Parcel #017-103-05
Matthew Taylor Fox
105 Holbrook Street
Huntersville, NC 28078

Tax Parcel #017-102-01
Sheree D. Tompkins
Gary Michael Tompkins
PO Box 618
Huntersville, NC 28070

Tax Parcel #017-102-05
Trustees of the Huntersville Methodist Church
PO Box 378
Huntersville, NC 28078

Tax Parcel #017-102-02
Matthew R. Tomkins
204 Hillcrest Drive
Huntersville, NC 28078

Tax Parcel #017-102-07
Doris D. Haigler
W. Edward Haigler
PO Box 83
Huntersville, NC 28070

Tax Parcel #017-102-04
Colleen Redmond
John Kirby
200 Hillcrest Drive
Huntersville, NC 28078

Tax Parcel #017-102-08
Katherine Davis Dickinson
PO Box 1292
Huntersville, NC 28070

Tax Parcel #017-108-11
Carol D. Ballard
Wayne H. Ballard
102 Hillcrest Drive
Huntersville, NC 28078

13176751

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Owner of each property within 250'

Tax Parcel #017-108-04
Carol D. Ballard
Wayne H. Ballard
102 Hillcrest Drive
Huntersville, NC 28078

Tax Parcel #017-108-12
JMPH Properties LLC
8715 Preserve Pond Road
Cornelius, NC 28031

Tax Parcel #017-108-06
Jose Noel Celis
201 Gilead Road
Huntersville, NC 28078

Tax Parcel #017-108-07
Mansukhlal Kothadia
Vilas Kothadia
19500 Stough Farm Road
Cornelius, NC 28031

Tax Parcel #017-116-23
Ann P. Berrier
19929 Oak Leaf Circle
Cornelius, NC 28031

Tax Parcel #017-116-22
James H. Moon
Pamela P. Moon
PO Box 502
Huntersville, NC 28070

Tax Parcel #017-108-02
Adrienne K. Boucher
Joseph R. Boucher
102 Holbrook Street
Huntersville, NC 28078

Tax Parcel #017-108-03
Evelyn M. Burgess
PO Box 612
Huntersville, NC 28070

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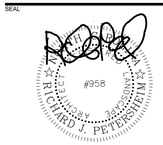
LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM
NC ENG. FIRM LICENSE # C-0658

KEY MAP

SEAL



11/23/2020

PLANS ISSUED FOR RE-ZONING PURPOSES ONLY. NOT ISSUED FOR CONSTRUCTION

PROJECT

HUNTERSVILLE TOWN CENTER

NORTH STATE DEVELOPMENT, LLC

109 GILEAD ROAD
HUNTERSVILLE, NC

LANDDESIGN PROJ.#
1018017

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE NORTH

VERT:
HORZ: AS NOTED

SHEET TITLE

RE-ZONING NOTES

SHEET NUMBER

RZ-16

PROPOSED TOWNHOME ELEVATION / PRECEDENT IMAGERY

PROPOSED MULTI-FAMILY BUILDING PERSPECTIVE

NOTE:

THESE ELEVATIONS / IMAGES ARE SCHEMATIC IN NATURE ONLY AND ARE PROVIDED TO SHOW INTENT OF DESIGN. FINAL BUILDING MATERIALS AND ELEVATIONS WILL BE DETERMINED DURING THE BUILDING PERMIT PROCESS AND SHALL MEET THE REQUIREMENTS OF THE ORDINANCE

LandDesign.

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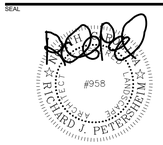
KEY MAP

SEAL



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DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE NORTH

VERT:
HORZ: AS NOTED

SHEET TITLE

ARCHITECTURAL ELEVATIONS

SHEET NUMBER

RZ-17

ORIGINAL SHEET SIZE: 24" X 36"

GILEAD ROAD BUILDING ELEVATION

PUBLIC STREET 'A' BUILDING ELEVATION

PUBLIC STREET 'A' BUILDING HEIGHT EXHIBIT

LandDesign.

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704.333.0325
WWW.LANDDESIGN.COM
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KEY MAP

SEAL

11/23/2020

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PROJECT

HUNTERSVILLE TOWN CENTER

NORTH STATE DEVELOPMENT, LLC

109 GILEAD ROAD
HUNTERSVILLE, NC

LANDDESIGN PROJ.#
1018017

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE NORTH

VERT:
HORZ: AS NOTED

SHEET TITLE

ARCHITECTURAL ELEVATIONS

SHEET NUMBER

RZ-18

ORIGINAL SHEET SIZE: 24" X 36"

Huntersville Town Center Mixed-Use

Neighborhood Meeting Report

FIRST NEIGHBORHOOD MEETING – 8.26.20

<u>Summary of Main Topics & Questions</u>

- Development Process
  - This Neighborhood Meeting Report will be submitted to the Town and be made available to attendees.
  - This is a conceptual plan that is under review at the Town right now; there is still room for revisions and changes.
- Traffic and Transportation
  - What improvements will this development provide to help traffic?
  - Besides improvements to HWY 115 and Gilead Rd., are there any planned improvements to the smaller neighborhood roads?
  - Can you provide traffic information on impacts to neighborhood streets?
  - Greenway and Hillcrest streets are already narrow and allowing this project to connect to these streets would burden those streets even more.
  - The Town Ordinance and plans require connections to these roads
  - The Greenfield Park neighborhood is already being used as a cut through to traffic in downtown Huntersville.
  - Cars, school buses, and trucks all speed through the neighborhood already, and nothing has been done to stop this.
- Housing Types
  - Neighbors do not want transient families and people moving into the homes because they may not have a stake in the community.
  - Neighbors do not want Section 8 or affordable housing.
  - Single-family homes are desired on the back of the property to provide a better transition to the townhome and multi-family portion of the project in the front.
  - What are the price ranges for the townhomes?
- Mixed-Use Commercial Element
  - Neighbors would like to see more retail/commercial options such as restaurants and boutique shops on Gilead, but don't want any more residential.
  - What is the square footage of the retail element?
- Stormwater
  - Flooding is already an issue in the neighborhood and this project will add to the problem. What guidelines is the project using to protect against this?
  - How will the development mitigate the stormwater runoff?
  - Concerned that Dallas St. specifically and others could be flooded.
- Property Values
  - How will this project impact the future property values of adjoining property owners?

SECOND NEIGHBORHOOD MEETING – 9.23.20

Summary of Main Topics & Questions

- Traffic
  - What improvements will be done to the smaller/narrower streets in the Greenfield Park Neighborhood?
  - How will cars driving westbound on Gilead Rd. access the project? One way cars driving westbound on Gilead Rd. can access the project is to turn left onto Hillcrest then left onto the Holbrook extension, which will be built by the developer.
  - What other connections will be made to the property?
  - What will the typical cross section of Gilead Rd. look like once the improvements to Gilead Rd. are completed?
  - Are the improvements to Main St. one-way? No, it is a two-way road.
- Building Details (Apartments, Townhomes, etc.)
  - What is the height of the apartment building on Gilead Rd. compared to that of the Discovery Place Kids. It is approximately the same.
  - Are those the final designs for the townhomes? The townhome design is not finalized and there is still time for planning and modifications.
  - Building design will keep with the overall aesthetic of the downtown area.
- Town Center Zoning
  - Are apartments allowed in the current zoning? Yes, apartments are allowed. This property has been zoned Town Center (TC) for many years.
  - The contemplated vision for this area includes a mixed-use walkable development.
- Neighborhood Notes
  - The surrounding neighborhood is an old neighborhood and some of the people have lived there their entire lives.
  - Historically, there has been some opposition to apartments in the area.
  - The neighbors are not against growth, they just want sensible development with some amenities that the neighbors can enjoy.
  - Neighbors would like to be involved in a more collaborative process.

Appendix I

First Neighborhood Meeting

Attendees

- Rick Ranson – 215 Greenway Dr.
- Jim Puckett – 216 Greenway Dr. – jhpucket@bellsouth.net (may be misspelled missing a "t")
- Robert and Elaine Kerns – 301 Hillcrest Dr.
- Jeff and Amee Hager – 203 Greenway Dr.
- Robert and Amber Kovacs – 207 Greenway Dr.
- Mike Wilborn – 303 Greenway Dr.
- Oliver Peters and Kathryn Doughty – 211 Hillcrest Dr. – Kathryn.k.doughty@gmail.com
- Pat Hymes – 100 Hillcrest Dr.
- Kathy Jones – 104 Walters St. – kathrynmariejones@bellsouth.net
- Pam Ussery – 126 Holbrook St.
- Marie Hicks – 400 Greenway St.
- Janet Pierson – 104 Dallas St.
- Tim and Zach Kendra-Dill – 300 Mt. Holly-Huntersville Rd.
- Roberta and Ernie Lee – 302 Watloms St. – bertandernielee@bellsouth.net
- Thresa and Mike Howard – 104 Mullen St.
- John Calhoun
- Stephen Swanick
- Kevin Belk – 117 Gilead Rd.
- Josh and Candice Klein – 203 Hillcrest Dr. – topsub@gmail.com
- Gary and Sheree Tompkins – 115 Holbrook St.
- Matt Tompkins – 204 Hillcrest Dr.
- Erik Hopkins and Ashley Adams – 302 Hillcrest Dr. – eshopkin@gmail.com
- Lee and Amy Hallman (representative for Pam Moon) – 119 Gilead Rd.
- Taylor Brock and Eddie Hutto – 127 Holbrook St.
- Brittany and Taylor Fox – 119 Holbrook St. (represented by Taylor Brock and Eddie Hutto)
- Tammy Eppley – 208 Greenway Dr.
- Myrna Mowrey – 108 Virginia Ave. – myrna@homechords.com
- Username: kritzinger – 103 Hillcrest Dr.

Developer Presentation

- Susan Irvin – Irvin Law Group
- Shane Seagle – North State Development
- David Watson – Land Design

Questions

- Jim Fletemier
    - How are the results reported to the Town of Huntersville?

