



AGENDA
Regular Planning Board Meeting
January 26, 2021 - 6:30 PM
TOWN HALL (101 Huntersville-Concord Road)

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

1. Call to Order/Roll Call

2. Approval of Minutes

2.A. Consider approval of the December 15, 2020 Minutes of the Meeting

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

4. Action Agenda

4.A. R20-05: Vermillion Village (no action requested)

4.B. R20-04 Statesville Road Mixed Use

4.C. Bryton Single-Family - Phase 3 Subdivision Sketch Plan Revision, a request by LStar Management, LLC to revise the existing approved Sketch Plan to reduce the lot count and re-design the streets and lots.

4.D. Cook Farm Subdivision, a request by M/I Homes of Charlotte, LLC to subdivide 92.18-acres located south of NC 73 along Oliver Hager Road into 133 single-family lots.

5. Other Business

5.A. Review 160D Text Amendments

6. Adjourn



**Minutes of the Meeting
Regular Planning Board Meeting
December 15, 2020 - 6:30 PM**

TOWN HALL (101 Huntersville-Concord Road)

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

1. Call to Order/Roll Call

Members Present: Stephen Swanick, Chairman, Jennifer Davis, Vice-Chairman; Catherine Graffy, Scott Hensley, Jeff Sny, Derek Partee, Christopher Boyd, and Greg Baber.

Members absent: Frank Gammon

2. Approval of Minutes

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

C. Graffy made a Motion to Approve. D. Partee seconded the motion. The motion was approved (8-0).

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

Elaine Kerns, 301 Hillcrest Drive in Greefield Park commented that the high density in the neighborhood has always been the chief concern. The existing residents do not feel that the neighborhood is prepared to absorb the additional impact due to narrow roads, a lack of sidewalks, added traffic, pedestrians, particularly school-aged children, forced to walk in the ditch when two cars are passing each other, and existing stormwater issues. Due to the proposed density and lack of transitional zoning she requested that the Planning Board not support the request. The developer would still be able to develop the apartments and commercial uses and she requested that the Planning Board hold the developer to the 50% commercial requirement either by reducing the top floor of the building or reducing the footprint of the building. This would also reduce the necessary amount of parking which will take up valuable downtown land. If the Planning Board chooses to support this application, she requested that they require a reduced density, greater transition and progressively larger lots as they approach the existing development.

Lee Hallman, 100 Cambridge Road and owners of 119 Gilead Road spoke as representative for Save Downtown Huntersville which is not opposed to development and growth, they are pro-smart growth and development as determined by some of the existing Town documents. In his opinion there will not be a transit center, and the outdated existence calling for higher density in downtown should be corrected and not used as a basis for approving this development. It is his belief that in the future this development will be regretted and that there should be a consensus agreement that Greenfield Park begins at Holbrook Street. He then quoted Policy DT-2 of the 2040 Plan as a reason for reducing the density allowed. His final request was for the Planning Board to consider the public responses to the 2040 Plan which indicated that the top priorities were traffic and managing growth and one of the least desired items was apartments.

4. Action Agenda

- 4.A. Consider Recommendation on Petition #R20-03 - Huntersville Town Center Mixed-Use, a request by North State Development, LLC to rezone +/- 9.947-acres located south of Gilead Road (just west of NC 115), north of Greenway Street and east of Hillcrest Drive (Parcel #s 01711616, 017116699, 01711617, 01711618, 01711643, 01711619, 01711627, 01711626, 01711625, 01711632, 01711633, 01711634, 01711637, 01711638, 01711639, 01711640, 01711801, 01711811) from Town Center, Neighborhood Residential and General Residential to Town Center - Conditional District to permit a mixed-use development with 134 apartments, 50 townhomes, 7 detached-homes and 12,000 sq. ft. of non-residential space.

Stephen Swanick, Chairman stated that he previously recused himself due to what was perceived as a potential conflict due to his minority interest in a commercial property on NC-115. He stated he has no perception of bias and sat out while the Town Attorney completed her research. The Town Attorney confirmed that there was no legal conflict with his participation so he will fulfill his responsibilities as a member of this Board and Chairman and be hearing this item and providing his opinions and feedback.

David Peete, Principal Planner entered the Staff Report into the record, a copy of which is attached hereto as Exhibit A and incorporated herein by reference. Staff provided an overview of the location and neighboring zoning. In the final plan for review, the apartments have been reduced to 134 units, townhomes reduced to 50 units, the 7 detached homes have been spread out more on Greenway Street and Street "C" now has a more traditional cross-section. There is a proposed 12,000 square feet of non-residential uses which would face Gilead Road and a part of Discovery Place Kids on the first floor. There are 3 proposed urban open spaces.

The modification requests include: 1) 12,000 square feet or 34% non-residential use versus the required 50% along Gilead Road and part of Street "A". 2) The buffer between the building, parking lot and adjoining lot to the West is reduced to 10 feet with a 6-foot opaque fence and that the buffer also serve as the landscaping for the parking lot. 3) Full planning of urban open spaces to be completed as plan moves forward in compliance with Zoning Ordinance. 4) To modify the building height to 53 feet which is higher than the allowed zoning use but in keeping with Discovery Place Kids adjacent building and the architectural elements which have been included. 5) Reduction of rear-yard setbacks for the detached homes to 15 feet.

Three areas previously outstanding that staff requested that the applicant provide responses on include: 1) Provide data to ensure required parking is provided. The applicant has included a note on the plan regarding parking limitations. 2) Modify the site plan so that public trash service can be provided. That has not been finalized by the applicant and provided to staff. The

applicant has been looking at an alleyway connection which will need to be reviewed by the engineering department. 3) All outstanding redline comments be addressed. Staff is still reviewing the remaining redline comments.

Given the non-residential use increasing to 12,000 square feet the applicant needed to complete a TIA. The TIA mitigation results added a southbound right-turn lane on NC 115 with 100 feet of storage. Given the unknown future traffic impacts of two pending DOT projects, staff would not be opposed to the applicant offering funding towards future improvements in-lieu of constructing the right-turn lane at this time.

The third and final CMS report given the currently proposed units indicates an addition of 29 students to CMS.

Proposed elevations for the non-residential and apartments were reviewed.

S. Swanick asked why trash pickup continued to be such a point of concern for staff and if there is a sidewalk along Hillcrest Drive included in the plan. Staff responded that since alleyways are privately held and not built to public road standards making sure that they are adequately developed for real-life scenarios of traffic and multiple trash cans must happen at the planning stages to ensure that the development does not become unnecessarily congested. The sidewalk along Hillcrest Drive was a recommendation that upon further review it appears would best be undertaken by the Town as an improvement to the entire street versus a piece-meal approach, so it is not currently included in the plan.

C. Boyd asked why modification 1 was being recommended by Staff versus requiring the 50% as the Ordinance states. Staff responded that 100% of the first floor building facing Gilead Road with a minor wrap around on to Street "A" nearest Discovery Place Kids building will be non-residential, this was seen as a reasonable compromise given the poor visibility of the remaining first floor space along Street "A".

J. Sny asked which building would be taller, the newly proposed building with the height modification or the existing Discovery Place Kids building and if the existing parking deck would be accessible for occupants of the proposed project. Staff responded that the Discovery Place Kids building is 52' tall so the new building would be slightly taller and the existing parking deck was built to accommodate Discovery Place Kids building and a yet unbuilt sister building to front Old Statesville Road, it has not yet been decided if adjustments will be made to this use.

C. Graffy asked where the quarter-of-mile radius overlaps the existing development from the unbuilt transit station which is being applied as the rationale for the density, and if the areas that fall outside of the radius are still subject to the intensification. Staff confirmed that the transit location identified is at Huntersville-Concord Road where it crosses the railroad tracks and that if the radius hits a project then it is viewed for the project.

J. Davis asked if the step-down density requirement is required with a plan of this type and how the sewer/stormwater issues are being addressed. Staff commented that there is not a requirement but a recommendation to taper the development which has been met with proposed application. The existing sewer/stormwater issues are managed by Mecklenburg County, staff does not have updates on how the County is addressing any existing concerns placed by existing residents. The applicant will be required to meet all Mecklenburg County and Huntersville requirements for current sewer/stormwater management practices which will include review to

make sure that the new development does not intensify any existing management systems.

G. Baber asked for clarification to the outstanding rezoning notes. Staff confirmed that this is in reference to the five modifications that have been requested which staff outlined their support on and which the Planning Board would then either be recommending or not to the Town Board for final decision.

D. Partee asked what the statement, 'on-street parking may count as parking' refers to and where evening non-residential users will park when residents are home in the evenings or during downtown events. Staff responded that per the Ordinance, on-street adjacent parking is counted within the required parking spaces for a project and therefore no modification to count this is required. The Town has approached providing parking for events and customers through multiple solutions including the parking decks, parking near Veteran's Park and parking at Veteran's Park in addition to the existing non-residential parking that will be provided by the project. All these parking solutions are deemed within a reasonable walk.

Susan Irvin, Irvin Law, 19726 Zion Avenue Cornelius NC provided a presentation on behalf of the applicant.

S. Swanick confirmed that the applicant is willing to mitigate the TIA recommendation and asked what conversations had been held regarding the buffer between the proposed townhomes and existing single family homes to ensure when this buffer would be installed and that it would not take 20 years to mature or how the proposed fence would be received. S. Irvin confirmed that the applicant is willing to mitigate the TIA recommendations so that the Town can implement the changes in conjunction with the NCDOT improvements as they see fit. David Dupree, Northstate Development 18825 W Catawba Avenue, Suite 250 Cornelius NC 28031 reviewed the conversations that had been had with many of the neighbors. He stated that they went around and contacted many of the owners, particularly the ones who would be affected by the Holbrook extension, they all requested a fence with planting buffer on either side of the fence including evergreens that would shadow some of their view and be an improvement on what is existing in the buffer areas currently. In the area near the pond, a 20-foot undisturbed buffer has been left to protect the adjacent homes. The buffer installation cannot happen sooner than the grading of the lot and while there is not a specific timeline, they plan to revisit each adjoining neighbor to identify any special needs to be sensitive to safety through the process.

S. Hensley asked staff if there is any open air/patio space planned in conjunction with the non-residential space to accommodate a possible restaurant, and what type of by-right development is allowed in General Residential (GR) zoning. Staff responded that there is some space possible on the currently proposed sidewalk given the 15-foot build-to-line on Gilead Road. The GR zoning was a zoning district that accommodated Mecklenburg County zoning regulations that were implemented prior to our local Zoning Ordinance being adopted. The by-right uses are limited to single-family and family care, with additional uses allowed with conditions. Additionally, the 2030 Community Plan recommends rezoning the GR lot in Downtown to Neighborhood Residential (NR) which would allow all the uses proposed by the applicant.

S. Hensley asked the applicant if the public trash collection issue is resolved, and if the product mix of apartment unit types should change from what is proposed how the parking will be addressed. S. Irvin clarified the discussions regarding public trash collection and stated that the current proposed design has been reviewed with the current trash collector used by the Town and confirmed to be a workable design for them. D. Dupree stated that market research will continue to be utilized to determine the appropriate mix of 1 or 2-bedroom apartment units, as

of today what is proposed has been determined to be the best fit for the market and whatever the final determination is the mix of apartment unit types must meet the parking criteria to be approved.

J. Sny asked what is proposed on the Ground Floor level of the building facing Gilead Road to the West of the Admin/Leasing area and behind the non-residential area, what amount of parking is needed for the Admin/Leasing area, and what the approximate square footage of the Admin/Leasing proposed area is. D. Dupree confirmed that this is currently reserved as an apartment and that could change if a restaurant leased the space and needed access to the rear of the building. Staff confirmed that the parking is determined under the 1 per 500 square feet ratio.

J. Sny then provided a review of his counts of the parking spaces and asked the developer how they planned to address the possible shortage. D. Dupree responded that they will have to adjust the plan to accommodate whatever the Ordinance requires.

J. Sny asked the applicant to explain what the TIA results meant that were quoted of 94% (AM) and 91% (PM) of additional traffic from projects commercial development and how are the traffic counts determined given the current reduced traffic due to the pandemic. S. Irvin responded that the TIA report indicated that of the traffic generated by this project, 94% of AM peak hour traffic and 91% of PM peak hour traffic is generated by the proposed 12,000 square feet of commercial space. Michael Wickline, Traffic Engineer; 2459 Wilkinson Blvd., Charlotte explained that a conservative approach was taken in calculating the commercial space at shopping/retail space, how they would likely arrive at the site and depart from the site. The proposed residential traffic is likely going to head to and from Highway 77 whereas the commercial traffic is likely going to come from the existing and surrounding neighborhoods. Due to the pandemic the generally accepted method is to use the 2017 traffic counts and include a 2% annual compounded rate of increase to account for growth which was how this project was calculated.

J. Sny asked how the cost benefits analysis value was determined and what the margin of error was to the calculations. S. Irvin explained the IMPLAN product that was used, other industries and regions that utilize this product for cost analysis, how the benefits are determined based on the scope you select, either benefits to the county or just the local Town. The margin of error can be identified and shared with the Board later.

C. Graffy confirmed the dumpster trash enclosure use, elevators, package and delivery plans and open space requirements as indicated on the plans. D. Dupree responded and confirmed that all uses comply and in keeping with like services at similar developments.

C. Graffy asked what the developers plans are with the BMP that has been referred to as a pond. D. Dupree responded that the engineers must still do their reviews and indicated their requirements. The goal of developers is to make this a well maintained, landscaped buffer for the neighbors that is enjoyable for their community.

J. Davis asked if tree repurposing could be considered for some of the trees that will be lost from this area into either a public art piece or useful object to be included in the project under the oversight of the Arts Council or similar agency. D. Dupree stated that this idea had not been considered but they are willing to entertain the idea.

S. Hensley made a Motion to Approve, in considering the proposed rezoning petition R20-03; Town Center Mixed-Use Conditional District Rezoning, the Planning Board recommends approval along with modifications 1, 2, 4, 6 & 7 based on the Plan being consistent with the 2030 Huntersville Community Plan specifically: Policy H-1 & H-9: Development Pattern, Policy H-3: Mixed-Use Development, Policy H-7: Housing Affordability, Policy H-10: Redevelopment Areas, Policy T-5: Context-sensitive Design of Streets, Policy T-6: Pedestrian Connections, Policy T-8: Street Connectivity, Policy CD-2: Commercial Development Pattern, Policy CD-3: Commercial Development Principles, Policy CD-5: Infrastructure, Policy CD-6: Architecture and Place-Making, Policy DT-1: Downtown Development, Policy DT-2: Architectural Design Standards

Furthermore, the Downtown Master Plan Small Area Plan supports this project through the following Implementation Strategies: 1) Extend existing streets into new developments. 2) Encourage sensitive redevelopment/infill that maintains the urbanism of the Downtown while permitting new/modern architectural styles. 3) Require buildings within 800 feet of the intersection of Gilead Road and Old Statesville Road (NC 115) to be a minimum of 2 stories. 4) Permit and encourage infill development consistent with the Master Plan.

It is reasonable and in the public interest to approve the Rezoning Plan because many of the elements incorporated into the plan are supported by both the 2030 Huntersville Community Plan and The Downtown Master Plan Small Area Plan. It is a truly mixed-use project that has commercial as well as 3 different residential property types including for rent apartments, for sale townhomes as well as for sale single family homes. The transition from higher intensity commercial and apartments to the existing single family residential is appropriate. Based upon recent resident surveys associated with the 2040 Community Plan there is overwhelming support for a more vibrant downtown and this project will help the town achieve this goal.

With the following conditions: 1) The plan that was presented tonight that shows the alleys will be incorporated into the plan that goes before the Town Board, to help alleviate the concern for trash collection; 2) The location of trash collection procedures are identified and approved by staff; 3) Construction traffic will be prohibited on adjoining residential streets, Greenway Street & Hillcrest Ave; 4) Parking will meet all applicable zoning regulations. 5) Applicant will commit to the required TIA payment. 6) Applicant will build the western buffer as soon as possible to help mitigate negative impact on adjoining property owners. 7) And all outstanding redline comments are addressed.

The Planning Board recommends that the applicant work with staff on the current 15% tree save to mitigate, if needed, and/or repurpose those trees into artwork, or the like, for the property.

G. Baber seconded the motion.

S. Hensley commented that he participated in the public meetings and community meetings and he is sensitive to the citizens who have opposed the development. He feels that this is an important location in Downtown and while he does not feel that this is a perfect plan there really is no perfect plan. He thanked staff for hearing the concerns of the community and working with the applicant to be responsive to those concerns in the product that is now being presented. He appreciates the reduction of density and the tapering of the design and supports staff's position that this mix of development is beneficial to the future of Downtown.

J. Davis stated that she is in support of the plan and while she has had her concerns particularly with the reduced commercial space she agrees that where they are putting it is the location that

makes sense and the proposal as it stands today is well-suited for Huntersville and an improvement over the initial proposal.

G. Baber commented that the traffic concerns were heard and the requests for Downtown development made through the 2040 Community Plan process were also heard. While he is sensitive to the comments made from the nearby residents, he views it as one block of Downtown in an area that is zoned for Downtown, not an area intended to remain rural. The scaled back commercial raised concern initially but he trusts staff and the developer to make the best business decision and he is hopeful that this will encourage more developers and more businesses to be attracted to developing Downtown Huntersville.

C. Graffy expressed that she has debated this and heard the residents' concerns along with realizing that there is a need for residents to draw the businesses and the businesses to draw the residents so at least this project offers a mix of both. One of her greatest concerns is the loss of the very mature trees to accommodate the project and she is in support of J. Davis idea to recognize the loss and utilize it as an art piece for the project. In her opinion while she may prefer less density, she trusts staff's recommendation and engineering staff's ability to ensure a proper BMP and stormwater solution.

S. Hensley recommended Tree Cycle America, a local Charlotte based company, as an organization that takes trees from urban infill areas to make furniture or incorporate the wood into the project.

J. Sny asked Staff if the Developer removed the portion of the project requiring rezoning would the use or public street not be permitted by-right. Staff responded that there is nothing prohibiting the use or the connectivity of a public road with just that portion of the project.

J. Sny then asked if the western most units of building C and H would be considered to remove to reduce the density and to increase the buffer with the neighbors. D. Dupree responded that they spoke with Mr. Tuttle who will adjoin where building C abuts. He was aware of the right-of-way and requested a fence with a buffer on his side be installed. The unit on building H is overlooking the large green space of the BMP and will meet all buffer requirements.

S. Swanick stated his initial concerns regarding the proposed density and he has since then seen the Save Downtown movement bring attention to the project and the developer act in good faith to address the concerns that have been brought including addressing stormwater/sewer concerns, traffic concerns, protecting the neighboring residents by not having construction traffic enter/exit through those streets, and building the buffer as soon as possible.

The motion passed unanimously (8-0).

5. Other Business

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

J. Davis made a Motion to Approve. D. Partee seconded the motion. The motion passed unanimously (8-0).

6. Adjourn

S. Hensley made a Motion to Adjourn. C. Graffy seconded the motion. The motion passed unanimously (8-0).

**Town of Huntersville
Planning Board
January 26, 2021**

To: Town Board

From: Sierra Saumenig, Senior Planner

Date: January 26, 2021

Subject: R20-05: Vermillion Village (no action requested)

EXPLAIN REQUEST:

R20-05 Vermillion Village is a request by the applicant for no action to be taken until new public hearing is held on amended petition.

ACTION RECOMMENDED:

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

1. Applicant letter

Sierra,

We are modifying the current rezoning plan for Vermillion Village and will not go to Planning Board until we get the new plan submitted.

Thank you,
Robert "Nate" Bowman

**Town of Huntersville
Planning Board
January 26, 2021**

To: Town Board

From: Brian Richards, Assistant Director

Date: January 26, 2021

Subject: R20-04 Statesville Road Mixed Use

EXPLAIN REQUEST:

Consider making a recommendation on Petition #R20-04, a request by Palillo Holdings, LLC to Rezone +/- 37.19 acres at the Southwest corner of Hambright Rd and Statesville Rd 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:

Consider making a recommendation on Petition #R20-04, a request by Palillo Holdings, LLC to Rezone +/- 37.19 acres at the Southwest corner of Hambright Rd and Statesville Rd 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)

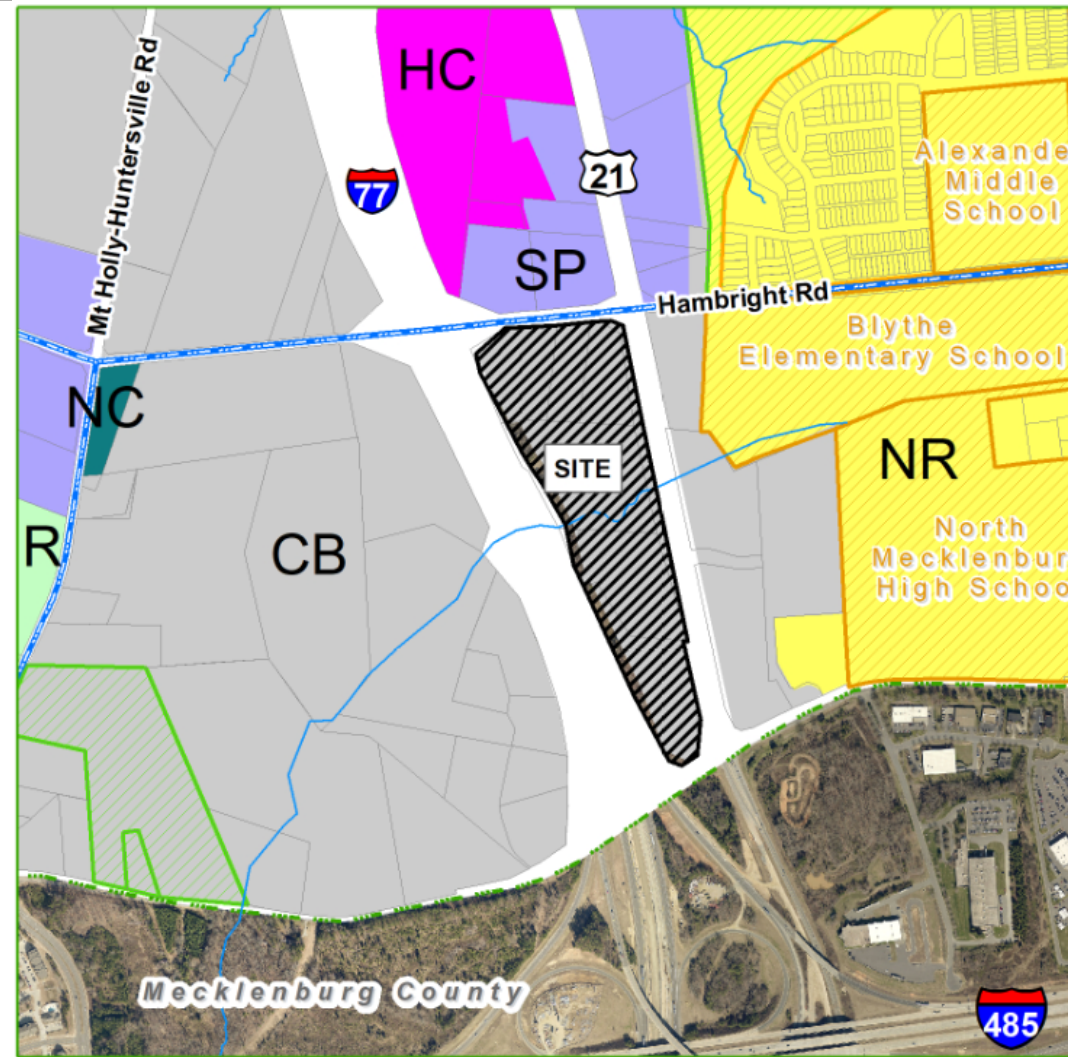
FINANCIAL IMPLICATIONS:

ATTACHMENTS:

1. A- Application R20-04
2. B - Proposed CD Rezoning Plan PB
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

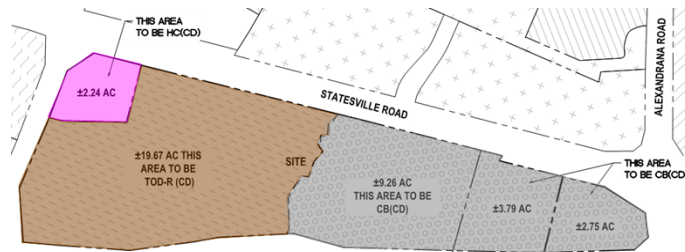
Current Zoning: Corporate Business (CB).

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 Development Residential Conditional District (TOD-R CD), and Highway Commercial Conditional District (HC-CD) for a 300 Unit Multi-Family Development, 120 Unit Hotel, 52,445 Sq.Ft. Flex Space, & 13,900 Sq.Ft. Commercial. Optionally the 3 Flex Office Buildings, Hotel, & Southern Commercial Building may be replaced with 95,00 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 prosed 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.

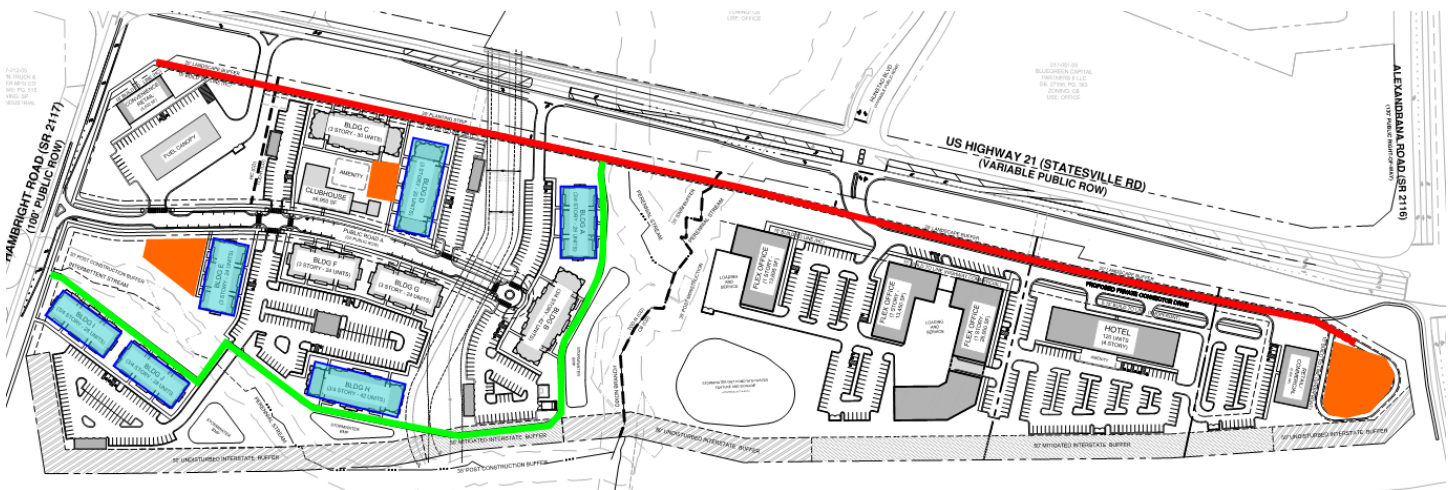
South: City of Charlotte Business Park - Vacant.

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, & Alexandrina Rd.

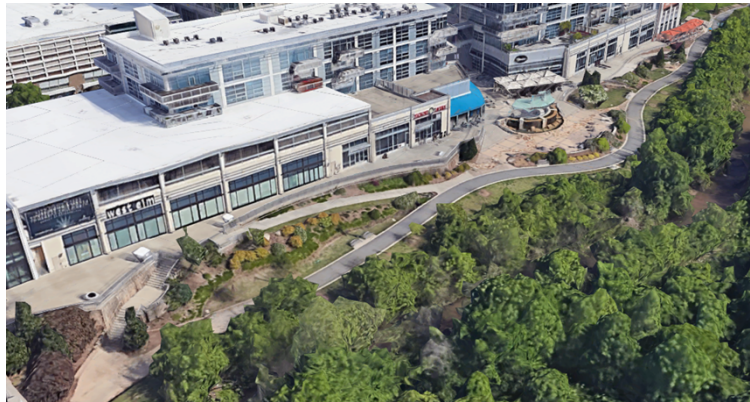
PART 2: REZONING/SITE PLAN



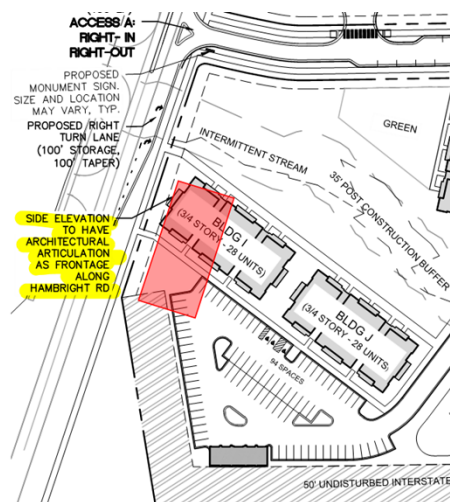
The proposed Conditional District Rezoning Plan is generally compliant with the Zoning and Subdivision Regulations. Significant elements include:

- 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. **Update:** The applicant has agreed to include areas of site furnishings and enhanced landscaping near buildings A/B, H, and I/J. Final details to be determined with Staff at Preliminary Plan.

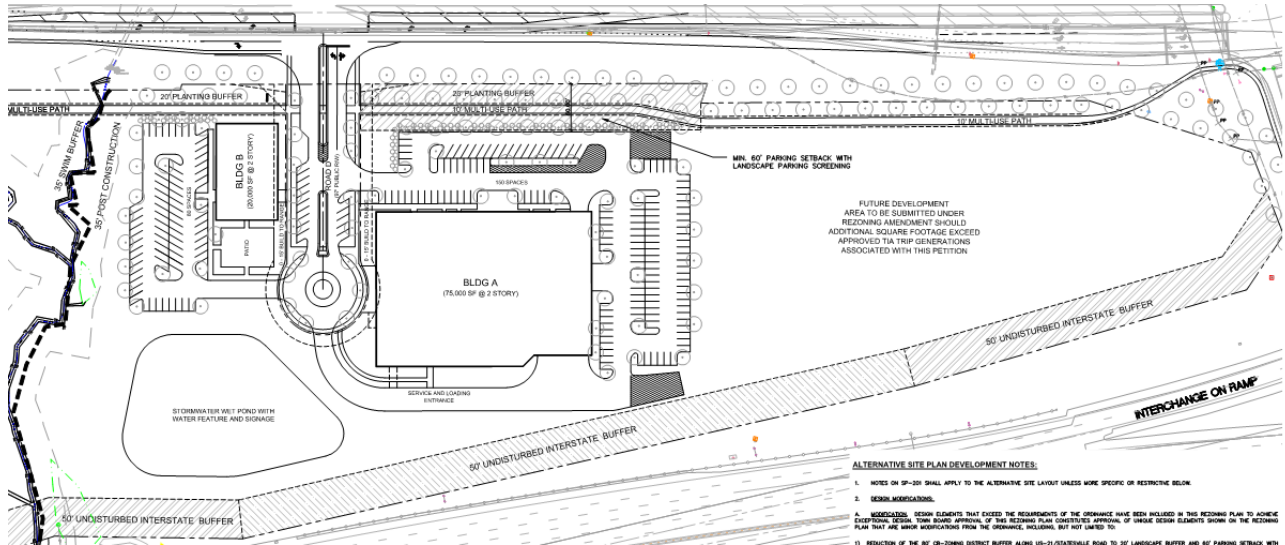


- As part of the part of the consideration above Building I is offering architectural articulations along Hambright Rd. Staff would recommend that the Building I front on Hambright Rd. This would cause the building to encroach into the I-77 buffer. Staff would support this encroachment in order to achieve 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).



- An internal greenway system with a public access easement.
- The Northern Commercial Building is to be a Convince Store/Gas Station (5,500 Sq. Ft.).
- 3 Flex Office buildings (52,445 Sq. Ft.)
- A 120 Unit Hotel
- The Southern Commercial Building (8,500 Sq. Ft.) is proposed to front upon an Urban Open Space (plaza) per Article 8.1.4.
- The Southern (CB) portion of the development contains a private drive per Article 8.1.5. This drive has a public access easement.

- An Alternate Site Plan is proposed for the Southern portion of the development. This would consist of a Public Road and 95,000 Sq. Ft. of Flex office in two buildings.



- 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. **Update:** The applicant is working to revise grading in order to save additional 3 Specimen trees. Also, under the Alternate Site Plan tree save will exceed minimum 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.

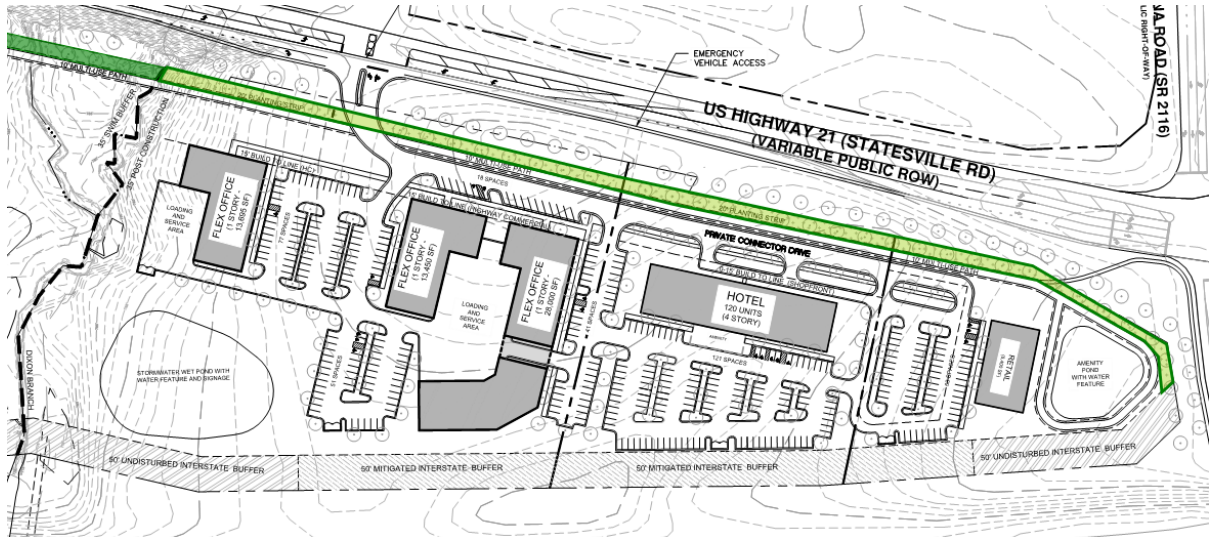
- Planning, Transportation, and Storm Water Engineering staff have minor site plan comments outstanding that need to be addressed prior to final plan approval.

- Three (3) Ordinance Modifications are proposed:

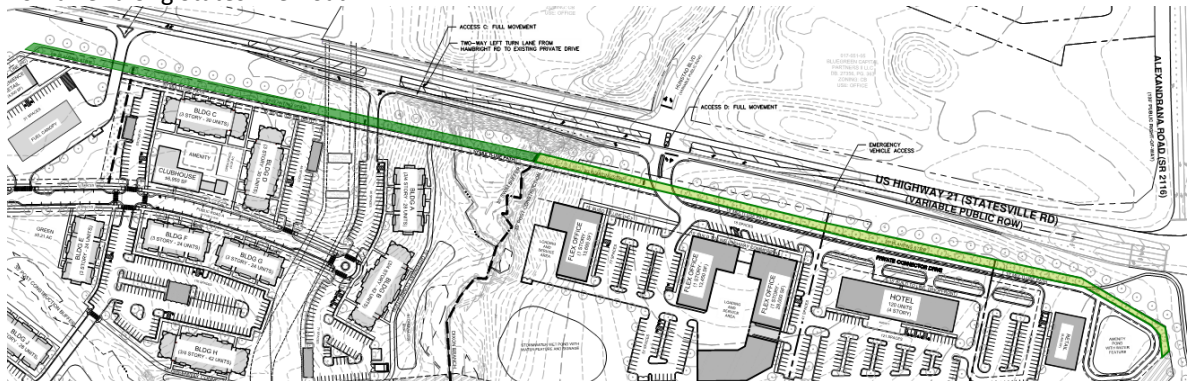
1. Article 7.5.3 Buffer Yards – The Corporate Business District requires an 80' Buffer along abutting street rights-of-way and property lines. The applicant is proposing a 20' Buffer along the entirety of the Eastern Project boundary for all Districts. Under the Alternative Site Plan a buffer of 60' is being offered adjacent to the larger Flex/Office building.

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). Under the Alternative Site Plan the 60' buffer would provide sufficient screening of the parking area. This is in keeping with the Spirit of the Ordinance, staff DOES SUPPORT this modification request.

