



AGENDA

Regular Town Board Meeting (VIRTUAL)

January 4, 2021 - 6:00 PM

HOSTED FROM TOWN HALL (101 Huntersville-Concord Road)

Virtual Meeting Information *This meeting will be held both in person at the Huntersville Recreation Center located at 11836 Verhoeff Drive, Huntersville, NC 28078, and virtually via livestream at <https://www.facebook.com/HuntersvilleNCTownGovernment>. The Board of Commissioners will participate remotely. The public is invited to attend and comment during public comment or during any of the public hearings (1) in person at the Huntersville Recreation Center, 11836 Verhoeff Drive, Huntersville, NC 28078 or (2) by telephonic communication in accordance with instructions sent to persons who have registered with the Town Clerk no later than 3 p.m. on January 4, 2021 to speak by telephonic communication. The public may also submit comments by email to the Town Clerk at jpierson@huntersville.org. For public hearings only, emailed comments may continue to be submitted until 24 hours after close of the public hearing. The Town Clerk may be reached by email to jpierson@huntersville.org or by phone at (704) 766-2202.*

1. **Call to Order**
2. **Invocation - Moment of Silence**
3. **Pledge of Allegiance**
4. **Mayor and Commissioner Reports-Staff Questions**
5. **Public Comments, Requests, or Presentations** - *Speakers are limited to 3 minutes. The Mayor 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.*
6. **Agenda Changes**
7. **Public Hearings**
 - 7.A. Conduct continuation of public hearing for R20-04, a request by Palillo Holdings, LLC to Rezone +/- 37.19 acres as the Southwest corner of Hambright Rd and Statesville Rd to rezone from Corporate Business (CB) to Corporate Business Conditional District

(CB-CD), Transit-Oriented Development Residential Conditional District (TOD-R CD), Highway Commercial Conditional District (HC-CD) for a Mixed-Use development with commercial, apartments, hotel, and flex space; (Parcels: 01704401, 01704402, 01704403, 01704404, 01704406, 01704407, 01704409). (*Brian Richards*)

- 7.B. Conduct continuation of public hearing on Petition #R20-05, a request by Vermillion Anchor Mill Village, LLC to revise the +/- 30-acre Vermillion Village Rezoning at 404 N. Church Street (PARCEL IDs 01902201 and 01902202) from Town Center - Conditional District to Town Center - Conditional District to include 361 attached residential units (300 apartments and 61 townhomes) and 22,000 sq. ft. of commercial. (*Sierra Saumenig*)

8. Other Business

9. Consent Agenda

- 9.A. Approve the minutes of the December 7, 2020 Regular Town Board Meeting. (*Janet Pierson*)
- 9.B. Adopt Town Board Meeting Schedule for 2021. (*Janet Pierson*)

10. Closing Comments

11. Adjourn

**Town of Huntersville
Town Board
January 4, 2021**

To: Town Board

From: Brian Richards, Assistant Director

Date: January 4, 2021

Subject: Conduct continuation of public hearing for R20-04, a request by Palillo Holdings, LLC to Rezone +/- 37.19 acres as the Southwest corner of Hambright Rd and Statesville Rd to rezone from Corporate Business (CB) to Corporate Business Conditional District (CB-CD), Transit-Oriented Development Residential Conditional District (TOD-R CD), Highway Commercial Conditional District (HC-CD) for a Mixed-Use development with commercial, apartments, hotel, and flex space; (Parcels: 01704401, 01704402, 01704403, 01704404, 01704406, 01704407, 01704409).
(*Brian Richards*)

EXPLAIN REQUEST:

Conduct a Public Hearing for R20-04, a request by Palillo Holdings, LLC to Rezone +/- 37.19 acres as the Southwest corner of Hambright Rd and Statesville Rd to rezone from Corporate Business (CB) to Corporate Business Conditional District (CB-CD), Transit-Oriented Development Residential Conditional District (TOD-R CD), Highway Commercial Conditional District (HC-CD) for a Mixed-Use development with commercial, apartments, hotel, and flex space; (Parcels: 01704401, 01704402, 01704403, 01704404, 01704406, 01704407, 01704409).

ACTION RECOMMENDED:

Conduct Public Hearing

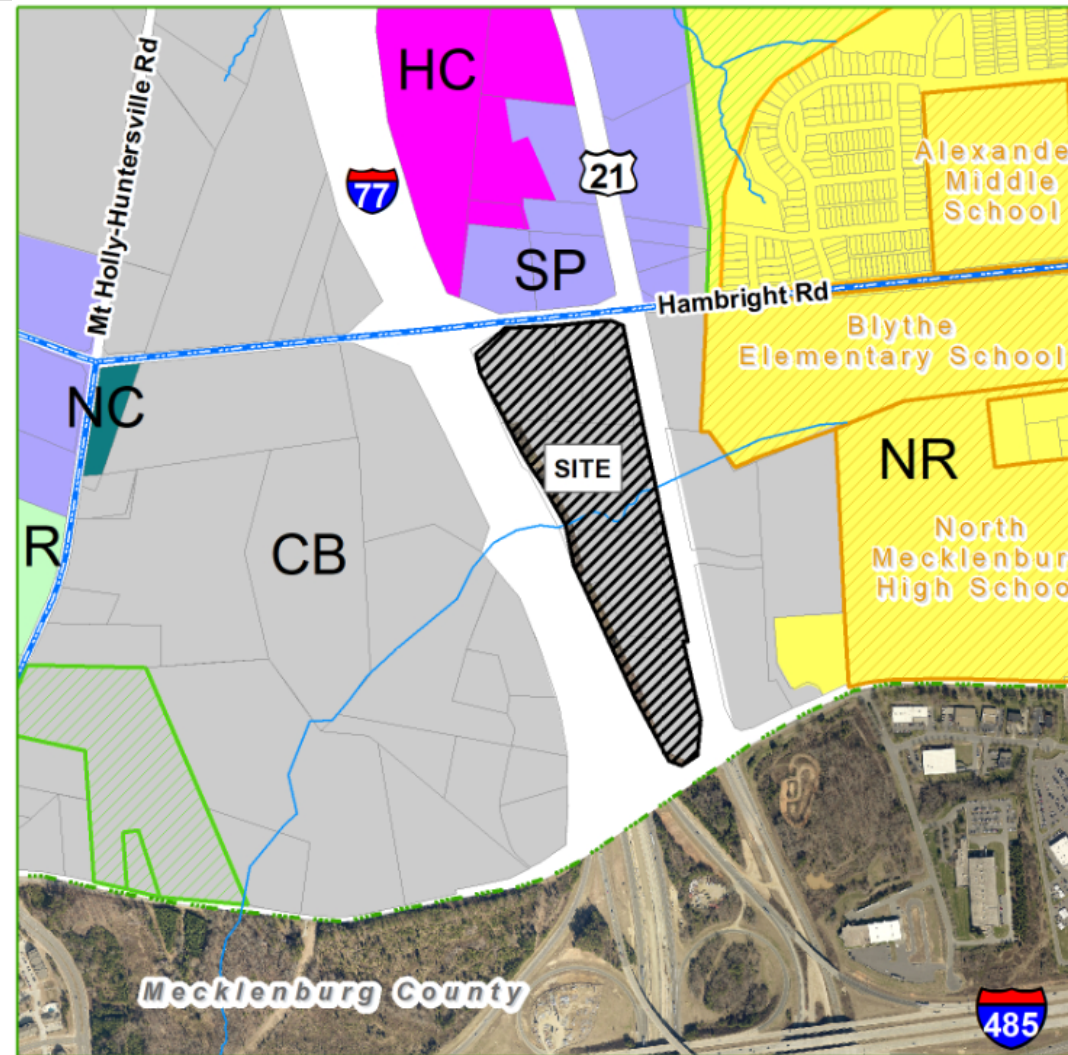
FINANCIAL IMPLICATIONS:

ATTACHMENTS:

1. A- Application R20-04
2. B - Proposed CD Rezoning Plan
3. C- APF DOA Statesville Rd Mixed Use
4. D - Neighborhood Meeting 4578_Statesville_Presentation_
5. E - CMS Student Report Statesville Road Mixed Use
6. F - LKN EDC Memo

Petition R20-04 Statesville Road Mixed Use

PART 1: PROJECT SUMMARY



Applicant: Jake Palillo, Palillo Holdings LLC

Property Owner: Multiple (See Application)

Property Address: Multiple (See Application)

Project Size: (+/-) 37.19 acres

Parcel Numbers: 01704401, 01704402, 01704403, 01704404, 01704405, 01704406, 01704407, 01704409

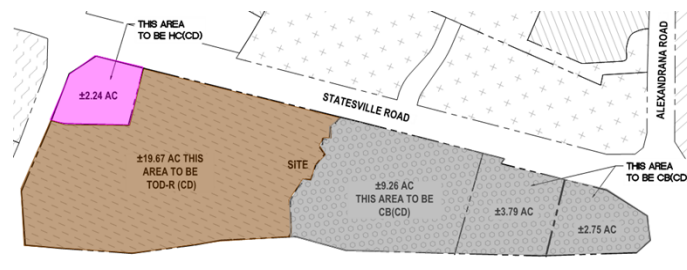
Current Zoning: Corporate Business (CB).

Current Land Use: Vacant, Mobile Home Park, Single Family.

Proposed Zoning: Corporate Business Conditional District (CB-CD), Transit-Oriented Development Residential Conditional District (TOD-R CD), Highway Commercial Conditional District (HC-CD).

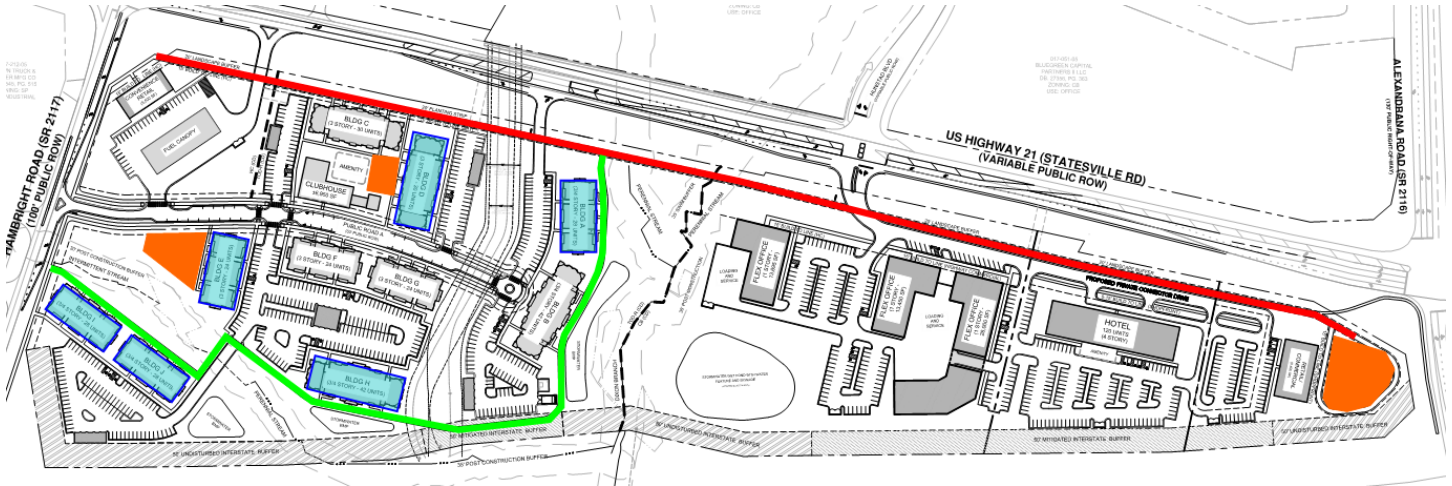
Proposed Land Use: Multi-Family, Commercial, Flex Space, & Hotel.

1. Purpose: Rezone 37.19-acres at the Southwest corner of Hambricht Rd. and Statesville Rd. from Corporate Business to Corporate Business Conditional District (CB-CD), Transit Oriented Residential Conditional District (TOD-R CD), and Highway Commercial Conditional District (HC-CD) for a 300 Unit Multi-Family Development, 120 Unit Hotel, 55,145 Sq.Ft. Flex Space, & 13,900 Sq.Ft. Commercial. Optionally the Hotel & Southern Commercial Building may be replaced with 85,300 Sq.Ft. of Flex Office. (See Attachments A & B). TOD-R(CD) is being proposed due to the location of the future CATS Park & Ride Facility (approximately .4 miles west). CB(CD) is being proposed to allow for a reduced buffer along Statesville Road. HC(CD) is being proposed to allow for Convenience Store.



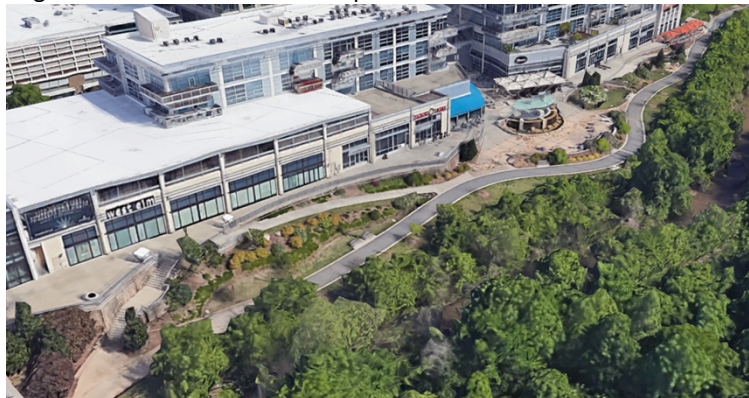
2. Adjoining Zoning and Land Uses.
 - North: Special Purpose – Light Industrial & Self Storage.
 - South: City of Charlotte Business Park - Vacant.
 - East: Corporate Business – Vacant, Office, Light Industrial.
 - West: Corporate Business - I-77.
3. A neighborhood meeting was held on Thursday, October 29, 2020 and the questions asked by residents and the responses from the applicants are summarized in the Neighborhood Meeting Report (see Attachment D).
4. Notice for this rezoning petition was sent via letter to adjoining property owners; a legal ad placed in the Charlotte Observer; and posting of rezoning signs on the property along Hambright Rd, Statesville Rd, & Alexandriana Rd.

PART 2: REZONING/SITE PLAN

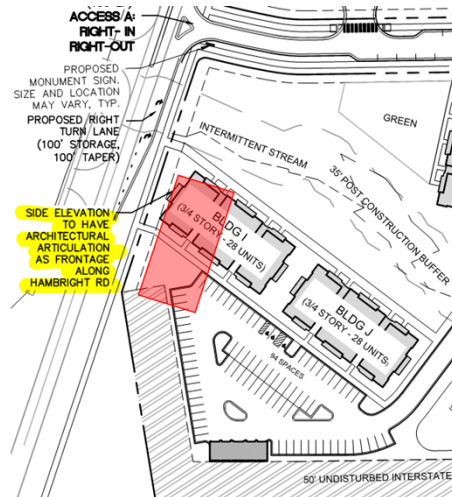


The proposed Conditional District Rezoning Plan is generally compliant with the Zoning and Subdivision Regulations. Significant elements include:

- Six of the ten Apartment Buildings (blue boxes above) are proposed to front upon Urban Open Space (plaza, greens) or Greenway. The remaining three are to front upon Public streets.
- Article 8.14 states “A site specific development plan **may be considered** for approval in the TC, NC, NR, R, TR, HC, CB, CI, VS, both TND and TOD districts where residential and/or non-residential lots and/or structures front upon a private courtyard, carriageway, mid-block private alleyway with courtyard, or pedestrian way, or urban open space as defined in ARTICLE 7, Part B, where adequate access by emergency vehicles is maintained by way of a street or alley and where the off-street placement of uses does not diminish the orientation of the building fronts to the public street.” The applicant is requesting that Apartment Buildings A, B, D, E, H, I, & J front upon a Greenway or Urban Open Space due to existing site conditions (SWIM Buffers, Topography, & Gas Line). Staff is requesting additional details of the Greenway and its amenities. During discussions with the applicant the Little Sugar Creek greenway (image below) was as an example of alternative frontage. A Greenway of this style or design would enhance the development.



- As part of the part of the consideration above Building I is offering architectural articulations along Hambright Rd. Staff would recommend that the Building I front on Hambright Rd. This would cause the building to encroach into the I-77 buffer. Staff would support this encroachment in order to achieve more building presence along Hambright Rd. If building I does not front on Hambright Road Staff would recommend additional opaque buffering. Ideally a Non-Residential building would be located in this area to further integrate uses in the development. The Lake Norman EDC notes that there is not a high demand for speculative office space currently (Attachment F).



- 3 Flex Office buildings
- A 120 Unit Hotel
- The Southern Commercial Building is proposed to front upon an Urban Open Space (plaza) per Article 8.1.4.
- Optionally the Hotel & Southern Commercial Building may be replaced with 85,300 Sq.Ft. of Flex Office.
- The Southern (CB) portion of the development contains a private drive per Article 8.1.5. This drive has a public access easement.
- The Northern Commercial Building is to be a Convince Store/Gas Station.
- An internal greenway system with a public access easement. Staff is requesting additional details of the greenway and its amenities.
- Minimum Tree Preservation (canopy tree save) for the Corporate Business, Transit Oriented Development Residential, and Highway Commercial zoning districts is 0%. The applicant is proposing to save 26.7% (7.95 Ac) of existing canopy.
- Minimum Tree Preservation (specimen tree save) for the Corporate Business, Transit Oriented Development Residential, and Highway Commercial zoning districts is 30%. The Rezoning Plan saves 28.9% of existing specimen trees. The developer will be requesting to mitigate 3 Specimen trees due to grading. Staff recommends adjusting grading plans to meet tree save requirements.
- There are no identified Heritage Trees on site.
- Specific building elevations for the proposed structures have **NOT** been submitted. Architectural Precedents have been provided (Attachment B). Sheet SP-201 notes that the Ordinance Standards for the Shopfront, Highway Commercial, and Apartment Buildings will be met. Additionally, the below note has been included in the Rezoning Plan:

B. ELEVATIONS. CONCEPTUAL ELEVATIONS ARE SCHEMATIC IN NATURE AND SHOW THE GENERAL THEME OF THE ARCHITECTURE WITHIN THE PROJECT HAVE BEEN SUBMITTED WITH THE REZONING PLAN. THE ARCHITECTURAL DESIGN WITHIN THE PROJECT SHALL BE IN KEEPING WITH THIS GENERAL THEME. GOOD DESIGN IS ESSENTIAL WHEN LOCATING LARGE STRUCTURES IN CLOSE PROXIMITY TO PUBLIC STREETS AND GREENWAYS. THEREFORE, THE FOLLOWING ARCHITECTURAL DESIGN STANDARDS SHALL APPLY:

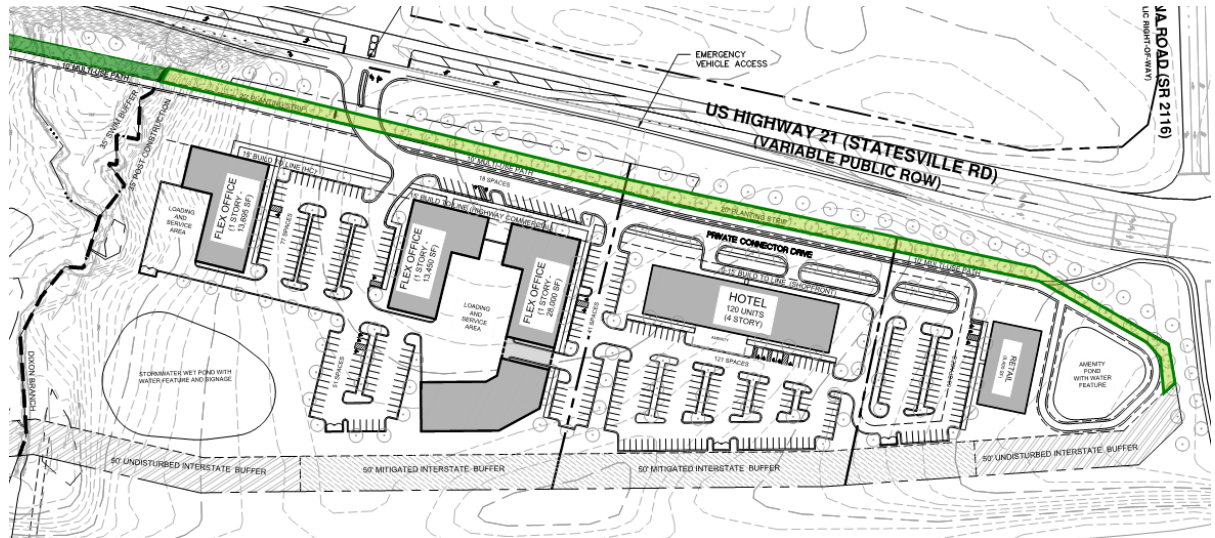
- 1) ALL BUILDINGS CONSTRUCTED ON THE SITE SHALL BE ARCHITECTURALLY COMPATIBLE IN APPEARANCE THROUGH THE USE OF SIMILAR AS WELL AS COMPLEMENTARY BUILDING MATERIALS, COLORS, AND DESIGN. ALL BUILDINGS WILL BE CONSISTENT WITH THE GENERAL THEME OF THE CONCEPTUAL DRAWINGS SUBMITTED THROUGH THE REZONING APPLICATION, HOWEVER INDIVIDUAL BUILDINGS WILL BE GIVEN DUE CONSIDERATION TO ESTABLISH THEIR OWN CHARACTER.
- 2) ALL BUILDINGS SHALL BE ORIENTED TOWARD A STREET OR GREENWAY OPEN SPACE AND SHALL CREATE ENTRANCES ALONG A STREET OR GREENWAY WITH PEDESTRIAN INTEREST.
- 3) WHERE BUILDINGS ORIENT TOWARD THE PUBLIC STREET AND GREENWAY, THE BUILDINGS SHALL AVOID LONG EXPANSES OF SOLID WALLS, GREATER THAN 20 FEET IN HORIZONTAL LENGTH THROUGH THE INTRODUCTION OF WINDOWS, DOORS, ARTICULATED FACADES OR OTHER SPECIFICALLY DESIGNED ARCHITECTURAL AND LANDSCAPE ELEMENTS.
- 4) WHERE NEEDED, LANDSCAPING SHALL BE USED TO SOFTEN THE STREETScape AND CREATE AN INVITING FEEL BETWEEN THE PUBLIC AND PRIVATE REALMS.
- 5) APPLICANT SHALL COMPLY WITH THE PROVISIONS OF THE ORDINANCE REGARDING PLACEMENT AND SCREENING OF MECHANICAL AND UTILITY EQUIPMENT SERVING THE BUILDINGS AS SET FORTH IN PARAGRAPH 8, ARTICLE 4, SHOP FRONT BUILDING, BUILDING PLACEMENT/PARKING/VEHICULAR ACCESS OF THE ORDINANCE. ANY ROOFTOP EQUIPMENT SHALL BE SCREENED PURSUANT TO PARAGRAPH B, ARTICLE 4, SHOP FRONT BUILDING, TECHNIQUES OF THE ORDINANCE.

- Planning, Transportation, and Storm Water Engineering staff have minor site plan comments outstanding that need to be addressed prior to final plan approval.
- Three (3) Ordinance Modifications are proposed:

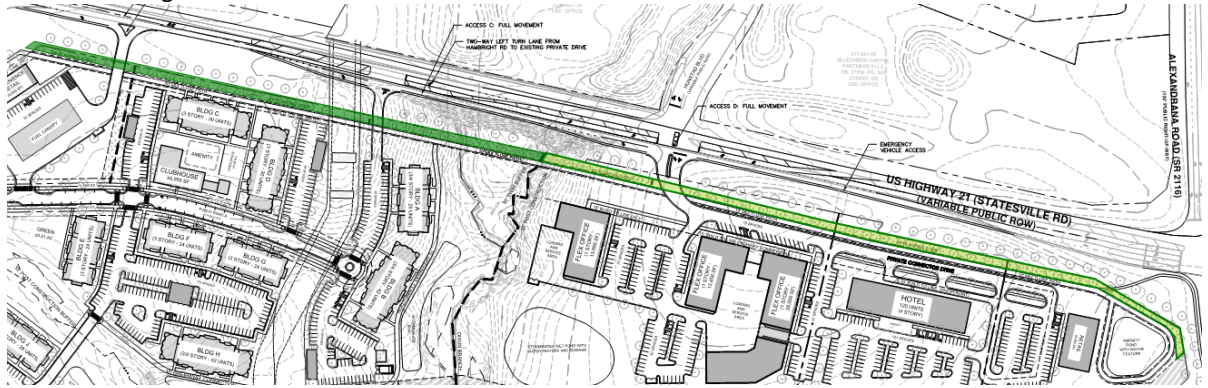
1. Article 7.5.3 Buffer Yards – The Corporate Business District requires an 80' Buffer along abutting street rights-of-way and property lines. The applicant is proposing a 20' Buffer along the entirety of the Eastern Project boundary for all Districts.

STAFF COMMENT – The planted buffer along Statesville Rd along with the Multi-Use Path creates an attractive and safe pedestrian friendly environment. The 10' Multi-Use Path is consistent with the adopted Bikeway Plan. The 20' Buffer, double row of street trees, and private drive provide a suitable alternative to the required 80' Buffer (See Corporate Business Cross Section below). This is in keeping with the Spirit of the Ordinance, staff DOES SUPPORT this modification request.

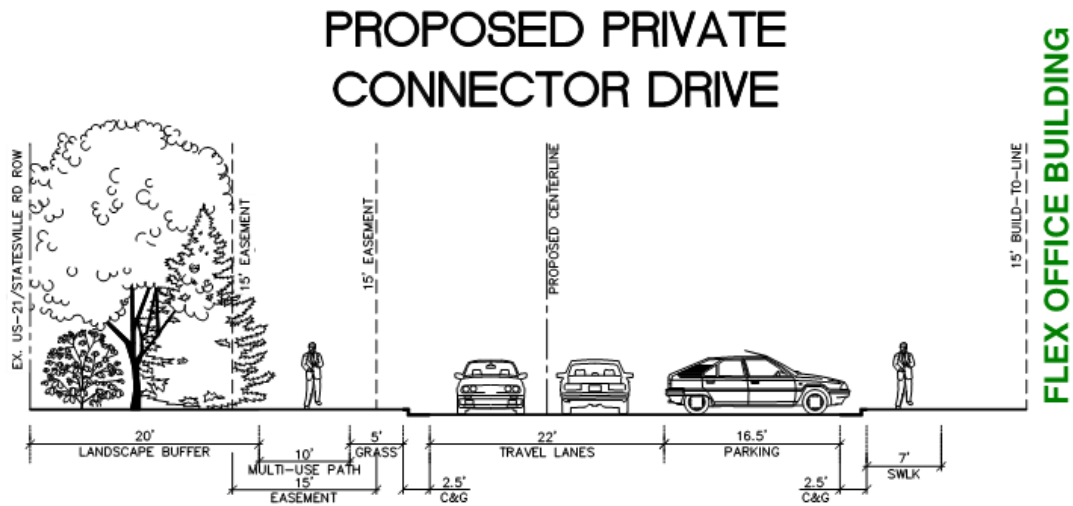
20' Buffer for CB Zoned Area



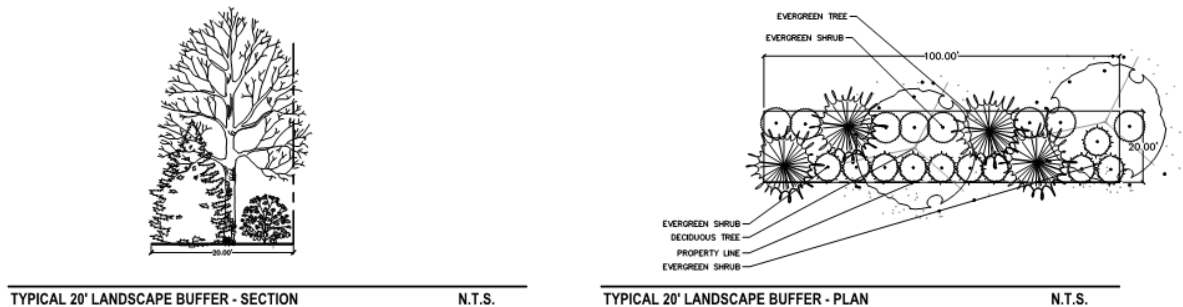
20' Buffer along Statesville Road:



Corporate Business Frontage Cross Section:



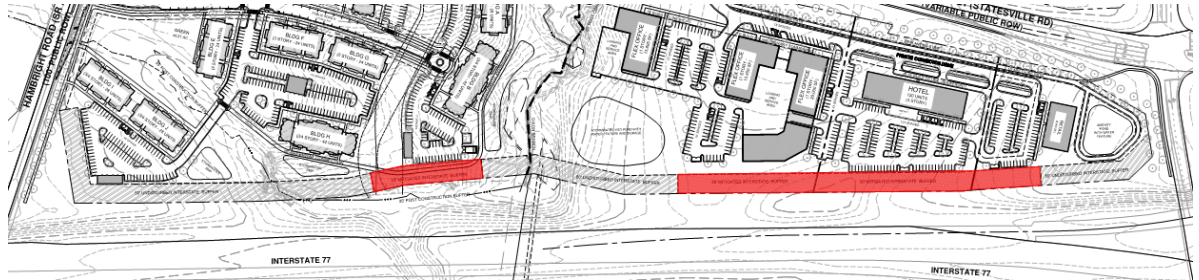
Buffer Typical:



2. Article 7.5.8 – Buffer Yards – “All buffer yards shall remain undisturbed except for the following:
 - a) Utility easements may cross a buffer yard but may not be planted laterally in a buffer yard. To the extent possible, the path cleared shall be replaced with plant materials which are consistent with those that existed prior to the easement.
 - b) Driveways and street crossings may cross a buffer yard but may not be installed laterally in a buffer yard.
 - c) Sidewalks and other pedestrian or bicycle paths may cross a buffer yard or be placed within it if such avoid existing vegetation.
 - d) Landscaping installation, maintenance, and replacement shall be exempt”

The applicant is requesting to disturb the 50' I-77 Buffer in two locations in order to construct the development. The northern disturbance is approximately 300' long and the southern disturbance is approximately 965' long. The applicant would mitigate the 50' Buffer in accordance with the Ordinance standard (5 trees and 8 shrubs per 1000 Sq. Ft. of buffer area).

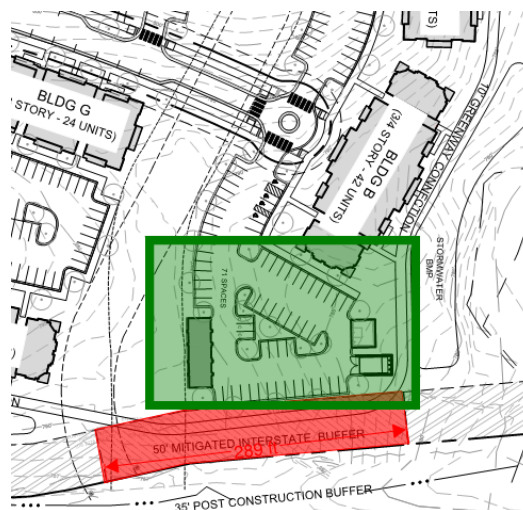
STAFF COMMENT – Staff would highly suggest that the buffer not be disturbed. If disturbance needs to occur due to grading, then it should be minimal. The removal of the 50' I-77 Buffer for ease of development is NOT in keeping with the Spirit of the Ordinance, staff DOES NOT SUPPORT this modification request.



- Article 4 Apartment Building Type – Building Placement/Parking/Vehicle Access “4. Parking shall be located to the rear of the building.”

The Applicant is requesting to allow for parking to be in the side yard of Building B. Building B fronts Public Road A. The proposed parking would be located between the building and the I-77 Buffer.

STAFF COMMENT – Generally Staff is in support of this location for parking given the topography and restrictions (Gas Line & SWIM Buffer) of the site. Staff will continue discussions with the applicant to explore methods to minimize the impacts to the I-77 buffer and screen the parking. The parking location modification is in keeping with the Spirit of the Ordinance, staff DOES SUPPORT this modification request if the buffer disturbance is limited.



PART 3: TRANSPORTATION ISSUES

Traffic Impact Analysis (TIA)

A TIA was submitted on December 4th and subsequently reviewed by staff with comments provided on December 15th. Staff is currently awaiting a re-submittal of the TIA.

NCDOT is also reviewing the TIA. Their comments are due no later than December 31st.

PART 4: ADEQUATE PUBLIC FACILITIES (APF)

Under the provisions of the APF Ordinance, all residential development greater than twenty (20) dwelling units or non-residential development involving 10,000 square feet or more of floor area are required to receive a “Determination of Adequacy (DOA)” for the following public facilities: fire station, fire vehicles, police station, police vehicles, indoor park and recreation facilities, and parks acreage. The proposed Conditional District Rezoning met both required thresholds 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 Stations & Police Stations, Police Vehicles and Gym & Park Acreage (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”.

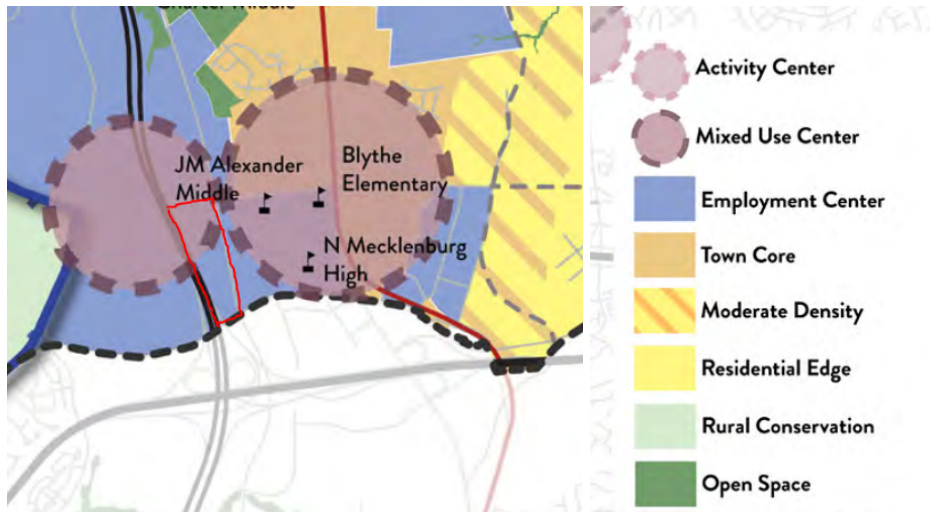
STAFF COMMENT – The 2030 Huntersville Community Plan DOES NOT SUPPORT this project through the following sections:

- **Policy ED-2: Preservation of land Area for Non-Residential Development.** Preserves Areas suitable for business and industrial development, along with a mixture of support uses, to ensure an adequate inventory of land for future growth and development, with increases to this inventory as required.
- Comment: Due to the current Covid 19 pandemic speculative Office Space is not in high demand. Once companies a more certain of the office/work from home blend the suburban office markets are expected to do well. (Attachment F)

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

- **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: This project will provide 100% attached housing, commercial, and employment uses and is located within the “higher Intensity” area identified in the 2030 Community Plan. Staff suggest more integration of uses and building types in the project.
- **Policy H-9: Future Residential Development.** Higher intensity residential development will be focused generally within two miles of the I-77/NC-115 corridor and future mixed-use nodes in the eastern and western areas of Huntersville’s jurisdiction.
Comment: This project will provide 100% attached housing and is located within the “higher Intensity” area identified in the 2030 Community Plan.
- **Policy T-6 Pedestrian Connections:** Support the installation of sidewalks, bike paths and greenway trails connecting residential, commercial, employment, recreational and intuitional uses.
Comment: This project is proposing a small greenway network, internal sidewalks, and a multi-use path along Statesville road.
- **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: This project will provide 100% attached housing, commercial, and employment uses and is located within the “higher Intensity” area identified in the 2030 Community Plan. Staff would suggest more integration of uses and building types in the project.

[2040 Huntersville Community Plan](#)



STAFF COMMENT – The [2040 Huntersville Community Plan](#) DOES NOT SUPPORT this project through the following sections:

- **Policy EV 1.3:** Inventory and protect strategic development site. Allow new commercial or multi-family land uses in Employment Centers only if they are complimentary and do not jeopardize viability of large employment sites.
Comment: Due to the current COVID 19 pandemic speculative Office Space is not in high demand. Once companies are more certain of the office/work from home blend the suburban office markets are expected to do well. (Attachment F).

STAFF COMMENT – The [2040 Huntersville Community Plan](#) DOES SUPPORT this project through the following sections:

- **Policy LU 2.1:** Higher intensity residential uses will be focused generally within 2 miles of the I77/NC115 corridor and future activity centers in the eastern and western areas of Huntersville zoning jurisdiction.
Comment: This project will provide 100% attached housing, commercial, and employment uses and is located within the Mixed-Use Center & Employment Center areas identified on the Future Land Use Map. Ideally Vertical Mixed Use would occur in Mixed Use Centers. Due to site limitations (SWIM Buffer, Topography, Gas Lines) Vertical Mixed Use becomes challenging. Compatibility with the 2040 Community will be achieved by providing a higher level of design for the Greenway, enhanced building architecture, and heavily planted buffer along Statesville Road.
- **Policy LU 5.1:** Allow for more intense development only where transportation infrastructure and utilities already exist.
Comment: The project is adjacent to 3 thoroughfares and I77 direct connect. The project will provide a sewer extension to the area. Lastly the project is located near a CATS Park & Ride facility which is budgeted for FY21/22.
- **Policy LU 6.1:** A mix of land uses is encouraged in Mixed-Use Centers, Activity Centers, Employment Centers identified on the Future Land Use Map.
Comment: This project will provide a mixture of land uses. Staff would suggest more integration of uses and building types in the project but acknowledges the site limitations (SWIM Buffer, topography, & gas line).
- **Policy LU 7.1:** Require all new development to adhere to the following design principles: In Mixed Use Centers, Activity Centers, Town Core, and Moderate Density Areas, Streets and sidewalk are meant to be attractive and inviting. New development in these areas shall follow these principles:
 - All buildings shall front a public street or open space.
 - Streets should be connected, have short blocks and sidewalks on both sides of streets.
 - Improve connectivity, particularly for pedestrians and vehicles.
 - Parking lots, if required, should be predominately located behind buildings screened from view and larger lots should be broken by buildings and or landscape features.

- Accommodate a mix of uses and/or housing types.
- In defined Employment Centers some flexibility in the form-based design principles is allowed including:
- Expanded options for frontage including buildings fronting the street or buffered from major or minor thoroughfares.
 - Exceptions to building frontage requirement and public street requirement may be allowable for internal streets in an industrial park or near interstates.

Comment: This project will provide 100% attached housing, commercial, and employment uses and is located within the Mixed-Use Center & Employment Center areas identified on the Future Land Use Map. Ideally Vertical Mixed Use would occur in Mixed Use Centers. Due to site limitations (SWIM Buffer, topography, gas line) Vertical Mixed Use becomes challenging. Compatibility with the 2040 Community will be achieved by providing a higher level of design for the Greenway, enhanced building architecture, and heavily planted buffer along Statesville Road.

- **Policy LU 8.3:** Encourage transit supportive development

- Maintain incentives for future TOD Locations including allowing 100% attached homes near transit stations.

Comment: This project will be located within the ½ mile radius of the planned CATS Park & Ride facility on Hambright Road. Staff would suggest more integration of uses and building types in the project but acknowledges the site limitations.

- **Policy EV 1.2:** Focus economic development in areas that support growth.

- Preserve areas suitable for business and industrial development, along with a mixture of support uses, to ensure an adequate inventory of land for future growth and development, with increases to this inventory as required. These areas should have proximity to existing or future activity centers, have access to transportation options and utility service, and offer amenities for employees.

Comment: This project will provide a mixture of uses and is located near a future CATS Park & Ride facility. The development is located within the Mixed-Use Center & Employment Center areas identified on the Future Land Use Map. Staff would suggest more integration of uses and building types in the project but acknowledges the site limitations.

- **Policy EV 1.3:** Inventory and protect strategic development sites.

- Allow new commercial or multi-family land uses in Employment Centers only if they are complimentary and do not jeopardize viability of large employment sites.

Comment: This project will provide a mixture of uses and is located near a future CATS Park & Ride facility. The development is located within the Mixed-Use Center & Employment Center areas identified on the Future Land Use Map. Staff would suggest more integration of uses and building types in the project but acknowledges the site limitations.

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 rezoning for the Statesville Road Mixed Use Development is consistent with the overall character of the surrounding area. The proposed TOD-R Zoning is within the ½ mile catchment area of the approved CATS Park & Ride facility. The Flex Office and Hotel are compatible with the adjacent office park and nearby industrial/office uses. The proposed commercial uses would support the residents and employees.

- 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 required – see Part 3 of this report.
- The APF Ordinance Determination of Adequacy was required – see Part 4 of this report.

- Charlotte water has verbally agreed to providing service to the site. The applicant is awaiting the "Willingness-to-serve" letter. Storm water drainage, water supplies and wastewater and refuse disposal are all available to serve this project and there is capacity to do so. A PCO-1 storm water approval from Town Engineering is required, as well.

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

In considering the proposed rezoning petition R20-04, Statesville Road Mixed Use Staff recommends approval if Staff comments are addressed and with the exception of modification request #2 (I-77 Buffer disturbance). The amendment being consistent with the Huntersville 2030 Community Plan, specifically, Policies H-3, H-9, T-6 and CD-2 (see Part 5). As well as the Huntersville 2040 Community Plan policies LU 2.1, LU 5.1, LU 6.1, LU 7.1, LU 8.3, EV 1.2, and EV 1.3.

It is reasonable and in the public interest to amend the Zoning Ordinance because the rezoning is consistent with the existing development patterns in the area. The proposed density (15.25 Units/Acre) is in keeping with the requirements of the TOD-R Zoning District. The non-residential uses are consistent with other developments within the area. Lastly the requested modifications of #1 (Buffer yard reduction) and #3 (Side yard parking) are in keeping with the spirit of the Ordinance and therefore supported.

PART 7: PUBLIC HEARING COMMENTS

A Public Hearing is scheduled for January 4, 2021.

PART 8: PLANNING BOARD RECOMMENDATION

Planning Board tentatively scheduled for January 25, 2021.

PART 9: ATTACHMENTS/ENCLOSURES

Attachments

- A – Rezoning Application
- B – Proposed CD Rezoning Plan
- C – APF Letter of Determination
- D – Neighborhood Meeting Report (October 29, 2020)
- E – CMS Student Report
- F – Lake Norman EDC Memo



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 08/06/20

Name of Project Statesville Road Mixed-Use Phase # (if subdivision) _____

Project Address 11121 Statesville Road

Parcel Identification Number(s) (PIN) 01704401, 01704402, 01704403, 01704404 01704406, 01704407, 01704409

Current Zoning District CB Proposed District (for rezoning only) CB, TOD-R and HC

Property Size (acres) 37.19 Street Frontage (feet) 3764

Current Land Use vacant and single family

Proposed Land Use(s) commercial, flex/office, hotel, multi-family

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.

~~Rezone approximately 21.50 acres of the +37 acres site to allow for a mix of uses to include multi-family and convenience commercial.~~

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 Palillo Holdings 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 MSMDC Manager Email jpalillo@aol.com

Address of Applicant 17532 SAILVIEW DR, CORNELIUS NC 28031

7. Property Owner (if different than applicant)

* Printed Name _____
☐ 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

Palillo Holdings LLC	Jake Palillo	704-36-37902	jpalillo@aol.com
Development Firm	Name of Contact	Phone	Email
ColeJenest & Stone	Sean Paone	704-971-4538	spaone@colejeneststone.com
Design Firm	Name of Contact	Phone	Email

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



General Application Owner/Applicant Signature Addendum

Application Information

Date of Application 08/06/20 Application Number _____
Name of Project Statesville Road Mixed-Use Phase # (if subdivision) _____

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

* ^ Printed Name CLT, LLC c/o Troutman Sanders, LLP 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 *Jerry A. Thomas* Parcel ID(s): 01704401, 01704402, 01704409

Title Vice President Email TTHOMAS@JRENET.COM

Address of Property Owner/Applicant 11047 LEADBETTER ROAD, ASHLAND, VA 23005

* ^ Printed Name Jerry L McKenzie and Martha G Roberts (b/w) 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): 01704404

Title _____ Email _____

Address of Property Owner/Applicant P.O. BOX 2784, HUNTERSVILLE, NC 28070

* ^ Printed Name Jack M Kerley 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): 01704406

Title _____ Email _____

Address of Property Owner/Applicant 7033 SCHRONCE ROAD, IRON STATION, NC 28080

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

Section III: Phasing

If the Proposed Development is to be completed pursuant to a Phasing Schedule, please indicate when each phase is to be completed and the extent of development proposed for each use within each Phase. Describe when approvals are expected to be sought including preliminary subdivisions, site plans, rezonings, building permits, and certificates of occupancy. Attached additional pages if needed.

TBD

Section IV: Past of Proposed Public Facility Contributions

Please describe any past or proposed dedication, construction, or funding provided by the applicant or the property owner in order to address the impacts of the Proposed Development on Public Facility capacity. Please explain the nature and timing of such contributions and whether or to what extent they will mitigate the impacts of the Proposed Development on Public Facility Capacity.

If the applicant is proposing a Mitigation Plan, as described in Article 13, Zoning Ordinance, where capacity of one or more Public Facility is not otherwise adequate to support the demand resulting from a Proposed Development, please include a draft Mitigation Plan with this Application.

Applicant

Printed Name Palillo Holdings, LLC (Jake Palillo) Phone 704-363-7902

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

Signature _____

Title MEMBER / MGR Email jpalillo@aol.com

Address of Applicant 17532 SAILVIEW DR, CORNELIUS NC 28031

Property Owner (if different than applicant)

Printed Name Palillo Holdings, LLC Phone 704-363-7902

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

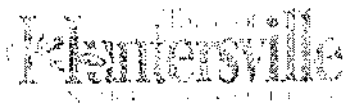
Signature _____

Title _____ Email jpalillo@aol.com

Address of Property Owner 17532 SAILVIEW DR, CORNELIUS NC 28031

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General Application Owner/Applicant Signature Addendum

Application Information

Date of Application 08/06/20 Application Number _____
Name of Project Statesville Road Mixed-Use Phase # (if subdivision) _____

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

Printed Name CLT, LLC c/o Troutman Sanders, LLP 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): 01704401, 01704402, 01704409

Title _____ Email _____

Address of Property Owner/Applicant 11047 LEADBETTER ROAD ASHLAND, VA 23005

Printed Name Jerry L McKenzie and Martha G Roberts (b/w) Phone Number 813-460-0094
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☒ Other Jointly owned

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 Jerry L McKenzie Parcel ID(s): 01704494

Title Owner Email A.Denney@mcgrath.net

Address of Property Owner/Applicant P.O. BOX 2784, HUNTERSVILLE, NC 28076
1951 North L. Kline
Iron Station, NC 28080

Printed Name Jack M Kertay 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): 01704408

Title _____ Email _____

Address of Property Owner/Applicant 7033 SCHRONCE ROAD, IRON STATION, NC 28080

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

Exhibit A

To: Adequate Public Facilities (APF) Application and General Application - Owner/Applicant Signature Addendum
by Applicant: Palilo Holdings, LLC (Lake Palilo)

Additional Owners of Parcel ID 01704404

Debra N McKenzie

Debra N. McKenzie

Bonnie S Garrison

Bonnie S. Garrison

Douglas K Garrison

Douglas K. Garrison

Richard L Steinhouse Sr.

Richard L. Steinhouse Sr.

Lisa S Steinhouse

Lisa S. Steinhouse

Christy S Wilson

Christy S. Wilson

Tony G Wilson Sr

Tony G. Wilson Sr.