    - Is there any way to get the meeting reported verbatim?
    - How will these questions and reports be reported/filed?
        - **You can send a chat message with your email in order to receive updates.**
- Stephen Swanick, Planning Board
    - Is this conceptual or is this what will be reviewed by planning board for approval?
    - How many revisions?
    - Are there any more relevant plans or changes?
        - **This is a conceptual plan of the plan that is under review at the Town right now.**
        - **There was an original plan that they revised based on Town comments, the main one being to include commercial on the entire Gilead Rd. frontage**
    - Is there room to make any more changes?
        - **Would love to make changes and work with the Town**
- Jeff Hager
    - Is there a signed contract of any type? Public record?
        - **This is public record but they can figure this out**
    - Where do we get a copy of the study of the watershed? Water flows to 1.3 million people, want to make sure the water quality is maintained.
        - **Town of Huntersville adopted a water quality ordinance before any other Towns around here and all developments are required to comply with water quality and quantity. Every project must retain its water and is responsible for the project's water quality.**
    - Traffic Study? Traffic on the main streets? Are any upgrades included in the traffic?
        - **State and Town projects funded to improve the area of the project**
        - **If an area of improvement is being done by the Town and State then the developer would not need to improve those**
    - Where can I get the water quality plan?
        - **Town of Huntersville will have this**
        - **Huntersville Post Construction Ordinance includes this information about water quality and quantity objectives that must be met**
    - Is the water study flawed? Can it be tweaked?
        - **It is in the conceptual stage; there will be more detailed plans during the engineering phase of the projecy**
    - We need further conjunction for the study. When will any future meetings be held?
        - **The preliminary study is filed with the plan**
        - **The Town Engineer has this**
    - He asked people that were out doing surveys and they didn't give him any answers.
- Amber Kovacs
    - Traffic on the small/narrow streets
    - Streets are already narrow (Greenway and Hillcrest),
        - **Town Ordinance and plans require connection to existing streets and the improvements to 115, Main Street, and Gilead Rd. are intended to be more attractive to those people rather than the smaller narrower roads.**
    - Back entrance into the neighborhood, this will increase traffic. The people living in the development will have to use those streets for entrance.

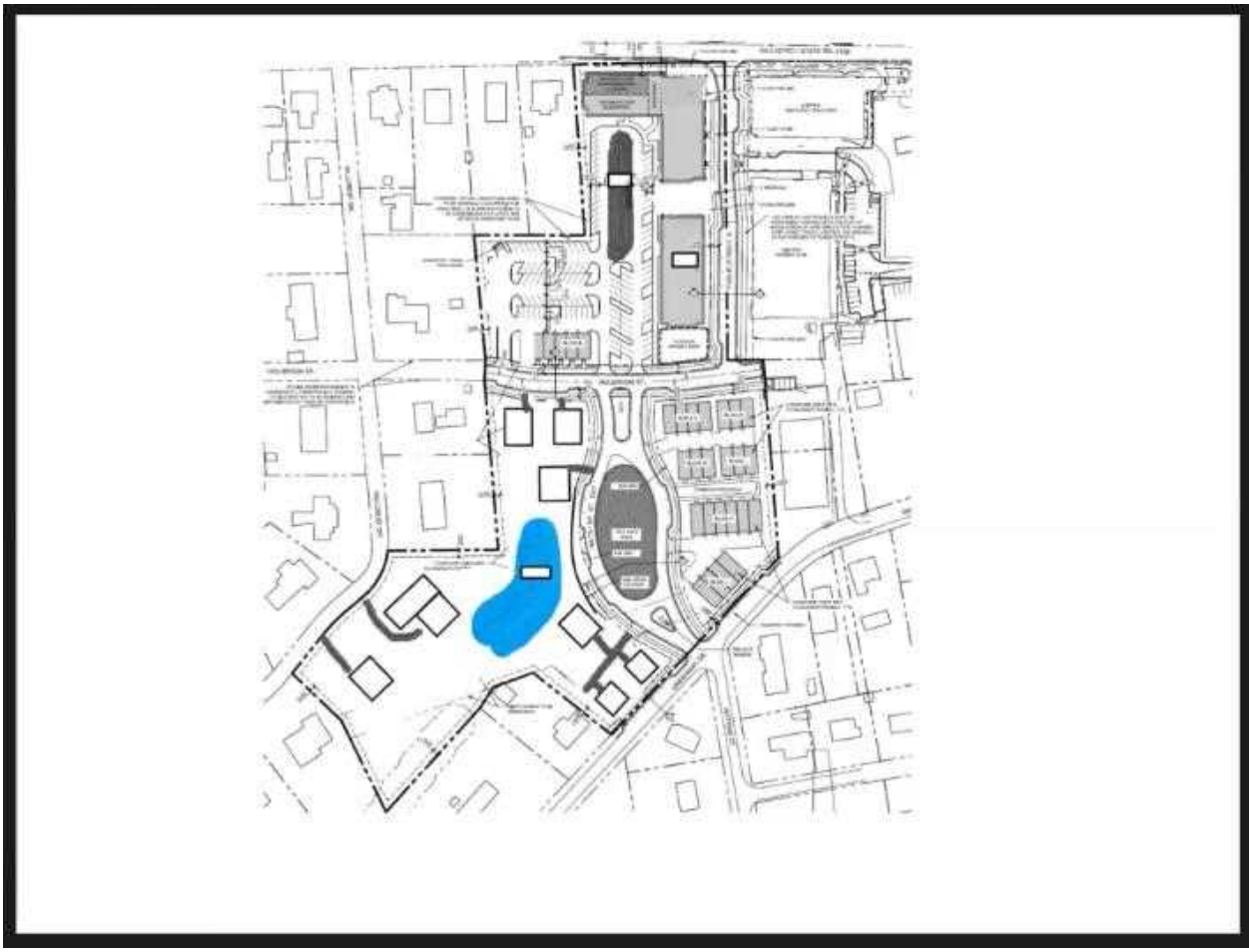
        - **The Town Ordinance and plans require these connections to these streets and the developer**
    - *My concern here is not about the Town, its about my street. They moved from Florida and built a house here for the way it is now. They purposely avoided Vermillion and moved here because it is a community.
        - **This infill development has already been planned by the Town really since 2005 and one of the main things they require is connection to existing streets.**
    - Doesn't sound like the Town has the best interest for the people, they are looking at numbers.
    - Are these developers or the Town going to be buying any more land? Will additional right of way be purchased? Houses that are for sale, is there any chance that these developers will buy up those lands and increase the development. There was a house purchased recently, was that the developer?
        - **No, there are no such plans**
- Candice and Josh Klein
    - Plan/rendering says 3 stories but then the buildings on the street are 4 story. Where will these be located and what is the height of the property?
        - **Townhomes are in the southern portion of the site, taller townhomes are in the center, and the 2-story townhomes are intended to be along the boundary of the project**
    - Distance of the buildings on the back of the property? They live at 203 Hillcrest and are concerned with this and the density and proximity of the townhomes?
        - **Please send some contact information so we can get in touch with them and discuss**
- Oliver Peters
    - Has the Town already sold the parcel of land to the developer?
        - **This is a question for the Town to see where the negotiations are, believe that the Town still owns some of the property.**
    - If Town has already sold a portion of this land to the developer and the developer in turn needs some rezoning is there a conflict of interest for the Town? What are the legalities?
        - **Not sure about the legalities.**
- John Calhoun
    - Is the traffic along with the construction of whatever is built, do people realize that Greenfield is going to get kicked out of access in the 21 area?
    - Traffic cut through will add the extra traffic to get to Wendy's and back? Along with construction along Statesville and Gilead. I can get there and back in 5 minutes but with this traffic it will take 30 minutes to get to Wendy's and back.
    - Question about hospitals and healthcare and what the height of buildings relates to.
- Mike WIlborne
    - Lives on Greenway
    - Traffic – if there are developments on 115 etc. it keeps encroaching on the original Huntersville, is there a traffic study?

        - **This project did not do a specific study because of all of the other road improvements that are going in from the Town and State. There is a requirement in the Ordinance that says if there are roadway improvements funded by the Town or State those improvements are considered complete for traffic purposes.**
    - Small town roads that have not changed much. This is a kid and family-oriented area and the old and established neighborhood is being encroached on.
    - What is the impact on the small neighborhoods? Traffic? Etc.? Today these areas are quiet and have limited traffic so what impact will there be on these neighborhood roads?
    - If there must be access, and Town requires it, what about extending Holbrook out into 115? Limit access to Greenway Dr. Can we keep this a quaint neighborhood?
        - **There is a plan to extend Holbrook out onto 115, we can ask this question, but the Town will most likely require connection.**
    - Is the developer willing to work with the community to preserve it instead of creating more traffic?
        - **Shane – we will commit to working with the Town & NCDOT etc. to work this thing out.**
- Alexis Fletemier
    - Are you an attorney with the Town or North State?
        - **Zoning attorney representing the applicant**
    - In water studies and retention pond, did you look at a wetlands or rain garden or wet pond? Something that can increase the value and increase the passive recreation for the development and the surrounding neighborhoods.
        - **David Watson – have looked into many stormwater retention methods, looked into reducing the size of the pond. Also taking input from the Town and residents. Have a note in the latest plans to look at those options as they get further into designs.**
    - Mentioned that the developer would be taking suggestions from the community, this is her suggestion? Add value to the neighborhood, eventually something will happen with the parcels. There is the potential to add value to the community, add recreation, and create something that is pleasing to the eye.
- Robert and Elaine Kerns
    - Lived in the neighborhood 60 years
    - Similar concerns to Amber and Mike
    - Concerned about the Greenfield park neighborhood – doesn't think the improvements to Gilead and 15 will do very much to mitigate the impact of the development
    - Concerned with the increased cut through traffic
    - Streets are very narrow, 1 sidewalk, it is a walkable bikeable neighborhood. Would this change with the development?
    - Could be a Dilworth or an Elizabeth type neighborhood eventually?
    - Water runoff and loss of tree canopy along with other ecological effects
    - What is the upside of this project to the single-family owner in the area?

    - Elaine Kerns – school kids walk through the neighborhood to the bus stop, concerned about them walking to school, they already get run off the road when two cars drive by
    - Mostly concerned with the part of the project that is on Greenway.
    - This project would make the community less bikeable and less walkable
        - **We will look into these issues.**
- Erik Hopkins
    - Understands it will move through in some capacity, Town will be able to bring in money and revitalize the area for more businesses etc. This is good for the community to bring in more money and get more activation.
    - Biggest concern is the population density as this development adds all these units
    - Do we have the numbers on the current population density before and after for Greenfield Park?
    - Is there any way to lower the number of townhomes so they don't back up directly to the properties?
    - Wants to keep the small-town feel, make a conscious decision to change some of the townhomes so they don't encroach as much, limit the traffic.
- Rick Ranson
    - Land was in the family, he has lived here forever
    - Entrance from Watkins runs right over the creek and there are springs that are being run over for the development, there is another spring under one of the buildings
    - From Huntersville Elem. To 115 to Mt. Holly-Huntersville to 21 is well over 1 square mile that feeds into 1 creek, creek converges at Puckett and Kerns property
    - Dallas Street can become under water, floods regularly, who will pay for these services?
    - Tax revenue, beautification?
    - Do not want apartments because they are for ***transients***, people don't care about the Town because they do not have a stake in the community. These people will decrease the quality of life for the community, condominiums would be better.
    - He has talked to well over 100 people in the community and they are hearing about a bait and switch, there is a small amount of retail space. Is the leasing office part of the retail element?
    - Some of this feels like Wal-Mart, bad aesthetic?
    - How many retail spaces, the entire first floor of the building on Gilead.
    - Commercial/retail looked stingy
    - Main concern – concerned that Dallas St. will get washed away, similar to Ranson Rd., don't want this to happen. What is the developer doing to mitigate this process, and what are the specifications that they must meet?
        - **All water created by this project will be retained on site per the Ordinance.**
        - **David Watson – all this information is in the Stormwater Post Construction Ordinance. Main objective is to have the stormwater runoff to be less than or equal to the pre-developed discharge, in addition to this treating the water quality. There is rainfall data in the area as well to look at the rainfall for the site that is used for designing stormwater systems.**
    - Will any other water be coming onto the site from another site?
    - Water may be cleaner now but what are the requirements for stormwater?