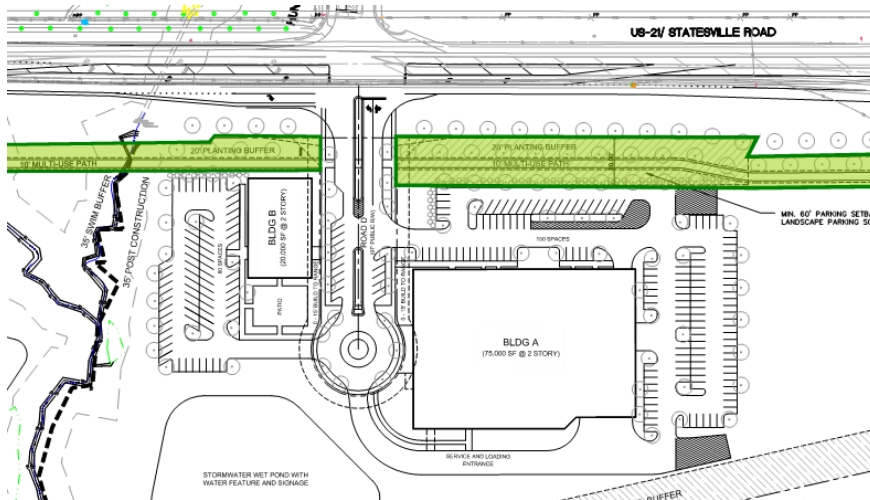
20' Buffer for CB Zoned Area



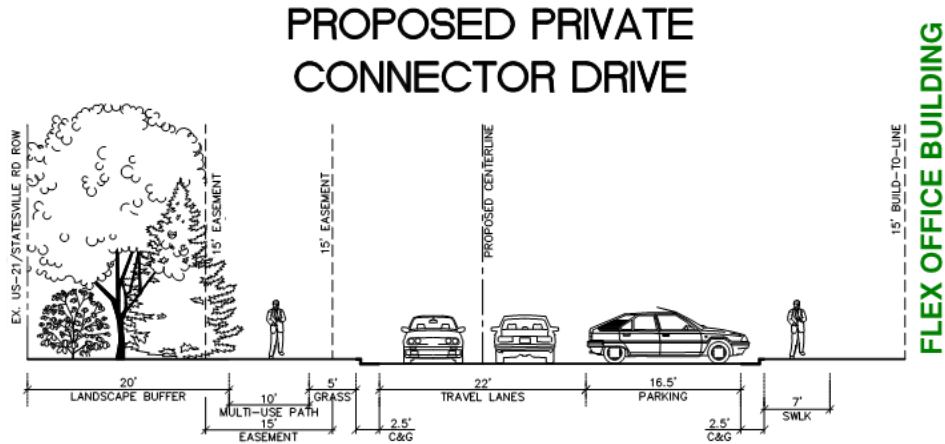
20' Buffer along Statesville Road:



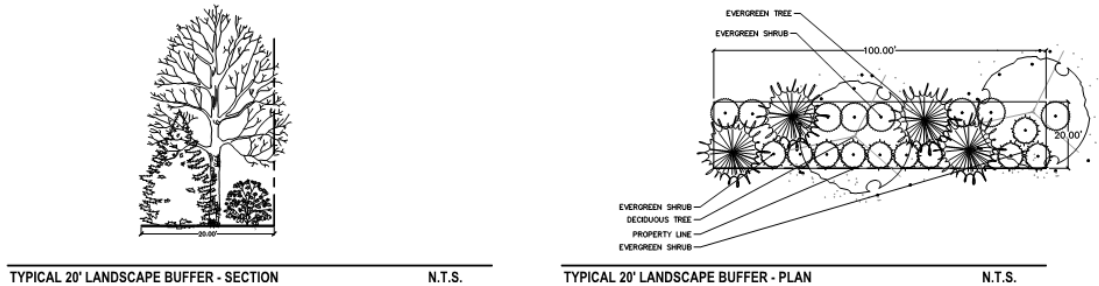
Alternative Site Plan 60' Buffer:



Corporate Business Frontage Cross Section:



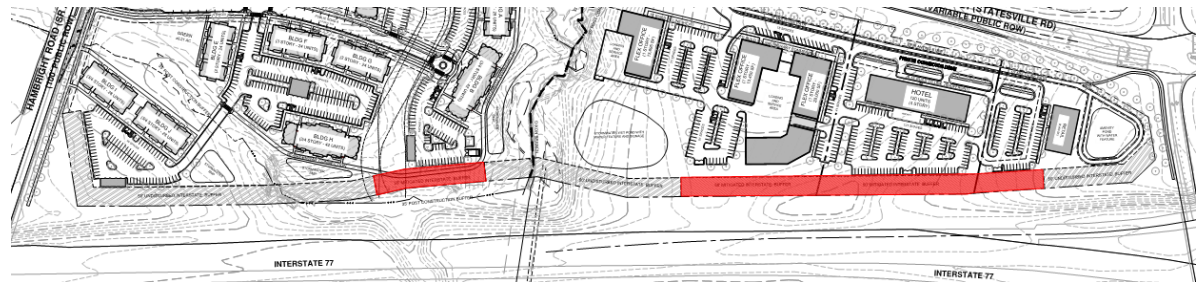
Buffer Typical:



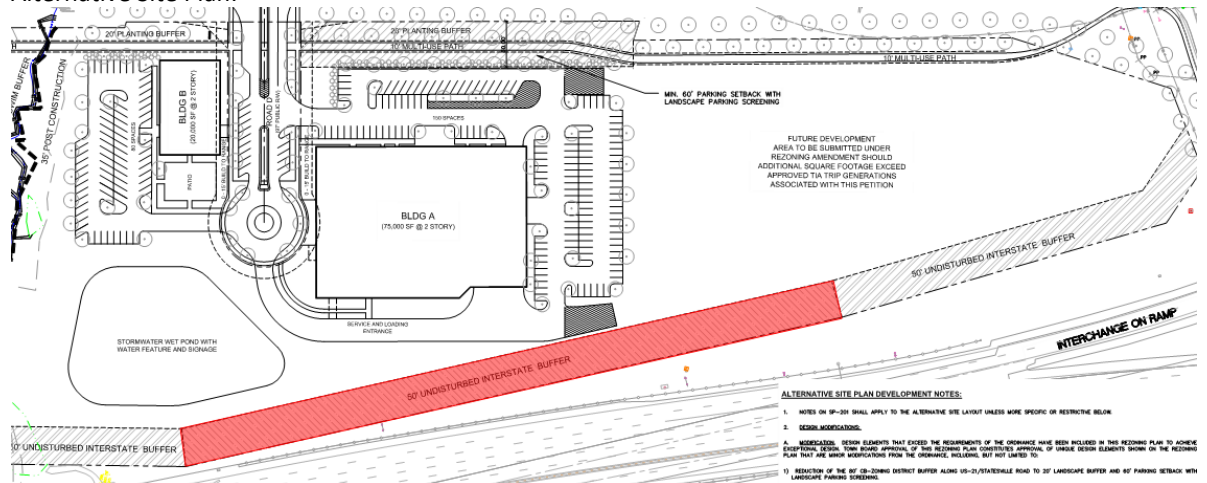
2. Article 7.5.8 – Buffer Yards – “All buffer yards shall remain undisturbed except for the following:
 - a) Utility easements may cross a buffer yard but may not be planted laterally in a buffer yard. To the extent possible, the path cleared shall be replaced with plant materials which are consistent 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 is 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.



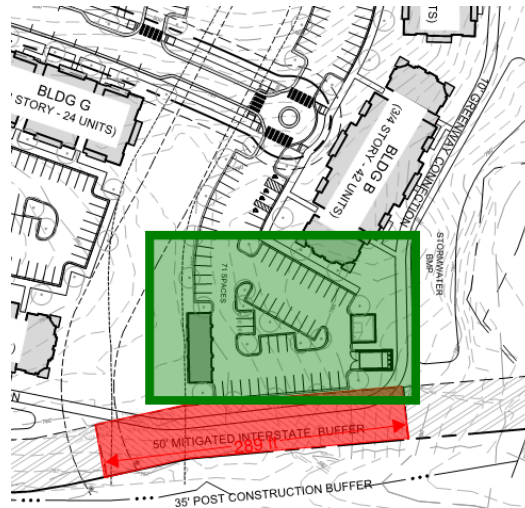
Alternative Site Plan:



3. 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 January 14th and is under review by staff with comments pending.

NCDOT is also reviewing the TIA with comments pending.

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:

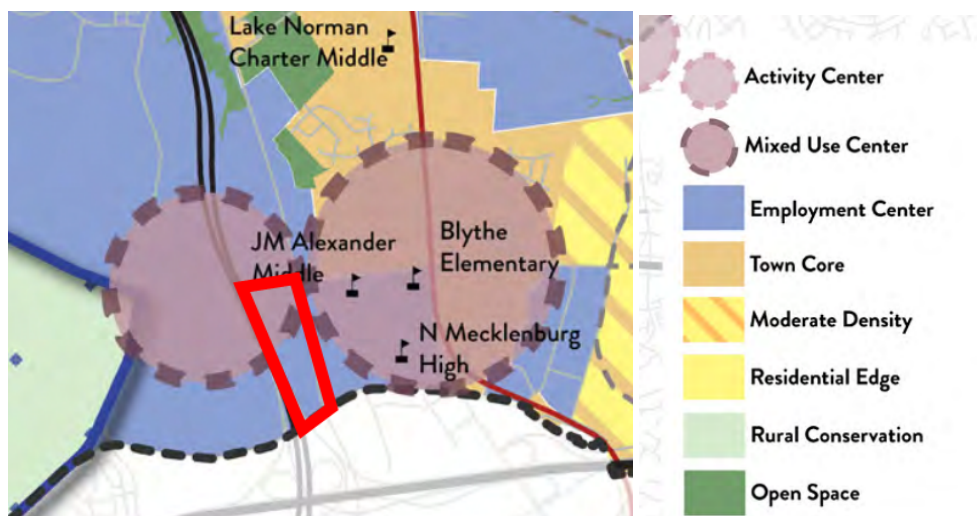
- **Policy ED-2: Preservation of land Area for Non-Residential Development.** Preserves Areas suitable for business and industrial development, along with a mixture of support uses, to ensure an adequate inventory of land for future growth and development, with increases to this inventory as required.

- Comment: Due to the current Covid 19 pandemic speculative Office Space is not in high demand. Once companies are 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 institutional 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 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-baes 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. 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).

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 and TIA 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 was held on January 4, 2021.

PART 8: PLANNING BOARD RECOMMENDATION

Planning Board tentatively scheduled for January 26, 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

PART 10: CONSISTENCY STATEMENT – R20-04 Statesville Road Mixed Use

Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed rezoning application R20-04; Statesville Road Mixed use, the Planning Staff RECOMMENDS CONDITIONAL APPROVAL FOR the rezoning as it is consistent with Policies H-3, H-9, T-6, and CD-2 of the 2030 Community Plan, as well as Policies LU 2.1, LU 5.1, LU 6.1, LU 7.1, LU 8.3, EV 1.2, and EV 1.3 of the 2040 Community Plan.	APPROVAL: In considering the proposed rezoning application R20-04; Statesville Road Mixed Use, the Planning Board recommends approval based on the Plan being consistent with <u>(insert applicable plan reference)</u> .	APPROVAL: In considering the proposed rezoning application R20-04; Statesville Road Mixed Use, the Town Board recommends approval based on the Plan being consistent with <u>(insert applicable plan reference)</u> .

<u>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.</u>	<u>It is reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>	<u>It is reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>
	DENIAL: In considering the proposed rezoning application R20-04; Statesville Road Mixed Use, the Planning Board recommends denial based on the Plan being <u>(consistent OR inconsistent) with (insert applicable plan reference).</u> <u>It is not reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>	DENIAL: In considering the proposed rezoning application R20-04; Statesville Road Mixed Use, the Town Board recommends denial based on the Plan being <u>(consistent OR inconsistent) with (insert applicable plan reference).</u> <u>It is not reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>



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: _____

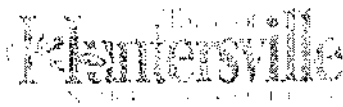
Signature _____

Title _____ Email jpalillo@aol.com

Address of Property Owner 17532 SAILVIEW DR, CORNELIUS NC 28031

* 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.**



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.)

1. 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

2. Printed Name Jerry L McKenzie and Martha G Roberts (b/w) Phone Number 813-460-1074
☐ 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. Dwyer-Hewes@earthlink.net

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

3. 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

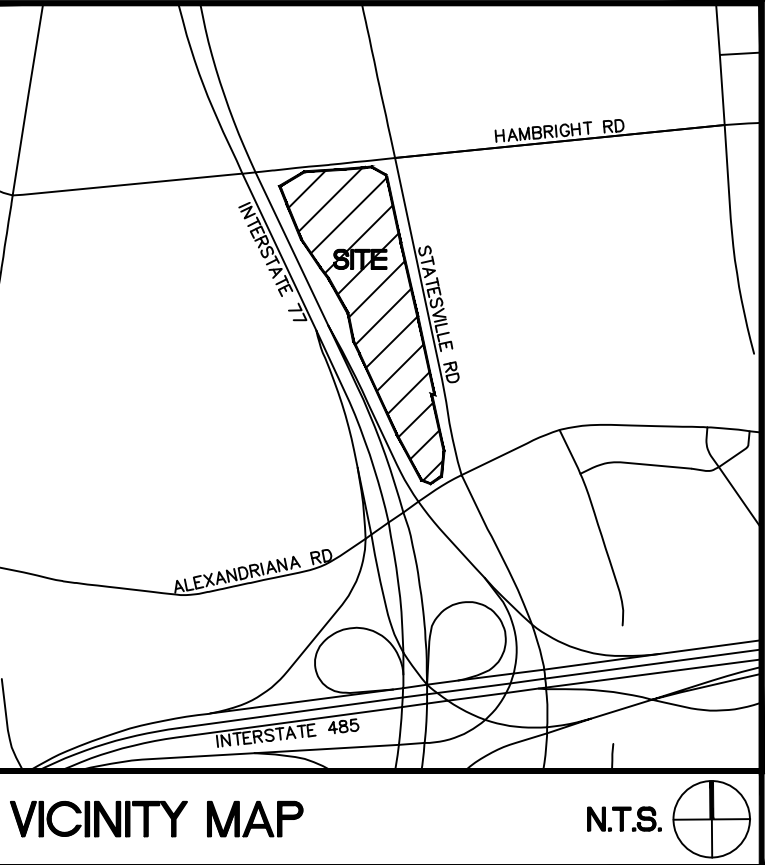
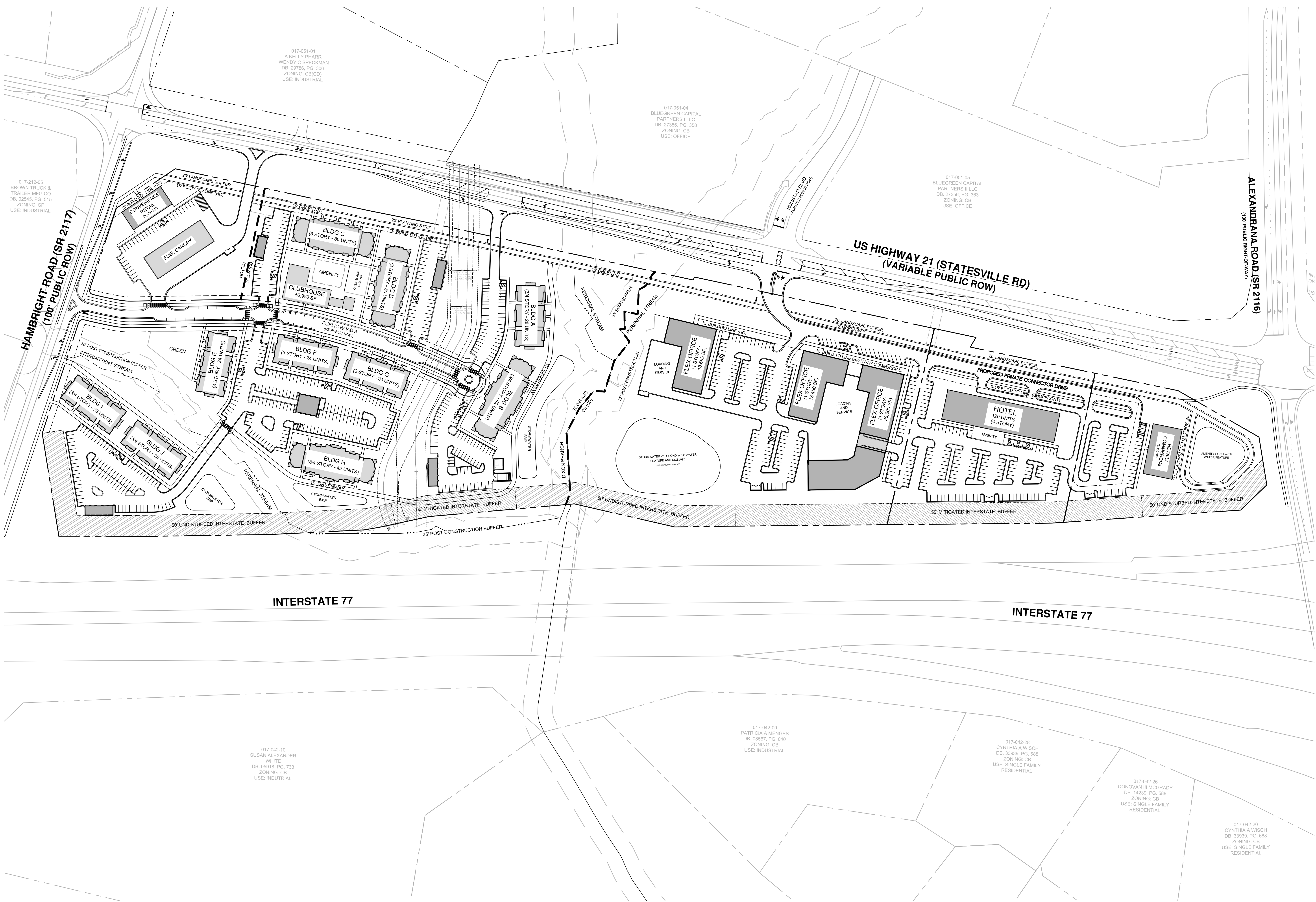
Title _____ Email _____

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

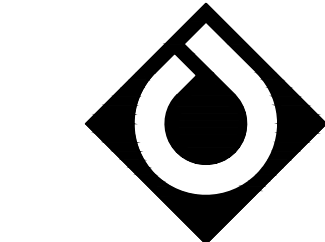
HUNTERSVILLE, NC
EPM # 413512



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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
	SITE SURVEY



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url# www.colejeneststone.com

**PALILLO
HOLDINGS, LLC.**

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CORNELIUS, NC 28031

**STATESVILLE ROAD
MIXED-USE
REZONING**

11211 STATESVILLE RD.
HUNTERSVILLE, NC 28078

COVER SHEET

Project No.

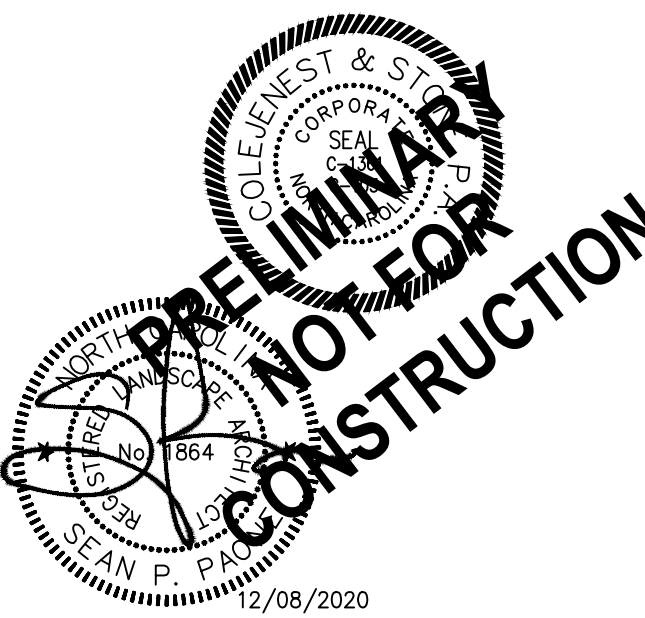
4578

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



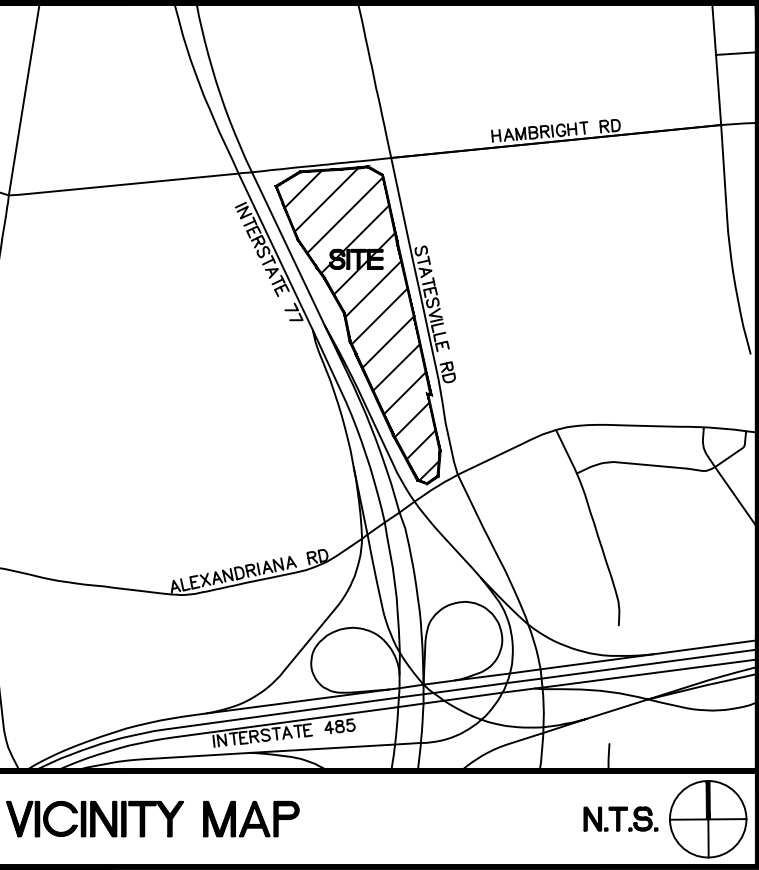
SCALE: 1"=100'
0 50' 100' 200'

SP-000

- North 811**
Carolina
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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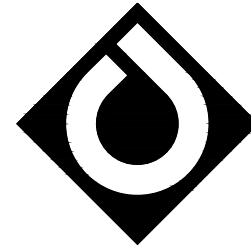
SURVEY DISCLAIMER
SURVEY ISSUE DATE SEPTEMBER 13, 2017. PROVIDED BY
PROFESSIONAL PROPERTY SURVEYORS, INC. 18335 OLD
STATESVILLE ROAD, SUITE A, CORNELIUS, NC 28031,
(704) 765-5134

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.
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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

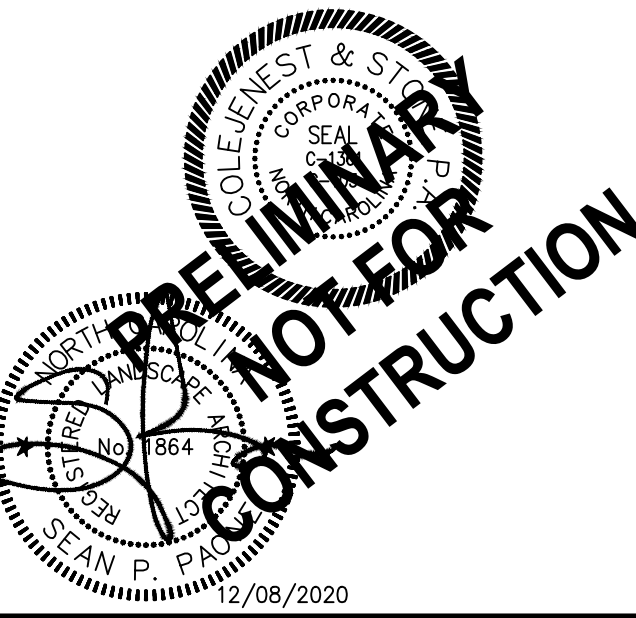
**EXISTING
CONDITIONS**

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

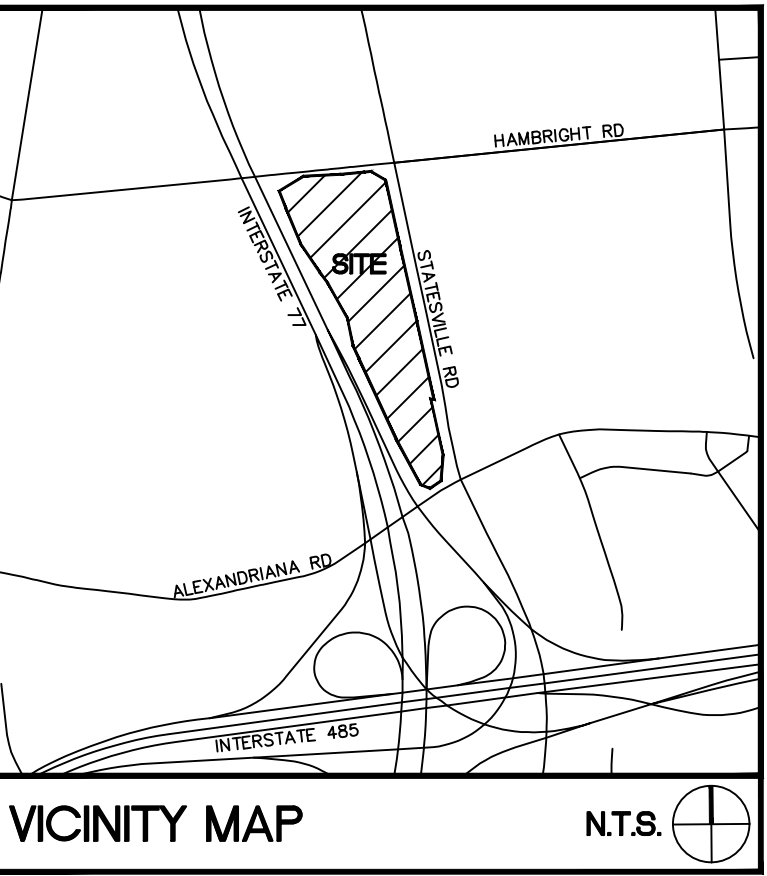


SCALE: 1"=100'
0 50' 100' 200'

SP-100

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LEGEND

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

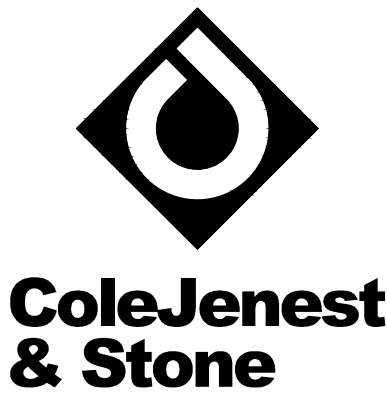
PROJECT NAME:	STATESVILLE ROAD MIXED-USE REZONING
PARCEL NUMBER:	01704401, 01704402, 01704403, 01704406, 01704407, 01704408
SITE ACREAGE:	37.19 ACRES ± (GIS)
REZONING ACREAGE:	37.19 ACRES ±
PRINCIPAL USES:	COMMERCIAL (RESTAURANT AND HOTEL), INDUSTRIAL (FLEX OFFICE), MULTI-FAMILY
EXISTING ZONING DISTRICT: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

- 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.
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PALILLO HOLDINGS, LLC.

18611 STARCREEK DR.
CORNELIUS, NC 28031

STATESVILLE ROAD MIXED-USE REZONING

11211 STATESVILLE RD.
HUNTERSVILLE, NC 28078

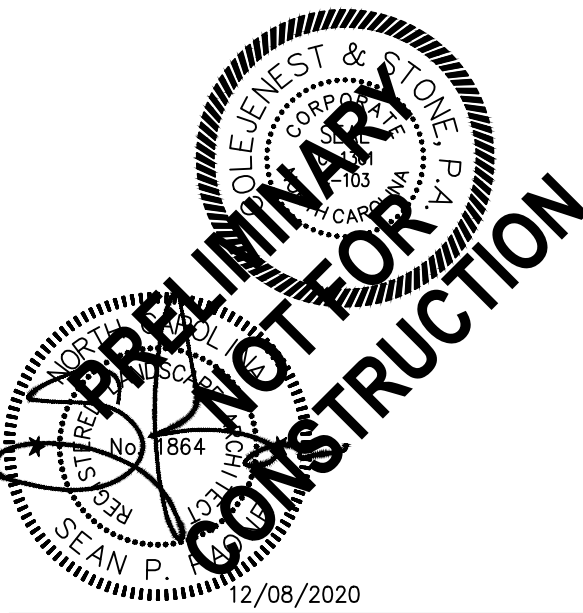
TREE PRESERVATION

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

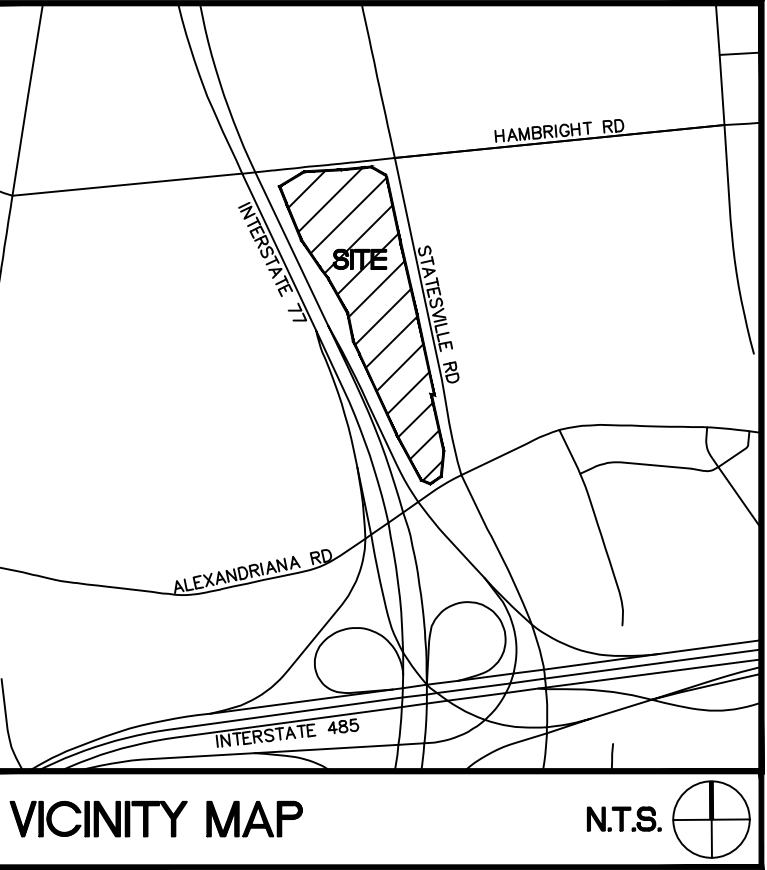
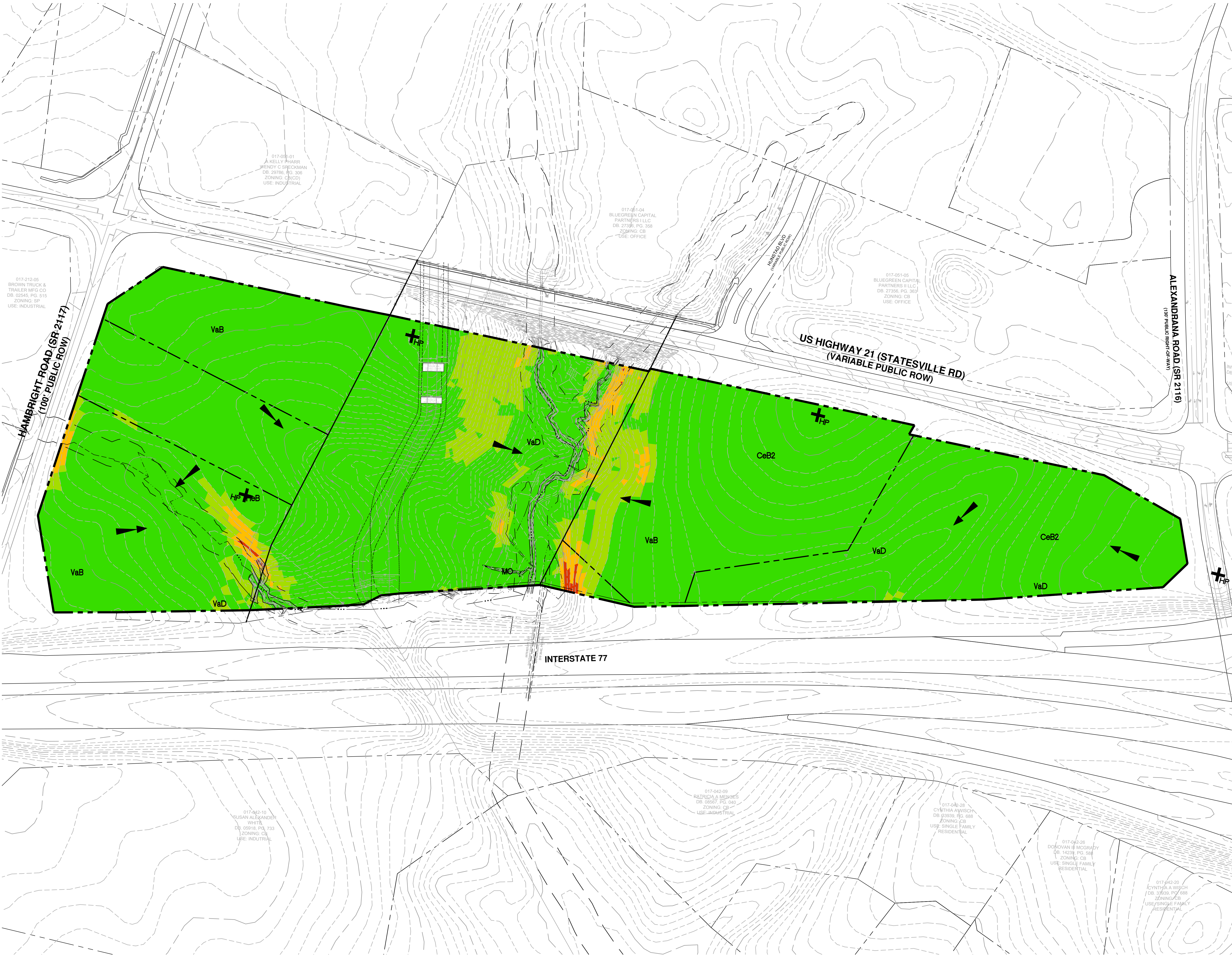


SCALE: 1"=100'
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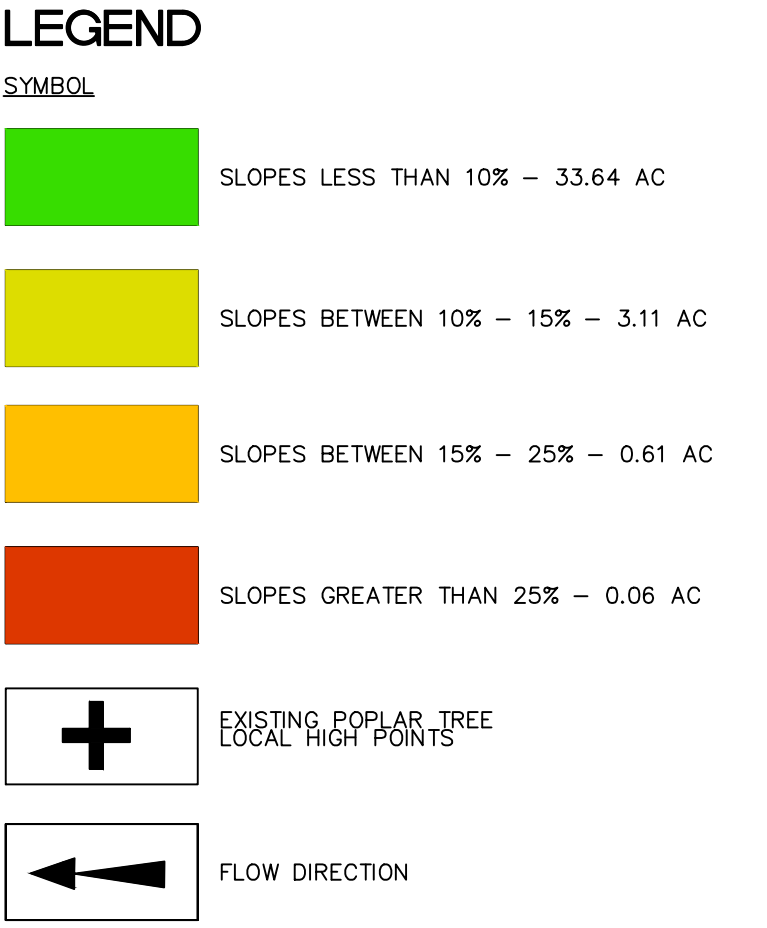
SP-101

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(704) 785-5134



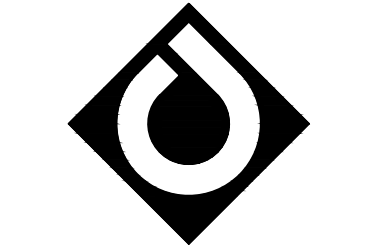
PROJECT NAME: STATESVILLE ROAD MIXED-USE REZONING
PARCEL NUMBER: 01704401, 01704402, 01704403, 01704406,
01704407, 01704409
SITE ACREAGE: 37.19 ACRES ± (GIS)
REZONING ACREAGE: 37.19 ACRES ±
PRINCIPAL USES: COMMERCIAL (RESTAURANT AND HOTEL),
INDUSTRIAL (FLEX OFFICE), MULTI-FAMILY
EXISTING ZONING DISTRICT: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

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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**PALILLO
HOLDINGS, LLC.**

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**STATESVILLE ROAD
MIXED-USE
REZONING**

11211 STATESVILLE RD.
HUNTERSVILLE, NC 28078

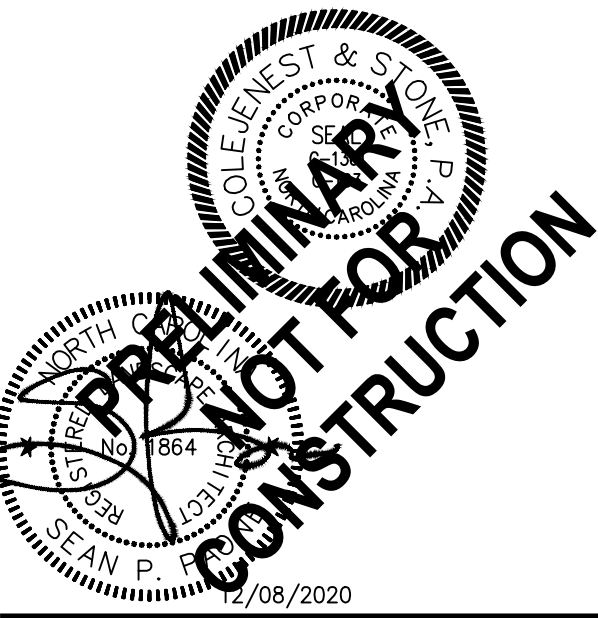
**SLOPE
ANALYSIS
PLAN**

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



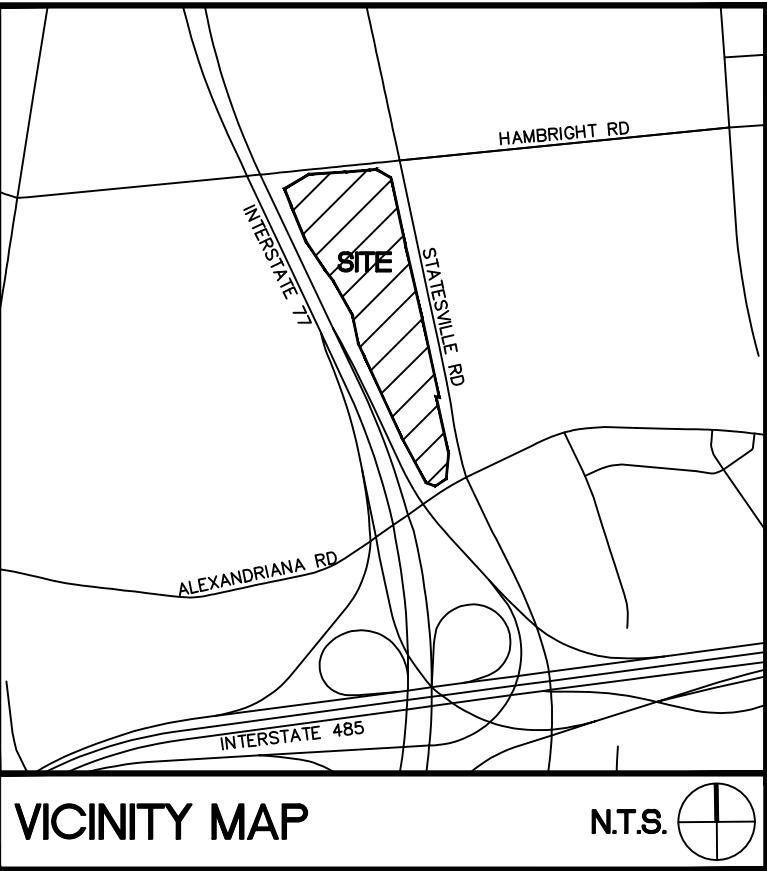
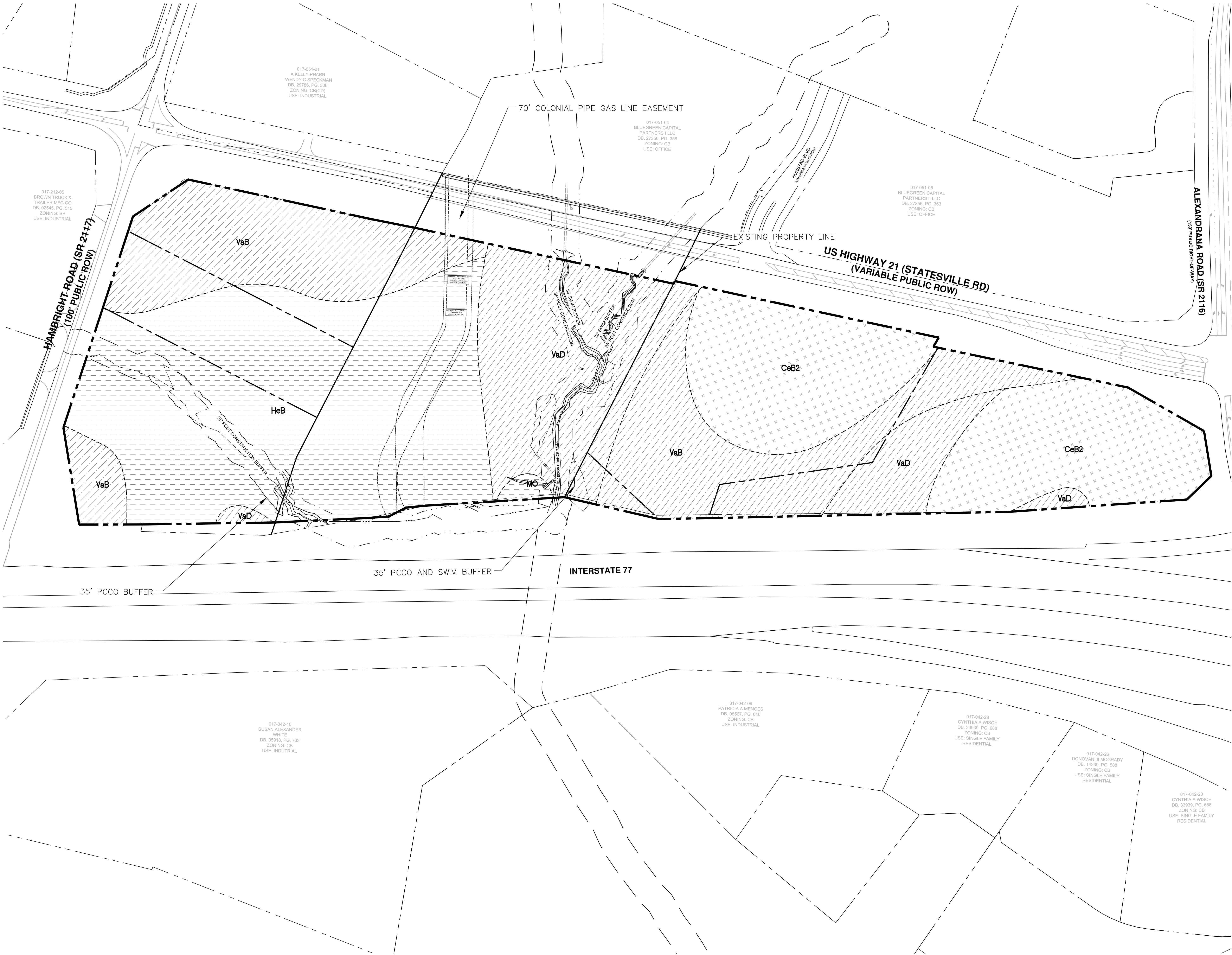
SP-103



- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
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LEGEND

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

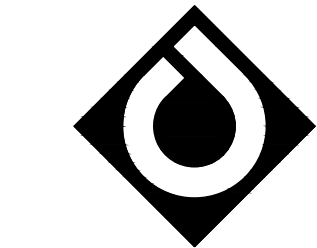
PROJECT NAME:	STATESVILLE ROAD MIXED-USE REZONING
PARCEL NUMBER:	01704401, 01704402, 01704403, 01704406, 01704407, 01704409
SITE ACREAGE:	37.19 ACRES ± (GIS)
REZONING ACREAGE:	37.19 ACRES ±
PRINCIPAL USES:	COMMERCIAL (RESTAURANT AND HOTEL), INDUSTRIAL (FLEX OFFICE), MULTI-FAMILY CB
EXISTING ZONING DISTRICT: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

- 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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Shaping the Environment
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- Land Planning
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PALILLO HOLDINGS, LLC.