General Application Owner/Applicant Signature Addendum

Application Information

Date of Application 08/06/20 Application Number _____
Name of Project Statesville Road Mixed-Use Phase # (if subdivision) _____

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

* ^ Printed Name CLT, LLC c/o Troutman Sanders, LLP 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): 01704401, 01704402, 01704409

Title _____ Email _____

Address of Property Owner/Applicant 11047 LEADBETTER ROAD, ASHLAND, VA 23005

* ^ Printed Name Jerry L McKenzie and Martha G Roberts (b/w) 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): 01704404

Title _____ Email _____

Address of Property Owner/Applicant P.O. BOX 2784, HUNTERSVILLE, NC 28070

* ^ Printed Name Jack M Kerley 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 DocuSigned by: Jack M Kerley Parcel ID(s): 01704406

owner 7BDCBA2414184D4... Email katy.bridges@allentate.com

Title _____ Address of Property Owner/Applicant 7033 SCHRONCE ROAD, IRON STATION, NC 28080

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



General Application
Owner/Applicant Signature Addendum

Application Information

Date of Application 08/06/20 Application Number _____
Name of Project STATESVILLE ROAD MIXED-USE Phase # (if subdivision) _____

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

* ^ Printed Name FR VAUGHN PROPERTIES, LLC 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 Reeves Vaughn dotloop verified
08/13/20 10:38 AM EDT
PQZG-6WRR-QD-FW-DFSX Parcel ID(s): 01704407

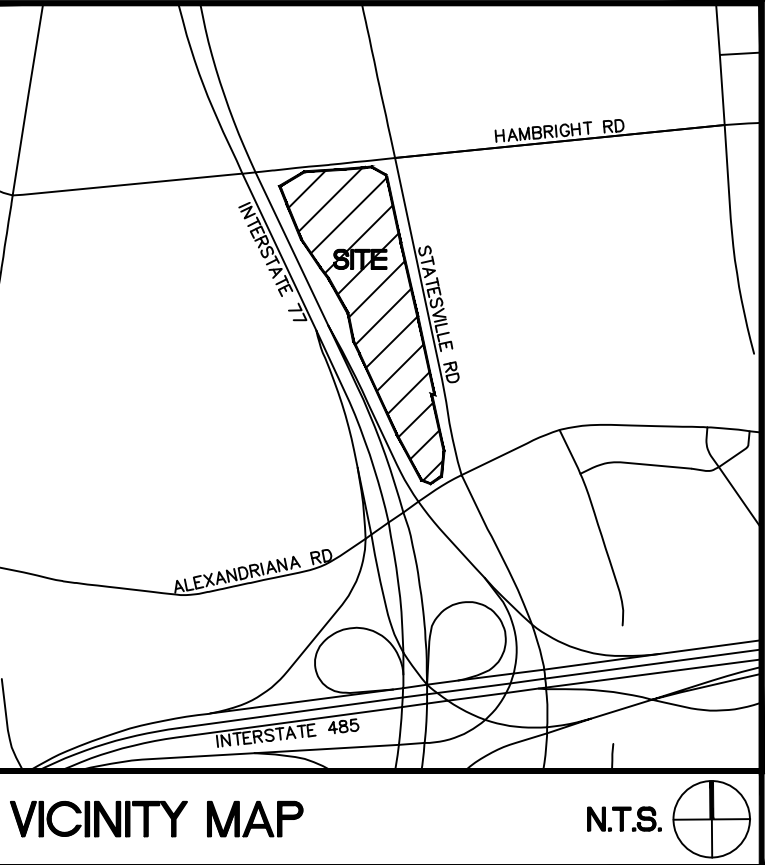
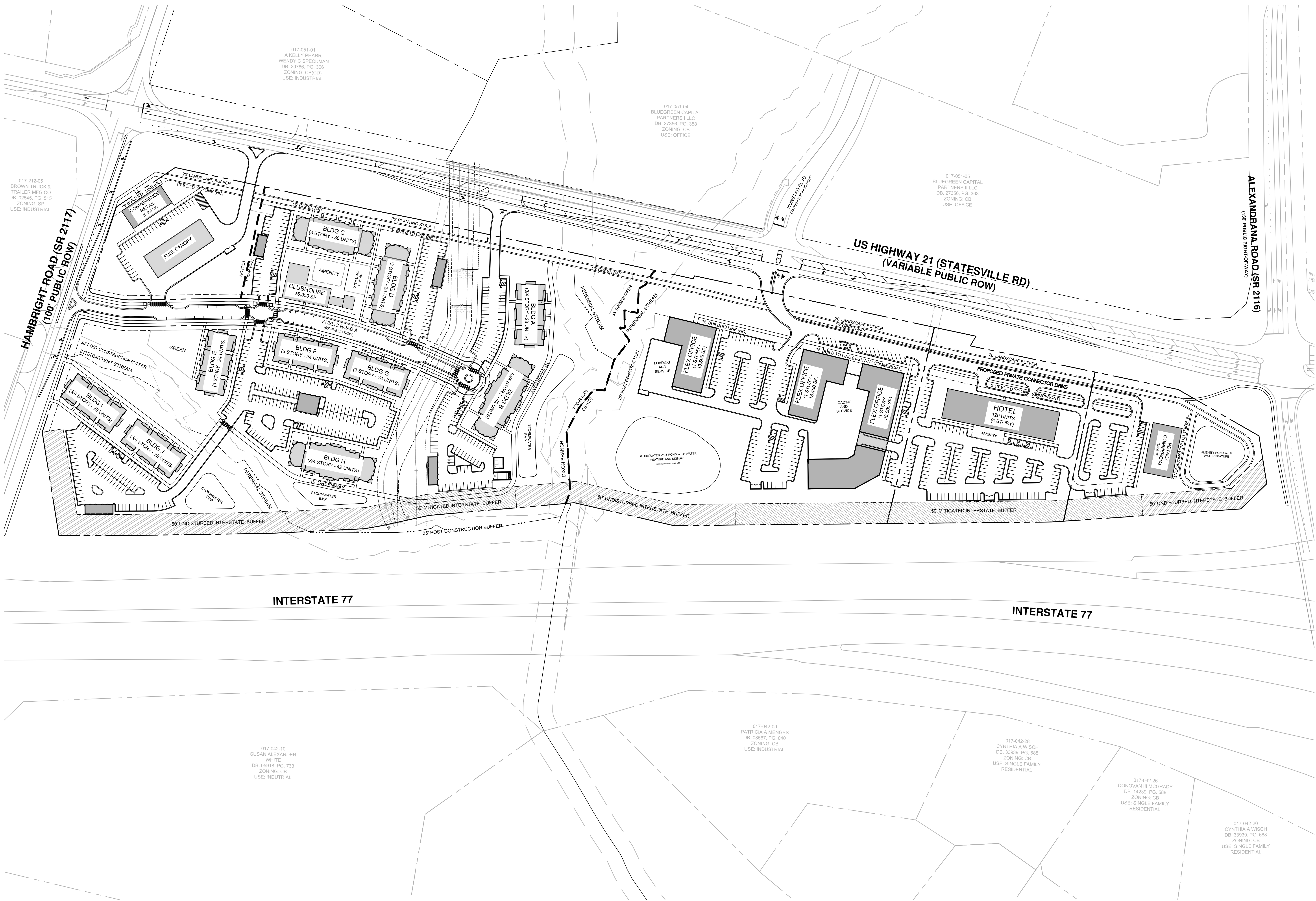
Title _____ Email _____

Address of Property Owner/Applicant 3421 PROVIDENCE MANOR ROAD, CHARLOTTE, NC 28270

Tiffany Vaughn dotloop verified
08/11/20 9:06 AM EDT
RDW1-YDFA-UEF--SVYC

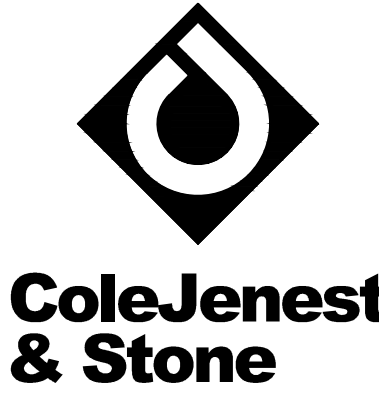
R20-04 STATESVILLE ROAD MIXED-USE REZONING

HUNTERSVILLE, NC
EPM # 413512



SURVEY DISCLAIMER
SURVEY ISSUE DATE: SEPTEMBER 13, 2017. PROVIDED BY PROFESSIONAL PROPERTY SURVEYORS, INC. 18335 OLD STATESVILLE ROAD, SUITE A, CORNELIUS, NC 28031, (704) 785-5134

SHEET LIST	
SP-000	COVER SHEET
SP-100	EXISTING CONDITIONS
SP-101	TREE PRESERVATION NOTES
SP-102	SOIL + STREAM ANALYSIS
SP-103	SLOPE ANALYSIS
SP-104	DEVELOPMENT NOTES
SP-200	SKETCH PLAN
SP-201	ZONING MAP
SP-202	PRELIMINARY GRADING PLAN
SP-300	ADJACENT PARCEL MAP
SP-401	ADJACENT PARCEL INFORMATION
SP-500	EMERGENCY VEHICLE ACCESS
V-100	LANDSCAPE PLAN
V-100	SITE SURVEY



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Realizing the Possibilities

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+ Landscape Architecture
Civil Engineering
+ Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202
p+ 704.376.1555 f+ 704.376.7851
url+ www.colejeneststone.com

PALILLO HOLDINGS, LLC.

18611 STARCREEK DR.
CORNELIUS, NC 28031

**STATESVILLE ROAD
MIXED-USE
REZONING**

11211 STATESVILLE RD.
HUNTERSVILLE, NC 28078

COVER SHEET

Project No.
4578

Issued
09/01/2020

Revised

10.21.20 - TOH FIRST ROUND COMMENTS
10.08.20 - TOH SECOND ROUND COMMENTS
12.08.20 - TOH THIRD ROUND COMMENTS



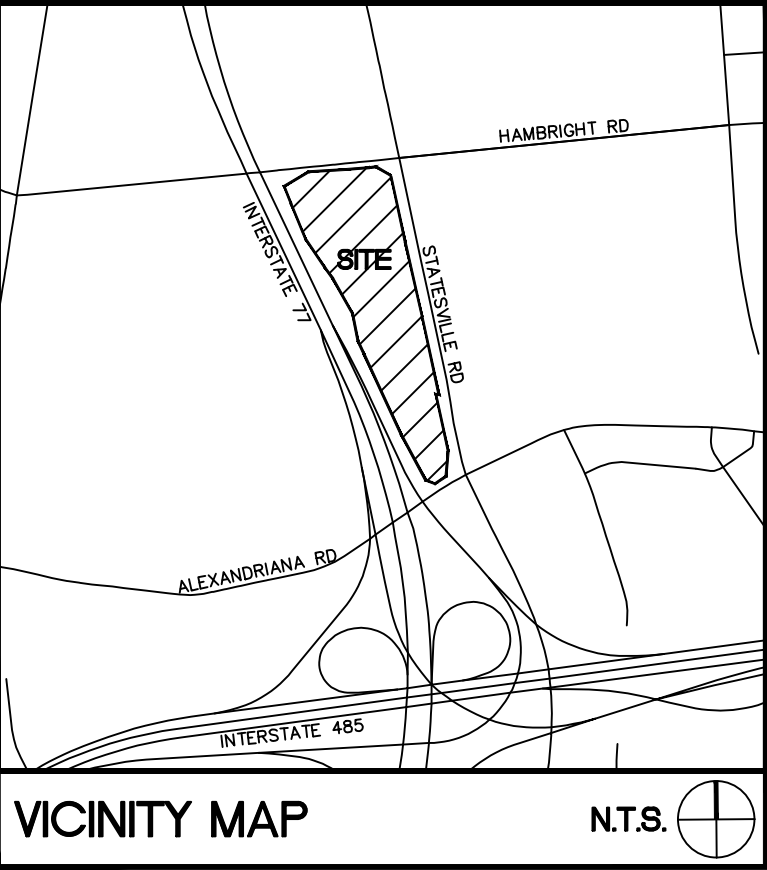
SCALE: 1"=100'
0 50' 100' 200'

SP-000

- North 811**
www.nc811.org
- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
 - ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
 - SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART P, OR AS AMENDED.

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SURVEY DISCLAIMER
SURVEY ISSUE DATE SEPTEMBER 13, 2017. PROVIDED BY
PROFESSIONAL PROPERTY SURVEYORS, INC. 18335 OLD
STATESVILLE ROAD, SUITE A, CORNELIUS, NC 28031,
(704) 765-5134

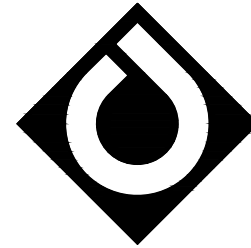
LEGEND

SYMBOL	
	EXISTING OAK TREE
	EXISTING CHERRY TREE
	EXISTING HOLLY TREE
	EXISTING POPLAR TREE
	EXISTING BIRCH TREE
	EXISTING HICKORY TREE
	EXISTING CEDAR TREE
	EXISTING PINE TREE
	EXISTING ASH TREE
	EXISTING MAPLE TREE
	EXISTING GUM TREE
	EXISTING WALNUT TREE
	EXISTING ELM TREE
	EXISTING POPLAR TREE LOCAL HIGH POINTS
	FLOW DIRECTION
	EXISTING TREE LINE

PROJECT NAME: STATESVILLE ROAD MIXED-USE REZONING
PARCEL NUMBER: 01704401, 01704402, 01704403, 01704406,
01704407, 01704409
SITE ACREAGE: 37.19 ACRES ± (GIS)
REZONING ACREAGE: 37.19 ACRES ±
PRINCIPAL USES: COMMERCIAL (RESTAURANT AND HOTEL),
INDUSTRIAL (FLEX OFFICE), MULTI-FAMILY
EXISTING ZONING DISTRICT: CB
PROPOSED ZONING DISTRICT: CB (CD), HC (CD), TOD-R (CD)



- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
- SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART P, OR AS AMENDED.



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Urban Design

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url= www.colejeneststone.com

**PALILLO
HOLDINGS, LLC.**

18611 STARCREEK DR.
CORNELIUS, NC 28031

**STATESVILLE ROAD
MIXED-USE
REZONING**

11211 STATESVILLE RD.
HUNTERSVILLE, NC 28078

**EXISTING
CONDITIONS**

Project No.
4578

Issued
09/01/2020

Revised

10.21.20 – TOH FIRST ROUND COMMENTS
10.08.20 – TOH SECOND ROUND COMMENTS
12.08.20 – TOH THRD ROUND COMMENTS

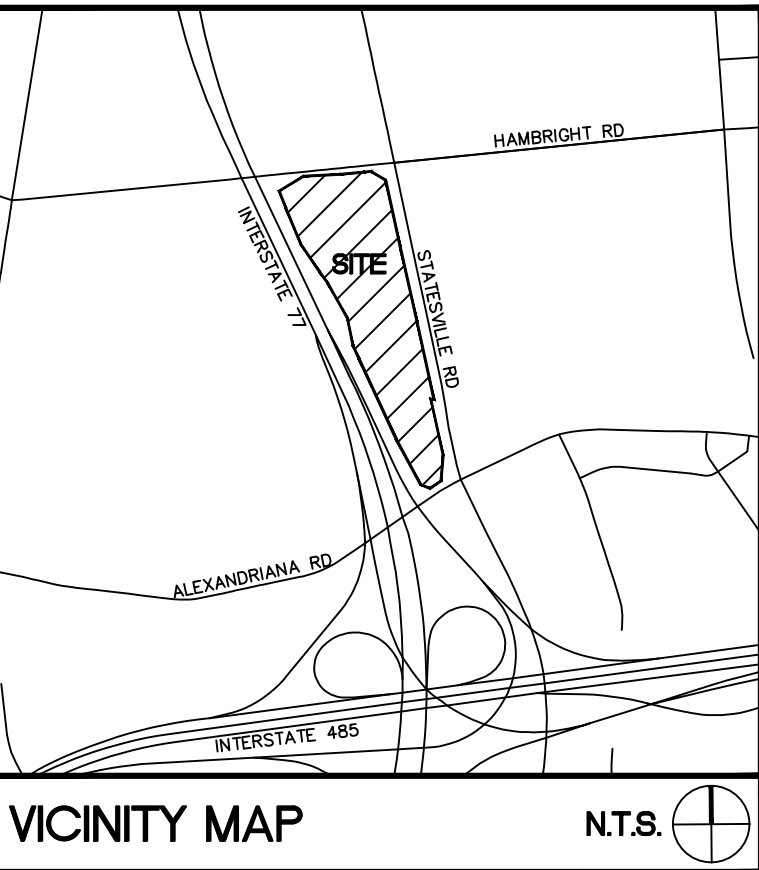


SCALE: 1"=100'
0 50' 100' 200'

SP-100

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SURVEY DISCLAIMER
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LEGEND

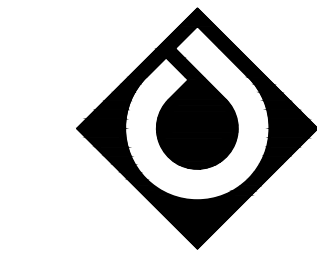
SYMBOL	
	EXISTING SPECIMEN TREES* TO BE REMOVED
	TREE CANOPY TO BE REMOVED
	TREE CANOPY TO BE RETAINED

PROJECT NAME:	STATESVILLE ROAD MIXED-USE REZONING
PARCEL NUMBER:	01704401, 01704402, 01704403, 01704406, 01704407, 01704408
SITE ACREAGE:	37.19 ACRES ± (GIS)
REZONING ACREAGE:	37.19 ACRES ±
PRINCIPAL USES:	COMMERCIAL (RESTAURANT AND HOTEL), INDUSTRIAL (FLEX OFFICE), MULTI-FAMILY
EXISTING ZONING DISTRICT:	CB
PROPOSED ZONING DISTRICT:	CB (CD), HC (CD), TOD-R (CD)

STATESVILLE ROAD MIXED-USE				
TOTAL EXISTING SPECIMEN TREES	% SPECIMEN TREES REQ'D TO SAVE BY ORD.	EXISTING SPECIMEN TREES TO BE RETAINED	% SPECIMEN TREES PRESERVED	TOTAL SPECIMEN TREES TO BE MITIGATED
294	30%	85	29%	3

EXISTING % OF SITE COVERED BY TREE CANOPY	REQUIRED TREE CANOPY TO RETAIN BY DISTRICT (%)	EXISTING TREE CANOPY TO BE RETAINED (%)
80% (±29.73AC/37.19AC)	0%	27% (±7.95AC/29.73AC)

*NOTE: SPECIMEN TREES ARE DEFINED PER THE TOWN OF HUNTERSVILLE ORDINANCE:
- SMALL MATURING TREES WITH A CALIPER OF 12" OR GREATER;
- LARGE MATURING TREES WITH A CALIPER OF 24" OR GREATER.
NOTE: SPECIMEN TREE SAVE REQUIREMENTS ARE TO BE MITIGATED PER SECTION 7.4.2(F) OF THE ZONING ORDINANCE. THE DEVELOPER WILL: A) PLANT 3 LARGE-MATURING TREES WITHIN THE PROJECT LIMITS; AND B) NO ADDITIONAL LARGE-MATURING MITIGATION TREES ARE REQUIRED WITHIN THE REZONING BOUNDARY.



ColeJenest & Stone

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+ Civil Engineering
+ Urban Design

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Charlotte, North Carolina 28202
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url+ www.colejeneststone.com

PALILLO HOLDINGS, LLC.

18611 STARCREEK DR.
CORNELIUS, NC 28031

STATESVILLE ROAD MIXED-USE REZONING

11211 STATESVILLE RD.
HUNTERSVILLE, NC 28078

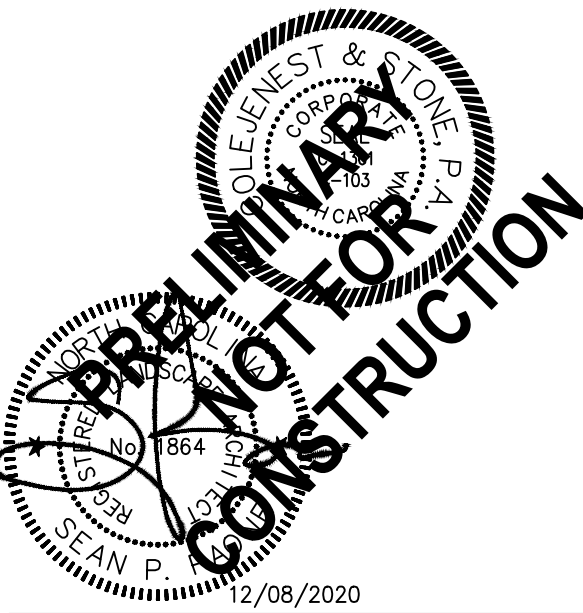
TREE PRESERVATION

Project No.
4578

Issued
09/01/2020

Revised

10.21.20 - TOH FIRST ROUND COMMENTS
10.08.20 - TOH SECOND ROUND COMMENTS
12.08.20 - TOH THIRD ROUND COMMENTS



SP-101

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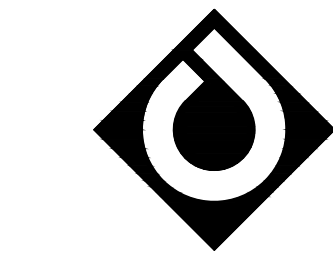
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POINT	NORTHING	EASTING	DESCRIPTION	STATUS
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123	594148.13	1400166.78	MARPLE 14"	RETRACT
124	594148.13	1400166.92	MARPLE 14"	RETRACT
125	594148.13	1400167.07	MARPLE 14"	RETRACT
126	594148.13	1400167.21	MARPLE 14"	RETRACT
127	594148.13	1400167.35	MARPLE 14"	RETRACT
128	594148.13	1400167.50	MARPLE 14"	RETRACT
129	594148.13	1400167.64	MARPLE 14"	RETRACT
130	594148.13	1400167.78	MARPLE 14"	RETRACT
131	594148.13	1400167.92	MARPLE 14"	RETRACT
132	594148.13	1400168.07	MARPLE 14"	RETRACT
133	594148.13	1400168.21	MARPLE 14"	RETRACT
134	594148.13	1400168.35	MARPLE 14"	RETRACT
135	594148.13	1400168.50	MARPLE 14"	RETRACT
136	594148.13	1400168.64	MARPLE 14"	RETRACT
137	594148.13	1400168.78	MARPLE 14"	RETRACT
138	594148.13	1400168.92	MARPLE 14"	RETRACT
139	594148.13	1400169.07	MARPLE 14"	RETRACT
140	594148.13	1400169.21	MARPLE 14"	RETRACT
141	594148.13	1400169.35	MARPLE 14"	RETRACT
142	594148.13	1400169.50	MARPLE 14"	RETRACT
143	594148.13	1400169.64	MARPLE 14"	RETRACT
144	594148.13	1400169.78	MARPLE 14"	RETRACT
145	594148.13	1400169.92	MARPLE 14"	RETRACT
146	594148.13	1400170.07	MARPLE 14"	RETRACT
147	594148.13	1400170.21	MARPLE 14"	RETRACT
148	594148.13	1400170.35	MARPLE 14"	RETRACT
149	594148.13	1400170.50	MARPLE 14"	RETRACT
150	594148.13	1400170.64	MARPLE 14"	RETRACT
151	594148.13	1400170.78	MARPLE 14"	RETRACT
152	594148.13	1400170.92	MARPLE 14"	RETRACT
153	594148.13	1400171.07	MARPLE 14"	RETRACT
154	594148.13	1400171.21	MARPLE 14"	RETRACT
155	594148.13	1400171.35	MARPLE 14"	RETRACT
156	594148.13	1400171.50	MARPLE 14"	RETRACT
157	594148.13	1400171.64	MARPLE 14"	RETRACT
158	594148.13	1400171.78	MARPLE 14"	RETRACT
159	594148.13	1400171.92	MARPLE 14"	RETRACT
160	594148.13	1400172.07	MARPLE 14"	RETRACT
161	594148.13	1400172.21	MARPLE 14"	RETRACT
162	594148.13	1400172.35	MARPLE 14"	RETRACT
163	594148.13	1400172.50	MARPLE 14"	RETRACT
164	594148.13	1400172.64	MARPLE 14"	RETRACT
165	594148.13	1400172.78	MARPLE 14"	RETRACT
166	594148.13	1400172.92	MARPLE 14"	RETRACT
167	594148.13	1400173.07	MARPLE 14"	RETRACT
168	594148.13	1400173.21	MARPLE 14"	RETRACT
169	594148.13	1400173.35	MARPLE 14"	RETRACT
170	594148.13	1400173.50	MARPLE 14"	RETRACT
171	594148.13	1400173.64	MARPLE 14"	RETRACT
172	594148.13	1400173.78	MARPLE 14"	RETRACT
173	594148.13	1400173.92	MARPLE 14"	RETRACT
174	594148.13	1400174.07	MARPLE 14"	RETRACT
175	594148.13	1400174.21	MARPLE 14"	RETRACT
176	594148.13	1400174.35	MARPLE 14"	RETRACT
177	594148.13	1400174.50	MARPLE 14"	RETRACT
178	594148.13	1400174.64	MARPLE 14"	RETRACT
179	594148.13	1400174.78	MARPLE 14"	RETRACT
180	594148.13	1400174.92	MARPLE 14"	RETRACT
181	594148.13	1400175.07	MARPLE 14"	RETRACT
182	594148.13	1400175.21	MARPLE 14"	RETRACT
183	594148.13	1400175.35	MARPLE 14"	RETRACT
184	594148.13	1400175.50	MARPLE 14"	RETRACT
185	594148.13	1400175.64	MARPLE 14"	RETRACT
186	594148.13	1400175.78	MARPLE 14"	RETRACT
187	594148.13	1400175.92	MARPLE 14"	RETRACT
188	594148.13	1400176.07	MARPLE 14"	RETRACT
189	594148.13	1400176.21	MARPLE 14"	RETRACT
190	594148.13	1400176.35	MARPLE 14"	RETRACT
191	594148.13	1400176.50	MARPLE 14"	RETRACT

[illegible][illegible][illegible]

POINT	NORTHING	EASTING	DESCRIPTION	STATUS
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3011	544816	142559.84	OK	REPAIR
3012	544817	142559.84	OK	REPAIR
3013	544818	142559.84	OK	REPAIR
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3015	544820	142559.84	OK	REPAIR
3016	544821	142559.84	OK	REPAIR
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3037	544842	142559.84	OK	REPAIR
3038	544843	142559.84	OK	REPAIR
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3040	544845	142559.84	OK	REPAIR
3041	544846	142559.84	OK	REPAIR
3042	544847	142559.84	OK	REPAIR
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3070	544875	142559.84	OK	REPAIR
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3214	545019	142559.84	OK	REPAIR
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3248	545053	142559.84	OK	REPAIR
3249	545054	142559.84	OK	REPAIR
3250	545055	142559.84	OK	REPAIR
3251	545056	142559.84	OK	REPAIR

NO	NOIRING	LASTING	DESCRIPTION	STATUS
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3851	144440.00	144440.00	OK	OK
3852	144440.00	144440.00	OK	OK
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3935	144440.00	144440.00	OK	OK
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1861 STARCREEK DR.
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STATESVILLE ROAD MIXED-USE REZONING

11211 STATESVILLE RD.
HUNTERSVILLE, NC 28078

TREE PRESERVATION NOTES

Project No.

4578

Issued

09/01/2020

Revised

10.21.20 – TOH FIRST ROUND COMMENTS
10.08.20 – TOH SECOND ROUND COMMENT
12.08.20 – TOH THIRD ROUND COMMENTS

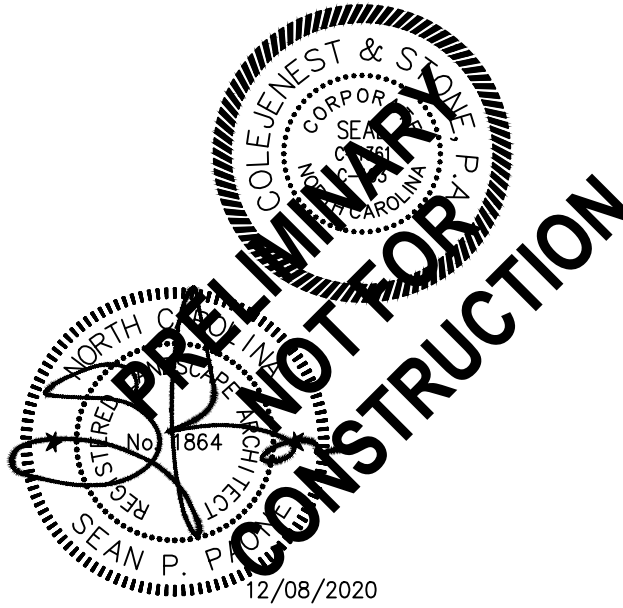


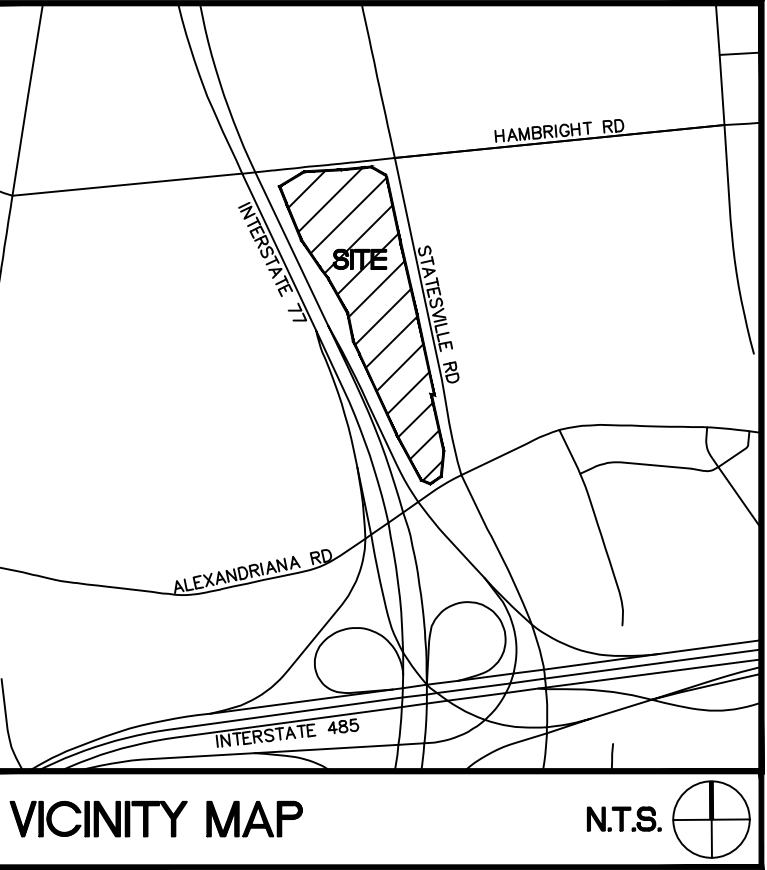
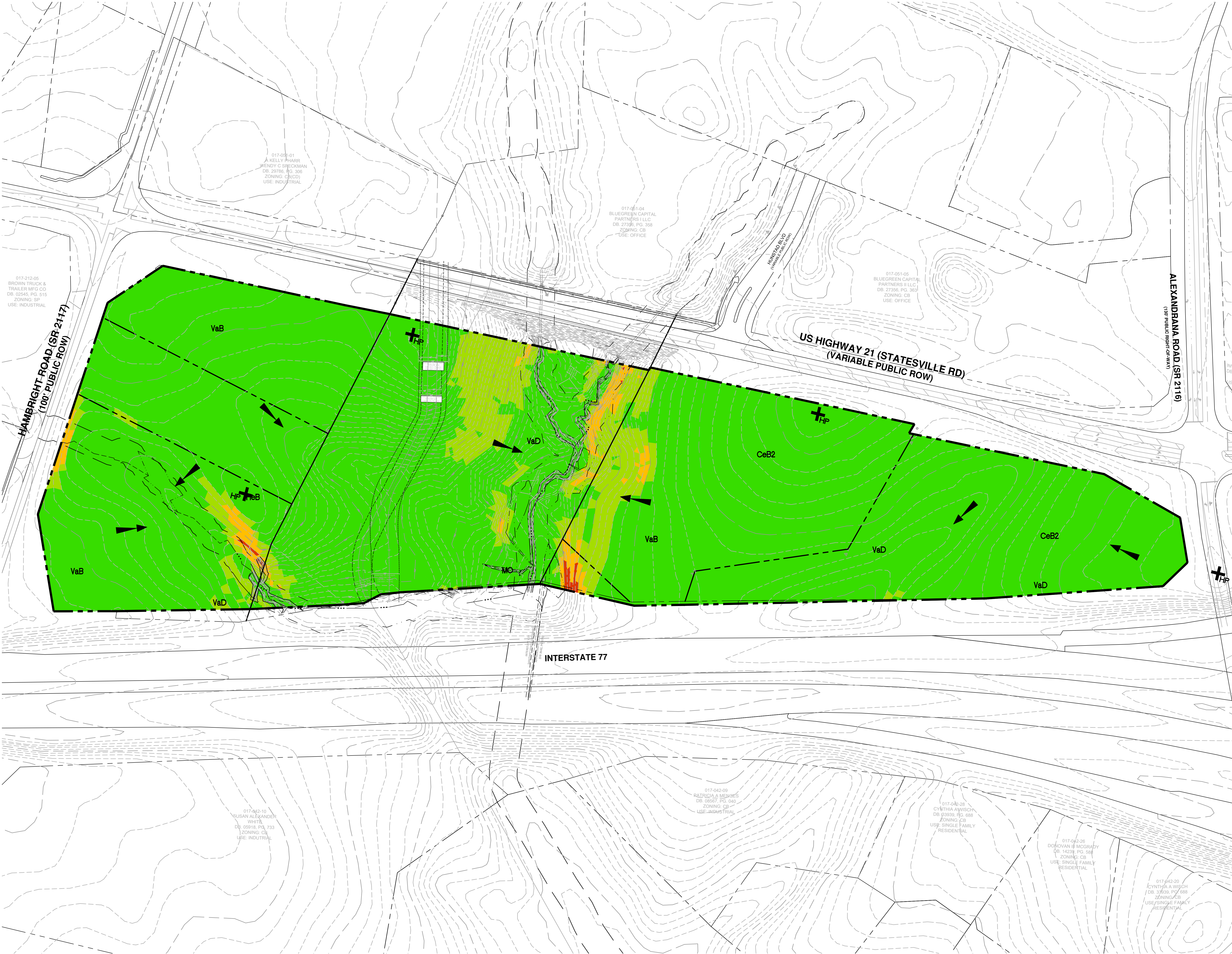
SP-102

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAGMEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
4. SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCING STANDARDS, 29 CFR, PART 1926, SUBPART P, OR AS AMENDED.

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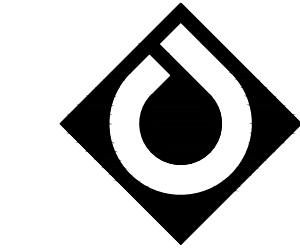
LEGEND	
SYMBOL	
	SLOPES LESS THAN 10% - 33.64 AC
	SLOPES BETWEEN 10% - 15% - 3.11 AC
	SLOPES BETWEEN 15% - 25% - 0.61 AC
	SLOPES GREATER THAN 25% - 0.06 AC
	EXISTING POPULAR TREE LOCAL HIGH POINTS
	FLOW DIRECTION

PROJECT NAME:	STATESVILLE ROAD MIXED-USE REZONING
PARCEL NUMBER:	01704401, 01704402, 01704403, 01704406, 01704407, 01704409
SITE ACREAGE:	37.19 ACRES ± (GIS)
REZONING ACREAGE:	37.19 ACRES ±
PRINCIPAL USES:	COMMERCIAL (RESTAURANT AND HOTEL), INDUSTRIAL (FLEX OFFICE), MULTI-FAMILY CB
EXISTING ZONING DISTRICT:	CB (CD), HC (CD), TOD-R (CD)
PROPOSED ZONING DISTRICT:	CB (CD), HC (CD), TOD-R (CD)

CEB2- CECIL SANDY CLAY LOAM, 2 - 8% SLOPES (B)
HEB- HELENA SANDY LOAM, 2 - 8% SLOPES (D)
MC- MONKCAN LOAM, 0 - 2% SLOPES (B/D)
VAB- VANCE SANDY LOAM, 2 - 8% SLOPES (A)
VAD- VANCE SANDY LOAM, 8-15% SLOPES (A)

SUMMARY:

HYDROLOGIC SOIL GROUP A:	16.4 AC (46.33%)
HYDROLOGIC SOIL GROUP B:	7.9 AC (36.06%)
HYDROLOGIC SOIL GROUP D:	12.8 AC (17.61%)
TOTAL SITE:	37.19 AC



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CORNELIUS, NC 28031

**STATESVILLE ROAD
MIXED-USE
REZONING**

11211 STATESVILLE RD.
HUNTERSVILLE, NC 28078

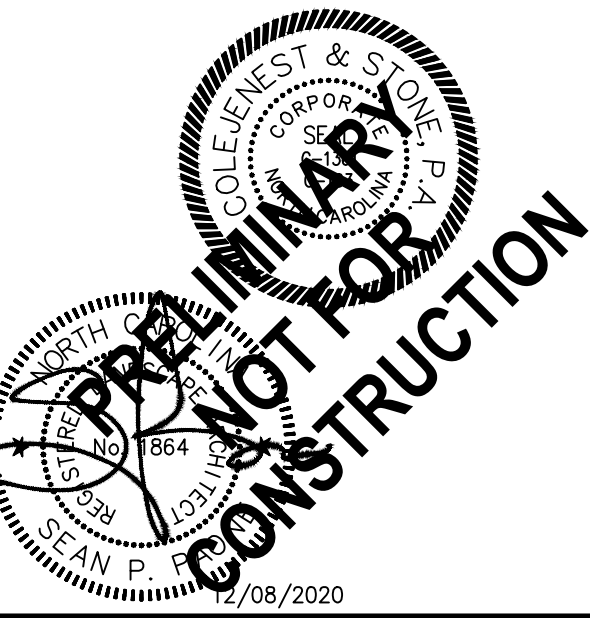
**SLOPE
ANALYSIS
PLAN**

Project No.
4578

Issued
09/01/2020

Revised

10.21.20 - TOH FIRST ROUND COMMENTS
10.08.20 - TOH SECOND ROUND COMMENTS
12.08.20 - TOH THIRD ROUND COMMENTS

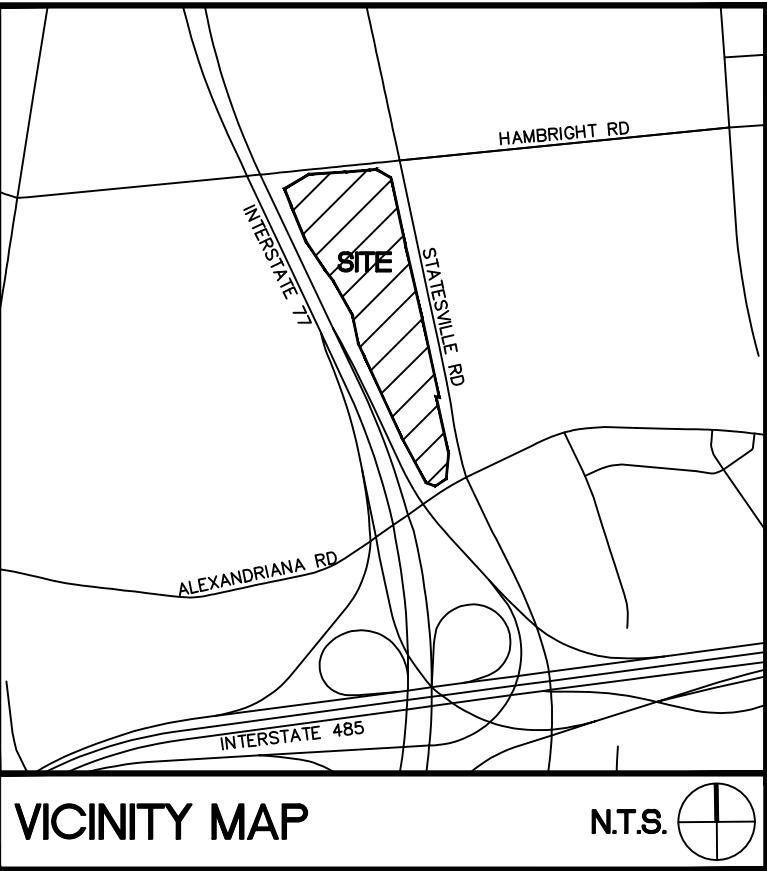
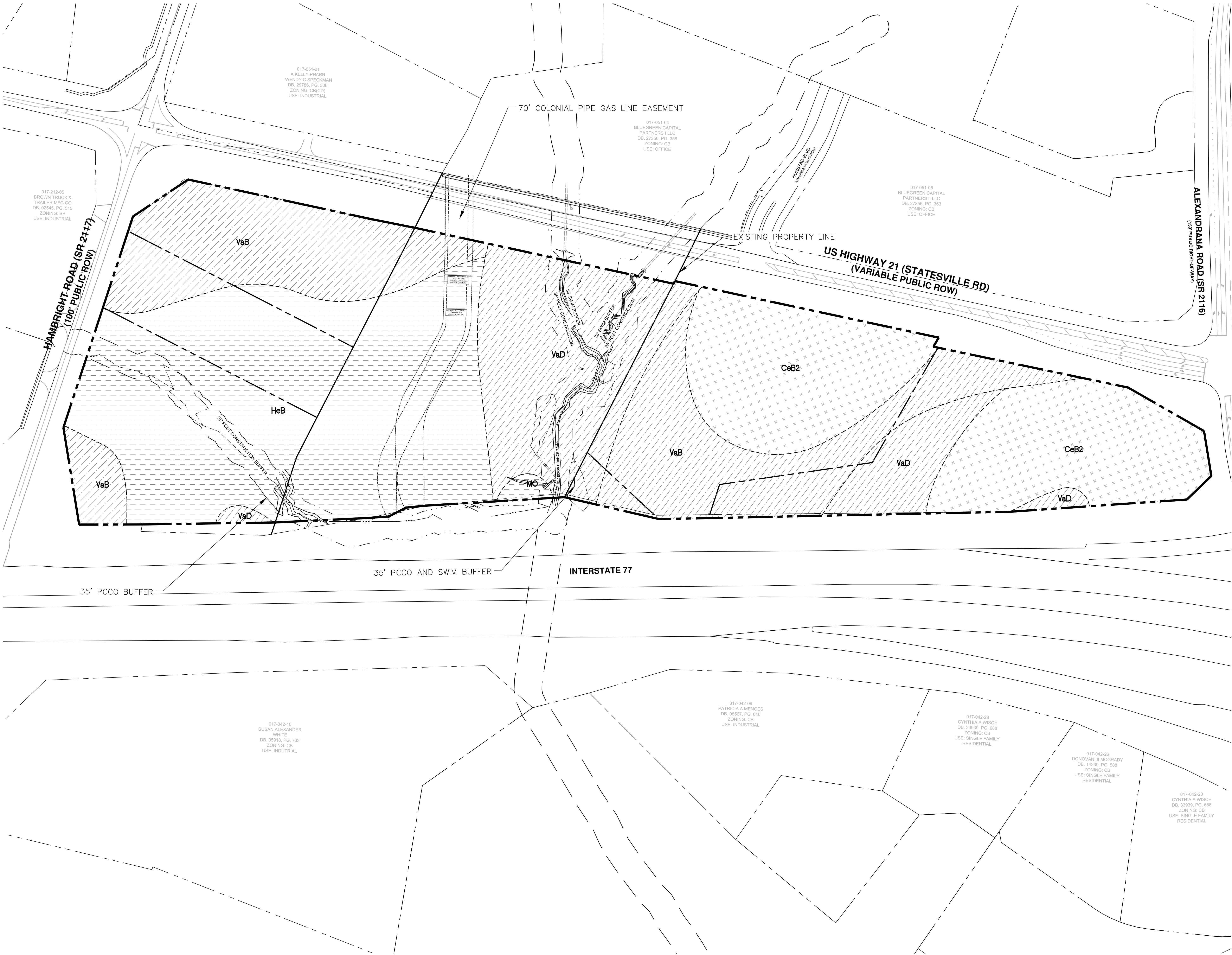


SP-103

- North Carolina**
www.nc811.org
- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
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 - SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART P, OR AS AMENDED.

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LEGEND

SYMBOL	
	HYDROLOGIC SOILS GROUP "A"
	HYDROLOGIC SOILS GROUP "B"
	HYDROLOGIC SOILS GROUP "D"

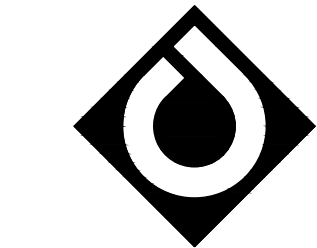
PROJECT NAME:	STATESVILLE ROAD MIXED-USE REZONING
PARCEL NUMBER:	01704401, 01704402, 01704403, 01704406, 01704407, 01704409
SITE ACREAGE:	37.19 ACRES ± (GIS)
REZONING ACREAGE:	37.19 ACRES ±
PRINCIPAL USES:	COMMERCIAL (RESTAURANT AND HOTEL), INDUSTRIAL (FLEX OFFICE), MULTI-FAMILY CB
EXISTING ZONING DISTRICT:	CB (CD), HC (CD), TOD-R (CD)
PROPOSED ZONING DISTRICT:	CB (CD), HC (CD), TOD-R (CD)

CEB2- CECIL SANDY CLAY LOAM, 2 - 8% SLOPES (B)
HEB- HELENA SANDY LOAM, 2 - 8% SLOPES (D)
MC- MONACAN LOAM, 0 - 2% SLOPES (B/D)
VAB- VANCE SANDY LOAM, 2 - 8% SLOPES (A)
VAD- VANCE SANDY LOAM, 8-15% SLOPES (A)

SUMMARY:

HYDROLOGIC SOIL GROUP A:	16.4 AC (46.33%)
HYDROLOGIC SOIL GROUP B:	7.9 AC (36.06%)
HYDROLOGIC SOIL GROUP D:	12.8 AC (17.61%)
TOTAL SITE:	37.19 AC

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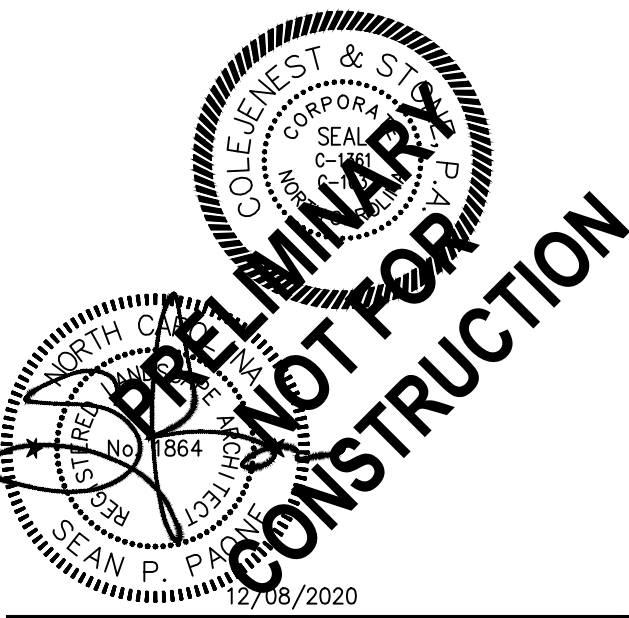
SOIL & STREAM ANALYSIS

Project No.
4578

Issued
09/01/2020

Revised

10.21.20 - TOH FIRST ROUND COMMENTS
10.08.20 - TOH SECOND ROUND COMMENTS
12.08.20 - TOH THIRD ROUND COMMENTS



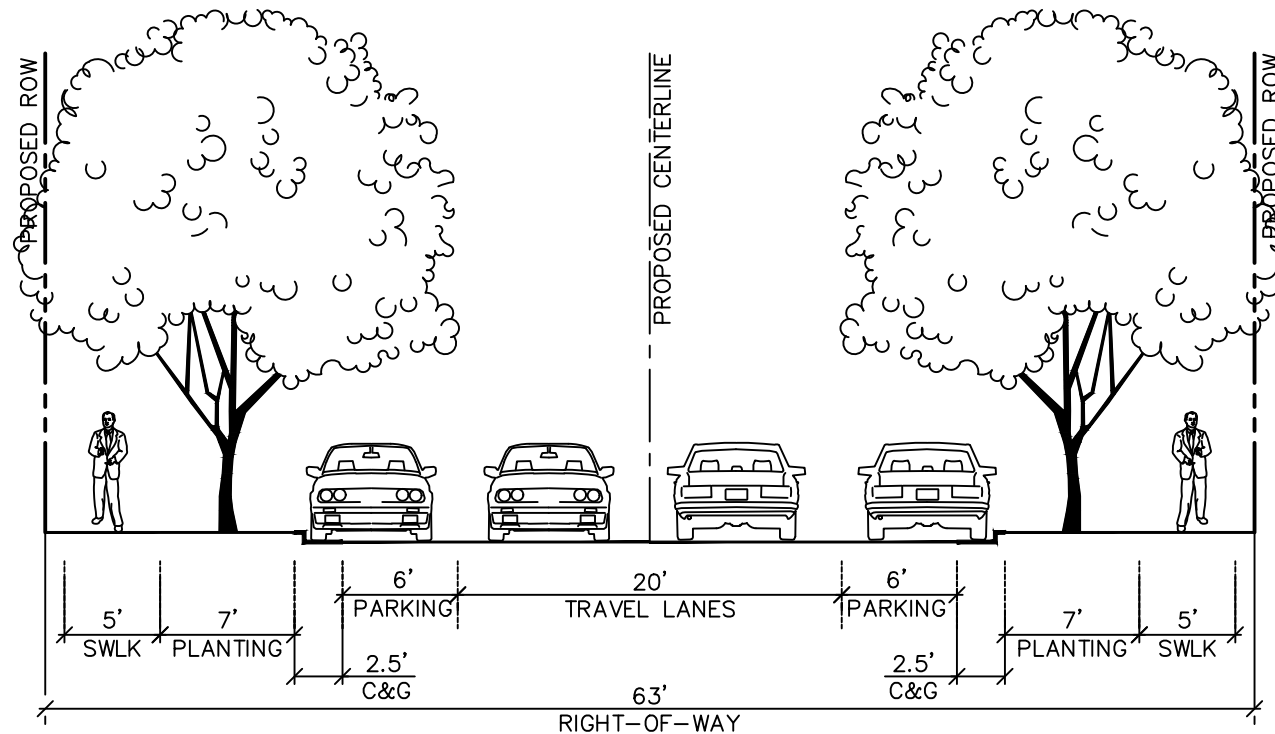
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SP-104

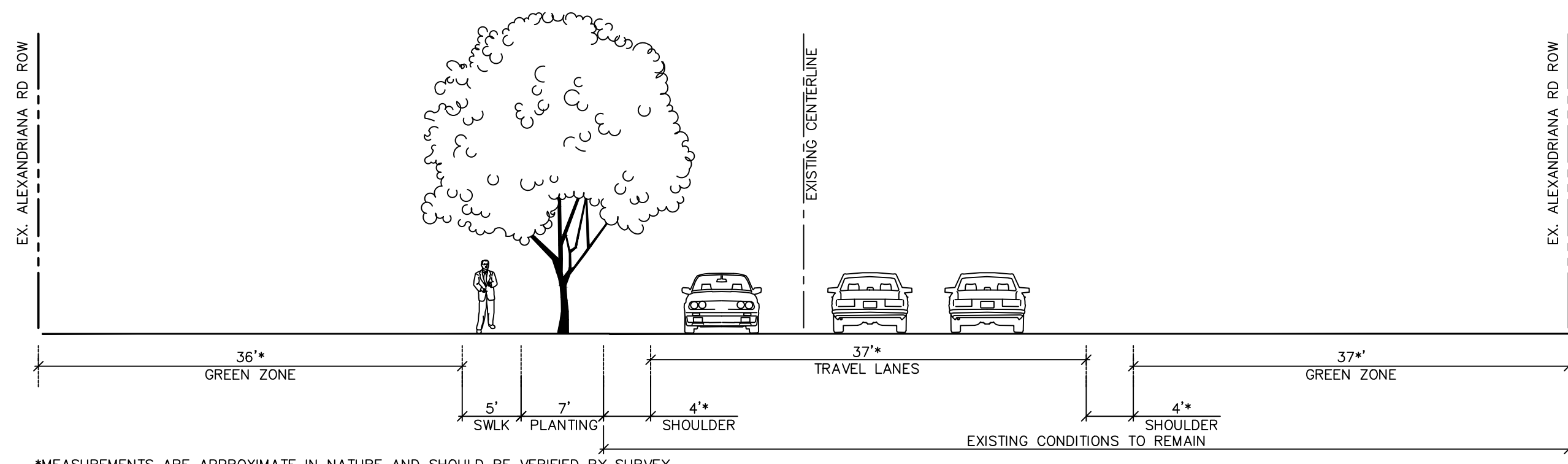
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PROPOSED PUBLIC ROAD A (63' PUBLIC ROW)



ALEXANDRIANA ROAD (130' PUBLIC ROW)

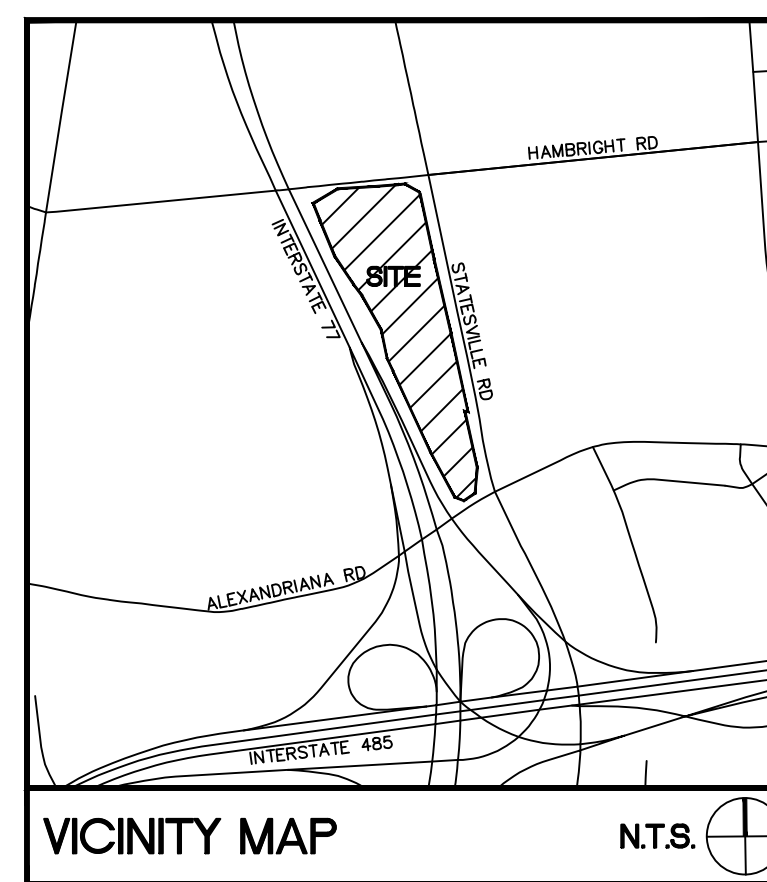


*MEASUREMENTS ARE APPROXIMATE IN NATURE AND SHOULD BE VERIFIED BY SURVEY.