    - **Property on Gilead Rd. is in the Town Center zoning district and apartments and retail element of the property can already be built.**
    - **Developer is not sure what the types of retail will be but the first floor on Gilead is not just a leasing office.**
    - **Because the property is already allowed in Town Center the Town Ordinance has requirements for tree canopy and tree save, there is also a Stormwater Ordinance to be dealt with on-site.**
    - **Retail space would be the entire 1st floor of the building on Gilead Rd. and the pedestrian access from the street will be the 1st building.**
    - **We need the square footage of the retail element of the project.**
- Jeff Hager
    - He knows Shane, is there any way that the concept can be changed so that the townhomes on the back side that exit on the Greenway, is there any way this can be changed, and still make a profit?
    - He knows that Shane is looking out for Huntersville and not trying to take advantage of the Town.
    - Is there any way to get rid of the townhomes and make a multi-family, single family residence? Can you put 20-30 homes on the property and still recoup losses.
        - **Shane is his hometown, he looked at the Town's approved community plans to see what developments the Town wanted to revitalize downtown. The Town's plans reflect this type of mixed-use development.**
    - The 6 board members and the Mayor and everyone else in the Town is not speaking for the people that he knows of in the Greenfield community, this is not in their best interest. More traffic is not beneficial.
    - Amber Kovacs
        - She spent $100k more to live in this community, this could take
        - How does this work with the school? She is an employee of CMS, how will this impact the school numbers – ***transient*** population. How does this project take that into account?
            - **The apartment element is already zoned for apartments.**
    - Town members don't live in this area, these people live here because they like the quiet community feel, don't want the explosion of traffic
    - Speeding on Greenway is an issue right now, nothing has been done about it. School buses and FedEx trucks speed down the road
    - Says the residential element will not help the community at all
    - Lights "blowing into" the home of Ernie Lee for every car that exits the property, and he has grandkids
    - This does not provide safety
- Roxanne Broadway
    - Wondering who the apartments will be appealing to? Concerned about section 8 housing moving into the suburbs, this would be disturbing. She is concerned with stuff she has seen on TV about Section 8 housing moving into he suburbs.
    - Is this affordable housing?
        - **No there are no plans for affordable housing.**

    - Her husband – everybody in the neighborhood wants to say is that NO we don't want this (this is the Hill, the original neighborhood that started Huntersville), everybody should know the history of the Hill and why the neighbors like it, if Huntersville wanted to do some improvement and development they should put the neighborhood sign back up at Dallas, would like everyone to know the history of the Hill? What is the Hill? Have common sense, water will run down the hill?
    - There are already problems getting out on Dallas
    - Single-family homes on this hill are worth plenty
    - Spent too much money to buy the property and now they are overcompensating, Mr. Seagle is negligent of this and Mr. Seagle did not grow up on the Hill.
    - None of these properties want any of this, retention pond, parking lot, no one wants a 3rd story apartment looking into their windows
    - While the developer continues to work on their plan, we will continue to work on our plan for compensation for devalue of our property.
- Taylor Brock
    - Looking at the renderings and maps the Holbrook Extension? Is this planned out? Neighbors have a ROW from Gilead to Hilcrest Dr. has this been considered using in this?
    - With more traffic on Holbrook will this affect the property as far as widening the street.
- James Fletemier
    - Says Susan Irvin is a very high-priced high-horsed attorney representing developers
    - Last thing he wants to do is spend $100k to fight this
    - If this gets developed, he would be in the swamp lands? And he would apparently lose $100k in value.
    - He wants to be 100% clear that there is not a member of this neighborhood who is in favor of the plan in its current resemblance or any resemblance.
    - The property with high density property is already zoned for this, the southwest quadrant could be developed as high or medium density single-family homes
    - Only reason to have rezoning is for planned over development
    - There are other ways to develop this property that would be profitable. There is room to partner with local and regional developers to make a single-family development, that would not shove this down their throats, he feels like he is being bent over his fence whether it is polite or not
    - Mr. Fletemier shares his screen to show a sketch he made of a potential development – says that his plan can meet all the requirements without a rezoning



- Oliver Peters
    - He has the concerns of many
    - Main concern – what are the average values for the houses/apartments etc. how will this impact the current house property in the area? Is there any data to look into this?
        - **Shane thinks the prices for the units will be high compared to the area**
    - Can they provide the neighbors with a range of pricing? Major concern
    - How will this affect the property values moving forward?
        - **Believes the development will have a positive impact on the surrounding property values**
    - How could the developer address these concerns? If they are confident that this will raise prices how can they reach an agreement to make sure this happens?
        - **Open to discussing options/agreements**

ADDITIONAL QUESTIONS/COMMENTS FROM THE CHAT

- James Fletemier – How will the results of this meeting be reported to the Town?
- Oliver Peters – How much of the development is dedicated to mixed-use? Retail space?
- Stephen Swanick – Is this plan still subject to input/change, or is this what is being submitted for approval?

- April (No last name) – My concerns are for the environmental impact and traffic in the Hillcrest/Greenway/Gilead Rd. areas.
- Oliver Peters – Has or will there be an environmental assessment or impact study?
- Janet Pierson – Is a traffic analysis required?
- James Fletemier – Can you please speak to flooding concerns with creating roughly 4.9 acres of impervious space?
- Kathy Jones – How will homeowners on Greenway, Dallas, Hillcrest, Holbrook Streets be impacted by the possible road widening to accommodate increased traffic?
- Lee Hallman – Intersection of Gilead and Highway 115 is a dead intersection according to NCDOT, nothing can be done to add lanes etc. All the road improvements are just to catch up with the problems, adding 200+ families will crush traffic
- Kevin Belk – I note the parking area is proposed backed up to our property. What is being done or required as screening between the properties? Anything more than shrubs?
- Kathy Jones – Can David Peete address the right of way subject. Will homeowners be affected by road widening of Greenway, Hillcrest, Holbrook, etc. Can anyone address the road widening?
- Stephen Swanick – since the proposed BMP is so different from the other uses on Hillcrest, can you describe what enhanced buffering is being used?
- Candice/Josh Klein – What are the price targets of these townhomes?
- Jack Simoneau – The Town has not sold the land to the developer at this time. There is a contract to purchase only.
- James Fletemier – Is that contract contingent on the rezoning; and how do we get a copy? (FOI)
    - Jack says the Planning Department will get a copy of that from the Manager's office and make it available to whoever wants one. The records are public and you can contact David Peete at 704-766-2216.
- Jim Puckett – With traffic dumping onto Greenway form back of the project there needs to be a projection of percentage increase on Greenway, I suspect the Town and NCDOT road improvements had no reflection of a development dumping onto residential especially since they were developed prior to this project coming to fruition.
- Erik Hopkins – Could you let us know what the current population density of Greenfield Park is and what the approximate population density will be after the development? What will be the average price of the townhomes?
- Tammy Eppley – When Discovery Place Kids was built we were told they would redirect the water runoff, our back yard floods anytime it rains, this will only make it worse and we are up creek from Mr. Ranson. This project will add possibly 600 more cars on our small quiet roads.
- Kritzinger – Huntersville needs a downtown not another neighborhood. Huntersville needs restaurants and businesses.
- David Peete – The first draft of the plan only looks to widen Greenway Drive along the project frontage. Any future widening will not be decided until a traffic analysis is finished.

Appendix II

Second Neighborhood Meeting

Attendees:

- David Peete – 105 Gilead Rd. – dpeete@huntersville.org
- Brian Richards – 105 Gilead Rd. – brichards@huntersville.org
- Kevin Belk – 8936 Parkcrest St. – kbelk13@yahoo.com
- Frances M. Garner – 7417 Foxchase Dr., Trinity, NC 27370
- Martha M. Rawdon – 189 Scalybark Trail, Concord, NC 28027
- Joanne Miller – 13980 Asbury Chapel Rd. – jmiller.etj@aol.com
- Jack Simoneau – 105 Gilead Rd. – jsimoneau@huntersville.org
- John H. Calhoun, Jr. – 402 Hillcrest Dr. – trainmanjc@yahoo.com
- Jeff Hager – 203 Greenway Dr. – jhager18@live.com
- Janet Pierson – 104 Dallas St. – chloesnini@yahoo.com
- Dan Boone – 317 Southland Rd. – danboonenc@aol.com
- Amy Hallman – 119 Gilead Rd. – amytyler@roadrunner.com
- Tammy G. Eppley – 208 Greenway Dr. – teppley@bellsouth.net
- B. Eppley – 208 Greenway Dr. – b.eppley@palfingen.com
- Amber Kovacs – 207 Greenway St. – alhauk@gmail.com
- Katie Dickinson – 101 Holbrook St. – mommiekat@aol.com
- Rick Ranson
- Sierra Saumenig – 8618 New Oak Ln. – ssaumenig@huntersville.org
- Jorge Penaranda – 103 Hillcrest Dr. – homesclt@gmail.com
- William Latta – 20009 Verlaidie
- Austin Eppley – 208 Greenway Dr. – Austin.15@me.com
- Michala Turner – 105 Dogwood Terrace – mltcrazy4horses@gmail.com
- Deborah McKnight – 103 Greenway Dr. – dpmcknight87@yahoo.com
- Terry McKnight – 103 Greenway Dr. – dpmcknight87@yahoo.com
- Charles – 14538 Holly Springs Dr.
- Abraham Van Wingarden – 15726 Huntersville-Concord Rd. – abe@metrolinagreenhouses.com
- Cyntha Van Wingerde – 16400 Huntersville-Concord Rd. – cindivanw@outlook.com
- Joseph Pierson – 104 Dallas St.

Developer Presentation:

- Same presentation as the first Neighborhood Meeting
  - Susan Irvin, Irvin Law Group
  - Shane Seagle, North State Development, LLC
  - Land Design Team
- The development team was present to ask questions regarding the project to all neighbors in attendance.
- Project site plans were displayed on boards for people to take a closer look at the project.