18611 STARCREEK DR.
CORNELIUS, NC 28031

STATESVILLE ROAD MIXED-USE REZONING

11211 STATESVILLE RD.
HUNTERSVILLE, NC 28078

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



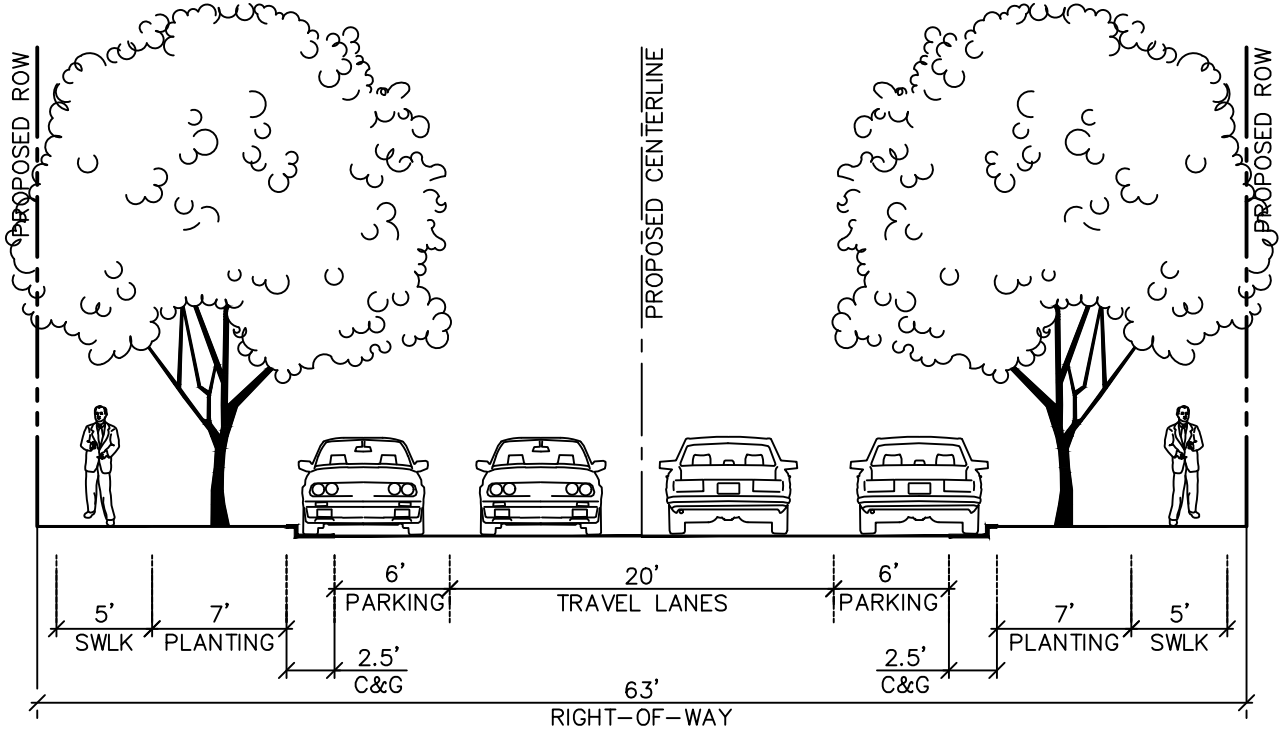
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SP-104

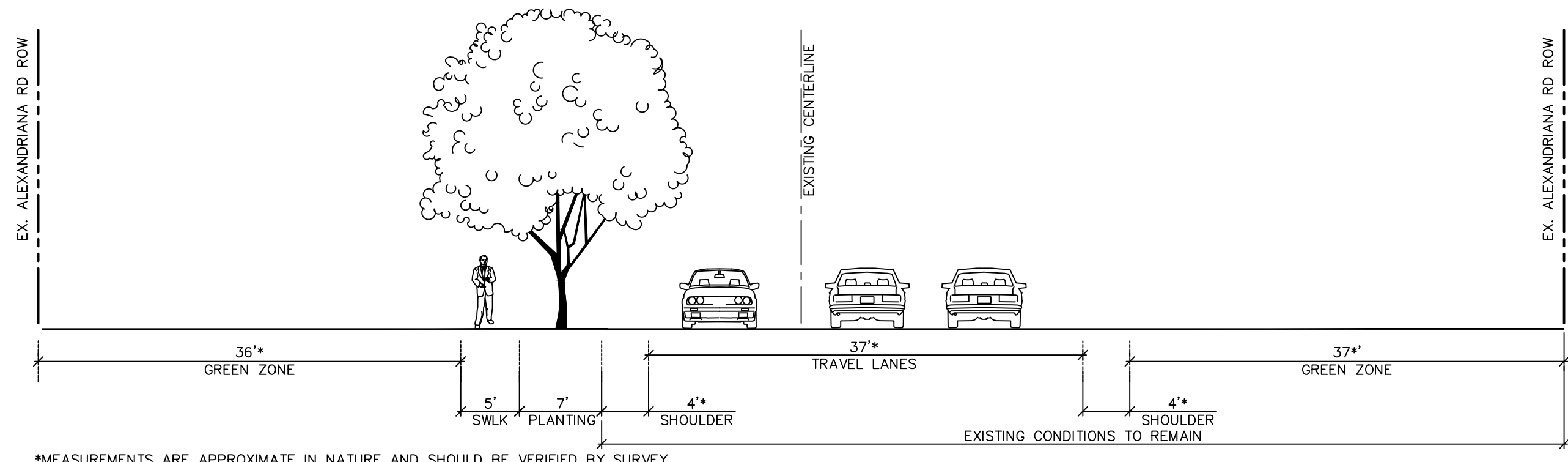
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PROPOSED PUBLIC ROAD A
(63' PUBLIC ROW)



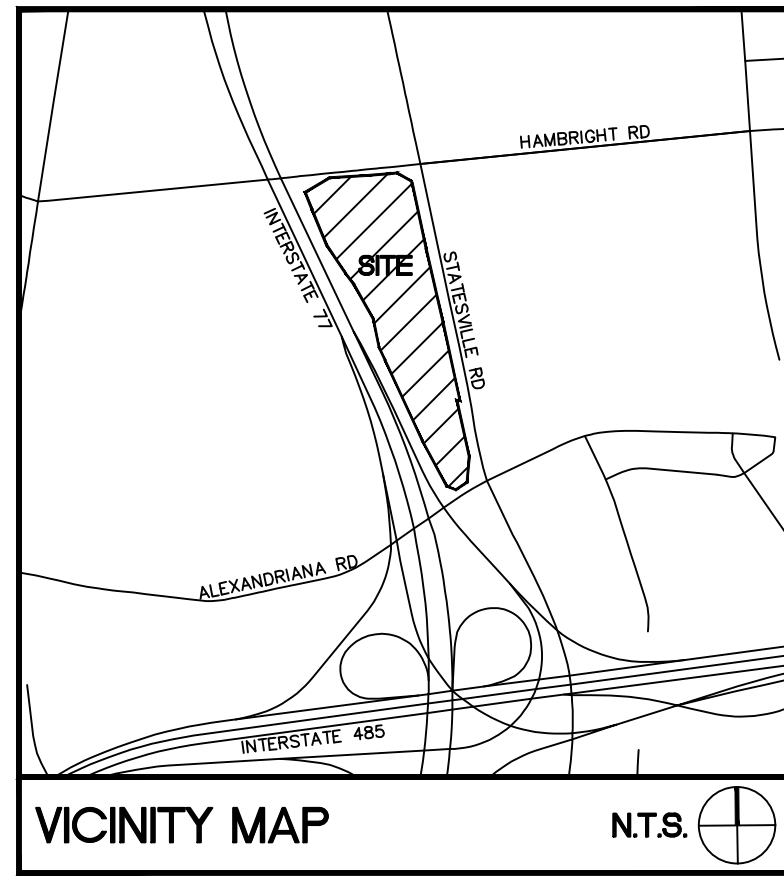
ALEXANDRIANA ROAD
(130' PUBLIC ROW)



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.



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

LEGEND

SYMBOL	
[Solid Grey Box]	BUILDING ENVELOPE
[Dashed Line]	ZONING BOUNDARY/PARCEL LINE
[Dotted Line]	PARCEL LINE
[Square with 'I']	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

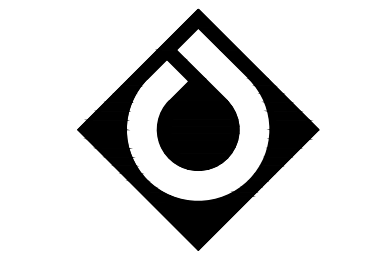
11. CONSTRUCT AN EASTBOUND HAMBRIGHT ROAD RIGHT TURN LANE WITH 100 FEET OF STORAGE AND APPROPRIATE TAPER.
12. CONSTRUCT ACCESS A WITH ONE INGRESS LANE AND ONE EGRESS LANE (RIGHT INRIGHT OUT).
13. CONSTRUCT A ± 196 LF CONCRETE MEDIAN PREVENTING WESTBOUND TRAFFIC FROM TURNING INTO THE PROPOSED SITE.
14.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

11211 STATESVILLE RD.
HUNTERVILLE, NC 28078

SKETCH PLAN

Project No.

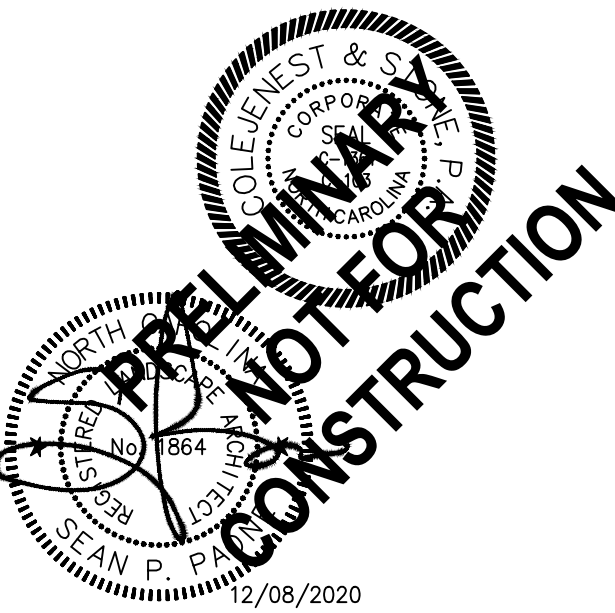
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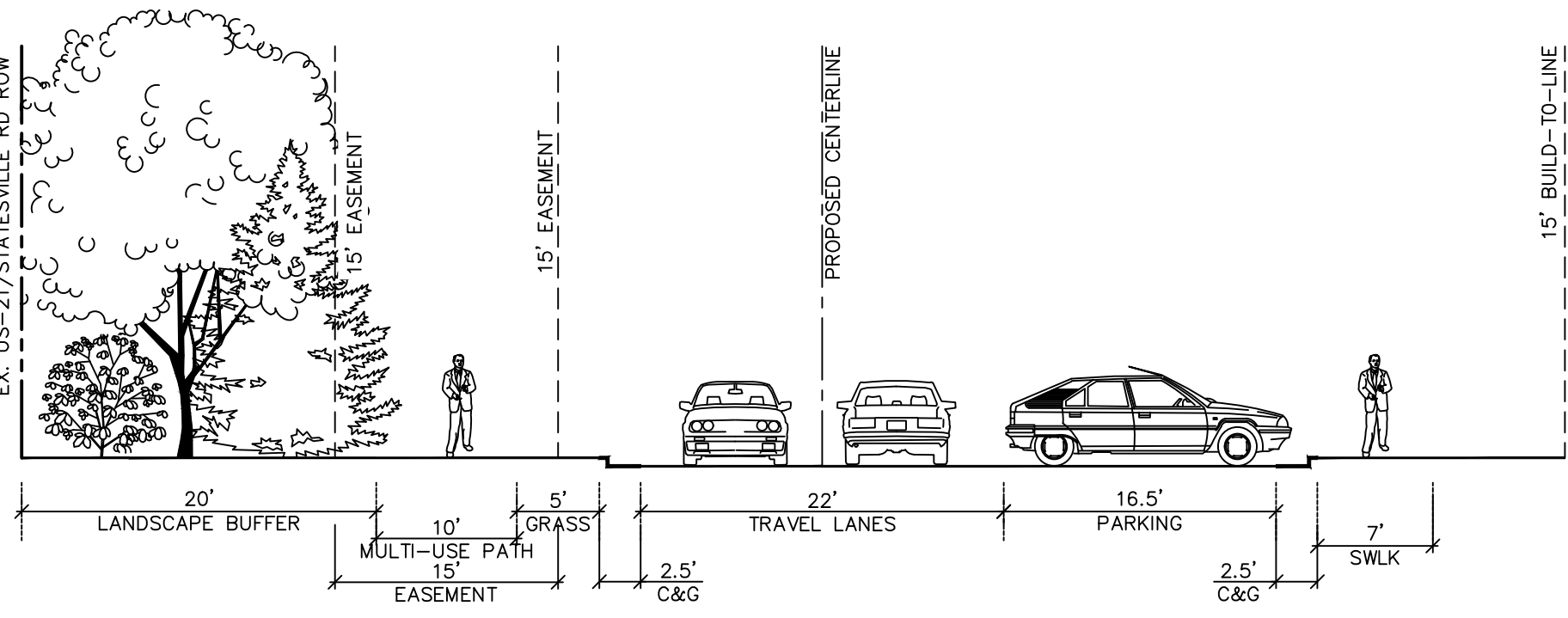
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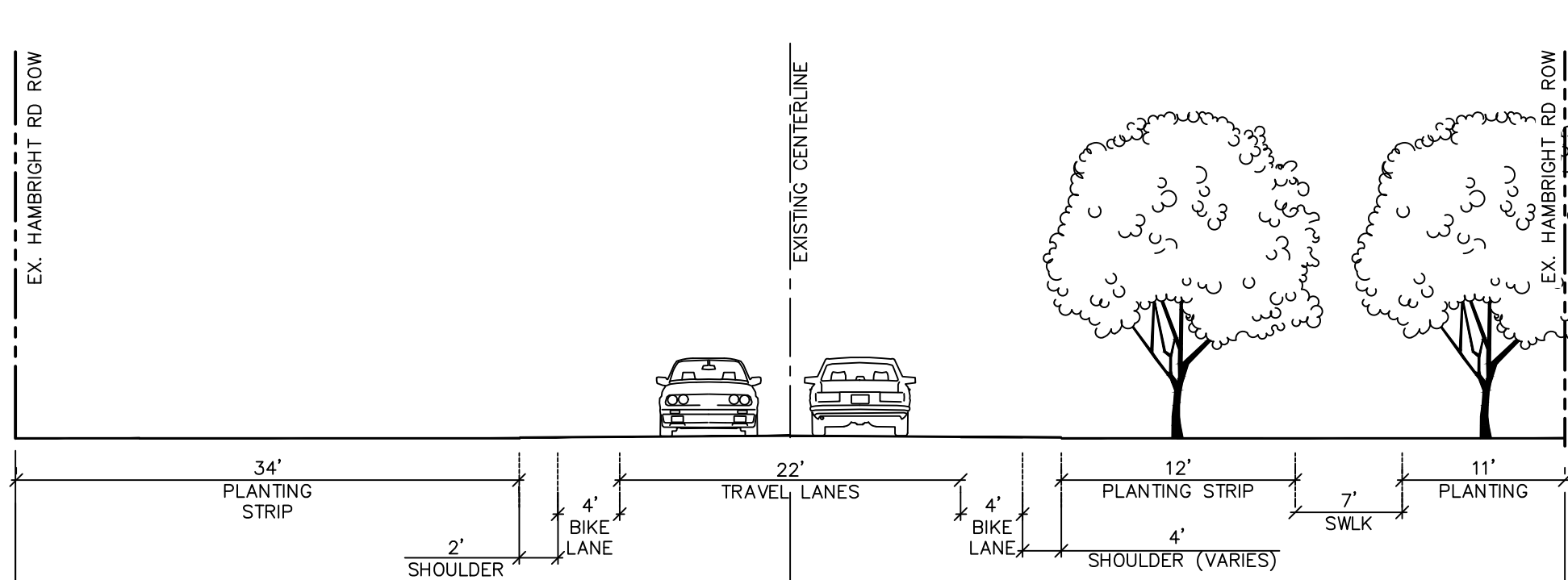
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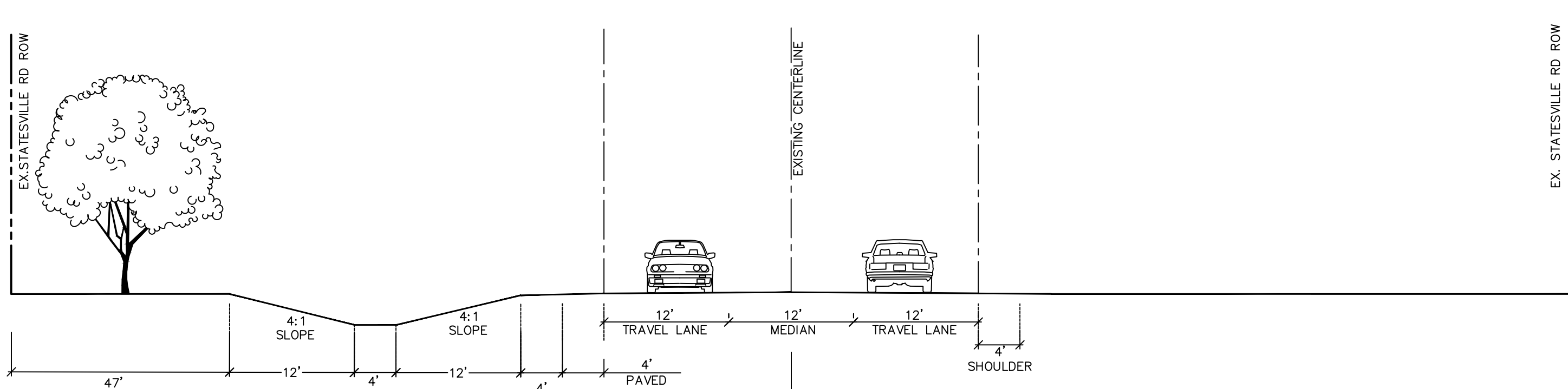
PROPOSED PRIVATE
CONNECTOR DRIVE



HAMBRIGHT ROAD
(100' PUBLIC ROW)



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



SITE PLAN DATA TABLE

PROJECT NAME:	STATESVILLE ROAD MIXED-USE REZONING
PARCEL NUMBER:	017044401, 017044402, 017044403, 017044404
SITE ACREAGE:	37.19 ACRES ± (35)
REZONING ACREAGE:	37.19 ACRES ±
PRINCIPAL USES:	COMMERCIAL (RESTAURANT AND HOTEL), INDUSTRIAL (FLEX OFFICE), MULTI-FAMILY
BUILDING TYPE/HEIGHT:	REST (APARTMENTS): UP TO 36' COMM (SHOPFRONT/HQ): UP TO 48' HOTEL (SHOPFRONT): UP TO 140'
EXISTING ZONING DISTRICT:	CB
PROPOSED ZONING DISTRICT:	CB (CD), HC (CD), TOD-R (CD)
CB (CD) SUMMARY	
TOTAL RETAIL SQUARE FOOTAGE:	8,400 SF ±
TOTAL PARKING REQUIRED:	17 SPACES (1 SPACE PER 500 SQFT)
TOTAL PARKING PROVIDED:	63 SPACES
TOTAL INDUSTRIAL SQUARE FOOTAGE:	55,145 SF ±
TOTAL PARKING REQUIRED:	111 SPACES (1 SPACE PER 500 SQFT)
TOTAL PARKING PROVIDED:	187 SPACES
HOTEL:	120 ROOMS MAX WITH 7,000 SF ANCILLARY SPACE (76,900 SF)
TOTAL PARKING REQUIRED:	134 SPACES
TOTAL PARKING PROVIDED:	(1 SPACE PER ROOM + 1 PER 500 SQFT ANCILLARY USE) 141 SPACES
* RETAIL SQUARE FOOTAGE CANNOT EXCEED 10% OF TOTAL COMMERCIAL FOOTAGE IN CORPORATE BUSINESS DISTRICT	
TOTAL COMMERCIAL:	140,445 SF
TOTAL ALLOWABLE RETAIL:	14,045 SF (10%)
TOD-R (CD) SUMMARY	
MULTI-FAMILY UNIT:	300 UNITS
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:	509 SPACES (1.70/UNIT)
HC (CD) SUMMARY	
TOTAL COMMERCIAL:	5,500 SF ±
TOTAL PARKING REQUIRED:	11 SPACES (1 SPACE PER 500 SQFT)
TOTAL PARKING PROVIDED:	31 SPACES
WATERSHED:	LONG
IMPERVIOUS AREA:	
EXISTING IMPERVIOUS AREA:	± 1.7 AC (5%)
PROPOSED IMPERVIOUS AREA:	± 17.59 AC (41%)

BUILDING DEVELOPMENT SUMMARY	
RESTAURANT :	RETAIL 18,400 SF (UP TO 2 STORIES) REQUIRES 17 SPACES (1 SPACE PER 500 SQFT)
HOTEL :	HOTEL 120 ROOMS 76,900 SF (UP TO 4 STORIES - 48') 7,000 SF ANCILLARY SPACE REQUIRES 134 SPACES (1 SPACE PER ROOM + 1 PER 500 SF ANCILLARY USE)
FLEX OFFICE :	OFFICE/WAREHOUSE 128,000 SF (1-STORY) REQUIRES 101 SPACES (1 SPACE PER 500 SQFT)
FLEX OFFICE :	OFFICE/WAREHOUSE 113,450 SF (1-STORY) REQUIRES 56 SPACES (1 SPACE PER 500 SQFT)
FLEX OFFICE :	OFFICE/WAREHOUSE 113,695 SF (1-STORY) REQUIRES 55 SPACES (1 SPACE PER 500 SQFT)
CONVENIENCE RETAIL :	CONVENIENCE RETAIL 15,500 SF (UP TO 2 STORIES) REQUIRES 11 SPACES (1 SPACE PER 500 SQFT)
BUILDING A :	MULTI-FAMILY 'A' 134,760 (3/4-STORY) 28 UNITS TOD STANDARD 1 MIN. 2 MAX.
BUILDING B :	MULTI-FAMILY 'B' 146,800 (3/4-STORY) 42 UNITS TOD STANDARD 1 MIN. 2 MAX.
BUILDING C :	MULTI-FAMILY 'C' 136,600 (3-STORY) 30 UNITS TOD STANDARD: 1 MIN. 2 MAX
BUILDING D :	MULTI-FAMILY 'D' 136,600 (3-STORY) 30 UNITS TOD STANDARD 1 MIN. 2 MAX.
BUILDING E :	MULTI-FAMILY 'E' 129,800 SF (3-STORY) 24 UNITS TOD STANDARD 1 MIN. 2 MAX.
BUILDING F :	MULTI-FAMILY 'F' 129,800 (3-STORY) 24 UNITS TOD STANDARD 1 MIN. 2 MAX.
BUILDING G :	MULTI-FAMILY 'G' 129,800 (3-STORY) 24 UNITS TOD STANDARD 1 MIN. 2 MAX.
BUILDING H :	MULTI-FAMILY 'H' 146,800 SF (3/4-STORY) 42 UNITS TOD STANDARD 1 MIN. 2 MAX.
BUILDING I :	MULTI-FAMILY 'I' 134,760 (3/4-STORY) 28 UNITS TOD STANDARD 1 MIN. 2 MAX.
BUILDING J :	MULTI-FAMILY 'J' 134,760 (3/4-STORY) 28 UNITS TOD STANDARD 1 MIN. 2 MAX.

BUILDING BUILD-TO-RANGE(BTR)/SETBACK TABLE	
HWY 21/STATESVILLE RD.	
- PRIMARY BUILDING TYPE:	SHOPFRONT / HIGHWAY COMMERCIAL
- BUILD-TO-RANGE:	5' - 15'
- SIDE SETBACK:	0'
- REAR SETBACK:	0'
PROPOSED PRIVATE CONNECTOR DRIVE:	
- PRIMARY BUILDING TYPE:	APARTMENTS / SHOPFRONT
- BUILD-TO-RANGE:	0' - 15'
- SIDE SETBACK:	0'
- REAR SETBACK:	0'
- CORNER SETBACK:	PER T.O.H ZONING ORDINANCE AND BUILDING TYPE

REZONING NOTES

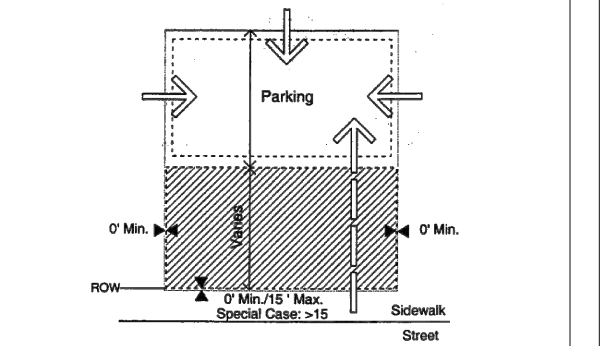
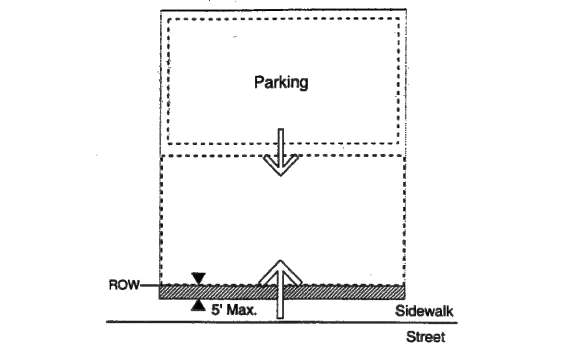
1. REZONING PETITION. THESE REZONING NOTES COMPRISE THE DEVELOPMENT STANDARDS ('DEVELOPMENT STANDARDS') ASSOCIATED WITH THE REZONING PETITION (THE 'REZONING PETITION') FILED BY PALILLO HOLDINGS, LLC ('PETITIONER') AS REZONING PETITION & SKETCH PLAN FOR THAT APPROXIMATELY 38 ACRE TRACT OF LAND IDENTIFIED ON THIS SITE PLAN AS STATESVILLE ROAD MIXED-USE (THE 'PROJECT'). THE PURPOSE OF THE REZONING PETITION IS TO CONVERT THE ZONING CLASSIFICATION OF THE PROPERTY FROM THE CB CORPORATE BUSINESS ZONING DISTRICT TO CB(CD) CORPORATE BUSINESS CONDITIONAL DISTRICT, HC (CD) HIGHWAY COMMERCIAL - CONDITIONAL DISTRICT, AND TOD-R (CD) TRANSIT ORIENTED DISTRICT - RESIDENTIAL PURSUANT TO THE PROVISIONS OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE (THE "ORDINANCE").
2. DEVELOPMENT STANDARDS. DEVELOPMENT OF THE PROPERTY WILL BE GOVERNED BY THESE DEVELOPMENT STANDARDS, WHICH ARE PART OF THE REZONING PETITION, AND THE APPLICABLE PROVISIONS OF THE ORDINANCE IN PLACE ON THE DATE OF APPROVAL BY THE TOWN BOARD. UNLESS THE REZONING PLAN ESTABLISHES A MORE STRINGENT STANDARD, OR UNLESS OTHERWISE NOTED ON THE REZONING PLAN OR IN THESE DEVELOPMENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE IN PLACE ON THE DATE OF APPROVAL BY THE TOWN BOARD FOR THE CB (CD), HC (CD) AND TOD-R (CD) ZONING DISTRICTS GOVERN DEVELOPMENT OF THE PROPERTY AS SHOWN ON THE REZONING PLAN. MAJOR AMENDMENTS ARE DETERMINED BY STAFF FOR ALL CONDITIONAL REZONING PLANS.
3. SCHEMATIC NATURE OF REZONING PLAN. THE LOTS AND PROPOSED IMPROVEMENTS SHOWN ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND EXACT CONFIGURATIONS OF LOTS AND BUILDINGS MAY BE MODIFIED DURING DESIGN, ENGINEERING AND CONSTRUCTION PHASES OF THE DEVELOPMENT SO LONG AS SUCH MODIFICATION IS COMPATIBLE WITH THE APPROXIMATE LAYOUT AND LOCATION OF LOTS AND IMPROVEMENTS SHOWN ON THE REZONING PLAN. MAJOR AMENDMENTS ARE DETERMINED BY STAFF FOR ALL CONDITIONAL REZONING PLANS.
4. PHASING. THE DEVELOPMENT OF THE PROPERTY AS GENERALLY DEPICED ON THE REZONING PLAN MAY BE PHASED. ANY PROPOSED PHASING MUST ALIGN WITH REQUIRED TIA, INFRASTRUCTURE AND STORMWATER IMPROVEMENTS, PROVIDED, HOWEVER, A) ANY MITIGATION REQUIRED BY NCDOT WILL BE COORDINATED WITH NCDOT; AND B) EACH PHASE OR SEQUENCE OF IMPROVEMENTS IN THE PROJECT WILL MEET ALL ORDINANCE REQUIREMENTS, UTILITIES, INFRASTRUCTURE AND GRADING SHALL BE DELIVERED TO EACH INDIVIDUAL PHASE AS EACH IS DEVELOPED.
5. VESTED RIGHTS. THIS REZONING PLAN IS A SITE-SPECIFIC DEVELOPMENT PLAN AND APPROVAL THEREOF CONSTITUTES VESTED RIGHTS IN THE REZONING PLAN PURSUANT TO THE PROVISIONS OF THE ORDINANCE.
6. PERMITTED USES. THE PROPERTY MAY BE DEVELOPED FOR ANY USES (INCLUDING ACCESSORY USES) PERMITTED IN THE CB, HC, TOD-R ZONING DISTRICTS BASED ON THE DESIGNATED AREAS, SUBJECT TO THE DEVELOPMENT STANDARDS ASSOCIATED WITH SUCH USES.
7. ACCESS. THE NATURE OF SITE ACCESS POINTS, DRIVEWAYS AND CONNECTIONS TO ROADS ARE SCHEMATIC IN NATURE. TO THE EXTENT PERMITTED BY APPLICABLE DRIVEWAY PERMIT REQUIREMENTS, FUTURE DRIVEWAYS, ACCESS POINTS AND ROAD CONNECTIONS MAY CROSS THE SETBACK AND SHALL NOT REQUIRE A REZONING OF THE PROPERTY, BUT SHALL OTHERWISE COMPLY WITH APPLICABLE DRIVEWAY PERMIT REQUIREMENTS. FINAL ACCESS POINTS TO STATESVILLE ROAD, HAMBRIGHT ROAD, AND ALEXANDRIANA ROAD WILL BE APPROVED BY NCDOT.
8. SUBDIVISION. THE PROPERTY IS ONE DEVELOPMENT AND MAY BE SUBDIVIDED INTO UP TO TEN (10) LOTS WITHOUT A REZONING TO ALLOW SEPARATE OWNERS OF INDIVIDUAL PARCELS SO LONG AS SUCH SUBDIVISION IS IN COMPLIANCE WITH APPLICABLE LAW INCLUDING SUBDIVISION REQUIREMENTS, HOWEVER, RECOMBINATION, COMMUNIZATION, OR REDUCTION IN THE NUMBER OF PARCELS MAY OCCUR IN ACCORDANCE WITH THE REGULATIONS OF THE ORDINANCE. REQUIREMENTS THAT ARE MET BY THE PROJECT AS A WHOLE, SUCH AS OPEN SPACE, TREE SAVE AND IMPERVIOUS REQUIREMENTS, NEED NOT BE MET BY INDIVIDUAL PARCELS.
9. STREET IMPROVEMENTS. PETITIONER SHALL BE REQUIRED TO INSTALL SIDEWALKS (INCLUDING THE GREENWAY SHOWN ON THE REZONING PLAN), STREET LIGHTS, STREET TREES, PLANTING STRIPS, OR OTHER STREET IMPROVEMENTS AS A CONDITION OF THE APPROVAL OF THIS REZONING PLAN AS SPECIFICALLY SHOWN ON THE REZONING PLAN AND AS REQUIRED BY THE ZONING ORDINANCE, SUBDIVISION ORDINANCE, APPLICABLE HUNTERSVILLE/NCDOT TIA, OR DRIVEWAY PERMIT REQUIREMENTS.
10. BUFFERS/LANDSCAPING. TO THE EXTENT SHOWN ON THE REZONING PLAN, AREAS LOCATED WITHIN THE PROPERTY THAT ARE PART OF THE REZONING PLAN MAY BE INCLUDED IN THE CALCULATION OF OPEN SPACE, REQUIRED TREE SAVE, FOR THE DEVELOPMENT AND OTHER DEVELOPMENT REQUIREMENTS, UNLESS SPECIFICALLY SHOWN ON THE REZONING PLAN. NO BUFFER SHALL BE REQUIRED BETWEEN THE (3) THREE PROPOSED ZONING DISTRICTS. BUFFER IMPACT AREAS HAVE BEEN IDENTIFIED ON THE PLANS, HOWEVER FINAL AREAS OF IMPACT WILL BE CONFIRMED IN CONSTRUCTION DOCUMENTS AND PERMITTING. BUFFER IMPACTS WILL REQUIRE MITIGATION AS SHOWN IN THE PROPOSED BUFFER SECTIONS INCLUDED IN THIS PLAN SET.
11. BMP DESIGN. THE DESIGNS FOR THE BMP(S) SHOWN ON THE REZONING PLAN SHALL BE FINALIZED DURING THE CONSTRUCTION PHASE AND SHALL BE COMPLETED AS A PART OF THE INFRASTRUCTURE IMPROVEMENTS.
12. DESIGN MODIFICATIONS:
 - A. MODIFICATION. DESIGN ELEMENTS THAT EXCEED THE REQUIREMENTS OF THE ORDINANCE HAVE BEEN INCLUDED IN THIS REZONING PLAN TO ACHIEVE EXCEPTIONAL DESIGN. TOWN BOARD APPROVAL OF THIS REZONING PLAN CONSTITUTES APPROVAL OF UNIQUE DESIGN ELEMENTS SHOWN ON THIS REZONING PLAN THAT ARE MINOR MODIFICATIONS FROM THE ORDINANCE, INCLUDING, BUT NOT LIMITED TO:
 - 1) BLOCK LENGTH AS SHOWN ON SHEET SP--500.
 - 2) REDUCTION OF THE 80' CB--ZONING DISTRICT BUFFER ALONG US-21/STATESVILLE ROAD TO 20'.
 - 3) UNDISTURBED BUFFERS MAY BE IMPACTED AND MITIGATED PER THE BUFFER SECTION PROVIDED.
 - 4) PARKING LOCATED IN FRONT OF THE BUILDINGS ALONG US-21/STATESVILLE ROAD AS SHOWN ON REZONING PLAN.
 - 5) BUILDINGS CAN FRONT ON PRIVATE INTERNAL DRIVES IN PLACE OF US-21/STATESVILLE ROAD.
 - 6) THE HOTEL USE SHALL HAVE A MAXIMUM BUILDING HEIGHT OF 48' (EXCLUDING FIREWALLS, CHIMNEYS, SKY LIGHTS, AND ROOF STRUCTURES FOR ELEVATORS, STAIRWAYS/TANKS, HEATING/VENTILATION/AIR CONDITIONING EQUIPMENT, OR SIMILAR EQUIPMENT FOR THE OPERATION AND MAINTENANCE OF A BUILDING).
 - 7) BASED ON MARKET DEMAND, THE HOTEL PAD AND RETAIL BUILDING PAD MAY BE CONVERTED TO ADDITIONAL FLEX--OFFICE FOR AN INCREASE IN SQUARE FOOTAGE OF 86,300 SF BY KEEPING WITH THE STYLE AND FUNCTIONALITY OF THE FLEX--OFFICE DEVELOPMENT AS CURRENTLY SHOWN.
 8. 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 ACCORDANCE WITH 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 BUILDING 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 8, ARTICLE 4, SHOP FRONT BUILDING, TECHNIQUES OF THE ORDINANCE.
14. BUILDING ACCESS. BUILDINGS FRONTING ALONG STATESVILLE ROAD SHALL HAVE FRONT ENTRANCES THAT LEAD TO GENERAL ACCESS AREAS OF THE BUILDING.
15. PARKING AREAS. PARKING AREAS ARE TO COMPLY WITH ARTICLE 6 OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE.