PROJECT NAME: STATESVILLE ROAD MIXED-USE REZONING
PARCEL NUMBER: 01704401, 01704402, 01704403, 01704406,
01704407, 01704409
SITE ACREAGE: 37.19 ACRES ± (G5)
REZONING ACREAGE: 37.19 ACRES ±
PRINCIPAL USES: COMMERCIAL (RETAIL AND HOTEL),
INDUSTRIAL (FLEX OFFICE), MULTI-FAMILY
EXISTING ZONING DISTRICT: CB
PROPOSED ZONING DISTRICT: CB (CD), HC (CD), TOD-R (CD)

NOTE:

1. SEE SHEET SP-201 FOR DEVELOPMENT STANDARDS
2. SEE SHEET SP-203 FOR ZONING EXHIBIT
3. FIRE HYDRANTS WILL BE LOCATED WITHIN 75% OF MOST REMOTE POINT OF ANY STRUCTURE FOR (NFPA 13) OR 200' FOR (NFPA 13). SPECIFIC LOCATIONS WILL BE DETERMINED DURING CONSTRUCTION DOCUMENTATION.
4. ALL ROUTES THE FIRE APPARATUS WILL TRAVEL WILL BE DESIGNED TO SUPPORT LOADS OF 80,000 POUNDS.



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LEGEND

SYMBOL	
	BUILDING ENVELOPE
	ZONING BOUNDARY/PARCEL LINE
	PARCEL LINE
	POTENTIAL SIGN LOCATION

TRANSPORTATION IMPROVEMENTS (PER TIA):

STATESVILLE ROAD AND HAMBRIGHT ROAD

1. CONSTRUCT AN EASTBOUND RIGHT TURN LANE ON HAMBRIGHT ROAD. EXTEND THE TURN LANE TO ACCESS A.
2. CONSTRUCT AN ADDITIONAL NORTHBOUND THROUGH LANE ON STATESVILLE ROAD. COORDINATE THE LENGTH OF THE ADDITIONAL THROUGH LANE WITH NCDOT. CONSTRUCT AN ADDITIONAL NORTHBOUND DEPARTURE LANE ON STATESVILLE ROAD. COORDINATE THE LENGTH OF THE ADDITIONAL DEPARTURE LANE WITH NCDOT.
3. MODIFY THE TRAFFIC SIGNAL AS NEEDED

STATESVILLE ROAD AND HUNSTED BOULEVARD/ACCESS D

4. CONSTRUCT ACCESS D WITH ONE INGRESS LANE AND TWO EGRESS LANES (ONE LEFT, ONE THROUGHRIGHT).
5. PROVIDE 100 FEET OF INTERNAL PROTECTED STEM LENGTH ON ACCESS D.
6. RESTRIPE THE WESTBOUND HUNSTED BOULEVARD APPROACH TO PROVIDE ONE LEFT TURN LANE AND ONE SHARED THROUGHRIGHT LANE.
7. CONSTRUCT A NORTHBOUND STATESVILLE ROAD LEFT TURN LANE WITH 200 FEET OF STORAGE AND APPROPRIATE TAPER.
8. EXTEND THE EXISTING SOUTHBOUND STATESVILLE ROAD LEFT TURN LANE TO PROVIDE 350 FEET OF STORAGE AND APPROPRIATE TAPER.
9. CONSTRUCT A SOUTHBOUND STATESVILLE ROAD RIGHT TURN LANE WITH 100 FEET OF STORAGE AND APPROPRIATE TAPER.
10. INSTALL A TRAFFIC SIGNAL.

HAMBRIGHT ROAD AND ACCESS A

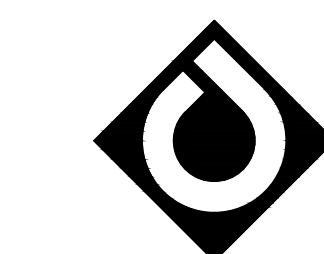
11. CONSTRUCT AN EASTBOUND HAMBRIGHT ROAD RIGHT TURN LANE WITH 100 FEET OF STORAGE AND APPROPRIATE TAPER.
12. CONSTRUCT ACCESS A WITH ONE INGRESS LANE AND ONE EGRESS LANE (RIGHT INRIGHT OUT).
13. CONSTRUCT A ± 196 LF CONCRETE MEDIAN PREVENTING WESTBOUND TRAFFIC FROM TURNING INTO THE PROPOSED SITE.
14. PROVIDE 100 FEET OF INTERNAL PROTECTED STEM LENGTH.

STATESVILLE ROAD AND ACCESS B

15. CONSTRUCT A SOUTHBOUND STATESVILLE ROAD RIGHT TURN LANE WITH AT LEAST 100 FEET OF STORAGE AND APPROPRIATE TAPER.
16. CONSTRUCT ACCESS B WITH ONE INGRESS LANE AND ONE EGRESS LANE (RIGHT INRIGHT OUT).
17. CONSTRUCT A CONCRETE MEDIAN PREVENTING NORTHBOUND TRAFFIC FROM TURNING INTO THE PROPOSED SITE. THE DRIVEWAY ON THE EAST SIDE OF STATESVILLE ROAD MUST BE LEFT WITH FULL MOVEMENT ACCESS.
18. PROVIDE 100 FEET OF INTERNAL PROTECTED STEM LENGTH.

STATESVILLE ROAD AND ACCESS C

19. CONSTRUCT A SOUTHBOUND STATESVILLE ROAD RIGHT TURN LANE WITH 100 FEET OF STORAGE AND APPROPRIATE TAPER.
20. CONSTRUCT A NORTHBOUND STATESVILLE ROAD LEFT TURN LANE WITH 150 FEET OF STORAGE AND APPROPRIATE TAPER. DUE TO THE SPACING BETWEEN ACCESS C AND ACCESS D, THIS LEFT TURN LANE WOULD NEED TO BE CONSTRUCTED BESIDE THE SOUTHBOUND LEFT TURN LANE AT ACCESS D.
21. CONSTRUCT ACCESS C WITH ONE INGRESS LANE AND ONE EGRESS LANE (RIGHT-INRIGHT-OUT ONLY).
22. PROVIDE 100 FEET OF INTERNAL PROTECTED STEM LENGTH.



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SKETCH PLAN

Project No.

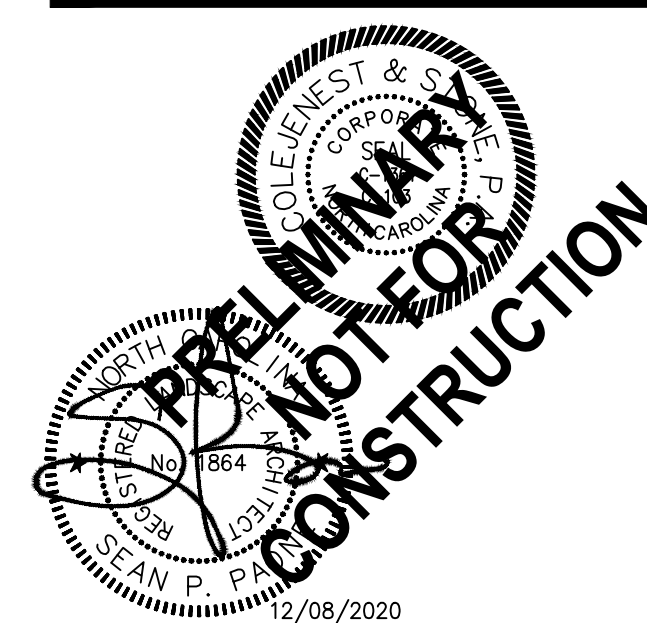
4578

Issued

09/01/2020

Revised

10.21.20 - TOH FIRST ROUND COMMENTS
10.08.20 - TOH SECOND ROUND COMMENTS
12.08.20 - TOH THIRD ROUND COMMENTS



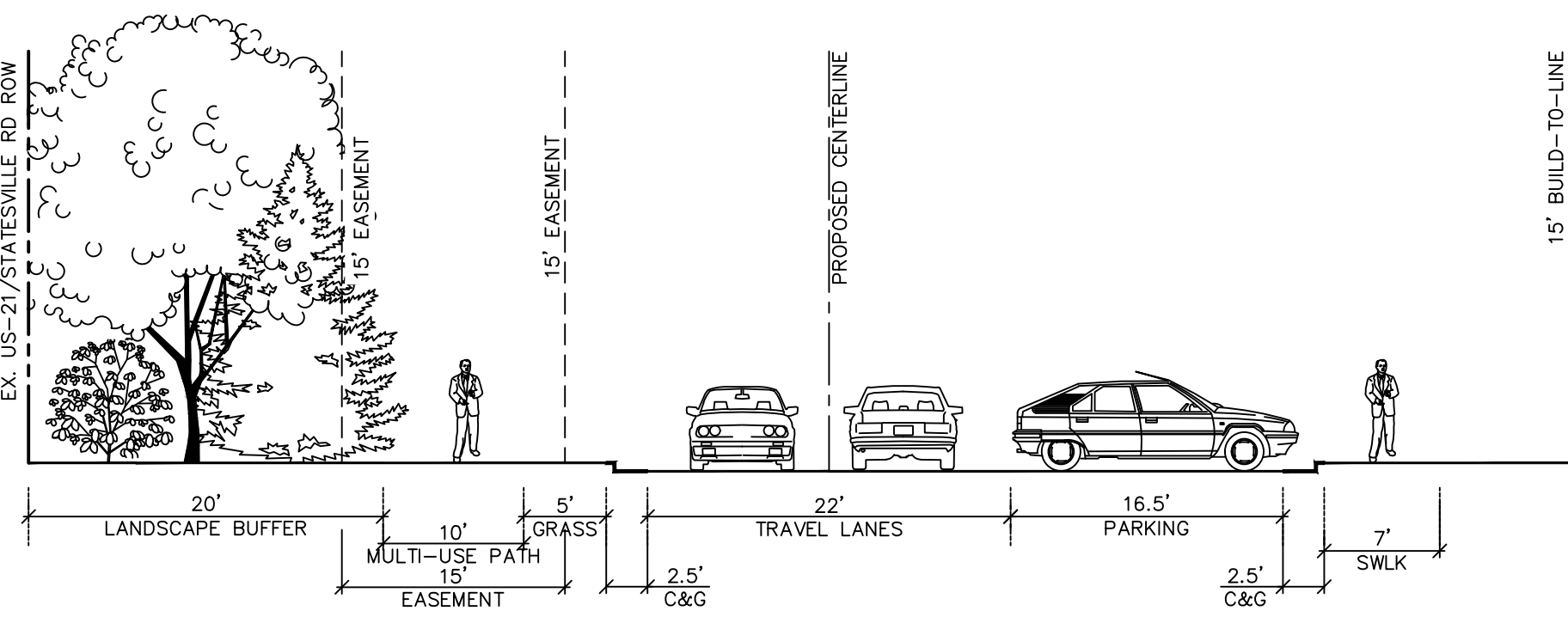
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SP-200

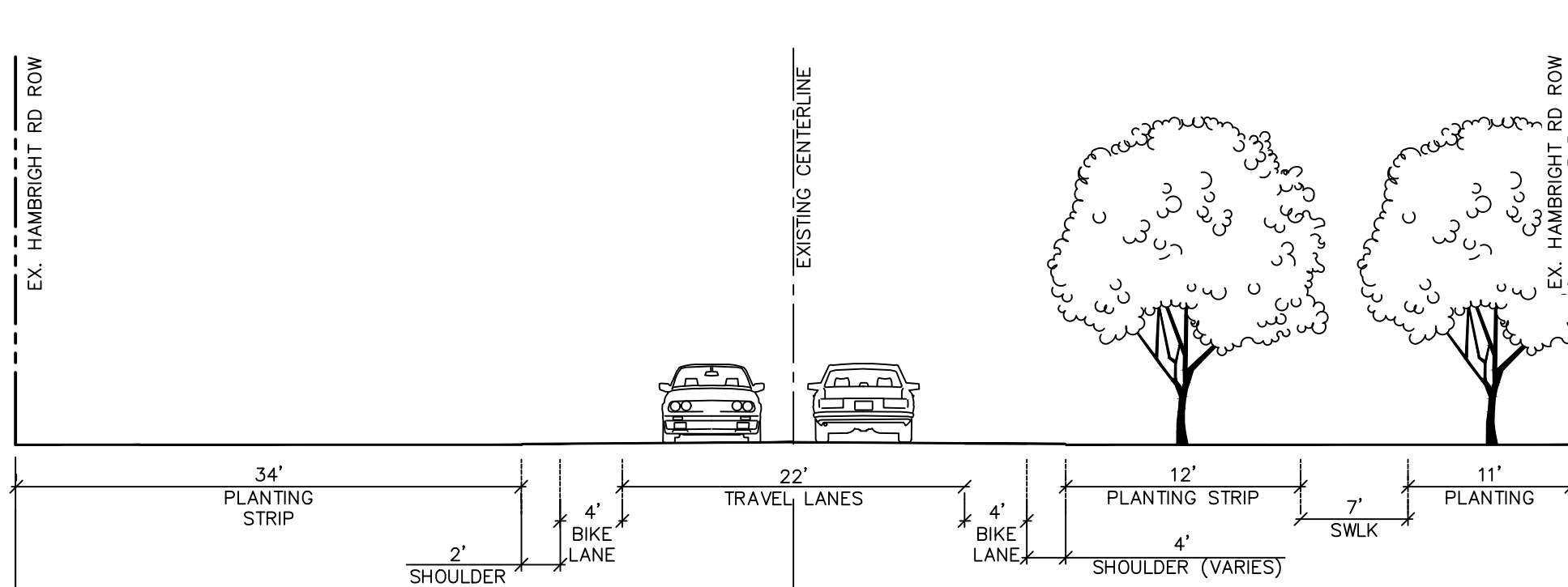
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PROPOSED PRIVATE CONNECTOR DRIVE

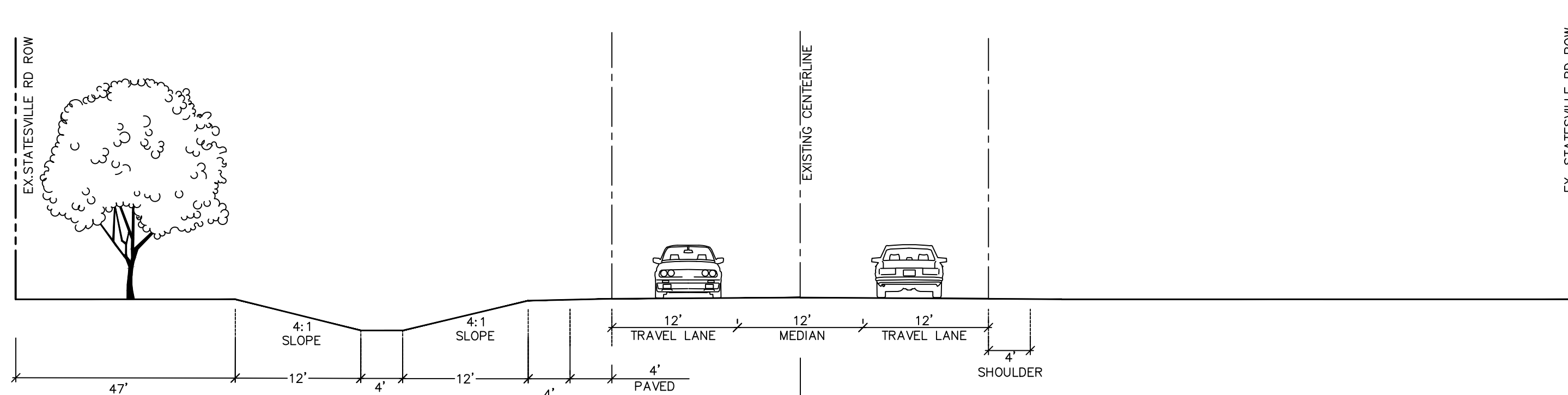


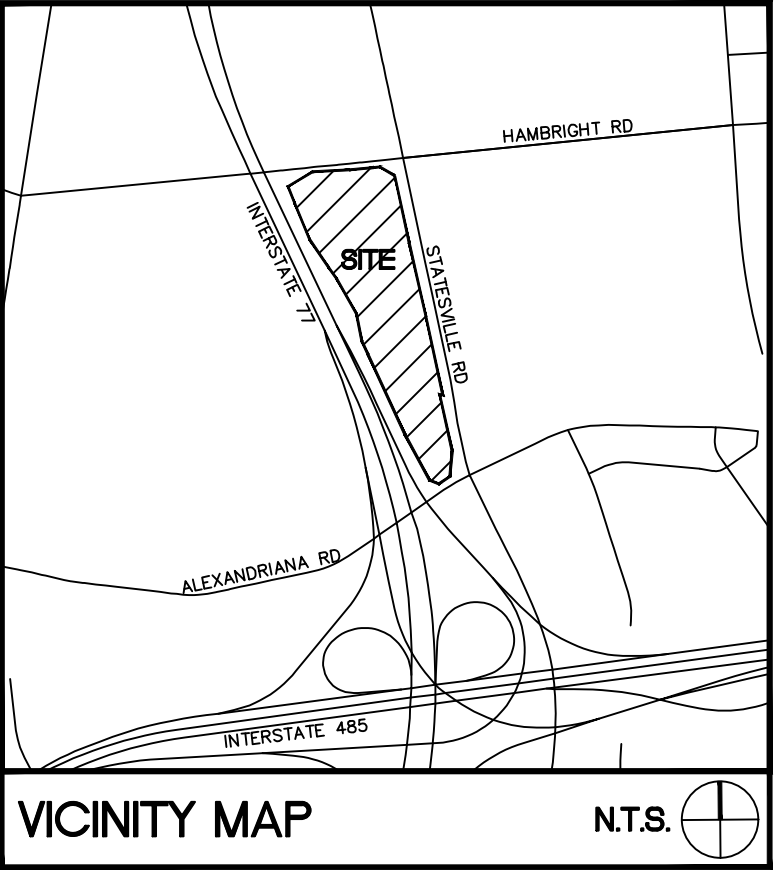
HAMBRIGHT ROAD (100' PUBLIC ROW)



*EXISTING MEASUREMENTS ARE APPROXIMATE.

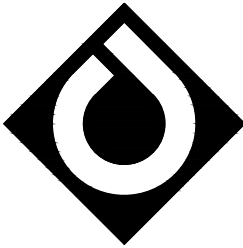
U.S. HIGHWAY 21 STATESVILLE ROAD (VARIABLE PUBLIC ROW)





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(704) 785-5134

LEGEND	
SYMBOL	
	CB(CD) REZONING: 15.8 ACRES
	HC(CD) REZONING: 2.24 ACRES
	TOD-R(CD) REZONING: 19.67 ACRES



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HOLDINGS, LLC.**

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**STATESVILLE ROAD
MIXED-USE
REZONING**

11211 STATESVILLE RD.
HUNTERSVILLE, NC 28078

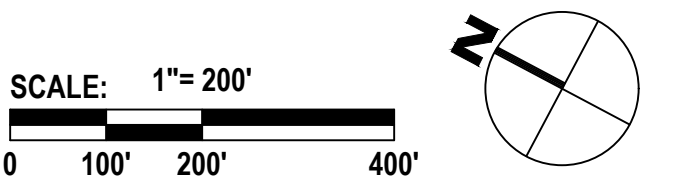
ZONING MAP

Project No.
4578

Issued
09/01/2020

Revised

10.21.20 – TOH FIRST ROUND COMMENTS
10.08.20 – TOH SECOND ROUND COMMENTS
12.08.20 – TOH THIRD ROUND COMMENTS



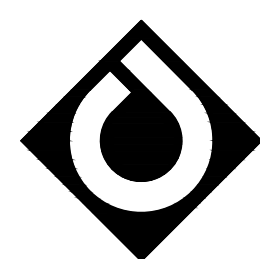
SP-202

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Charlotte, North Carolina 28202
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url+ www.colejeneststone.com

**PALILLO
HOLDINGS, LLC.**

18611 STARCREEK DR.
CORNELIUS, NC 28031

**STATESVILLE ROAD
MIXED-USE
REZONING**

11211 STATESVILLE RD.
HUNTERVILLE, NC 28078

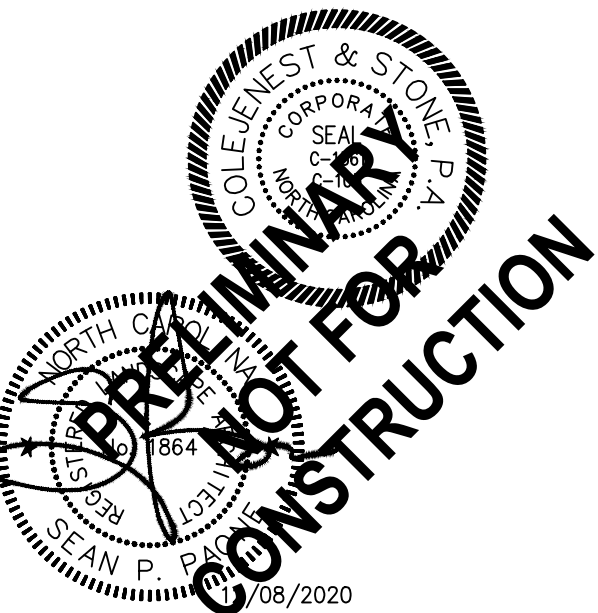
**ADJACENT
PARCEL MAP**

Project No.
4578

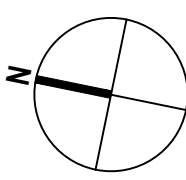
Issued
09/01/2020

Revised

10.21.20 - TOH FIRST ROUND COMMENTS
10.08.20 - TOH SECOND ROUND COMMENTS
12.08.20 - TOH THIRD ROUND COMMENTS



SCALE: 1"= 200'
0 100' 200' 400'

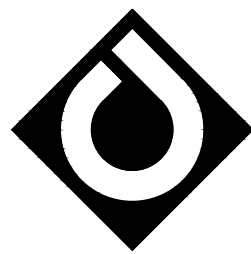


SP-400

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Parcel #	Parcel ID	Owner Last Name	Owner First Name	Second Owner Last Name	Second Owner First Name	Mailing Address 1	Mailing Address 2	City	State	Zipcode
1	01706209	JAMES	STEVEN L	JAMES	PAMELA H	13801 SIMS RD		HUNTERSVILLE	NC	28078
2	01721206	HOPKINS	JAMES M	HOPKINS	BARBARA H	15045 BEATTIES FORD RD		HUNTERSVILLE	NC	28078
3	01704228	WISCH	CYNTHIA A			11313 ALEXANDRIANA RD		HUNTERSVILLE	NC	28078
4	01704401	RE CLT LLC		C/O TROUTMAN SANDERS LLP		11047 LEADBETTER RD		ASHLAND	VA	23005
5	01704402	RE CLT LLC		C/O TROUTMAN SANDERS LLP		11047 LEADBETTER RD		ASHLAND	VA	23005
6	01704211	N C STATE PRISON				PO BOX 605		HUNTERSVILLE	NC	28078
7	01704407	FR VAUGHN PROPERTIES LLC				3421 PROVIDENCE MANOR RD		CHARLOTTE	NC	28270
8	01705105	BLUEGREEN CAPITAL PARTNERS II LLC				PO BOX 352		CONCORD	NC	28025
9	01704409	RE CLT LLC		C/O TROUTMAN SANDERS LLP		11047 LEADBETTER RD		ASHLAND	VA	23005
10	01706203	BBI PROPERTIES LLC		C/O LEWIS & CONE PLLC		PO BOX 59		MOORESVILLE	NC	28115
11	01704404	MCKENZIE	JERRY L	MARTHA G ROBERTS (B/W)		PO BOX 2784		HUNTERSVILLE	NC	28070
12	02506206	RWG-II INVESTMENTS, INC.		ENTREPRENEUR INVESTMENTS, INC.		10015 TWIN LAKES PARKWAY		CHARLOTTE	NC	28269
13	01704208	ALEXANDER	GEORGE L			PO BOX 1145		HUNTERSVILLE	NC	28078
14	01704403	PALILLO HOLDINGS LLC				17532 SAILVIEW DR		CORNELIUS	NC	28031
15	01705106	11711 ALEXANDRIANA LAND LLC				605 LEXINGTON AVE		CHARLOTTE	NC	28203
16	01705119	DBI (USA) INC				11725 ALEXANDRIANA RD		HUNTERSVILLE	NC	28078
17	01704406	KERLEY	JACK M			7033 SCHRONCE RD		IRON STATION	NC	28080
18	01721110	CRUZ	AARON			11229 HAMBRIGHT RD		HUNTERSVILLE	NC	28078
19	01704207	ALEXANDER	GEORGE W JR	JOYCE DOUGLAS		13011 BEATTIES FORD RD		HUNTERSVILLE	NC	28078
20	01704220	WISCH	CYNTHIA A			11313 ALEXANDRIANA RD		HUNTERSVILLE	NC	28078
21	01706204	HAMBRIGHT ANIMAL HOSPITAL HOLDINGS LLC				11725 HAMBRIGHT RD		HUNTERSVILLE	NC	28078
22	01706208	PHILLIPS DEVELOPMENT GROUP LLC				265 INDIAN TRAIL		MOORESVILLE	NC	28117
23	01704226	MCGRADY	DONOVAN III	MCGRADY	CARRIE W	11311 ALEXANDERANA RD		HUNTERSVILLE	NC	28078
24	01705101	PHARR	A KELLY	SPECKMAN	WENDY C	207 ASHBY DR		DAVIDSON	NC	28036
25	01721109	BENJAMIN	JOHN W	BENJAMIN	ELAINE S	11205 HAMBRIGHT RD		HUNTERSVILLE	NC	28078
26	01721205	BROWN TRUCK & TRAILER MFG CO				PO BOX 32214		CHARLOTTE	NC	28232
27	01705104	BLUEGREEN CAPITAL PARTNERS I LLC				PO BOX 352		CONCORD	NC	28025
28	01721209	HUNTERSVILLE HUNTER LLC				484 BEATEN PATH RD.		MOORESVILLE	NC	28117
29	01721212	CFI PROPERTIES LLC		PATRICK HIGHWAY 49 LLC		267 HEMPSTEAD PLACE		CHARLOTTE	NC	28207
30	01721108	VR PROPERTY DEVELOPMENT LLC				3101 VALENTINE LN		CHARLOTTE	NC	28270
31	01721207	HOPKINS	JAMES M SR	HOPKINS	BARBARA HAGLER	15045 BEATTIES FORD RD		HUNTERSVILLE	NC	28078
32	01705112	CHARLOTTE MECKLENBURG BOARD OF	EDUCATION THE			600 E 4TH ST	FIFTH FL	CHARLOTTE	NC	28202
33	01721213	NORTH MECK SELF STORAGE LLC				PO BOX 1659		CORNELIUS	NC	28031
34	01704209	MENGES	PATRICIA A			13307 BINNAWAY RD		HUNTERSVILLE	NC	28078
35	01704210	WHITE	SUSAN ALEXANDER			3116 WOODGREEN DR		RALEIGH	NC	27607



ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202

p+ 704.376.1555 f+ 704.376.7851
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PALILLO HOLDINGS, LLC.

18611 STARCREEK DR.
CORNELIUS, NC 28031

STATESVILLE ROAD MIXED-USE REZONING

11211 STATESVILLE RD.
HUNTERSVILLE, NC 28078

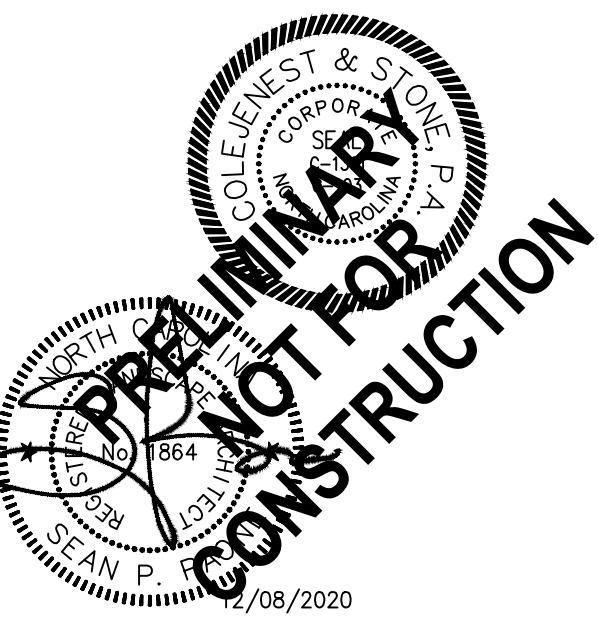
ADJACENT PARCEL INFO.

Project No.
4578

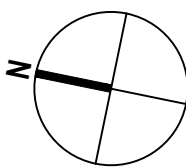
Issued
09/01/2020

Revised

10.21.20 – TOH FIRST ROUND COMMENTS
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SCALE: 1"= 150'
0 75 150 300



SP-401

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**PALILLO
HOLDINGS, LLC.**

STATESVILLE ROAD MIXED-USE REZONING

**EMERGENCY
VEHICLE
ACCESS**

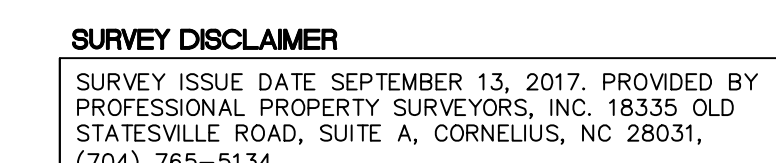
Issued
09/01/2020

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10.08.20 – TOH SECOND ROUND COMMENTS
12.08.20 – TOH THIRD ROUND COMMENTS

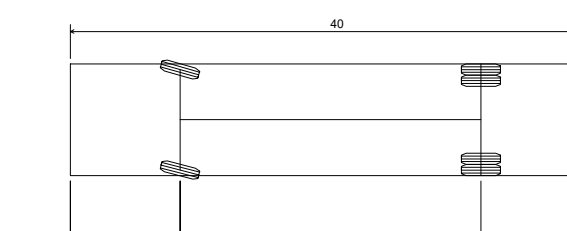


SP-500

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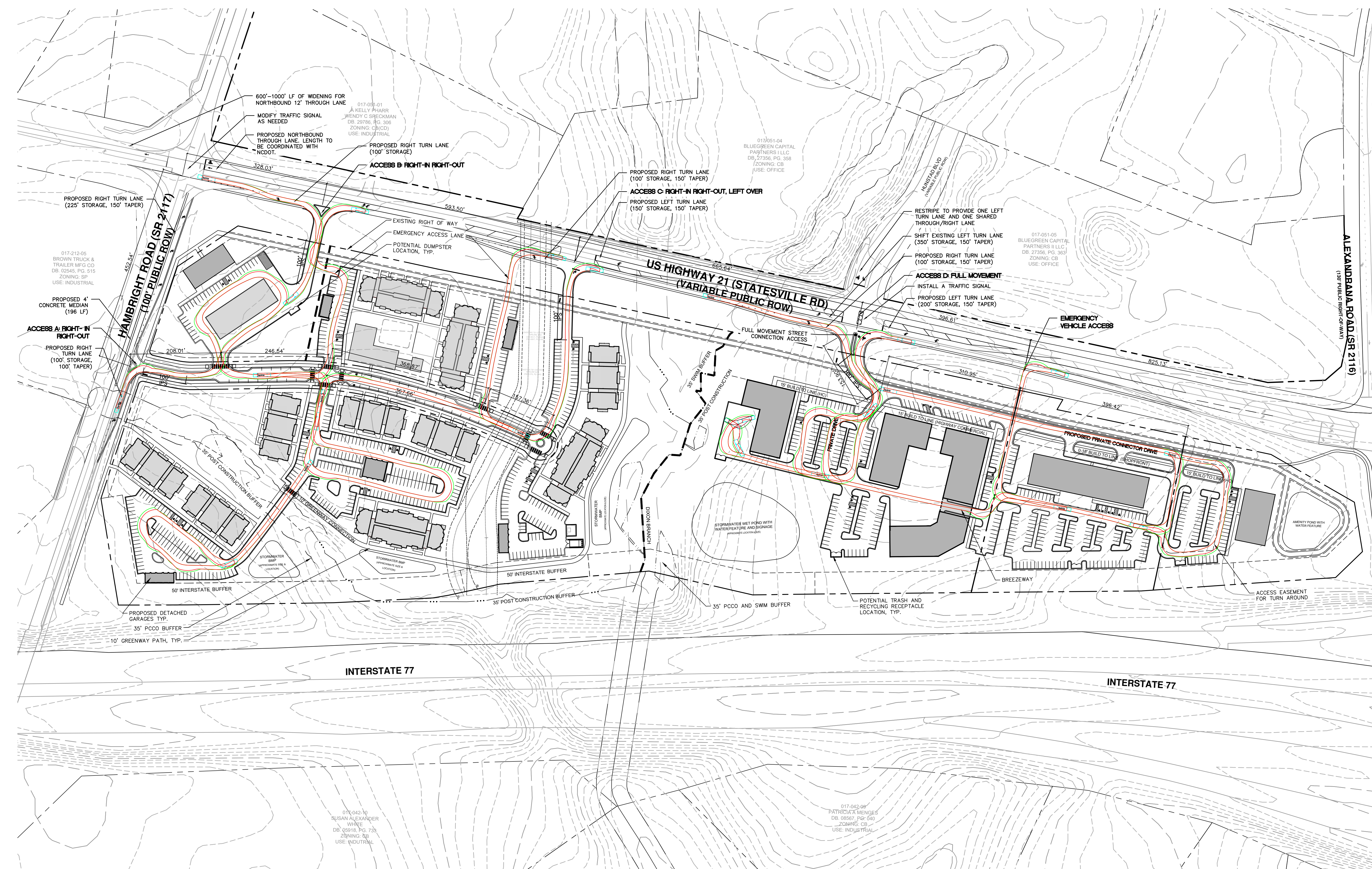
SYMBOL



B-40 Ladder Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

NOTE

1. FIRE HYDRANTS WILL BE LOCATED WITHIN 750' OF MOST REMOTE POINT OF ANY STRUCTURE FOR (NFPA13R) OR 200' FOR (NFPA 13). SPECIFIC LOCATIONS WILL BE DETERMINED DURING CONSTRUCTION DOCUMENTATION.
2. ALL ROUTES THE FIRE APPARATUS WILL TRAVEL WILL BE DESIGNED TO SUPPORT LOADS OF 80,000 POUNDS.





N.T.S.



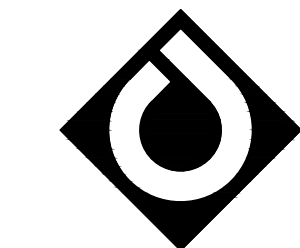
N.T.S.



N.T.S.



N.T.S.



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200 South Tryon Street, Suite 140
Charlotte, North Carolina 28202

+ 704 376 1555 f+ 704 376 785
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**PALILLO
HOLDINGS, LLC.**

18611 STARCREEK DR.
CORNELIUS, NC 28031

STATESVILLE ROAD MIXED-USE REZONING

11211 STATESVILLE RD.
HUNTERSVILLE, NC 28078

LANDSCAPE PLAN

Project No

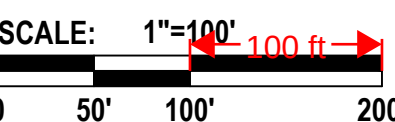
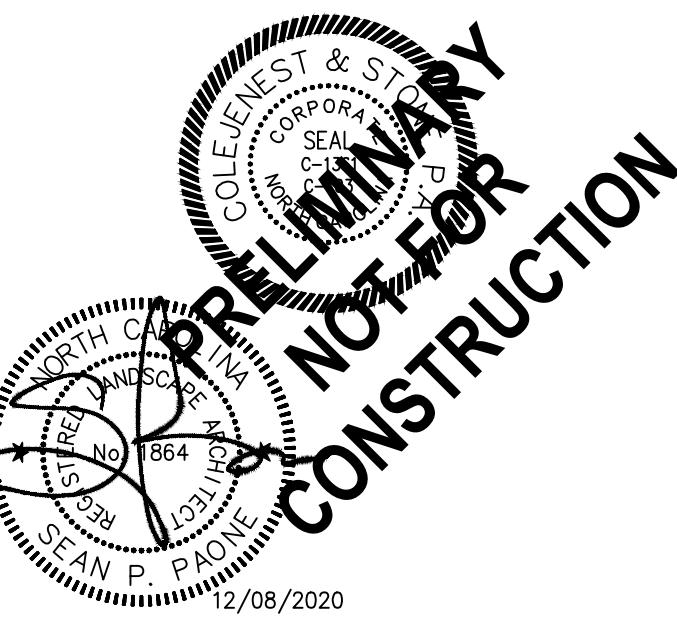
4578

ssued

19/01/2020

Revised

10.21.20 – TOH FIRST ROUND COMMENTS
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12.08.20 – TOH THIRD ROUND COMMENTS



SP-600

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NOTES:

- THIS MAP IS DRAWN FROM AN ACTUAL FIELD SURVEY PERFORMED BY PPS ON SEPTEMBER 13th, 2017.
- NORTH BASED ON NC NAD 83/NSRS 2011.
- THIS SURVEY WAS MADE WITHOUT BENEFIT OF TITLE REPORT OR OPINION AND DOES NOT PURPORT TO SHOW ALL MATTERS OF TITLE THAT A COMPLETE TITLE REPORT MAY REVEAL.
- THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.
- APPARENT SOURCE OF TITLE: DB 10740, PG. 709.
- UNLESS SIGNED AND SEALED, THIS PLAT IS PRELIMINARY NOT FOR RECORDATION, SALES OR CONVEYANCE.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- TRAVERSE ADJUSTED BY THE COMPASS RULE ADJUSTMENT METHOD.
- PHYSICAL IMPROVEMENTS MAY EXIST ON THESE PROPERTIES THAT ARE NOT SHOWN HEREON.
- THE SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD AREA ACCORDING TO FEMA FLOOD INSURANCE RATE MAP - COMMUNITY PANEL #3710453900K; EFFECTIVE DATE: 09/02/2015.
- THE SUBJECT PROPERTY IS CURRENTLY ZONED: (CB) "CORPORATE-BUSINESS"; CONSULT WITH GOVERNING AGENCY FOR PREVAILING LAND DEVELOPMENT AND ZONING REQUIREMENTS PRIOR TO DESIGN OR CONSTRUCTION OF ANY IMPROVEMENTS.
- SUBJECT PARCEL IS NOT LOCATED IN A REGULATED DRINKING WATERSHED.
- THE LOCATION OF UNDERGROUND UTILITIES & THEIR RIGHT OF WAYS SHOWN ON THIS MAP ARE APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
- VERTICAL DATUM BASED ON NAVD 88. CONTOURS ARE AT 1' INTERVALS.
- NC GRID COORDINATES AS SHOWN HEREON ARE BASED UPON GPS OBSERVATIONS UTILIZING NCGS NETWORK RTK SYSTEM AND ARE REFERENCED TO THE NAD 83(NSRS 2011) DATUM.

LEGEND

- PROPERTY CORNER FOUND
#4 REBAR SET
COMPUTED POINT
CONC. MONUMENT FOUND
UTILITY POLE
SEWER MANHOLE
STORM DRAIN MANHOLE
DROP INLET (DI)
BENCHMARK (TBM)
REINFORCED CONCRETE PIPE
DUCTILE IRON PIPE
CONTROLLED ACCESS
RIGHT OF WAY
PIPELINE MARKER
UNDERGROUND GAS PIPELINE
TREE LINE
RIGHT OF WAY LINE
SUBJECT PROPERTY LINE
ADJOINER PROPERTY LINE
FENCE LINE
OVERHEAD UTILITIES
SANITARY SEWER PIPE
POST CONSTRUCTION CONTROL ORDINANCE (PCCO)
SURFACE WATER IMPROVEMENT & MANAGEMENT (SWIM)

TOPOGRAPHIC SURVEY OF PID#:017-044-03

PROPERTY OF -
ALEXANDER PROPERTIES, LLC
11209 STATESVILLE ROAD
TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA
AS RECORDED IN DEED BOOK 10740, PAGE 709
LESS AND EXCEPT 1.77 ACRES AS RECORDED IN DEED BOOK 23580, PAGE 102;
AND INCLUDING REMENANT PARCEL BEING A PORTION FROM DEED BOOK
1658, PAGE 255 AS DESCRIBED IN DEED BOOK 7769, PAGE 483
TAX PARCEL: 017-044-03
SURVEY DATE: SEPTEMBER 13, 2017 PLAT DATE: OCTOBER 4, 2017

Professional
Property
Surveyors, Inc.
Firm License#C-3666

18335 Old Statesville Rd.
Suite A
Cornelius, N.C. 28031
(704) 765-5134 Phone/Fax

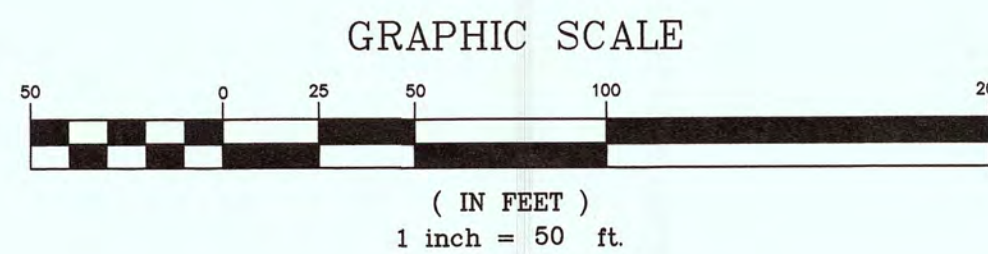
I, BRIAN K. EVERSOLE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY UNDER MY SUPERVISION. THAT THE DEEDS AND MAPS NOTED WERE USED AS REFERENCES. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION INDICATED, THAT THE RATIO OF PRECISION AS CALCULATED IS GREATER THAN 1:10,000; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA(21 NCAC 56.1600).

WITNESS MY HAND AND SEAL THIS 4th DAY OF October, 2017.

Brian K. Eversole
BRIAN K. EVERSOLE, N.C. PLS-4674



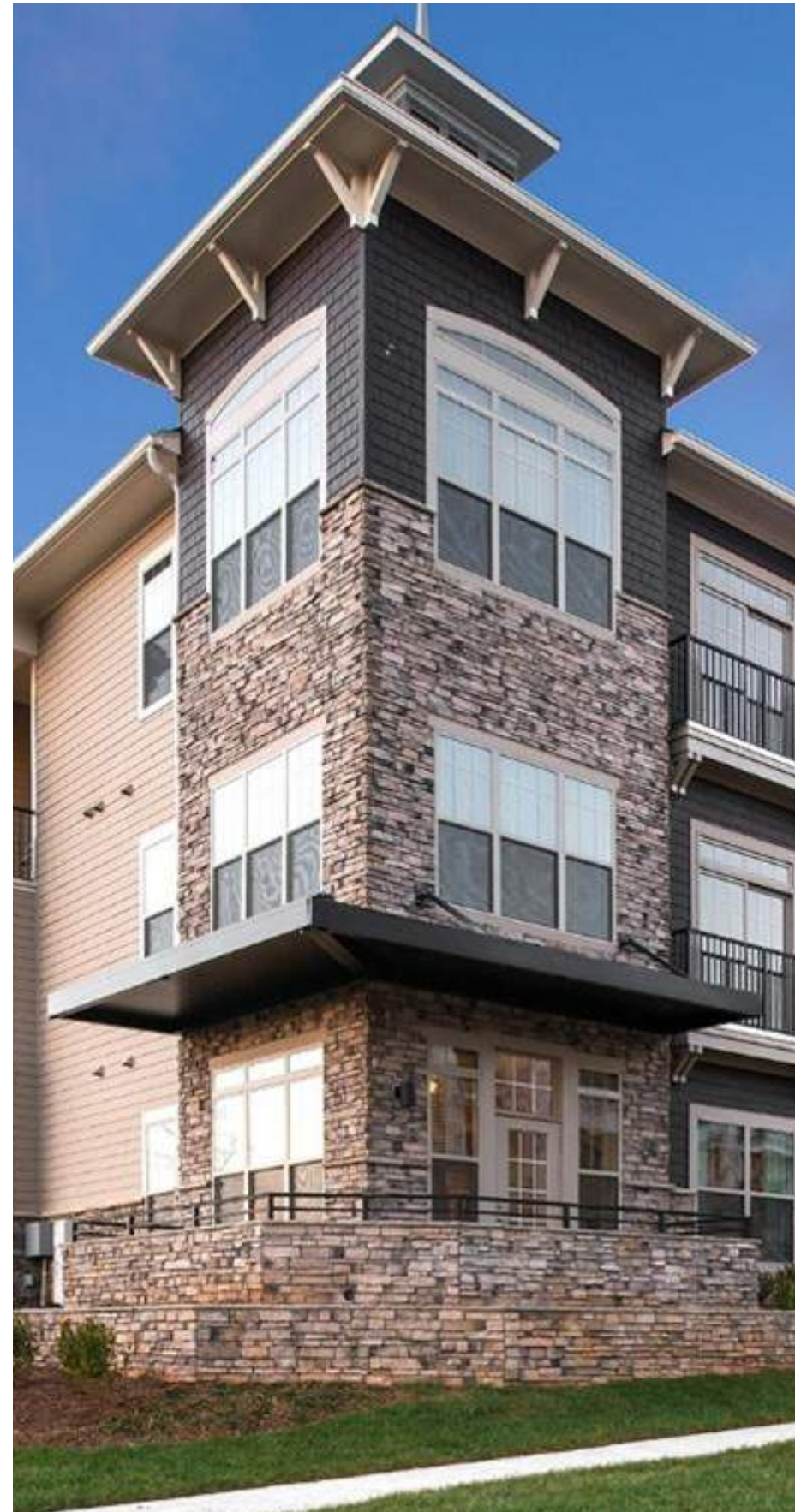
R/W MONUMENT



NORTH PER N.C. MADE/NSRS 2011



MULTIFAMILY - ARCHITECTURAL ARTICULATION UTILIZING BALCONIES, COMBINATION OF MATERIALS, (I.E. BRICK, HARDY BOARD, BOARD AND BATTON), MATERIAL COLORS AND TONES, AND HORIZONTAL/VERTICAL BREAKLINES



MULTIFAMILY - CLEARLY DEFINED ENTRY, CORNER ARTICULATION
PEDESTRIAN VILLAGE SCALE



MULTIFAMILY - COMBINATION OF MATERIALS, (I.E. BRICK, HARDY BOARD, BOARD AND BATTON) AND HORIZONTAL/VERTICAL BREAKLINES



CLUBHOUSE - SOUTHERN FARMHOUSE MODERN FEELING
ARCHITECTURAL GUIDELINES

- Buildings shall be suburban in scale/massing and use more rural/farmhouse vernacular (i.e. painted fiber cement lap siding, painted board and batten siding, wood balconies and in part, masonry).
- Building frontage along public streets and open space will be pedestrian oriented on the first floor.
- Building texture and detailing shall speak to the pedestrian experience of traditional town/village architecture with the use of any masonry.
- Buildings shall have articulations in the overall massing that shall break down the building scale thru the use of offsets and varying materials such as brick, fiber cement panels and siding.
- Building entry points will be highlighted thru the use of offsets, awnings, and prominent detailing.
- Roofs will be of architectural composite shingles with roof accents at points of interest or importance.
- Final building architectural elevations to be submitted during the permitting process to The Town of Huntersville for review and approval.



CLUBHOUSE - 2 STORY PORCH / FORMAL RELATIONSHIP TO POOL AND COURTYARD



POOL PAVILION

Images above do not represent final building
Massing, Architectural Style or Materiality.



COMMERCIAL - RESTAURANT USES WITH DRIVE-THRU WINDOWS AND LANES LOCATED AT THE REAR OF THE BUILDING

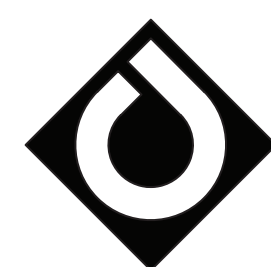


COMMERCIAL - RESTAURANT USES WITH DRIVE-THRU WINDOW AND LANES LOCATED AT THE REAR OF THE BUILDING



COMMERCIAL - CONVENIENCE RETAIL WITH FUEL CANOPY LOCATED TO THE REAR OF THE BUILDING WITH THE BUILDING PROVIDING A SENSE OF ARRIVAL ALONG THE PUBLIC STREET WITH A PEDESTRIAN PLAZA AREA

NOTE: ALL BUILDINGS WILL CONFORM TO THE TOWN OF HUNTERSVILLE ZONING ORDINANCE ARTICLE 4.



**ColeJenest
& Stone**

STATESVILLE ROAD MIXED-USE REZONING
04578.01 | 12.08.20 | PALILLO HOLDINGS, LLC

COMMERCIAL BUILDINGS - PRECEDENTS
NTS



HOTEL PROTOTYPE - UP TO SIX STORIES WITH COMMERICAL AMENITIES



HOTEL AMENITIES - RESTAURANT, LOUNGE/ BAR AREA

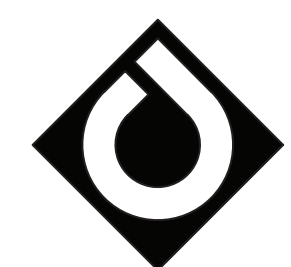


HOTEL PROTOTYPE - UP TO SIX STORIES WITH COMMERICAL AMENITIES



HOTEL AMENITIES - CONFERENCE AND MEETING ROOM FACILITIES

NOTE: ALL BUILDINGS WILL CONFORM TO THE TOWN OF HUNTERSVILLE ZONING ORDINACE ARTICLE 4.





December 1, 2020

Palillo Holdings, LLC
17532 Sailview Dr
Cornelius, NC 28031

Re: Adequate Public Facilities (APF) Application – Statesville Rd Mixed Use (File #2020-07)

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 52,500 sf Flex Office, 12,000 sf Commercial, 120 Unit Hotel, 300 Unit Multi-family homes. I am issuing a "Determination of Adequacy (DOA)" for the following public facilities:

- Fire Vehicles
- Fire Facilities
- Police Facilities
- Police Vehicles

Please be advised that this DOA is valid for one (1) year, or until December 1, 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,

A handwritten signature in black ink that reads "Brian Richards".