September 24, 2020

North State Development Group
18825 W. Catawba Ave, Suite 250
Cornelius, NC 28031

Re: Adequate Public Facilities (APF) Application – Town Center Mixed Use (File #2020-08)

To Whom It May Concern:

The Town has completed its review of the above referenced APF Application and deemed it to be complete, per Article 13.6.3 of the Zoning Ordinance. Based upon your request for an allocation of capital facilities for the above-referenced development proposal, consisting of up to 12,040 sf of Commercial, 140 Multi-Family Units, 61 Townhomes. I am issuing a "Determination of Adequacy (DOA)" for the following public facilities:

- Fire Vehicles
- Fire Facilities
- Police Facilities
- Police Vehicles
- Parks & Recreation Facilities

Please be advised that this DOA is valid for one (1) year, or until September 24, 2021, by which date this development proposal must have achieved vesting, per Section 2.2 of the Zoning Ordinance.

Please feel free to contact me with any questions @ brichards@huntersville.org or by phone: (704) 766-2218.

Sincerely,

Brian Richards

Brian Richards
Assistant Planning Director

Cc: Jack Simoneau, AICP, Planning Director
Anthony Roberts, Town Manager
Angela Beeker, Town Attorney
David Peete AICP, Principal Planner

Planning Services
4421 Stuart Andrew Blvd.
Charlotte, NC 28217
Phone: 980-343-6246
Email: planning@cms.k12.nc.us

Town of Huntersville: 2020-12-03 Huntersville Town Center - Revised

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: Up to 191 total dwelling units (134 multi-family units, 50 townhome units, and seven single family dwelling units) under Town Center - Conditional district (TC-DC) zoning

CMS Planning Area: North

Average Student Yield per Unit: 0.1225 (multi-family) = 16
0.1812 (townhomes) = 9
0.5118 (single family) = 4

This development may add 29 students to the schools in this area.

The following data is as of 20th Day of the 2019-20 school year.

Schools Affected	*Total Classroom Teachers*	*Building Classrooms/ Teacher Stations*	*20th Day, Enrollment (non-ec)*	*Building Classroom/ Adjusted Capacity (Without Mobiles)*	*20th Day, Building Utilization (Without Mobiles)*	*Additional Students As a result of this development*	*Utilization As of result of this development (Without Mobiles)*
HUNTERSVILLE ELEMENTARY	44	37	818	688	119%	16	**122%**
BAILEY MIDDLE	80.35	57	1673	1187	141%	9	**142%**
WILLIAM A. HOUGH HIGH	120.0	100	2493	2078	120%	4	**120%**

The total estimated capital cost of providing the additional school capacity for this new development is $1,053,000; calculated as follows:

Elementary School: **16** x $34,000 = $544,000

Middle School: **9** x $37,000 = $333,000

High School: **4** x $44,000 = $176,000

RECOMMENDATION

Adequacy of existing school capacity is a significant problem. We are particularly concerned about a case where school utilization exceeds 100% since the proposed development may exacerbate the situation. Approval of this petition may increase overcrowding and/or reliance upon mobile classrooms at the schools listed above.

Below is a list of major changes that have been made to the Huntersville Downtown Mixed-Use Rezoning Plan in the third submittal:

1. Added a fence to the 10' buffer on the western boundary of the property north of Holbrook and extending to the daycare property.
2. Increased the size of the southern buffer on the western boundary of the property from 10' to 20'.
3. Added a fence to the 20' buffer on the western boundary of the property south of Holbrook.
4. Removed the townhomes along Greenway St. and replaced with seven detached single-family homes.
5. Reduced townhome count from 64 to 53.
6. Modified the mixed-use building footprint to include a vehicular pass through that is two stories high.
7. Increased height of first floor non-residential to 19' on Gilead Road, with a building height of 53'.
8. Increased the non-residential space on Gilead road to 12,000 sf, removing multi-family accessory uses from that area.
9. Included street access to ground floor units on Public Street A.
10. Revised the parking lot layout and parking counts.
11. Reduced the size of the BMP pond.
12. Moved the mail kiosk in order to avoid conflicts with any potential future pond access path / easement.
13. Modified sidewalk and planting strip on the western side of Public Street A to include a 7' wide sidewalk.
14. Added on-street parking and a planting strip to the eastern side of Public Street A.
15. All improvements to Public Street A paid by developer.
16. Holbrook St. extension from property to Hillcrest Dr. paid by developer.
17. Added new curb and gutter / sidewalk with 20' buffer east of sidewalk along Hillcrest Dr. and along the pond frontage.
18. Added / revised a number of notes on the plans to address various comments from Town Staff, including:
    a. Added / clarified the information regarding trash pickup
    b. Added / clarified the information regarding the buffers
    c. Added/clarified the information regarding open space
    d. Updated the development data table to reflect the plan updates and to add additional information requested by the Town
    e. Added in additional sections to illustrate the various buffer conditions
    f. Updated the bypass pipe system so as not to conflict with any buffers

IRVIN LAW GROUP

SUSAN IRVIN | ATTORNEY

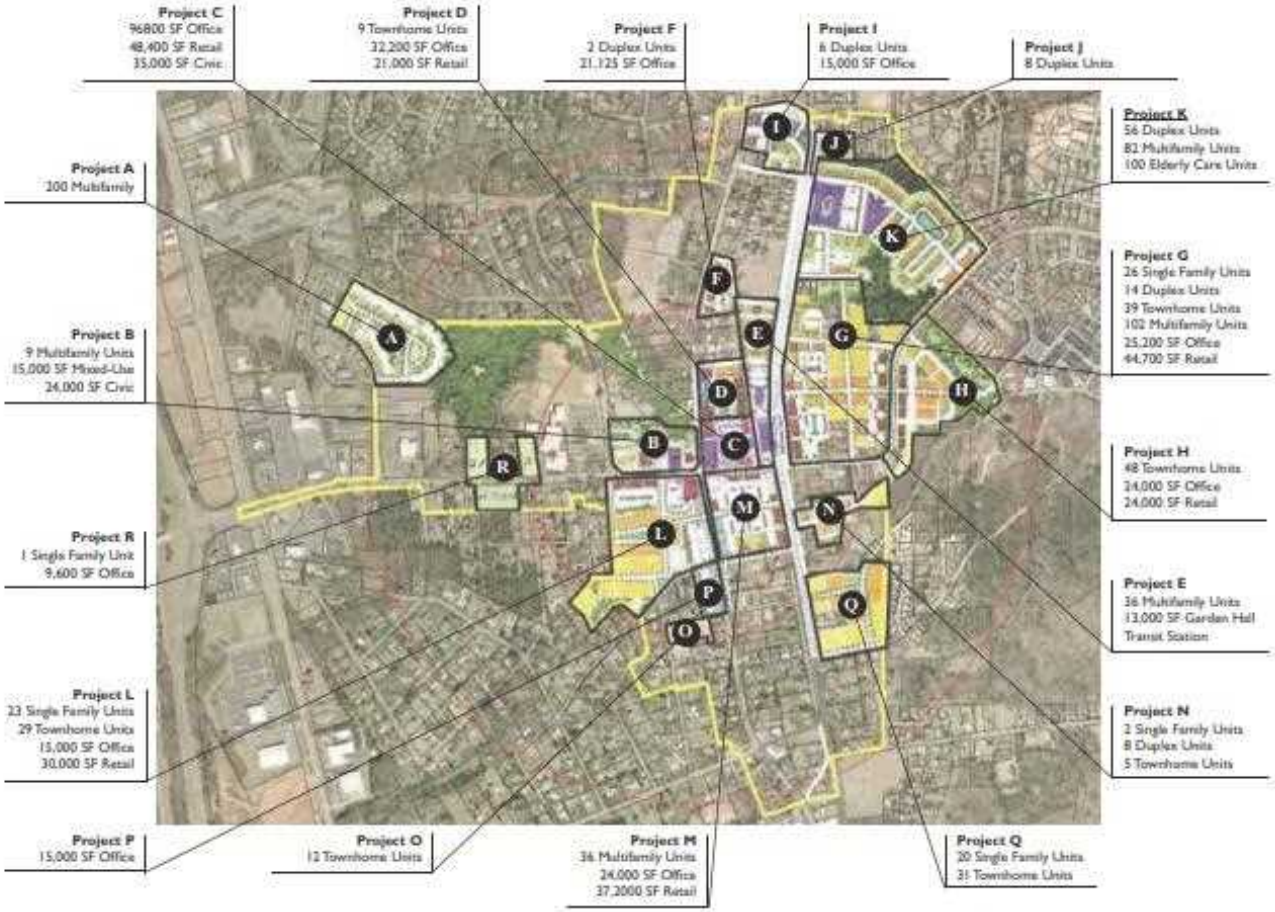
office: 19726 ZION AVENUE, CORNELIUS, NC 28031
mailing: P.O. BOX 2376, DAVIDSON, NC 28036
p: 704.896.0820 **f:** 704.896.0875 **e:** susan@irvinlawgroup.com
cell: 704.724.6763 http://www.irvinlawgroup.com/

Development Analysis

Downtown Plan New Development Totals

At build-out, the Downtown Huntersville Plan proposes the following new development opportunities for the study area:

- 180,950 square feet of Retail
- 208,400 square feet of Office
- 82,000 square feet of Civic / Institutional
- 100 Elderly Care Units
- 79 Single Family Residential Units
- 178 Attached Single Family Residential Units
- 459 Multi-family Residential Units
- Bed & Breakfast Inn Expansion
- 27,600 square foot Civic Plaza



Huntersville DOWNTOWN

Attachment H

Citizen Comments

(received as of the Town Board agenda packet deadline – 9/29/20)

David Peete

From: Marie Hicks <mhicks7528@yahoo.com>
Sent: Monday, August 3, 2020 4:31 PM
To: David Peete
Subject: R20-03 Rezoning

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am a resident of the Greenfield Park neighborhood and I am writing to you regarding the proposed Rezoning R20-03. This Mixed Use Plan will have a negative impact on our home values, safe neighborhood, traffic, and erosion issues. This is one of the oldest and established areas of Huntersville and if multi housing units are brought in, the added traffic and people will impact our current ability to enjoy walks on the streets and the safety of a small neighborhood. General Erosion and and creek erosion has been an ongoing issue and we definitely don't need any more buildings to add to this, as well as reducing the wildlife that is running out of green space in our town.

Regards,

Marie Hicks

Sent from my iPhone

David Peete

From: C Mahoney <carriemmahoney@gmail.com>
Sent: Tuesday, August 4, 2020 9:41 AM
To: David Peete
Subject: Town center plans

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I live in Greenfield Park and would like to stay updated on future meetings regarding the rezoning. I'm not against it, but don't think there should be any parking on Greenway.