SKETCH PLAN NOTES

1. ALL DEVELOPMENT AND CONSTRUCTION SHALL COMPLY WITH ALL ZONING AND SUBDIVISION STANDARDS OF THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, AND NCDOT, AS APPLICABLE.
2. THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAY OF RECORD.
3. ALL AREAS DESIGNATED AS COMMON OPEN SPACE OR URBAN SPACE SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERSHIP ASSOCIATION AND DEDICATED FOR PUBLIC/PRIVATE USE IN PERPETUITY.
4. 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. MODIFICATION TO PLAN MAY RESULT.
5. 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.
6. MAIL LOCATIONS TO BE REVIEWED AND APPROVED DURING CONSTRUCTION DOCUMENTS. MAIL TO BE DELIVERED TO (1) ONE LOCATION WITHIN EACH BUILDING ENVELOPE THAT INCLUDES RESIDENTIAL USES, COMMERCIAL MAIL DELIVERY TO BE DETERMINED IN CONJUNCTION WITH POST MASTER. THIS IS SUBJECT TO CHANGE PENDING FINAL DESIGN AND APPROVALS.
7. THE PROPOSED DEVELOPMENT WILL BE SERVED BY PRIVATE WASTE MANAGEMENT FOR TRASH COLLECTION.
8. THE TOWN OF HUNTERSVILLE BUILD TO LINE IS DEFINED AS, "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 CREATED, INTENDED TO CREATE AN EVEN BUILDING FACADE LINE ON A STREET. THE BUILD-TO-LINE IS ESTABLISHED ON THE RECORD PLAT (FINAL PLAT)."
9. THE PROPOSED DEVELOPMENT WILL CONSIST OF A GRAVITY DRAIN SANITARY SEWER SYSTEM. THE SANITARY SEWER WILL SERVE EACH PROPOSED BUILDING AND TIE TO THE PROPOSED PUBLIC SYSTEM WITHIN THE DEVELOPMENT. THE PUBLIC SYSTEM WITHIN THE DEVELOPMENT WILL TIE INTO THE PUBLIC SYSTEM ALREADY IN PLACE AT TIME OF C.O.'S WHICH WILL BE ACCESSED FROM THE CONNECTION UNDER INTERSTATE 77.
10. THE PROPOSED DEVELOPMENT WILL CONSIST OF PUBLIC AND PRIVATE WATER LINE CONNECTIONS WHICH WILL TIE INTO THE EXISTING PUBLIC WATERLINES LOCATED IN STATESVILLE ROAD AND HAMBRIGHT ROAD.
11. ALL RETAINING WALLS REQUIRING SPECIAL INSPECTIONS (GREATER THAN 5' IN HEIGHT) SHALL MEET THE REQUIREMENTS OF THE MCBSC CHAPTER 17 - SPECIAL INSPECTIONS AS DETAILED PER THE MECKLENBURG COUNTY CODE. ENFORCEMENT SPECIAL INSPECTIONS PROPOSED. 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 (DPRC) LETTERS.
13. THIS PROJECT MAY BE BUILT IN MULTIPLE PHASES. FINAL PHASING SUBJECT TO CHANGE.
14. A SKETCH PLAN IS BEING REVIEWED CONCURRENTLY WITH THE REZONING PLAN AND WILL COMPLY WITH THE APPROVED REZONING PLAN.
15. TRASH CONTAINERS TO BE LOCATED IN REAR PARKING AREAS.
16. BUILDING UTILITIES (MECHANICAL EQUIPMENT) TO BE LOCATED IN THE SIDE/REAR ONLY: NOT PERMITTED ON STREET SIDE GENERALLY.
17. TRANSPORTATION MODELING COMPLETED BY THE DEPARTMENT OF TRANSPORTATION RELATED TO STATESVILLE ROAD AND HAMBRIGHT ROAD MAY IMPACT SITE AND PLAN WILL BE REVISED ACCORDINGLY.

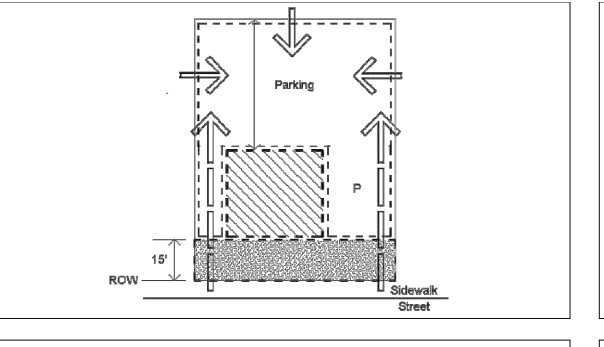
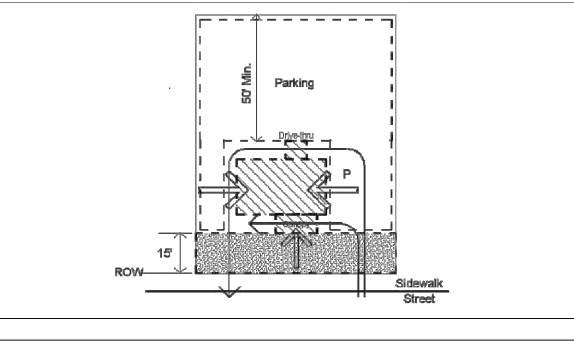
ARTICLE 4

BUILDING AND LOT TYPES

Lot Type / Shopfront Building	
Building Placement/Parking/Vehicular Access	Encroachment/Pedestrian Access to Building
	
1. Buildings shall be placed on the lot within the zone represented by the hatched area. In most cases, the build to line will range from 1' to 15' behind street ROW. Special site conditions such as topography, pattern of lot widths, or setbacks of existing buildings permit a larger setback. 2. Building facades shall be generally parallel to frontage property lines. 3. Parking shall be located to the rear of the building; adjacent parking shall occupy no more than 25 percent of the primary frontage line and shall not be placed in an established sidewalk abutting an intersecting street. Where dimensions of existing lots restrict parking behind buildings, the limitations on sidewalk parking may be modified. 4. Points of permitted access to the parking indicated by arrows. 5. Hedges, garden walls, or fences may be built on property lines or as the continuation of building walls. A garden wall, fence, or hedge (max. 1' in height) shall be installed along any street frontage adjacent to parking areas. 6. Parking areas on adjacent lots shall be connected wherever practicable. 7. Trash containers shall be located in a rear parking area (see Parking Regulations). 8. 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 7-4.2). 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 are not limited to, the physical layout of existing building, the presence of easements, elevation changes, etc.	1. Balconies, bay windows, arcades, porches at an upper level and their supports at ground level, together with awnings above head height are permitted within the setback area shown by the hatched area. Encroaching awnings should cover entire sidewalk. 2. Primary pedestrian access into the building shall be from the street frontage line (indicated by larger arrows). Secondary access may be from parking areas (indicated by smaller arrows). Special Conditions: 1. The interior of buildings in all locations must be so related to the principal facade to be sidewalk and public space of the street. 2. Drive-through car services, if permitted in the district, must be located at the rear of the building or on a side which does not abut a street. 3. Corners. Setbacks at street corners will generally replicate frontage conditions. However, side setbacks on a minor street may be less than the front dimensions. 4. Within the limits described, front and side setbacks will vary depending upon site conditions. Setbacks should be used in a manner which encourages pedestrian activity. Spaces or equally defined plans within building setback areas can be used to focal points to pedestrians.
Description: The shopfront building is a small-scale structure which can accommodate a variety of uses. The structure is typically a maximum of 1,500 square feet. A group of shopfront buildings can be combined to form a mixed-use neighborhood center. Individual shopfront buildings can be used to provide some commercial service, such as a convenience food store, a flower nursery or a home. Traditional commercial buildings in the old town provide good examples. Hotels, inns, and conference centers may be placed in shopfront or mixed-use buildings. Where possible, structures shall be designed to terminate vista or serve as key focal points in the neighborhood.	

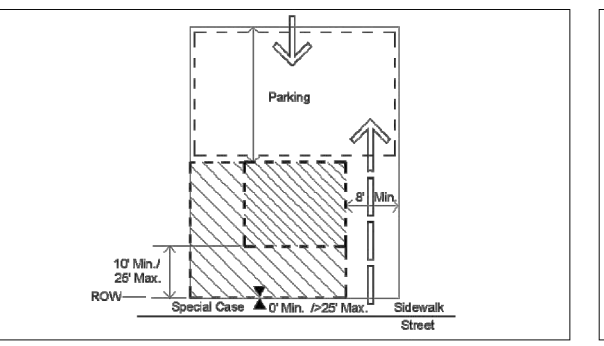
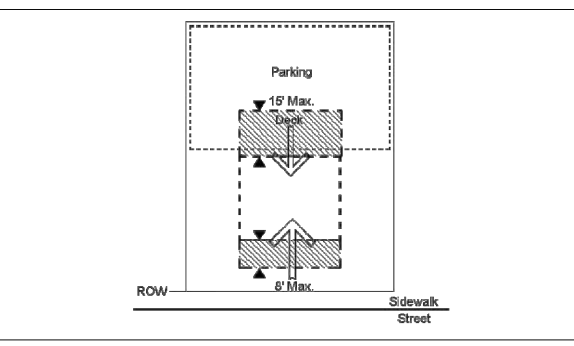
ARTICLE 4

BUILDING AND LOT TYPES

Lot Type / Highway Commercial	
Building Placement/Parking/Vehicle Access	Vehicular Circulation/Pedestrian Access
	
1. Buildings shall be placed on the lot within zone represented by the hatched area. Setbacks shall be 15' behind street ROW. Special site conditions such as topography, pattern of lot widths, or setbacks of existing buildings permit a larger setback. 2. Setbacks may vary according to setting within limits indicated. 3. Building facades shall be generally parallel to frontage property lines. 4. Parking shall be located to the rear and/or side of the building. Except in the VS District, sidewalk parking may occupy no more than 45% of the principle frontage line. In the VS District, sidewalk parking may occupy 50% of the principle frontage line. Parking shall not be placed in any sidewalk abutting an intersecting street. Where dimensions of existing lots restrict parking behind buildings, the limitations on sidewalk parking may be modified. 5. Points of permitted access to the parking indicated by arrows. 6. Hedges, garden walls, or fences may be built on property lines or as the continuation of building walls. A garden wall, fence, or hedge (max. 1' in height) shall be installed along any street frontage adjacent to parking areas. 7. Parking areas on adjacent lots shall be connected wherever practicable. 8. Trash containers shall be located in a rear parking area (see Parking Regulations). 9. 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 7-4.2). 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 are not limited to, the physical layout of existing building, the presence of easements, elevation changes, etc.	1. Main pedestrian access to the building may be from the side (indicated by the larger arrows). Secondary access may be from the street frontage (indicated by the smaller arrows). 2. Drive-throughs shall be located to the rear of the building. 3. Entrance canopies (for motels, etc.) shall face the street. 4. Typical vehicular circulation movement is indicated by thin line arrows. Special Conditions: 1. Buildings in all locations should relate a principal facade to the sidewalk and public space of the street. 2. Corners. Setbacks at street corners will generally replicate frontage conditions.
Description: This building type generally comprises fast food retail, drive-through banks, motels and other highway-dependent uses. These regulations are designed to bring these building types into a Highway Commercial use zone. The building type shall be limited to the Highway Commercial use zone. Structures, and Special Purpose Districts. Where possible, structures shall be designed to terminate vista or serve as key focal points in the neighborhood.	

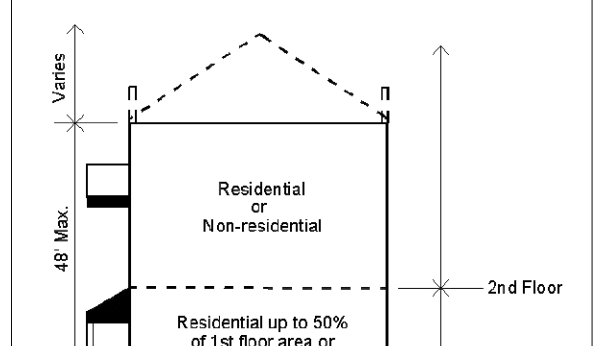
ARTICLE 4

BUILDING AND LOT TYPES

Lot Type / Apartment Building	
Building Placement/Parking/Vehicle Access	Encroachment/Pedestrian Access
	
1. Buildings shall be placed on the lot within the zone represented by the hatched area. - In most cases, the build to line will be 15' behind street ROW. Special site conditions such as topography, pattern of lot widths, or setbacks of existing buildings permit a larger setback. In urban conditions, apartments may be set up to the property line of the sidewalk, including corner conditions. 3. Building facades shall be generally parallel to front property lines. All buildings shall front onto a public street. All ground floor residential units with exterior access shall front a public street, unless specifically exempted by one of the provisions of Section 8.1. Secondary access shall be located to the rear of the building. 4. Parking shall be located to the rear of the building. 5. Points of permitted access to the parking indicated by arrows. 6. Hedges, garden walls, or fences may be built on property lines or as the continuation of building walls. A garden wall, fence, or hedge (max. 1' in height) shall be installed along any street frontage adjacent to parking areas. 7. Trash containers shall be located in the rear parking area (see Parking Regulations). 8. 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 7-4.2). 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 are not limited to, the physical layout of existing building, the presence of easements, elevation changes, etc.	1. For buildings set back from sidewalks, balconies, stoops, stairs, open porches, bay windows, and awnings are permitted to encroach into setback areas up to 8'. 2. Attached decks are permitted to encroach into the rear setback up to 15 feet. 3. For buildings set up to the sidewalk, upper level balconies, bay windows and their supports at ground level may encroach a maximum of 10' over the sidewalk. 4. Main pedestrian access to the building and to individual units is from the street (indicated by larger arrows), unless specifically exempted by one of the provisions of Section 8.1. Secondary access may be from parking areas (indicated by smaller arrows). Special Conditions: 1. The interior of buildings in all locations must be so related to the principal facade to be the sidewalk and public space of the street. 2. Corners. Setbacks at street corners will generally replicate frontage conditions. However, side setbacks on a minor street may be less than the front dimensions. 3. Within the limits described, front and side setbacks will vary depending upon site conditions. Setbacks should be used in a manner which encourages pedestrian activity. Spaces or equally defined plans within building setback areas can be used to focal points to pedestrians.
Description: The apartment building is a residential building accommodating several of building types. In traditional uses, this building type creates with a variety of other building types a successful neighborhood design pattern in transportation and urban conditions. Apartment complexes should be used in a manner which encourages pedestrian activity. Spaces or equally defined plans within building setback areas can be used to focal points to pedestrians.	

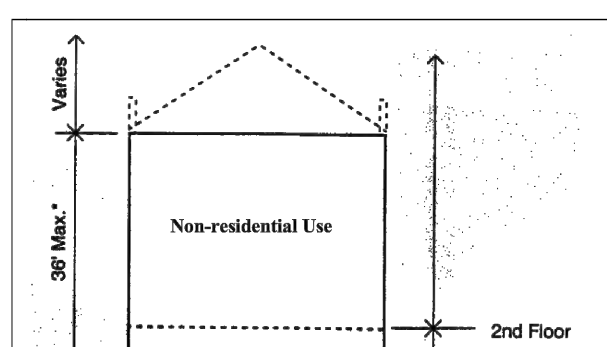
ARTICLE 4

BUILDING AND LOT TYPES

Building Type / Shopfront Building	
Permitted Height and Uses	Architectural Standards
	Principles A. To perpetuate the unique building character of the town and its environs, and to re-establish its local identity, development shall generally employ building types that are sympathetic to the historic architectural vocabulary of the area in their massing and external materials. B. Building elevations fronting or visible from public streets shall be clad with masonry, wood, vinyl siding, stucco, or similar material. Metal paneling may not comprise a street fronting building facade. Decorative metal panels such as Aluminum Composite Material (ACM) panels may be used in an accent or trim material and as cladding for building accent elements such as canopies and their supporting structure. Decorative metal panel accents however, may not exceed 30% of any facade. C. The front elevations facing the street, and the overall massing shall conform to the historic scale and the pedestrian environment. D. Each building should be designed to form part of a larger composition of the area in which it is situated. Adjacent buildings should thus be of similar scale, height, and configuration. E. Trailers (mobile units) may not be used as permanent shopfront buildings. Configurations A. Two wall materials may be combined horizontally on one facade. The "heavier" material should be below and can cover the first floor only (i.e. brick below wood siding). B. Street level windows should be uniform. Tinted glass with a minimum visual transmittance factor of .25 is permitted. Mirrored or reflective glass is not permitted in any location. C. Windows shall be of square or vertical proportion. Secondary windows may be circular or regular polygons. Techniques A. Windows should be set to the inside of the building face wall. B. All rooftop equipment shall be enclosed in a building material that matches the structure or is visually compatible with the structure.
1. Building height shall be measured as the vertical distance from the highest finished grade relative to the street frontage, up to the eaves or the highest level of a flat roof. 2. The height of parapet walls may vary depending upon the need to screen mechanical equipment. 3. Building height to the ridge may vary depending on the roof pitch. 4. Permitted uses are indicated above, and are further controlled by zoning district standards.	

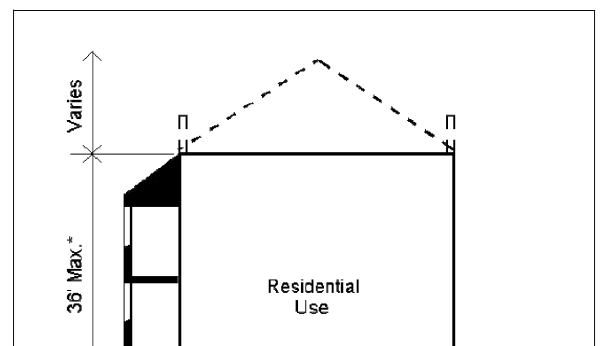
ARTICLE 4

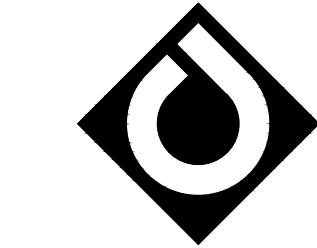
BUILDING AND LOT TYPES

Building Type / Highway Commercial	
Permitted Height and Uses	Architectural Standards
	Principles A. Building elevations fronting or visible from public streets shall be clad with masonry, wood, vinyl siding, stucco, or similar material. Metal paneling may not comprise a street fronting building facade. Decorative metal panels such as Aluminum Composite Material (ACM) panels may be used in an accent or trim material and as cladding for building accent elements such as canopies and their supporting structure. Decorative metal panel accents however, may not exceed 30% of any facade. B. All walls not visible from a public right-of-way may be constructed of concrete block, bricks, wood or vinyl siding, or approved metal paneling but shall be painted to match the overall color scheme of the rest of the building. C. Trailers (mobile units) may not be used as permanent highway commercial buildings. Configurations A. Two wall materials may be combined horizontally on one facade. The "heavier" material should be below (i.e. brick below wood siding). B. Street level windows should be uniform. Tinted glass with a minimum visual transmittance factor of .25 is permitted. Mirrored or reflective glass is not permitted in any location. Techniques A. All rooftop equipment shall be enclosed in a building material that matches the structure or is visually compatible with the structure.
1. Building height shall be measured as the vertical distance from the highest finished grade relative to the street frontage, up to the eaves or the highest level of a flat roof. 2. The height of parapet walls may vary depending upon the need to screen mechanical equipment. 3. Building height to the ridge may vary depending on the roof pitch. 4. Permitted uses are indicated above, and are further controlled by zoning district standards.	

ARTICLE 4

BUILDING AND LOT TYPES

Building Type / Apartment Building	
Permitted Height and Uses	Architectural Standards
	Principles A. To perpetuate the unique building character of the town and its environs, and to re-establish its local identity, development shall generally employ building types that are sympathetic to the historic architectural vocabulary of the area in their massing and external materials. B. The front elevations facing the street, and the overall massing shall conform to the historic scale and the pedestrian environment. C. Each building should be designed to form part of a larger composition of the area in which it is situated. Adjacent buildings should thus be of similar scale, height, and configuration. D. Building silhouettes should be generally consistent. The scale and pitch of roof lines should thus be similar across groups of buildings. E. Porches should form a predominant motif of house designs, and be attached to the front, they should extend over at least 15% of the front facade. All porches should be constructed of materials in keeping with those of the main building. F. Front loaded garages, if provided, shall meet the standards of Section 8.1.6. G. At a minimum, the Americans with Disabilities Act standards for accessibility shall be followed. Configurations A. Main roof on residential buildings shall be symmetrical gables or hips with a pitch of between 4:12 and 12:12. Mansard (shed) roofs are allowed only if they are attached to the wall of the main building. No mansard shall be less than 4:12. All accessory buildings shall have roof pitches that conform to those of the main building. B. Balconies should generally be simply supported by posts and beams. The support of balconies shall be assisted by visible brackets. C. The wall materials may be combined horizontally on one facade. The "heavier" material should be below. D. Exterior chimneys should be finished in brick or stucco. Techniques A. Overhanging eaves may fasciate rafters. B. Flush eaves should be finished by profiled molding or gutters.
1. Building height shall be measured as the vertical distance from the highest finished grade relative to the street frontage, up to the eaves or the highest level of a flat roof. 2. The height of parapet walls may vary depending upon the need to screen mechanical equipment. 3. Building height to the ridge may vary depending on the roof pitch. 4. Permitted uses are indicated above.	



ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+ Landscape Architecture
Civil Engineering
+ Urban Design

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Charlotte, North Carolina 28202

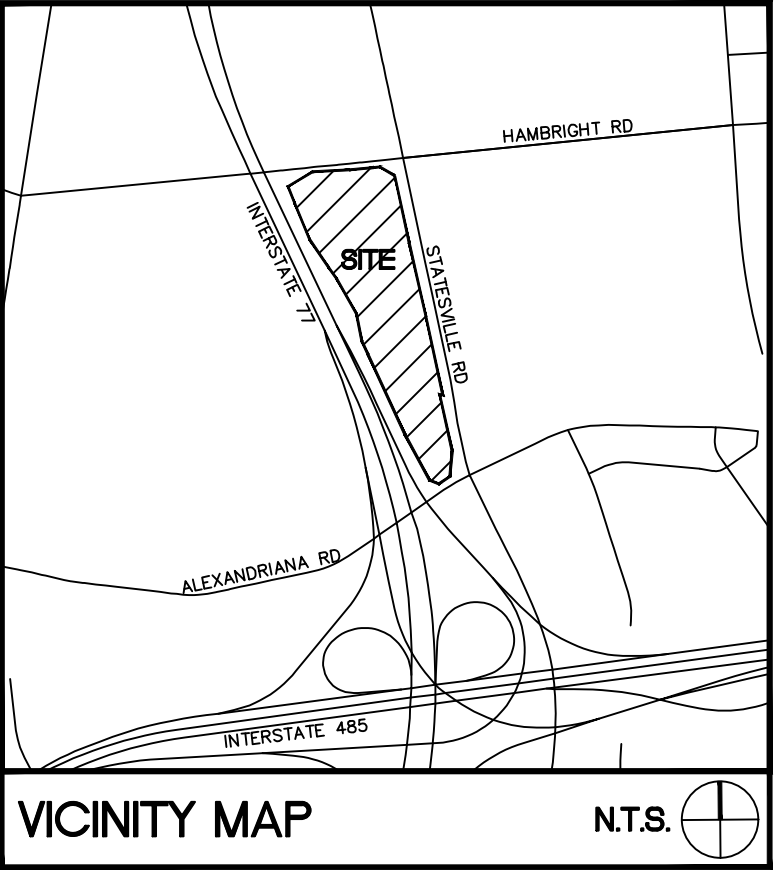
p+704.376.1555/f+704.376.7851
url+www.colejenestandstone.com

PALILLO
HOLDINGS, LLC.

18611 STARCREEK DR.
CORNELIUS, NC 28031

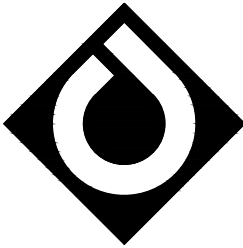
STATESVILLE ROAD
MIXED-USE
REZONING

11211 STATESVILLE RD.
HUNTERSVILLE, NC 28078



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

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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**STATESVILLE ROAD
MIXED-USE
REZONING**

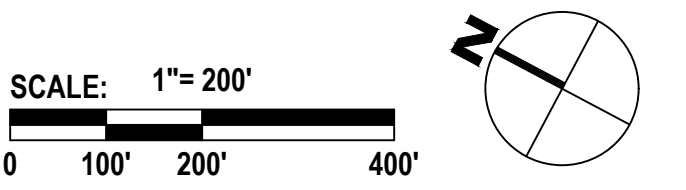
11211 STATESVILLE RD.
HUNTERSVILLE, NC 28078

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



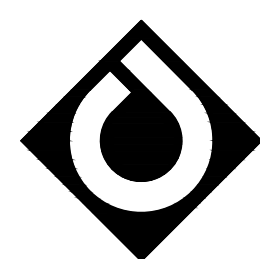
SP-202

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SEE SHEET SP-401 FOR ADJACENT OWNER INFORMATION



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**PALILLO
HOLDINGS, LLC.**

18611 STARCREEK DR.
CORNELIUS, NC 28031

**STATESVILLE ROAD
MIXED-USE
REZONING**

11211 STATESVILLE RD.
HUNTERVILLE, NC 28078

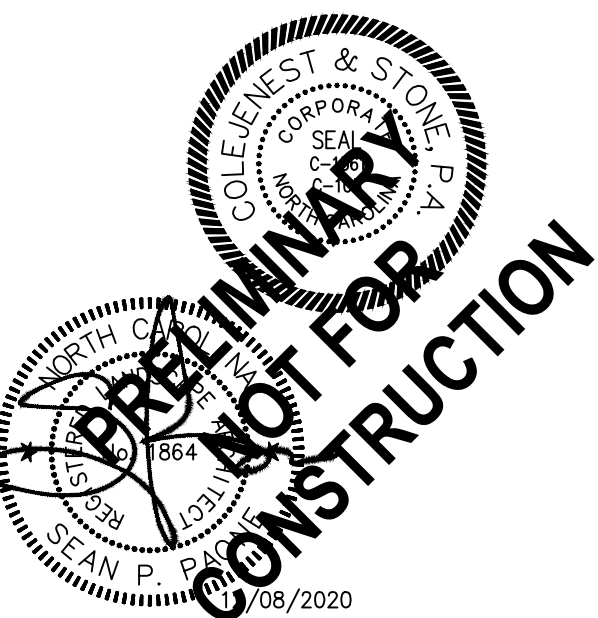
**ADJACENT
PARCEL MAP**

Project No.
4578

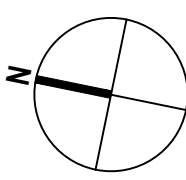
Issued
09/01/2020

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'

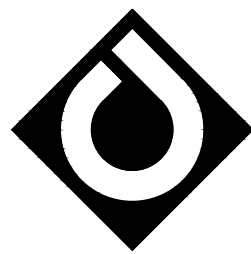


SP-400

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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
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Civil Engineering
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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

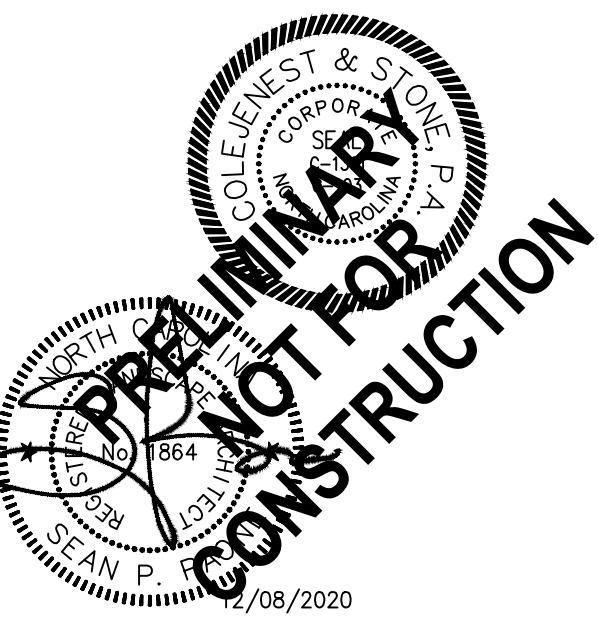
ADJACENT PARCEL INFO.

Project No.
4578

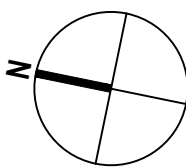
Issued
09/01/2020

Revised

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



SCALE: 1"= 150'
0 75 150 300



SP-401

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Civil Engineering
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Urban Design

**PALILLO
HOLDINGS, LLC.**

STATESVILLE ROAD MIXED-USE REZONING

**EMERGENCY
VEHICLE
ACCESS**

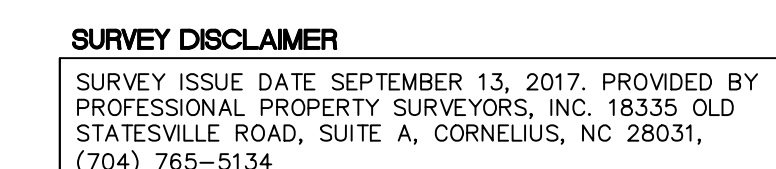
Issued
09/01/2020

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

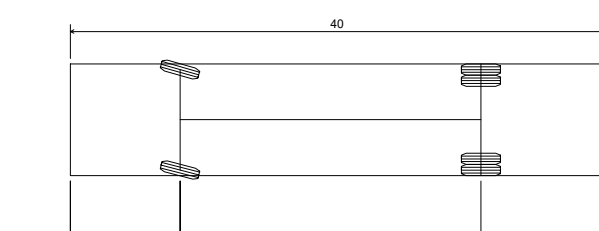


SP-500

Colecrest & Stone, P.A. 2020 ©

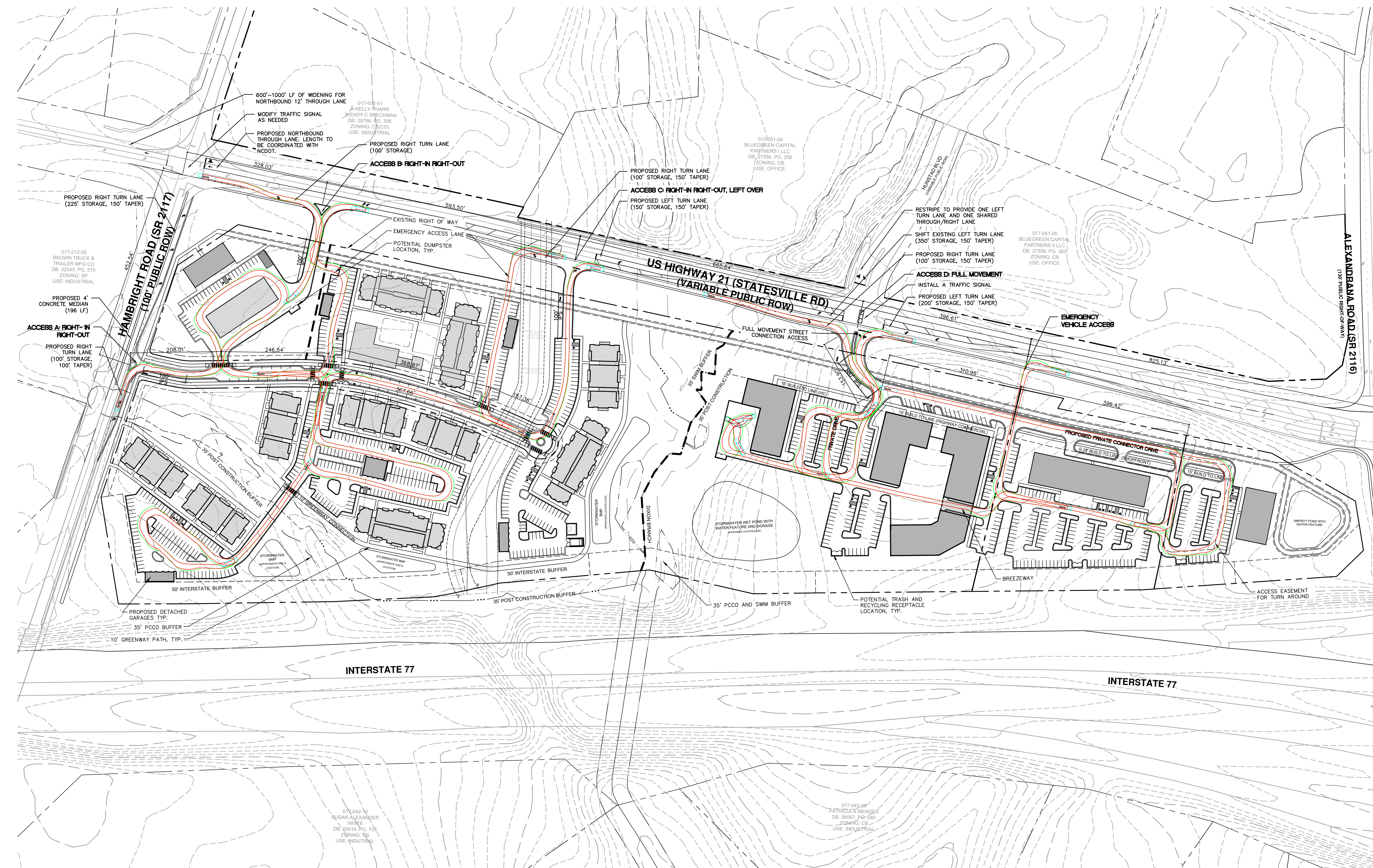


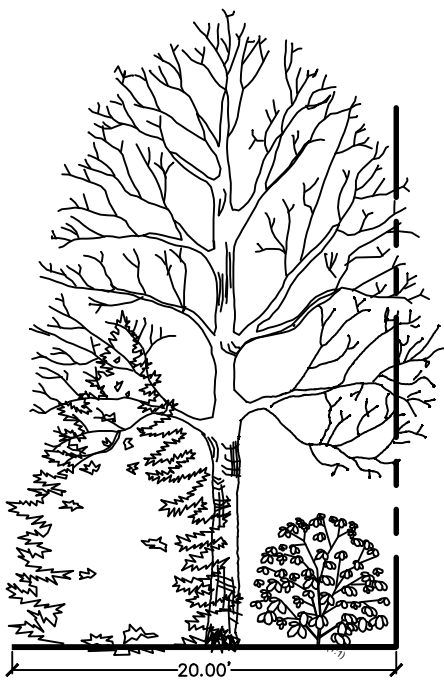
SYMBOL



NOTE

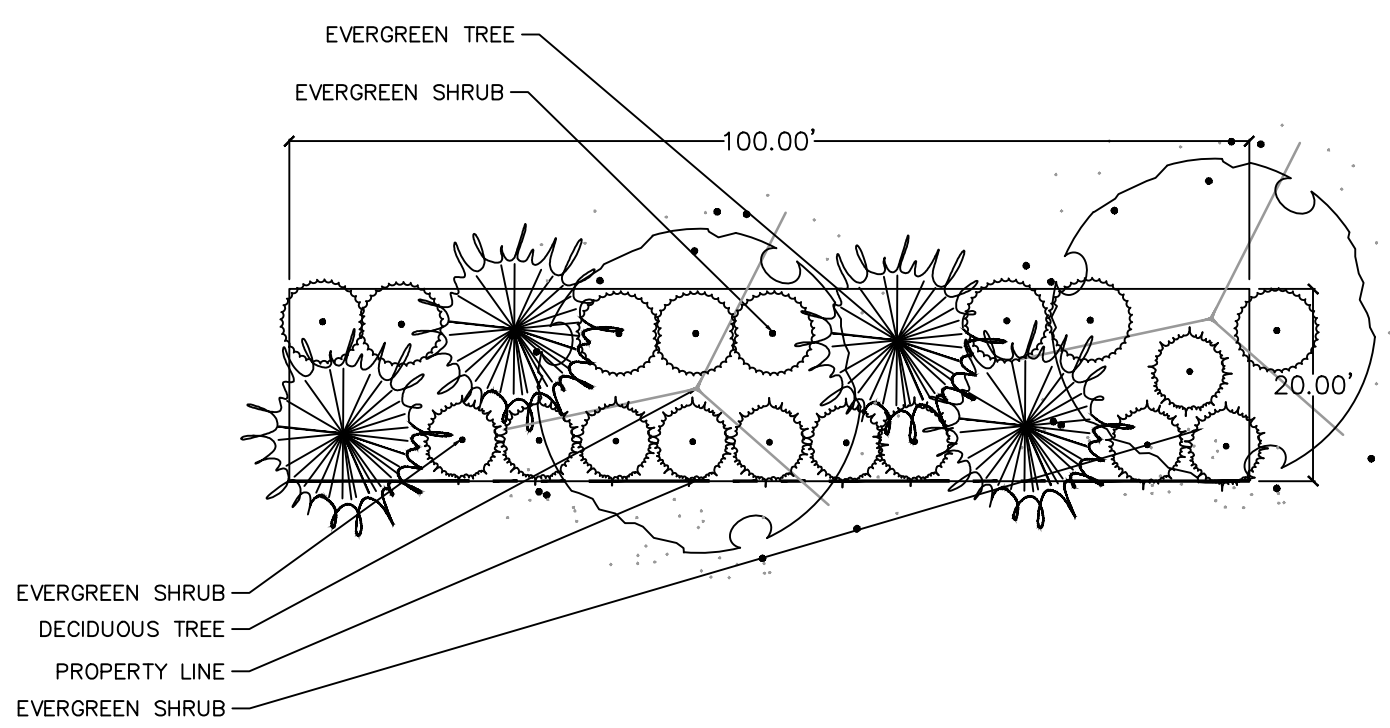
1. FIRE HYDRANTS WILL BE LOCATED WITHIN 750' OF MOST REMOTE POINT OF ANY STRUCTURE FOR (NFPA13R) OR 200' FOR (NFPA 13). SPECIFIC LOCATIONS WILL BE DETERMINED DURING CONSTRUCTION DOCUMENTATION.
2. ALL ROUTES THE FIRE APPARATUS WILL TRAVEL WILL BE DESIGNED TO SUPPORT LOADS OF 80,000 POUNDS.