Brian Richards
Assistant Planning Director

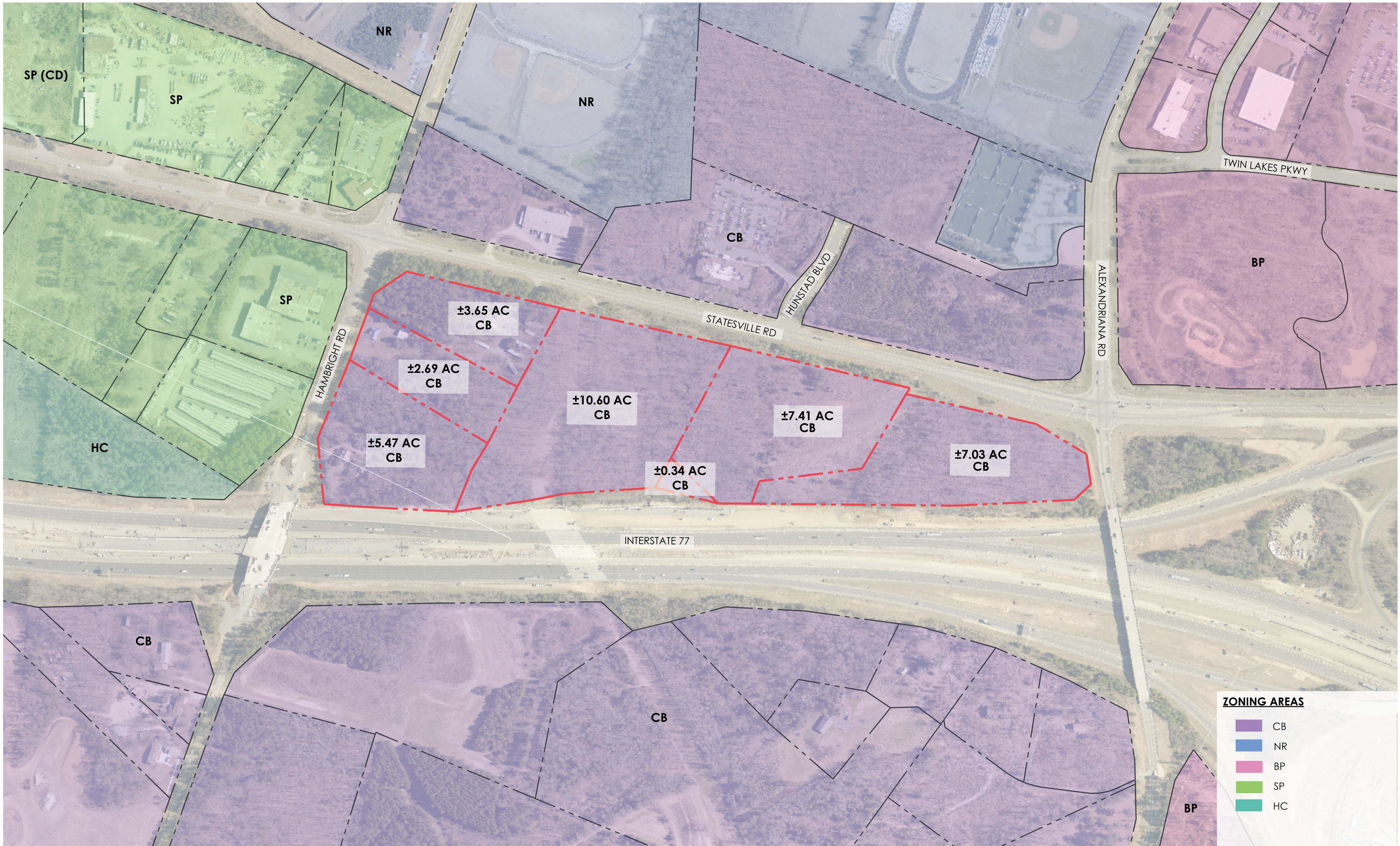
Cc: Jack Simoneau, AICP, Planning Director
Anthony Roberts, Town Manager
Emily Sloop, Town Attorney



STATESVILLE ROAD MIXED-USE REZONING R20-04

COMMUNITY MEETING - OCT 29, 2020
HUNTERSVILLE, NC

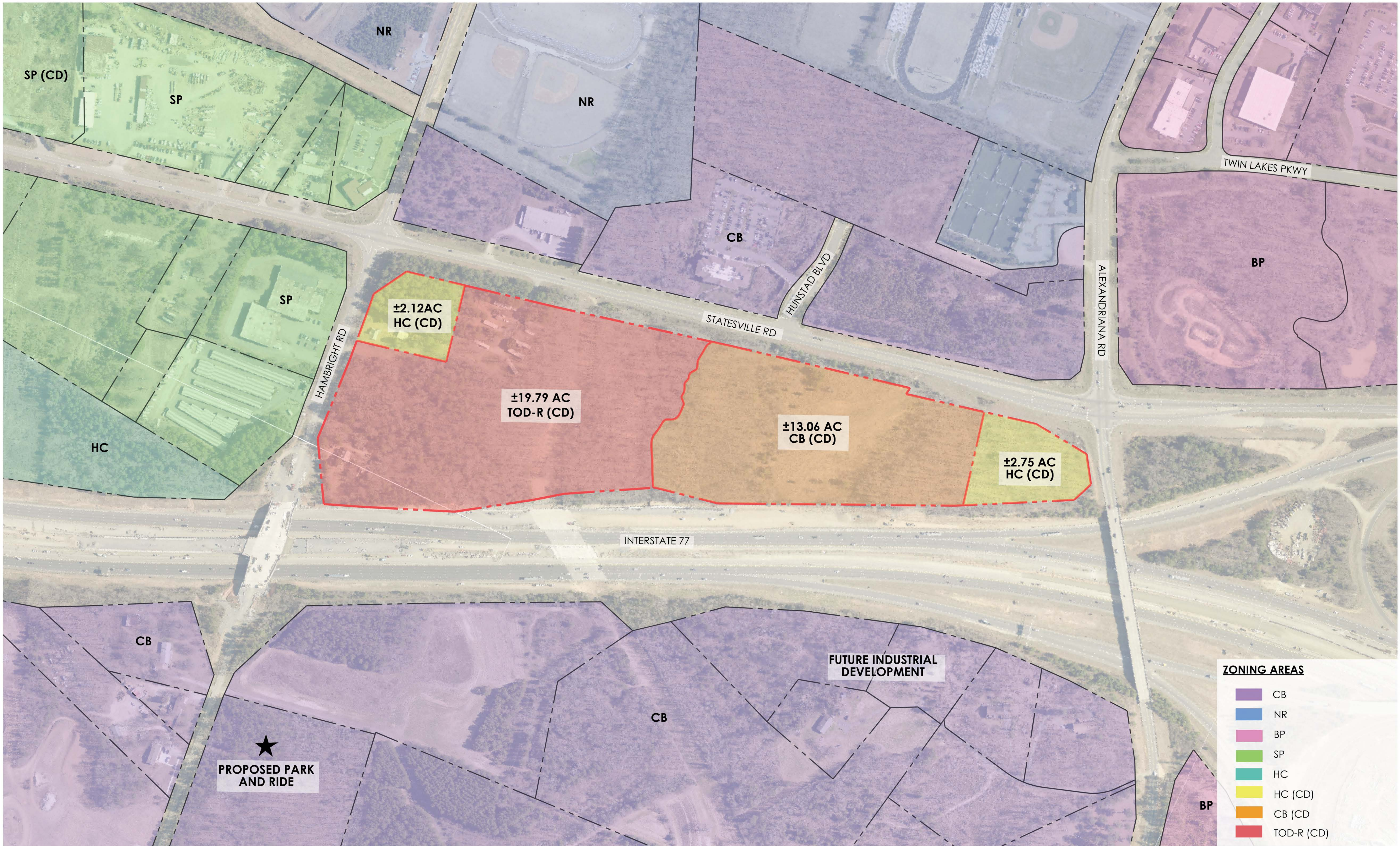




ZONING AREAS

- CB
- NR
- BP
- SP
- HC







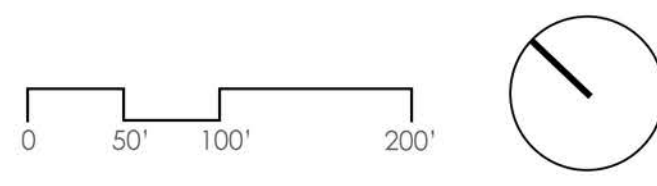
SITE SUMMARY

JURISDICTION:	TOWN OF HUNTERSVILLE
PARCEL IDs:	01704401, 01704402, 01704403, 01704406, 01704407, 01704409
PROPOSED USE:	COMMERCIAL (RESTAURANT AND HOTEL), INDUSTRIAL (FLEX OFFICE), MULTI-FAMILY
EXISTING ZONING:	CB
PROPOSED ZONING:	CB (CD), HC (CD), TOD-R (CD)
SITE ACREAGE:	37.19 AC±

CB (CD) SUMMARY	
- TOTAL COMMERCIAL SF:	52,445 SF ±
- HOTEL:	120 ROOMS MAX WITH 7,000 SF OF ANCILLARY SPACE (60,000 SF)

TOD-R (CD) SUMMARY	
- MULTI-FAMILY UNIT:	300 UNITS

HC (CD) SUMMARY	
- TOTAL COMMERCIAL:	10,000 SF ±





SITE SUMMARY

PARKING REQUIREMENTS:

TOD-R (CD) SUMMARY

- MULTI-FAMILY UNIT: 300 UNITS
- TOTAL PARKING REQUIRED: 450 SPACES (1.5/UNIT) (1 SPACE PER UNIT MIN. 2 SPACE PER UNIT MAX)
- TOTAL PARKING PROVIDED: 490 SPACES (1.64/UNIT)

HC (CD) SUMMARY

- TOTAL COMMERCIAL: 10,000 SF ±
- TOTAL PARKING REQUIRED: 40 SPACES (1 SPACE PER 500 SF)
- TOTAL PARKING PROVIDED: 55 SPACES



SITE SUMMARY

PARKING REQUIREMENTS:

CB (CD) SUMMARY

- TOTAL COMMERCIAL SF: 52,445 SF ±
- TOTAL PARKING REQUIRED: 105 SPACES (1 PER 500 SF)
- TOTAL PARKING PROVIDED: 167 SPACES
- HOTEL: 120 ROOMS MAX WITH 7,000 SF OF ANCILLARY SPACE (60,000 SF)
- TOTAL PARKING REQUIRED: 134 SPACES (1 PER ROOM + 1 PER 500 SF ANCILLARY USE)
- TOTAL PARKING PROVIDED: 141 SPACES

*RETAIL SQUARE FOOTAGE CANNOT EXCEED 10% OF TOTAL COMMERCIAL FOOTAGE IN CORPORATE BUSINESS DISTRICT

HC (CD) SUMMARY

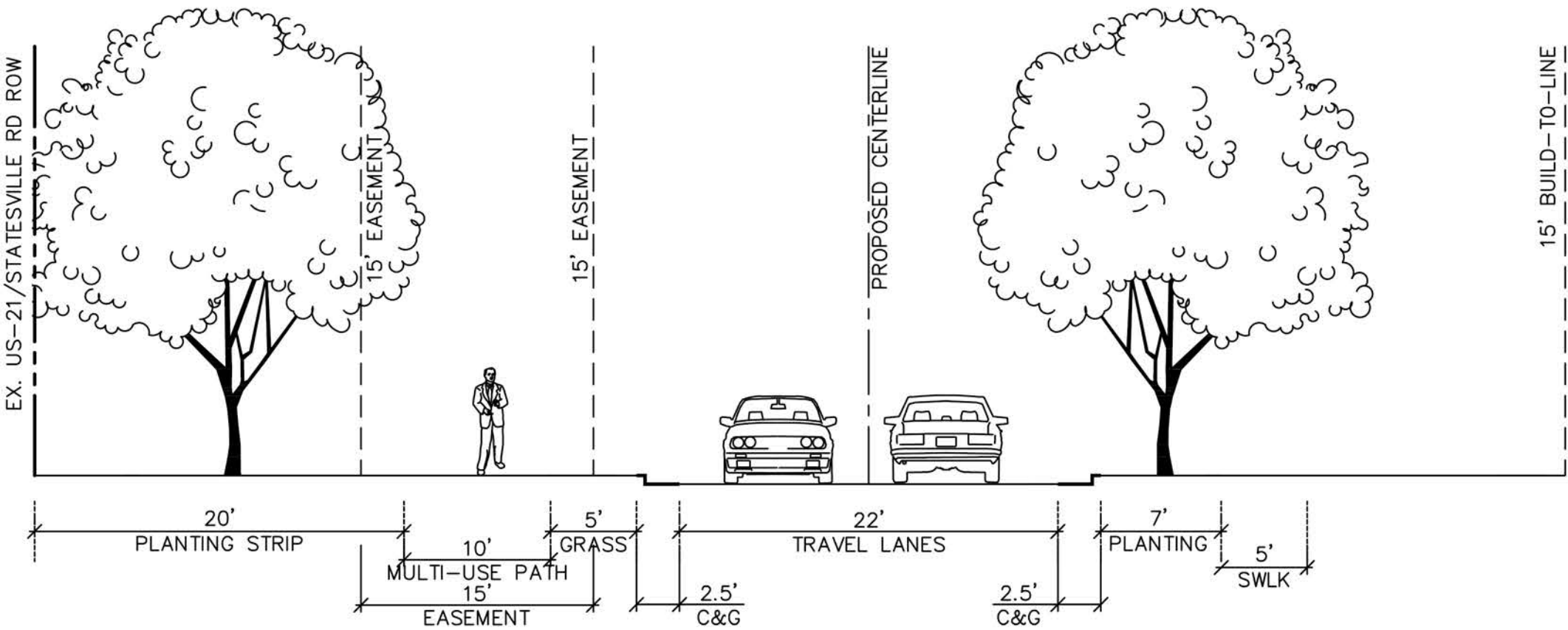
- TOTAL COMMERCIAL: 10,000 SF ±
- TOTAL PARKING REQUIRED: 40 SPACES (1 SPACE PER 500 SF)
- TOTAL PARKING PROVIDED: 55 SPACES



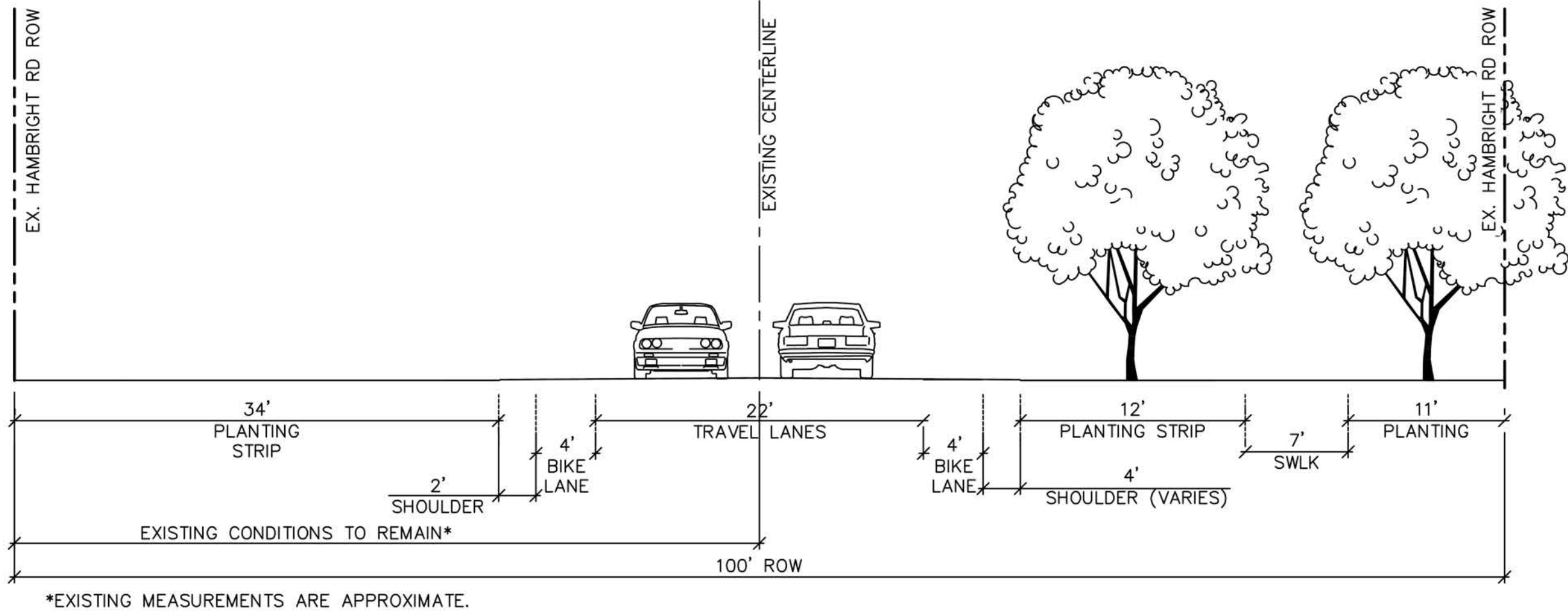
LEGEND

- FULL MOVEMENT INTERSECTION
- RIGHT-IN, RIGHT-OUT INTERSECTION
- BIKE LANE
- GREENWAY/MULTI-PURPOSE PATH
- SIDEWALK

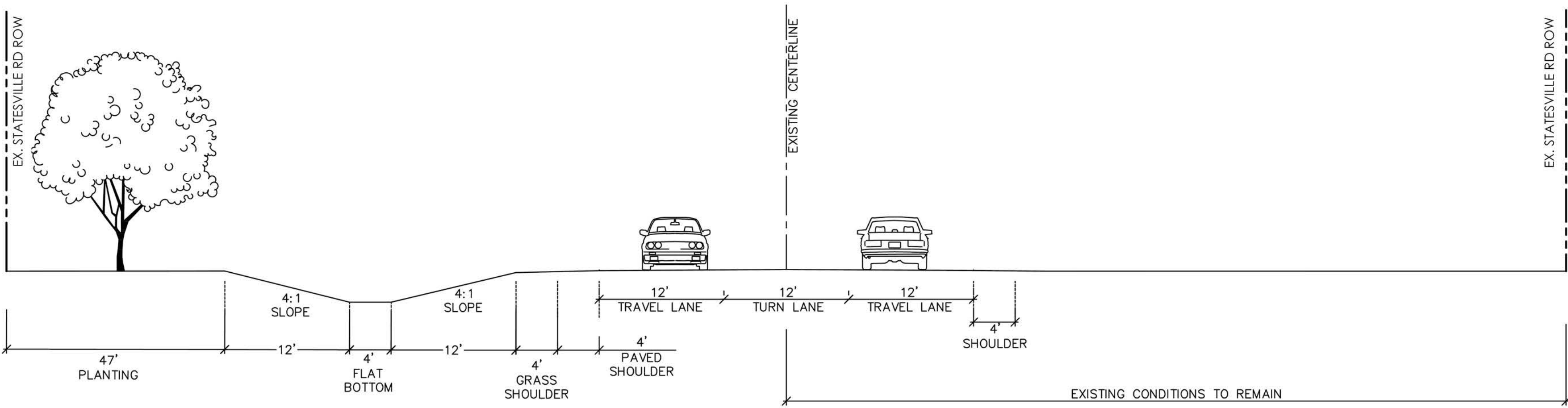
PROPOSED PRIVATE CONNECTOR DRIVE



HAMBRIGHT ROAD (100' PUBLIC ROW)



U.S. HIGHWAY 21 STATESVILLE ROAD (150' PUBLIC ROW)

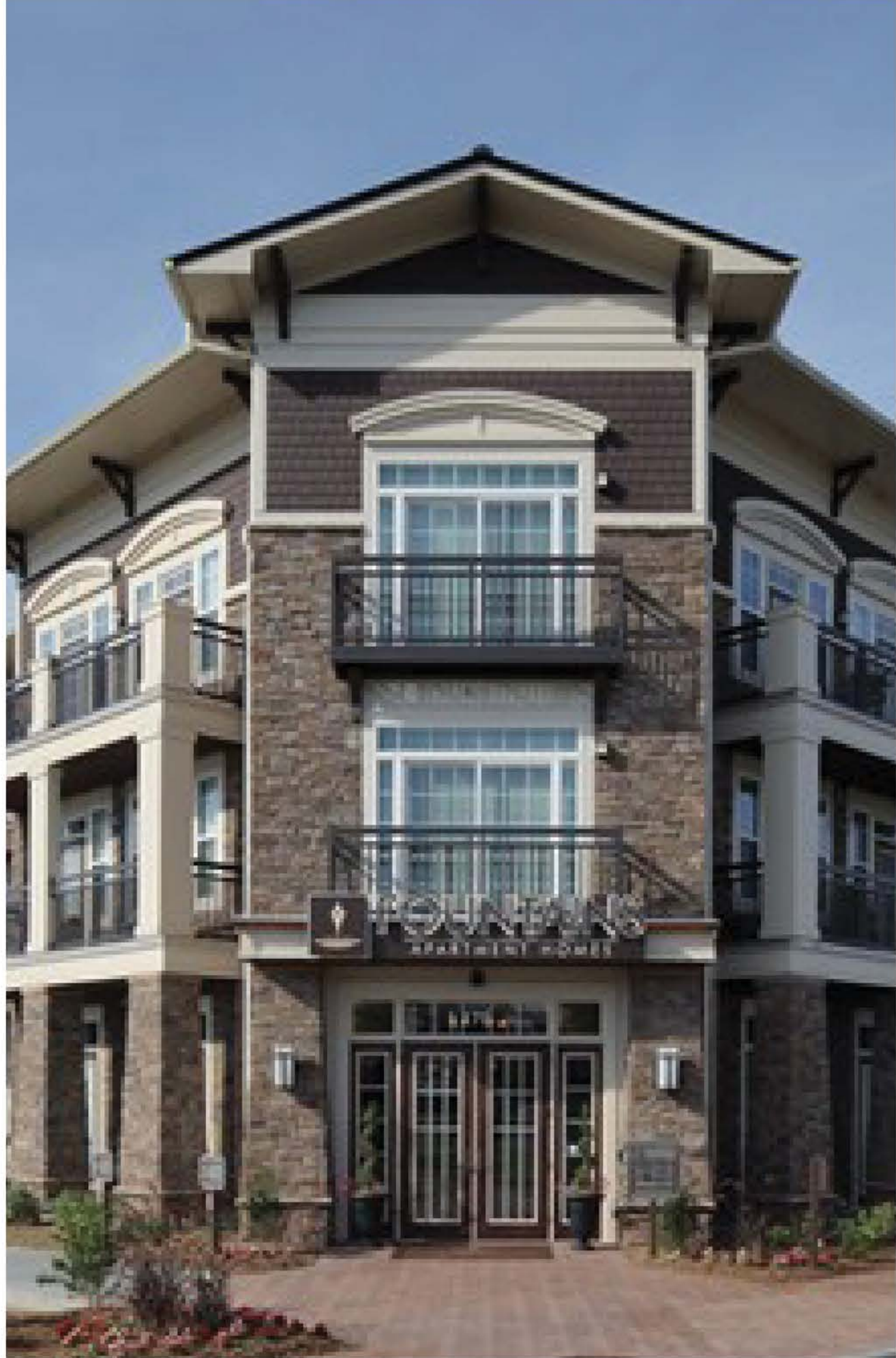




MULTI-FAMILY - ARCHITECTURAL ARTICULATION UTILIZING BALCONIES, COMBINATION OF MATERIALS, (I.E. BRICK, HARDY BOARD, BOARD AND BATTON), MATERIAL COLORS AND TONES, AND HORIZONTAL/VERTICAL BREAKLINES



MULTIFAMILY - CLEARLY DEFINED ENTRY, CORNER ARTICULATION PEDESTRIAN VILLAGE SCALE



MULTIFAMILY - COMBINATION OF MATERIALS, (I.E. BRICK, HARDY BOARD, BOARD AND BATTON) AND HORIZONTAL/VERTICAL BREAKLINES



CLUBHOUSE - SOUTHERN FARMHOUSE MODERN FEELING



CLUBHOUSE - 2 STORY PORCH / FORMAL RELATIONSHIP TO POOL AND COURTYARD



POOL PAVILION



COMMERCIAL - RESTAURANT USES WITH DRIVE-THRU WINDOWS AND LANES LOCATED AT THE REAR OF THE BUILDING



COMMERCIAL - RESTAURANT USES WITH DRIVE-THRU WINDOW AND LANES LOCATED AT THE REAR OF THE BUILDING



COMMERCIAL - CONVENIENCE RETAIL WITH FUEL CANOPY LOCATED TO THE REAR OF THE BUILDING WITH THE BUILDING PROVIDING A SENSE OF ARRIVAL ALONG THE PUBLIC STREET WITH A PEDESTRIAN PLAZA AREA



COMMERCIAL - FLEX OFFICE



HOTEL PROTOTYPE - UP TO SIX STORIES WITH COMMERICAL AMENITIES



HOTEL AMENITIES - RESTAURANT, LOUNGE/ BAR AREA



HOTEL PROTOTYPE - UP TO SIX STORIES WITH COMMERICAL AMENITIES



HOTEL AMENITIES - CONFERENCE AND MEETING ROOM FACILITIES



Town of Huntersville: Statesville Road – Mixed Use

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: 300 multi-family units; office, restaurant and hotel under CB (CD), HC (CD), and TOD-R (CD) zoning

CMS Planning Group: North

Average Student Yield per Unit: 0.1209

This development may add 36 students to the schools in this area.

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

<i>Schools Affected</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/ Teacher Stations</i>	<i>20th Day, Enrollment (non-ec)</i>	<i>Building Classroom/ Adjusted Capacity (Without Mobiles)</i>	<i>20th Day, Building Utilization (Without Mobiles)</i>	<i>Additional Students As a result of this development</i>	<i>Utilization As of result of this development (Without Mobiles)</i>
BLYTHE ELEMENTARY	55	50	953	866	110%	16	112%
JM ALEXANDER MIDDLE	47.2	54	964	1103	87%	9	88%
NORTH MECKLENBURG HIGH	123.5	108	2151	1881	114%	11	115%

The total estimated capital cost of providing the additional school capacity for this new development is \$1,028,000; calculated as follows:

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

High School: **11** x \$44,000 = \$484,000

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 school(s) listed above.

Applicants are encouraged to contact us in advance of their project submittals to inform CMS of their prospective impacts and discuss mitigation alternatives.

LKN EDC Memo 12-17-2020

With so much uncertainty about office layouts moving forward post Covid 19, we are not seeing current demand for speculative office. Once companies are more certain of the office/work from home blend, suburban markets outside of “second tier” cities like Charlotte are expected to do well.

Industrial Activity has increased post-election and positive vaccine news. We are seeing strong interest in manufacturing, R&D, and e commerce fulfilment centers. The flex space planned on the southern end of the property would add more variety to the larger buildings (125k sq. ft. and up) that are in process in our area.

Ryan McDaniels CEcD

Executive Director

Lake Norman Economic Development

p: 704.659.6587

a: 8600 Sam Furr Rd. Suite 100, Huntersville, NC 28078

w: www.lnedc.com



**Town of Huntersville
Town Board
January 4, 2021**

To: Town Board

From: Sierra Saumenig, Senior Planner

Date: January 4, 2021

Subject: Conduct continuation of public hearing on Petition #R20-05, a request by Vermillion Anchor Mill Village, LLC to revise the +/- 30-acre Vermillion Village Rezoning at 404 N. Church Street (PARCEL IDs 01902201 and 01902202) from Town Center - Conditional District to Town Center - Conditional District to include 361 attached residential units (300 apartments and 61 townhomes) and 22,000 sq. ft. of commercial. (*Sierra Saumenig*)

EXPLAIN REQUEST:

Conduct a Public Hearing on Petition #R20-05, a request by Vermillion Anchor Mill Village, LLC to revise the +/- 30-acre Vermillion Village Rezoning at 404 N. Church Street (PARCEL IDs 01902201 and 01902202) from Town Center - Conditional District to Town Center - Conditional District to include 361 attached residential units (300 apartments and 61 townhomes) and 22,000 sq. ft. of commercial.

ACTION RECOMMENDED:

Conduct Public Hearing

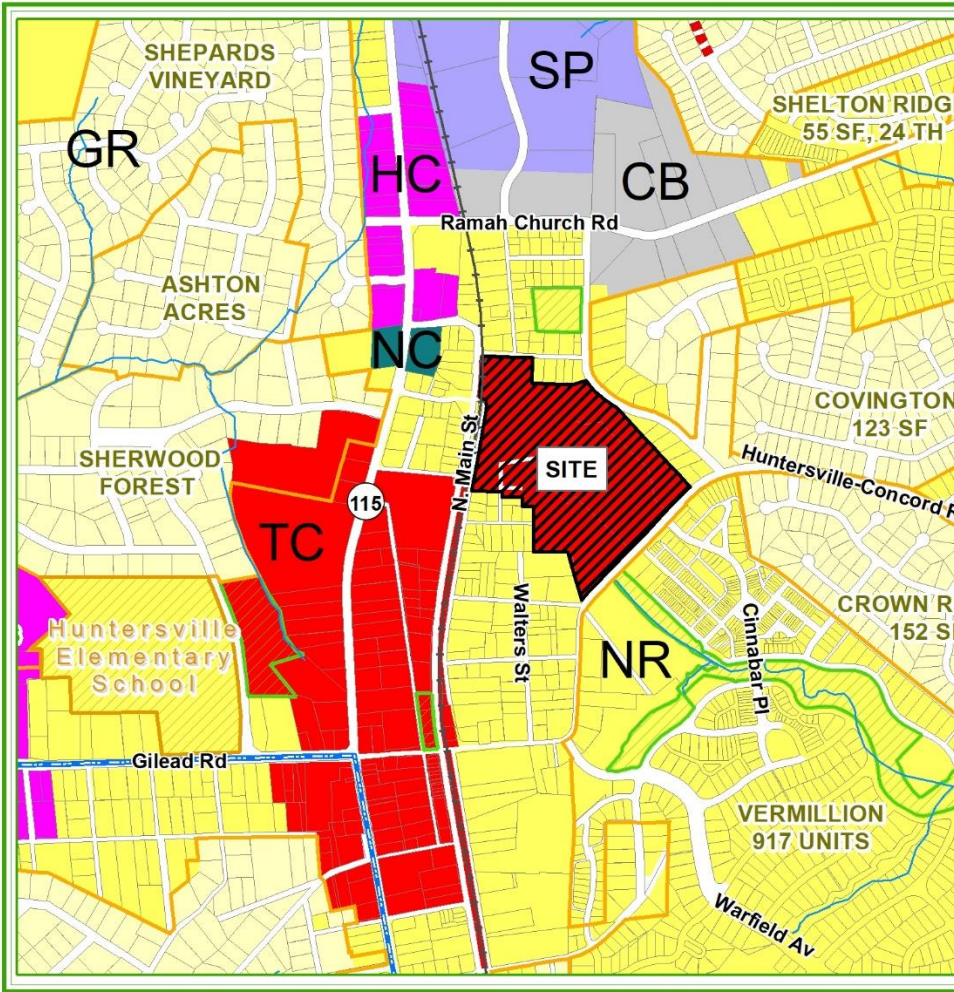
FINANCIAL IMPLICATIONS:

ATTACHMENTS:

1. Attachment A - Rezoning Application
2. Attachment B - Rezoning Plan
3. Attachment C - Neighborhood Meeting Report 102920
4. Attachment D - APF Letter of Determination
5. Attachment E - CMS Report

Petition R20-05
Vermillion Village Mixed-Use Conditional District Rezoning

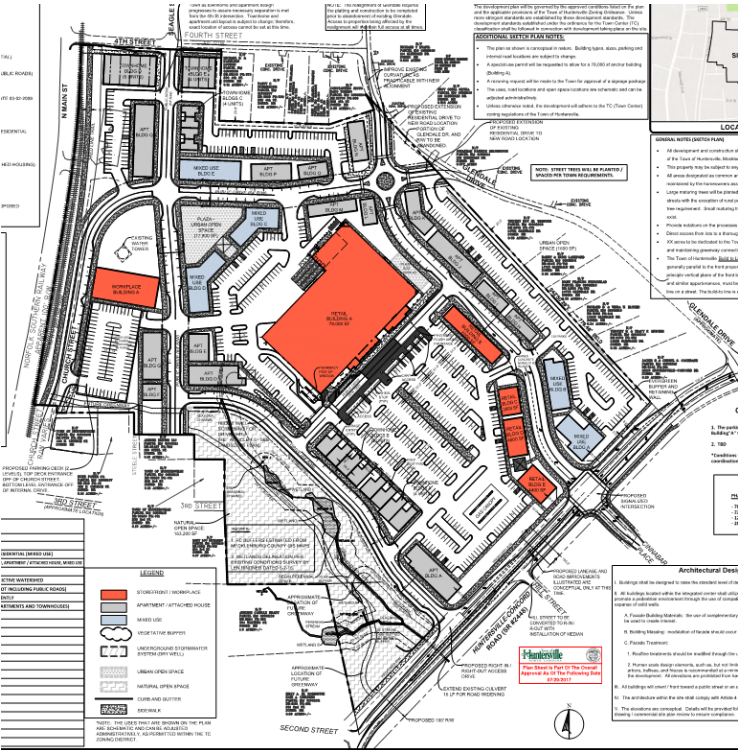
PART 1: PROJECT SUMMARY



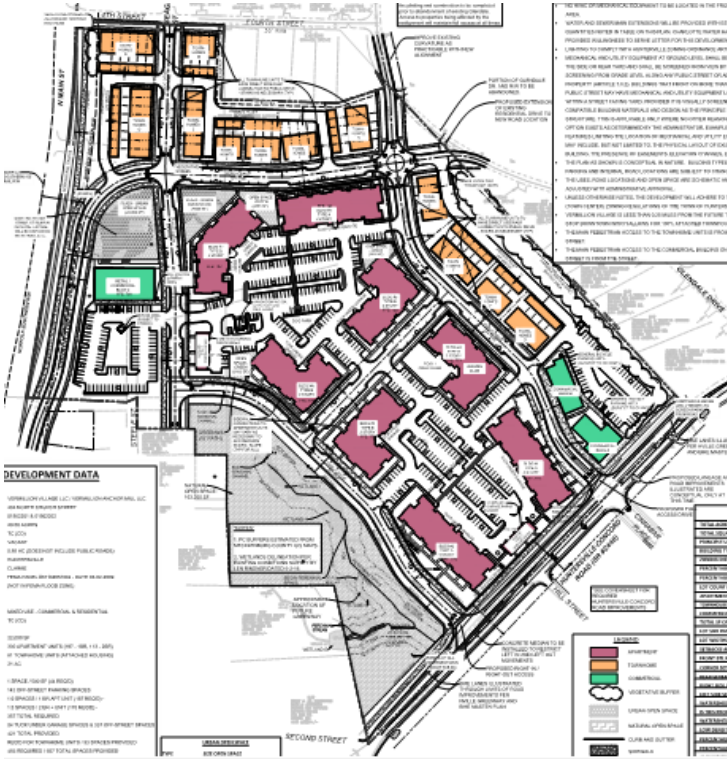
Applicant: Vermillion Anchor Mill Village, LLC
Property Owner: Vermillion Anchor Mill Village, LLC and Vermillion Village, LLC
Property Address: 404 N. Church Street
Project Size: (+/-) 30-acres
Parcel Numbers: 01902201 and 01902202
Current Zoning: Town Center – Conditional District (TC-CD)
Current Land Use: vacant
Proposed Zoning: Town Center—Conditional District (TC-CD)
Proposed Land Use: Amend R16-12 to revise the uses to: 300 apartments, 61 townhomes & 22,000 Sq. Ft. non-residential uses (TC permitted uses)

1. Purpose: Petition to modify the approved rezoning (R16-12) that includes a mix of 400 units (apartments + townhomes) and 165,000 sq. ft. of non-residential to 300 apartments, 61 townhomes, and 22,000 sq. ft. of non-residential on 30-acres generally located at 404 N. Church Street (see Attachment B). If the CD Rezoning amendment is approved, a corresponding Subdivision Sketch Plan will be reviewed by staff for compliance.
2. Adjoining Zoning and Land Uses.
North: Neighborhood Residential (NR) – single-family Mill Village
South: Neighborhood Residential (NR) - single-family lots
East: Neighborhood Residential – Traditional Neighborhood Development Overlay (NR TND- O) – mixed use development (Vermillion Subdivision)
West: Neighborhood Residential (NR) – single-family and Town Center (TC) – Civic and Residential development
3. This rezoning plan would replace an existing rezoning plan approved in 2017 (R16-12). Below is the approved rezoning plan (on the left) and the current proposed rezoning plan (on the right) as well as the differences of each:

Approved Rezoning Plan R16-12 (2017)



Proposed Rezoning Plan R20-05 (2020)



Site Details:	R16-12	R20-05
Apartment Units	400 (apartments + townhomes)	300
Townhome Units	See above	61
Commercial Square Footage	165,000 sq. ft.	22,000 sq. ft.
Urban Open Space	2 Plazas, 0.87 acres Mooresville to Charlotte Trail	2 plazas (0.67 acres) 1 green (0.11) Portion of Mooresville to Charlotte Trail Portion of approved County greenway

4. A neighborhood meeting was held on October 29, 2020. The complete meeting summary is provided in Attachment C.
5. Notice of this CD-Rezoning request was provided 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 four (4) locations.

PART 2: REZONING/SITE PLAN ISSUES

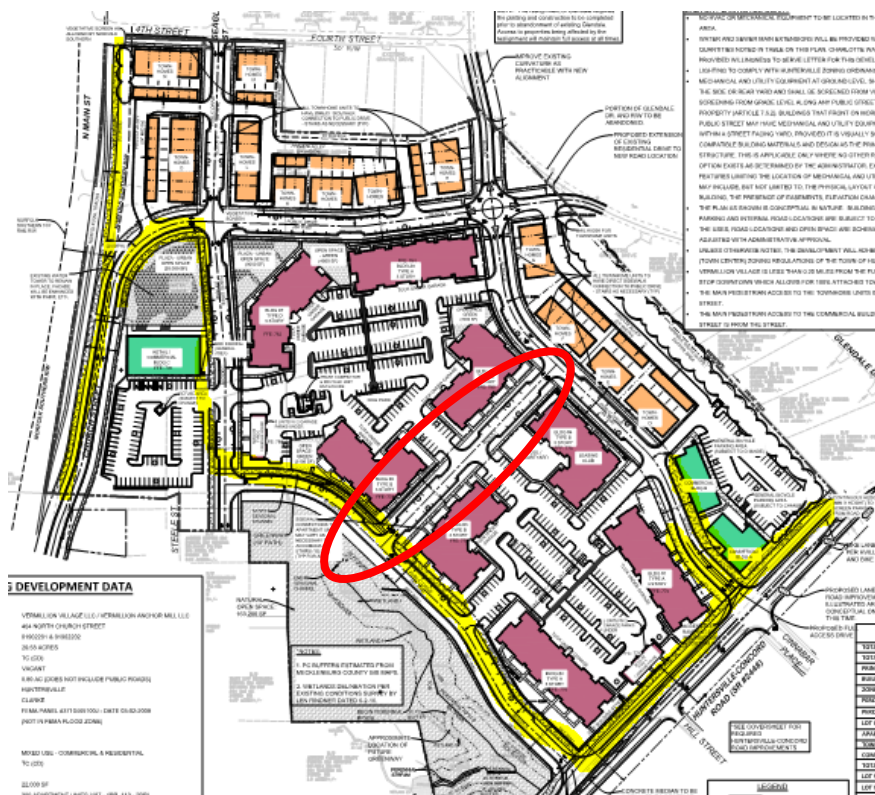
The proposed Conditional District Rezoning Plan is generally compliant with the Zoning Ordinance and Subdivision Regulations. Significant elements include:

- Proposed Uses: 300 Apartments, 61 Townhomes and 22,000 sq. ft. of non-residential space.
- Three (3) Urban Open Spaces are proposed – 2 are “Plazas” and one is a “Green.” In addition, the applicant is installing a section of the Mooresville to Charlotte Trail shown in green.
- The original plan showed the creek area south of the site as being dedicated to Mecklenburg County for the greenway. The County has now asked the applicant in lieu of donating the creek area south of the property, to use proposed sidewalks within the development as connections from Huntersville-Concord Road to Church Street. The reason for this request is the County would not be able to build the greenway connection shown on the plans due to topography. The applicant has agreed and is providing 10’ sidewalks through the development (shown in yellow). Staff is currently waiting to hear feedback from the County on the location.
- Public Street connections are being made to Huntersville-Concord Road, Fourth Street, North Church Street, Seagle Street and Glendale Drive.
- Revocation of the previously approved Special Use Permit to obtain a retail use over 50,000 sq. ft. has been submitted and will be coordinated with the rezoning request as it gets processed.
- Minimum Tree Preservation for Specimen Trees in the Town Center zoning district is 30%. The proposed TC-CD Rezoning Plan saves 45% of existing specimen trees. In addition, the applicant is saving 20% of the tree canopy (0% is req. in this district). Staff has requested additional information on the tree save plans to ensure its meeting requirements.
- 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, and all other Zoning and Subdivision standards as found in the Zoning Ordinance.
- The rezoning request is to be developed in phases. The first phase would be construction of all building pads and residential units. Commercial would be incorporated in the second phase.

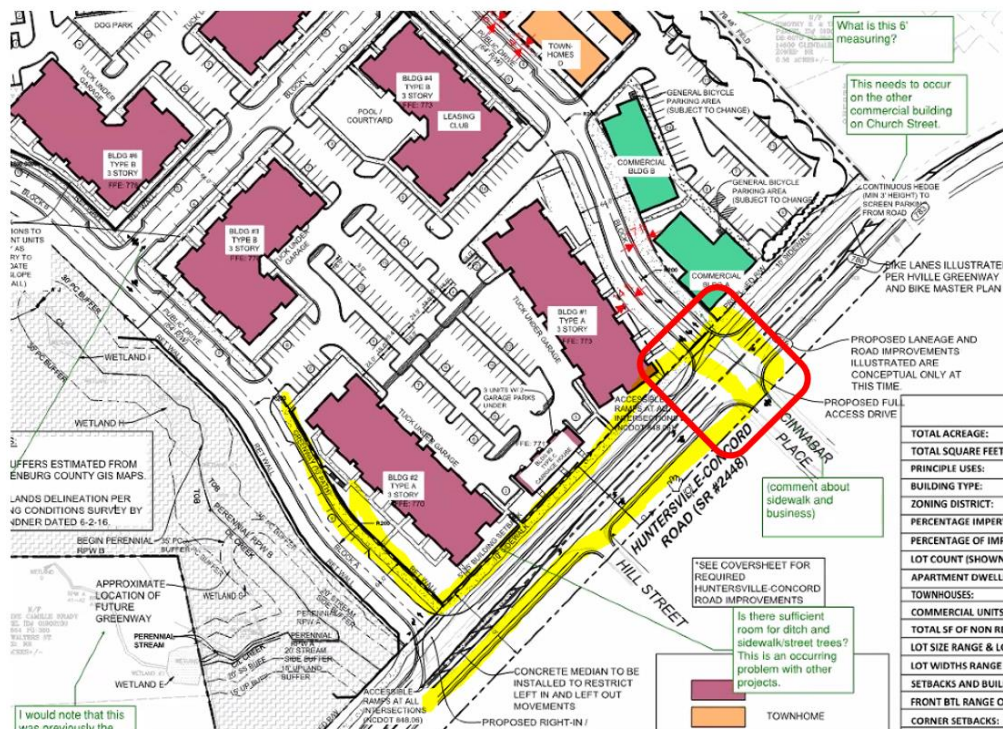


The Conditional District Rezoning Plan has various issues raised by staff:

- Staff has concerns with the elevations that were submitted in the rezoning plan; staff has made recommendations and the applicant is working to revise the elevations.
 - The 2016 rezoning plan had multiple small apartments buildings throughout the development; the proposed plan has much larger apartment buildings. Staff has concerns how these larger buildings will fit into the downtown setting. Staff is looking for details such as how the roof line is broken up, separation between the public and private realm, taller first floors, and building articulation to demonstrate how it will fit into the downtown.
- The Ordinance calls for 7’ sidewalks for mixed-used areas. However, the project is providing 10’+ sidewalks in the sections shown highlighted in yellow and the applicant has agreed to provide 10’ sidewalks in the area circled in red. With these accommodations, staff recommends the applicant provide 5’ sidewalks for the remaining sections.



- The previous rezoning plan's TIA recommended a traffic signal at the Cinnabar Place Intersection (shown below in red), the revised rezoning plan's TIA does not warrant a traffic signal and therefore does not provide a safe route for pedestrians to cross Huntersville-Concord Road to access the greenway system. Staff is currently working with NCDOT and engineering to come up with techniques/solutions to address this issue.



- The tree save plan needs to provide more detail to ensure the project is meeting the required specimen tree save of 30%. Staff has requested a specimen tree save table to evaluate.

- The proposed rezoning plan is showing the mail kiosk on a private alley for the townhomes; staff recommends that one or more mail kiosks be located in a more centralized location.
- Required landscaping for the parking lot for Commercial A and Commercial B buildings is not shown.
- The Town's Engineering Standards and Procedures Manual requires Townhome parking pads to either be less than 5' or greater than 20'; the plan is not meeting this requirement as some parking pads measure in between 5' and 20'. This will result in cars parking on these pads that will project into the alley.
- All other minor outstanding comments to be addressed

PART 3: TRANSPORTATION ISSUES

Traffic Impact Analysis (TIA)

A revised TIA, sealed 12/2/2020, was completed for the proposed Vermillion Village development. The TIA has been reviewed and is acceptable as a final version. The TIA identifies one intersection, NC115 at Gilead Road/Huntersville Concord Road, that exceeds the ICU percentage criteria in Article 14 of the Zoning Ordinance. The mitigation identified in the TIA is the addition of protected/permitted signal phasing for the existing southbound left-turn lane.

The identified mitigation improvement satisfies the mitigation criteria standards in Article 14.4 of the Zoning Ordinance. The Main Street project (U-5908), with anticipated construction start in 2021, and the NCDOT Gilead widening project (U-5807), with anticipated construction start in 2031, will both likely impact traffic conditions at the intersection. Engineering staff would not be opposed to the applicant offering funding towards a future improvement project at the intersection in-lieu of the additional protected/permitted signal phasing construction.

Based on the TIA results and recommendations for improvements in the TIA, staff recommends the following improvements be constructed by the developer:

Huntersville-Concord Road at Cinnabar Place/Driveway #1

- Construct an eastbound left-turn lane on Huntersville Concord Road with 125 feet of storage
- Construct a westbound left-turn lane on Huntersville Concord Road with 100 feet of storage
- Construct a westbound right-turn lane on Huntersville Concord Road with 100 feet of storage

Huntersville Concord Road at Site Driveway #2

- Right-in/out only access

In addition to the Town staff recommendation of right/in/right out access at Site Driveway #2, NCDOT is recommending:

- Construct a westbound right-turn lane along Huntersville Concord Road with 100 feet of storage
- Construct a concrete median along Huntersville-Concord Road at least 4' in width to prevent lefts in and out

Other outstanding transportation issues:

- The plan is not showing the required right-turn lane at sight access #1 (Huntersville-Concord/Cinnabar Pl intersection).
- Minor revisions need to be made to the street cross sections.

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”.

Anchor Mill Charrette Master Plan (not an adopted plan) was completed in 2000 showing the importance of a grid street network, combination of uses and an increase in density were prescribed to aid development. This area was believed to be the location of a transit station. Through the incorporation of parks, greenway connections and green space a sense of place was to be created. The design promoted multi-modal development with a focus on walkability.



In 2005, the adopted Downtown Master Plan indicated the Anchor Mill property would be appropriate for higher density, mixed-use development with highest density development sited closer to the transit station platform proposed at the time. Based on a market study that showed a housing gap for active adults, the plan showed an example of a Continuing Care Retirement Community (CCRC) for the Anchor Mill property.



The East Huntersville Plan adopted in 2007 indicated the Anchor Mill site should be consistent with the transit-oriented development design principles found in the Zoning Ordinance. Among the principles found are:

- Project should be divided into blocks, streets, lots, and open space
- Proposed Streets should connect to existing streets and blocks should break up long segments of streets.
- Buildings should front streets and share a frontage line; the buildings shall comply with the lot types in Article 4.
- Designs of Urban Open Space and Parking Lot landscaping shall meet Ordinance standards.
- Semi-opaque buffers shall be constructed along adjacent development.



The 2030 Community Plan states the downtown area is proposed to be a thriving mixed-use center with a variety of housing types, retail establishments, restaurants, offices, civic and recreational uses. In each of the adopted plans (Downtown Master Plan, East Huntersville Plan, and the 2030 Community Plan) referenced above, there is a desire for a connected street network, mixed use development and green infrastructure to be incorporated on the Anchor Mill site. The rezoning plan is supported by the following policies:

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 site is located within a mile of I-77 and adjacent to NC 115. The Anchor Mill site is adjacent to Town Center zoning to the west. Town Center allows for a mix of uses and does not regulate density. To the south east of the site, Vermillion is zoned Neighborhood Residential Traditional Neighborhood Development Overlay (NR TND-O), which allows for an increase in density. Vermillion Village is in keeping with the surrounding development.
- **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: The proposed rezoning plan incorporates residential and commercial uses.

- **Policy E-5: Vehicle Miles Travelled (VMT)** Support reduction in vehicle miles travelled (VMT), through capital investments in sidewalks, greenways, enhanced connectivity and mass transit (bus & rail).
Comment: Sidewalks are being installed on all proposed Town Streets and along Huntersville-Concord Road. Greenway connections are being made as prescribed in the Town of Huntersville's Greenway and Bikeway Master Plan. However, Mecklenburg County has requested that the applicant forego the dedication and allow internal sidewalks to serve as a greenway connection; the plan is now showing this.
- **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 will add to the limited supply of apartments and townhomes in the Town Center District. While unit price is unclear, there is a variety of for sale and for rent units.
- **Policy H-10: Redevelopment Areas:** Support redevelopment of older established residential areas, consistent with adopted plans, Zoning Ordinance and Subdivision regulations.
Comment: This site was a former cotton mill and is a significant redevelopment opportunity in the town. The proposed project is in keeping with adopted plans as it's creating a mixed-use area as well as public street and greenway connections.
- **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, visitors, and consumers. The proposed streets also provide adequate lane widths, green zones for street trees and sidewalks.
OUTSTANDING: Staff is still working with the applicant to revise the sidewalk widths.
- **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 cross-sections for Huntersville-Concord Road and the interior Town streets all provide sidewalks and street trees. Huntersville-Concord Road will provide a 10' sidewalk and a bike lane on the north side along the project frontage.
OUTSTANDING: Minor revisions to proposed street cross sections will need to be addressed.
- **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 two (2) connections to Huntersville-Concord Road, one connection to Fourth Street, one connection to North Church Street, extends Seagle Street to the southern property line, and realigns Glendale Drive to remove the curve.
- **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: The proposed project 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 plan is proposing a combination of residential, commercial, and recreational uses incorporated within a dense design to aid multi-modal travel. The development is not encroaching into storm-water or post-construction buffers.
- **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 will need to provide upgrades to Huntersville-Concord Road, connections to existing roads adjacent the subdivision, realigning Glendale Drive, as well as all other TIA-

required improvements. The proposed development will connect to public water and sewer. The applicant has agreed to work with Mecklenburg County to establish a greenway connection.

- **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 Downtown Master Plan and the East Huntersville Area Plan both slate the Anchor Mill property to be a mix of uses with an integrated road system (reference plan maps above).

- **Policy DT-6:** Continue to enhance parks and recreation opportunities in the downtown, consistent with the “Downtown Master Plan,” “East Huntersville Area Development Plan,” “Parks & Recreation Master Plan” and “Greenway and Bikeway Master Plan.”

Comment: The proposed plan is accommodating Greenway connections and installation of the Carolina Thread Trail (Mooresville to Charlotte Trail) as prescribed in the Town of Huntersville Greenway and Bikeway Master Plan.

- **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 – These policies in the 2030 Huntersville Community Plan cannot be evaluated for compliance until revised elevations are submitted.

- **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: Staff has made comments and recommendations to the applicant on building design. However, elevations for the proposed buildings have not been finalized; staff cannot make a recommendation until those have had a full evaluation.