Thank you
Carrie

David Peete

From: Amber Hauk <alhauk@gmail.com>
Sent: Friday, September 18, 2020 9:39 PM
To: David Peete
Subject: Opposition

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear David Peete,
I'm live at Greenway St. and am writing to express my opposition to the proposed Rezoning R20-03 Huntersville Town Center Mixed Use. The proposed facility is will form a nuisance of noise, light, traffic, and environmental issues that will not only devalue my property, but severely degrade my quality of life in the neighborhood.

I support the effort of the citizens of Greenfield Park in their efforts to maintain the character of our community. I firmly ask that you deny the proposed rezoning.
Sincerely,
Amber Kovacs

David Peete

From: Jones, Kathy <Kathy_Jones@PremierInc.com>
Sent: Sunday, September 20, 2020 4:12 PM
To: Board Members
Cc: John Aneralla; Jack Simoneau; Anthony Roberts; David Peete; Jennifer Davis; Stephen Swanick; Janet Pierson
Subject: North State Development Project

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

All,

I would like to express my concern regarding the North State Development Project. Based on the town's vision for the downtown area, this project significantly restricts and basically prohibits that vision from being accomplished. Below are a few bullet points, but by all means there are plenty other reasons this project isn't a good move. I'm just trying to keep it short to hold your attention.

- Without this project Gilead, 115, Greenway and all streets in the Greenfield Park neighborhood are already at, or close to capacity. If built, travel through that area will be nearly impossible and make life miserable for the Greenfield community, not to mention the safety issues it will create. Cut through traffic has already negatively impacted this neighborhood where parents and children routinely walk on streets that aren't wide enough for two cars to pass without one going off the side of the road. I personally won't take my grandson to the neighborhood park (where I played as a child) because I'm afraid if he were to get into the road he'd get run over before I could grab him. The park is already dangerous for younger children and really should be surrounded by a fence. What about when the children go back to school? Will they still be able to walk to the bus stop and be safe? Probably not.

- This project is touted as creating retail/commercial that will bring people to a walkable, unique, bustling downtown, but it doesn't offer anything for people to look at, much less visit. The apartment leasing office and apartment gym amenity don't count as a destination. By using this land for apartments and apartment related services, you significantly decrease the space you have to actually have those shops, restaurants and places that will achieve your goal of a vibrant downtown. The people in those apartments can only eat at Slice House or have lunch at Café 100 so many times before they're over it. Currently, those are our only 2 options for dining downtown. Wouldn't recruiting more businesses in the food service industry be a better choice than apartments?

- There has ALWAYS been problems with flooding in the Greenfield area. Always. This project will intensify the issue and cause devastating problems for homeowners property.

- From what I've been told, this developer does a lot of college housing projects. What's the range of the rent? What will be the quality of these buildings? Will they become easily run down due to inexpensive building materials? How will they age? Will they be allowed to become dilapidated without consequences like other properties in downtown?

- Based on the design of the parking lot, will people opt to park in the Discovery Kids parking deck instead of driving down and around to get to their parking area? Will this increase crime? Who wants to be in a dark parking deck at night. Perfect breeding ground for crime. I guess we'll need those auxiliary police officers to handle it.

- During the community meeting the attorney for the developer said that the Main St and 21 road projects will alleviate some of the traffic, thereby the neighborhood would be able to accommodate the increase in traffic from this project. Yeah, ok. Tell me another one. She really should've rethought that before she said it. Utterly ridiculous. Don't even get me started on the Holbrooks Rd extension. Crazy. Hillcrest? Oh, yeah. Narrow, curvy, perfect for accidents.

- The citizens in Greenfield Park and surrounding communities do not want this type of project in downtown. People move here for the small hometown atmosphere. Not the Birkdale experience. We want the quaint, walkable, unique downtown with cute shops, restaurants, murals/art, etc. This area would be an awesome spot for a combination of these types of shops and greenspace where people can come sit, socialize and have a sense of being part of a community. Grab a bite to eat and hang out with friends and family or just sit and read a book. Other towns have managed to achieve this (Davidson, Mt Holly, Kannapolis, Mooresville.) Why can't we? Don't let dollar signs cloud your judgment and lead you to make poor design decisions.

Remember, bad design only takes one irresponsible vote to go forward, but the results last a lifetime. The citizens of Huntersville shouldn't have to suffer for that irresponsibility. Just take a minute and ask yourself, would you want this type of development dumping into your older, established neighborhood where some families have lived for several generations?

Thank you for listening.

Kathy Jones
704-575-1414

David Peete

From: Amy Hallman <atmhallman@gmail.com>
Sent: Sunday, September 20, 2020 5:51 PM
To: David Peete; Jennifer Davis; Stephen Swanick
Subject: No to North State plan

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sir or Madam,

I am writing to make you aware I'm asking the Town Board to vote no to extend the North State contract.

If you feel inclined to say they are moving forward in good faith, please consider that the downtown population is also moving in good faith to ask you to not rezone the Greenfield Park neighborhood nor to sell the parcels necessary to complete such an unnecessary project.

I get that "we" want development, but I'd rather wait a little longer and get development that reflects the current population's idea of development—not more apartments and townhouses, especially not within the downtown area. Congestion alone at our schools, in our roads, and at the total of three restaurants (two open part time) does not support such construction. And if you cannot encourage the downtown commercial property owner(s) to make any modifications to his/her current properties already, this construction boom will not help.

PLEASE take a pause.

Thank you,

Amy Hallman

David Peete

From: melissab@customsights.com
Sent: Monday, September 21, 2020 7:50 AM
To: John Aneralla; Board Members
Subject: Please do not allow apartments to replace premium retail space in downtown Huntersville

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please do not allow apartments to replace premium retail space in downtown Huntersville

David Peete

From: Elise Demeter <elisedemeter@gmail.com>
Sent: Monday, September 21, 2020 1:47 PM
To: David Peete; Stephen Swanick; Jennifer Davis
Subject: R20-03 Huntersville Town Center Mixed Use - concerned about proposed rezoning

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear David Peete, Stephen Swanick, and Jennifer Davis,

I am writing to express my concerns about the proposed rezoning + development plans by NorthState Development in downtown Huntersville (R20-03 Huntersville Town Center Mixed Use).

1. I am specifically concerned that the proposed development will add seriously to the traffic congestion in the area. I am concerned there is not a traffic impact study or a plan to widen roads that would remediate the traffic in this area at peak times.
2. I am concerned about the potential added pressures on our local schools. Our schools are struggling to keep up with enrollment as it is.
3. There is a large parking lot proposed for the residents of the multifamily housing units. The parking lot is a waste of valuable space. I am also concerned that it could negatively impact water runoff in the area.

I ask that you strongly urge NorthState to lessen their housing and parking lot allocations in favor of greater retail and green space allocations. I would also like to see NorthState conduct a proper, thorough traffic study.

The right mix of housing, retail, and green space is critical to making a vibrant downtown. I have sincerely appreciated Huntersville's vision for long-term development and vision. Town planning is important. I ask that you consider if the current rezoning and development proposals are truly in line with our vision for what downtown Huntersville should be in the years to come.

Sincerely,

Elise Demeter
Resident of Huntersville, NC
elisedemeter@gmail.com

David Peete

From: Rachel Haungs <racheljhaungs@gmail.com>
Sent: Monday, September 21, 2020 2:42 PM
To: John Aneralla; Board Members; David Peete; Stephen Swanick; Jennifer Davis
Subject: Commentary to be included as official record re: Rezoning of R20-03 Huntersville Town Center Mixed Use

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and commissioners, and other town staff,

I live in Shepherd's Vineyard on Glenora Dr. As you may recall, I am a native to Huntersville of 30 years. I am writing to express my extreme opposition to the proposed Rezoning R20-03 Huntersville Town Center Mixed Use. The proposed facility will form a nuisance of noise, light, **traffic**, and environmental issues that will not only devalue my property, but severely degrade my quality of life in the surrounding neighborhoods.

I support the citizens of Greenfield Park in their efforts to maintain the character of our community. I do not believe the proposed rezoning is aligned with the long-term vision of Huntersville, nor does it foster development that creates a vibrant and desirable downtown, let alone prioritize quality of life, green spaces, environmental safety, or boosting economic development.

Downtown Huntersville deserves to be developed with STABILITY and preserving green space in mind over corporate profits. With so little remaining of our small town charm, it is imperative that all of this be considered when determining the future of the few areas of green space left in our area. The addition of several hundred additional residents will have major impact and burden placed on our inadequate transportation infrastructure (ie: Gilead Rd // Old Statesville Rd at 7AM or 6PM every single weekday), schools, and storm water systems (expanding development in critical flood area with estimated 3MIL+ annual gallons of runoff into local creeks that feed our drinking water system).

Additionally, the approval of this rezoning and completion of this project virtually eliminates the ability to develop downtown Huntersville into a vibrant and desirable location by extinguishing opportunity for retail/commercial property development that is thriving in other neighboring communities like Cornelius and Davidson.

Four years ago, the Vermillion Village project (Anchor Mill) on Church St, just 3 or 4 blocks away from this site, was originally billed as town center. It was going to consist of a grocer, retail/commercial and 400 townhomes/apartments. Those plans have changed (no grocer will sign on) and the new plans (from what we've heard through the grapevine) are no retail/commercial, just 500 townhomes/apartments**. An increase of 100 townhomes/apartments.**

The Vermillion Front project on Huntersville-Concord Rd, just 3 blocks from this site has been approved and work has begun. **It's going to add another 99 townhomes/apartments to this area.**

We have other property in the Walters/First/Second St neighborhood, 3 blocks from the NS project, **where the Vermillion developer and a current commissioner have plans to built more townhomes/apartments. So these North State apartments aren't needed**. Much to our dismay, they'll be plenty of townhomes/apartments within walking distance of downtown without *taking precious land in the middle of town and basically throwing it away and creating problems.*

If you look at the 2040 plan, everything on the east side of the railroad is projected to be high-density townhome/apartment type buildings. **Just how many townhomes/apartments does Huntersville need?**

Given the explosive development of residential neighborhoods in our area with a lack of transportation infrastructure and retail network, where do you anticipate these new residents to shop and spend their time? The answer is pretty simple... they will take their money to our neighboring towns. When this plan so blatantly follows the voices raised in recent surveys for the 2040 plan, I feel the answer to this rezoning request is crystal cleared. If this is allowed, however, it will further enforce the existing notion that **no consideration for what the citizens want or suggest is ever taken into account when these decisions are made.**

I firmly ask that you deny the proposed rezoning.