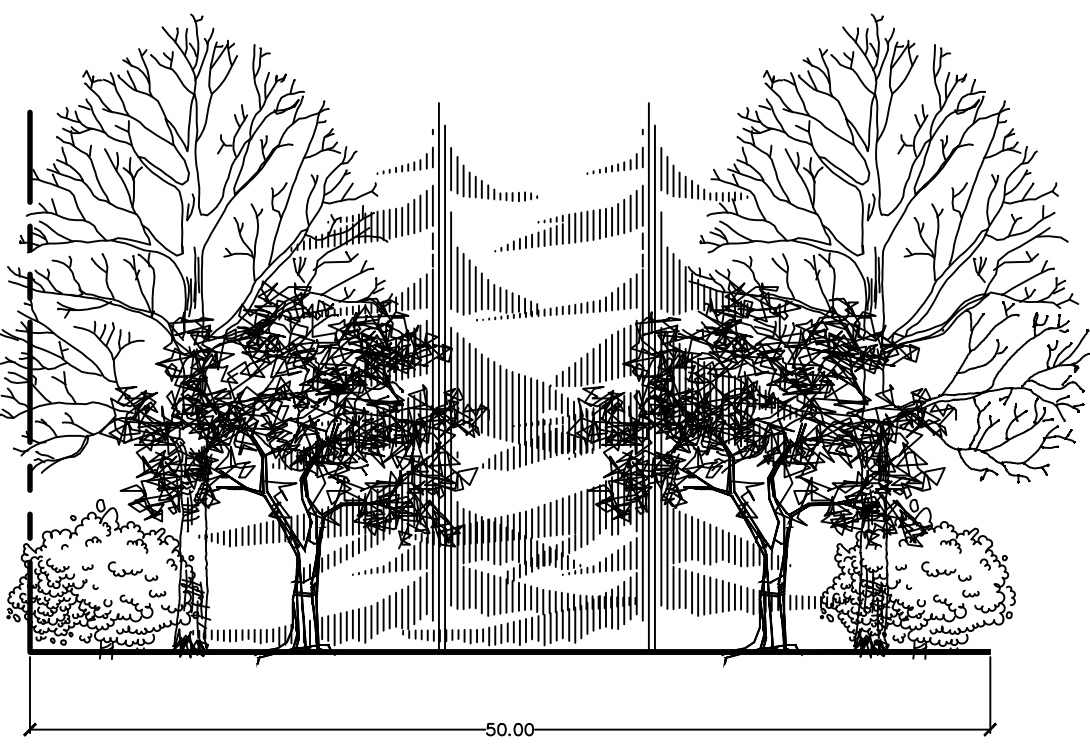
TYPICAL 20' LANDSCAPE BUFFER - SECTION

N.T.S.



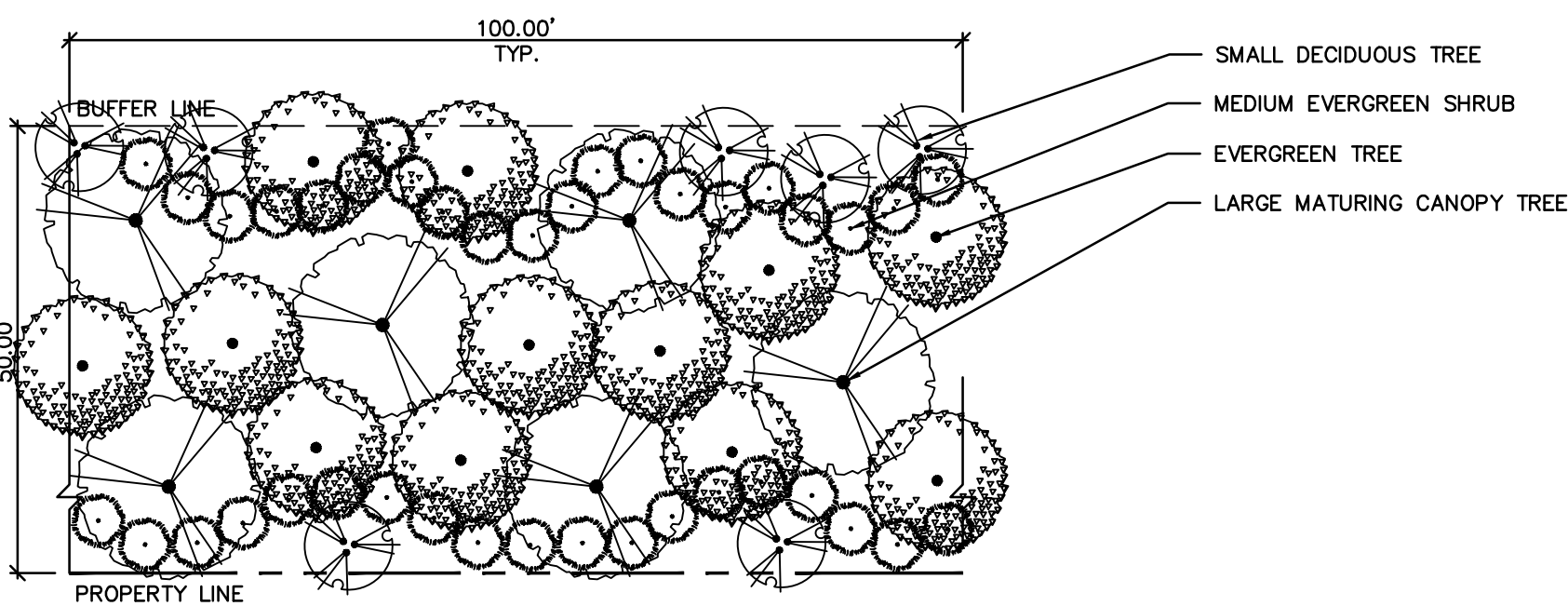
TYPICAL 20' LANDSCAPE BUFFER - PLAN

N.T.S.



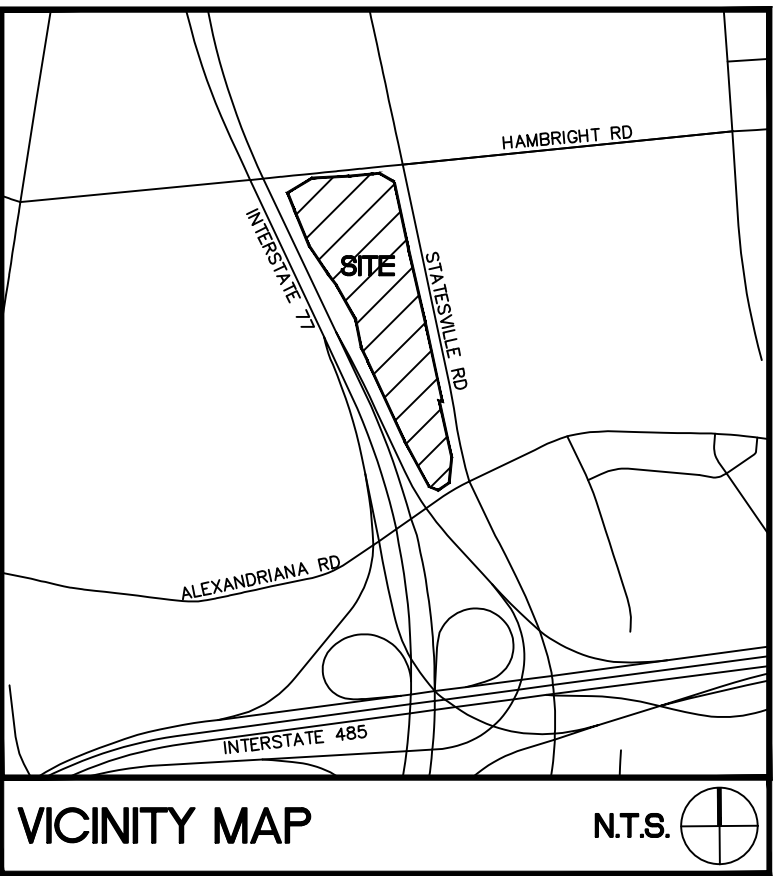
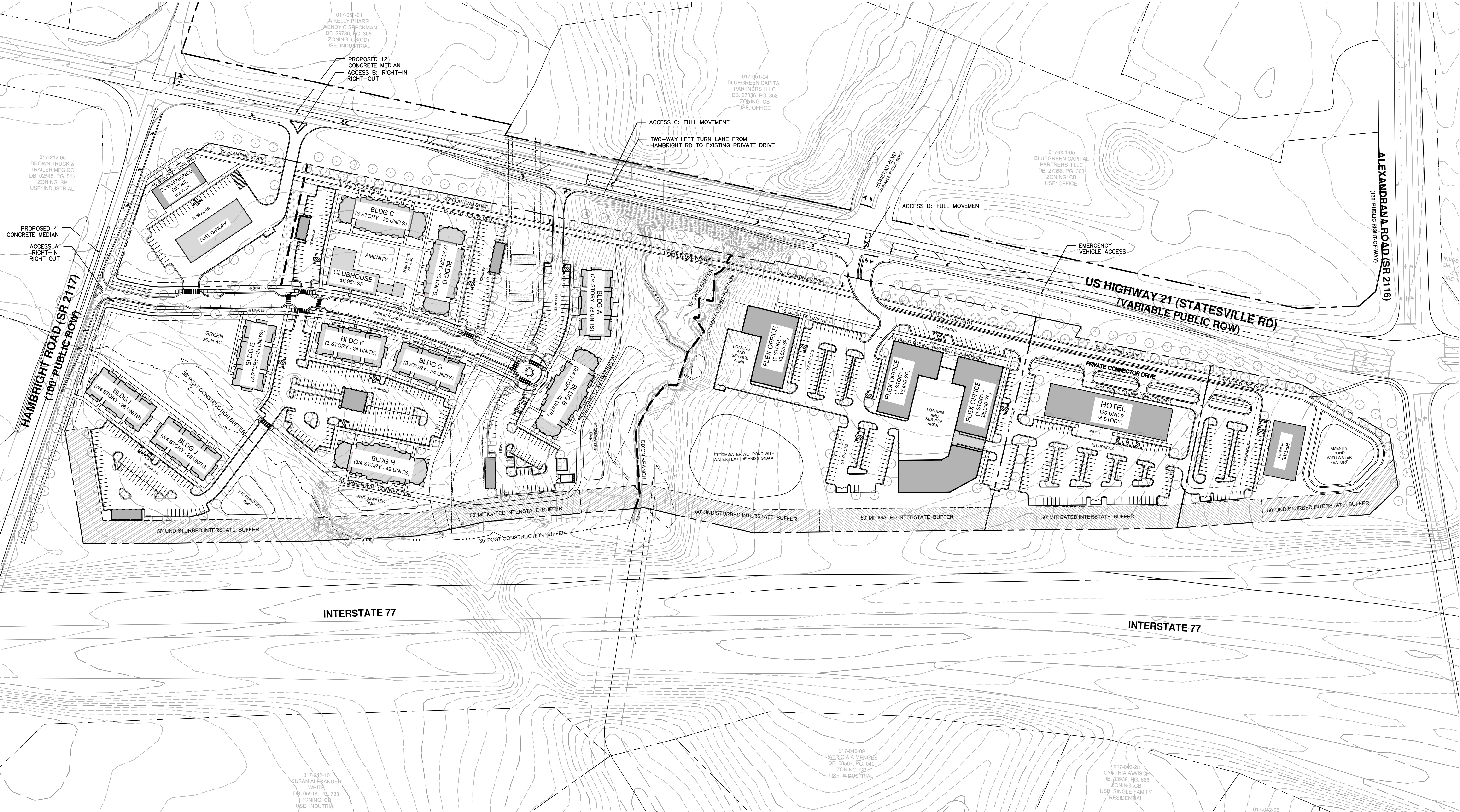
TYPICAL 50' MITIGATED INTERSTATE BUFFER - SECTION

N.T.S.



TYPICAL 50' MITIGATED INTERSTATE BUFFER - PLAN

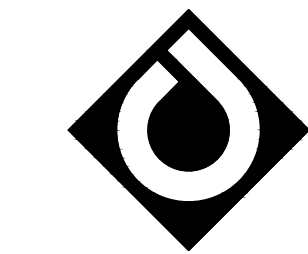
N.T.S.



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

LEGEND

SYMBOL	
	PROPOSED SIDEWALK
	BUILDING ENVELOPE
	50' UNDISTURBED INTERSTATE BUFFER
	50' MITIGATED INTERSTATE BUFFER
	VOLUNTARY LANDSCAPE AREA
	PROPOSED CANOPY TREE



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STATESVILLE ROAD MIXED-USE REZONING

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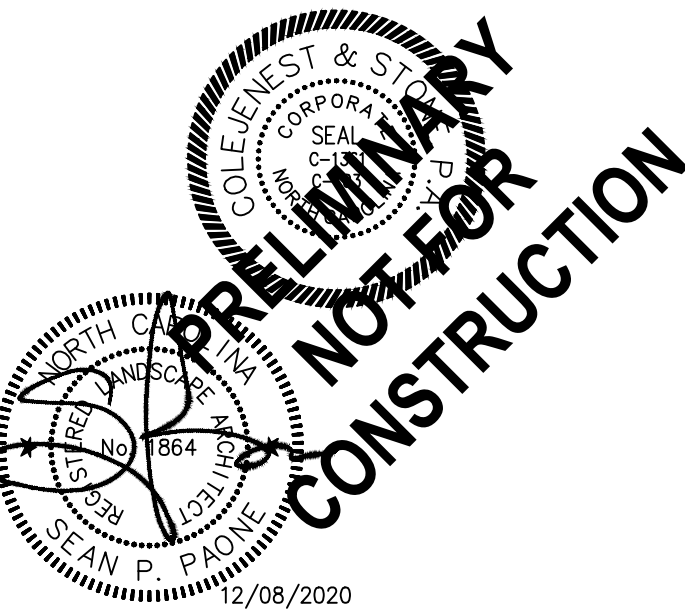
LANDSCAPE PLAN

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-600

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ColeJenest & Stone, P.A. 2020©



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

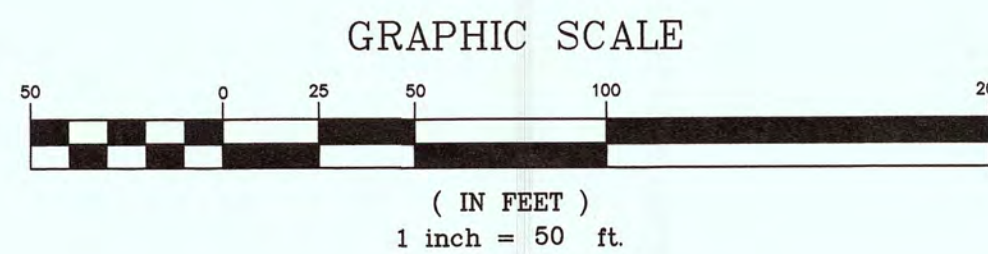
I, BRIAN K. EVERSOLE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY UNDER MY SUPERVISION. THAT THE DEEDS AND MAPS NOTED WERE USED AS REFERENCES. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION INDICATED, THAT THE RATIO OF PRECISION 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.

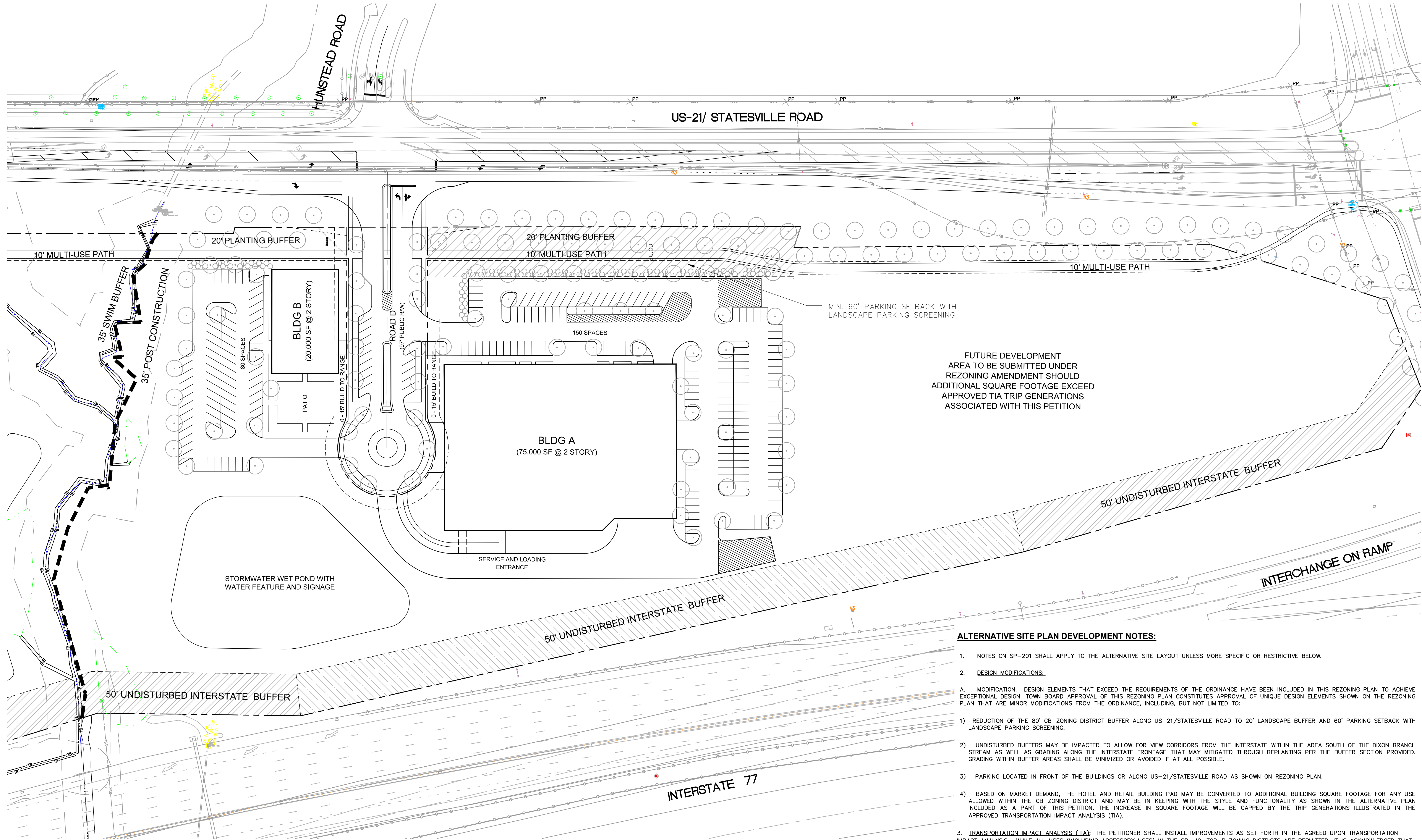
Brian K. Eversole
BRIAN K. EVERSOLE, N.C. PLS-4674



R/W MONUMENT



#5 BENT-REBAR



FUTURE DEVELOPMENT
AREA TO BE SUBMITTED UNDER
REZONING AMENDMENT SHOULD
ADDITIONAL SQUARE FOOTAGE EXCEED
APPROVED TIA TRIP GENERATIONS
ASSOCIATED WITH THIS PETITION

ALTERNATIVE SITE PLAN DEVELOPMENT NOTES:

- NOTES ON SP-201 SHALL APPLY TO THE ALTERNATIVE SITE LAYOUT UNLESS MORE SPECIFIC OR RESTRICTIVE BELOW.
- DESIGN MODIFICATIONS:**
 - MODIFICATION.** DESIGN ELEMENTS THAT EXCEED THE REQUIREMENTS OF THE ORDINANCE HAVE BEEN INCLUDED IN THIS REZONING PLAN TO ACHIEVE EXCEPTIONAL DESIGN. TOWN BOARD APPROVAL OF THIS REZONING PLAN CONSTITUTES APPROVAL OF UNIQUE DESIGN ELEMENTS SHOWN ON THE REZONING PLAN THAT ARE MINOR MODIFICATIONS FROM THE ORDINANCE, INCLUDING, BUT NOT LIMITED TO:
 - REDUCTION OF THE 80' CB-ZONING DISTRICT BUFFER ALONG US-21/STATESVILLE ROAD TO 20' LANDSCAPE BUFFER AND 60' PARKING SETBACK WITH LANDSCAPE PARKING SCREENING.
 - UNDISTURBED BUFFERS MAY BE IMPACTED TO ALLOW FOR VIEW CORRIDORS FROM THE INTERSTATE WITHIN THE AREA SOUTH OF THE DIXON BRANCH STREAM AS WELL AS GRADING ALONG THE INTERSTATE FRONTAGE THAT MAY MITIGATED THROUGH REPLANTING PER THE BUFFER SECTION PROVIDED. GRADING WITHIN BUFFER AREAS SHALL BE MINIMIZED OR AVOIDED IF AT ALL POSSIBLE.
 - PARKING LOCATED IN FRONT OF THE BUILDINGS OR ALONG US-21/STATESVILLE ROAD AS SHOWN ON REZONING PLAN.
 - BASED ON MARKET DEMAND, THE HOTEL AND RETAIL BUILDING PAD MAY BE CONVERTED TO ADDITIONAL BUILDING SQUARE FOOTAGE FOR ANY USE ALLOWED WITHIN THE CB ZONING DISTRICT AND MAY BE IN KEEPING WITH THE STYLE AND FUNCTIONALITY AS SHOWN IN THE ALTERNATIVE PLAN INCLUDED AS A PART OF THIS PETITION. THE INCREASE IN SQUARE FOOTAGE WILL BE CAPPED BY THE TRIP GENERATIONS ILLUSTRATED IN THE APPROVED TRANSPORTATION IMPACT ANALYSIS (TIA).
- TRANSPORTATION IMPACT ANALYSIS (TIA):** THE PETITIONER SHALL INSTALL IMPROVEMENTS AS SET FORTH IN THE AGREED UPON TRANSPORTATION IMPACT ANALYSIS. WHILE ALL USES (INCLUDING ACCESSORY USES) IN THE CB, HC, TOD-R ZONING DISTRICTS ARE PERMITTED, IT IS ACKNOWLEDGED THAT A CHANGE IN USE THAT INCREASES THE ANTICIPATED TRIP GENERATION AS SET FORTH IN THE APPROVED TIA MAY REQUIRE AN AMENDMENT TO THE TIA AND REZONING PRIOR TO BE PERMITTED.

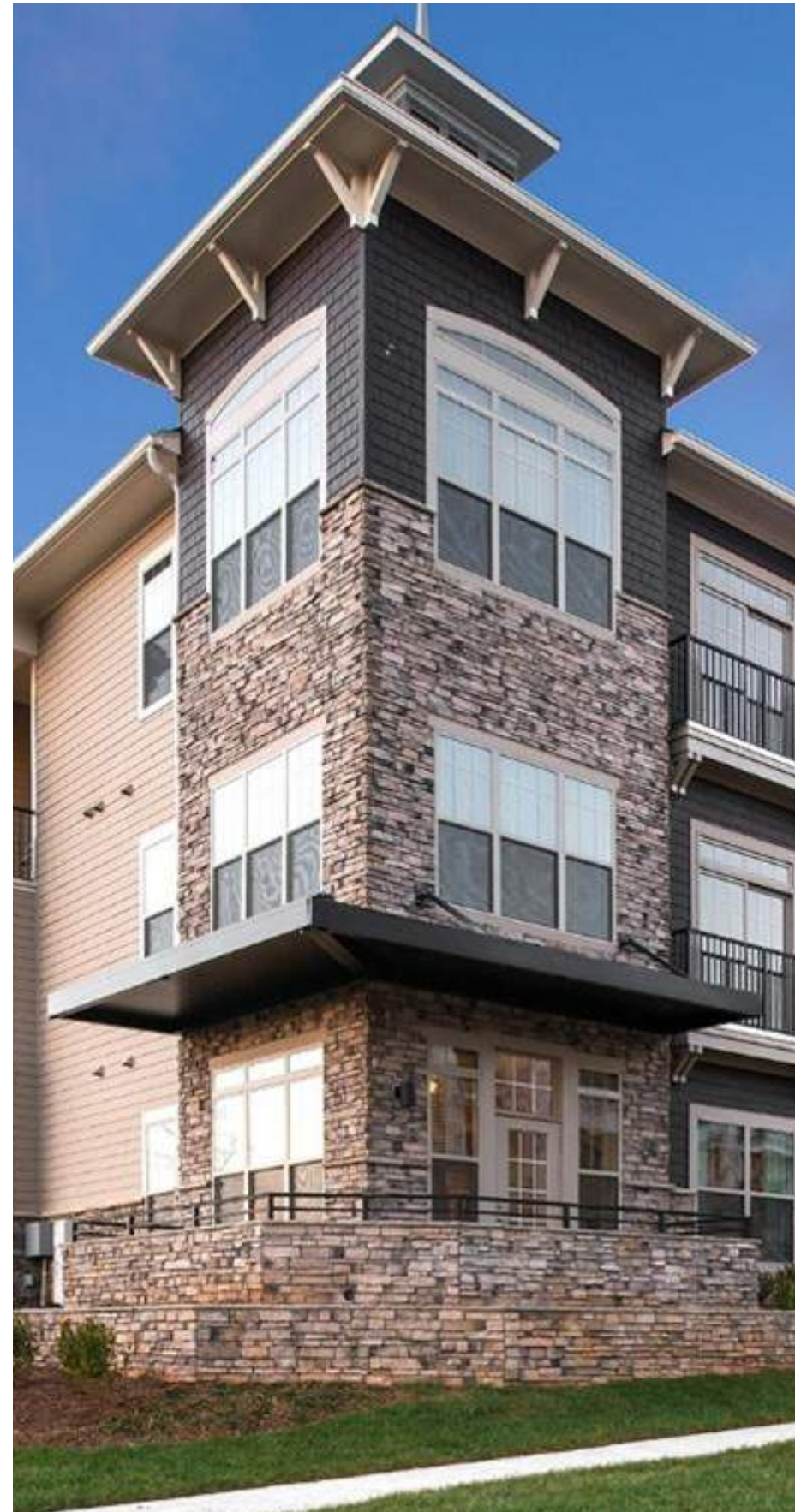


R20-04 - STATESVILLE ROAD MXU - SOUTHERN TRACT
LAKE LAC, LLC

EXHIBIT - ALTERNATIVE SITE PLAN
Project No. 4578 Issued 01.14.20
SCALE: 1"=50'
0 25' 50' 100'



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

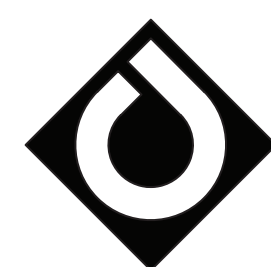


COMMERCIAL - RESTAURANT USES WITH DRIVE-THRU WINDOW AND LANES LOCATED AT THE REAR OF THE BUILDING



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

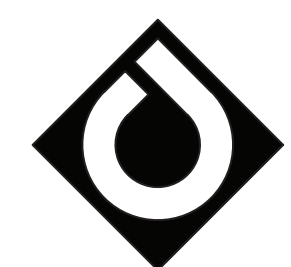


HOTEL PROTOTYPE - UP TO SIX STORIES WITH COMMERICAL AMENITIES



HOTEL AMENITIES - CONFERENCE AND MEETING ROOM FACILITIES

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





•Integrated linear LED fixtures as accents / features



•Creation of visual layers with translucent perforated metal or mesh screening / shading devices which can be illuminated at night



•Articulation using varying opening sizes, patterns, recesses and projections



•Features use of offsets, canopies, overhangs, illumination and prominent detailing, recesses.



•Clear entry points will be highlighted through the use of offsets, canopies, overhangs, illumination and prominent detailing. Pedestrian scale at first floor level. Articulation using varying opening sizes, patterns, recesses and projections



•Creation of visual layers with translucent perforated metal or mesh screening / shading devices which can be illuminated at night



•Building frontage along public streets and open space will be pedestrian oriented on the first floor.



•Perforated metal or mesh screening can be illuminated at night



•Clear entry points will be highlighted through the use of offsets, canopies, overhangs, illumination and prominent detailing. Articulation using varying opening sizes, materials, patterns, recesses and projections



•Buildings shall have articulations in the overall massing that shall break down the building scale through use of offsets, recesses and varying materials



•Building frontage along public streets and open space will be pedestrian oriented on the first floor.

ARCHITECTURAL GUIDELINES-INDUSTRIAL/FLEX/COMMERCIAL

- Buildings shall be appropriate in scale/massing to the proposed use and will express a modern, contemporary vernacular utilizing exterior skin materials and textures including but not limited to: Concrete tilt-up walls with textured paint coatings, aluminum storefront glazing, aluminum composite material (ACM), ceramic tile accents, perforated metal screen accents, wood or composite wood soffits, canopies, overhangs and cantilevered elements, shading and trellis elements, linear LED accent fixtures, outdoor patio spaces,
- Building frontage along public streets and open space will be pedestrian oriented on the first floor.
- Building forms, textures and detailing shall speak to the pedestrian experience expressed in classic modern architectural form language.
- Buildings shall have articulations in the overall massing that shall break down the building scale through use of offsets and varying materials as listed above.
- Building entry points will be highlighted through the use of offsets, canopies, overhangs, illumination and prominent detailing.
- Roofing will be primarily low slope membrane roofing with sufficient parapet heights to fully conceal rooftop mechanical equipment.
- Final building architectural elevations to be submitted during the building permitting process to The Town of Huntersville for review and approval.



OFFICE / COMMERCIAL-Buildings will express a modern, contemporary vernacular utilizing varying exterior skin materials and textures, articulations in the overall massing that shall break down the building scale through use of offsets.



OFFICE / COMMERCIAL-Building forms, textures and detailing shall be expressed through the use of classic modern form language and varying patterns.



OFFICE / COMMERCIAL - Building frontage along public streets and open space will be pedestrian oriented on the first floor.



OFFICE / COMMERCIAL - Building entry points clearly highlighted through the use of offsets, canopies, overhangs, illumination and prominent detailing.

ARCHITECTURAL GUIDELINES-OFFICE / COMMERCIAL

- Buildings shall be appropriate in scale/massing to suburban office/commercial and will express a modern, contemporary vernacular utilizing exterior skin materials and textures including but not limited to: Masonry, concrete tilt-up walls with textured paint coatings, aluminum storefront glazing, aluminum composite material (ACM), ceramic tile accents, perforated metal screen accents, wood or composite wood soffits, canopies, overhangs and cantilevered elements, shading and trellis elements, linear LED accent fixtures, outdoor patio spaces,
- Building frontage along public streets and open space will be pedestrian oriented on the first floor.
- Building forms, textures and detailing shall speak to the pedestrian experience expressed in classic modern architectural form language.
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- Roofing will be primarily low slope membrane roofing with sufficient parapet heights to fully conceal rooftop mechanical equipment.
- Final building architectural elevations to be submitted during the building permitting process to The Town of Huntersville for review and approval.



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

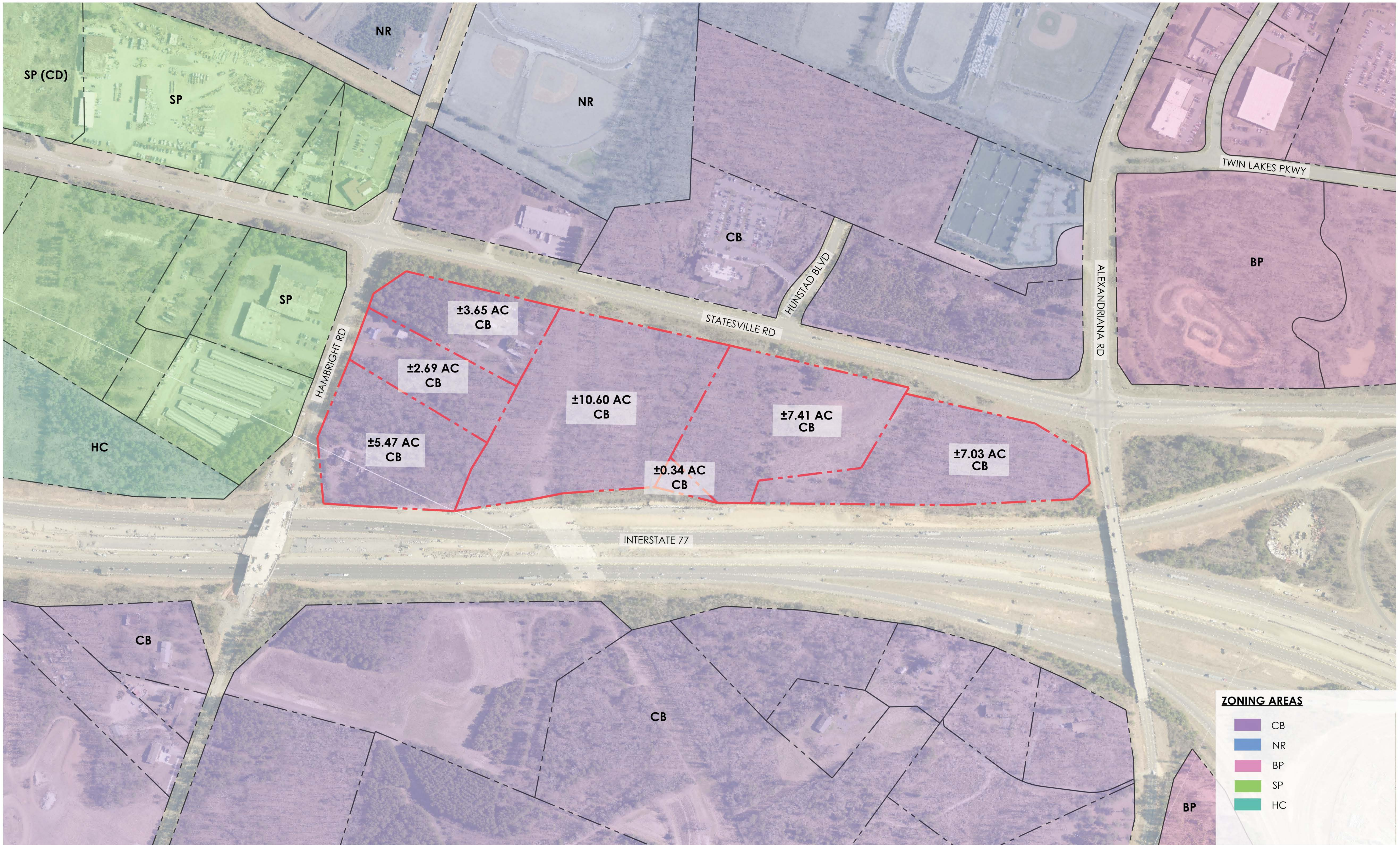
Cc: Jack Simoneau, AICP, Planning Director
Anthony Roberts, Town Manager
Emily Sloop, Town Attorney

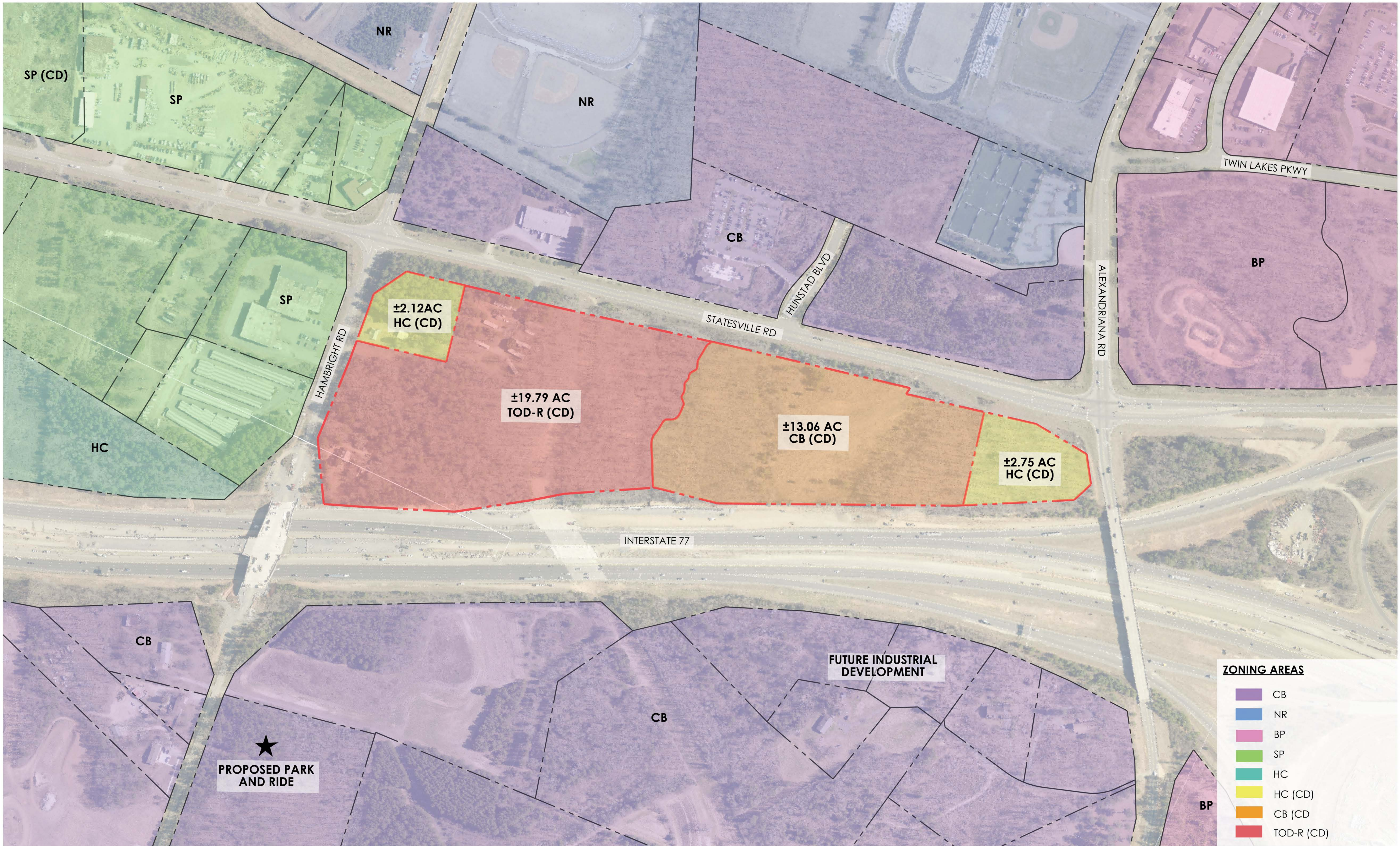


STATESVILLE ROAD MIXED-USE REZONING R20-04

COMMUNITY MEETING - OCT 29, 2020
HUNTERSVILLE, NC







ZONING AREAS

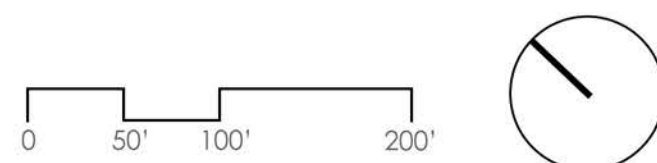
- CB
- NR
- BP
- SP
- HC
- HC (CD)
- CB (CD)
- TOD-R (CD)