- **Policy DT-2: Architectural Design Standards:** Promote high-quality architectural design standards for new development and redevelopment projects in the downtown.

Comment: Fine-grain review of the building’s architecture would come at Construction Plan review, but full elevations along both Huntersville-Concord Road and along the proposed streets should be provided in the Rezoning Plan. It is recommended that the first floor units incorporate high ceilings, enhanced elements on the sides of the buildings facing public streets, interesting/varied roof lines, and architectural differences throughout the development.

STAFF COMMENT – The 2040 Huntersville Community Plan DOES SUPPORT this project through the following sections:

- **Policy LU 2.1:** Higher intensity residential uses will be focused generally within 2 miles of the I77/NC115 corridor and future activity centers in the eastern and western areas of Huntersville zoning jurisdiction.

Comment: The proposed project is completely within the I-77/NC-115 core.

- **Policy LU 6.2:** Commercial uses are encouraged in the Town Core and as specified in the adopted Small Area Plans.

Comment: This project will provide a mixture of land uses, including 22,000 sq. ft of non-residential. Applicable Small Area Plans suggest mixed-use development for this area and that is achieved.

- **Policy LU 7.1:** In Mixed Use Centers, Activity Center, Town Core and moderate Density Areas, street and sidewalks are meant to be attractive and inviting.
Comment: This project will provide buildings that front the street; sidewalks that are activated as connections to greenways; blocks are short and provide connectivity for both vehicles, pedestrians, and bicyclists; parking lots are generally behind buildings and include landscape features; and there is a mix of uses and housing types.
- **Policy LU 9.1:** In high intensity areas including Mixed Use Centers, Activity Centers, the Town Core, and Moderate Density areas neighborhoods should adhere to the following principles:
 - All homes must front a public street or open space
 - Front porches and recessed garages are encouraged
 - On-street parking is required in new developments that have lot widths below 60'
 - Alley-loading is also encouraged in these casesComment: The proposed development shows homes fronting public streets including the apartment units and townhome units. On-street parking is provided throughout as well as alley-fed townhome units.
- **Policy LU 10.1:** Align housing options with resident needs and promote attainable housing options.
Comment: the proposed development provides a mix of housing types (apartments and townhomes) as well as a mix of for sale and for rent units.
- **Policy EOS 10.1:** Implement Bicycle and Pedestrian Committee's 30 by 30 plan.
Comment: The proposed development is adding to the Town's greenway network, providing bike accommodations along Huntersville-Concord Road, and provides widened sidewalks along the commercial portions of the project.
- **Policy DT 1.3:** In Tier 1 areas, encourage multistory buildings and allow for a mix of uses including commercial, office, residential.
Comment: The project is providing a mix of uses including residential (townhomes and apartments) as well as commercial space.
- **Policy DT 2:** Step down in intensity and density near established residential neighborhoods.
Comment: The project is providing a mix of both apartments and townhomes. The townhomes are generally located on the exterior of the project adjacent to an established single-family area and buffers are also proposed between adjoining properties. Apartments are located in the center.
- **Policy DT 11.1:** Allow and encourage residential development in Downtown Huntersville, including for-sale and rental housing integrated with commercial uses.
Comment: The project provides a mix of for sale and rental housing as well as commercial space.
- **Policy T 3.2:** Improve multimodal connectivity by coordinating with other departments to implement the Huntersville Bicycle Master plan, expanding the greenway network, and supporting enhanced pedestrian connections.
Comment: The project provides an integrated street network system that provides connectivity for vehicles as well as pedestrians. It also provides a greenway connection and installation of the Carolina Thread Trail (Mooresville to Charlotte Trail) as prescribed in the Town of Huntersville Greenway and Bikeway Master 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 Vermillion Village Mixed-Use Conditional District Rezoning is supported by the 2030 Comprehensive Plan and all other applicable Small Area Plans, as the property is located within the area eligible for higher intensity. The overall proposed density for Vermillion Village is 12-units per acre, which is higher than nearby developments, however the stated goals of the referenced Plans is 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.).

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 required – 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 and trash 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 48 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.

This development may add 48 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	20 th Day Enrollment (non-ec)	Building Classroom/Adjusted Capacity (Without Mobiles)	20 th Day Building Utilization (Without Mobiles)	Additional Students As a result of this development	Utilization As of result of this development (Without Mobiles)
BLYTHE ELEMENTARY	55	50	918	866	110%	22	112%
J. M. ALEXANDER MIDDLE	47.2	54	964	1103	87%	12	87%
NORTH MECKLENBURGH HIGH	123.5	108	2151	1881	114%	14	115%

The total estimated capital cost of providing the additional school capacity for this new development is \$1,364,000; calculated as follows:

Elementary Schools: ~~22~~x \$34,000 = \$748,000
High School: ~~14~~x \$44,000 = \$616,000

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 Vermillion Village Mixed-Use CD-Rezoning with the following addressed:

- All required TIA/Town/NCDOT required improvements are provided (see Part 3);
- All outstanding Transportation comments are addressed;
- All outstanding redline comments are addressed;
- Elevations and designs of the buildings are revised;
- The Town Board approves the Special Use Permit revocation to allow buildings over 50,000 sq. ft.

PART 7: PUBLIC HEARING COMMENTS

Public Hearing scheduled for Monday, January 4, 2021.

PART 8: PLANNING BOARD RECOMMENDATION

Planning Board tentatively scheduled to review on January 25, 2021

PART 9: ATTACHMENTS/ENCLOSURES

Attachments

- A – Rezoning Application
- B – Proposed CD Rezoning Plan - UPDATED
- C - Neighborhood Meeting Report – October 29, 2020
- D – APF Letter of Determination
- E – CMS Report



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 <u>Sketch/Concept – Major Revision</u>
Original Project # <u>371497 & 372304</u>
☐ 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 09.01.20
Name of Project Vermillion Village Phase # (if subdivision) _____
Project Address 404 N. Church Street / Huntersville, NC
Parcel Identification Number(s) (PIN) 01902201 & 01902202
Current Zoning District TC(CD) Proposed District (for rezoning only) TC(CD)
Property Size (acres) 29.58ac Street Frontage (feet) _____
Current Land Use Vacant
Proposed Land Use(s) Residential & one (1) commercial use
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.

Current TC-CD use is more dense with commercial and mixed use building. The proposed development will be comprised of a central apartment core, townhomes around the perimeter and 1 commercial (restaurant).

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 Vermillion Anchor Mill Village, 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 MANAGER Email natebowman15@gmail.com

Address of Applicant 13815 Cinnabar Place / Huntersville, NC / 28078

7. Property Owner (if different than applicant)

* Printed Name _____

☐ 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

Vermillion Anchor Mill Village, LLC	Nate Bowman	704-875-9704	natebowman15@gmail.com
Development Firm	Name of Contact	Phone	Email
CSS, Inc.	Gene Hinkle	864-855-5200, ext. 302	ghinkle@css-eng.com
Design Firm	Name of Contact	Phone	Email

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

REZONING/SKETCH PLANS FOR VERMILLION VILLAGE

404 NORTH CHURCH STREET HUNTERSVILLE, NC EPM #413507

MECKLENBURG COUNTY FIRE MARSHALL REQUIREMENTS:

- Road width 20' per NCDOT.
- Fire Apparatus Turning Radius - 30' inner & 42' outer.
- Water Utilities - Water lines and/or fire hydrant location
 - No more than 750 feet from any structures remote point.
 - FDC required within 200' for NFPA# and 750' for NFPA13R sprinkler system.
- Dead End Roads: max length of any dead end road shall be 150 feet without an approved fire apparatus turnaround.
- Road Surfaces: All roads / commercial driveways for fire apparatus access shall be capable to support the imposed load of 80,000 lbs.
- Secondary Access - Development of one or two- family dwellings where the number of dwelling units exceed 30 and commercial structures 62,000 sf (no sprinklers) and 124,000 sf (with sprinklers) shall be provided with separate and approved fire apparatus access road.

*ALL FIRE MARSHALL REQUIREMENTS WILL BE MET WITH THIS PROPOSED DEVELOPMENT.

NOTES:

1) Retaining Walls: All retaining walls requiring special inspections (>5' in height) shall meet the requirements of MCSBC chapter 17 - special inspections as detailed per the Mecklenburg County Code Enforcement Special Inspections Process. Additionally, copies of the retaining wall plans shall be submitted to the Huntersville Engineering Department for review and approval. The Town of Huntersville shall be copied on all statements of special inspections, special inspections final reports, and design principal in responsible charge (DPIRC) letters.

2) The Town of Huntersville requires that all streets proposed to be taken over by the Town for maintenance be reviewed, inspected, and certified by a licensed professional engineer registered in the state of North Carolina for adequate construction. Review of street construction by the certifying Engineer is required throughout the construction process. Refer to the Town of Huntersville Engineering Standards and Procedures Manual for additional information including the required certification form.

PROPOSED ROAD IMPROVEMENTS

Huntersville-Concord Road / Site Driveway #1 (Main Access Drive)

- Westbound left-turn lane with 100' of full storage and appropriate taper. NCDOT REQ.
- Westbound right-turn lane with 100' of full storage and appropriate taper. NCDOT REQ

Huntersville-Concord Road / Site Driveway #2 (Right-In / Right Out Access Drive)

- Concrete median to restrict left-in and left-out movements. NCDOT REQ.

Site Driveways - connections to Huntersville-Concord Road

- 100' of internal protected stems. No curb openings or on-street parking allowed within protected stem. NCDOT REQ.

*Building / Unit modifications within development may necessitate minor adjustments to proposed road improvements.

PRELIMINARY
NOT FOR
CONSTRUCTION



LOCATION MAP

PARCEL ID NUMBER: 01902201 & 01902202

GENERAL INFORMATION:

REZONING DEVELOPMENT DATA

LOCATION / LOT INFORMATION

PROPERTY OWNER (CURRENT): VERMILLION VILLAGE LLC / VERMILLION ANCHOR MILL LLC
SITE ADDRESS: 404 NORTH CHURCH STREET
PARCEL ID NUMBER: 01902201 & 01902202
PARCEL SIZE: 29.58 ACRES
EXISTING ZONING: TC (CD)
EXISTING USE: VACANT
EXISTING IMPERVIOUS SURFACE: 0.80 AC (DOES NOT INCLUDE PUBLIC ROADS)
PCCO DISTRICT: HUNTERSVILLE
WATERSHED: CLARKE
FLOOD PLAIN: FEMA PANEL #3710465100J - DATE 03-02-2009 (NOT IN FEMA FLOOD ZONE)

PROPOSED / REQUIRED SITE DATA

PROPOSED USE: MIXED USE - COMMERCIAL & RESIDENTIAL
PROPOSED ZONING: TC (CD)

BUILDING USE:
COMMERCIAL / OFFICE: 22,000 SF
RESIDENTIAL: 300 APARTMENT UNITS (187 - 1BR, 113 - 2BR)
61 TOWNHOME UNITS (ATTACHED HOUSING)

PROPOSED IMPERVIOUS COVERAGE: 21 AC

REQUIRED PARKING:

COMMERCIAL / OFFICE: 1 SPACE / 500 SF (44 REQ'D)
PROVIDED (COMMERCIAL): 143 OFF-STREET PARKING SPACES
1.0 SPACES / 1 BR APT UNIT (187 REQ'D) -
RESIDENTIAL: 1.5 SPACES / 2 BR + UNIT (170 REQ'D) -
357 TOTAL REQUIRED
PROVIDED (RESIDENTIAL): 84 TUCK UNDER GARAGE SPACES & 337 OFF-STREET SPACES
421 TOTAL PROVIDED
ON-STREET PARKING (ALL USES): 0 REQUIRED / 93 ON STREET SPACES PROVIDED
TOTAL (REQ'D / PROPOSED): 403 REQUIRED / 657 TOTAL SPACES PROVIDED

URBAN OPEN SPACE: 0.92 ACRES
NATURAL OPEN SPACE: 3.75 ACRES

SITE PLAN DATA TABLE

TOTAL ACREAGE:	29.58 ACRES	
TOTAL SQUARE FEET:	1,338,320 SF	
PRINCIPLE USES:	RESIDENTIAL AND LIMITED COMMERCIAL	
BUILDING TYPE:	APARTMENTS, TOWNHOMES & COMMERCIAL	
ZONING DISTRICT:	TC-CD	
PERCENTAGE IMPERVIOUS ALLOWED:	N/A - NOT IN A RESTRICTIVE WATERSHED	
PERCENTAGE OF IMPERVIOUS SHOWN	60% (17.75 ACRES - NOT INCLUDING EXISTING PUBLIC ROADS)	
LOT COUNT (SHOWN CURRENTLY)	74 PROPOSED CURRENTLY	
APARTMENT DWELLINGS	300	
TOWNHOUSES:	61	
COMMERCIAL UNITS:	3	
TOTAL SF OF NON RESIDENTIAL:	22,000	
LOT SIZE RANGE & LOTS IN EACH (TOWNHOMES):	1080SF - 5000 SF	61 LOTS
LOT WIDTHS RANGE & LOTS IN EACH (TOWNHOMES):	20' - 72'	61 LOTS
SETBACKS AND BUILD-TO-LINES		
FRONT BTL RANGE OR SETBACK:	5' - 25' FOR RESIDENTIAL / 0-15' FOR COMMERCIAL	
CORNER SETBACKS:	5' - 25' FOR RESIDENTIAL / 0-15' FOR COMMERCIAL	
REAR SETBACKS:	0	
RIGHT SIDE SETBACK:	0	
LEFT SIDE SETBACK:	0	
WATERSHED INFORMATION		
IS THIS PROPERTY IN A REGULATED DISTRICT?	NO	
WATERSHED DISTRICT:	CLARKE	
LOW DENSITY / HIGH DENSITY:	HIGH DENSITY	
PERCENTAGE OF ALLOWABLE IMPERVIOUS AREA:	N/A	
PERCENTAGE OF IMPERVIOUS AREA SHOWN ON PLANS:	60%	
AMOUNT OF LOT AREA SET ASIDE FOR FUTURE IMPERVIOUS:	N/A	

*NOTE: THE USES THAT ARE SHOWN ON THE PLAN ARE SCHEMATIC AND CAN BE ADJUSTED ADMINISTRATIVELY, AS PERMITTED WITHIN THE TC ZONING DISTRICT.

DRAWING LIST

COVER SHEET
EXISTING CONDITIONS
REZONING PLAN
TREE SURVEY / PRESERVATION PLAN
STREET SECTION PLANS
GRADING PLAN
CONCEPT UTILITY PLAN
CONCEPT LANDSCAPE PLAN
APARTMENT ELEVATIONS
APARTMENT AMENITY AREA RENDERING

SHEET

SP-0.0
SP-1.0
SP-1.1
SP-1.2
SP-1.3
SP-2.0
SP-3.0
LP-1.0
BY OTHERS
BY OTHERS

MECKLENBURG COUNTY APPROVAL WITH CONDITIONS NOTE:

APPROVAL OF THIS SKETCH / CONCEPT PLAN DOES NOT IMPLY OR GUARANTEE VESTING OR APPROVAL OF THE FINAL CONSTRUCTION PLAN. FINAL CONSTRUCTION PLAN WILL BE REVIEWED FOR COMPLIANCE PER ALL TOWN, COUNTY AND STATE REGULATIONS IN EFFECT AT THE TIME OF SUBMITTAL.

REVISIONS/SUBMITTALS:

09-01-2020 Initial Rezoning Plan Submittal
10-28-2020 Rezoning Plan Resubmittal
12-04-2020 Rezoning Plan Resubmittal

OWNER/DEVELOPER:

Vermillion Anchor Mill Village, LLC

13815 Cinnabar Place
Huntersville, NC 28078
Phone: 704-875-9704
Email: bowman31@gmail.com

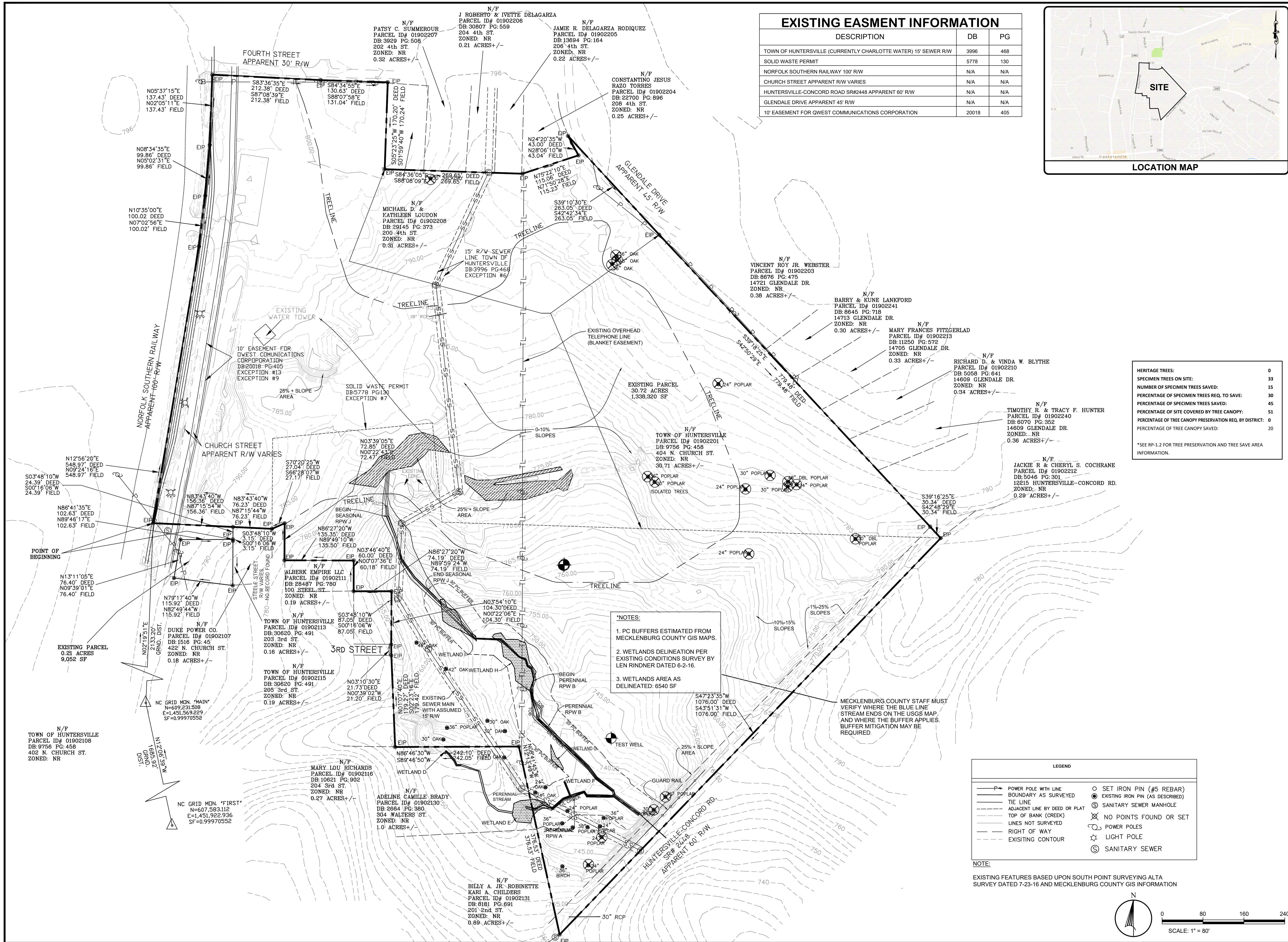
ENGINEER:



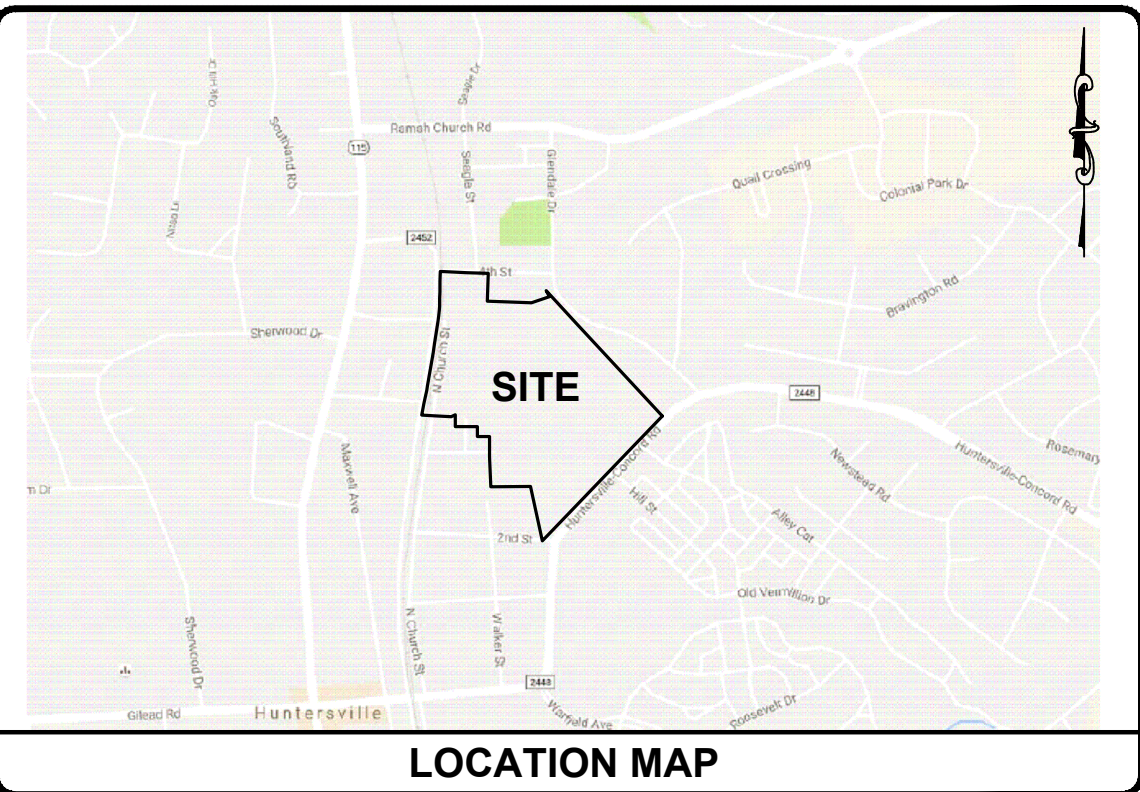
Commercial Site Solutions, Inc.
Firm License # C-3123

402 East 1st Avenue
Easley, SC 29640
PH: 864-855-5200
Contact: Gene Hinkle, PE
Email: ghinkle@css-eng.com





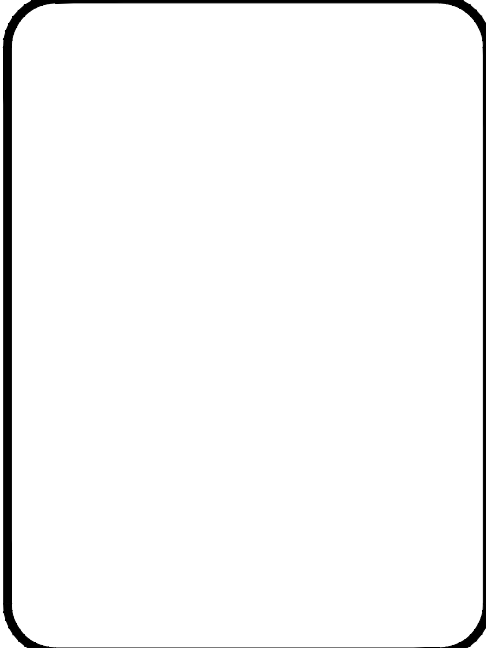
EXISTING EASMENT INFORMATION		
DESCRIPTION	DB	PG
TOWN OF HUNTERSVILLE (CURRENTLY CHARLOTTE WATER) 15' SEWER R/W	3996	468
SOLID WASTE PERMIT	5778	130
NORFOLK SOUTHERN RAILWAY 100' R/W	N/A	N/A
CHURCH STREET APPARENT R/W VARIES	N/A	N/A
HUNTERSVILLE-CONCORD ROAD SR#2448 APPARENT 60' R/W	N/A	N/A
GLENDALE DRIVE APPARENT 45' R/W	N/A	N/A
10' EASEMENT FOR QWEST COMMUNICATIONS CORPORATION	20018	405



REVISIONS		
ISSUED	COMMENT	PER TOWN COMMENTS
10-28-20		



CSS, INC.
NORTH CAROLINA
COA #C-3123



EXISTING FEATURES
PLAN

VERMILLION VILLAGE
404 NORTH CHURCH STREET
HUNTERSVILLE, NC 28078

Date:	9-1-2020
Drawn:	BDB
Checked:	GDH
SP-1.0	
Sheet	

HERITAGE TREES:	0
SPECIMEN TREES ON SITE:	33
NUMBER OF SPECIMEN TREES SAVED:	15
PERCENTAGE OF SPECIMEN TREES REQ. TO SAVE:	45
PERCENTAGE OF SITE COVERED BY TREE CANOPY:	51
PERCENTAGE OF TREE CANOPY PRESERVATION REQ. BY DISTRICT:	0
PERCENTAGE OF TREE CANOPY SAVED:	20

*SEE RP-1.2 FOR TREE PRESERVATION AND TREE SAVE AREA INFORMATION.

- *NOTES:
1. PC BUFFERS ESTIMATED FROM MECKLENBURG COUNTY GIS MAPS.
 2. WETLANDS DELINEATION PER EXISTING CONDITIONS SURVEY BY LEN RINDNER DATED 6-2-16.
 3. WETLANDS AREA AS DELINEATED: 6540 SF

LEGEND	
—P—	POWER POLE WITH LINE
---	BOUNDARY AS SURVEYED
---	TIE LINE
---	ADJACENT LINE BY DEED OR PLAT
---	TOP OF BANK (CREEK)
---	LINE NOT SURVEYED
---	RIGHT OF WAY
---	EXISTING CONTOUR
○	SET IRON PIN (#5 REBAR)
●	EXISTING IRON PIN (AS DESCRIBED)
⊙	SANITARY SEWER MANHOLE
⊗	NO POINTS FOUND OR SET
⊕	POWER POLES
⊛	LIGHT POLE
⊙	SANITARY SEWER

NOTE:
EXISTING FEATURES BASED UPON SOUTH POINT SURVEYING ALTA SURVEY DATED 7-23-16 AND MECKLENBURG COUNTY GIS INFORMATION

BLOCK A	550 LF
BLOCK B	340 LF
BLOCK C	504 LF
BLOCK D	348 LF
BLOCK E	538 LF
BLOCK F	327 LF
BLOCK G	336 LF
BLOCK H	580 LF
BLOCK I	486 LF

REZONING DEVELOPMENT DATA

LOCATION / LOT INFORMATION

PROPERTY OWNER (CURRENT):	VERMILLION VILLAGE LLC / VERMILLION ANCHOR MILL LLC
SITE ADDRESS:	404 NORTH CHURCH STREET
PARCEL ID NUMBER:	01902201 & 01902202
PARCEL SIZE:	29.58 ACRES
EXISTING ZONING:	TC (CD)
EXISTING USE:	VACANT
EXISTING IMPERVIOUS SURFACE:	0.80 AC (DOES NOT INCLUDE PUBLIC ROADS)
PCCO DISTRICT:	HUNTERSVILLE
WATERSHED:	CLARKE
FLOOD PLAIN:	FEMA PANEL #3710465100J - DATE 03-02-2009 (NOT IN FEMA FLOOD ZONE)

PROPOSED / REQUIRED SITE DATA

PROPOSED USE:	MIXED USE - COMMERCIAL & RESIDENTIAL
PROPOSED ZONING:	TC (CD)
BUILDING USE:	
<i>COMMERCIAL / OFFICE:</i>	22,000 SF
<i>RESIDENTIAL:</i>	300 APARTMENT UNITS (187 - 1BR, 113 - 2BR)
	61 TOWNHOME UNITS (ATTACHED HOUSING)
PROPOSED IMPERVIOUS COVERAGE:	21 AC
REQUIRED PARKING:	
<i>COMMERCIAL / OFFICE:</i>	1 SPACE / 500 SF (44 REQ'D)
PROVIDED (COMMERCIAL):	143 OFF-STREET PARKING SPACES
<i>RESIDENTIAL:</i>	1.0 SPACES / 1 BR APT UNIT (187 REQ'D) -
	1.5 SPACES / 2 BR + UNIT (170 REQ'D) -
	357 TOTAL REQUIRED
PROVIDED (RESIDENTIAL):	84 TUCK UNDER GARAGE SPACES & 337 OFF-STREET SPACES
	421 TOTAL PROVIDED
ON-STREET PARKING (ALL USES):	REQ'D FOR TOWNHOME UNITS / 93 SPACES PROVIDED
TOTAL (REQ'D / PROPOSED):	403 REQUIRED / 657 TOTAL SPACES PROVIDED
URBAN OPEN SPACE:	0.92 ACRES
NATURAL OPEN SPACE:	3.75 ACRES

<u>URBAN OPEN SPACE</u>	
<u>TYPE</u>	<u>SIZE OPEN SPACE</u>
PLAZA	39,400 SF (includes Red Line Trail)
GREEN	7900 SF

NOTE: The realignment of Glendale requires the platting and construction to be completed prior to abandonment of existing Glendale. Access to properties being affected by the realignment will maintain full access at all times.

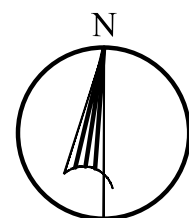
IMPROVE EXISTING
CURVATURE AS
PRACTICABLE WITH NEW
ALIGNMENT

PORTION OF GLENDALE
DR. AND R/W TO BE
ABANDONED.

- PROPOSED EXTENSION
OF EXISTING
RESIDENTIAL DRIVE TO
NEW ROAD LOCATION

SKETCH PLAN NOTES CONT.:

- NO HVAC OR MECHANICAL EQUIPMENT TO BE LOCATED IN THE FRONT YARD AREA.
- WATER AND SEWER MAIN EXTENSIONS WILL BE PROVIDED WITH ESTIMATED QUANTITIES NOTED IN TABLE ON THIS PLAN. CHARLOTTE WATER HAS PROVIDED WILLINGNESS TO SERVE LETTER FOR THIS DEVELOPMENT.
- LIGHTING TO COMPLY WITH HUNTERVILLE ZONING ORDINANCE ARTICLE 8.26.
- MECHANICAL AND UTILITY EQUIPMENT AT GROUND LEVEL SHALL BE PLACED IN THE SIDE OR REAR YARD AND SHALL BE SCREENED FROM VIEW BY OPAQUE SCREENING FROM GRADE LEVEL ALONG ANY PUBLIC STREET OR ADJACENT PROPERTY (ARTICLE 7.6.2). BUILDINGS THAT FRONT ON MORE THAN ONE PUBLIC STREET MAY HAVE MECHANICAL AND UTILITY EQUIPMENT LOCATED WITHIN A STREET FACING YARD, PROVIDED IT IS VISUALLY SCREENED USING COMPATIBLE BUILDING MATERIALS AND DESIGN AS THE PRINCIPLE STRUCTURE. THIS IS APPLICABLE ONLY WHERE NO OTHER REASONABLE OPTION EXISTS AS DETERMINED BY THE ADMINISTRATOR. EXAMPLES OF FEATURES LIMITING THE LOCATION OF MECHANICAL AND UTILITY EQUIPMENT MAY INCLUDE, BUT NOT LIMITED TO, THE PHYSICAL LAYOUT OF EXISTING BUILDING, THE PRESENCE OF EASEMENTS, ELEVATION CHANGES, ETC
- THE PLAN AS SHOWN IS CONCEPTUAL IN NATURE. BUILDING TYPES, SIZES, PARKING AND INTERNAL ROAD LOCATIONS ARE SUBJECT TO CHANGE.
- THE USES, ROAD LOCATIONS AND OPEN SPACE ARE SCHEMATIC AND CAN BE ADJUSTED WITH ADMINISTRATIVE APPROVAL.
- UNLESS OTHERWISE NOTES, THE DEVELOPMENT WILL ADHERE TO THE TC (TOWN CENTER) ZONING REGULATIONS OF THE TOWN OF HUNTERVILLE.
- VERMILION VILLAGE IS LESS THAN 0.25 MILES FROM THE FUTURE TRANSIT STOP DOWNTOWN WHICH ALLOWS FOR 100% ATTACHED TOWNHOUSE UNITS.
- THE MAIN PEDESTRIAN ACCESS TO THE TOWNHOME UNITS IS FROM THE STREET.
- THE MAIN PEDESTRIAN ACCESS TO THE COMMERCIAL BUILDING ON CHURCH STREET IS FROM THE STREET.



80 160 240

SCALE: 1" = 80'

SKETCH PLAN NOTES:

- ALL DEVELOPMENT AND CONSTRUCTION SHALL COMPLY WITH ALL ZONING AND SUBDIVISION STANDARDS OF THE TOWN OF THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, AND NCDOT, AS APPLICABLE.
- THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAY ON RECORD.
- ALL AREAS DESIGNATED AS COMMON AND/OR URBAN OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND DEDICATED FOR PERPETUITY.
- ACCESS (INGRESS/EGRESS) LOCATION AND DESIGN SHOWN ON THIS SKETCH PLAN AREA SUBJECT TO ACHIEVING VERTICAL AND HORIZONTAL SIGHT DISTANCES, TURN LANE IMPROVEMENTS (INCLUDING) RIGHT-OF-WAY AND INTERSECTION WITH ADJACENT AND OPPOSING ACCESS POINTS. MODIFICATIONS TO PLAN MAY RESULT.
- LARGE MATURING TREES WILL BE PLANTED 40' O/C WITHIN THE REQUIRED PLANTING STRIP ALONG ALL STREETS WITH THE EXCEPTION OF RURAL PARKWAYS WHERE EXISTING TREES CAN SATISFY THE STREET TREE REQUIREMENT. SMALL MATURING TREES ARE TO BE USED WHERE OVERHEAD POWER LINES EXIST.
- MAIL DELIVERY FOR APARTMENTS SHALL OCCUR INSIDE BUILDINGS & GARBAGE PICKUP WITH BE PRIVATE AT COMPACTOR / RECYCLING ENCLOSURE ILLUSTRATED ON PLAN. A MAIL KIOSK WILL BE PROVIDED FOR THE TOWNHOMES AT A CENTRALIZED LOCATION. TOWNHOME TRASH PICKUP WILL BE THROUGH THE TOWN.
- PER ARTICLE 8.16.1 & 2 - Alleys are provided for Townhome lots that are 50' wide and less with onsite parking.
- DIRECT ACCESS FROM LOTS TO A THOROUGHFARE IS PROHIBITED.
- ALL ALLEYSWAYS SHALL BE OPEN FROM GENERAL USAGE BY THE GENERAL PUBLIC BUT SHALL NOT BE ACCEPTED BY THE PUBLIC FOR MAINTENANCE. MAINTENANCE SHALL BE THE RESPONSIBILITY OF DEVELOPER/ASSOCIATIONS OF HOMEOWNERS
- 0.5 ACRES (OR AS NECESSARY) TO BE DEDICATED TO THE TOWN OF HUNTERSVILLE FOR THE PURPOSES OF ESTABLISHING AND MAINTAINING GREENWAY CONNECTIONS WITHIN THE TOWN AND COUNTY PLANS.
- THE TOWN OF HUNTERSVILLE BUILD TO LINE IS 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 FAÇADE LINE ON A STREET. THE BUILD-TO LINE IS ESTABLISHED ON THE RECORD PLAT (FINAL PLAT).

SITE PLAN DATA TABLE

TOTAL ACREAGE:	29.58 ACRES	
TOTAL SQUARE FEET:	1,338,320 SF	
PRINCIPLE USES:	RESIDENTIAL AND LIMITED COMMERCIAL	
BUILDING TYPE:	APARTMENTS, TOWNHOMES & COMMERCIAL	
ZONING DISTRICT:	TC-CD	
PERCENTAGE IMPERVIOUS ALLOWED:	N/A - NOT IN A RESTRICTIVE WATERSHED	
PERCENTAGE OF IMPERVIOUS SHOWN	60% (17.75 ACRES - NOT INCLUDING EXISTING PUBLIC ROADS)	
LOT COUNT (SHOWN CURRENTLY)	74 PROPOSED CURRENTLY	
APARTMENT DWELLINGS	300	
TOWNHOUSES:	61	
COMMERCIAL UNITS:	3	
TOTAL SF OF NON RESIDENTIAL:	22,000	
LOT SIZE RANGE & LOTS IN EACH (TOWNHOMES):	1080SF - 5000 SF	61 LOTS
LOT WIDTHS RANGE & LOTS IN EACH (TOWNHOMES):	20' - 72'	61 LOTS
SETBACKS AND BUILD-TO-LINES		
FRONT BTL RANGE OR SETBACK:	5' - 25' FOR RESIDENTIAL / 0-15' FOR COMMERCIAL	
CORNER SETBACKS:	5' - 25' FOR RESIDENTIAL / 0-15' FOR COMMERCIAL	
REAR SETBACKS:	0	
RIGHT SIDE SETBACK:	0	
LEFT SIDE SETBACK:	0	
WATERSHED INFORMATION		
IS THIS PROPERTY IN A REGULATED DISTRICT?	NO	
WATERSHED DISTRICT:	CLARKE	
LOW DENSITY / HIGH DENSITY:	HIGH DENSITY	
PERCENTAGE OF ALLOWABLE IMPERVIOUS AREA:	N/A	
PERCENTAGE OF IMPERVIOUS AREA SHOWN ON PLANS:	60%	
AMOUNT OF LOT AREA SET ASIDE FOR FUTURE IMPERVIOUS:	N/A	

*NOTE: THE USES THAT ARE SHOWN ON THE PLAN ARE SCHEMATIC AND CAN BE ADJUSTED ADMINISTRATIVELY, AS PERMITTED WITHIN THE TC ZONING DISTRICT.

SKETCH PLAN

VERMILLION VILLAGE
404 NORTH CHURCH STREET
HUNTERSVILLE, NC 28078

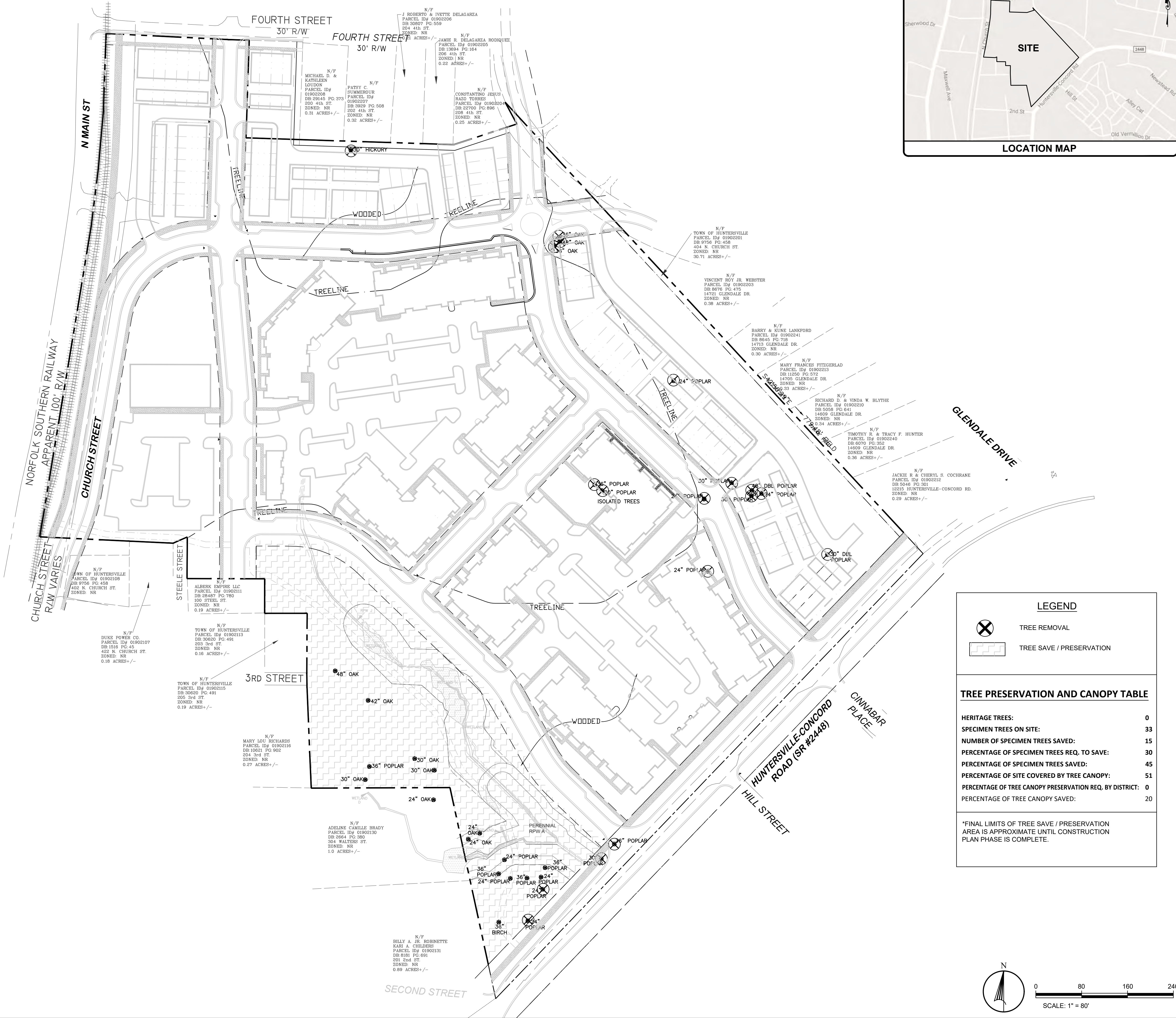
Date: 11-11-2020

Drawn: GDH

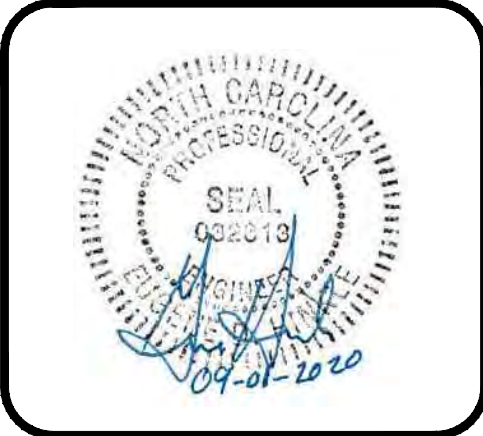
Checked: _____

SP-1.1

Sheet



REVISIONS	
ISSUED	COMMENT



CSS, INC.
NORTH CAROLINA
COA #C-3123

CSS
Civil Engineers

402 East First Avenue
Easley, South Carolina 29640
(864) 855-5200
www.css-eng.com

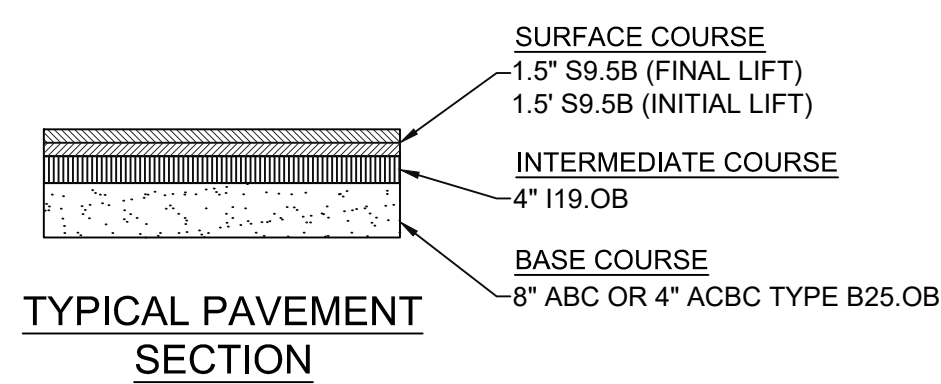
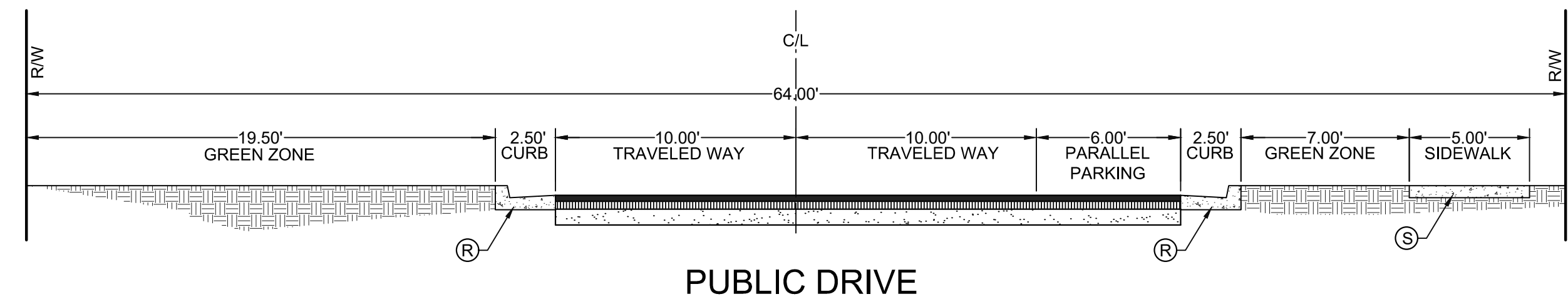
TREE SURVEY /
PRESERVATION PLAN

VERMILLION VILLAGE

404 NORTH CHURCH STREET
HUNTERSVILLE, NC 28078

Date: 9-1-2020
Drawn: RM
Checked: GDH

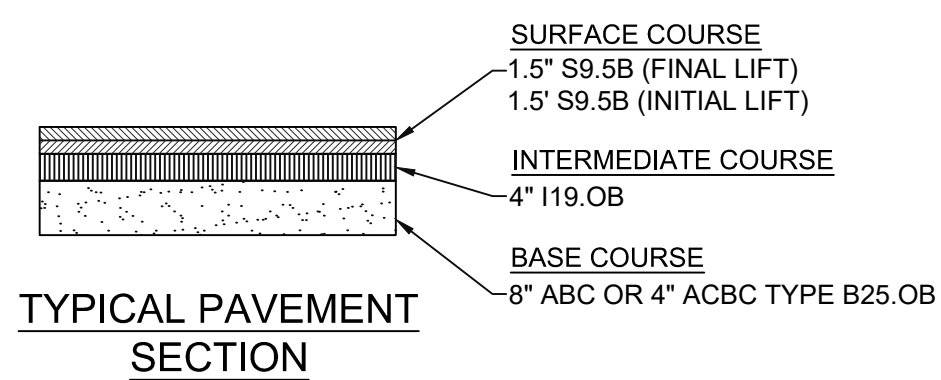
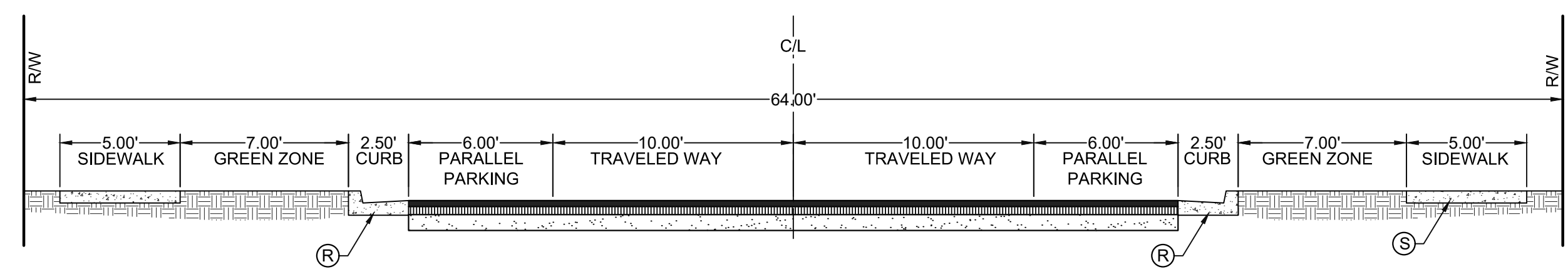
SP 1.2
Sheet



NORTHERN DRIVE
SECTION "A-A"
SCALE: 1"=5'

- KEY
- (R) 30" STD CURB AND GUTTER
 - (S) 4" CONCRETE SIDEWALK

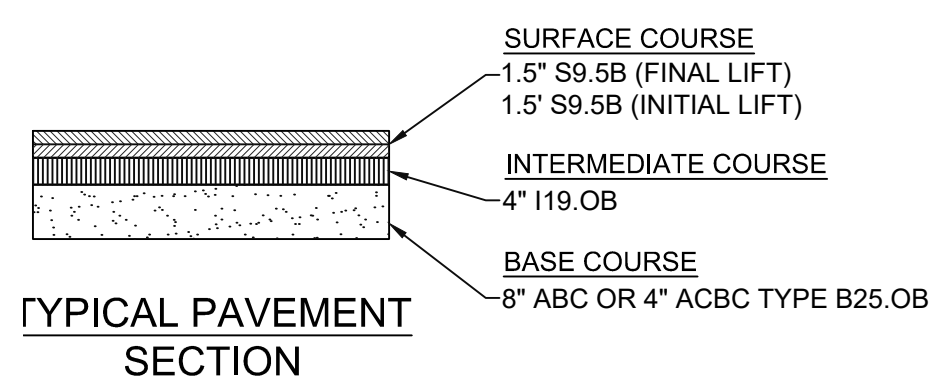
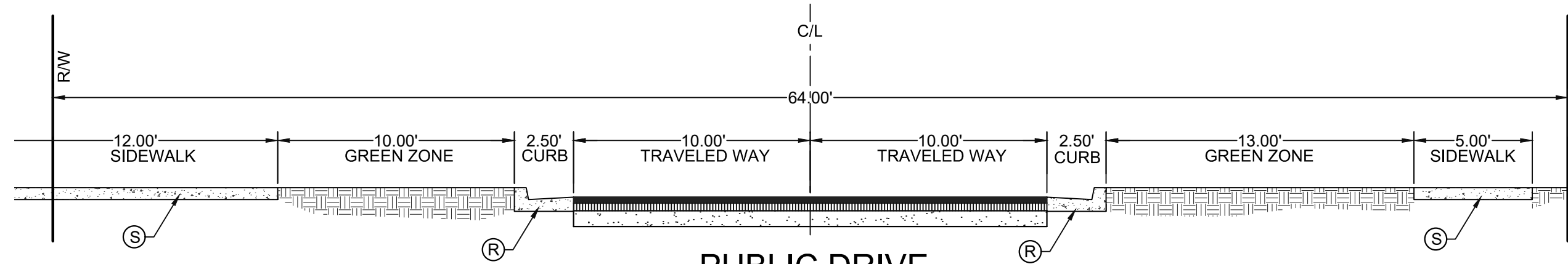
- NOTES:
1. SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET.
 2. SEE SECTION II B. FOR ADDITIONAL DESIGN CRITERIA.
 3. BASE COURSE TO EXTEND SIX INCHES BEYOND BACK OF CURB THEN TAPER OUT AT A 45 DEGREE ANGLE.
 4. REFER TO STANDARD DRAWING 285.1 FOR PARALLEL PARKING LAYOUT.