Sincerely,
Rachel Johnson Haungs

David Peete

From: Jones, Kathy <Kathy_Jones@PremierInc.com>
Sent: Monday, September 21, 2020 3:41 PM
To: David Peete; Board Members
Cc: John Aneralla; Jack Simoneau; Anthony Roberts; Jennifer Davis; Stephen Swanick; Janet Pierson
Subject: RE: North State Development Project

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Peete,

Something I just thought of that should be taken into account when the town is considering this project. Four years ago, Vermillion Village project (Anchor Mill) on Church St, just 3 or 4 blocks away from this site, was originally billed as "town center." It was going to consist of a grocer, retail/commercial and 400 townhomes/apartments. Those plans have changed (no grocer will sign on) and the new plans (from what we've heard through the grapevine) are no retail/commercial, just 500 townhomes/apartments. An increase of 100 townhomes/apartments over the original plan.

The Vermillion Front project on Huntersville-Concord Rd, just 3 blocks from the North State site has been approved and work has begun. It's going to add another 99 townhomes/apartments to this area.

We have additional properties in the Walters/First/Second St neighborhood, 3 blocks from the North State project, where the Vermillion developer and a current commissioner have plans to build more townhomes/apartments. So these North State apartments aren't needed. Much to our dismay, they'll be plenty of townhomes/apartments within walking distance of downtown without taking precious land in the middle of town and basically throwing it away and creating more problems than anything good.

If you look at the 2040 plan, everything on the east side of the railroad is projected to be high-density townhome/apartment type buildings. Just how many townhomes/apartments does Huntersville need? It seems no consideration for what the citizens want or suggest is ever taken into account when these decisions are made.

Kathy Jones
704-575-1414

From: David Peete <dpeete@huntersville.org>
Sent: Monday, September 21, 2020 11:13 AM
To: Jones, Kathy <Kathy_Jones@PremierInc.com>; Board Members <BoardMembers@huntersville.org>
Cc: John Aneralla <janeralla@huntersville.org>; Jack Simoneau <jsimoneau@huntersville.org>; Anthony Roberts <aroberts@huntersville.org>; Jennifer Davis <jenniferdavis078@gmail.com>; Stephen Swanick <stephen.swanick@gmail.com>; Janet Pierson <jpierson@huntersville.org>
Subject: RE: North State Development Project

Mrs. Jones,
Thank you for your input regarding the proposed development.
Your comments have been added to the project file and will be shared with the Town Board & Planning Board at the Public Hearing.

Thank you for your participation in the process!

David F. Peete, AICP
Principal Planner
Town of Huntersville
105 Gilead Road
PO Box 664
Huntersville, NC 28078
Phone: 704.766.2216
Fax: 704.992.5528
Email: dpeete@huntersville.org
Website: www.huntersville.org

Connect with Town of Huntersville!

Pursuant to North Carolina General Statutes, Chapter 132, email correspondence to and from this address may be considered public record under the North Carolina Public Records Law and may be disclosed to third parties.

From: Jones, Kathy <Kathy_Jones@PremierInc.com>
Sent: Sunday, September 20, 2020 4:12 PM
To: Board Members <BoardMembers@huntersville.org>
Cc: John Aneralla <janeralla@huntersville.org>; Jack Simoneau <jsimoneau@huntersville.org>; Anthony Roberts <aroberts@huntersville.org>; David Peete <dpeete@huntersville.org>; Jennifer Davis <jenniferdavis078@gmail.com>; Stephen Swanick <stephen.swanick@gmail.com>; Janet Pierson <jpierson@huntersville.org>
Subject: North State Development Project

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.
All,
I would like to express my concern regarding the North State Development Project. Based on the town's vision for the downtown area, this project significantly restricts and basically prohibits that vision from being accomplished. Below are a few bullet points, but by all means there are plenty other reasons this project isn't a good move. I'm just trying to keep it short to hold your attention.

- Without this project Gilead, 115, Greenway and all streets in the Greenfield Park neighborhood are already at, or close to capacity. If built, travel through that area will be nearly impossible and make life miserable for the Greenfield community, not to mention the safety issues it will create. Cut through traffic has already negatively impacted this neighborhood where parents and children routinely walk on streets that aren't wide enough for two cars to pass without one going off the side of the road. I personally won't take my grandson to the neighborhood park (where I played as a child) because I'm afraid if he were to get into the road he'd get run over before I could grab him. The park is already dangerous for younger children and really should be surrounded by a fence. What about when the children go back to school? Will they still be able to walk to the bus stop and be safe? Probably not.

- This project is touted as creating retail/commercial that will bring people to a walkable, unique, bustling downtown, but it doesn't offer anything for people to look at, much less visit. The apartment leasing office and apartment gym amenity don't count as a destination. By using this land for apartments and apartment related services, you significantly decrease the space you have to actually have those shops, restaurants and places that will achieve your goal of a vibrant downtown. The people in those apartments can only eat at Slice House or have lunch at Café 100 so many times before they're over it. Currently, those are our only 2 options for dining downtown. Wouldn't recruiting more businesses in the food service industry be a better choice than apartments?

- There has ALWAYS been problems with flooding in the Greenfield area. Always. This project will intensify the issue and cause devastating problems for homeowners property.

- From what I've been told, this developer does a lot of college housing projects. What's the range of the rent? What will be the quality of these buildings? Will they become easily run down due to inexpensive building materials? How will they age? Will they be allowed to become dilapidated without consequences like other properties in downtown?

- Based on the design of the parking lot, will people opt to park in the Discovery Kids parking deck instead of driving down and around to get to their parking area? Will this increase crime? Who wants to be in a dark parking deck at night. Perfect breeding ground for crime. I guess we'll need those auxiliary police officers to handle it.

- During the community meeting the attorney for the developer said that the Main St and 21 road projects will alleviate some of the traffic, thereby the neighborhood would be able to accommodate the increase in traffic from this project. Yeah, ok. Tell me another one. She really should've rethought that before she said it. Utterly ridiculous. Don't even get me started on the Holbrooks Rd extension. Crazy. Hillcrest? Oh, yeah. Narrow, curvy, perfect for accidents.

- The citizens in Greenfield Park and surrounding communities do not want this type of project in downtown. People move here for the small hometown atmosphere. Not the Birkdale experience. We want the quaint, walkable, unique downtown with cute shops, restaurants, murals/art, etc. This area would be an awesome spot for a combination of these types of shops and greenspace where people can come sit, socialize and have a sense of being part of a community. Grab a bite to eat and hang out with friends and family or just sit and read a book. Other towns have managed to achieve this (Davidson, Mt Holly, Kannapolis, Mooresville.) Why can't we? Don't let dollar signs cloud your judgment and lead you to make poor design decisions.

Remember, bad design only takes one irresponsible vote to go forward, but the results last a lifetime. The citizens of Huntersville shouldn't have to suffer for that irresponsibility. Just take a minute and ask yourself, would you want this type of development dumping into your older, established neighborhood where some families have lived for several generations?

Thank you for listening.

Kathy Jones
704-575-1414

David Peete

From: Iaiela Dumitrescu <biola1994@yahoo.com>
Sent: Monday, September 21, 2020 3:45 PM
To: David Peete
Subject: North State Capital Development

As new neighbor and owner in Vermillion, the news that there is a development planned for downtown Huntersville does sit very well with me and my family.
Therefore, I recommend that you take a good look at those the requests sent by the citizens affected and make sure that we keep the downtown area looking as such without the extra residences and traffic that will congest the area. We need more walking friendly businesses and commercial development instead of more cars to make traffic unbearable.

Thanks for taking the time to give this your attention.

Iaiela Dumitrescu
BS Business Admin.

David Peete

From: Marian Dumitrescu <mdu1987@yahoo.com>
Sent: Wednesday, September 23, 2020 12:57 PM
To: David Peete
Subject: Re: Please Sign the petition

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. David Peete,

As new neighbor and owner in Vermillion, the news that there is a development planned for downtown Huntersville doesn't sit very well with me and my family.
Therefore, I recommend that you take a good look at the requests sent by the citizens affected and make sure that we keep the downtown area looking as such without the extra residences and traffic that will congest the area. We need more walking friendly businesses and commercial development instead of more cars to make traffic unbearable.

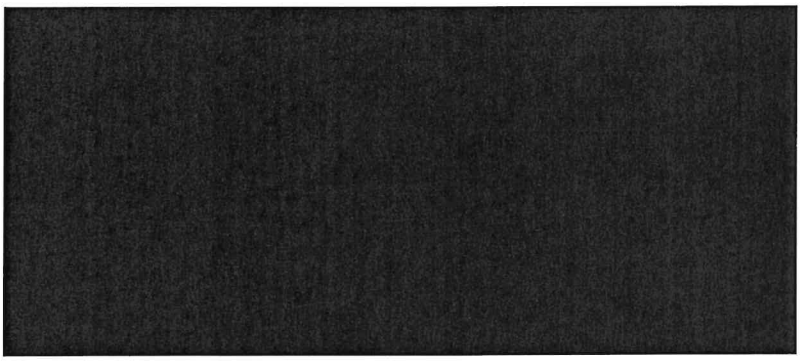
Thanks for taking the time to give this your attention.

Regards,
Marian Dumitrescu
704-778-2026

On Mon, Sep 21, 2020 at 12:40 PM, Iaiela Dumitrescu <biola1994@yahoo.com> wrote:

This is to stop a developer from adding over 200 homes in the heart of Huntersville by Dicovery Place,

Sign the Petition



Sign the Petition

Save Downtown Huntersville

David Peete

From: rsbdirect@bellsouth.net
Sent: Friday, September 25, 2020 8:57 AM
To: David Peete
Subject: NO! to Apts. in Downtown Huntersville

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning, Mr. Peete.

I am against rezoning downtown Huntersville to "Town Center Mixed Use."

We don't need the congestion that will occur from the addition of 140 apartments, 61 town homes, and all of the ugliness (260 parking spaces) that will accompany them.

Let's turn downtown Huntersville into something charming and intimate, such as what you have in Davidson. Let's attract small businesses and restaurants and create a really beautiful town.

Thank you.

Regards,

Robert Blumenthal
8828 Oakham St.
Huntersville, NC 28078

10/1/2020

Town Planners and Commissioners

RE: Proposed Conditional Rezoning application 20-03 , Town Center

Dear Sir(s) and Madam(s)

My name is Jim Fletemier;

My wife and I are Huntersville residents, as well as longtime residents of North Mecklenburg County, and live at 209 Hillcrest Drive, one of the properties adjacent to and directly affected by this proposed conditional rezoning.