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

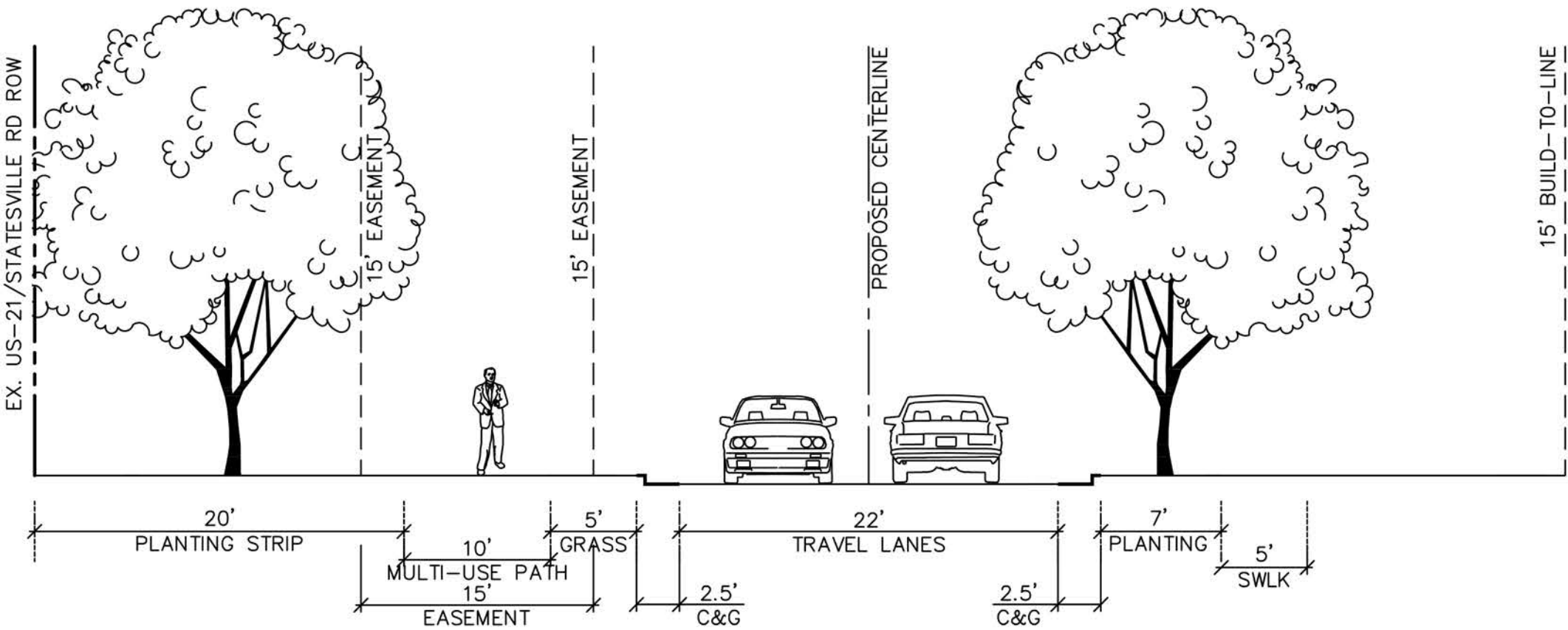




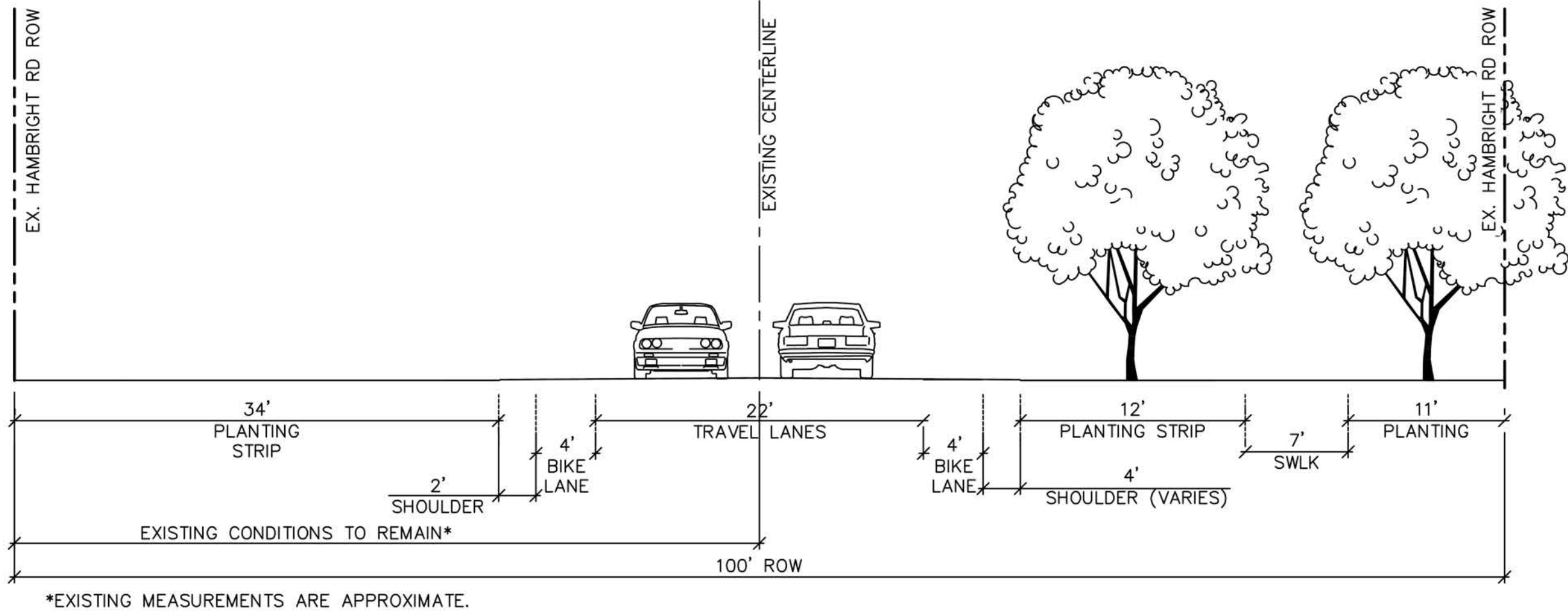
LEGEND

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

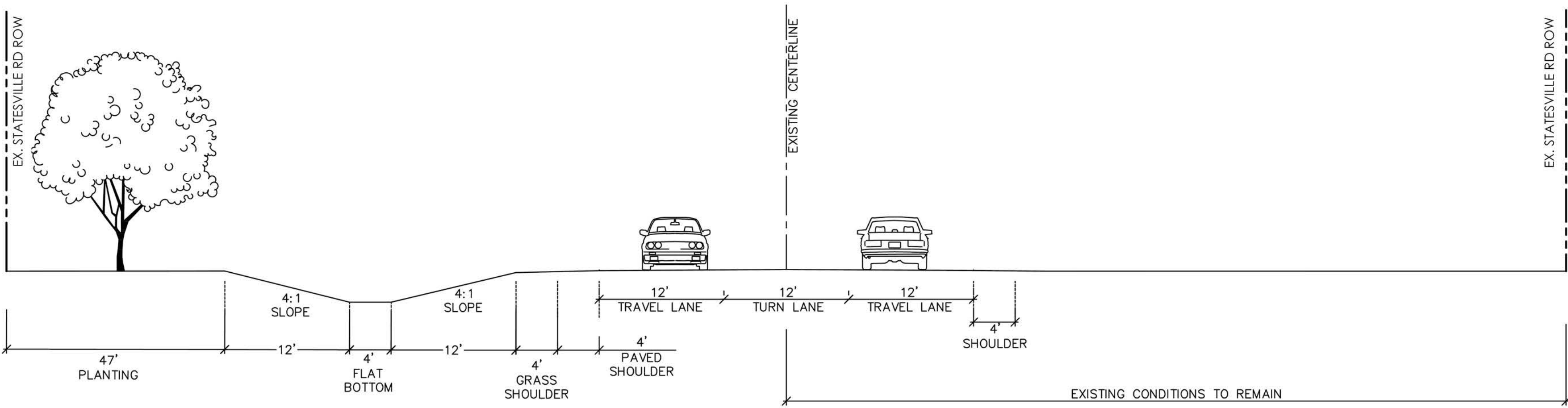
PROPOSED PRIVATE CONNECTOR DRIVE



HAMBRIGHT ROAD (100' PUBLIC ROW)



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

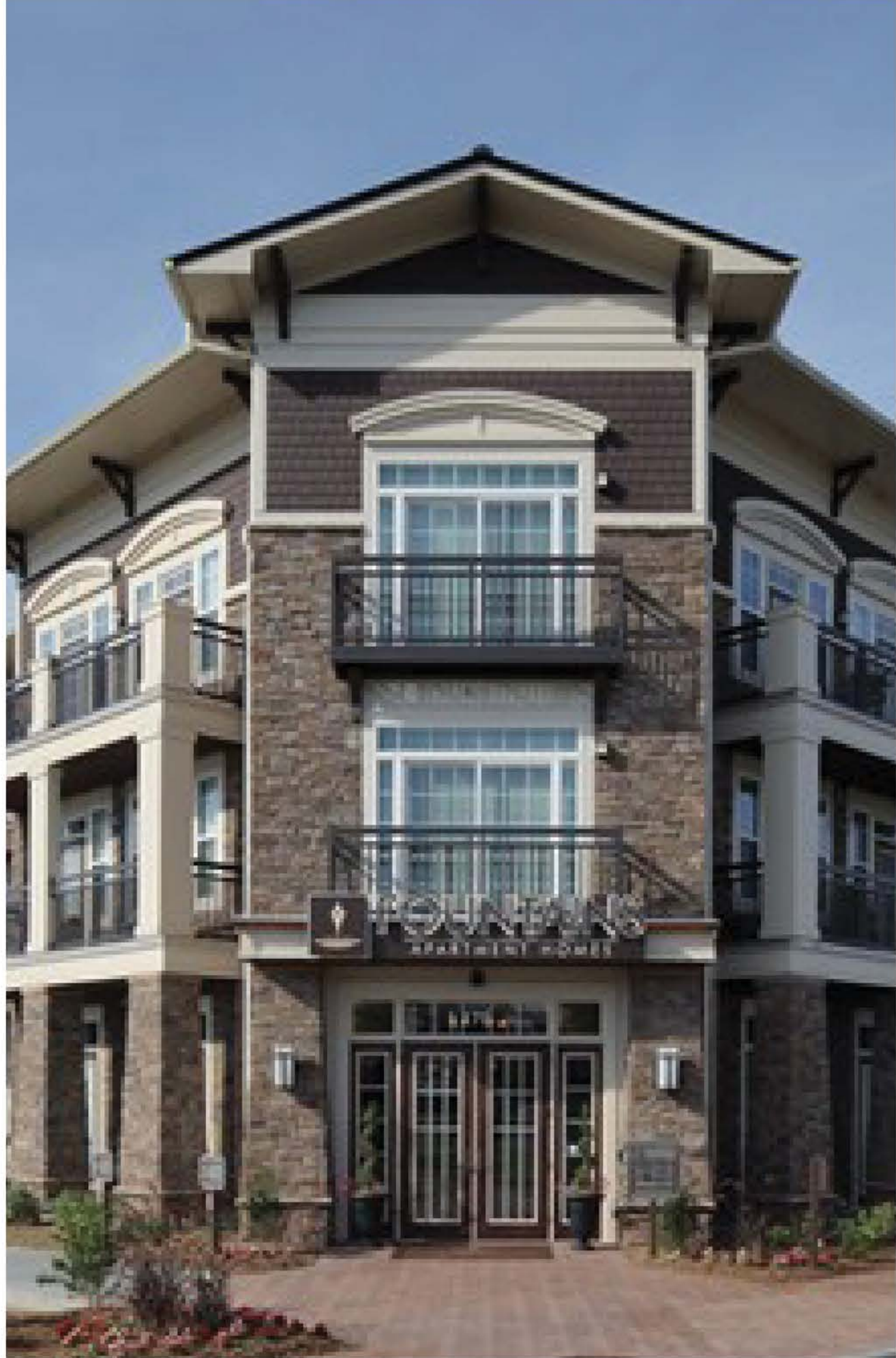




MULTI-FAMILY - ARCHITECTURAL ARTICULATION UTILIZING BALCONIES, COMBINATION OF MATERIALS, (I.E. BRICK, HARDY BOARD, BOARD AND BATTON), MATERIAL COLORS AND TONES, AND HORIZONTAL/VERTICAL BREAKLINES



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
Planning Board
January 26, 2021**

To: Town Board

From: David Peete, Principal Planner

Date: January 26, 2021

Subject: Bryton Single-Family - Phase 3 Subdivision Sketch Plan Revision, a request by LStar Management, LLC to revise the existing approved Sketch Plan to reduce the lot count and re-design the streets and lots.

EXPLAIN REQUEST:

Recommendation on proposed Subdivision Sketch Plan Revision

ACTION RECOMMENDED:

Consider making a Recommendation to Town Board regarding Bryton Single-Family - Phase 3 Subdivision Sketch Plan Revision, a request by Lstar Management, LLC to reduce the lot count and re-design the streets and lots.

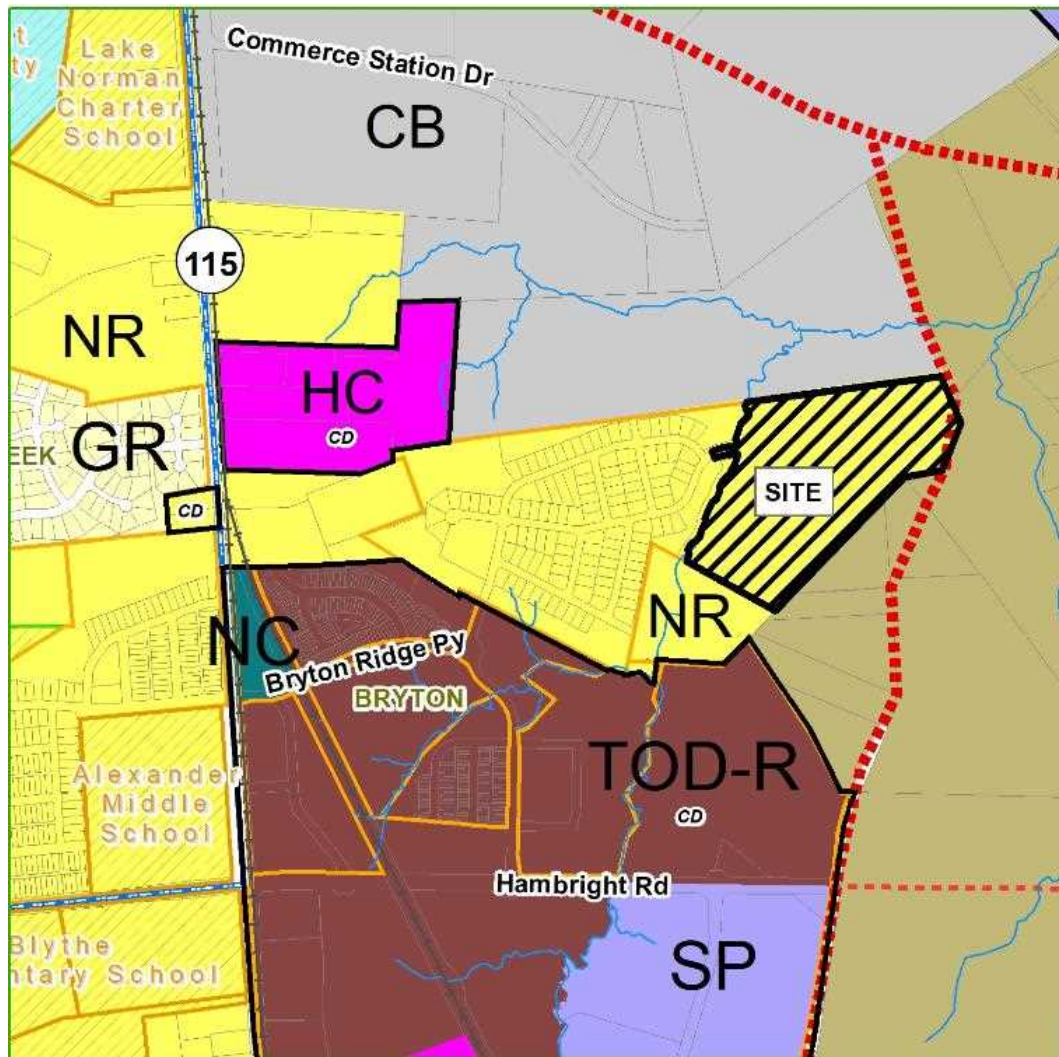
FINANCIAL IMPLICATIONS:

ATTACHMENTS:

1. Bryton Single-Family - Phase 3 Staff Report (PB) 01-26-21
2. Attachment A - General Application (Revision)
3. Attachment B - Bryton Single-Family - Phase 3 Sketch Plan Revision (01.08.21)
4. Attachment C - Neighborhood Meeting Report

Bryton Single-Family – Phase 3 Subdivision Sketch Plan Revision

PART 1: PROJECT SUMMARY



Applicant: LStar Ventures

Property Owner(s):
 Development Solutions
 BRY, LLC (see Attachment A).

Property Address: N/A

Project Size: (+/-) 32.94-
 acres.

Parcel Number(s): 019-11-
 299

Current Zoning:
 Neighborhood Residential
 (NR).

Current Land Use: Vacant.

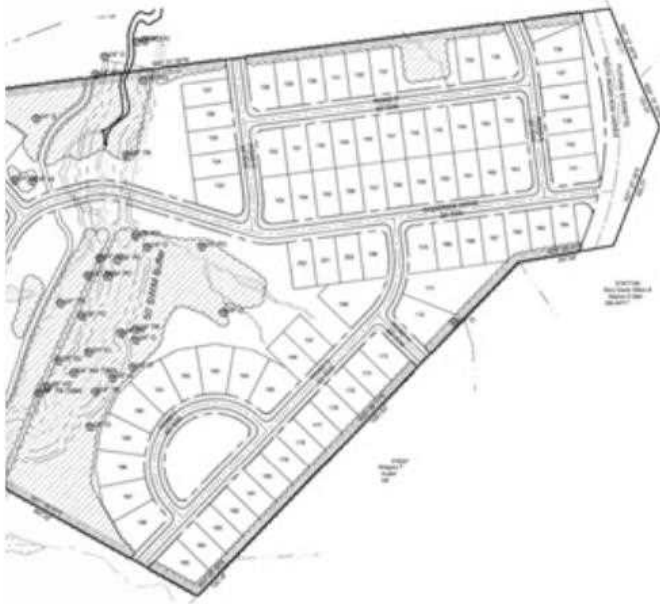
Proposed Land Use:
 73 single-family homes.

PART 2: SITE PLAN DESCRIPTION AND ISSUES

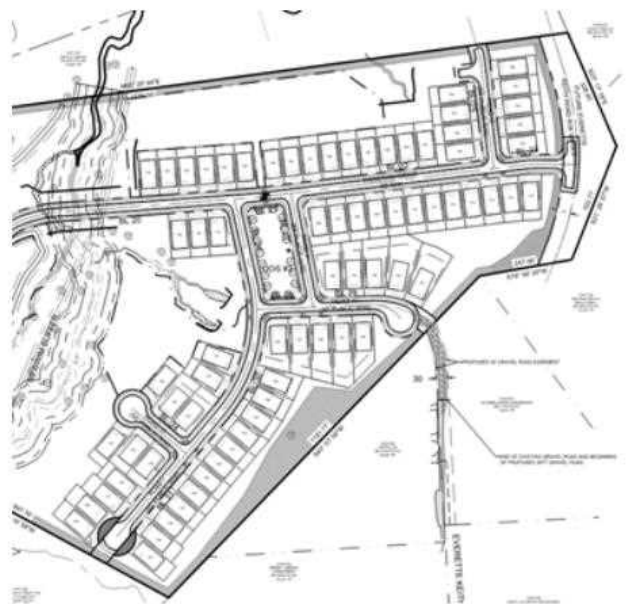
1. Purpose: To revise Phase 3 of an existing 32.94-acre subdivision located north of Hambright Road and northwest of Everett Keith Road (shown as "site" above) into 73 single-family lots. The original approval subdivision has 80 lots and the revision has 73 lots.
2. Adjoining Zoning and Land Uses:
 - North: Corporate Business (CB) – Vacant.
 - South: Transitional Residential (TR) & Neighborhood Residential (NR) – large-lot, single-family homes & vacant.
 - East: Transitional Residential (TR) – a few large-lot, single-family homes & vacant.
 - West: Neighborhood Residential (NR) – single-family subdivision (Remaining phases of Bryton Single-Family Subdivision).

3. A neighborhood meeting was held on Thursday, December 20, 2018. The complete meeting summary is provided in Attachment C. There were no significant questions/concerns.
4. The proposed subdivision has 73 single-family homes, with minimum lot-size of 6,084 sq. ft. and minimum width of 51 feet.
5. There are 96 specimen trees on the site. In the NR zoning district, 10 percent (10 trees) of the specimen trees are required to be saved and the developer proposes to save 31 specimen trees (32.3%). There are no known heritage trees on the site. Approximately eighty percent (80.9%) of the site is covered by tree canopy and the developer proposes to save 9.55-acres (13.7%) of the canopy (10% required in NR).
6. This revision is for Phase 3 only. Phases 1 and 2 are already complete or under construction. (see Attachment B).
7. A water quality concept plan is being reviewed by the Town, but has not been approved as of the date of this report.
8. A "Willingness to Serve" letter was provided by Charlotte Water on December 14, 2020.
9. Required Urban Open Space is provided via a 23.581 sq, ft, Green. Overall open space totals are not included on the Plan and should be provided.

Bryton Single-Family – Phase 3 (current Approved Plan)



Bryton Single-Family – Phase 3 (Revision)



PART 3: TRANSPORTATION ISSUES/TRAFFIC IMPACT ANALYSIS (TIA)

A Traffic Impact Analysis (TIA) was prepared by Kimley-Horn Associates as part of the overall Bryton Development in 2006. The entrance to this project was subject to the relocation of the Norfolk-Southern rail line, which has been completed. In addition, a new access road was built running from Hambright Road, north to the southwest entrance of the Bryton – Single Family Subdivision.

Nearby Improvements

As part of the 2006 TIA for the overall Bryton development, numerous road improvements have been completed. Improvements with an impact on this proposed subdivision include the widening of NC 115 to 4 lanes and constructing a new 4-lane section of Hambright Road east of NC 115. Both of these required improvements are complete.

Cross Sections

The Sketch Plan street cross-section for Phase 3 includes 50 ft. of right-of-way, comprised of 10 ft. travel lanes, 7 ft. green zones (planting strips), 5 ft. sidewalks and curb and gutter.

Future Road Connections

The proposed Phase 3 Sketch Plan Revision shows three (3) future street connections: one (1) to the east to connect to the future extension of Everette Keith Road, one (1) to the south and one (1) to the north (see layout in Part 2). These connections are one-less than the original plan, approved in 2016. In addition, a fire-access gravel road easement has been established at the end of “Road IV” to provide emergency access to Everette Keith Road.

No additional off-site road improvements are required for this proposed Sketch Plan Revision.

PART 4: PLANNING STAFF ANALYSIS

Section 6.200 of the Subdivision Ordinance outlines the “general requirements and policies to be used in the design, review, and approval” of subdivisions in the Town of Huntersville. The following staff findings are provided for the Board’s consideration of the Bryton Single-Family – Phase 3 Subdivision Sketch Plan Revision.

1. Consistency with adopted public plans and policies.

There are no Small Area Plan’s that apply to these parcels; however, the following sections of the 2040 Huntersville Community Plan apply to this request:

- The proposed Bryton Single-Family – Phase 3 Subdivision lies completely within the Bryton development, originally approved in 2005. A Conditional District Rezoning Plan covers most of Bryton, but the Bryton Single-Family Subdivision is not within that CD-Rezoning.
Comment:

2. Conformity.

Bryton Single-Family – Phase 3 is a continuation of an existing subdivision and is immediately adjacent to Phases 1 & 2. To the south and east of this Phase, there are a few large-lot, single-family homes and vacant land.

3. Access between Adjoining Properties.

The subdivision provides three (3) street stubs, one (1) to the north, one (1) to the south and one to the east.

4. Relation to topography.

The 32.94-acres that make up Bryton Single-Family Phase 3 require significant grading, as the slopes are very challenging. The lots will not be located near the creek, but little, if any, of the site is flat.

5. Mature trees and natural vegetation.

The proposed project is required to save 10 percent of the tree canopy, 10 percent of the specimen trees and 100% of the heritage trees. All three of these requirements are being satisfied, as outlined in Part 2, Item 5.

6. Access to parks, schools, etc.

Not Applicable.

7. Discourage through traffic.

The proposed subdivision revision has one (1) connection to a new street network and does not connect to any other existing public streets. However, three (3) future street connections are provided.

8. Relationship to railroad rights-of-way.

Not Applicable.

9. Half streets.

Not Applicable.

10. Parallel streets along thoroughfares.

Not Applicable.

11. Public School and Public Park Sites

The parcels associated with Bryton Single-Family – Phase 3 Subdivision Sketch Plan Revision are not identified for a school or park site.

12. Public Facilities

The parcels associated with the Bryton Single-Family – Phase 3 Subdivision Sketch Plan Revision are not identified for a public facility.

13. Proposed street names

The street names for Bryton Single-Family – Phase 3 Subdivision Sketch Plan Revision would be approved with Preliminary (Construction) Plan submission (if Sketch Plan is approved).

14. Easements.

Easements have been identified and the plans have been sent to the respective Engineering and Utility Departments.

15. Proposed water and sewerage system.

Water and sewer will need to be extended to the development. A “Willingness to Serve” letter from Charlotte Water, dated December 20, 2018 is provided.

16. Restrictions on the subdivision of land subject to flooding.

There is one (1) stream – along the western edge of Phase 3, and no development is proposed within the floodplain of the stream.

17. Reserved.

18. Open Space

Required Urban Open Space is provided via a 23,581 sq. ft. Green. Overall open space totals are not provided and need to be added to the plan.

19. Impact of Development on Public Facilities

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 station, fire vehicles, police station, police vehicles, indoor park and recreation facilities, and parks acreage. An APF Ordinance Determination of Adequacy was not required as the Bryton development pre-dates the APF Ordinance.

PART 5: STAFF RECOMMENDATION

COMPLETENESS OF APPLICATION

Town Staff has reviewed the proposed Subdivision Sketch Plan Revision and finds the application complete.

COMPLIANCE WITH APPLICABLE REQUIREMENTS

Bryton Single-Family – Phase 3 Subdivision Sketch Plan Revision complies with all applicable requirements and is supported by the findings of fact outlined in Parts 2 – 4 of this report, with the following conditions:

There are several site plan issues that **MUST BE ADDRESSED:**

- All outstanding redline comments are addressed.

APPROVAL

The Bryton Single-Family – Phase 3 Subdivision Sketch Plan Revision complies with all applicable requirements, therefore Staff can recommend approval of the proposed Subdivision Sketch Plan Revision.

PART 6: PLANNING BOARD RECOMMENDATION

Planning Board will review on Tuesday, January 26, 2021.

PART 7: ATTACHMENTS AND ENCLOSURES

- A – Subdivision Sketch Plan Application
- B – Proposed Bryton Single-Family – Phase 3 Subdivision Sketch Plan Revision
- C – Neighborhood Meeting Report

PART 8: DECISION STATEMENTS

Please refer to Part 5 of this report for recommendation.

In considering whether to approve an application for a subdivision sketch plan, the Planning and Town Board must complete the following (a full version can be found in [Section 6.320.5](#) of the Subdivision Ordinance).

- Is the application complete (lacking any particular requirement)? *If no member of the Board moves that the application is incomplete, then this inaction is taken as an affirmative finding that the application is complete.*
- Does the application comply with all the applicable requirements? *A statement must be made that the application complies or does not comply that includes the support documentation of the particular motion.*
- Lastly, the Board must make a motion to approve or deny based on the previous statements.



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. If you are applying for two (2) actions, provide a separate application for each action. **In addition to the application, the submission process for each application type can be found at**

<http://www.huntersville.org/Departments/Planning/ReviewProcess.aspx>

- ☐ CHANGE OF USE
- ☐ COMMERCIAL SITE PLAN
- ☐ CONDITIONAL REZONING
- ☐ GENERAL REZONING
- ☐ MASTER SIGNAGE PROGRAM
- ☒ REVISION to Sketch Plan
- ☐ DENSITY AVERAGING CERTIFICATE
- ☐ SPECIAL USE PERMIT

SUBDIVISION CATEGORIES: *Per the Huntersville Subdivision Ordinance*

- ☐ SKETCH PLAN
- ☐ PRELIMINARY PLAN
- ☐ FINAL PLAT (includes minor and exempt plats)
- ☐ FINAL PLAT REVISION
- ☐ FARMHOUSE CLUSTER

2. Project Data

Date of Application 5/22/2018

Name of Project Brylon Single Family Phase # (if subdivision) _____

Location NE of the Intersection of Hambright Rd & Old Statesville Rd

Parcel Identification Number(s) (PIN) 01911108, 01911118, 01911117

Current Zoning District NR Proposed District (for rezonings only) _____

Property Size (acres) 85.96 Street Frontage (feet) 884

Current Land Use Vacant

Proposed Land Use(s) Neighborhood Residential

Is the project within Huntersville's corporate limits?

Yes ☒ No ☐ If no, does the applicant intend to voluntarily annex? _____

3. Description of Request

Briefly explain the nature of this request. If a separate sheet is necessary, please attach to this application.

This application is being submitted as a revision to a subdivision

sketch plan. The cause of the re-submittal being road realignment.

4. Site Plan Submittals

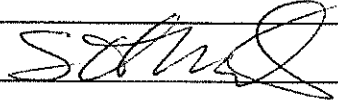
Consult the particular type of *Review Process* for the application type selected above. These can be found at <http://www.huntersville.org/Departments/Planning/ReviewProcess.aspx>.

5. Outside Agency Information

Other agencies may have applications and fees associated with the land development process. The Review Process list includes copies of plans needed for most town and county reviewing agencies.

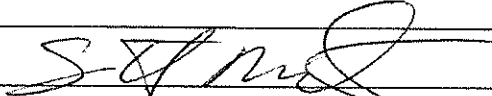
For major subdivisions, commercial site plans and rezoning petitions please enclose a copy of the Charlotte-Mecklenburg Utility *Willingness to Serve* letter for the subject property.

6. Signatures

*Applicant's Signature  Printed Name LStar Ventures, LLC Agent for Owner

Address of Applicant 8430 Rea Road Suite F Charlotte, NC 28277

Email steve@lstarland.com

Property Owner's Signature (if applicable) 

Printed Name Development Solutions BRY, LLC By: Judd Gilats, Vice President

Property Owner's Address (if applicable) 90 South 7th St. Minneapolis, MN 55402 Email USAssets@Castlelake.com

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

<u>LStar Ventures</u>	<u>Steve Vining</u>	<u>919-256-1981</u>	<u>steve@lstarland.com</u>
Development Firm	Name of contact	Phone	Email

<u>R Joe Harris & Associates</u>	<u>Ivan Bailey</u>	<u>803-802-1799</u>	<u>ibailey@rjoharris.com</u>
Design Firm	Name of contact	Phone	Email

If Applying for a General Rezoning:

Please provide the name and Address of owner(s) of fee simple title of each parcel that is included in this rezoning petition. If additional space is needed for signatures, attach an addendum to this application.

If Applying for a Conditional Rezoning:

Every owner of each parcel included in this rezoning petition, or the owner (s) duly authorized agent, must sign this petition. If signed by an agent, this petition MUST be accompanied by a statement signed by the property owner (s) and notarized, specifically authorizing the agent to act on the owner (s) behalf in filing this petition. 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 PETITION. **If additional space is needed for signatures, attach an addendum to this application.**

Signature, name, firm, address, phone number and email of Duly Authorized Agent by owner needed below:

If Applying for a Subdivision:

By signature below, I hereby acknowledge my understanding that the Major Subdivision Sketch Plan Process is a quasi-judicial procedure and contact with the Board of Commissioners shall **only** occur under sworn testimony at the public hearing.

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:	http://www.huntersville.org/Departments/Planning.aspx

BRYTON (LSTAR) SINGLE FAMILY RESIDENTIAL

SKETCH PLAN PHASE 3 REVISION

TOWN OF HUNTERSVILLE
MECKLENBURG COUNTY, NORTH CAROLINA

EPM # 387300

PREPARED FOR :

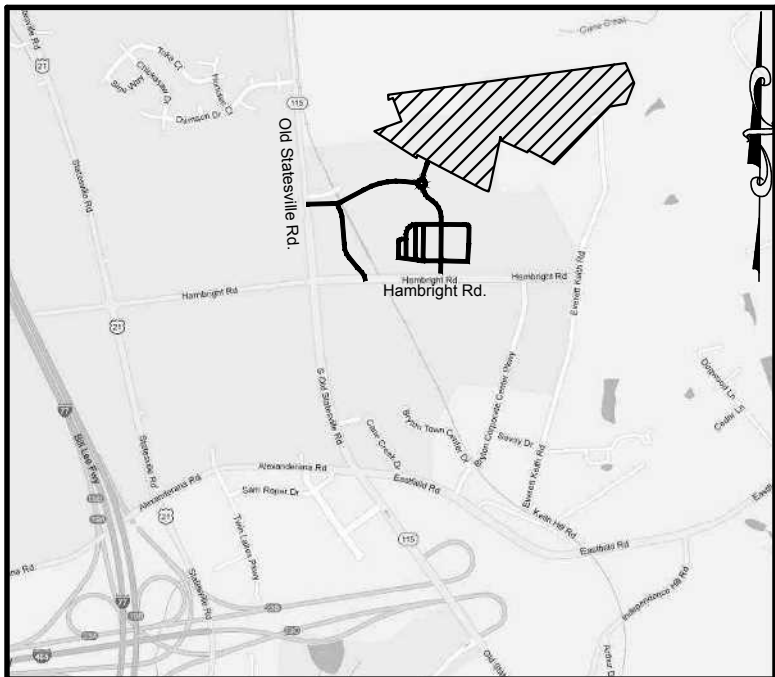
LStar Ventures

8430 Rea Road Suite F
Charlotte, North Carolina 28277

Retaining walls

All retaining walls requiring special inspections (>.5' in height) shall meet the requirements of the 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.

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.



VICINITY MAP - N.T.S.



R. Joe Harris & Associates, Inc.
Engineering • Land Surveying • Planning
Management
127 Ben Casey Dr., Suite 101, Fort Mill, SC 29708 P: (803) 802-1799

PREPARED BY

EPM REFERENCE NUMBERS SCHEDULE:

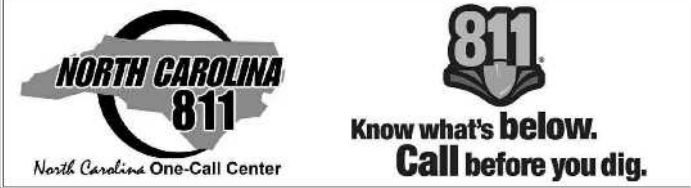
357836: BRYTON SINGLE FAMILY - SKETCH PLAN REVISION
366986: BRYTON SINGLE FAMILY - PHASE 1
368992: BRYTON SINGLE FAMILY - PHASE 1, MAP 1
369960: BRYTON SINGLE FAMILY - PHASE 1- RTAP
370310: BRYTON SINGLE FAMILY - PHASE 1, MAP 2
372466: BRYTON SINGLE FAMILY - PHASE 2
374106: BRYTON SINGLE FAMILY - PHASE 2
374319: BRYTON SINGLE FAMILY - AMENITY
374809: BRYTON SINGLE FAMILY - PHASE 1, MAP 3
379831: BRYTON SINGLE FAMILY - AMENITY RTAP
384405: BRYTON SINGLE FAMILY - PHASE 2, MAP 1
387292: BRYTON SINGLE FAMILY - SKETCH PLAN REVISION
387300: BRYTON SINGLE FAMILY - SKETCH PLAN REVISION

PLAN SHEET INDEX:

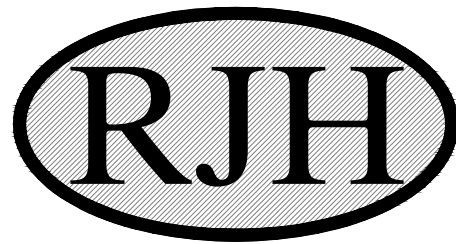
COVER	COVER SHEET
SP-1	OVERALL SITE PLAN
SP-2	SITE PLAN PHASE 3
SP-3 - SP-5	SITE PLAN
SP-6	TREE PRESERVATION
SP-7	SITE PLAN DETAILS
EX-1	OVERALL EXISTING CONDITIONS
EX-2 - EX-4	EXISTING CONDITIONS
GP-1	OVERALL GRADING PLAN
GP-2 - GP-4	GRADING PLAN
BMP-1	BMP DRAINAGE AREA PLAN
RP-1 - RP-17	ROADWAY PLANS & PROFILES
S-1 - S-7	SIGHT DISTANCES
LP-1	OVERALL LANDSCAPING PLAN
LP-2 - LP-4	LANDSCAPING PLAN
ST-1 - ST-4	STORM PLAN LAYOUT

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

DATE	ISSUED FOR	REV
06/04/2018	Pre Submittal to LUESA/Huntersville	0
08/16/2018	Initial Submittal to LUESA/Huntersville	1
01/30/2019	Second Submittal to LUESA/Huntersville	2
04/30/2019	Third Submittal to LUESA/Huntersville	3
10/19/2020	Fourth Submittal to LUESA/Huntersville	4
12/21/2020	Fifth Submittal to LUESA/Huntersville	5



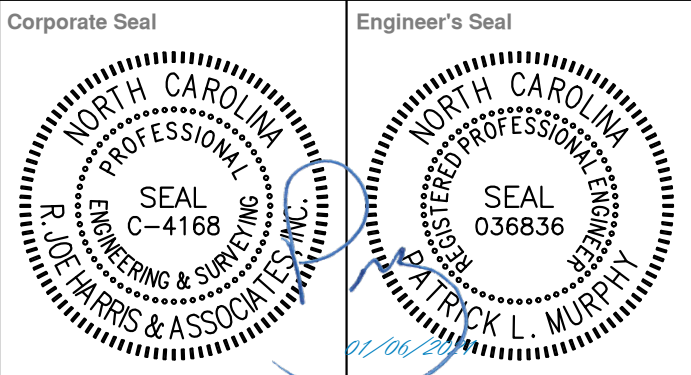
Engineer:



R. Joe Harris & Associates, Inc.
Engineering • Land Surveying • Planning
Management
127 Ben Casey Drive, Suite 101, Fort Mill, S.C. 29708 P: (803) 802-1799

www.rjoe-harris.com

This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.