SOUTHERN DRIVE
SECTION "B-B"
SCALE: 1"=5'

- KEY
- (R) 30" STD CURB AND GUTTER
 - (S) 4" CONCRETE SIDEWALK

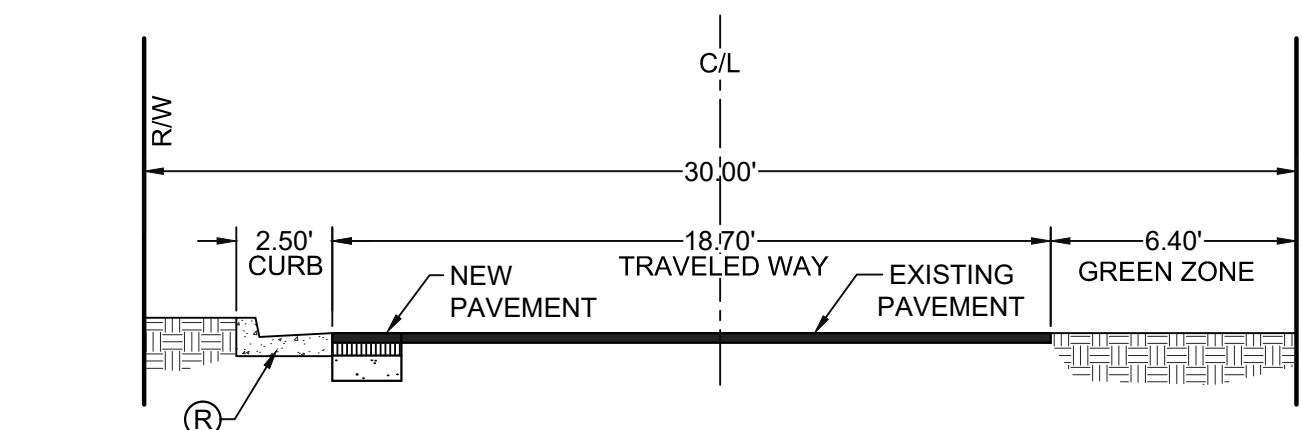
- NOTES:
1. SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET.
 2. SEE SECTION II B. FOR ADDITIONAL DESIGN CRITERIA.
 3. BASE COURSE TO EXTEND SIX INCHES BEYOND BACK OF CURB THEN TAPER OUT AT A 45 DEGREE ANGLE.
 4. REFER TO STANDARD DRAWING 285.1 FOR PARALLEL PARKING LAYOUT.



CHURCH STREET
SECTION "E-E"
SCALE: 1"=5'

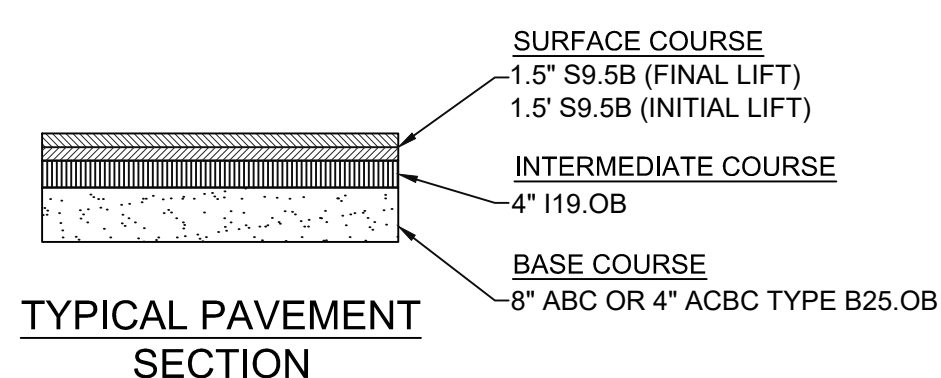
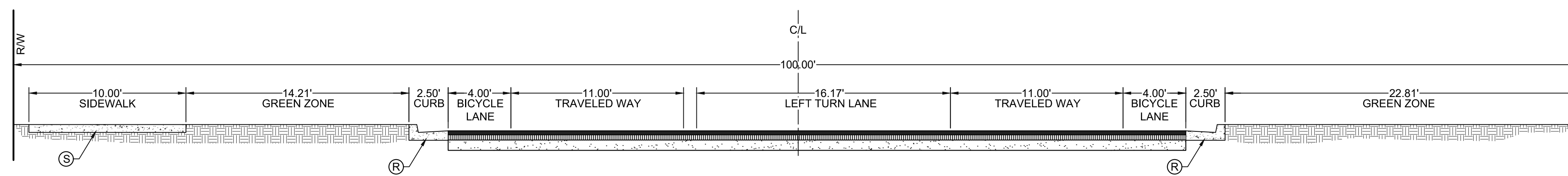
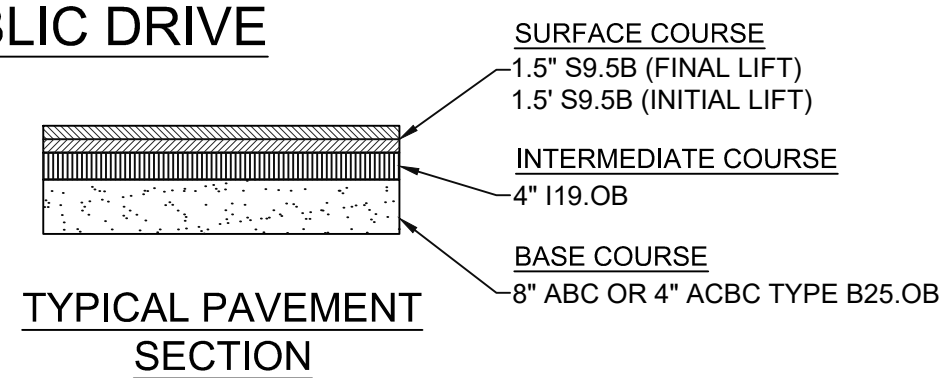
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 - (S) 4" CONCRETE SIDEWALK

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 2. SEE SECTION II B. FOR ADDITIONAL DESIGN CRITERIA.
 3. BASE COURSE TO EXTEND SIX INCHES BEYOND BACK OF CURB THEN TAPER OUT AT A 45 DEGREE ANGLE.
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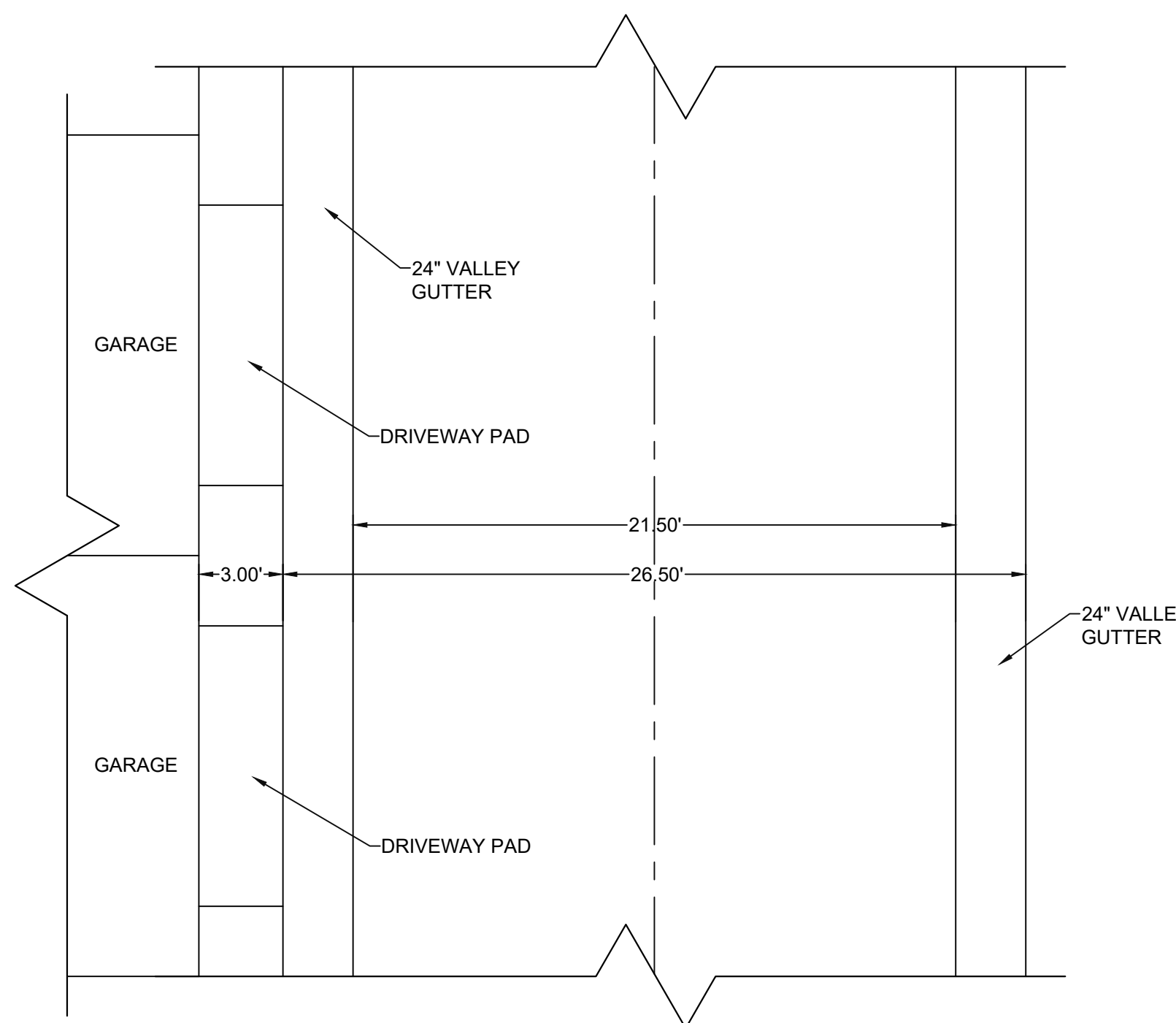
4TH STREET
SECTION "F-F"
SCALE: 1"=5'



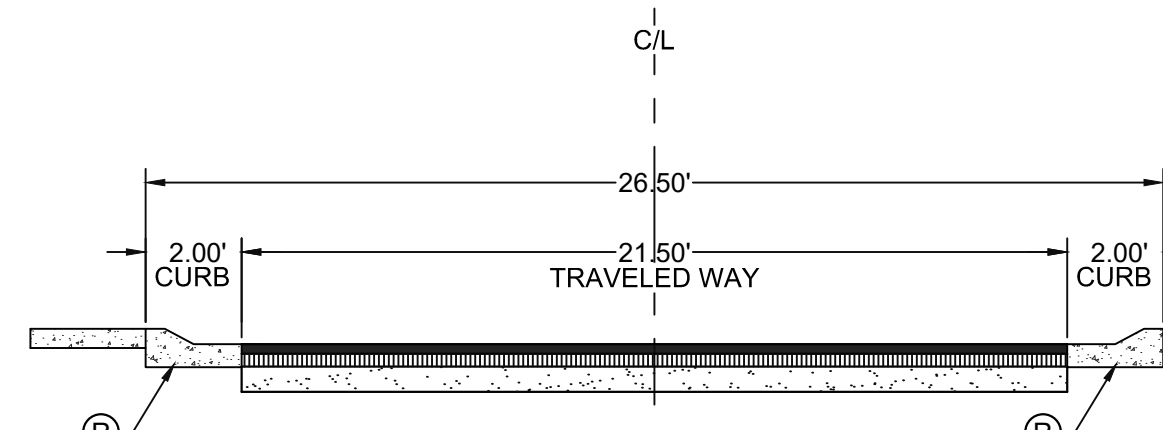
HUNTERSVILLE CONCORD ROAD
SECTION "C-C"
SCALE: 1"=5'

- KEY
- (R) 30" STD CURB AND GUTTER
 - (S) 4" CONCRETE SIDEWALK

- NOTES:
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 2. SEE SECTION II B. FOR ADDITIONAL DESIGN CRITERIA.
 3. BASE COURSE TO EXTEND SIX INCHES BEYOND BACK OF CURB THEN TAPER OUT AT A 45 DEGREE ANGLE.
 4. REFER TO STANDARD DRAWING 285.1 FOR PARALLEL PARKING LAYOUT.

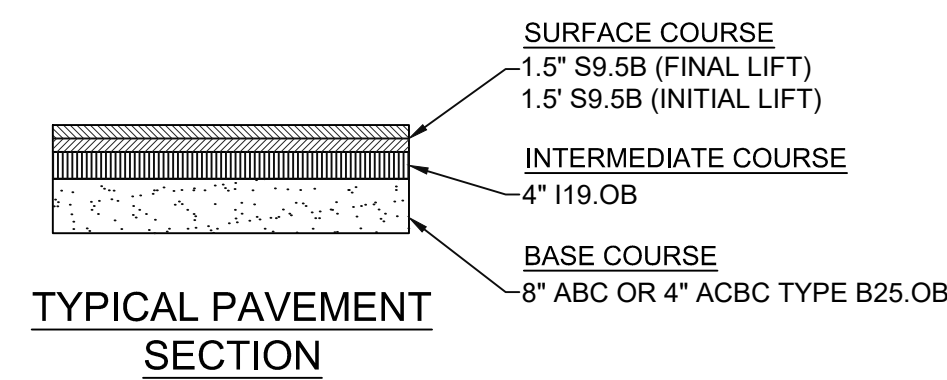


PLAN VIEW



SECTION VIEW

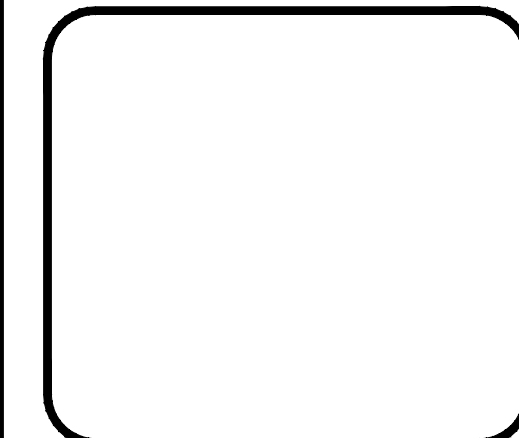
ALLEYWAY
SECTION "D-D"
SCALE: 1"=5'



- KEY
- (R) 24" VALLEY GUTTER

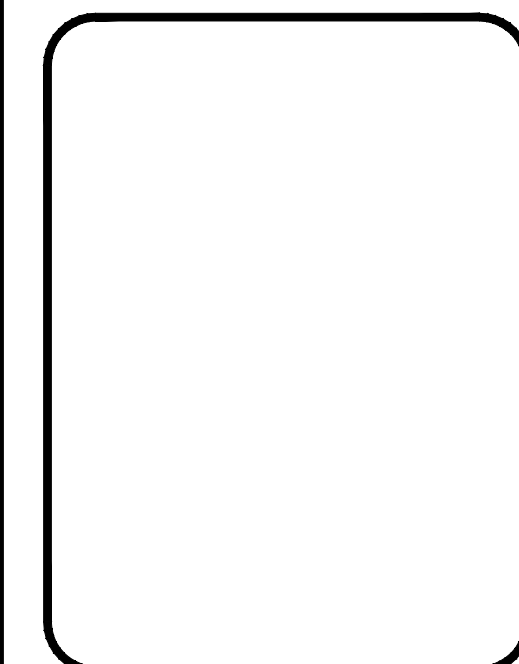
- NOTES:
1. ALLEYS SHALL BE CONSIDERED PRIVATE EASEMENTS AND WILL NOT BE ACCEPTED FOR MAINTENANCE.
 2. SUBGRADE SHALL BE COMPACTED TO PUBLIC STREET STANDARDS.
 3. STORM DRAINAGE (NOT SHOWN) SHALL BE PROVIDED AS NECESSARY.
 4. RIBBON CURB TO BE TEN INCHES THICK.

REVISIONS	
ISSUED	COMMENT





402 East First Avenue
Easley, South Carolina 29640
(864) 855-5200
www.css-eng.com



STREET SECTION
PLAN

VERMILLION VILLAGE

Date: 10-28-2020
Drawn: GDH
Checked: ---

SP 1.3
Sheet



EXISTING

680

680.0

18" RCP

PROPOSED

680

80.0

680

DESCRIPTION

CONTOUR LINE

SPOT ELEVATION

STORM DRAIN INLET

STORM DRAIN PIPE

NOTE: FULLY DESIGNED RETAINING WALL PLANS WILL BE REQUIRED AT CONSTRUCTION PLAN SUBMITTAL TO TOWN.

LOCATION MAP

N

0 80 160 240

SCALE: 1" = 80'

NOTE: THIS GRADING PLAN IS CONCEPTUAL IN NATURE. ADDITIONAL STUDIES ARE UNDERWAY TO ENSURE THAT THIS CONCEPTUAL PLAN WILL BE FEASIBLE. IF THE RESULT OF THOSE STUDIES PROVIDE INFORMATION CONTRARY TO THE ABILITY TO PROVIDE THE STORMWATER CONTROL MEASURES AS SHOWN IN THIS CONCEPTUAL PLAN, THE DESIGNER/OWNER WILL CONTACT THE LAND DEVELOPMENT REVIEW ENGINEER IMMEDIATELY TO BEGIN A DISCUSSION ON HOW TO ALTERNATIVELY MEET THE TOWN'S STORMWATER CONTROL ORDINANCES. IN THE EVENT THAT ALTERNATIVES REQUIRE A SURFACE LAYOUT MODIFICATION, THE DESIGNER/OWNER WILL CONTACT THE TOWN PLANNER TO DETERMINE AVAILABLE OPTIONS.

UNDERGROUND STORMWATER TABLE

	DRAINAGE AREA	APPROXIMATE SIZE
FACILITY #1	±14.10 AC	165,000 CF
FACILITY #2	±9.71 AC	110,000 CF
FACILITY #3	±3.65 AC	45,000 CF

REVISIONS	
ISSUED	COMMENT



CSS, INC.

NORTH CAROLINA

COA #C-3123

CSS

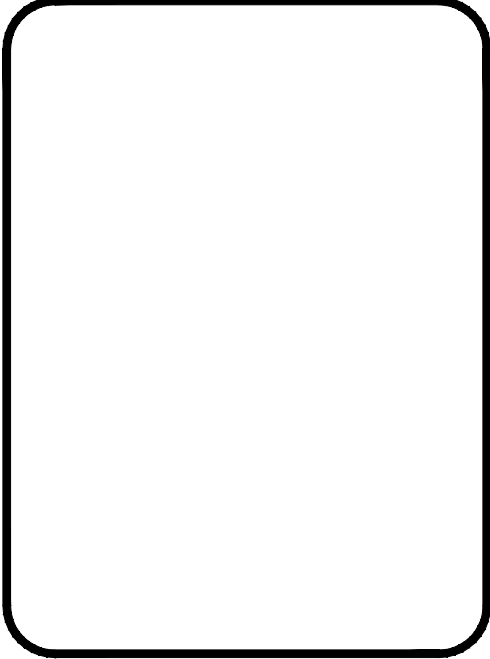
Civil Engineers

402 East First Avenue

Easley, South Carolina 29640

(864) 855-5200

www.css-eng.com



SKETCH GRADING

PLAN

VERMILLION VILLAGE

404 NORTH CHURCH STREET

HUNTERSVILLE, NC 28078

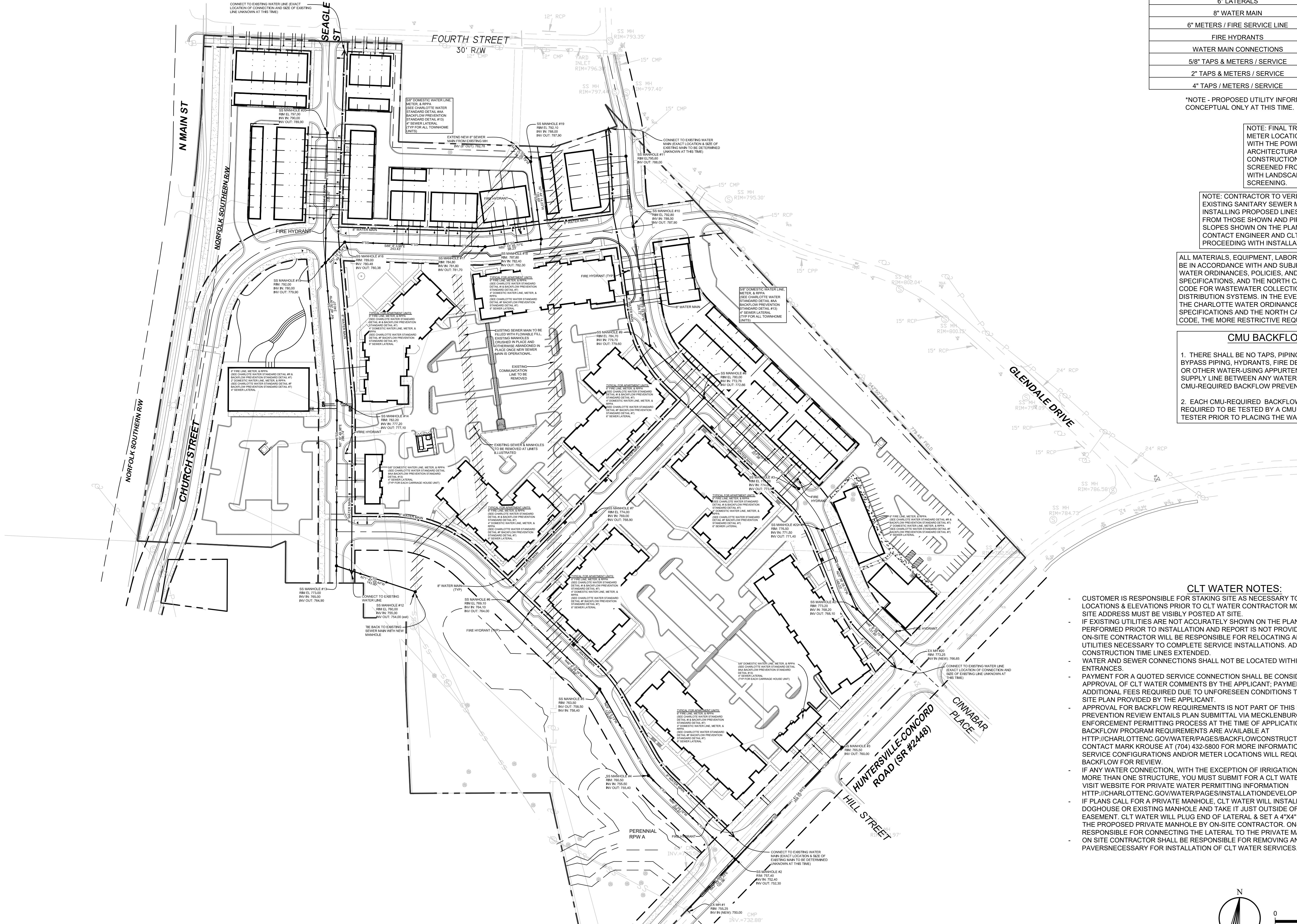
Date: 11-11-2020

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CONCEPT UTILITIES QUANTITY TABLE	
8" SANITARY SEWER MAIN	3500 LF
SANITARY SEWER MANHOLES	19 EA
4" LATERALS	78 EA / 1600 LF
6" LATERALS	8 EA / 200 LF
8" WATER MAIN	3900 LF
6" METERS / FIRE SERVICE LINE	8 EACH / 500 LF
FIRE HYDRANTS	9 EA
WATER MAIN CONNECTIONS	5 EA
5/8" TAPS & METERS / SERVICE	70 EA / 1600 LF
2" TAPS & METERS / SERVICE	3 EA / 50 LF
4" TAPS / METERS / SERVICE	8 EA / 400 LF

*NOTE - PROPOSED UTILITY INFORMATION IS CONCEPTUAL ONLY AT THIS TIME.

NOTE: FINAL TRANSFORMER AND POWER METER LOCATIONS TO BE COORDINATED WITH THE POWER COMPANY AND THE ARCHITECTURAL PLANS PRIOR TO START OF CONSTRUCTION. TRANSFORMERS MUST BE SCREENED FROM VIEW OF PUBLIC STREETS WITH LANDSCAPING OR ARCHITECTURAL SCREENING.

NOTE: CONTRACTOR TO VERIFY INVERT ELEVATIONS OF EXISTING SANITARY SEWER MANHOLES PRIOR TO INSTALLING PROPOSED LINES. IF ACTUAL INVERTS DIFFER FROM THOSE SHOWN AND PIPES CANNOT BE RUN AT THE SLOPES SHOWN ON THE PLANS, CONTRACTOR SHALL CONTACT ENGINEER AND CLT WATER BEFORE PROCEEDING WITH INSTALLATION.

ALL MATERIALS, EQUIPMENT, LABOR, AND WORKMANSHIP IS TO BE IN ACCORDANCE WITH AND SUBJECT TO THE CHARLOTTE WATER ORDINANCES, POLICIES, AND STANDARD SPECIFICATIONS, AND THE NORTH CAROLINA ADMINISTRATIVE CODE FOR WASTEWATER COLLECTION AND WATER DISTRIBUTION SYSTEMS. IN THE EVENT OF CONFLICT BETWEEN THE CHARLOTTE WATER ORDINANCES AND STANDARD SPECIFICATIONS AND THE NORTH CAROLINA ADMINISTRATIVE CODE, THE MORE RESTRICTIVE REQUIREMENTS SHALL APPLY.

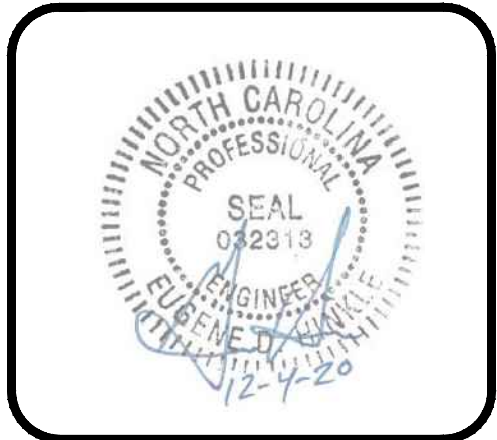
CMU BACKFLOW NOTES:

1. THERE SHALL BE NO TAPS, PIPING BRANCHES, UNAPPROVED BYPASS PIPING, HYDRANTS, FIRE DEPT. CONNECTION POINTS, OR OTHER WATER-USING APPURTENANCES CONNECTED TO THE SUPPLY LINE BETWEEN ANY WATER METER AND ITS CMU-REQUIRED BACKFLOW PREVENTER.
2. EACH CMU-REQUIRED BACKFLOW PREVENTION ASSEMBLY IS REQUIRED TO BE TESTED BY A CMU APPROVED CERTIFIED TESTER PRIOR TO PLACING THE WATER SYSTEM IN SERVICE.

CLT WATER NOTES:

- CUSTOMER IS RESPONSIBLE FOR STAKING SITE AS NECESSARY TO DETERMINE SERVICE LOCATIONS & ELEVATIONS PRIOR TO CLT WATER CONTRACTOR MOBILIZING TO INSTALL SERVICES. SITE ADDRESS MUST BE VISIBLY POSTED AT SITE.
- IF EXISTING UTILITIES ARE NOT ACCURATELY SHOWN ON THE PLANS AND SOFT DIGS ARE NOT PERFORMED PRIOR TO INSTALLATION AND REPORT IS NOT PROVIDED DURING PLAN REVIEW, THE ON-SITE CONTRACTOR WILL BE RESPONSIBLE FOR RELOCATING ANY APPLICABLE CONFLICTING UTILITIES NECESSARY TO COMPLETE SERVICE INSTALLATIONS. ADDITIONAL FEES MAY APPLY & CONSTRUCTION TIME LINES EXTENDED.
- WATER AND SEWER CONNECTIONS SHALL NOT BE LOCATED WITHIN PROPOSED CONSTRUCTION ENTRANCES.
- PAYMENT FOR A QUOTED SERVICE CONNECTION SHALL BE CONSIDERED ACKNOWLEDGEMENT & APPROVAL OF CLT WATER COMMENTS BY THE APPLICANT; PAYMENT DOES NOT INCLUDE ANY ADDITIONAL FEES REQUIRED DUE TO UNFORESEEN CONDITIONS THAT ARE NOT DEPICTED ON THE SITE PLAN PROVIDED BY THE APPLICANT.
- APPROVAL FOR BACKFLOW REQUIREMENTS IS NOT PART OF THIS REVIEW. BACKFLOW PREVENTION REVIEW ENTAILS PLAN SUBMITTAL VIA MECKLENBURG COUNTY'S CODE ENFORCEMENT PERMITTING PROCESS AT THE TIME OF APPLICATION OF BUILDING PERMITS. BACKFLOW PROGRAM REQUIREMENTS ARE AVAILABLE AT [HTTP://CHARLOTTENC.GOV/WATER/PAGES/BACKFLOWCONSTRUCTIONGUIDELINES.ASPX](http://charlottenc.gov/water/pages/backflowconstructionguidelines.aspx). PLEASE CONTACT MARK KROUSE AT (704) 432-5800 FOR MORE INFORMATION. ANY REVISION TO THE SERVICE CONFIGURATIONS AND/OR METER LOCATIONS WILL REQUIRE A RE-SUBMITTAL TO BACKFLOW FOR REVIEW.
- IF ANY WATER CONNECTION, WITH THE EXCEPTION OF IRRIGATION, IS 2" OR LARGER AND SERVING MORE THAN ONE STRUCTURE, YOU MUST SUBMIT FOR A CLT WATER PRIVATE WATER PERMIT - VISIT WEBSITE FOR PRIVATE WATER PERMITTING INFORMATION [HTTP://CHARLOTTENC.GOV/WATER/PAGES/INSTALLATIONDEVELOPMENTSERVICES.ASPX](http://charlottenc.gov/water/pages/installationdevelopmentservices.aspx).
- IF PLANS CALL FOR A PRIVATE MANHOLE, CLT WATER WILL INSTALL THE 6" OR 8" LATERAL INTO DOGHOUSE OR EXISTING MANHOLE AND TAKE IT JUST OUTSIDE OF ROAD R/W OR SANITARY SEWER EASEMENT. CLT WATER WILL PLUG END OF LATERAL & SET A 4"x4" POST TO MARK LOCATION OF THE PROPOSED PRIVATE MANHOLE BY ON-SITE CONTRACTOR. ON-SITE CONTRACTOR IS ALSO RESPONSIBLE FOR CONNECTING THE LATERAL TO THE PRIVATE MANHOLE INVERTS.
- ON SITE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ANY BRICK PAVERS NECESSARY FOR INSTALLATION OF CLT WATER SERVICES.

REVISIONS	
ISSUED	COMMENT



PRELIMINARY
NOT FOR
CONSTRUCTION



OVERALL UTILITY PLAN

VERMILLION VILLAGE

404 NORTH CHURCH STREET
HUNTERSVILLE, NC 28078

Date: 11-5-2020

Drawn: ML

Checked: GH

SP-3.0

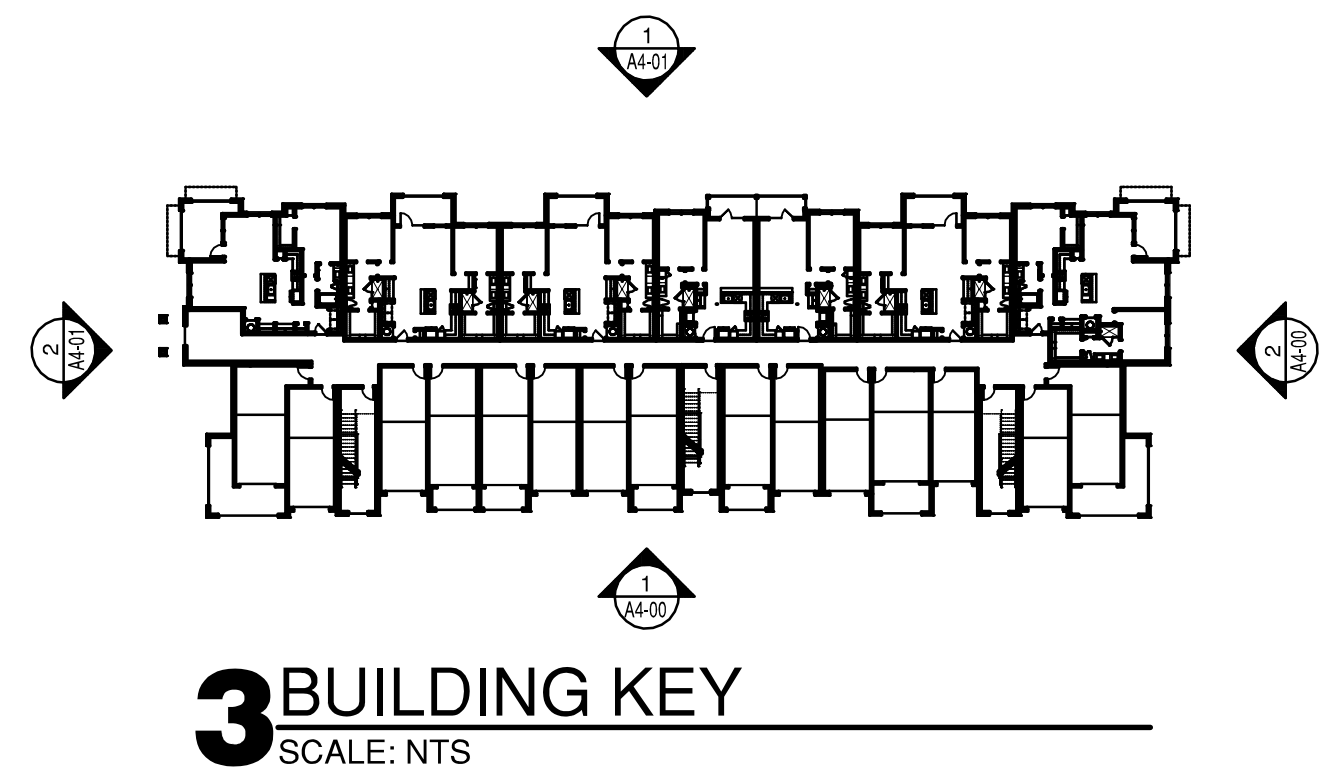
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1 BUILDING TYPE 'A' ELEVATION
SCALE: 1/8" = 1'-0"



2 BUILDING TYPE 'A' ELEVATION
SCALE: 1/8" = 1'-0"



ELEVATION LEGEND:

- SLUPEE AND DOWN SPOUT LOCATIONS INSIDE CORNER WHEN POSSIBLE
- (X) WINDOW KEY
- BRICK
- FIBER CEMENT PANEL
- BOARD AND BATTEN 1X4 TRIM 16" O.C.
- FIBER CEMENT SIDING

GENERAL NOTES:

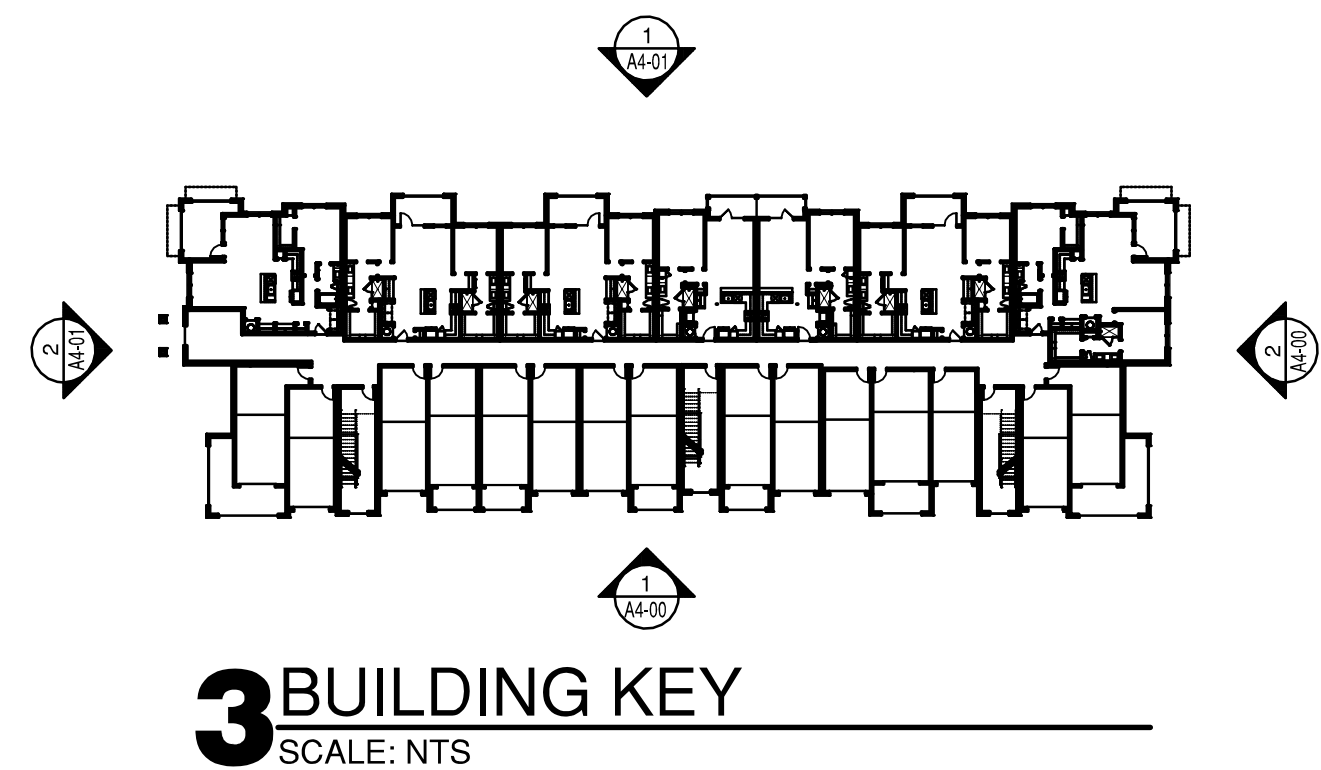
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- DOWNSPOUT LOCATIONS ARE CONCEPTUAL IN NATURE COORDINATED BY THE ARCHITECT AND MUST BE COORDINATED ON SITE WITH THE LANDSCAPING, RETAINING WALLS, SIDEWALKS AND INDIVIDUAL BUILDING ORIENTATION AND DRAINAGE TO INSURE THAT OUTFLOW FROM DOWNSPOUTS DOES NOT CROSS WALKING OR DRIVING SURFACES. IT IS THE INTENT OF THE ARCHITECT THAT BUTTER DOWNSPOUTS TERMINATE IN UNDERGROUND DRAINAGE PIPING AND CARRIED AWAY FROM THE BUILDING AND OTHER FINISHED SURFACES WHERE POSSIBLE.
- REFER TO MANUFACTURE REQUIREMENTS FOR INSTALLATION OF CONTROL JOINTS.
- ALIGN VENTS VERTICALLY AND HORIZONTALLY
- THE SCREEN USED ON THE ROOF TOP HVAC SHALL BE REQUIRED TO MATCH BLEND IN WITH THE ROOF COLOR.
- EXTERIOR MATERIALS TO TERMINATE ON INSIDE CORNERS. ARCHITECT TO BE NOTIFIED OF ANY DEVATION.



1 BUILDING TYPE 'A' ELEVATION
SCALE: 1/8" = 1'-0"



2 BUILDING TYPE 'A' ELEVATION
SCALE: 1/8" = 1'-0"



ELEVATION LEGEND:

- SLUDDER AND DOWN SPOUT LOCATIONS INSIDE CORNER WHEN POSSIBLE
- (X) WINDOW KEY
- BRICK
- FIBER CEMENT PANEL
- BOARD AND BATTEN 1X4 TRIM 16" O.C.
- FIBER CEMENT SIDING

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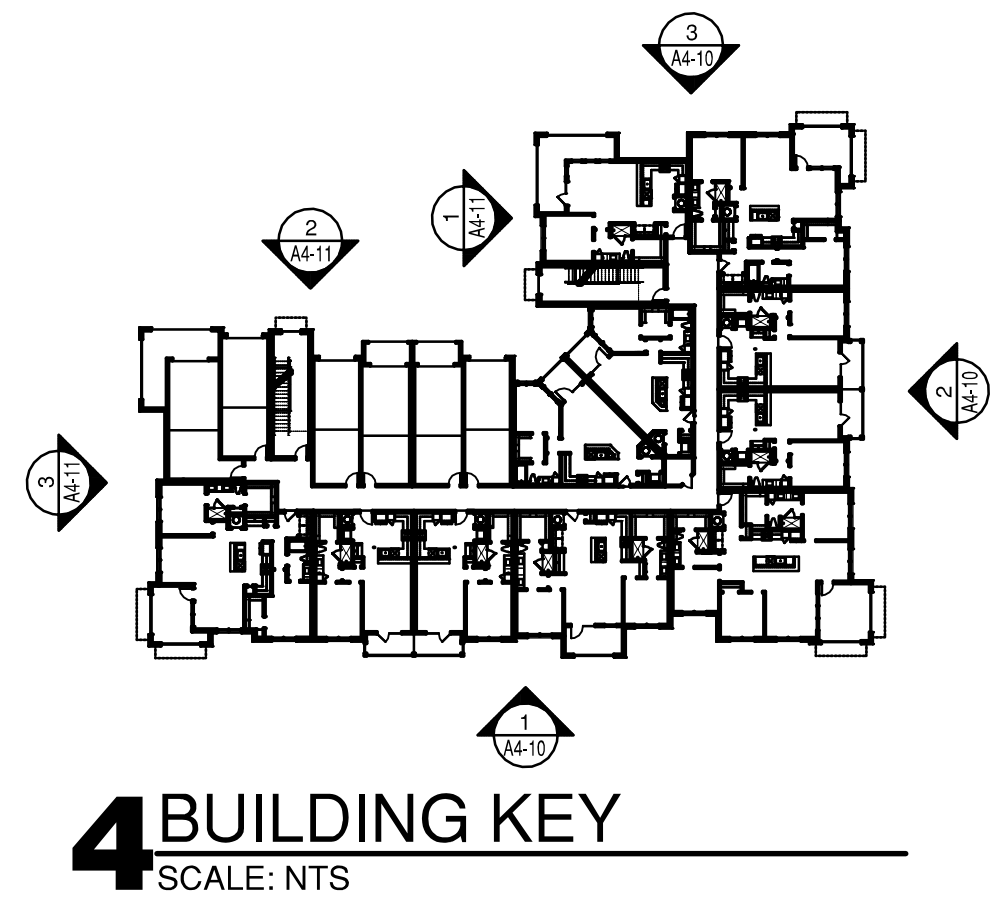
1 BUILDING TYPE 'B' ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION LEGEND:

- SCUPPER AND DOWN SPOUT LOCATIONS INSIDE CORNER WHEN POSSIBLE
- WINDOW KEY
- BRICK
- FIBER CEMENT PANEL
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2 BUILDING TYPE 'B' ELEVATION
SCALE: 1/8" = 1'-0"



3 BUILDING TYPE 'B' ELEVATION
SCALE: 1/8" = 1'-0"



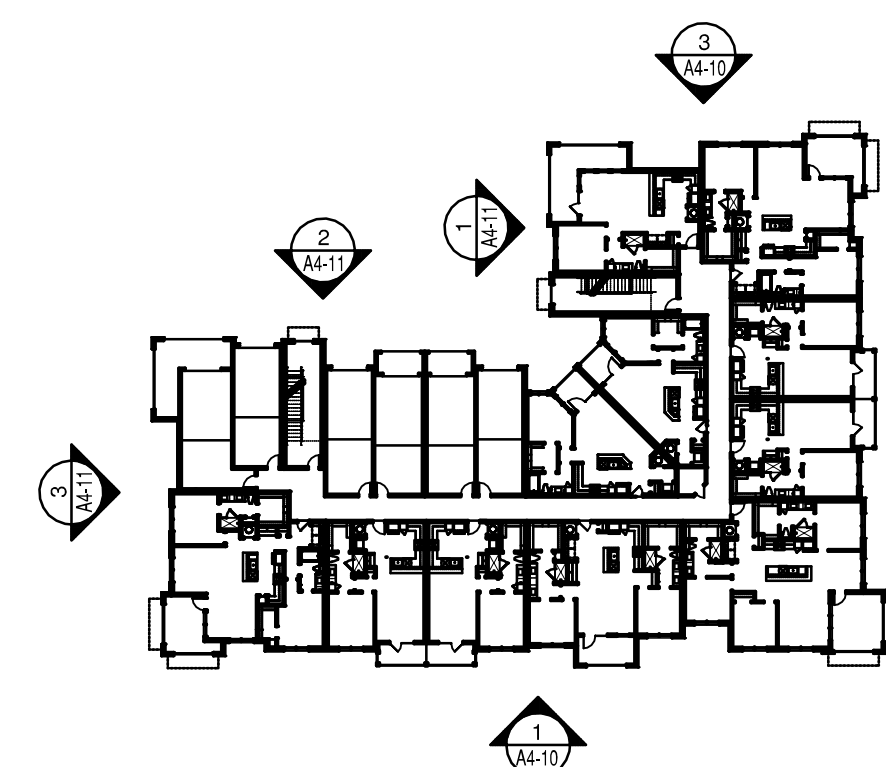
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SCALE: 1/8" = 1'-0"



2 BUILDING TYPE 'B' ELEVATION
SCALE: 1/8" = 1'-0"



3 BUILDING TYPE 'B' ELEVATION
SCALE: 1/8" = 1'-0"



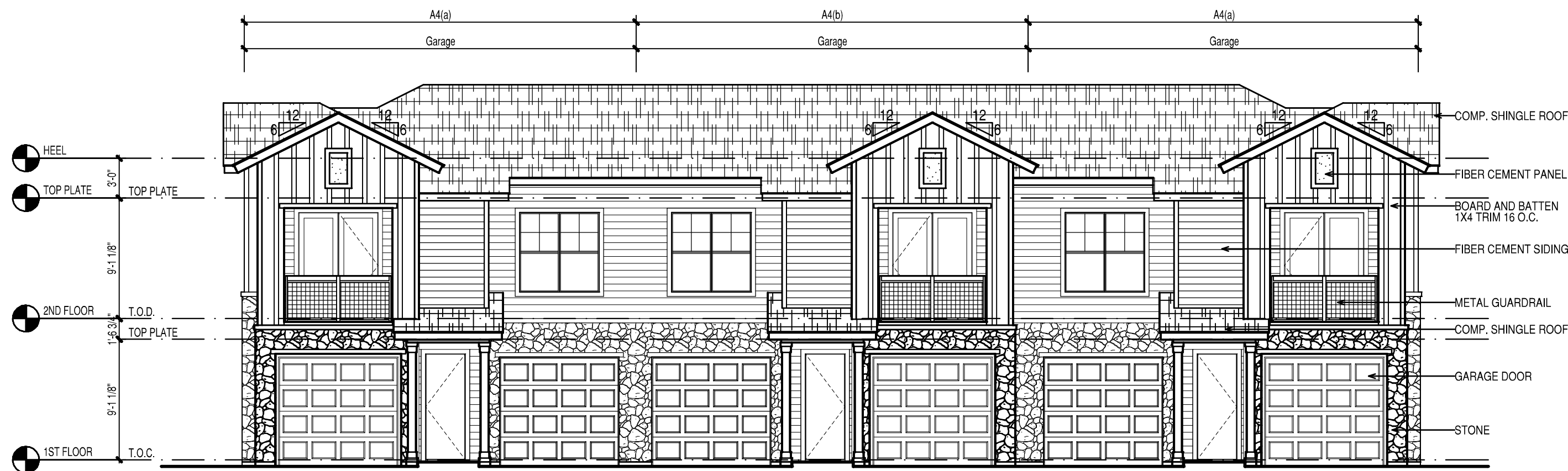
4 BUILDING KEY
SCALE: NTS

ELEVATION LEGEND:

- SCUPPER AND DOWN SPOUT LOCATIONS INSIDE CORNER WHEN POSSIBLE
- WINDOW KEY
- BRICK
- FIBER CEMENT PANEL
- BOARD AND BATTEN 1x4 TRIM 16" O.C.
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GENERAL NOTES:

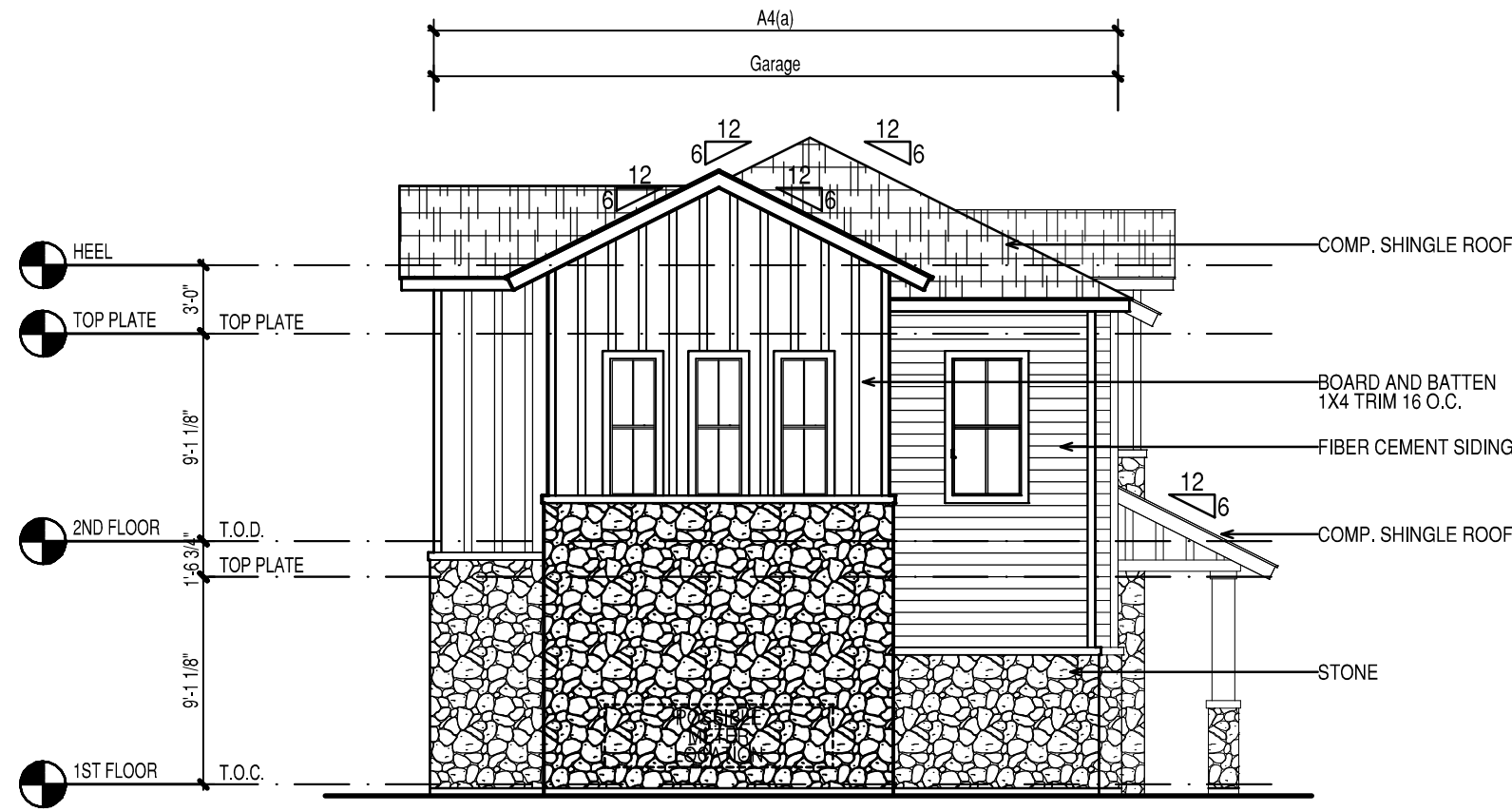
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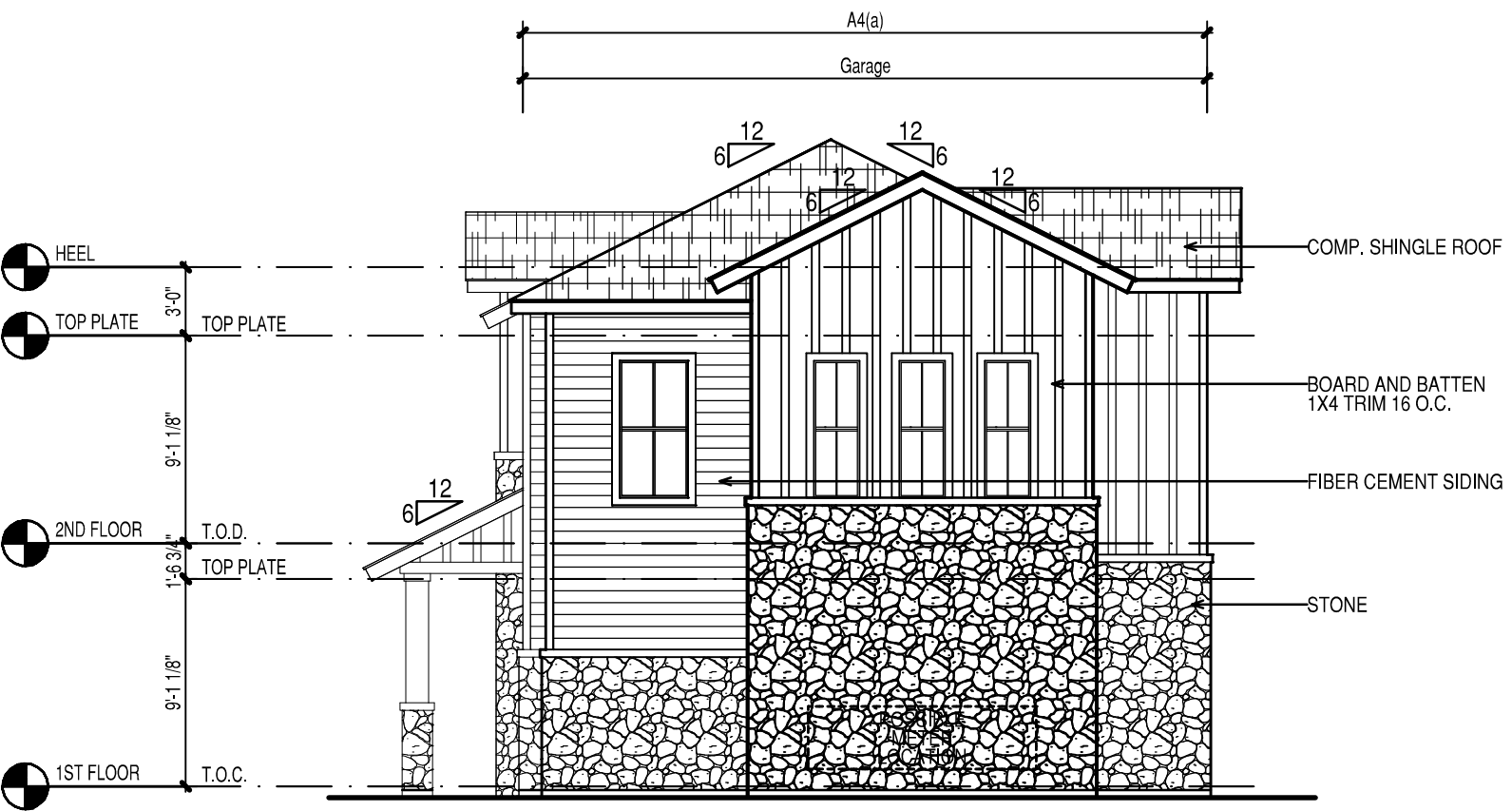
1 BUILDING TYPE 'C' ELEVATION
SCALE: 1/8" = 1'-0"



3 BUILDING TYPE 'C' ELEVATION
SCALE: 1/8" = 1'-0"



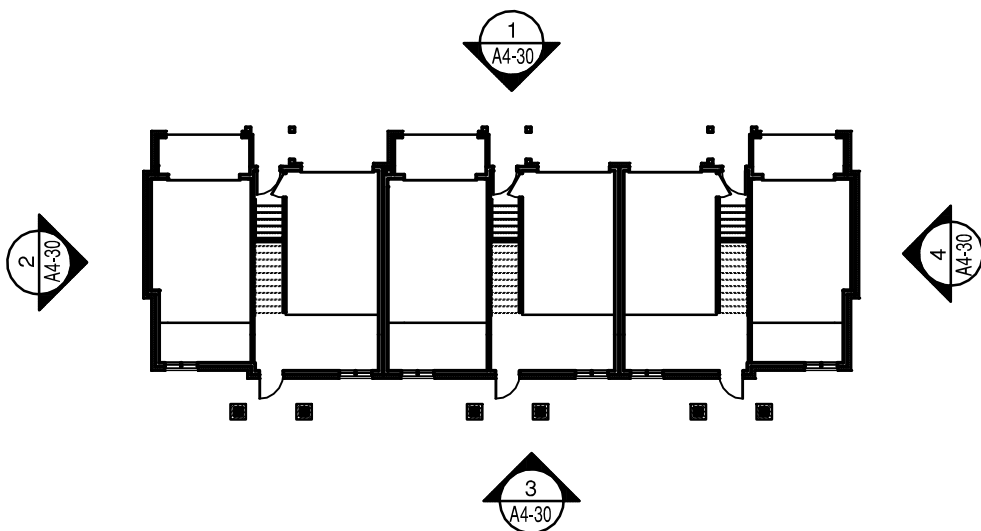
2 BUILDING TYPE 'C' ELEVATION
SCALE: 1/8" = 1'-0"



4 BUILDING TYPE 'C' ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION LEGEND:
SCUPPER AND DOWN SPOUT LOCATIONS INSIDE CORNER WHEN POSSIBLE
WINDOW KEY
BRICK
FIBER CEMENT PANEL
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EXTERIOR MATERIALS TO TERMINATE ON INSIDE CORNERS. ARCHITECT TO BE NOTIFIED OF ANY DEVIATION



5 BUILDING KEY
SCALE: NTS

REVISIONS

HUNTERSVILLE
APARTMENTS IN HUNTERSVILLE, NORTH CAROLINA FOR
EMBREY DEVELOPMENT COMPANY

REVIEW SET NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

HEDK ARCHITECTS
4000 BELTWAY DRIVE ADDISON, TX 75001
214.520.3878
hedk.com

DATE
XX-XX-2020

PROJECT
20159

SHEET NUMBER
A4-30
BUILDING 'C' ELEVATIONS

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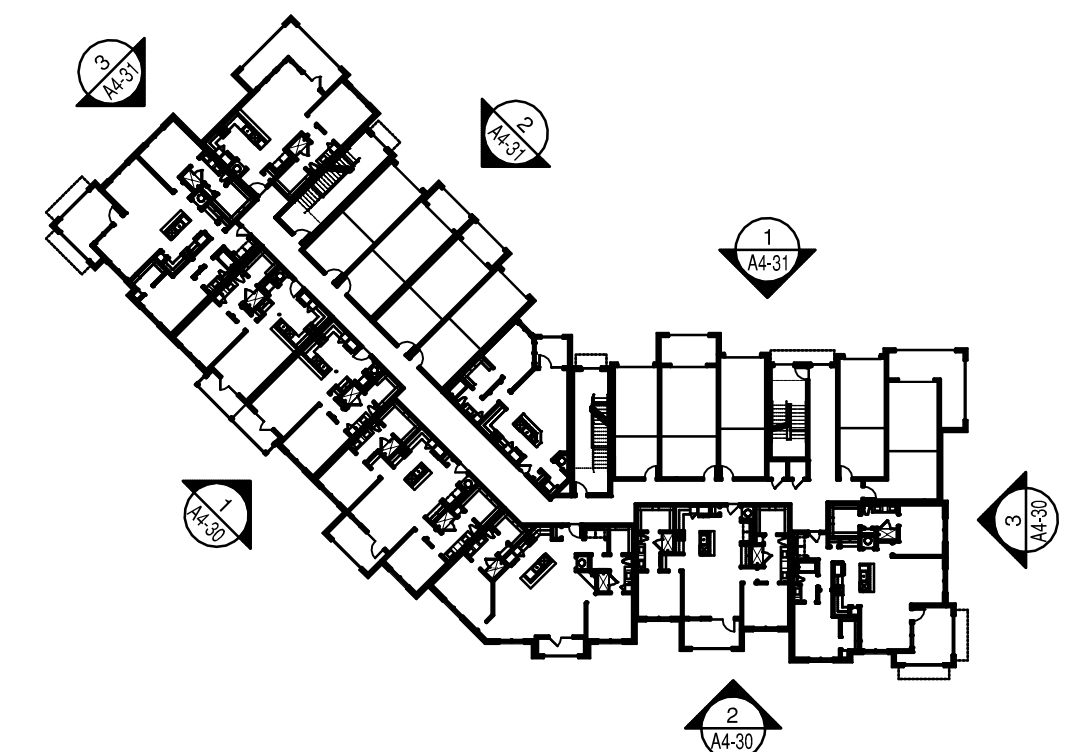
1 BUILDING TYPE 'D' ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION LEGEND:

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- WALL MOUNTED SERVICE EQUIPMENT AND SERVICE LINES TO BE PAINTED TO MATCH BUILDING.
- DOWNSPOUT LOCATIONS ARE CONCEPTUAL IN NATURE COORDINATED BY THE ARCHITECT AND MUST BE COORDINATED ON SITE WITH THE LANDSCAPING, RETAINING WALLS, SIDEWALKS AND INDIVIDUAL BUILDING ORIENTATION AND DRAINAGE TO INSURE THAT CUTS LOW FROM DOWNSPOUTS DOES NOT CROSS WALKING OR DRIVING SURFACES. IT IS THE INTENT OF THE ARCHITECT THAT GUTTER DOWNSPOUTS TERMINATE IN UNDERGROUND DRAINAGE PIPING AND CARRIED AWAY FROM THE BUILDING AND OTHER FINISHED SURFACES WHERE POSSIBLE.
- REFER TO MANUFACTURE REQUIREMENTS FOR INSTALLATION OF CONTROL JOINTS.
- ALIGN VENTS VERTICALLY AND HORIZONTALLY
- THE SCREEN USED ON THE ROOF TOP HVAC SHALL BE REQUIRED TO MATCH BUILDING WITH THE ROOF COLOR.
- EXTERIOR MATERIALS TO TERMINATE ON INSIDE CORNERS. ARCHITECT TO BE NOTIFIED OF ANY DEVIATION.



4 BUILDING KEY
SCALE: NTS



2 BUILDING TYPE 'D' ELEVATION
SCALE: 1/8" = 1'-0"



3 BUILDING TYPE 'D' ELEVATION
SCALE: 1/8" = 1'-0"



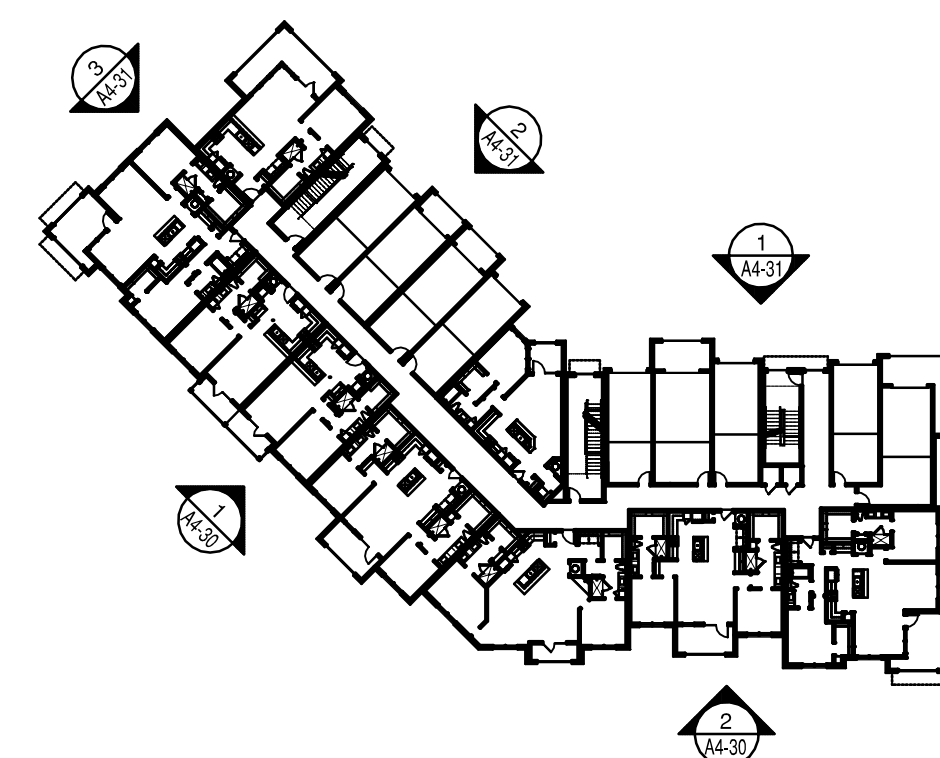
1 BUILDING TYPE 'D' ELEVATION
SCALE: 1/8" = 1'-0"



2 BUILDING TYPE 'D' ELEVATION
SCALE: 1/8" = 1'-0"



3 BUILDING TYPE 'D' ELEVATION
SCALE: 1/8" = 1'-0"



4 BUILDING KEY
SCALE: NTS

ELEVATION LEGEND:	
---	SCUPPER AND DOWN SPOUT LOCATIONS INSIDE CORNER WHEN POSSIBLE
(X)	WINDOW KEY
[Pattern]	BRICK
[Pattern]	FIBER CEMENT PANEL
[Pattern]	BOARD AND BATTEN 1x4 TRIM 16" O.C.
[Pattern]	FIBER CEMENT SIDING

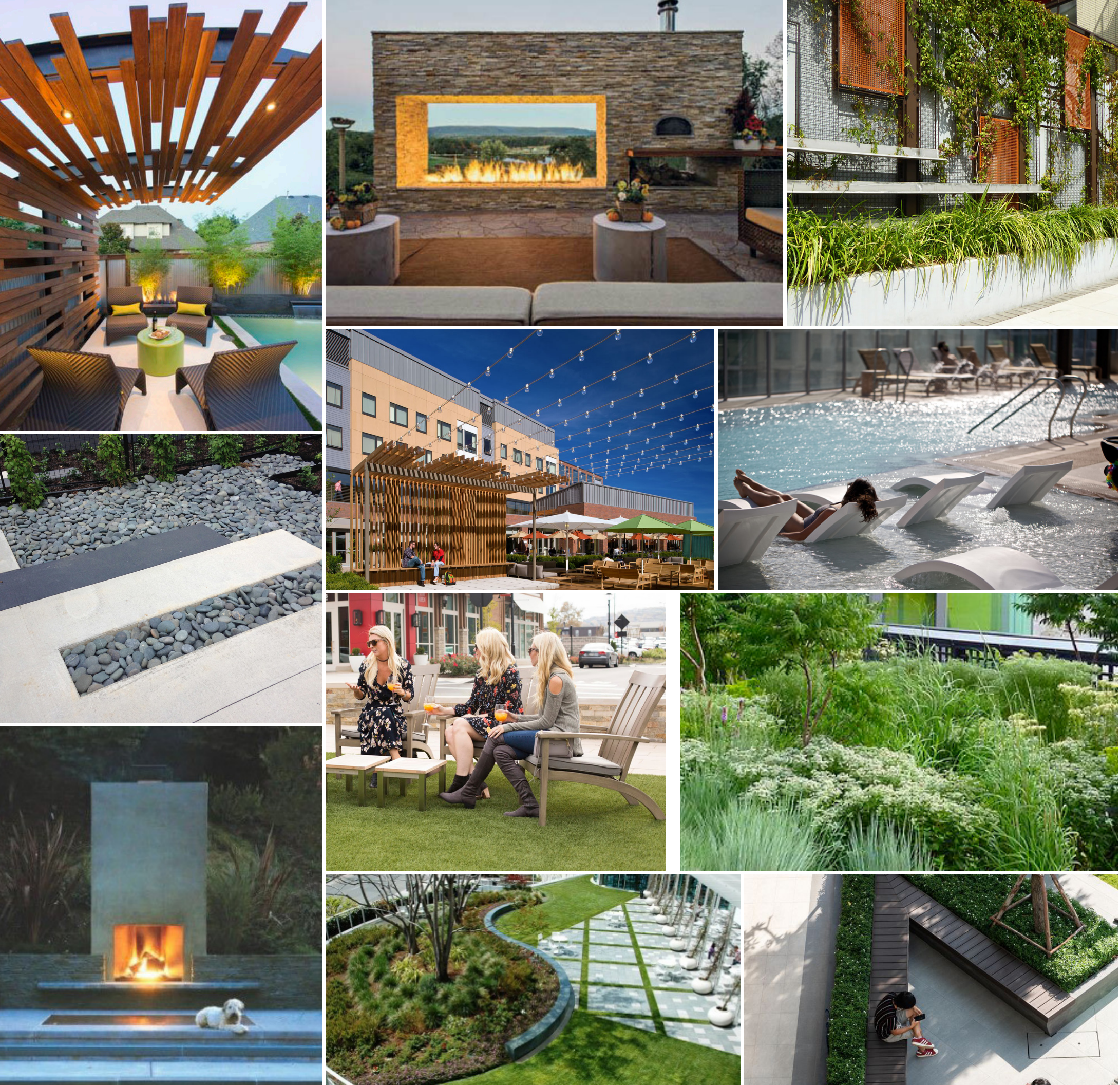
GENERAL NOTES:	
•	WALL MOUNTED SERVICE EQUIPMENT AND SERVICE LINES TO BE PAINTED TO MATCH BUILDING.
•	DOWNSPOUT LOCATIONS ARE CONCEPTUAL IN NATURE COORDINATED BY THE ARCHITECT AND MUST BE COORDINATED ON SITE WITH THE LANDSCAPING, RETAINING WALLS, SIDEWALKS AND INDIVIDUAL BUILDING ORIENTATION AND DRAINAGE TO INSURE THAT OUTFLOW FROM DOWNSPOUTS DOES NOT CROSS WALKING OR DRIVING SURFACES. IT IS THE INTENT OF THE ARCHITECT THAT GUTTER DOWNSPOUTS TERMINATE IN UNDERGROUND DRAINAGE PIPING AND CARRIED AWAY FROM THE BUILDING AND OTHER FINISHED SURFACES WHERE POSSIBLE.
•	REFER TO MANUFACTURE REQUIREMENTS FOR INSTALLATION OF CONTROL JOINTS.
•	ALIGN VENTS VERTICALLY AND HORIZONTALLY
•	THE SCREEN USED ON THE ROOF TOP HVAC SHALL BE REQUIRED TO MATCH/BLEND IN WITH THE ROOF COLOR.
•	EXTERIOR MATERIALS TO TERMINATE ON INSIDE CORNERS. ARCHITECT TO BE NOTIFIED OF ANY DEVIATION.

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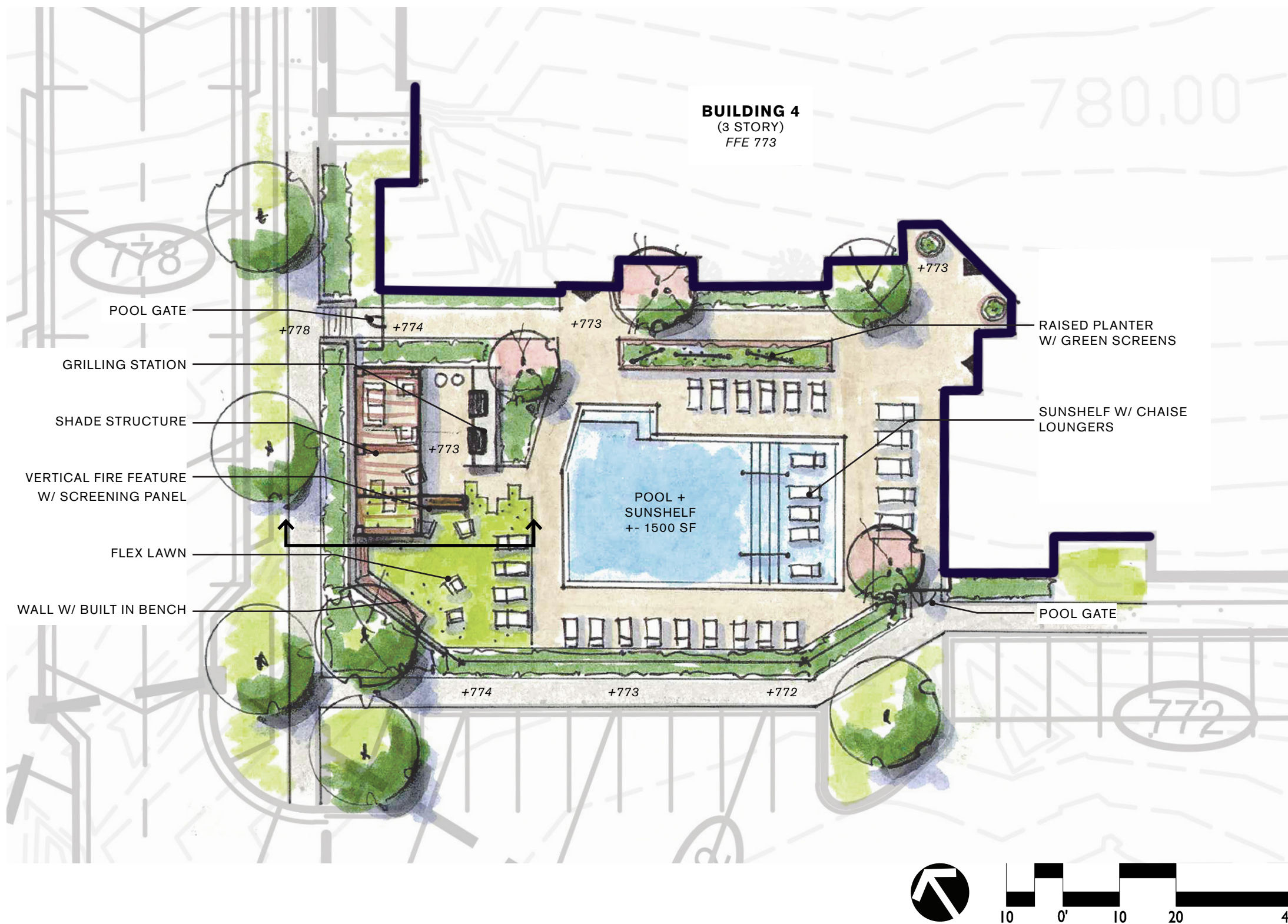
REVISIONS		HUNTERSVILLE		REVIEW SET NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.		HEDK ARCHITECTS		DATE	SHEET NUMBER
		APARTMENTS IN HUNTERSVILLE, NORTH CAROLINA FOR EMBREY DEVELOPMENT COMPANY				4202 BELTWAY DRIVE ADDISON, TX 75001 214.520.8878 hedk.com		XX-XX-2020	A4-41
								PROJECT	BUILDING 'D' ELEVATIONS
								20159	

VERMILLION VILLAGE

AMENITY CONCEPT C



AMENITY CONCEPT C



Bowman Development Group, Inc.

October 19, 2020

SUBJECT: Notice of neighborhood meeting for a subdivision rezoning and sketch plan review of approximately +/- 30.43 acres located on North Church Street and Huntersville-Concord Road.

To Whom It May Concern:

The property was previously rezoned Town Center Conditional District with Town of Huntersville approval as of 7/20/2017.

Site plan provided for: 400 Residential Units (Apartments and Townhomes)
6 mixed use/live work units
165,000 square feet of non residential

The current rezoning and sketch plan request is for Town Center Conditional District.

This site plan shows a maximum of: 374 Residential Units (Apartments & Townhomes)
22,000 square feet Commercial

Recipients of this letter meet the notification requirements of the Town of Huntersville as being either adjacent landowners or neighborhood organizations with at least a portion of their residents located within 250 ft. of the subject property.

MEETING DETAIL:

6:00 p.m.
October 29th, 2020
Via: Zoom

Meeting ID: 829 9013 2317

Meeting Password: 9LDdAd

Invite Link: <https://us02web.zoom.us/j/82990132317?pwd=Sk96WW8zUEdSdTBWYXQwem5ZY1dyQT09>

You are welcome to attend the above-mentioned neighborhood meeting. There will be an opportunity to ask questions about the proposed subdivision.

Sincerely,

A handwritten signature in black ink, appearing to be 'Robert Bowman', written in a cursive style.

Robert Bowman

Sign In

- 1- Kathy Stewart - 10816 Drake Hill Dr - 843-439-0715 - krws77@yahoo.com
- 2- Mary Fitzgerald - 14705 Glendale Dr - 704-408-6356 - Miffran@aol.com
- 3- Dan Boone (Commissioner)
- 4- Sierra (Planning Staff)
- 5- Lindsay Krone - 10416 Drake Hill Dr - 704-351-7032 - Lindsay.Krone@gmail.com
- 6- Stacey Scott Walker - 204 Walker St - 704-947-0230 - swalker442@gmail.com
- 7- Diana Taylor - 100 Steele St - 704-728-6317 - diana5858@gmail.com
- 8- Kathy Jones - 104 Walters St - kathymariejones@bellsouth.net
- 9- Kathleen Loudon - 216 Fourth St - 704.948.4004 - kloudonpayroll@gmail.com
- 10- Billy & Kari Robinette - 201 A Second St - 704-840-7382 - prechalamb@aol.com
- 11- Jack Simoneau (Planning Director)
- 12- Charles Gelsanliter - 201 Third St - 704-957-9257 - cgeosanliter@yahoo.com
- 13- Janet Webb - 109 Joyce Ave - 704-947-2784 - janet4b8webb@gmail.com
- 14- Nick Walsh (Commissioner)
- 15- Melinda Bales (Commissioner)
- 16- Lance Munger (Commissioner)
- 17- Hitesh Bhandi - 217 Fourth St - 980-722-8997 - HiteBhandi@gmail.com

- Started Zoom Meeting at 5:40pm to sign in participants
- Began Presentation at 6:10pm

Questions & Comments

- **Kathy Stewart** - We already have a traffic problem.

- We are widening Huntersville Concord Rd along frontage and Main Street project is moving forward
- Jack updates on projects in the area

- **Mary Fitzgerald** - Glad to see the circle at Glendale. What does the buffer look like? What do THs look like? What type of commercial?

- Larger buffers than before and townhomes are lower so we have more room to plant for screening.
- Will blend with existing Vermillion townhomes.
- Neighborhood oriented needs & brewery/restaurant is what we will target first.

- **Dan Boone** - Originally 165,000 SF commercial and now 23,000 SF. Where did the rest go?

- We asked for the most and without an anchor we had to scale back. Having an anchor grocery store drives the retail up and we were unable to get that anchor.

- **Lindsay Krone** - Curious about traffic concerns and schools?

- We have done TIA and are doing what the Town and NCDOT is requiring.

- **Stacy and Scott Walker** - Concerned about traffic. We are adding more people and nothing for people to do. Also a school crowding concern.

- We hope this spurs more downtown development and the density puts more people to draw interest downtown for additional commercial and things to do.
- Apartments/Townhomes don't add a lot to schools as much as single family does

- **Diana Taylor** - Is all this land vacant? When is public hearing? When will construction start?

- Yes it is vacant except for the water Tower.
- Public hearing is 12/7/20
- Early summer 2021 would be earliest start date.

- **Kathy Jones** - What type of retail are we thinking? Traffic between the 2 curves and Warfield and Glendale is very dangerous. Who is doing the apartments? What will TH price be? What will apartment rents be?

- Neighborhood oriented needs & brewery/restaurant is what we will target first.
- Between this project and Vermillion front we are improving and widening from Glendale all the way to Warfield and will have turn lanes.
- Embrey will be developing and building the apartments.
- THs will start in the mid 250's and up
- Average apt rent will be between \$1450 and \$1500

- **Kathleen Loudon** - What is the buffer between the THs and Fourth St properties?

- The buffer between the alley and the neighboring properties is a 10' planted buffer.

- **Billy and Kari Robinette** - How much is cleared next to property?

- We are across the creek from your property.

- **Charles Gelsanliter** - The pole is close to church realignment. Greenway is tight along power company property.

- We will have the engineer look at this. We are only in sketch and will get into more detail when we start engineering.

- **Nick Walsh** - Would you pave the trail?

- We don't currently have a good relationship with Meck Co and they are not easy to work with. We have not been treated fairly in our opinion and don't plan on paving the trail. We will turn over the property for them to make improvements in the future.

- **Hitesh Bhandi** - Are townhomes and apartments owned or rented?

- Townhomes will be sold and the apartments will be rented.

- **Kathy Jones** - How many stories are the apartments?

- Three stories

- **Lindsay Krone** - Apartment demographics and target?

- With covid people are moving out of cities. Our target is young professionals and empty nesters.
- Density downtown we hope to spur development in the future.

- **Pat Childers** - Concerned about Second St development at church.

- This project is not doing anything there. We are working separately on doing some infill single family houses on the adjacent block from the church property.

- **Hitesh Bhandi** - When is the anticipated approval and completion date?

- We are scheduled for a town board vote in January.

- 2 years of development from start to finish.



November 17, 2020

Vermillion Anchor Mill Village, LLC
13815 Cinnabar Place
Huntersville, NC 28078

Re: Adequate Public Facilities (APF) Application – Vermillion Village (File #2020-11)

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 23,100 sf of Commercial, 300 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 November 17, 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,

A handwritten signature in black ink that reads "Brian Richards".

Brian Richards
Assistant Planning Director

Cc: Jack Simoneau, AICP, Planning Director
Anthony Roberts, Town Manager
Emily Sloop, Town Attorney
Sierra Saumenig AICP Candidate, Senior Planner



Planning Services

4421 Stuart Andrew Blvd.

Charlotte, NC 28217

Phone: 980-343-6246

Email: planning@cms.k12.nc.us

Town of Huntersville: Vermillion Village

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: 300 multi-family dwellings and 61 single-family attached townhomes under TC(CD) zoning.

CMS Planning Area: North

Average Student Yield per Unit: 0.1225 (multi-family) = 37
0.1812 (single-family attached) = 11

This development may add 48 students to the schools in this area.

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

<i>Schools Affected</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/ Teacher Stations</i>	<i>20th Day, Enrollment (non-ec)</i>	<i>Building Classroom/ Adjusted Capacity (Without Mobiles)</i>	<i>20th Day, Building Utilization (Without Mobiles)</i>	<i>Additional Students As a result of this development</i>	<i>Utilization As of result of this development (Without Mobiles)</i>
BLYTHE ELEMENTARY	55	50	918	866	110%	22	112%
J. M. ALEXANDER MIDDLE	47.2	54	964	1103	87%	12	87%
NORTH MECKLENBURGH HIGH	123.5	108	2151	1881	114%	14	115%

The total estimated capital cost of providing the additional school capacity for this new development is \$1,364,000; calculated as follows:

Elementary School: **22**x \$34,000 = \$748,000

High School: **14**x \$44,000 = \$616,000

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.

**Town of Huntersville
Town Board
January 4, 2021**

To: Town Board

From: Janet Pierson, Town Clerk

Date: January 4, 2021

Subject: Approve the minutes of the December 7, 2020 Regular Town Board Meeting. (*Janet Pierson*)

EXPLAIN REQUEST:

Consider approving the minutes of the December 7, 2020 Regular Town Board Minutes.

ACTION RECOMMENDED:

Approve Minutes

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. 120720DraftForBoard

**TOWN OF HUNTERSVILLE
TOWN BOARD MEETING
MINUTES**

**December 7, 2020 (Virtual)
6:00 p.m. – Hosted From Huntersville Town Hall**

PRE-MEETING

The Huntersville Board of Commissioners held a pre-meeting (virtual) hosted at Huntersville Town Hall at 5:15 p.m. on December 7, 2020.

GOVERNING BODY MEMBERS VIRTUALLY PRESENT: Mayor John Aneralla; Commissioners Melinda Bales, Dan Boone, Brian Hines, Lance Munger, Stacy Phillips and Nick Walsh.

Dave Hill, Transportation Planner, reviewed the Draft Huntersville 2040 Community Plan.

Following discussion by the Board, there being no further business, the Pre-meeting was adjourned.

**REGULAR MEETING (VIRTUAL)
TOWN OF HUNTERSVILLE
BOARD OF COMMISSIONERS**

The Regular Meeting of the Huntersville Board of Commissioners (Virtual) was hosted at the Huntersville Town Hall at 6:00 p.m. on December 7, 2020.

GOVERNING BODY MEMBERS VIRTUALLY PRESENT: Mayor John Aneralla; Commissioners Melinda Bales, Dan Boone, Brian Hines, Lance Munger, Stacy Phillips and Nick Walsh.

Mayor Aneralla stated this meeting is being held both in person at the Huntersville Recreation Center on Verhoeff Road as well as livestreamed on Facebook Live. The Board of Commissioners are participating remotely. The public has been invited to attend and comment during the public comments or during any of the public hearings (1) in person at the Huntersville Recreation Center or (2) by telephonic communication in accordance with instructions sent to persons who have registered with the Town Clerk no later than 3 p.m. today. The public may also submit comments by e-mail to the Town Clerk at jpierson@huntersville.org.

Mayor Aneralla called the meeting to order.

Mayor Aneralla called for a Moment of Silence.

Mayor Aneralla led the Pledge of Allegiance.

Mayor Aneralla

- There will be no Mayor's Luncheon this month.
- The Solomon House is going to be closing permanently.

- The Metropolitan Transit Commission met and are moving forward with three new bus stop enhancements around town. They are going to be asking for at least a 1 percent sales tax for a mass transit line in Charlotte.
- The Town received an upset bid for the Blythe Building from another restaurant/brewery.
- There was an article in the Charlotte Observer last week about how there has been a sharp increase in people dying at home and also a sharp increase of people calling for 911 service and yet refusing to go to the hospital once the paramedics have helped them. People are scared to go to the hospital because of COVID. Encouraged everyone to go to the hospital if directed.
- The Town did not have the annual staff Christmas party; however, a video will be posted to Facebook with all the accomplishments that the Town has made this year.
- Noted that on the Consent Agenda is an agreement between the Town of Huntersville and Huntersville Presbyterian Cemetery and Church to start the process of connecting Church Street from Dellwood to Holbrooks.

Commissioner Bales

- Noted today is Pearl Harbor Remembrance Day. We got through that, we will get through COVID and together we should continue to make this country stronger.
- Lake Norman Economic Development Corporation currently has 37 projects, 16 of which are in Huntersville.
- The COVID numbers continue to increase. Encouraged people to wear a mask, social distance and wash your hands often.

Commissioner Boone

- Congratulated Commissioner Munger and Commissioner Phillips on their 1-year anniversary serving on the Town Board.
- At the last meeting of the Huntersville Ordinances Advisory Board they discussed how the greenways may be approved as part of the subdivision approval process versus dedicating or reserving the land for a possible greenway. They also discussed changes required to the Zoning Ordinance and Subdivision Ordinance to comply with NCGS 160-D.
- Provided update from the Lake Norman Chamber of Commerce.
- Announced Huntersville Fire Department has sent their annual fundraising letter.
- Huntersville Police Officer Odette Saglimbeni was promoted to sergeant.

Commissioner Hines

- Charlotte Regional Transportation Planning Organization will vote in January on the reprioritization of transportation projects. Just for an update, US 21 and Gilead, construction is supposed to start around April of next year. That's the same thing with 77 to Gilead Road exchange. Highway 73 was basically pushed out two years from right-of-way acquisition from 2023 to 2025, so we are hoping some of those things through conversations we can have facilitate some of those. CRTPO is working on the 2050 Metropolitan Transportation Plan. Our next meeting is December 16.

Commissioner Munger

- Attended a ribbon cutting at Elevate Beauty Lounge in Rosedale area on Friday. I would like to welcome them to our community and wish them a successful future.
- Encouraged people to donate to local non-profits.

Commissioner Phillips

- Blythe Landing Self Storage is collecting items for Block Love Charlotte.
- Recognized Project Lit of Huntersville, a group that takes their mobile library out into the community and meet children where they are.

Commissioner Walsh

- Next virtual Public Art Commission meeting is this Wednesday.
- Provided update from Visit Lake Norman.

PUBLIC COMMENTS, REQUESTS, OR PRESENTATIONS

Cassie Wilson, Martin Starnes & Associates, reported that they issued a clean opinion with no findings and no management letter for the financials for fiscal year 2020.

AGENDA CHANGES

Commissioner Boone made a motion to adopt the agenda, as presented.

Commissioner Bales seconded motion.

Mayor Aneralla called for a roll call vote.

Commissioner Bales – Approve
Commissioner Boone – Approve
Commissioner Hines – Approve
Commissioner Munger – Approve
Commissioner Phillips – Approve
Commissioner Walsh – Approve

PUBLIC HEARINGS

Petition #R20-04. Mayor Aneralla called to order public hearing on Petition #R20-04, a request by Palillo Holdings, LLC to rezone +/- 37.19 acres at the southwest corner of Hambright Road and Statesville Road from Corporate Business to Corporate Business - Conditional District, Transit-Oriented Development Residential Conditional District, and Highway Commercial - Conditional District, for a mixed-use development with commercial, apartments, hotel, and flex space; (Parcels: 01704401, 01704402, 01704403, 01704404, 01704406, 01704407, 01704409).

The petitioner has requested the public hearing be continued to January 4, 2021.

Commissioner Munger made a motion to continue the public hearing either remotely or in-person at a location to be published, to January 4 at 6 p.m.

Commissioner Bales seconded motion.

Mayor Aneralla called for a roll call vote.

Commissioner Bales – Approve
Commissioner Boone – Approve
Commissioner Hines – Approve
Commissioner Munger – Approve
Commissioner Phillips – Approve
Commissioner Walsh – Approve

Petition #R20-05. Mayor Aneralla called to order public hearing on Petition #R20-05, a request by Vermillion Anchor Mill Village, LLC to revise the +/- 30-acre Vermillion Village Rezoning at 404 N. Church Street (PARCEL IDs 01902201 and 01902202) from Town Center - Conditional District to Town Center - Conditional District to include 361 attached residential units (300 apartments and 61 townhomes) and 23,100 sq. ft. of commercial.

The petitioner has requested the public hearing be continued to January 4, 2021.

Commissioner Walsh made a motion to continue the public hearing on Petition #R20-05 remotely to January 4, 2021 at 6 p.m.

Mayor Aneralla said did you mean remotely and also in person or just remotely.

Commissioner Walsh said remotely for now.

Mayor Aneralla said because the other one was made for remotely and/or in person.

Commissioner Walsh said I understand.

Commissioner Boone seconded motion.

Mayor Aneralla called for a roll call vote.

Commissioner Bales – Approve
Commissioner Boone – Approve
Commissioner Hines – Approve
Commissioner Munger – Approve
Commissioner Phillips – Approve
Commissioner Walsh – Approve

Petition #R20-03. Mayor Aneralla called to order continuation of public hearing 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 138 apartments, 53 townhomes, 7 detached-homes and 12,000 sq. ft. of non-residential space.

Commissioner Hines said I would like to state I currently have a property under contract that may be impacted by this rezoning. I am requesting to be recused from this project.

Commissioner Boone made a motion to ask Commissioner Hines to recuse himself from the second half of this public hearing.

Commissioner Phillips seconded motion.

Commissioner Munger said no amount of public pressure should force an elected official to recuse themselves due to unfounded accusations. The only reason an elected official should be recused is if they stand to have a direct, substantial and readily identifiable financial impact as a result of the decision. Because Commissioner Hines has recently disclosed that he will be acquiring one of the properties that would be most directly affected by a street coming through this development and emptying onto Greenway and because the discussions about whether or not the street should be built through are still ongoing and because the resulting decision, in my opinion, may have a material affect on the value of this property, I will be voting in favor of Commissioner Hines' recusal. I do want to be clear that I will be voting yes on this decision for this reason and this reason alone. I consider Commissioner Hines to be a highly ethical individual who is navigating a highly contentious and passionate situation as best he can and appreciate the fact that he has made every effort to keep the Board informed of his ongoing business dealings in the area. He has also made great efforts to keep our Town Attorney informed and relied heavily on her counsel.

Mayor Aneralla called for a roll call vote to recuse Commissioner Hines.

Commissioner Bales – Approve
Commissioner Boone – Approve
Commissioner Munger – Approve
Commissioner Phillips – Approve
Commissioner Walsh – Approve

David Peete, Principal Planner, said I want to enter the Staff Report into the record. *Staff Report and Staff PowerPoint attached hereto as Exhibit No. 1.* My intent tonight is just to go over what has significantly changed from the last time we went over this and then kind of recap where the recommendation stands and then I'll be glad to answer any questions that you have. And then Susan Irvin and Shane Seagle and the rest of their team are standing by and I think they have a presentation as well and they will be happy to try to answer questions as well.

I think everyone is very familiar with the site in question. On the left of the screen you will see the last version of the plan that came to hearing, which was I know it says October 21, but this was for the November public hearing that was continued. And then on the right side you see the one for tonight 11/23 which is for the 12/7 meeting.

The apartment building in the yellow has been reduced by 4 units to 134. The townhomes in orange have been reduced by 3 to 50. Street C is now more what you might call atypical cross section. The detached homes are still at 7, but you can see that they have been reconfigured to 4 along Greenway which are now larger lots and then there are 3 in the back that will be facing a greenway served by an alley that's located there.

All of the modifications that are on the plan are supported by staff with the exception of the two that are not required. That would be 3 and 5 dealing with on-street parking and fences in the buffer. If you would like to go over any of those modifications, I'm happy to go back and do that, but just wanted to

let you know that all the modifications on the plan and the Staff Report are supported by staff at this time.

There is a note about the parking that was asked at the last meeting and they have added. Essentially the note states that the parking that is provided is what will serve the units and if they do not have enough parking, then they acknowledge that they will need to reduce the units. The mix of the type of units one versus two versus three bedrooms will affect and impact the parking and they have noted on the plan that they will move forward in that regard.

Trash service collection is still not quite resolved. There are some solutions that the applicant and the Town are discussing. I think the applicant may have a scenario that they would like to show tonight and so there will be some additional Town review of that and that is something that we are still continuing to work through, but as of tonight we do not have an acceptable trash collection service program.

As is typical with every project we do, there are a lot of miscellaneous red-lined comments, notes, things like that, that are not of tremendous substance, but will make sure that the plan is ordinance compliant and addresses all the right issues in the right way, so that's what the last comment there is all about.

I want to show you an update on the TIA. When last the hearing was scheduled, we were under the provision that a TIA was not going to be required, but when the non-residential square footage was increased to the level that it is, that triggered the need for a TIA scoping and study and you can see there in the underline that the mitigation identified in the TIA currently is that there would be a southbound right-turn lane on 115 with some storage. The Town has not finalized its review as this was only received on 11-30 and we will be making a recommendation on that as quickly as we can, but that is the status of the TIA tonight.

Commissioner Phillips said I was curious who will pay for the right-turn lane.

Stephen Trott, Director of Engineering, said right now the TIA is still under review and typically developers would pay for improvements identified, if that's what the Town Board decides. I guess once review of the TIA is complete, a recommendation will be made to the Town Board and then it will be up to the Town Board to decide what improvements are required.

Mr. Peete said I wanted to show very quickly that in light of the unit reduction, I sent back the new plan and the data to CMS for an updated report and you see that on the right. On the left is the last version that we had. CMS regularly adjusts the formula that they use to calculate how apartments, townhomes, and single-family homes impact a school and so they have made that adjustment and you can see there that the projection that CMS has offered in this advisory document is the projected impact has gone from 27 students to 29, even though the unit count has gone down. If there's any questions on that, we can certainly follow-up, but this is something CMS provides to us on our projects and their methodology is spelled out in that report as well.

All of the elevations have not changed. The only comment that I wanted to share with you at this time was we had asked at the last hearing, which again was not fully held, that they provide atypical. You just saw three elevations for the apartments. They do show a couple for the townhomes, but they do not have anything for the detached homes, so we would like to see some illustrative elevations that will show what those detached homes will look like as well.

That is the basis of the presentation for tonight. If there are any elements at all that you would like to go over or look for clarity on, I am happy to do that.

Commissioner Munger said overall I see the seven ordinance modification requests. It is my understanding that staff supports all, or in some of the cases the modification is not required. Is that correct?

Mr. Peete said that is correct. There's really just five, two are not required.

Commissioner Munger said how was the TIA done without school in session.

Mr. Trott said traffic counts were used from 2017 when school was in session. This is something that's done in-town currently due to pandemic conditions and also something that NCDOT is allowing.

Commissioner Munger said there was a multiplier used to accommodate the growth rate that occurred between the time it was actually taken and now.

Mr. Trott said yes, that's correct. A growth rate of 2 percent was utilized for this particular TIA based on data from the Metrolina Regional Travel Demand Model. Traffic volume growth in this area has been about 1 percent and 1-1/2 percent to 2 percent per year growth and that base data is used to approximate the traffic volume growth from whatever year the count was taken to current year conditions.

Commissioner Munger said why was the intersection of Greenway and 115 not included in the TIA given this particular intersection is in the area of intense scrutiny.

Mr. Trott said Article 14.3 of the Town's Zoning Ordinance requires study of signalized and major unsignalized intersections where peak hour traffic on a proposed development is anticipated to be 30 or more trips on an intersection approach or 50 or more trips for the intersection. Since Greenway Street is not a major street, it wouldn't be a major unsignalized intersection and also the intersection is not signalized. Furthermore, the anticipated number of trips based on the TIA scoping is not above either one of the thresholds mentioned, so therefore was not required for study.

Commissioner Munger said there have been one or more comments that this project could be considered spot zoning. Can you comment on that.

Mr. Peete said that was something that was discussed with the applicants at the very beginning. The project abuts the Town Center zone, so this is an expansion of an existing zone that is immediately adjacent. This is not an introduction of a zone that does not exist in this general vicinity. In our opinion, it would not be spot zoning.

Commissioner Munger said would it be possible to introduce traffic calming measures along Greenway to help reduce speeds of cut-through traffic.

Mr. Trott said the Town does have a Traffic Calming Policy, which addresses speeding concerns on local maintained streets. Residents can request that process get started at any time now or in the future. We have a policy and request form online that can be filled out and sent into the Engineering Department to start that process.

Commissioner Munger said is it possible we can just go ahead and start the process for the speed traffic calming on Greenway. Can we just put something out there and say we're going to go ahead and look at it now, rather than wait for the residents. Let's just get out there and proactively check it and see where we are.

Mr. Trott said yes, we can go out and add Greenway Street to the list of locations to count in Town.

Commissioner Munger said I would like to see the gate lowered at the Town parking garage prior to the start of any construction and a plan put in place for validation by local businesses and the Town itself, so it doesn't become a future issue. I'd like that addressed sooner rather than later.

Commissioner Boone said can you tell me the number of trees that are going to be saved in that two acres of forestry that's close to this project or in this project.

Mr. Peete said currently there is one specimen tree to be saved which represents two percent of the existing trees that would qualify.

Commissioner Boone said and the Planning staff is good with this saving of one tree.

Mr. Peete said the Planning Staff is comfortable that the ordinance is followed and if the site plan that is proposed does not save the minimum that the ordinance would like, then you have to first try to replant at the prescribed ratio in the ordinance throughout the site and then further, if that is not completely possible, then there is a provision that you can go to the Planning Board with your mitigation scheme and you ultimately may be able to pay into a tree fund, but it's not automatic, you have to kind of progress through those scenarios. As long as they are complying with the provisions of the ordinance, then staff will be okay.

Commissioner Phillips said could you explain to the people that are watching and keeping up with everything how paying into the tree save works and where that money goes, because we say paying into tree save, but we haven't really explained that through this process.

Mr. Peete said what the ordinance contemplates is that you would come up with a number of trees that you are not able to save of your stock and they are all going to have a size and you will choose the number that you are deficient from your stock and you will total up the caliper inches, which is the diameter of the tree measured at breast height, and you will add that up in totality and then, because this project came in the door before the recent changes that we just approved, the applicant would have the choice to either go with the rules that were in place when they came in the door or the new rules. There would be a percentage of that caliper that's added up to a maximum of 100 percent if they were to choose that they would have to go out and get new trees to plant on the site at the prescribed or recommended size, which is usually about 2-1/2", 3" or 3-1/2", so significantly smaller than probably the stock that's out there because of the age of those trees, because you want to plant a smaller size because they have the best chance to grow and create the reforestation that you are looking for. Once you know how many of these smaller new trees are going to be planted, then you have to go out and get around three estimates from installers and it would be for the tree itself, as well as installation. Those estimates are given to Town staff, they evaluate to make sure that they seem reasonable based upon our own knowledge and inhouse efforts on tree planting and then we would take that to the Planning Board and that would be approved by them as their mitigation scenario. All during that process we are continually reviewing with the applicant opportunities that they may have to plant. For instance, if you had a large open space or maybe even a BMP that had a large top area or a shallow slope, you can

do some planting in there and so there may be planting opportunities that they can come back in and reforest in an area. Obviously, it's going to take several years until you would have mature tree growth. We do that all throughout town on almost all projects that we review or approve.

Commissioner Phillips said if someone decides to go with the option of just paying into replacing the trees, the money that they pay into, does that go specifically within that community or is the money used throughout Huntersville, like not any particular project.

Mr. Peete said there are not particular limitations on where the funds may be utilized.

Susan Irvin, representing the applicant, said I am representing the applicant in this case and I appreciate the opportunity to come before you. We do have a presentation. *PowerPoint attached hereto as Exhibit No. 2.* I want to say that I put a lot of slides that I've already presented at the prior public hearing in the appendix and I'm not going to go over those, but I do have some slides to address the changes and some of the additional questions that have been raised.

I think it bears repeating, even though I have said this in a prior presentation, that the Town plans and these four plans in particular, prioritize development of the downtown area and those plans are based on stakeholder interviews, citizen involvement and workshops, outreach surveys and have gone through a process.

I basically superimposed very lightly the plan on this 2040 density plan and the 2040 plan recommends in Tier 1 high density residential and commercial, urban workplaces in apartment buildings and two to four stories is allowed. That darker area is the area north of Holbrook and also the area east of Street C that bisects the area south of Holbrook, so you could see the townhomes on the east side of Street C between the AT&T building and Street C are in Tier 1. The portion of the property that is in Tier 2 is south of Holbrook on the west side of Street C and the 2040 Plan is recommending generally two to three stories there, predominantly residential which can include small scale apartments which we are not doing on this plan, townhomes, duplexes, triplexes and urban single-family home types. That is the recommendation of the 2040 Plan and the plan that we are proposing meets the requirements of that plan.

The next slide is just a slide that talks about the impact of the overall citizen survey in the Town of Huntersville and the importance of developing the downtown area.

The next slide is one that David has already discussed, but I do think that one of the primary things we've done with the mixed-use building is contained the mix of uses in a smaller footprint by having it be in one building with a vehicular passthrough and including more commercial on the front portion of the building.

This is a slide that gives a timeline, but what I wanted to focus on here is that three civic buildings have been built downtown since 1997 around this intersection. The pictures at the bottom of this slide, on the bottom right-hand side, show you the two other buildings besides the civic buildings at this intersection. The Town Hall and the old police station were built in 1997 and Discovery Place Kids was built in 2009.