Professionally, I am the Assistant Director in charge of Curriculum and Educational Technology for Canopy Real Estate Institute, a subsidiary of the Canopy Realtor© Association and Canopy MLS. I'm one of less than 60 people Nationwide to hold both DREI and CDEI certifications, which are Internationally recognized professional certifications that allow me to teach real estate, and to train instructors, in over 30 states. I'm also a longstanding member of ARELLO (The International Association of Real Estate Licensing Law Officials).

By education, I'm an Applied Industrial Engineering Technologist with a minor in Supply Chain and Logistics design. Although I'm a licensed Broker in Charge in North Carolina, as part of my employment agreement, I don't currently actively practice Real Estate; as that would create a potential conflict of interest if I were to serve as an expert witness in real property ligation, or become directly involved in professional ethics investigations within the Real Estate industry. My wife has been a Commercial Property Manager for one of the most respected and successful commercial development and Property Management companies in the Carolinas for over 18 years, is the former President of the Charlotte region of BOMA International (Business Owners and Managers Association) , and is currently the Director of Facilities for a large International company.

I tell you all of that just to say that our opinions and views are backed by significant expertise and experience related to this proposed rezoning. Between the two of us, we're very fortunate and blessed to fully understand many of the components of this proposed project.

Like most residents; we're both very supportive, and excited, about the creation of a vibrant and successful "downtown" Huntersville.

And like most residents, we both implore you to vote "NO" on the proposed conditional rezoning.

The proposed rezoning and associated sketch plans not only don't provide for, or take initial steps for, a vibrant, walkable, successful downtown core; this rezoning makes reaching that goal significantly more difficult. The developer believes, and would like for you to believe, that this plan is the "only workable alternative." That's just not true. It's the best plan for the developer, simply because Northstate Builds high density multifamily housing. It's their 'bread and butter', their true core competency, so it's the thing that they want to do. It's a simple as that.

The request for rezoning, and the associated sketch plan, should be denied for the following primary reasons:

The proposed rezoning constitutes illegal "spot zoning" and opens the Town of Huntersville to liability at the State Level.

I'm very confident that should this request for rezoning be approved, legal action will be brought against the Town of Huntersville at the State level, that seeks to prove this as Illegal spot zoning. When that case is eventually won, it could literally become the next "textbook case" of spot zoning. I say that without hyperbole, since I could very well be a primary author of the next textbook.

This proposed plan injures the property values and quality of life of all the adjacent homes currently zoned single family residential, and places a retention pond well inside an established neighborhood in order to allow for the runoff from additional multifamily attached housing. This is being proposed at a time when significant residential input (61% of respondents from the last town survey) prioritized single family homes on large lots; which is the current makeup of the area of proposed rezoning There are several attached multi family housing projects already underway within 5 miles of the proposed site, and supply for detached single family homes in the North Mecklenburg/ Lake Norman region is at an all time low. Additionally, the developer was given two alternate proposed plans that would NOT require rezoning of 8 of the parcels in question, and better meet the needs of the town as a whole. BOTH OF THOSE ALTERNATIVE PLANS ARE ATTACHED.

The proposed rezoning is in opposition to the Town's vision, and intentionally misinterprets the town plan (both current and proposed long term Master plans.)

The master plan and "vision" for Huntersville includes a vibrant, walkable downtown, centralized retail and restaurant space, and protected mature tree canopy, and a "destination" feel to the downtown area. However, the proposed rezoning would eliminate the largest section of mature trees in existence within the downtown or surrounding area, and focus primarily on creating an area for people to ***leave from, rather than arrive to.*** There is a finite amount of space available within the downtown core area that's already zoned Town Center, and the proposed plan dedicates the majority of that space to high density residential. This would kill the tree canopy, increase traffic, increase the noise level, and provide very little "destination" impetus for residents or visitors.

The logic being used to justify this plan is flawed.

While it's true to some extent that "you have the population to get the big retail and development" ; that's a gross oversimplification, makes a great sound bite for the developer, and ignores the actual demographic, economic, and logistical factors along the Gilead Rd Corridor.

The downtown Huntersville area is a unique economic challenge, and applying blanket statements makes dangerous assumptions about the current, and future, state of retail and residential living in the area. There are currently 3 large grocery spaces along Gilead Rd, on the West Side of I77, and two more on the East side. One of those 5 grocery stores is currently closed and empty due to poor sales.

According to current population demographics and the models most often used by national grocery chains like Kroger (owns Harris Teeter), and the National Grocers Association, the 4 to 6 square block area of downtown Huntersville would have to increase it's population by an estimated 8,000-12,000 residents before a "Town Center location" would be seriously considered by a National Chain, as an additional location over and above those already in existence. Well before that happened, though, that increase in population would implode the town infrastructure, completely overwhelming schools, first responders, water, sewer, and town services. In short, that just isn't going to happen.

Therefore, the only path to develop a vibrant downtown MUST BE to create a "destination" location; that focuses the available square footage primarily on retail and restaurants/ dining, provides plenty of parking, and allows for walkability. That can all be done under the existing zoning, while preserving the currently zoned lots for the highly sought-after single family detached residential space it was designed for.

Right now, because of current COVID and political unrest, it is one of the worst times in history to consider building speculative retail or Commercial, and the developer well knows this. Their plan, therefor, involves such a small portion of retail that its success or failure has little bearing on their financial goals.

"Scaling back" the retail due to lack of concerns for support of that retail, as the developer has stated on many occasions, is flawed at best. It's a long-standing tenant of *basic* retail development that "retail drives retail, which drives restaurants. " In other words, the retail portion needs to be large enough, well done enough, and located properly to have people come there.. not leave from there to go somewhere else.

It's also true that once people get in their cars to dine or shop, whether they drive ½ mile or 5 miles plays virtually no part in their location choice. Right now, because the proposed plan will make Huntersville so much less walkable, those 500+ additional residents will be FAR more likely to get in their cars (further causing traffic problems). Once in their cars, there is nothing keeping them in Huntersville to spend their dollars.

Also, during a meeting with Northstate Development that my wife and I had fairly early in the process, their "required" rental rates that they stated, based on the cost of acquisition and development that they had, put their commercial space at 25-30% higher than already available empty retail space along Gilead Rd, and over twice the cost of the older retail locations on the Southwest corner of Gilead and Old Statesville.

What the proposed plan will effectively create is a very small, unoccupied or unsuccessful retail pocket, surrounded by high density housing, in an already high traffic area, and economically seal the fate of

what could have been a vibrant downtown experience, while simultaneously injuring the surrounding properties, for the benefit of North state Development, at the cost of our Town.

A far better approach would be to delay the development of those core parcels at least 2 years until the economy and retail market realign and stabilize themselves with the parcels already zoned Town Center, and develop the parcels currently zoned for Neighborhood Residential in a way that both has very high demand and would protect the interests of the residents- as single family detached dwellings on larger lots.

Let's get creative

The absolute best location for attached multifamily housing, with ground floor retail, that would maintain and create continuity within the new downtown "park" and mill area, is the current location of the Town Hall. Conversely, the best usage for the properties under consideration with this plan may very well be a new town hall, with Town Park and wooded trail way, adjacent to the existing and underutilized parking deck; if a truly creative and positive approach was the goal. See attached.

Thank you for your time

Jim and Alexis Fletemier

10/2/2020

Town of Huntersville Town Council, Planning Board, and Legal staff;

In regards to the proposed conditional rezoning R20-03

I'd like to respectfully ask that Councilman Hines recuse himself from the vote on this item, that he be excused from any public or private meetings in regards to this proposed rezoning, and that he abstains from any commentary or offering of opinion to other Councilmembers or Planning Board members in regards to this proposed rezoning outside of public forums available to all residents.

I'd also like to respectfully request that any input Councilman Hines has provided to other councilmembers in regards to this plan, dating from the property being sold to Northstate Development, be eliminated from consideration.

It appears that Councilman Hines was one of the listing Brokers that marketed several of the parcels involved; and utilized the attitude of the Town of Huntersville as being receptive to rezoning of these parcels, in the marketing materials to procure the sale of these parcels.

Excerpts from the advertising and marketing materials, authored by Invest Properties, a Firm with Councilman Hines as a principle:

"The property is ideally situated for high density residential, whether apartments, townhomes, or a mixed use. Huntersville staff is willing to review all potential plans and excited about the development."

• The property is zoned TC-CD and GR. Huntersville Staff has indicated support in rezoning the property to higher density residential.

• Site plan supports 100 apartment units and 20 townhome units with structured parking. There is also some possible interest in joint/shared parking with the Town of Huntersville with their parking deck.

Councilman Hines may have a conflict of interest in regards to the upcoming vote; and may be highly disincentivized to vote on the basis of the best interests of the town residents. *Should this rezoning application be denied, the purchasing party may have some legal or financial recourse against Mr. Hines' advertising strategy, and the advertising would indicate potential motivations for a manipulation of that vote, in order to legitimize the statements made in marketing of the properties.*

It also *appears*, but may not be the case, that initial application renderings of the site plan along Gilead and Old Statesville Roads are the identical drawings used in the marketing materials of the property to procure the sale to Northstate Development.

I'm confident that Councilman Hines, a well-respected member of our community and a freshman Councilman, may be consciously unaware of this conflict of interest between his personal business dealings and serving as a representative of the town's residents. I'm also confident that, having brought that conflict to light, the steps outlined above can be easily taken to eliminate any concerns over apparent improprieties.

Additionally, I have grave government functionality and ethical concerns, if Huntersville staff did in fact "indicate support for rezoning" prior to any application for rezoning having been filed. I would like to clearly understand which Huntersville staff positions would be in a position of decision making to offer that support; as it's my understanding that conditional rezoning decisions are to be made by the elected Town Council only after careful consideration of public input and a review by the planning board, not predetermined by staff members prior to any application being filed or public knowledge of a proposed redevelopment. I hope that you can clarify my concerns and misunderstanding for me, to avoid any escalation of concerns over ethical violations having taken place.

I look forward to your prompt response, and also ask that this be included as a part of the public comments in regards to rezoning application 20-03, Town Center.

Thank you.

Jim Fletemier

David Peete

From: Jeff Boyer <jlboyer@bellsouth.net>
Sent: Saturday, October 3, 2020 11:12 AM
To: mbales@Huntersvile.org; Dan Boone; Brian Hines; Nick Walsh; Stacy Phillips; Lance Munger; John Aneralla; Stephen Swanick; David Peete
Subject: North State Development Rezoning-Yes Please!

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I have been a Huntersville resident since 1987 and have seen a great deal of transformation in that time. As such I want to express support for the North State project and related rezoning. The voices of residents opposing this project are stuck in the past, and hopefully will not stifle this project and others to come which will take the town into the future. We are quite fortunate to be attracting investment into the area, and a favorable view by the town on projects such as this is imperative to such investments continuing going forward.