Project Manager I. Bailey	Drawn J. Vavrina
Department Manager P. Murphy	Checked P. Murphy
Print/Plot Date December 21, 2020	
Asbuilt Drawn -	Asbuilt Date -
Client 8430 REA ROAD SUITE F CHARLOTTE, NORTH CAROLINA 28277 P: (704) 994-3294	
Project: Bryton Sketch Plan Revision	
Drawing Title: Cover Sheet	
Project No. 2869	Drawing No. COVER
DWG File Name: 2869_Cover	

GENERAL NOTES: HUNTERSVILLE

- All development and construction shall comply with all zoning and subdivision standards of the Town of Huntersville, Mecklenburg County, and NCDOT, as applicable.
- This property may be subject to any easements and/or right-of-way of record.
- All applicable federal, state, and local environmental permits and approvals will be obtained by Developer.
- 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 preliminary plan are 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.
- Residential Garages. There needs to be a minimum of 20 feet between the back of the sidewalk and the face of the garage. On lots greater than 60 feet in width, front-loading garages shall be recessed at least 10 feet behind the primary plane of the front facade of the structure. On lots greater than 60 feet in width, front-loading garages shall be recessed at least 10 feet behind the primary plane of the front facade of the structure. double bay front loading garages may be built flush with, but may not project in front of, the primary plane of the front facade of the structure. double bay front loading garages shall be recessed at least 10 feet behind the primary plane of the front facade of the structure. On lots 80 feet or less in width, any access is required if on-site parking is provided except as provided below. Detached garages may only be placed in the established rear yard. Garages for more than two cars must be detached and located in the established rear yard or be attached side or rear loading. (Article 8.16.1 & 2 & 2 TOH ZO).
- Once the streets are accepted by the Town, street trees shall be maintained and cared for by the property owner adjacent to the tree except in subdivisions where the property owner association is responsible for maintenance (ZO, Article 7.3.7).
- Block Lengths shall adhere to the approved subdivision sketch plan. (See Block Length Chart this page).
- Side Lot Lines. Side lot lines shall, as nearly as practicable, be at right angles or radial to street lines. Where side lot lines intersect at the rear of the lot, the angle of intersection shall not be less than 60 degrees. (Sect. 7.220 TOH SO).
- Building Separation. All detached principal structures in all districts shall preserve a minimum building separation of 10 feet. The requirement of the district to conform to an existing pattern of building spacing along a street may require a greater separation or the provision of specified side yards. All detached accessory structures in all districts shall maintain a minimum building separation of 4 feet, as measured from the overhang (Article 8.10 TOH ZO).
- HVAC/Other Utilities must be located outside an established setback, required side yard, and not within 5' of a side or rear lot line. (Article 8.8.2 TOH ZO).
- All signs will be reviewed & approved separately and shall meet Article 10 of the TOH ZO. (Does not apply to street signs or regulatory signs.
- (Traffic Control/Pavement Markings & Street Lighting Plan) - (1) Standard street markers must be installed by the developer at one corner of all street intersections, including private streets, before any certificates of occupancy may be issued for buildings or residences along those streets. The design, material, location and installation of the signs must be in accordance with standards specified in the Land Development Standards Manual unless an alternative design is approved. (2) Barricades must be installed at the end of all dead-end streets except cut-de-sac streets, which have been improved with a permanent turnaround as required by this Ordinance. Design, material and installation of the barricades must be in accordance with the Land development Standards Manual. (3) No department, officer, agent, or employee of the town will accept for maintenance, lay out, open, improve, grade, pave or light any streets or authorize the laying of water mains, sewers, electrical service extensions or other facilities or utilities in any street within the town unless: such street has been accepted or opened as, or has otherwise received the legal status of, a public street prior to the effective date of this ordinance; or for any new street, such street corresponds in its location and lines with a street shown on a preliminary subdivision plan, tentatively approved by the Town Manager or Designated Administrative Agent; or such street has been accepted as a public street by a vote of a majority of all the members of the Town Board or by the State of North Carolina; or such street has been accepted as a public street by the State of North Carolina; or such street is an approved private street built in conformance with the provisions of all applicable ordinances. (Section 8.170 & 8.200 TOH SO).
- Maintenance Guarantee. All improvements required by this ordinance shall be guaranteed against defects in workmanship and materials by the subdivider for a period of one year from the date of the filing of the final plat or the date of the completion of the improvement, whichever is later. The subdivider shall file with the Town a maintenance bond with adequate sureties in an amount determined by the Town of Huntersville/Mecklenburg County to be sufficient to assure proper maintenance and repair of such improvements for the one-year warranty period. (Section 8.400 TOH SO).
- Water Quality LID. Financial Arrangements are to be made through Meck. County guaranteeing the installation and maintenance of required BMPs until the issuance of CO's for seventy-five percent (75%) of all construction which might reasonably be anticipated to be built within the area which drains into the BMP, allowing credit for improvements completed prior to the submission of the final plat. The approval of the High Density Development Permit will be subject to developer compliance with Section 10.509 paragraph 3 of the Mecklenburg County Zoning Ordinance, the provisions of which, including subsequent amendments, are incorporated herein.
- Water Quality LID Maintenance. BMPs that are constructed on privately owned land and that are not within a public easement shall be maintained by a Property Owners Association or the owner of the subject property. BMPs that are constructed on public land within public rights-of-way, and/or within public easements shall be maintained by the public body with ownership/jurisdiction of the subject property.
- Maintenance Covenants. Prior to the issuance of an Occupancy Permit for any building within a permitted development served by a BMP, the applicant or owner of the BMP must establish a formal Maintenance Covenant approved by the Mecklenburg County Land Use and Environmental Services Agency and recorded in the Office of the Register of Deeds in which the owner acknowledges the duty of the owner and all subsequent owners of the property to maintain the BMP in accordance with the terms of the Covenant.
- FYI The developer is responsible for contacting CLT Water for all water and sewer issues. A parcel with on-site septic, 100% of the repair area does not need to be cleared initially (only the area for the original septic field). Please consider this when looking at tree preservation requirements.
- FYI if you are proposing to develop a residential subdivision inside the MIL-O or LN-Q Watershed Districts you shall reserve 1% of the lot area but not less than 150 sq/ft impervious area per lot to allow for addition of future impervious area by the homeowner/occupant.
- FYI Lands that are disturbed during land development activities shall be excluded from open space calculation areas. Examples: Temporary Sediment Basins, Temporary Ditches, Areas where grades push into open space.

NOTES

1. Lots subject to flooding should not be established in subdivisions except as provided in Sections 7.280.
2. Build to Line - A line extending through a lot which is generally parallel to the front property line and marks the location from which the principal vertical plane of the front building elevation, exclusive of porches, bay windows and similar appurtenances, must be erected; intended to create an even building facade line on a street. the build-to line is established on the record plat (final plat).
3. Any construction or use within the areas delineated by Floodway Fringe District Boundary Line and Floodway District Encroachment Line is subject to the restrictions imposed by floodway regulations.
4. All areas designated as common open space shall be owned and maintained by the homeowners association, unless otherwise noted. Landscaping/irrigation within medians of divided public roads to be maintained by the HOA. Street trees within the planting strip of all public roads shall be maintained by the individual homeowner.
5. 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, coordinating with Petitioner of Rezoning Petition # 05-10.
6. The developer is responsible for contacting CLT Water for all water and sewer issues.
7. If required by NC DOT, developer shall make necessary improvements to Old Statesville Rd. per TIA by Kimley-Horne, which accompanies Rezoning # 05-10 only for impacts related to the sketch plan submittal.
8. Proposed water quality measures to be designed to control the 1" rainfall, 2-year volume and 2, 10 year peak flows.
9. All water quality measures shall be designed per Huntersville water quality design manual.
10. Lots shall not have a depth greater than 4 times the width at the set-back or build-to line except where physical dimensions of the tract provide no other alternative layout.
11. Residential Lot Trees: In order to maintain or replenish the urban tree canopy in areas of new residential subdivision, each lot shall provide canopy trees in accordance with the following schedule:

Lot Size	Required Number of Canopy Trees
Less than 10,000 SF	1 Front yard, 1 Rear yard
10,000-15,000 SF	1 Front yard, 2 Rear yard
15,001-20,000 SF	2 Front yard, 2 Rear yard
More than 20,000 SF	3 Front yard, 3 Rear yard

The use of existing trees to satisfy this requirement is encouraged. Required street trees may not be counted towards the fulfillment of this requirement.
12. Gas, phone, cable and electrical utilities will be provided to site by individual utility providers (underground).
13. There are no historic, archaeological and cultural features located on site. There are no significant wildlife habitats, prime agricultural farmland, existing structures, cemeteries, roads, tracks and trails, aquifers located on the property. The site has not been cleared or forested in the past three years.
14. All street intersections shall meet sight distances as per Town of Huntersville Engineering Standards and Procedures Manual.
15. Lots occupied by steep grades may be basement houses or crawl foundations.
16. The development of this parcel is not subject to rezoning and has been carefully designed to work as an integral part of the larger Bryton project. Coordination has and will continue to occur with the Petitioner (American Asset Corporation) of Rezoning Petition # R-05-10. Many of the unknowns with regards to traffic conditions as they relate to assessing this parcel are expected to develop as the Petitioner of Rezoning Petition # 05-10 moves forward with the Town of Huntersville. Developer shall be willing to include Traffic Calming methods as necessary to discourage excessive speeds in neighborhood. Garbage pick-up shall be via roll-out trash and mail delivery shall be to mail kiosks.
17. Wheel Chair Ramps shall follow Town of Huntersville Engineering Standards and Procedures Manual.
18. Street trees shall be located no closer than 40 feet in advance of the sidewalk.
19. A new access road is to be built running from Hambright Road, north to the southwest entrance of the Bryton - Single Family Subdivision. This new access road has been approved and must be installed prior to issuing permits for this proposed subdivision. This does not include Bryton Single Family Phase 1, as it has previously been approved for construction.

TREE PRESERVATION

Note: Urban open spaces shall include one or more of the following: landscaping, walks, seating, fountains, playground equipment, statues, etc. Materials used shall be a combination of brick pavers, stamped asphalt, stone, wrought iron, wood, crushed gravel or stone etc.

UOS #	Area	Type
UOS #1	154,029 SF	Park (Multi-Use Fields & Connectivity)
UOS #2	1,248 LF; 250,610 SF	Greenbelt
UOS #3	23,581 SF	Green

EXISTING DATA

Soil Types:	
CeB2	- Cecil sandy clay loam, 2 to 8 percent slopes
EnB	- Enon sandy loam, 2 to 8 percent slopes
EnD	- Enon sandy loam, 8 to 15 percent slopes
MO	- Monacan loam, 0 to 2 percent slopes
PB3	- Pacolet - Gullied land complex, 10 to 15 percent slopes

VaB	- Vance sandy loam, 2 to 8 percent slopes
VaD	- Vance sandy loam, 8 to 15 percent slopes
WkB	- Wilkes loam, 4 to 8 percent slopes
WdD	- Wilkes loam, 8 to 15 percent slopes
WKE	- Wilkes loam, 15 to 25 percent slopes

Soil Hydrologic Groups: (% of site area)	
Group A	0%
Group B	12.7% (10.9 AC.)
Group C	40.4% (34.7 AC.)
Group D	46.9% (40.3 AC.)

FEMA Panel:	3710455900J 3710465000J
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Watershed: Clarke

TREE PRESERVATION

Specimen tree - A tree (or group of trees) that may be considered important community assets due to their unique or noteworthy characteristics or values. A tree may be considered a specimen tree based on its size, age, rarity or special historical or ecological significance and may also meet the following criteria:

- Large hardwood (e.g. oaks, poplars, maples, etc.) and softwoods (e.g. pines) in good or better or better condition with a DBH of 24" or greater.
- Smaller understorey trees (e.g. dogwoods, redbuds, sourwoods, persimmons, etc.) in good or better condition with a DBH of 12" or greater.
- Lesser-sized trees of rare species or special intrinsic value as approved by staff.

Heritage tree - A tree that is listed in the North Carolina Big Tree List, the American Forest Association's Champion Tree list, the Mecklenburg County treasure Tree List or any tree that would meet 80% of the points of a tree on North Carolina's Big Tree List.

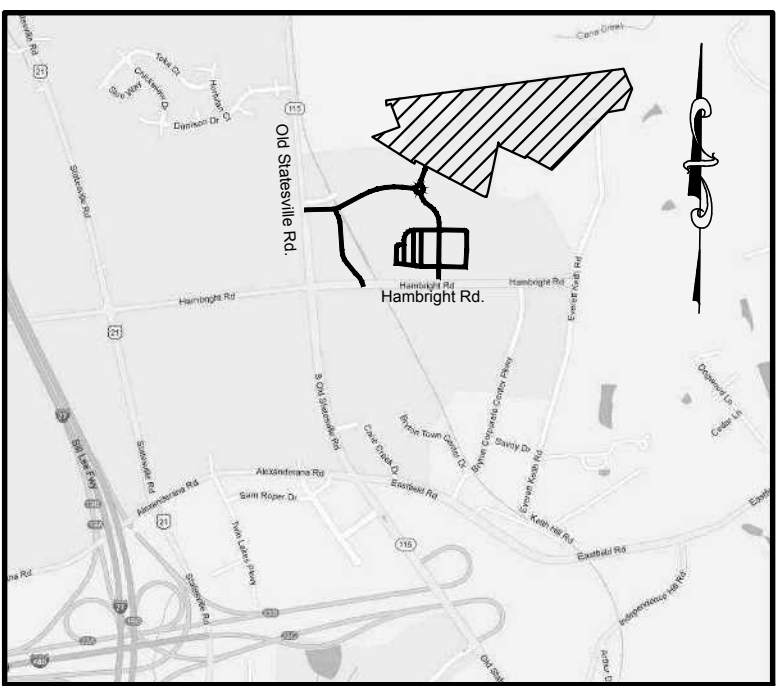
% of Site covered by Tree Canopy:	Total Site
80.9% (69.5Ac.)	
% of Tree Canopy Preservation required by District:	10.0% (6.95Ac.)
% of Tree Canopy actually saved (min.):	13.7% (9.55Ac.)

Number of Specimen Trees on-site:	96
% of Specimen Trees required to be saved:	10.0% (10 TREES)
% of Specimen Trees actually saved:	32.3% (31 TREES)

Number of Heritage Trees on-site:	0
% of Heritage Trees required to be saved:	100%
% of Heritage Trees actually saved (min.):	0

TREE LEGEND

TR	- Tree	GU	- Gum
EL	- Elm	MA	- Maple
BE	- Beach	PE	- Pecan
P	- Pine	WA	- Walnut
PO	- Poplar	HI	- Hickory
OA	- Oak		



VICINITY MAP - N.T.S.

Development Information: Overall

Project Name: Bryton Single Family Sketch Revision
Huntersville, NC (Mecklenburg County)

Owner: Development Solutions BRY, LLC
90 South 7th Street
Minneapolis, MN 55402
Email: usassets@castlelake.com

Developer: LStar Ventures
8430 Rea Road Suite F
Charlotte, North Carolina 28277
Phone: (704) 994-3294

Tax I.D.: Phase 3 (01911299)

Site Acreage: 85.96 Ac.± (Total Acreage)

32.94 Ac.± (Phase 3 Acreage)

Zoning: Neighborhood Residential (NR)

Land Use: Single Family Residential (Proposed)

Building Type: Detached House

ROAD NAME	LENGTH
BRYTON PARKWAY	2,091LF
RODERICK DRIVE	3,364LF
CHANTREY WAY	1,000LF
GILROY LANE	440LF
MAHER LANE	646LF
BORDLEY PLACE	452LF
BRIARMEAD PLACE	629LF
ROAD I	1,038LF
ROAD III	632LF
ROAD IV	414LF
ROAD V	307LF
ROAD VI	186LF

CONSTRAINING FEATURES

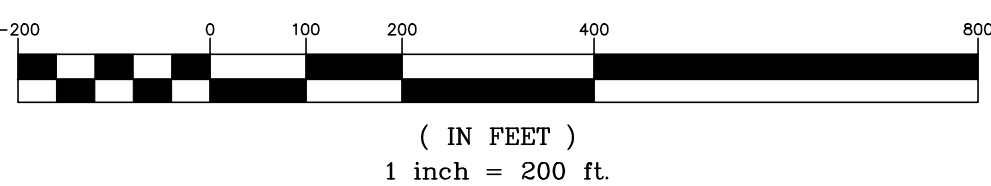
Slopes 25-100%	15.5% (13.36 Ac.)
SWIM Buffer	3.69 Ac.
Slope Analysis:	0% - 10% - 39.0%
(% of Site Area)	10% - 15% - 20.3%
	15% - 25% - 25.2%
	25% - 100% - 15.5%

BLOCK LENGTHS

BL 1 279'	BL 7 204'	BL 13 522'	BL 19 463'	BL 25 331'	BL 31 300'
BL 2 259'	BL 8 646'	BL 14 772'	BL 20 635'	BL 26 297'	
BL 3 512'	BL 9 328'	BL 15 292'	BL 21 190'	BL 27 307'	
BL 4 498'	BL 10 183'	BL 16 166'	BL 22 539'	BL 28 150'	
BL 5 440'	BL 11 129'	BL 17 489'	BL 23 220'	BL 29 263'	
BL 6 283'	BL 12 161'	BL 18 452'	BL 24 186'	BL 30 740'	

*In major subdivisions the dimension of blocks may not exceed 800 linear feet between cross streets.

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

NOTES

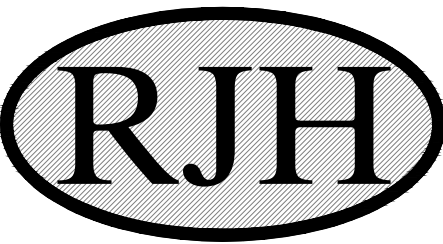
- Mail delivery and garbage pick-up to be provided by public entities.
- As parcels develop, Urban open space to comply with Section 7.10 of the Huntersville Zoning Ordinance.
- The greenway trail located in the Duke R/W on Parcel 3 must be built to full specs with the construction of Bryton Single Family Phase 2.
- Water and sewer are to be designed to Charlotte Water specifications.
- Hydrant spacing to be within 750' of most remote point of the structure as the apparatus travels.

LOT SETBACKS

DATE	ISSUED FOR	REV
06/04/2018	Pre Submittal to LUESA/Huntersville	0
08/16/2018	Initial Submittal to LUESA/Huntersville	1
01/30/2019	Second Submittal to LUESA/Huntersville	2
04/30/2019	Third Submittal to LUESA/Huntersville	3
10/19/2020	Fourth Submittal to LUESA/Huntersville	4
12/21/2020	Fifth Submittal to LUESA/Huntersville	5



Engineer:



R. Joe Harris & Associates, Inc.

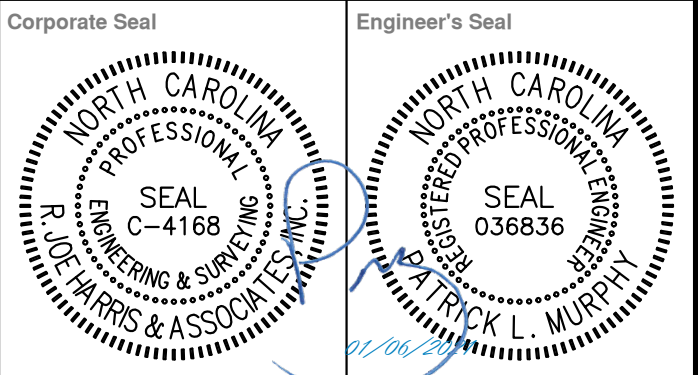
Engineering • Land Surveying • Planning
Management

127 Ben Casey Drive, Suite 101, Fort Mill, S.C. 29708

P: (803) 802-1799

www.rjoe-harris.com

This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.



Project Manager	Drawn
I. Bailey	J. Vavrina
Department Manager	Checked
P. Murphy	P. Murphy

Print/Plot Date

December 21, 2020

Asbuilt Drawn

Asbuilt Date

Client



8430 REA ROAD SUITE F
CHARLOTTE, NORTH CAROLINA 28277
P: (704) 994-3294

Project:

Bryton Sketch Plan Revision

Drawing Title:

Site Plan Overall

Project No.

2869

DWG File Name:

2869_Site Plan

Drawing No.

SP-1



Project Name: Bryton Single Family Sketch Revision
Huntersville, NC (Mecklenburg County)

Project Name: Bryton Single Family Sketch Revision
Huntersville, NC (Mecklenburg County)

Developer: LStar Ventures
8430 Rea Road Suite F
Charlotte, North Carolina 28277
Phone: (704) 994-3294

Site Acreage: 32.9 Ac.± (Total Acreage)

Land Use: Single Family Residential (Proposed)

Build To Range: Front - 15 - 30

Min. Lot Width: 51 Ft.

Min. Lot Size: 6,084 Sqft.

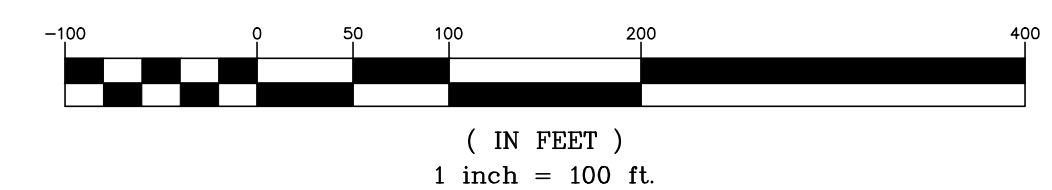
Lot Size Range: 6,084 Sqft. - 7,000 Sqft. (57 Lots)

8,001 Sqft. - 10,000 Sqft. (9 Lots)

10,001 Sqft. - 11,531 Sqft. (3 Lots)

Lots Proposed: 73 Lots (Total)

ROAD NAME	LENGTH
ROAD I	1,038LF
ROAD III	632LF
ROAD IV	414LF
ROAD V	307LF
ROAD VI	186LF



NORTH CAROLINA
811
North Carolina One-Call Center

811
Know what's below.
Call before you dig.



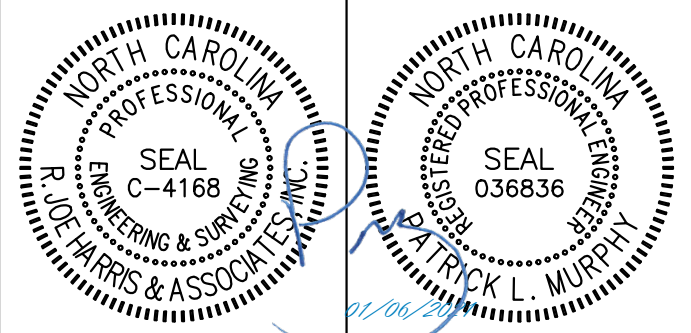
Engineering • Land Surveying • Planning
Management

127 Ben Casey Drive, Suite 101, Fort Mill, S.C. 29708

1-800-802-1799

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Corporate Seal	Engineer's Seal
----------------	-----------------



Project Manager I.Bailey	Drawn J.Vavrina
Department Manager P.Murphy	Checked P.Murphy

Print/Plot Date

December 21, 2020

Asbuilt Drawn

Asbuilt Date

—



8430 REA ROAD SUITE F
CHARLOTTE, NORTH CAROLINA 28277
P: (704) 994-3294

Project:

Bryton Sketch Plan Revision

Drawing Title:

Site Plan Phase 3

Project No.

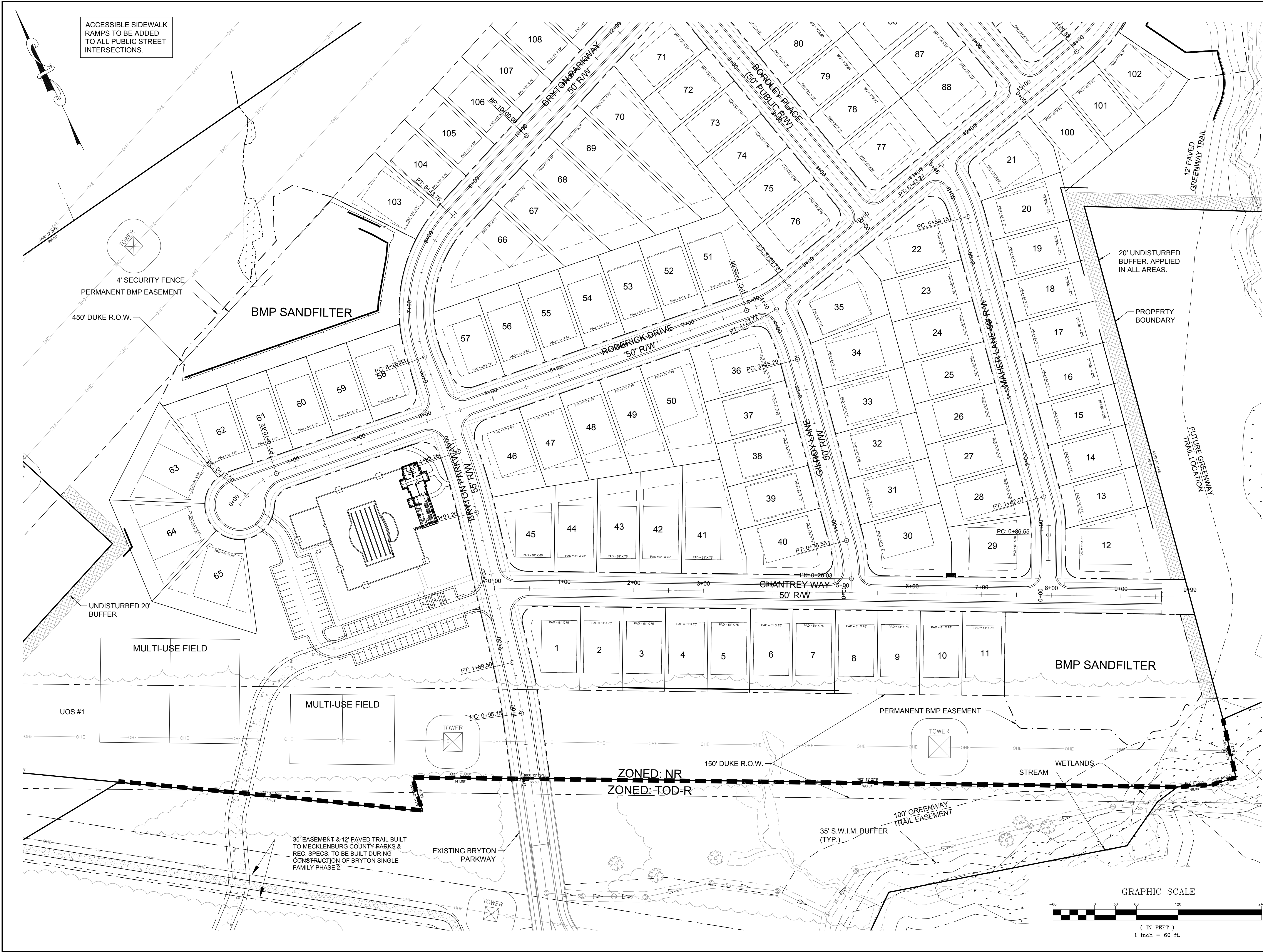
2869

DWG File Name:

Drawing No.

2960 Site Plan

SP-2



DATE	ISSUED FOR	REV
06/04/2018	Pre Submittal to LUESA/Huntsville	0
08/16/2018	Initial Submittal to LUESA/Huntsville	1
01/30/2019	Second Submittal to LUESA/Huntsville	2
04/30/2019	Third Submittal to LUESA/Huntsville	3
10/19/2020	Fourth Submittal to LUESA/Huntsville	4
12/21/2020	Fifth Submittal to LUESA/Huntsville	5



Engineer:

RJH

R. Joe Harris & Associates, Inc.

Engineering • Land Surveying • Planning Management

127 Ben Casey Drive, Suite 101, Fort Mill, S.C. 29708 P: (803) 802-1799

www.rjoharris.com

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Corporate Seal

Engineer's Seal

NORTH CAROLINA PROFESSIONAL ENGINEERING & SURVEYING

SEAL C-4168 R. JOE HARRIS & ASSOCIATES

NORTH CAROLINA PROFESSIONAL ENGINEERING & SURVEYING

SEAL 036836 PATRICK L. MURPHY

Project Manager I. Bailey	Drawn J. Vavrina
Department Manager P. Murphy	Checked P. Murphy
Print/Plot Date December 21, 2020	
Asbuilt Drawn	Asbuilt Date
Client	
8430 REA ROAD SUITE F CHARLOTTE, NORTH CAROLINA 28277 P: (704) 994-3294	

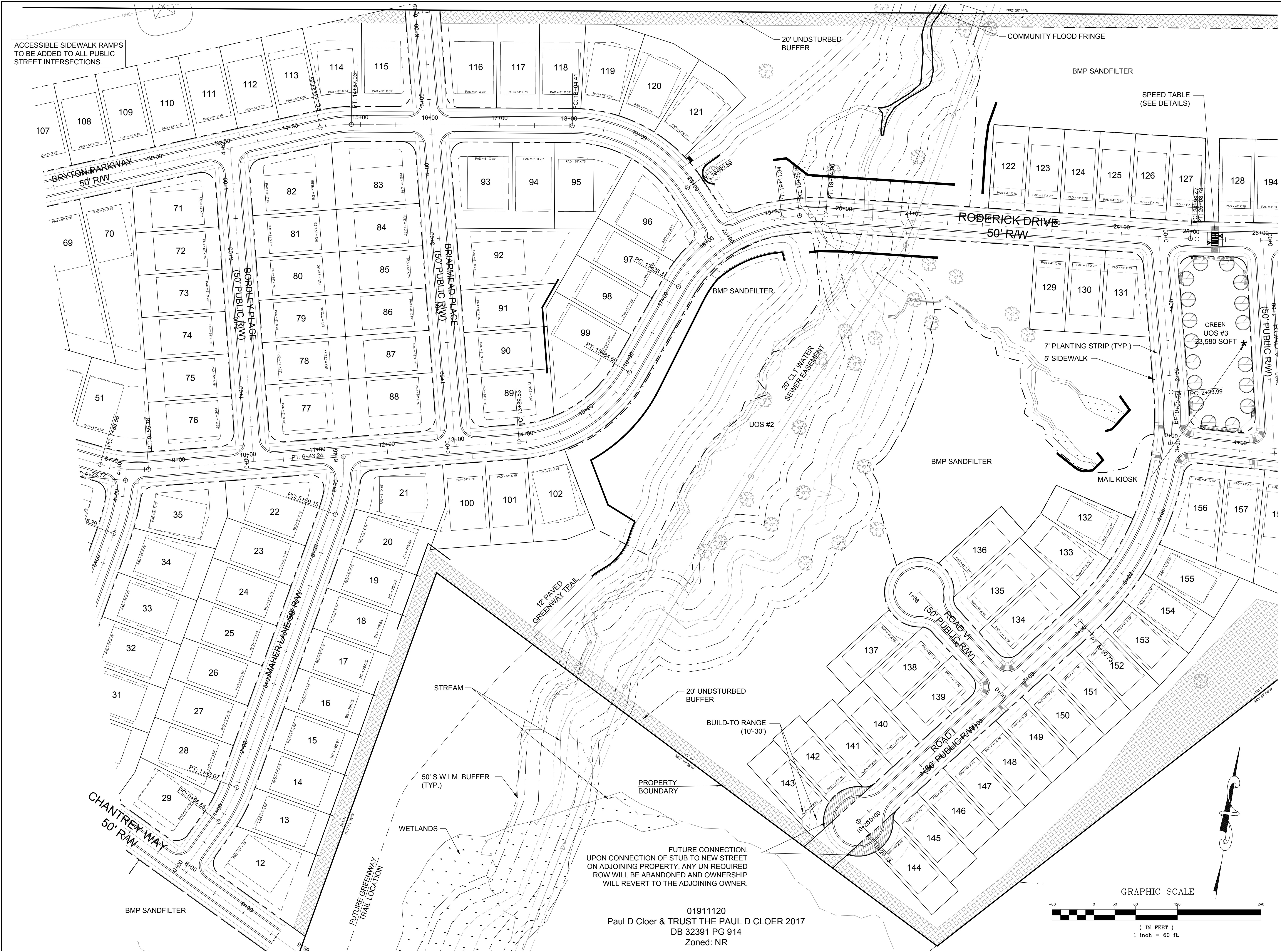
Project:

Bryton Sketch Plan Revision

Drawing Title:

Site Plan 1

Project No. 2869	Drawing No. SP-3
DWG File Name: 2869_Site Plan	



DATE	ISSUED FOR	REV
06/04/2018	Pre Submittal to LUESA/Huntersville	0
08/16/2018	Initial Submittal to LUESA/Huntersville	1
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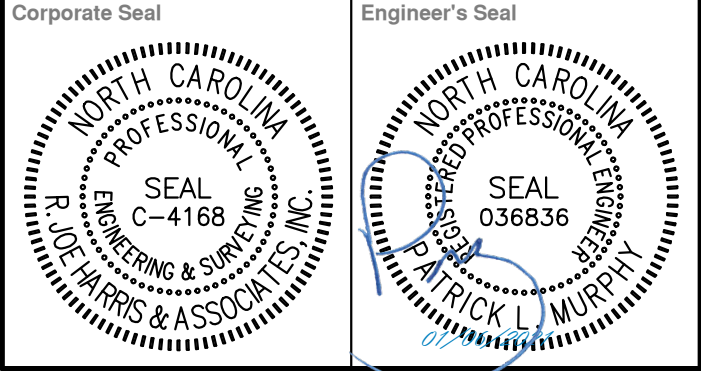
Engineer:

RJH

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127 Ben Casey Drive, Suite 101, Fort Mill, S.C. 29708 P: (803) 802-1799

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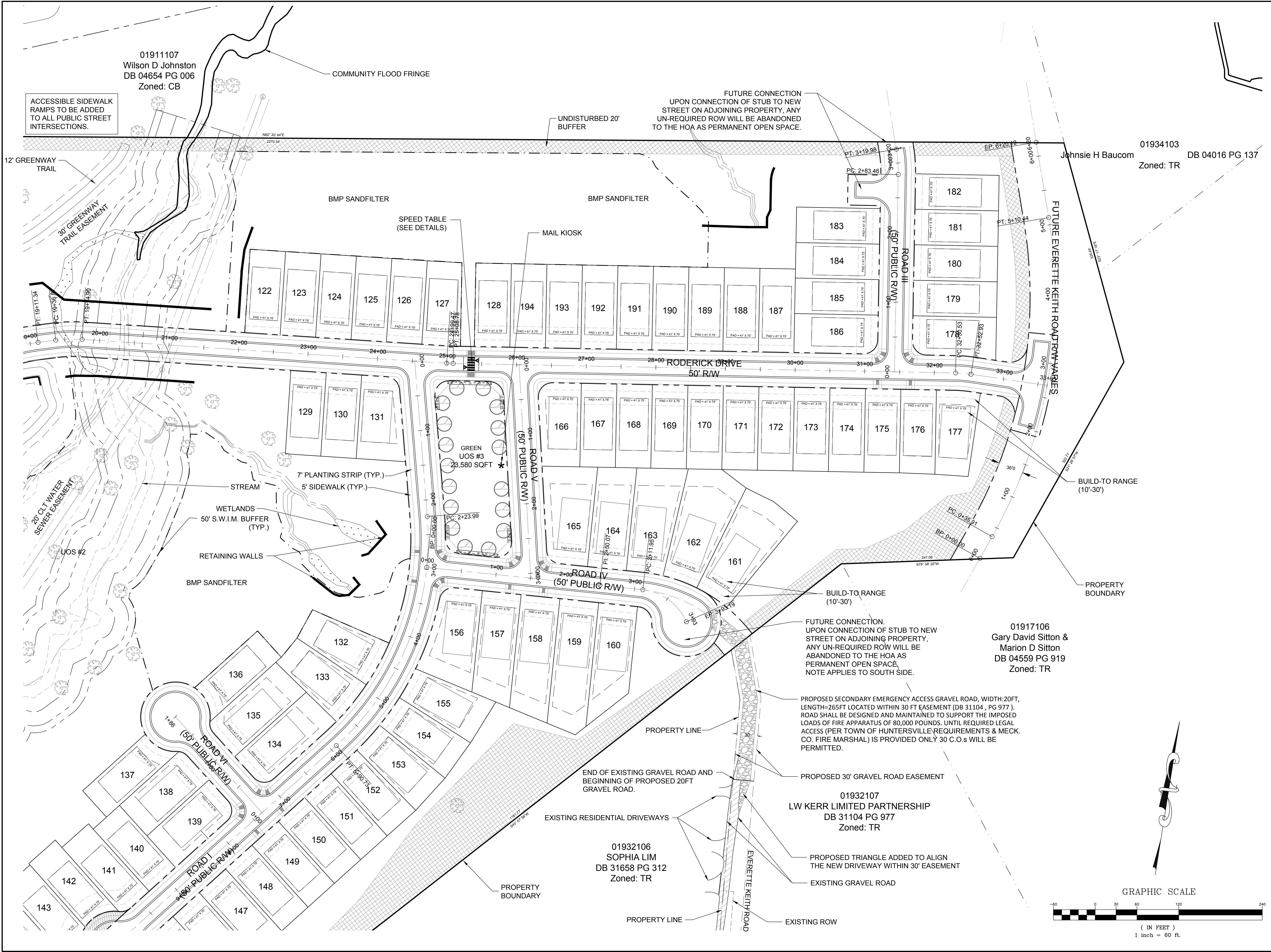


Project Manager I. Bailey	Drawn J. Vavrina
Department Manager P. Murphy	Checked P. Murphy
Print/Plot Date December 21, 2020	Asbuilt Date -
Client LSTAR VENTURES	
8430 REA ROAD SUITE F CHARLOTTE, NORTH CAROLINA 28277 P: (704) 994-3294	

Project: Bryton Sketch Plan Revision

Drawing Title: Site Plan 2

Project No. 2869	Drawing No. SP-4
DWG File Name: 2869_Site Plan	



DATE	ISSUED FOR	REV
06/04/2018	Pre Submittal to LUESA/Huntersville	0
08/16/2018	Initial Submittal to LUESA/Huntersville	1
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Engineer:

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Corporate Seal

Engineer's Seal

Project Manager I. Bailey	Drawn J. Vavrina
Department Manager P. Murphy	Checked P. Murphy
Print/Plot Date December 21, 2020	Asbuilt Date -
Client 8430 REA ROAD SUITE F CHARLOTTE, NORTH CAROLINA 28277 P: (704) 994-3294	
Project: Bryton Sketch Plan Revision	
Drawing Title: Site Plan 3	
Project No. 2869	Drawing No. SP-5
DWG File Name: 2869_Site Plan	

TREE PRESERVATION

Specimen tree - A tree (or group of trees) that may be considered important community assets due to their unique or noteworthy characteristics or values. A tree may be considered a specimen tree based on its size, age, rarity or special historical or ecological significance and may also meet the following criteria:

- Large hardwood (e.g. oaks, poplars, maples, etc.) and softwoods (e.g. pines) in good or better or better condition with a DBH of 24" or greater.
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Heritage tree - A tree that is listed in the North Carolina Big Tree List, the American Forest Association's Champion Tree list, the Mecklenburg County treasure Tree List or any tree that would meet 80% of the points of a tree on North Carolina's Big Tree List.

Number of Site covered by Tree Canopy:	Total Site
% of Tree Canopy Preservation required by District:	80.9% (69.5Ac.)
% of Tree Canopy actually saved (min.):	10.0% (6.95Ac.)
	13.7% (9.55Ac.)
Number of Specimen Trees on-site:	96
% of Specimen Trees required to be saved:	10.0% (10 TREES)
% of Specimen Trees actually saved:	32.3% (31 TREES)
Number of Heritage Trees on-site:	0
% of Heritage Trees required to be saved:	100%
% of Heritage Trees actually saved (min.):	0

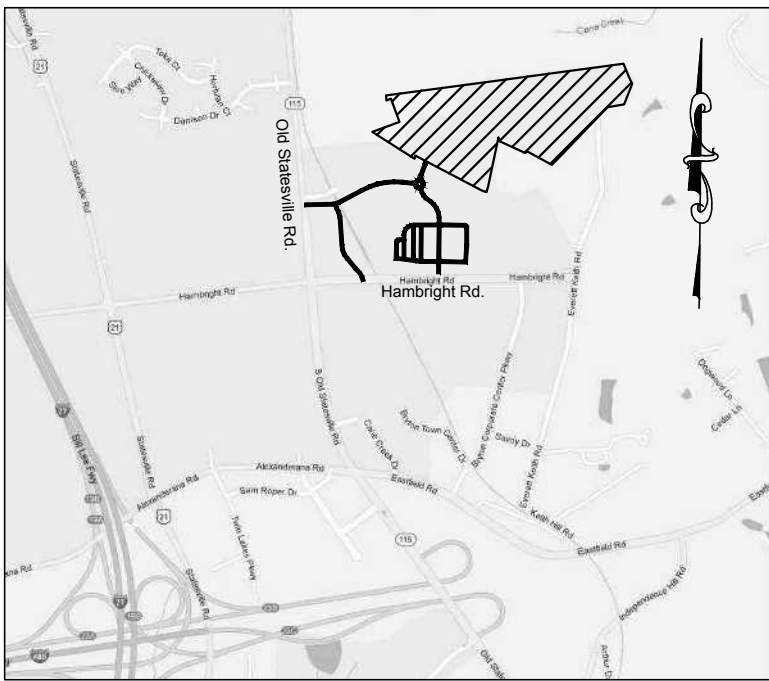
TREE LEGEND

TR	- Tree	GU	- Gum
EL	- Elm	MA	- Maple
BE	- Beach	PE	- Pecan
P	- Pine	WA	- Walnut
PO	- Poplar	HI	- Hickory
OA	- Oak		

TREE PRESERVATION

Note: Urban open spaces shall include one or more of the following: landscaping, walks, seating, fountains, playground equipment, statues, etc. Materials used shall be a combination of brick pavers, stamped asphalt, stone, wrought iron, wood, crushed gravel or stone etc.