One of the things I wanted to say just on behalf of our team is that we have had some very good meetings with the community, primarily with the Greenfield neighborhood representatives. This is just a slide that shows and highlights the various meetings that have taken place in addition to just the

community meeting which was August 26. We had a second community meeting that was on-site. We had the public hearing on October 5 and then on the 15th the applicant team met with adjoining owners around the site and on the 26th they had another meeting at Greenfield Park with Greenfield community members. The Planning Board meeting was on October 27. We had a third community meeting on October 28 and then we were fortunate that we were able to meet with some representatives of the Greenfield HOA and the Save Downtown Huntersville organization. We met with them over a period of two weeks and during that period we did work on changes to the plan. I thought that we had an agreement from the representatives on making those changes, but ultimately the Greenfield neighborhood determined not to support those changes, but nevertheless we met as a team and decided to go ahead and submit the plan that we had been working with Greenfield on.

I just want to talk briefly about the changes that were made as a result of the community meetings. The first community meeting Mr. Fletemier had asked us to do the traffic analysis, which we did, and that was performed by Design Resource Group and it showed that 3 percent of the residential traffic would turn right on Greenway and 5 percent of the commercial traffic would turn right on Greenway. We also increased the commercial from one of the initial square footages was 3,500. I should go back and check that number, but it was essentially the front half of the building on Gilead and it also included leasing offices. That is now 12,000 sq. ft. of the entire building on Gilead and does not include leasing offices for the apartments that are ancillary for administrative offices and it doesn't include the clubhouse.

We converted ten townhomes that were on Greenway to what is now four single-family homes, added a 20' undisturbed buffer around the pond, reduced the size of the BMP and we are looking at reducing it further. We converted the western buffer south of Holbrook to 20' from 10' and added a fence and we also reduced the overall residential density by 18 units. That was a reduction in multi-family count from 140 to 134, a removal of 12 townhome units south of Holbrook, increased the setback from Greenway and replaced the townhomes that were on Greenway with four single-family larger lot.

The next slide kind of gives you a visual of those density reductions. The plan on the left is the pre-development meeting plan with a total of 209 units. The October 5 public hearing was 201 units and we are now at 191 units.

The next slide gives you kind of a close-up of some of the key.....this was kind of the final discussion in our negotiations and we had a spirited discussion among our team about this, but ended up reducing the townhomes on Greenway to these four single-family homes that you see and there was a townhome unit on the second row that was converted to three single-family homes.

This next plan is something that David had mentioned about the public trash. This is a sketch. We are going to have to get the radiuses confirmed, but as you can see you essentially need to add an alley along the western edge of the project and along the eastern edge of the project to allow the public trash vehicles which have a sidearm and also the larger vehicles.....they have to be able to drive around, not like private trash service, they can't pull in and pull back out onto the street.

Another thing I would like to show, and we've worked on this also over the weekend, is a cross-section to kind of better visualize the buffer and the distance and the topography changes. This is the western boundary of the property. On the very left-hand side you can see an existing single-family residence. The property line is shown and then there's a 20' planted residential buffer and a 6' high privacy fence and then beyond that fence there is additional landscaping and you can see the grade change here. What we have is a garage on the first floor and then that is a three-story townhome unit. The team is

discussing also putting in two-story townhomes, so it could be either this which is a three-story or a two-story.

Another thing that we discussed with the representatives of the community was extending the Holbrook Street to the driveway that goes alongside the AT&T building and creating a different connection out to Greenway Street. That was something we discussed briefly with Stephen and looking at the turning radius for that vehicular connection, it didn't work. One of the things that we have added to the plan is a 10' pedestrian connection that would allow people to walk from Holbrook across to that town driveway.

The next slide is just the overall plan that shows the pedestrian connection and kind of where it is in relation to the plan.

The next slide we have the IMPLAN Program and we used that because it's also a program that's used by the Lake Norman Economic Development Commission. Also, this is just a list of some of the cities and towns and universities that use this study. This is a study that talks about the economic benefits of a project and it assesses the different benefits and the amount of benefits to a community. You can look at impacts in Mecklenburg County or impacts in North Carolina or just the impacts in Huntersville. We just looked at the impacts in Huntersville.

The next slide tells you the types of benefits that this program evaluates. You can have the direct benefits which are what's being spent for materials and labor and again these are just the benefits in Huntersville. The indirect benefits are services and appliance stores and people who are benefitted indirectly by the project that's also in Huntersville and the induced benefits are what happens when people spend money as this project is being constructed and operated.

The next slide just gives you construction benefits to Huntersville and the construction benefits are \$44 million. The next slide gives you the output from IMPLAN for the tax benefits just for new residents for the next two years once the project is built and then the third slide gives you the operational benefits over the next 10 years once the project is built.

This next slide is not something I'm going to go into. We started writing down our changes since October 5 and the slide after this kind of hits on some of the major ones. This kind of gives you the summary of some of the major changes that were made – the 12,000 sq. ft. of the commercial on Gilead, vehicular connection, more than \$400,000 to build this street along Discovery Place parking garage and also extension of Holbrook to Hillcrest, the expansion of the buffer south of Holbrook to 20' and adding the fence to that, the nine townhomes on Greenway converted to four single-family detached, six townhomes converted to three single-family detached and the 20' undisturbed buffer around the pond.

This next slide, I don't think I need to go into that too much, but I did mention this before, there have been a lot of concerns about the storm water situation in the Greenfield neighborhood. It was developed before these regulations were in effect, but this Town Center project is subject to the current regulations which are listed at the bottom and they require this project to manage the 10 acres of water that is not being managed now. And then as David pointed out, we have the elevations. This next elevation, the only thing I would like to show you here is just to point out that we've increased the height of the first floor commercial to 19' to give that a real visual presence. This next slide is the side elevation. The next slide shows you what you will actually see because the parking garage is in front of the apartments and Discovery Place Kids is in front of it. The one thing I wanted to say if you could go to

the townhome design, over the course of the community meetings one of the things that the developer has determined is that they will be evaluating different architectural styles and conforming more to a craftsman style. And then just again to hit on the importance of the 2040 plan which is an elaboration on the 2030 Plan, what the Huntersville community has said is that they want to encourage future development in the downtown area and they want to encourage residential development in downtown including for sale and rental housing integrated with commercial uses and that's exactly what we are doing, and to encourage new businesses. I've spoken already with one person who brought a client to downtown Huntersville because they felt the apartments in this project would provide customers for their business. The last slide here is we do have a website with some frequently asked questions.

The one thing I would like to say, I think it was brought up earlier about the trees, there were some questions about the tree save and David if you could just go back to the slide that shows the concept plan by itself. We actually met and over the course of the last three days have worked with the engineering team. Originally, they had estimated that they would be able to save 15 percent of the specimen trees onsite as opposed to the 30 percent that's required. This is the downtown project and as you can see, especially the property north of Holbrook, is a higher intensity use. Because of some of the other infrastructure changes removing the tree save area in center that number went down. There were some trees that were on the borderline south of Holbrook. There were a total of 16 specimen trees, that 30 percent of those would need to be saved. We were looking at Holbrook trees that needed to be saved. What we were able to do as we talked about it over the weekend and over the last few days was increase that number. We think that we can increase that back to the 15 as we looked at where those trees were, many of them are along the boundary line and two of them are in the area of the pond, but we think we can reduce the size of the pond.

Commissioner Munger said you talked about possibly reducing the size of the BMP to increase some of the tree save, is that going to adversely affect any of the drainage mitigation that would be required in the area.

Ms. Irvin said that's a good question. You would not be able to create a situation that did not manage the water onsite, so we would not be able to reduce the pond size if it affected the drainage negatively. We're looking at ways to engineer the pond so that it can be smaller and still comply with all those storm water requirements.

Ms. Irvin said it's not actually on that plan, this was something that we worked on, we had a discussion with staff on Thursday and I had really misunderstood. Jack had very clearly said that we should come up with a solution to the trash and I just did not understand that he meant we had to have a design solution that included public trash and so we spent quite a bit of time on the phone with the developer's private trash service and had a solution, but we had to have these extra alleys for public trash and when we talked to Jack on Thursday he said it absolutely has to be designed for public trash even if we are using private and so this is what this design does.

There was one thing I forgot to mention in response to the question about the trees, can I just add that very quickly. One thing I forgot to mention is that in addition to any mitigation that's being done, we looked at the number of trees that would be planted in the buffer because we did expand the buffer and the street trees and the trees on the lots in addition to the mitigation trees, we are well over 300 new trees will be planted on the site. I just thought that was an important number for people to know about.

Jim Fletemier, 209 Hillcrest Drive, said if you leave this map up, this sort of funny looking home right there on the southwest corner next to the pond, that is in fact where I am speaking to you from. And I will start my 3 minutes now. I do want to recognize North State and Ms. Irvin for the small changes that have been made to the proposal. I think that within the confines of what many to believe is a critically flawed plan, those changes have definitely lessened the negative impact of the neighborhood. That can't be argued, particularly I think that they will be pleasantly surprised and the neighborhood will be pleasantly surprised with the single-family detached homes along Greenway. I want to thank you for that and I want to recognize that. I want to speak to the BMP pond and pardon me if this seems a little selfish, but I have talked to the developer several times and I'm hearing words like the intent is and the hope is and the plan is for this to be a gorgeous, a visually pleasing recreational site. The problem is that the facts are and the plan is and historically proven data shows that a BMP pondnot included as part of a recreational area when it's just simply built as a traditional BMP pond can negatively impact homes, particularly those adjacent to the property and in this case quite frankly the Eppley's at 208 Greenway and ourselves could be significantly harmed if the variable is in place and I know how these projects work, it's not my first rodeo. The intent can be there, but that intent can be lost for the sake of environmental issues or economic issues or sometimes even convenience issues. My big concern is I would ask that the size of the BMP and that area to be developed and maintained as a recreational site be included as part of the plan. If the variable needs to be adjusted because the pond can't control the storm water, then the variable should be to reduce the density on the property to remove some of those units, because you are risking what could significantly easily be, and by the way I sent you guys copies of the studies, you could, we could be looking at losing up to potentially 20 percent of our market value and it's just not fair to ask the Eppley's and ourselves and the folks in Greenfield Park to carry the burden of that gamble. I fully believe that the intent is there to make it great. I want to see that in writing so that that intent becomes a constant not a variable and again thank you for the adjustments that have already been made.

Erin Gillespie, 14039 Bankside Drive, said I was a member of the 2040 Steering Committee and as well we had a subcommittee focused on outreach and engagement, and so I was happy to be a part of that group as well. I think you also heard from George during the last hearing who was also a part of that subcommittee. We spent a lot of time making sure that we heard from a lot of folks across Huntersville, across all corners of Huntersville to get a lot of input. As you all have heard the goal for engagements was doubled by the staff and the consultant, so we definitely had a lot of input going into this and I wanted to say just from my perspective as a steering committee member, this plan really is supported by that 2040 plan. You know, it's justified. The density supports the vision that the goals that we heard from community members for what they want to see for Huntersville as well as for downtown. It's also justified by that future transit station area. I know that's been mentioned a lot. The steering committee discussed that at length about keeping those future transit plans in the 2040 plan knowing that they would affect and impact future land use and that was important because that's what we heard in our surveys and in our community feedback was we still needed to hold on to that future and a vibrant dense downtown does not necessarily need to have that fixed rail line, but that transit can be provided in other ways and that density will be supported by all those modes of transit. It's also justified by our historic and ongoing housing demand that we are seeing in Huntersville. We need that mix of housing types. We are seeing a demand for that housing type and the mix of housing that's all in the plan and was well supported by all of the feedback that we heard and then also that mix of retail, commercial, office, residential, folks are wanting to see that more and more in downtown. I think we don't want to see another 20 years go by without seeing some big positive change happening in downtown Huntersville to really create that active dynamic vibrant district and I think this project will help bring us one step closer to that vision. As an economic development professional, I know that retail follows rooftops, it's a motto I hear all the time, and so these new units will help attract more retail. And

another thing I want to point out, I think that this new construction retail is really important. I know there's a lot of demand for that Class A level of retail space and commercial space in downtown and near downtown and it's just not there without projects like this.

Rick Ranson, 214 Greenway, said as a descendant of the Hunter family, it's hereditary to help fighting this I guess. It's in my blood, DNA, but it's not just my heart, it's my brain and when I look at this and I hear about Gilead Road, the funding from the state not being I guess anticipated – not coming through as anticipated, but it's still going to cause such traffic congestion on Gilead Road especially. I took a drive up to Catawba Avenue in Cornelius this past weekend and it took me 20 minutes to go from 115 to 21 on that two-lane road and putting this many people in here. When I was canvassing around the neighborhoods, there was always traffic. The problems with Greenfield Park, they weren't interested in it, the explosion of the people that signed the petitions, they didn't care what the small issues with Greenfield Park, but they do care about this traffic and the things that you have said tonight are good. I appreciate it. We all want a good downtown, but it keeps coming back to that traffic and I just don't see why we want to pack so many people in there without the roads being built. And Gilead Road, it's not clear enough if there's enough room in there. The policies of the past administrations have changed whether it wanted it to be a small downtown area where you went exclusively for what you wanted to do or whether or not it's going to be a corridor and it seems like there's just too many things in there. I guess the last thing, I've been as partisan as anybody and I hope I haven't hurt anybody's feelings too badly, but people ask me what do you want – you grew up here, you are from here, and I guess the most thing that it comes down to is pride.....growing up around here it was always the Davidson Daemons and the Cornelius Corncobs against the Huntersville Heroes and we always had that competition and what I really want more than anything else is for those cities, all the other cities in the region, to be jealous about Huntersville – to see something and say hey, let's go to Huntersville and have a good time and if you put apartmentzilla in there you are just going to take up too much space and you are going to give the citizens too much traffic. It's going to hurt the impact and the quality of their life and I really do feel like this is a legacy issue.

Randy Brawley, 8338 Sandowne Lane. *Refer to written comments attached hereto as Exhibit No. 3.*

Kathy Jones, 104 Walters Street, said I am a Huntersville native and I have strong emotional and very personal views on this project and why I feel it's not suitable for this particular property, but I'm going to set that aside for right now and I'm going to try to speak in general about why I feel that the property doesn't really fit from a common sense perspective. When we look at the projects that we already have that have been approved or are going to be or in the approval process like Vermillion Front, Hill Street and Vermillion Village, which is in the approval process, but Vermillion Front and Hill Street have been approved and they are ready to start moving dirt come spring. We have the rooftops that everybody is harping on that we need to support a commercial retail development in the downtown area. Once those three projects are built, we will have 470 apartments and townhomes and that's all within three blocks of Gilead and 115 intersection, but it only gives us 23,000 sq. ft. of non-residential since the Vermillion Village original plan has changed dramatically, so everything that was promised to create a new Town Center that was going to revitalize downtown Huntersville on the east side and got the Town really all inspired and excited about how this was going to help with the congestion at 21 and 115 and Gilead, because it was going to give opportunity for the people on this side of town to shop and not have to cross the interstate or go out there in all that traffic and have to do their business....now that that has been taken out of the project and replaced with apartments and townhomes, we need that Town Center retail commercial space. The property behind Discovery Place Kids is perfect for that. That's what we need. We have the rooftops. I've heard from several people that okay, yeah, we're going to have 470 apartments and townhomes, but it's across the railroad and it's not easily accessible

to walk to downtown. Well, we've got the Main Street project coming up. That's going to create a more walkable friendly place for people on the east side of the tracks to go downtown, to walk, to leave their vehicles in their driveway because it's going to create new sidewalks, wider sidewalks. It's going to create a more walkable assessable crossover there at the railroad, so that shouldn't be a concern at this point as far as being able to walk three blocks to downtown from the east side. The North State project, it's going to set a precedence for future development and we need development, that's not going to just benefit the financial needs of the town, but we need it to also steer us in a positive direction. We know development is coming. It's here, it's been here. So, we're not going to stop it, we don't want to stop it, but we want smart, functional and beautiful development and that should be the Town's goal and everyone's goal. We want pride in our town, we want to be able to say we're from Huntersville, because we've always felt that way, at least the people who have lived here all their lives have always felt that way.

Scott Harrington, 13314 Union Square Drive, said I also served on the steering committee alongside 14 great capable volunteers, two of which have already spoken and that's the disadvantage of going third. The role of our committee was really to serve in an advisory board capacity to both the Planning Board and the Board of Commissioners in the development of the 2040 Plan. Our primary goal and I think we succeeded at that was to engage in the most diverse community conversation possible and probably ever here in Huntersville. As I said, I think we succeeded and we presented every stakeholder we could reach out to with an opportunity to express themselves in at least three different questionnaires. We solicited questions and comments both online and where we went in public. We met with HOA's and civic groups. I think I saw something today that Dave Hill spoke to 12 of 14 of them. I know I sponsored a couple myself of which he did a good job in addressing questions. There was a sponsorship of a 3-1/2 day workshop with a variety of formal and informal public meetings. All of that's to say that by last count I think we had 11,500 points of contact, some of which may have double counted people, but there's some people, including myself, that filled out more than one of those questionnaires, so specific to tonight's discussion, the raw data clearly shows that the majority of our citizens and stakeholders support having a vibrant pedestrian-friendly downtown with restaurants/bars, retail businesses and higher density housing options. The North State development mixed-use project is very much compatible with the 2040 Huntersville Community Plan as drafted today. And then looking back at the 2030 Plan, it's custom fit for the 2030 Plan, too.

Janet Webb, 109 Joyce Avenue, said you know that December 7 is an infamous day in America's history. It was 1941, 7:55 a.m. Hawaii time, a Japanese dive bomber bearing the red symbol of the Rising Sun of Japan appeared out of the clouds above the island of Oahu. A swarm of 360 Japanese warplanes followed, descending on the U.S. Naval Base at Pearl Harbor in a ferocious assault. The surprise attack struck a critical blow against the US Pacific fleet and drew the United States irrevocably into World War II. President Roosevelt and his advisors knew that an imminent Japanese attack was probable, but nothing had been done to increase security at the important naval base at Pearl Harbor. It was Sunday morning and a lot of the personnel were away at religious services off base. AT 7:02 a.m. two radar operators spotted large groups of aircraft in flight toward the island from the north, but with a flight of B-17s expected from the United States at the time, they were told to sound no alarm. Thus, the Japanese air assault came as a devastating surprise to the naval base. Fast forward to today, December 7. A few months ago the Greenfield Park residents never saw the bomb of high-density housing, apartments, townhomes and a few single-family homes for our quiet neighborhood. What a surprise to learn what was planned and almost written in stone before we even knew what was coming. I am sure you Mayor and Town Board members must have been aware of this bomb months ago. None of you live in Greenfield Park and I believe you value your neighborhood as much as we do. Many concerned residents have spent hours and money meeting with Board members and even North State developers

to hopefully change your minds about rezoning the area south of Holbrook Street to no avail. You Board members and Mayor hold all the power to [inaudible] the full development. You could recommend that North State re-do their plan for high density housing and amend the plan to include most of the single-family homes. Tonight is our last opportunity to ask you to consider voting no on the rezoning request. Please don't drop a bomb on Greenfield Park by building high density townhomes. It would destroy the uniqueness of our neighborhood. You Mayor and Town Board members have all the power to keep that bomb from dropping. We do not want December 7, 2020 to become an infamous day in Huntersville.

Brittany Duncan, 7628 Berrywood Circle, said my future home is my parents' home behind Huntersville Elementary at 110 Pineridge Drive. I am not here tonight to give you a sob story about being a fifth-generation citizen, raising a sixth, or how much things have changed, because change is not bad. You have been presented with facts and intelligent opinions. Countless hours of research, conversation, speech building and community teamwork have gone into a fair and detailed argument about the right plans for our downtown. I have been cautioned not to come to you with an emotional argument. You have the facts, numbers and research already, but before you write me off as whiskey bent and hell bound, which I find endearing, I am asking for three minutes for a speech that you need to hear and I hope you will think long and hard about it before you proceed on making decisions that will affect our entire community for years to come. I am here to plead with you to make the right decision in regard to the North State development situation. Thousands of citizens are asking for changes to this plan. They've sent emails and signed petitions and they're either not being heard or they are not being listened to. I have seen people of all ages be angry, heartbroken and in tears because of the actions of a few people. The actions of a few people are going to take a devastating toll on the community they live in and have spent their entire lives building so that they can live their American Dream here and now and can pass that livelihood onto future generations, the way generations before them have done for them and me and you. The decisions you make cannot be based on a false sense of progress, big ideas or personal monetary gain. Factors that are being ignored here are the integrity of our town infrastructure, the ability of our town to meet the demands this plan will create, the history and culture of our town and the people who live here and one of the most important things which is the safety and well being and quality of life of our citizens. When you became elected officials, an entire town of residents put their faith and future in your hands to do what is best and what is right. You have an enormous responsibility to make the best decisions possible for these citizens and their families. A few short years in office can impact the foreseeable future greatly and has become apparent that some of you have failed to see the weight of the choices that you make. When you think about what is best for our town, I am asking you to think about the past, present and future of our citizens and our town fiscally and geographically. Think about what you swore to care for and protect and do the right thing. To North State development, consider the families you are affecting because you can move on to the next one, but my family and thousands of others will be affected by what you do for years.

Ernie Lee, said I've been here 50 years living on the corner of Greenway and Watkins and I've certainly enjoyed sitting on my front porch along with my wife and we have seen all the folks coming up and down Greenway and Watkins, walking with their dogs, just having fun, riding their bicycles. But if you allow this project to take place right here, downtown Huntersville just on 9 to 10 acres is what I want you to think about. I want you to look at those pictures before you make a decision. Nine to ten acres, that is nothing. And they are trying to cram so much of this in downtown Huntersville.....it is not big enough to even probably plant a tree. I just hope you make the right decision and I have talked to some commissioners about the opportunity of maybe blocking off Watkins Street right in front of my house and also on the left side on Greenway and let the people if you are going to do this let them come out of that development, I heard a little bit tonight and you can take a left turn go to 115 and take a right turn going to wherever you want to go. Don't take a left turn, you could go down Gilead come to the square

and take a right come one block, take a left on Greenway and you go in that development. But I certainly hope that's not going to be the case. But you will make a big decision about shutting this thing down, representing the Town of Huntersville, doing the right thing and help not to be crammed in on us so bad, because if you allow this to happen, we won't have the private streets that we've got now. If you allow them to go down Watkins Street and Greenway it will flood us so bad we won't even walk our streets. Come down there if you will and some of you have and look at the streets. They are not big enough. We don't have no sidewalks and we really don't want no sidewalks, but come and look if you will.

Amber Kovacs, 207 Greenway Street, said first I would like to comment on the previous conversation about traffic calming devices. It was stated that it is up to the citizens to request these and that they have not. But I would like to remind you that the citizens created a petition and submitted it and requested for traffic calming devices and it was returned to them saying that they could not get one due to the fact that the fire trucks use the road. It has recently been told to us that that's not factual, so we wanted it on record that we did ask for it. Since the start of all of this, one of the most voiced concerns has been the increase in traffic. We, the citizens, were told a TIA had been done, but nobody knew where it was. That TIA was magically found and ended up being a traffic memorandum done previously. Unfortunately, at present, the Town of Huntersville does not require TIA's upon development requests. During the most recent neighborhood meeting in October we found out that the state was now requiring a full TIA. When we were told this, I was so excited that an accurate representation would be shown of how the streets will be affected. There are so many projects being built and it's impossible to accept that this intersection will not grossly be affected. Upon reading the TIA, I see that the numbers from the 2017 study were being used and a 2 percent increase was being accounted for. I understand that we are in strange times, but I don't find it appropriate to use the study from three years ago when so much has changed and continues to change. Does this account for the fact that more people are home throughout the day now that remote work is common. Does it account for the extra kids moving into the centralized area that causes more trips during the day or families to transport those kids. Did it take into account the new businesses that will be popping up possibly at the Blythe Building or at 121 Gilead. What about Vermillion Front. School's not fully in session. There are a lot of people working from home and so many things seem to be oh so graciously approved recently to be built. A Greenway resident recently took it upon herself to use her outdoor cameras to do her own version of a TIA. She watched the cars that drove down Greenway and her findings were that 100 to 200 cars, which also included 18-wheelers, were using the street daily. There is no way that the TIA submitted accounts for the appropriate numbers when that finding was just from one street. Please consider these points when you are looking and willing to accept the TIA as factual and up-to-date information.

Elaine Kerns, 301 Hillcrest Drive, said before I get started, I just want to address some things that the speakers who served on the steering committee said. First, thank you for their work on the committee. I know that involved a lot of time, however the speakers talked about if we don't do this project now, do we want to wait another 20 years. I think that is all or nothing thinking, and it doesn't mean that it will be another 20 years that we can have some development in downtown, but this is not the project to be developed now. The second speaker compared this development to Birkdale and what I can say about that is I have been to Birkdale and this is no Birkdale. In Birkdale they have retail that doesn't just front one street. They have retail that goes down different streets and lots of it. And finally the third speaker, Mr. Harrington, thank you for your work and your remarks, however I don't think that this plan is compatible with the 2030 or the 2040 plan because it's based on the premise of the transit-oriented development. We don't have a transit center and the commuter rail is not coming. I'll try to be quick about this part. I just wanted to speak a minute about the journey that Greenfield Park has been on over the past four months. We first heard about this in late August. We don't have a formal

neighborhood association, so we were late in the game getting notice. We met as a neighborhood, formed an informal board, learned that other folks were working on this also, so we joined forces and Save Downtown Huntersville came to be. We got to work. We did e-mails, phone calls, research, meetings, speeches, but we weren't being heard so at that point we hired an attorney. The attorney that we hired and North State's attorney spoke and it was decided that we would try to negotiate with North State, so we had a small team from our development that did that. The negotiations were amicable. They are not evil developers, they just want maximum profit. All along our main concern has been density. The negotiations were for just south of Holbrook Street. We started with the plan that was submitted to the Town on October 13 and that plan south of Holbrook had 44 townhomes and 7 single-family homes. When we finished the negotiations the plan that they presented had 44 townhomes and 7 single-family homes, still 51 dwellings south of Holbrook. For that reason, we rejected their offer. They did not give any on density. They did give on buffers and other things, particularly the four houses on Greenway and that is greatly appreciated. They countered with one less townhouse and at that point we made the decision not to continue to negotiate because we couldn't do it without an attorney and we could not afford to have negotiations dragged out. We also did not appreciate that the developer's attorney presented the things that they had given in somewhat of a slanted way. She said that they had given up 17 townhouses, however that number is based on a pre-development plan that was done in May that none of us ever saw. It was not the plan that was submitted with the rezoning application and it certainly wasn't the plan that we were working off of in the negotiations. I just want to reiterate that I do not think this plan is the best plan for downtown Huntersville. I do not think it will revitalize the area. I think we need a plan with more vision. I think we need something that is going to suit everyone. I urge you to vote no to the rezoning.

Lee Hollman, 100 Cambridge Road, property owner also at 119 Gilead, said I've got a couple of rants and then I'll let you know what I think needs to happen next. First, there appears to be some confusion around the Save Downtown Huntersville organization.....who we are, our mission, our goals and our vision. We are organized. The appearance that we weren't early on was just a campaign strategy. We have a leadership board, we meet regularly, we're sizeable, we're approaching 1,600 people on our Facebook page, we're backed by 200 local signatures. We culled out the non-locals. I think overall we had maybe 3,000.....not a group of legacy Huntersville residents that oppose all development. There's a fairly diverse group on our board and we support smart development. It's been necessary to shift our goal for this project as the pieces continue to move. Our vision is to ensure that the Town staff and elected officials are acting in the public's interest as they make the decisions that affect the downtown area. The second rant has to do with how this deal got cooked. The two acres that front Gilead were bought with the bond money we all approved. Selling those parcels should also require our approval. I get that there's power couples on the Board that have ideas of how the Town should use its real estate. I know that you are still upset by the public/private deals of the past like the HFFA and DPK deals, but the sale of this land for a mere \$600,000, and you just spent \$8 million procuring right-of-way for the paired one ways, gives the appearance that there is more to this and possibly a vendetta against the prior administration. These transactions also conflict selling land to get people to downtown and then buying land to get people to move through it. Here's what I think needs to happen. I've written to you and I have met with a lot of you following our discussion with North State. In short, nothing significant was gained as Ms. Kerns pointed out. North State feels they were guaranteed this rezoning. For the Town to sell the 160' of road frontage on Gilead, they're allowed to drill into the Huntersville's oldest neighborhood with maximum density and total disregard to current zoning ordinances. And that's not a reference to the GR zoning south of Holbrook that everybody insists needs to be just freshened up so this development can go through. The fact is the Greenfield neighborhood begins at Holbrook Street, south of Holbrook is Greenfield neighborhood. The 2040 Community Plan DT-2 states step down intensity and density near established residential neighborhoods. So, while we had a lot of proponents

for the 2040 plan, a lot of people that worked on it, they overlooked the fact DT-2 states that the step down needs to start before you approach the border of the neighborhood. That's not what we are doing here, so for that 160' of Gilead Road frontage, we are going to allow 200 households, 400 resident development to take place on just ten acres, six of which are in the oldest neighborhood in Huntersville. Here's what needs to happen, tell North State that the rezoning will be denied unless they either remove the Greenfield parcels from the application or come back with a site plan that complies with our community plan DT-2 policies.

Amy Hollman, 100 Cambridge, also own property at 119 Gilead Road, said first I need to say that based on my viewing of the steering committee meetings, what I learned tonight does not seem to match the actual survey data. Still, there was no majority of Huntersville residents participating in such surveys and the largest percentage of respondents said they preferred large homes with large lots. I own my family home on Gilead Road that is 112 years old. In 2014 I wrote a published essay and a book entitled 27 Views of Charlotte about my love for Eastland Mall, but that the transient nature of the massive apartment development and its roles where the malls in the area demised. I get worked up when a neighbor sells a parcel to someone else to build a house because I know they will clear that lot. Do I like Birkdale? Of course. I understand and even appreciate good development. The surveys you distributed across town have asked residents if they are for downtown development. Nearly all said yes. But you have to finish that sentence. They said yes to retail and offices and green space. This project is no Birkdale. Mr. Dupree himself has said this mixed-use retail in this area is a bad idea, which we disagree with. He has had similar projects, papered up the windows and it just won't work. Birkdale has the infrastructure that our downtown doesn't, so that is an apples to oranges discussion. Just because you can do something, doesn't mean that you should. And I get that I can get eyes rolled at me and whispers behind my back. That says more about them than it does about me. My opinions almost never infringe on someone else. I don't take part in the passive aggressive taunts posted on social media. I hadn't even spoken before the Board until this deal came through. This North State development is too great a sacrifice for any of us and it's why I showed up here just days after my mother's sudden passing away and I've been loyal to these Huntersville residents, most of whom I did not know and I didn't swear any oath. I let it lie when the Mayor told us from the dais that if anybody had wanted to do anything with Doc Craven's house, they had three years to do it because it had been up for sale, even though no single person could approach the Penninger family and seal a deal at nearly half the asking price. Only the Town could do that and then I let it lie when there were exasperated remarks about how development had been on the books and in the works for 20 years. I guess that depends on your definition of development, so I'm a little gun shy when a commissioner tells me that a four-lane widening of Gilead Road really isn't going to happen.....that's what I was looking at was the DOT recommendation and that it's up to local government to make different recommendations and do what's best for the town because that's exactly what got us here in the first place, because the widening plan is on the Town website, not unlike any of these development plans we've talked about and written about for months. We have repeatedly asked why we have an ordinance that approves high density housing because of a transit center when we all know that the transit center isn't coming and no one, not a commissioner, not a Mayor, not a staff employee has answered that question. We've got a lot of smiles and a lot of nods but no answers. I'll ask you this, why have none of you requested that change. Please deny the rezoning for the General Residential parcels. If you like the ordinance then you'd have to tell North State and your Planning Department that you want a full 50 percent required non-residential space on that 470' apartment building and that you don't agree with the fourth floor of the apartment building because granting either of those goes against your own ordinances. Those of you that think that Anchor Mill is not walking distance, it is. I beg you to go sit outside Solomon House and watch the Vermillion residents flock out of there like the Who's out of Whoville going to Main Street Coffee and Café 100. Albeit flat soled shoes, it is walking distance. Any vote for rezoning on the GR

parcels is short sighted. The high-density vote is short sighted. The vote for North State's fourth floor is short sighted and the vote for one tree and the tree save is short sighted and if you don't think these short sighted votes tell us exactly what you think of downtown Huntersville, save it.

Oliver Peters, 211 Hillcrest Drive, said I believe you have been unwilling to listen to the seriousness of the Town's concerns. The traffic, house price, tree save, the list goes on. You say you have covered these areas in detail. I say you have glossed over them, meaning we the town from our own pocket met with North State. Listen they did, come to the table they did, but all they heard was what they wanted to hear. As with any business looking to make a considerable profit on any given project, they will do what they can to protect what is most important to them, profit. I empathize with North State to an extent. They bought this land under the pretense that they would get the rezoning and the planning. They have looked at this plot of land from the start as dollar signs. I turn my attention back to the town council. It is your job, no your duty, to look at this land as what it could be. With all the information you have gathered and gained over the last couple of months, listen to your residents. I strongly advise this committee to deny this project as it stands and stop, think for more than 2 seconds, listen to your town and help create a plan that moves Huntersville forward, but keeps its original plan. You have the opportunity to make a real difference. Don't squander it by putting a cookie cutter development into a space that could be something special. Think outside the box. Think as a local resident. Don't let this rushed development trademark this beautiful town.

There being no further comments, Mayor Aneralla closed the public hearing.

Commissioner Phillips made a motion to bring back Commissioner Hines.

Commissioner Munger seconded motion.

Mayor Aneralla called for a roll call vote.

Commissioner Bales – Approve
Commissioner Boone – Approve
Commissioner Munger – Approve
Commissioner Phillips – Approve
Commissioner Walsh – Approve

OTHER BUSINESS

Agreement to amend due diligence period – North State Development. Emily Sloop, Town Attorney, explained you have before you a request from North State to extend the due diligence period of negotiated offer through March 15, 2021. This is just to cover additional due diligence items.

Commissioner Walsh made a motion to extend the due diligence period of the negotiated offer executed on May 20, 2019 through March 15, 2021.

Commissioner Boone seconded motion.

Mayor Aneralla called for a roll call vote.

Commissioner Bales – Approve
Commissioner Boone – Approve

Commissioner Hines – Approve
Commissioner Munger – Approve
Commissioner Phillips – Deny
Commissioner Walsh – Approve

Agreement attached hereto as Exhibit No. 4.

Appointments to Parks & Recreation Commission. Mayor Aneralla noted there are going to be three appointments.

Mayor Aneralla called for nominations for first appointment.

Commissioner Bales nominated Deanna Baumgardner
Commissioner Boone nominated Deanna Baumgardner
Commissioner Hines nominated Deanna Baumgardner
Commissioner Munger nominated Deanna Baumgardner
Commissioner Phillips nominated Deanna Baumgardner
Commissioner Walsh nominated Deanna Baumgardner

Mayor Aneralla called for a roll call vote to appoint Deanna Baumgardner to the Parks & Recreation Commission.

Commissioner Bales – Approve
Commissioner Boone – Approve
Commissioner Hines – Approve
Commissioner Munger – Approve
Commissioner Phillips – Approve
Commissioner Walsh – Approve

Mayor Aneralla called for nominations for the second appointment to the Parks & Recreation Commission.

Commissioner Bales nominated Scott Harrington
Commissioner Boone nominated Scott Harrington
Commissioner Hines nominated Scott Harrington
Commissioner Munger nominated Scott Harrington
Commissioner Phillips nominated Scott Harrington
Commissioner Walsh nominated Scott Harrington

Mayor Aneralla called for a roll call vote to appoint Scott Harrington to the Parks & Recreation Commission.

Commissioner Bales – Approve
Commissioner Boone – Approve
Commissioner Hines – Approve
Commissioner Munger – Approve
Commissioner Phillips – Approve
Commissioner Walsh – Approve

Mayor Aneralla called for nominations for the third appointment to the Parks & Recreation Commission.

Commissioner Bales nominated Andrew Munro
Commissioner Boone nominated Andrew Munro
Commissioner Hines nominated Andrew Munro
Commissioner Munger nominated Andrew Munro
Commissioner Phillips nominated Alexander Capecci
Commissioner Walsh nominated Andrew Munro

Mayor Aneralla called for a roll call vote to appoint Andrew Munro to the Parks & Recreation Commission.

Commissioner Bales – Approve
Commissioner Boone – Approve
Commissioner Hines – Approve
Commissioner Munger – Approve
Commissioner Phillips – Approve
Commissioner Walsh – Approve

Appointments to Public Art Commission. Mayor Aneralla noted two appointments need to be made to the Public Art Commission.

Mayor Aneralla called for nominations for the first appointment to the Public Art Commission.

Commissioner Bales nominated April Dunn
Commissioner Boone nominated April Dunn
Commissioner Hines nominated April Dunn
Commissioner Munger nominated April Dunn
Commissioner Phillips nominated April Dunn
Commissioner Walsh nominated April Dunn

Mayor Aneralla called for a roll call vote to appoint April Dunn to the Public Art Commission.

Commissioner Bales – Approve
Commissioner Boone – Approve
Commissioner Hines – Approve
Commissioner Munger – Approve
Commissioner Phillips – Approve
Commissioner Walsh – Approve

Mayor Aneralla called for nominations for the second appointment to the Public Art Commission.

Commissioner Bales nominated Jessica Horton
Commissioner Boone nominated Jessica Horton
Commissioner Hines nominated Jessica Horton
Commissioner Munger nominated Jessica Horton
Commissioner Phillips nominated Jessica Horton
Commissioner Walsh nominated Jessica Horton

Mayor Aneralla called for a roll call vote to appoint Jessica Horton to the Public Art Commission.

Commissioner Bales – Approve
Commissioner Boone – Approve
Commissioner Hines – Approve
Commissioner Munger – Approve
Commissioner Phillips – Approve
Commissioner Walsh – Approve

Appointments to Greenway, Trail and Bikeway Commission. Mayor Aneralla noted there are four appointments needed to the Greenway, Trail and Bikeway Commission.

Commissioner Walsh said the committee has nine people on the committee and one of the goals back when we went to term limits etc. was to ensure that we had people rolling off each year and they could only serve two terms. I'm not sure what got sideways, but for some reason we have four rolling off this year, we have three rolling off next year and the following year, too. While it probably is unlikely, we would not want to be in a situation where four people were term limited out because it kind of has an impact on the group, so in an effort to try and align this board I'm going to *make a motion to waive the term and service limits of the Greenway, Trail and Bikeway Commission pursuant to Resolution No. R-2018-24 in order to align the terms of the commission members by allowing the reappointment of Mr. Tim Sanborn for a 2-year term with an option to be reappointed for an additional 3-year term.* What this will do is align it, so we have three coming off every year.

Commissioner Bales seconded motion.

Commissioner Boone said I understand the logic of aligning it, but why are you specifically putting a name with that motion.

Commissioner Walsh said Tim Sanborn is the co-chair. As you know I sit on with that group and from my perspective he was a good choice for it.

Commissioner Boone said so you made that decision on your own to have him on for a total of possibly 8 years.

Commissioner Walsh said no, I think I talked to all of you over the last week about it.

Commissioner Boone said you haven't talked to me.

Commissioner Walsh said okay.

Mayor Aneralla said it would be for five years – a two-year term and a three-year term, correct.

Commissioner Boone said no, two years. He is filling in somebody else's term and those two years will not count towards a term. The only time that a term starts is a 3-year window, so Tim could be on the Greenway Committee for a total of 8 years.

Commissioner Walsh said which is possible for anybody because when you finish out a term you are allowed to have two successive 3-year terms, so if somebody left after six months we would appoint somebody to fill that position, to finish that term, and they are allowed two more 3-year terms.

Commissioner Boone said I agree with that, but I'm just saying you are putting a specific person with that. Don't you think that we should have voted on that.

Commissioner Walsh said my motion stands.

Mayor Aneralla said would you like to amend that motion to just motion to have a two-year term appointment and withdraw Mr. Sanborn from that.

Commissioner Boone said no, we've got a pretty good system now and I think that Nick's trying to line it up and that's what I would do, I just have an issue with putting that with a specific person. Usually if a person that's new that's being elected tonight on the board, they would take that 2 years. It usually takes about a year to get your feet under you on a committee and if they like it or don't like it, they can continue on for additional 6 years. That's the only point I'm trying to make

Commissioner Hines said just for clarification, so the motion is basically to appoint Mr. Sanborn for a two-year term. He is eligible for another 3 years, but he's got to reapply for that.

Commissioner Walsh said absolutely, and he may not want to.

Mayor Aneralla said point of clarification, they are amending the rules to allow for the 2-year term to line up so now we don't have four people expiring, we'll have three.

Commissioner Bales said regardless of the name, someone is going to have to align that up, so you would have to have someone. I'm fine with Mr. Sanborn. He's done a good job for us so far and someone is going to have to take that in order for us to line it up, so why not Mr. Sanborn. I'm fine with it.

Mayor Aneralla called for a roll call vote to waive the term and service limits of the Greenway, Trail and Bikeway Commission in order to align the terms of the commission members by allowing the reappointment of Tim Sanborn for a 2-year term with an option to be reappointed for an additional 3-year term.

Commissioner Bales – Approve
Commissioner Boone – Deny
Commissioner Hines – Approve
Commissioner Munger – Approve
Commissioner Phillips – Deny
Commissioner Walsh – Approve

Mayor Aneralla called for nominations for the second appointment to the Greenway, Trail and Bikeway Commission.

Commissioner Bales nominated Maria Reese
Commissioner Boone nominated Kim Van Sickler
Commissioner Hines nominated Maria Reese
Commissioner Munger nominated Kim Van Sickler
Commissioner Phillips nominated Kim Van Sickler
Commissioner Walsh nominated Maria Reese

Mayor Aneralla called for a roll call vote to appoint Maria Reese to the Greenway, Trail and Bikeway Commission.

Commissioner Bales – Approve
Commissioner Boone – Deny
Commissioner Hines – Approve
Commissioner Munger – Deny
Commissioner Phillips – Deny
Commissioner Walsh – Approve

Mayor Aneralla cast his vote for Maria Reese.

Mayor Aneralla called for nominations for the third appointment to the Greenway, Trail and Bikeway Commission.

Commissioner Bales nominated Kim Van Sickler
Commissioner Boone nominated Annie Will
Commissioner Hines nominated Kim Van Sickler
Commissioner Munger nominated Kim Van Sickler
Commissioner Phillips nominated Kim Van Sickler
Commissioner Walsh nominated Kim Van Sickler

Mayor Aneralla called for a roll call vote for Kim Van Sickler.

Commissioner Bales – Approve
Commissioner Boone – Approve
Commissioner Hines – Approve
Commissioner Munger – Approve
Commissioner Phillips – Approve
Commissioner Walsh – Approve

Mayor Aneralla called for nominations for the fourth appointment to the Greenway, Trail and Bikeway Commission.

Commissioner Bales nominated Kyle Schackert
Commissioner Boone nominated Annie Will
Commissioner Hines nominated Kyle Schackert
Commissioner Munger nominated Kyle Schackert
Commissioner Phillips nominated Annie Will
Commissioner Walsh nominated Kyle Schackert

Mayor Aneralla called for a roll call vote to appoint Kyle Schackert to the Greenway, Trail and Bikeway Commission.

Commissioner Bales – Approve
Commissioner Boone – Deny
Commissioner Hines – Approve

Commissioner Munger – Approve
Commissioner Phillips – Deny
Commissioner Walsh – Approve

2020 Bike Plan. Tracy Houk, Assistant Parks & Recreation Director, said as you all remember back in February 2019 the Town received the Bicycle & Pedestrian Planning Grant Initiative to update a 2020 Bike Plan. The final draft was recommended for Town Board approval by the Greenway, Trail and Bikeway Commission on September 15, 2020. On September 21, 2020 the final draft was presented to the Town Board. On September 28, 2020 the final draft was reviewed and approved by NCDOT and on November 17, 2020 the final draft was presented to Planning Board and they recommended it for Town Board approval.

Commissioner Walsh made a motion to approve the final draft of the Huntersville 2020 Bike Plan.

Commissioner Boone seconded motion.

Mayor Aneralla called for a roll call vote.

Commissioner Bales – Approve
Commissioner Boone – Approve
Commissioner Hines – Approve
Commissioner Munger – Approve
Commissioner Phillips – Approve
Commissioner Walsh – Approve

Huntersville 2020 Bike Plan attached hereto as Exhibit No. 5.

COVID-19 Allowance Policy. Anthony Roberts, Town Manager, said back when all this COVID went on there was a lot of talk about CARES Act funds and COVID related dollars and what the towns were doing related to using those funds as police and fire employees are working through these conditions. We looked at that at that time while other towns were looking at it. Obviously, we didn't know how long COVID was going to go on and still don't know how long it's going to go on. The Board wanted to consider a COVID-19 allowance policy to consider distribution to some of the staff. In this policy that you have before you are several sections – Purpose, Eligibility, Employee Distribution Scale and Allowance Funding. In the employee distribution scale there are three categories. Two are related to the CARES Act Funding and the sworn PD employees. All sworn employees of HPD serving in a full-time capacity as of the effective date of this policy will receive an allowance of \$1,050. Fire Department employees, Huntersville Fire Department will receive a lump sum payment of \$60,000. Allowance will be paid out in a lump sum to HFD employees of record as of the effective date of this policy based on the number of weeks worked determined by the Fire Chief. The last, which is not paid out of actual COVID or CARES Act funds, is other employees. All other Town employees serving in a full-time capacity on the effective date of this policy will receive an allowance of \$625.

Commissioner Boone made a motion to adopt a one-time COVID-19 Pay Allowance Policy for eligible employees of the Town of Huntersville who are directly involved in responding to the COVID-19 pandemic, who are public facing or who continue to perform their regular duties and responsibilities in positions, including those where telemarketing is not possible, limited in availability, and/or whose work site does not allow for adequate social distancing.

Commissioner Bales seconded motion.

Commissioner Hines said will this require a budget amendment.

Mr. Roberts said not related to these dollars that you are approving, but you have to remember there are some FEMA dollars that are associated with COVID funds and CARES Act, so at that time we will need to recognize that revenue that comes in and do a budget amendment related to that.

Commissioner Munger said I just want to commend the Board for coming together on this action acknowledging our first responders and Town staff who continue to persevere during these difficult times

Commissioner Phillips said I am not going to be voting in favor of this tonight and it's not because I don't appreciate our Town employees, but I had said from the beginning I only wanted to spend CARES Act funds because I don't feel comfortable, even though it's budgeted, using tax dollars right now when we have citizens that have lost their jobs, we are heading for potentially another shut down. People continue to lose their jobs and I would just rather err on the side of caution.

Commissioner Walsh said I will be supporting this this evening. We've often talked about one town, one team and this is the Huntersville team dealing with some very stressful situations and obviously a lot of challenges since March and so I think this is a way of recognizing all of our employees who have worked diligently through this and actually will continue for several more months, so I will be supporting this tonight.

Commissioner Boone said I would just like to publicly thank Anthony Roberts and his staff Jackie Huffman for taking their time to work through this and Bobby Williams for going back to Mecklenburg County and getting our money back from them and I'd also like to commend the commissioners for responding to my emails and talking on the phone about this. I think we work very well together and I want to thank each one of you.

Commissioner Bales said I truly want to commend staff for all of the work that they have done. Commissioner Boone, you did a fabulous job grabbing the cat by the tail, if you will, and heading this charge and our staff has worked through some trying times and in addition we haven't slowed down so they have had to continue to turn on a dime. Permitting is up and they are looking for ways to continue to keep this town moving forward and I want to thank them for that and I also want to encourage them to continue to stay safe as COVID continues to spread within our community. With that, I will be supporting this.

Mayor Aneralla called for the roll call vote.

Commissioner Bales – Approve
Commissioner Boone – Approve
Commissioner Hines – Approve
Commissioner Munger – Approve
Commissioner Phillips – Deny
Commissioner Walsh – Approve.

Mayor Aneralla said I do also want to commend Commissioner Boone for taking the lead on this and using the funds appropriately.

CONSENT AGENDA

Commissioner Boone made a motion to approve the Consent Agenda. Commissioner Hines seconded motion.

Mayor Aneralla called for a roll call vote.

Commissioner Bales – Approve
Commissioner Boone – Approve
Commissioner Hines – Approve
Commissioner Munger – Approve
Commissioner Phillips – Approve
Commissioner Walsh – Approve

The following items on the Consent Agenda were approved:

- Minutes of the November 2, 2020 Regular Town Board Meeting.
- Authorize Town Manager to execute Master Job Order Contracts with Southeastern Consulting Engineers, Inc. and Booth and Associate, LLC for ongoing engineering and financial services for the electric system. *Contracts attached hereto as Exhibit No. 6.*
- Resolution for Property Acquisition Agreement for the Church Street – Holbrooks Road to Dellwood Drive Project. *Resolution attached hereto as Exhibit No. 7.*

CLOSING COMMENTS

None

There being no further business, the meeting was adjourned.

Approved this the ____ day of _____, 2021.

**Town of Huntersville
Town Board
January 4, 2021**

To: Town Board

From: Janet Pierson, Town Clerk

Date: January 4, 2021

Subject: Adopt Town Board Meeting Schedule for 2021. *(Janet Pierson)*

EXPLAIN REQUEST:

Consider adopting Town Board Meeting Schedule for 2021.

ACTION RECOMMENDED:

Adopt Schedule

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. Draft Meeting Schedule - 2021

Huntersville Board of Commissioners

2021 Town Board Regular Meeting Schedule

Due to the COVID-19 Pandemic, the Town Board Meeting Schedule has been augmented to accommodate an electronic meeting environment. Meetings can be viewed on the Town's Facebook page.

Meetings begin at 6:00 p.m. virtually. Pre-meetings may occur as part of any regular meeting at the time and for the purposes specified on the regular meeting agenda. The time and purpose(s) of pre-meetings will be published on the agenda.

Virtual Meeting Information: Meetings will be held both in person at the Huntersville Recreation Center located at 11836 Verhoeff Drive, Huntersville, NC 28078, and virtually via livestream at <https://www.facebook.com/HuntersvilleNCTownGovernment>. The Board of Commissioners will participate remotely. The public is invited to attend and comment during public comment or during any of the public hearings (1) in person at the Huntersville Recreation Center, 11836 Verhoeff Drive, Huntersville, NC 28078 or (2) by telephonic communication in accordance with instructions sent to persons who have registered with the Town Clerk no later than 3 p.m. the day of the meeting to speak by telephonic communication. The public may also submit comments by email to the Town Clerk at jpierson@huntersville.org. For public hearings only, emailed comments may continue to be submitted until 24 hours after close of the public hearing. The Town Clerk may be reached by email to jpierson@huntersville.org or by phone at (704) 766-2202.

January 4, 2021	Virtually Hosted from Town Hall/Broadcasted at Rec Center, 11836 Verhoeff Drive
January 19, 2021	Tuesday, due to Martin Luther King Jr. Holiday
February 1, 2021	
February 15, 2021	
March 1, 2021	
March 15, 2021	
April 5, 2021	
April 19, 2021	
May 3, 2021	
May 17, 2021	
June 7, 2021	
June 21, 2021	
July 5, 2021	TBD, due to Independence Day

July 19, 2021	
August 2, 2021	
August 16, 2021	
September 7, 2021	Tuesday, due to Labor Day
September 20, 2021	
October 4, 2021	
October 18, 2021	
November 1, 2021	
November 15, 2021	
December 6, 2021	
December 20, 2021	