David Peete

From: Ross Howard <wrhoward21@gmail.com>
Sent: Sunday, October 4, 2020 4:31 PM
To: David Peete
Cc: Board Members
Subject: Zoning Change R20-03

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi, David.

Good Evening, sir. I wanted to send you a quick email documenting my opposition to the proposed rezoning in downtown Huntersville. As a resident of Huntersville and HPD Officer I believe a large apartment building would be an incredible detriment to the downtown area in the near term and long term. I am all for positive development to enrich the downtown area but this is not the direction it should go.

I know your time is valuable and I thank you for your consideration.

Respectfully,

Ross Howard
(828) 244-3599

David Peete

From: Janet Pierson <chloesnini@yahoo.com>
Sent: Sunday, October 4, 2020 9:45 PM
To: Board Members
Cc: David Peete; Janet Pierson
Subject: Petition R20-03

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please note that I am sending this email as a taxpaying resident that lives at 104 Dallas Street. It is being sent on my personal time, from my personal email address and my personal iPhone.

I am writing this email to oppose Petition #R20-03 for the reasons outlined below:

1. I feel the proposed plan includes too much residential. I would like to see more retail/restaurants/offices.

2. The proposed plan does not fit in with the existing Greenfield Park neighborhood. Single family residential ranch-type houses with larger lots would be in keeping with the character of Greenfield Park. I would prefer no apartments....Huntersville has enough apartments.

3. Concern with traffic. My understanding is a TIA was not required. What I understood at the community meeting is the developer does not think the development will affect the neighborhood roads. I have lived in the neighborhood all of my life (except for 3 years when I first got married, but even then I was in the neighborhood about every day), and it will increase the traffic. People will find they can cut through the neighborhood roads. Our roads are narrow and cannot handle that kind of traffic. If the plan is approved, I would suggest there be no entry/exit at Greenway. They would still have several entry/exit points for connectivity.

4. I did sign the online petition opposing this project. I asked about signing the paper petition representatives from the neighborhood were circulating, but was told since I signed the online, I didn't need to sign the paper one. I didn't quite agree with that, but wasn't going to argue, so I just want to confirm I support their petition.

5. There will be representatives from the neighborhood speaking at the hearing Monday night. I have not heard all of what they plan to present, but heard some proposed concerns a few weeks ago that they were going to bring up. I agree with their concerns related to water run off, safety, traffic, etc. However, I do not agree with any personal attacks against any commissioners.

Thank you for your time.

Janet Pierson
104 Dallas Street

Sent from Yahoo Mail for iPhone

David Peete

From: Janet Pierson
Sent: Monday, October 5, 2020 9:58 AM
To: Board Members
Cc: David Peete
Subject: FW: Opposing the rezoning of downtown property

From: E J <ellamarjo23@gmail.com>
Sent: Monday, October 05, 2020 9:45 AM
To: Janet Pierson <jpierson@huntersville.org>
Subject: Opposing the rezoning of downtown property

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Huntersville board:

I would like to object to the rezoning of the land adjacent to Discovery Place. This land needs to be used to help develop Huntersville's downtown into a walkable area with retail, restaurants, etc- not multifamily housing. I'm also very concerned about the connection of Brian Hines to the property and the conflict of interest that arises with him having sold the property and voting on the rezoning. He should recuse himself from this vote.

Please consider the immense opposition as people are learning the developer's true intentions which go against everything we would like to see in Huntersville.

Thank you for your consideration.

Why are apartments included in the Town Center Plan?

The Downtown 2030 Community Plan states that Downtown will be a thriving, mixed-use town center with a variety of housing types (single family, townhomes, live work, and apartments). Including apartments will help diversify the downtown economy and also help encourage more businesses to open downtown by increasing demand for eating and drinking establishments, personal services, retail shopping, etc. The current concept calls for a downtown with people living, working and playing within walking distance

Why development now?

To be proactive with development. Several developers have expressed interest in doing a mixed-use project in the downtown area. Instead of letting them develop whatever zoning permits, the Town wants to be proactive and let the community drive, shape and form what the downtown will look like in 10-20 years.

To stimulate economic growth. The Town wants to diversify its public investment throughout the Town while providing additional options for housing, retail and entertainment in the downtown area. This investment in downtown is critical to continued growth and vitality of Huntersville.

To encourage downtown renewal. Downtown is the heart of any community. The Town wants to reinvest in and renew downtown by making it an active destination. Activity will create opportunities for existing businesses while attracting new businesses as well.

To create an identity for Huntersville. The Town wants to develop an identity for our downtown by encouraging a walkable, "village" type environment. A revitalized downtown will create a sense of place and renewed pride in Huntersville.

Will apartments decrease my property value?

Concerns that the presence of apartments will lower the value of single-family houses have driven many people to oppose new apartment developments. The property is currently zoned to allow apartments. Unlike apartments of old, current apartment choices can provide luxury lifestyles for young professionals, empty nesters and others. The Town is working with the developer to alleviate this concern by requiring buffers, planting strips, street and sidewalk improvements, adequate parking opportunities, and insisting upon a high-quality design. This project will lead to a renewed interest in the downtown area which may, in fact, increase property values of the surrounding homes.

Will the apartments attract transients?

Multifamily rental housing has long been an important part of the collection of housing choices for families and individuals. High quality apartments will attract new residents to town, many of whom either prefer apartment living or rent before buying in the community. In addition, rental housing has been crucial to provide homes for our nation’s teachers, firefighters, police officers, health care workers, and public employees.

What is the commercial component of the Plan?

12, 000 square feet of the ground floor space of the building that fronts Gilead Road will be used for commercial space. This space will be designed for commercial, retail and restaurants or other active

commercial use and will include a pedestrian pass-through from Gilead Road and a stairwell area. The club house and administrative offices for the apartments are not included in the 12,000 square feet.

What is the impact on local schools?

According to the projections provided by CMS, the impact will be minimal. Huntersville Elementary School will increase by approximately 16 students, Bailey Middle School by 8 students, and William A. Hough High School by 3 students.

How will the development mitigate stormwater run-off?

The Greenfield neighborhood was developed without stormwater regulations in effect.
Now, all development must follow regulations that protect watersheds & control stormwater.
Stormwater controls will be put in place to meet or exceed applicable laws:

Soil Erosion and Sedimentation Control ordinances require builders and developers to implement structural Best Management Practices (BMPs) like perimeter sediment fence, construction entrances, and sediment basins to control sedimentation and protect surface water quality.

Post-Construction Stormwater Control ordinances ensure that new developments are designed to minimize impacts to surface water quality and that structural Best Management Practices (also called stormwater control measures) are built and then maintained after development is complete.

Surface Water Improvement & Management (SWIM) ordinances require vegetated buffers along streams to protect the natural functions of the stream system. Additional buffer requirements are found in Post-Construction Stormwater Control ordinances and Water Supply Watershed ordinances.

Watershed Supply Watersheds ordinances regulate the development and land use density in certain watersheds to protect the water quality of lakes that supply drinking water.

Floodplain regulations limit development within the floodplain, minimize public and private losses due to flood conditions, and control the alteration of natural floodplains.

Stormwater Pollution Control ordinances prohibits illicit connections and discharges to the storm drainage system and outlines the steps for responding to violations and enforcement actions.

What are the general details of the apartment building? (Height, Number of apartments, final design?)

The total building height at the Gilead Road frontage is 52.5', approximately the same height as the Discovery Place for Kids building. The number of units will not exceed 134. A rendering of the mixed use (commercial/apartment) building has been presented at each public meeting and can be found at https://www.huntersville.org/DocumentCenter/View/6244/R20-03-Planning-Board-Staff-Report-10-27-20---w-Attachments-for-WEBSITE (Page 41)

The final design must meet the standards set forth in Article 4 of the Zoning Ordinance, including ARCHITECTURAL STANDARDS PRINCIPLES.

Will there be more opportunities for neighbors to collaborate with the developer?

There have been a pre-development ~~meeting, 3~~meeting, 3 community meetings, 2 meetings with Greenpark HOA and Save Downtown Huntersville representatives and their attorney, a planning board meeting, and a public hearing. Based on feedback from these public meetings and the recent Greenpark HOA and Save Downtown Huntersville meetings, the developer has agreed to substantial revisions to the original plan. The revisions include:

1. Removed 17 Townhomes south of Holbrook. The project started at 61 Townhomes south of Holbrook, and it is now at 44 Townhomes south of Holbrook and 7 Single-Family Detached Homes.

2. Larger lots along Greenway.

3. Larger setbacks for homes along Greenway.

4. Fewer Houses on Greenway. The project started with townhome buildings along Greenway and was modified to 7 single-family homes on Greenway. The most recent revisions reduced the 7 single-family homes on Greenway to 4 single-family homes on Greenway.

5. Southernmost TH building. Converting one of the southernmost townhome buildings on the west side of Street C to 3 single-family homes.

6. Second TH Building. Reduced unit count in second TH from 5 to 4 and moved it to the east to provide more open space.

7. Buffers. If possible, in the design phase, the 20' undisturbed buffer adjacent to the stormwater detention pond along Hillcrest Dr. will be increased.

Another public hearing is scheduled for December 7.

Will crime increase in the vicinity of these apartments?

From August 28, 2020, to October 25, 2020, there were 9 aggravated assaults in Huntersville. Only 1 of 9 aggravated assaults occurred in an apartment complex.

Should we be concerned about traffic impacts?

Intersections and roads which will be affected by future growth, including the growth that comes with the Town Center Plan, will be improved (funded) either through Huntersville's CIP or the State's STIP program. These major improvements include widening of Gilead Road, Main Street realignment and improvements, Holbrook Road Extension and various other intersection improvements. The developer will also pay for construction of new streets and road improvements within the project that will facilitate traffic flow.

Will there be cars on Greenway?

Per the Institute of Transportation Engineers Trip Generation Manual,10th ed., based on the most recent revisions to the plan, only 3% of the trips generated by the residential units will result in a right turn onto Greenway.

Town of Huntersville
Planning Board
December 15, 2020

To: Town Board

From: Tracy Barron, Exec Asst

Date: December 15, 2020

Subject: Consider approval of the 2021 Planning Board Meeting Schedule

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EXPLAIN REQUEST:

ACTION RECOMMENDED:

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

1. 2021 Schedule draft

Planning Board
2021 Regular Meetings

The Regular Meetings for the Planning Board shall be held on the fourth (4th) Tuesday of each and every month at 6:30 p.m., at the Town Hall location unless otherwise noted below or changed upon compliance of the Open Meeting Law.

January 26
February 23
March 23
April 27
May 25
June 22
July 27
August 24
September 28
October 26
November 16 (3rd Tuesday)
December 21 (3rd Tuesday)