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Engineer:



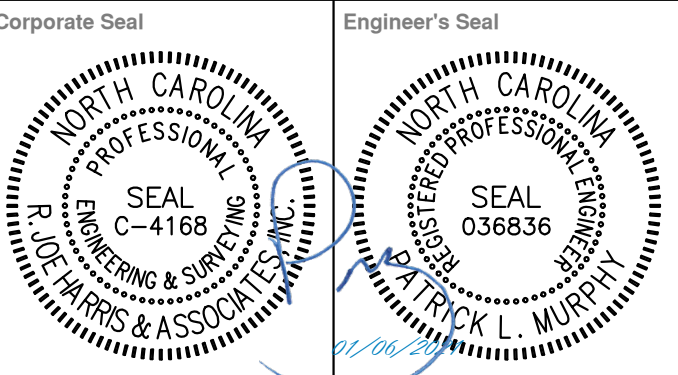
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Project Manager I. Bailey	Drawn J. Vavrina
Department Manager P. Murphy	Checked P. Murphy
Print/Plot Date December 21, 2020	

Asbuilt Drawn -	Asbuilt Date -
--------------------	-------------------



8430 REA ROAD SUITE F
CHARLOTTE, NORTH CAROLINA 28277
P: (704) 994-3294

Project:
Bryton Sketch Plan Revision

Drawing Title:
Tree Preservation

Project No. 2869	Drawing No. SP-6
DWG File Name: 2869_Site Plan	

TREE PRESERVATION

Specimen tree - A tree (or group of trees) that may be considered important community assets due to their unique or noteworthy characteristics or values. A tree may be considered a specimen tree based on its size, age, rarity or special historical or ecological significance and may also meet the following criteria:

- Large hardwood (e.g. oaks, poplars, maples, etc.) and softwoods (e.g. pines) in good or better or better condition with a DBH of 24" or greater.
- Smaller understory trees (e.g. dogwoods, redbuds, sourwoods, persimmons, etc.) in good or better condition with a DBH of 12" or greater.
- Lesser-sized trees of rare species or special intrinsic value as approved by staff.

Heritage tree - A tree that is listed in the North Carolina Big Tree List, the American Forest Association's Champion Tree list, the Mecklenburg County treasure Tree List or any tree that would meet 80% of the points of a tree on North Carolina's Big Tree List.

Total Site	80.9% (69.5±Ac.)
% of Site covered by Tree Canopy:	10.0% (6.95±Ac.)
% of Tree Canopy Preservation required by District:	13.0% (9.55±Ac.)
% of Tree Canopy actually saved (min.):	

Number of Specimen Trees on-site:	96
% of Specimen Trees required to be saved:	10.0% (10)
% of Specimen Trees actually saved:	32.3% (31)

Number of Heritage Trees on-site:	0
% of Heritage Trees required to be saved:	100%
% of Heritage Trees actually saved (min.):	0

TREE LEGEND

TR - Tree	GU - Gum
EL - Elm	MA - Maple
BE - Beach	PE - Pecan
P - Pine	WA - Walnut
PO - Poplar	HI - Hickory
OA - Oak	

EXISTING DATA

Soil Types:	CeB2 - Cecil sandy clay loam, 2 to 8 percent slopes
	EnB - Enon sandy loam, 2 to 8 percent slopes
	EnD - Enon sandy loam, 8 to 15 percent slopes
	MO - Monacan loam, 0 to 2 percent slopes
	PB3 - Pacolet - Gullied land complex, 10 to 15 percent slopes

Soil Hydrologic Groups: (% of site area)	Group A 0%
	Group B 12.7% (10.9 AC.)
	Group C 40.4% (34.7 AC.)
	Group D 46.9% (40.3 AC.)

FEMA Panel:	3710455900J
	3710465000J

Watershed:	Clarke
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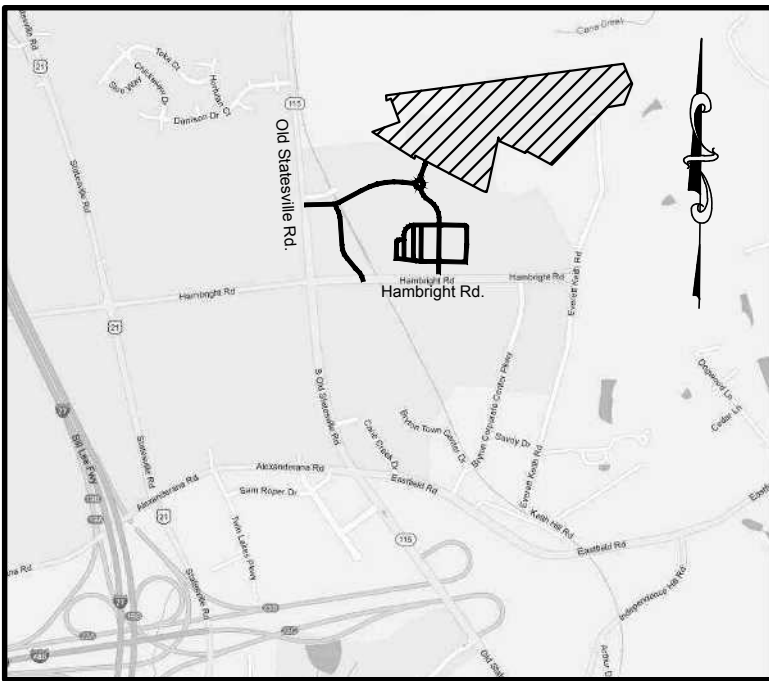
VaB - Vance sandy loam, 2 to 8 percent slopes
VaD - Vance sandy loam, 8 to 15 percent slopes
WkB - Wilkes loam, 4 to 8 percent slopes
WkD - Wilkes loam, 8 to 15 percent slopes
WkE - Wilkes loam, 15 to 25 percent slopes

SITE TOPOGRAPHY & LOCATE FIELD RUN BY R. JOE HARRIS & ASSOCIATES, LLC. SUPPLEMENTAL TOPOGRAPHY PROVIDED FROM MECKLENBURG COUNTY AERIAL TOPOGRAPHY (OFF-SITE).

THIS SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD HAZARD ZONE AS DEFINED ON COMMUNITY PANEL 370158-4559-J OF THE FLOOD INSURANCE RATE MAPS FOR MECKLENBURG COUNTY DATED MARCH 2, 2009.

BOUNDARY SURVEY AS PROVIDED BY R. B. PHARR & ASSOCIATES, P.A. BOUNDARY INFORMATION FROM SURVEY ENTITLED BOUNDARY SURVEY OF HANDSMILL ENTERPRISES, LLC PROPERTY AND DATED APRIL 2013. SURVEY MEETS OR EXCEEDS REQUIREMENTS FOR A CLASS "A" SURVEY, OR MAXIMUM ERROR OF CLOSURE IS 1:10,000.

HORIZONTAL DATUM TIED TO NAD 83 AND VERTICAL DATUM BASED ON NAVD 88. CONTACT R. JOE HARRIS & ASSOCIATES, LLC FOR BENCHMARKS AND CONTROL INFORMATION.



VICINITY MAP - N.T.S.

CONSTRAINING FEATURES

Slopes 25-100%	15.5% (13.36 Ac.)
SWIM Buffer	3.69 Ac.
Slope Analysis:	0% - 10% - 39.0%
(% of Site Area)	10% - 15% - 20.3%
	15% - 25% - 25.2%
	25% - 100% - 15.5%

25% - 100% SLOPES



GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

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Engineer:



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Corporate Seal



Engineer's Seal



Project Manager I. Bailey	Drawn J. Vavrina
Department Manager P. Murphy	Checked P. Murphy

Print/Plot Date
December 21, 2020

Asbuilt Drawn -	Asbuilt Date -
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Client



8430 REA ROAD SUITE F
CHARLOTTE, NORTH CAROLINA 28277
P: (704) 994-3294

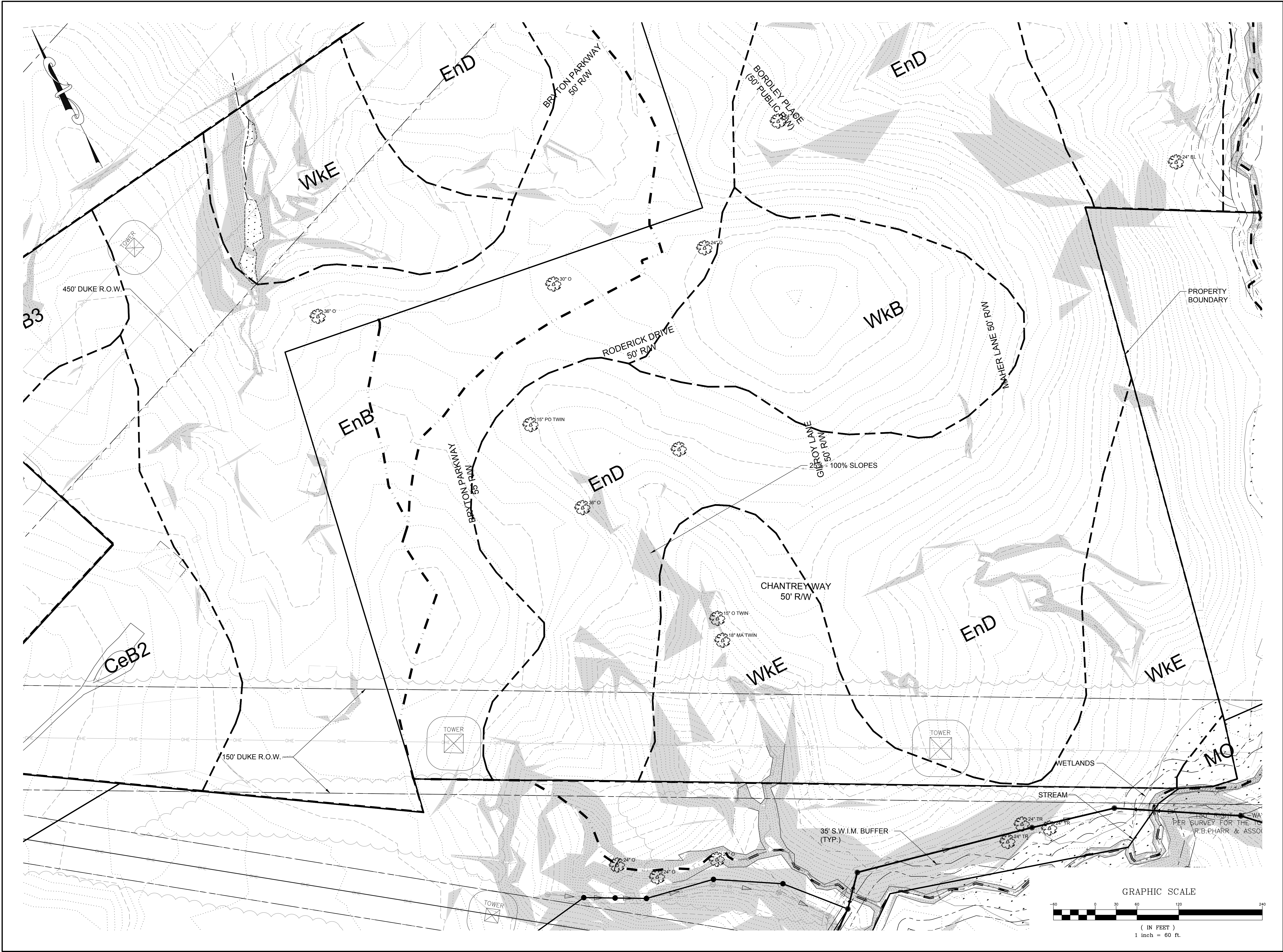
Project:

Bryton Sketch Plan Revision

Drawing Title:

Existing Conditions Overall

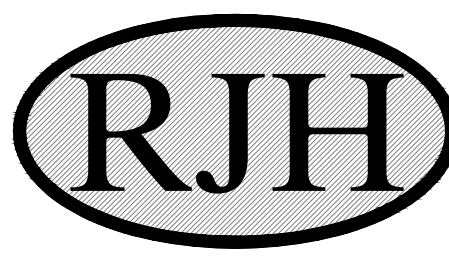
Project No. 2869	Drawing No. EX-1
DWG File Name: 2869_Existing Conditions	



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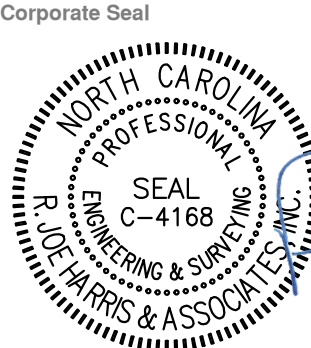
Engineer:



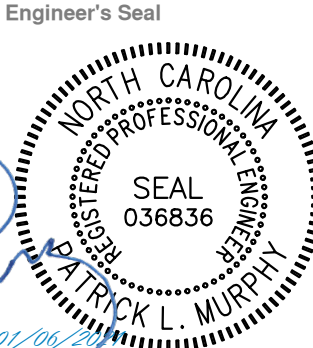
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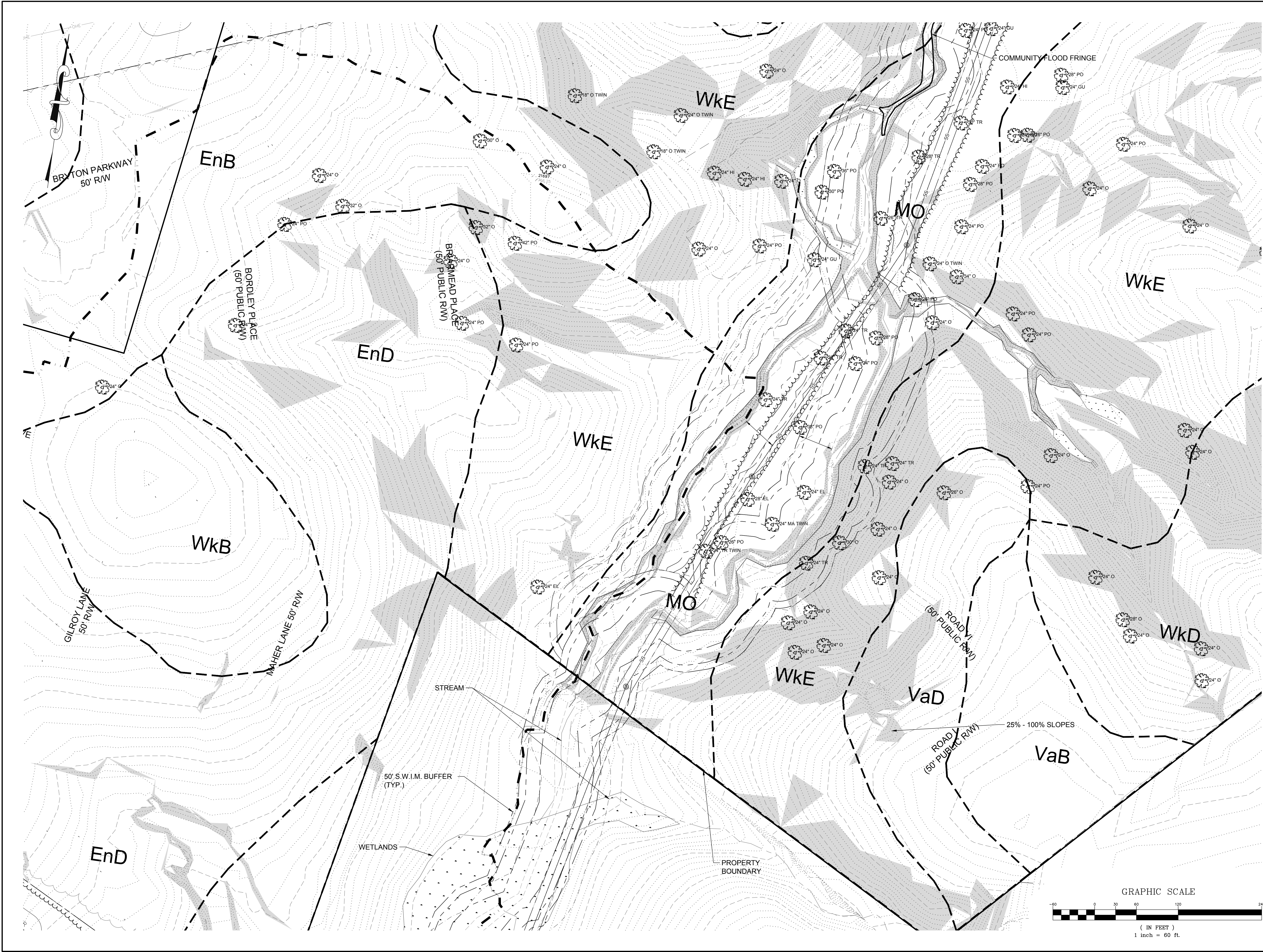


CORPORATE SEAL

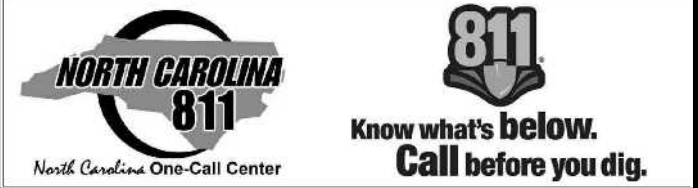


ENGINEER'S SEAL

Project Manager I. Bailey	Drawn J. Vavrina
Department Manager P. Murphy	Checked P. Murphy
Print/Plot Date December 21, 2020	
Asbuilt Drawn -	Asbuilt Date -
Client  8430 REA ROAD SUITE F CHARLOTTE, NORTH CAROLINA 28277 P: (704) 994-3294	
Project: Bryton Sketch Plan Revision	
Drawing Title: Existing Conditions 1	
Project No. 2869 DWG File Name: 2869_Existing Conditions	Drawing No. EX-2



DATE	ISSUED FOR	REV
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Engineer:

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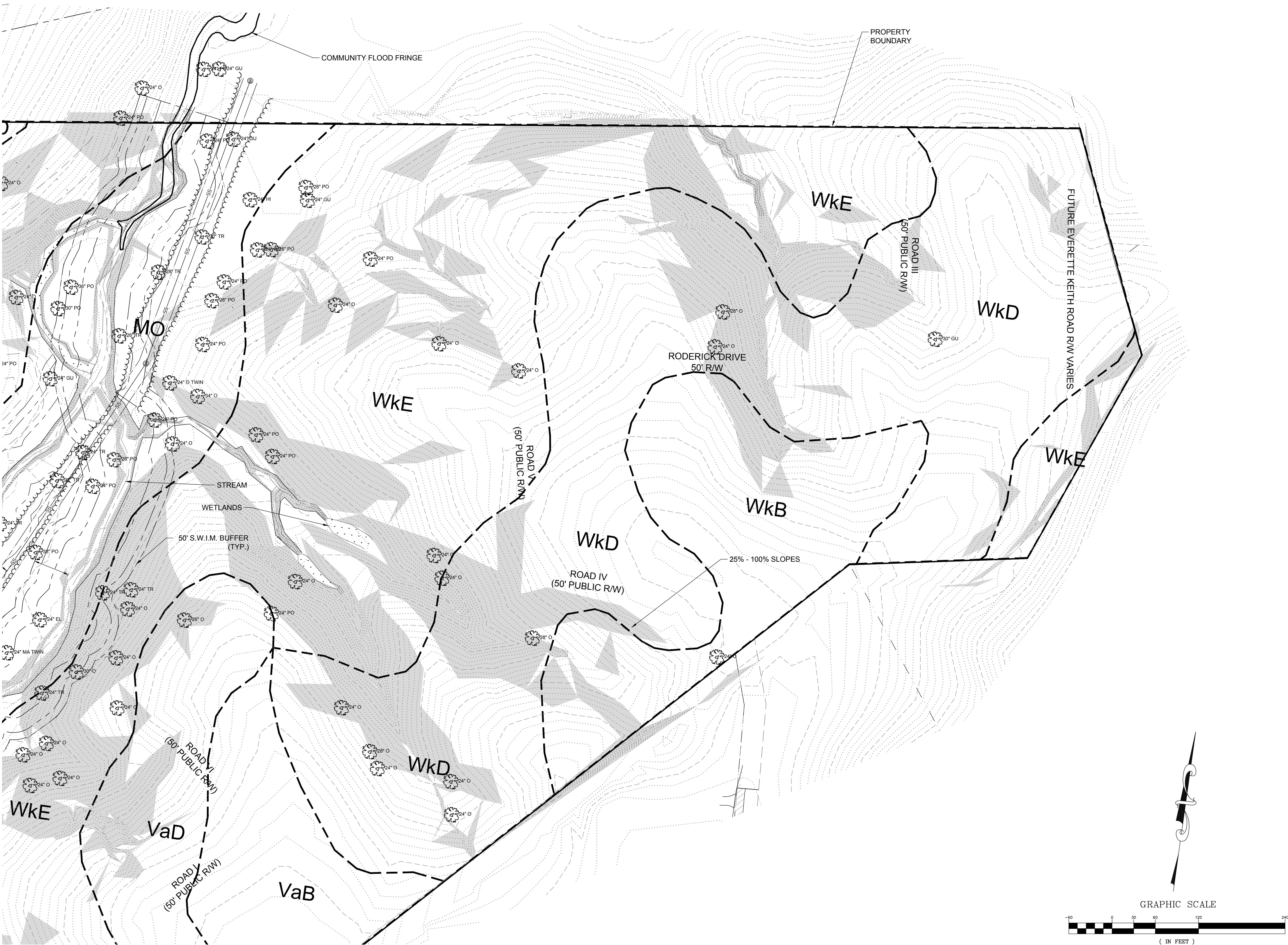
Corporate Seal

Engineer's Seal

Project Manager I. Bailey	Drawn J. Vavrina
Department Manager P. Murphy	Checked P. Murphy
Print/Plot Date December 21, 2020	
Asbuilt Drawn -	Asbuilt Date -
Client 8430 REA ROAD SUITE F CHARLOTTE, NORTH CAROLINA 28277 P: (704) 994-3294	

Project:
Bryton Sketch Plan Revision

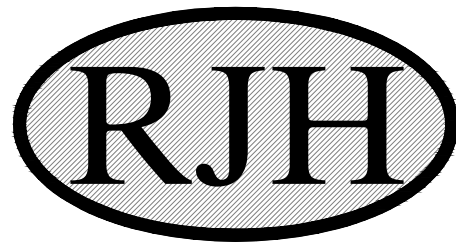
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Project No. 2869 DWG File Name: 2869_Existing Conditions	Drawing No. EX-3



DATE	ISSUED FOR	REV
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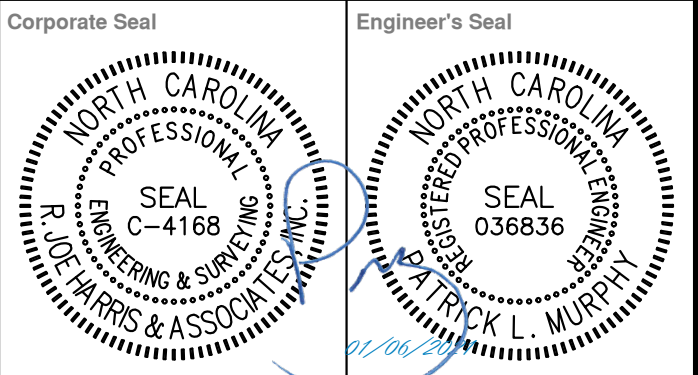


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Department Manager P. Murphy	Checked P. Murphy

Print/Plot Date
December 21, 2020

Asbuilt Drawn -	Asbuilt Date -
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Client



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CHARLOTTE, NORTH CAROLINA 28277
P: (704) 994-3294

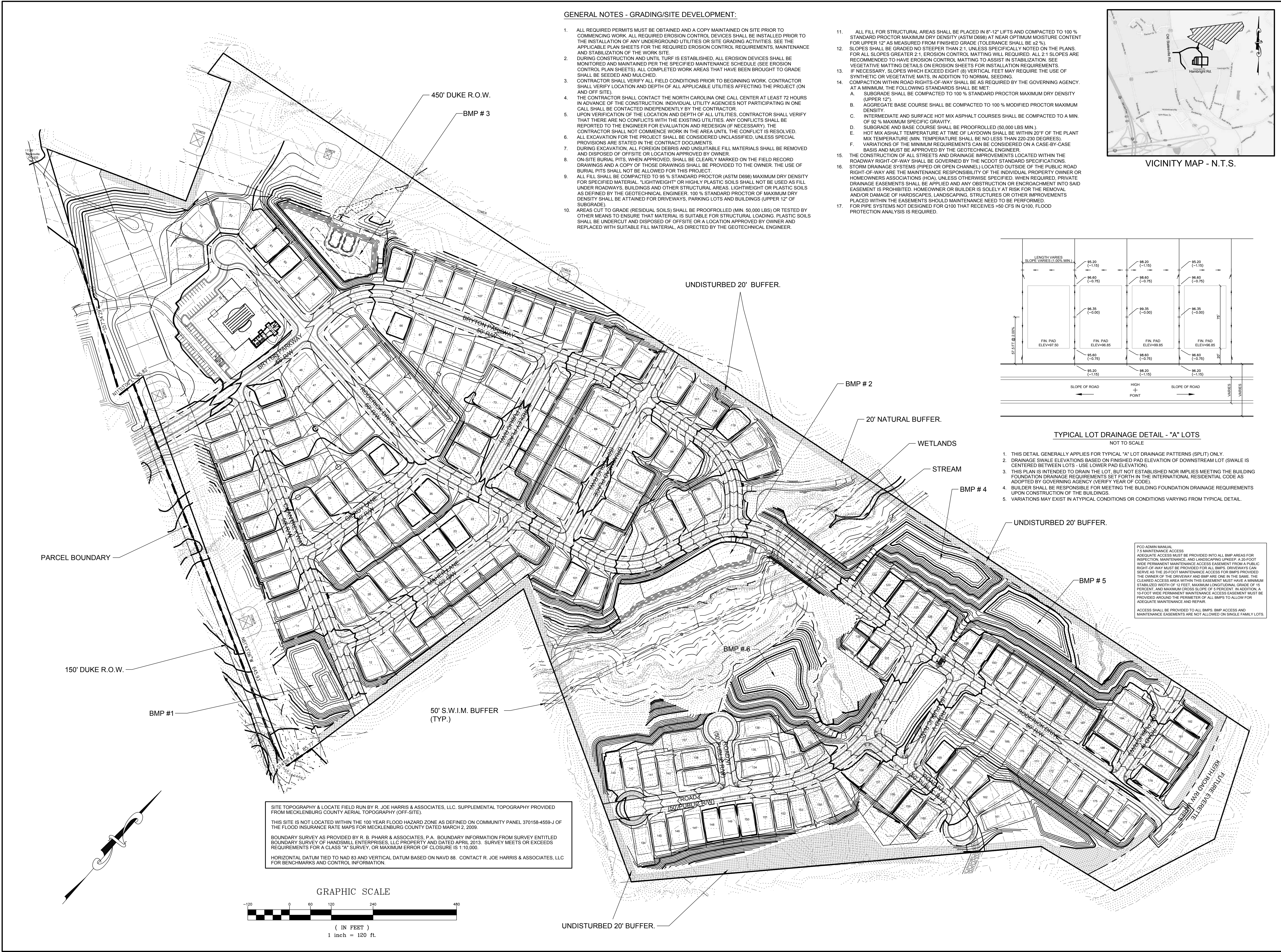
Project:

Bryton Sketch Plan Revision

Drawing Title:

Existing Conditions 3

Project No. 2869 DWG File Name: 2869_Existing Conditions	Drawing No. EX-4
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DATE	ISSUED FOR	REV
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Engineer:



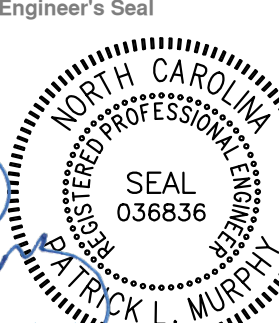
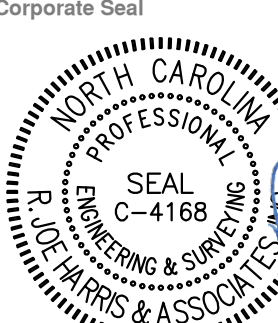
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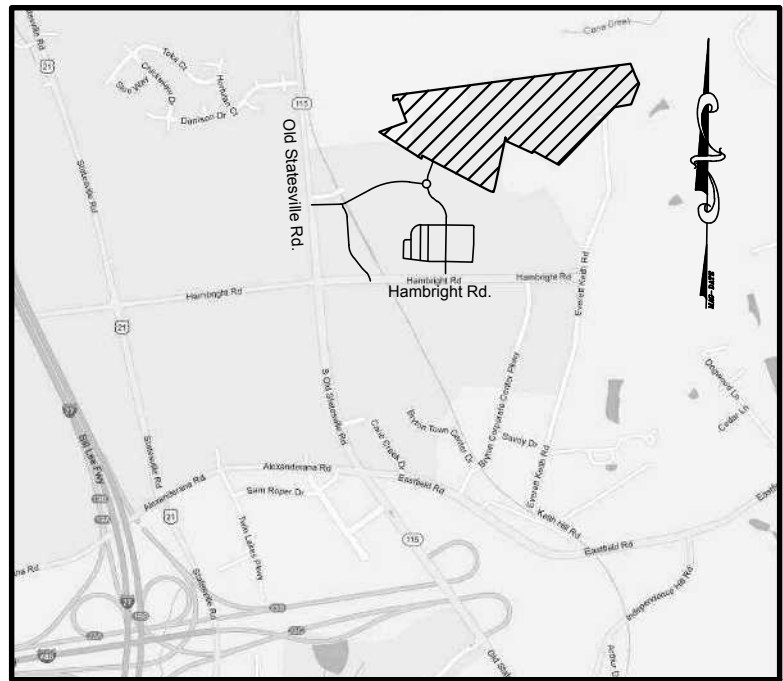
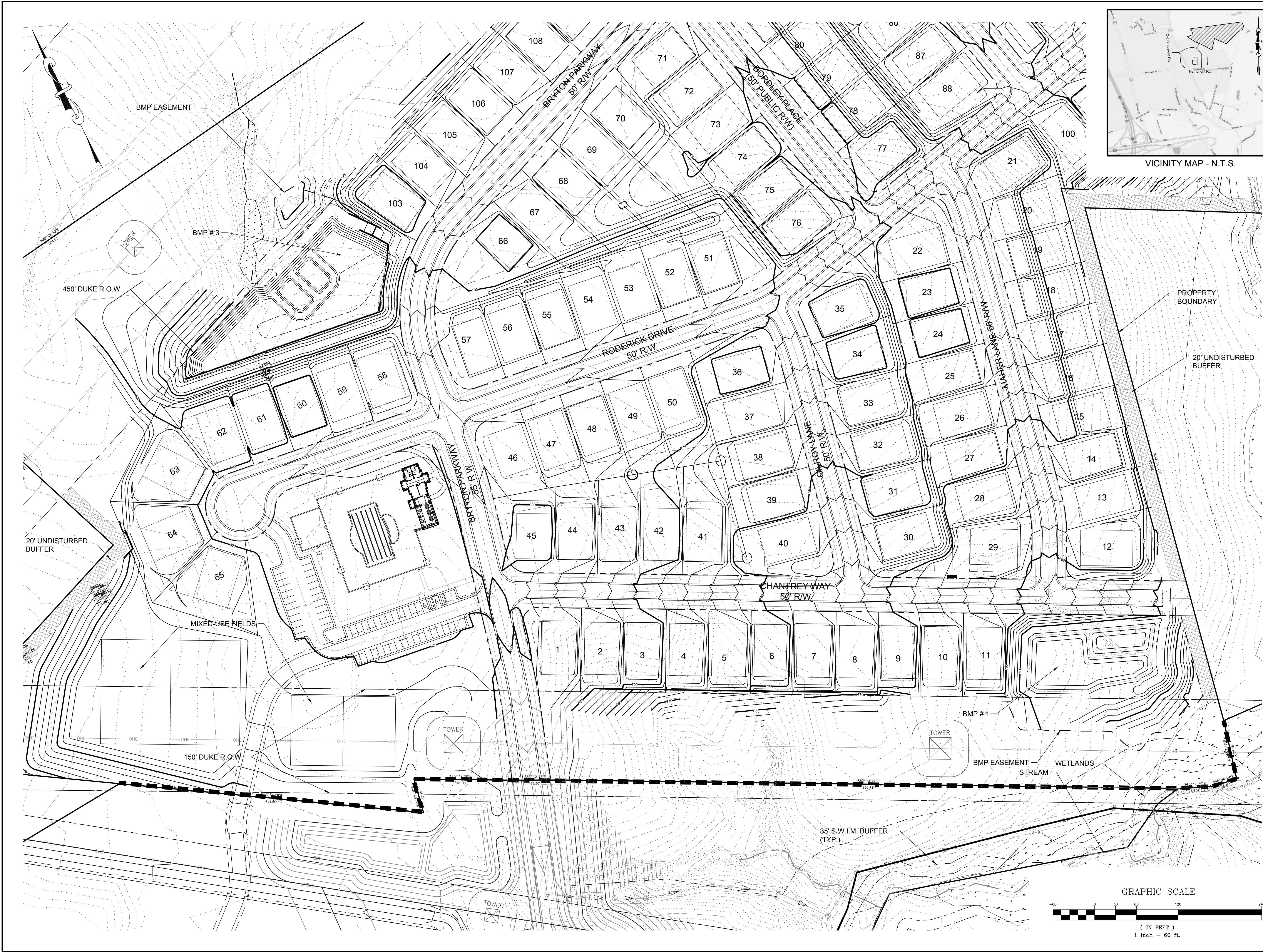
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Project Manager	Drawn
I. Bailey	J. Vavrina
Department Manager	Checked
P. Murphy	P. Murphy
Print/Plot Date	
December 21, 2020	
Asbuilt Drawn	Asbuilt Date
-	-
Client	
	
8430 REA ROAD SUITE F CHARLOTTE, NORTH CAROLINA 28277 P: (704) 994-3294	
Project:	
Bryton Sketch Plan Revision	
Drawing Title:	
Grading Plan Overall	
Project No.	Drawing No.
2869	
DWG File Name:	
2869_Grading Plan	

GP-1

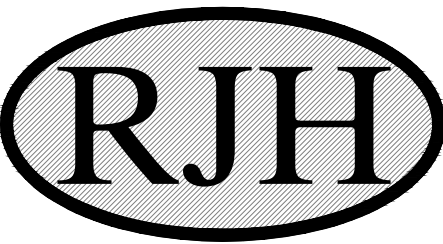


VICINITY MAP - N.T.S.

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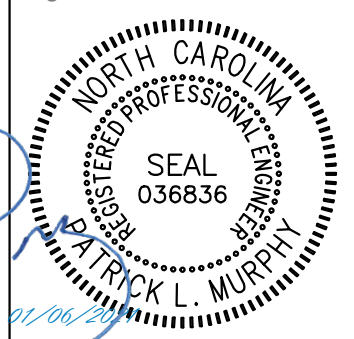
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Corporate Seal



Engineer's Seal

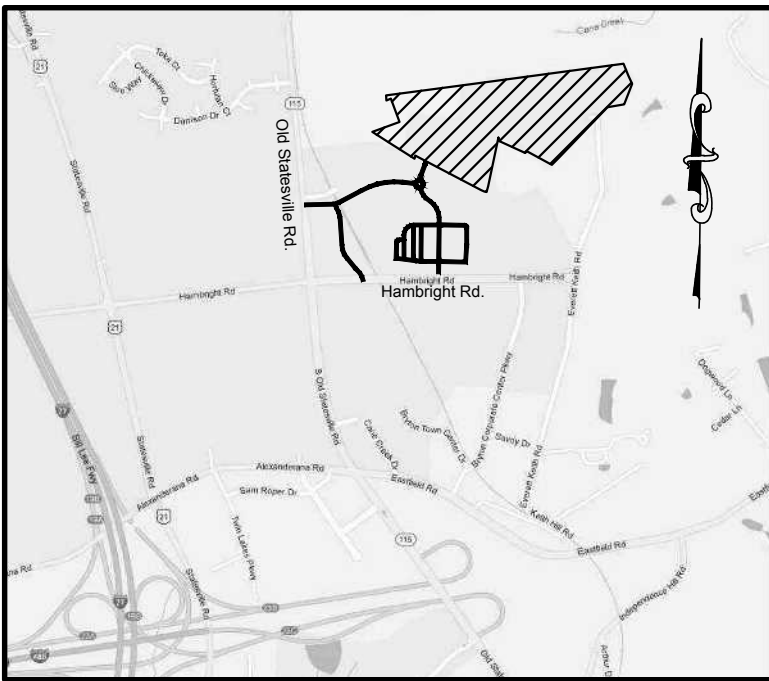


Project Manager I. Bailey	Drawn J. Vavrina
Department Manager P. Murphy	Checked P. Murphy
Print/Plot Date December 21, 2020	
Asbuilt Drawn -	Asbuilt Date -
Client LSTAR VENTURES	
8430 REA ROAD SUITE F CHARLOTTE, NORTH CAROLINA 28277 P: (704) 994-3294	

Project:
Bryton Sketch Plan Revision

Drawing Title:
Grading Plan 1

Project No. 2869	Drawing No. GP-2
DWG File Name: 2869_Grading Plan	

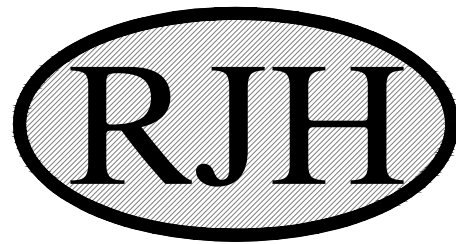


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Engineer:

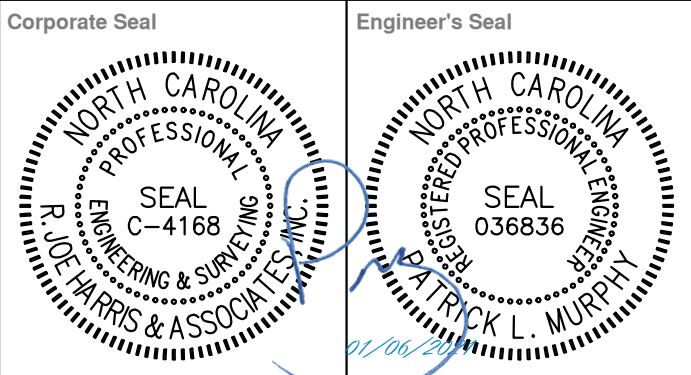


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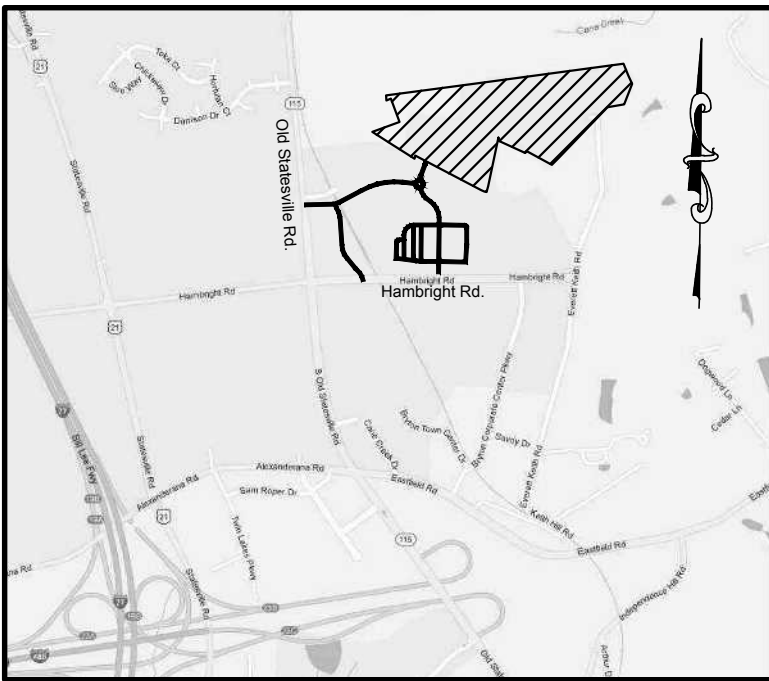
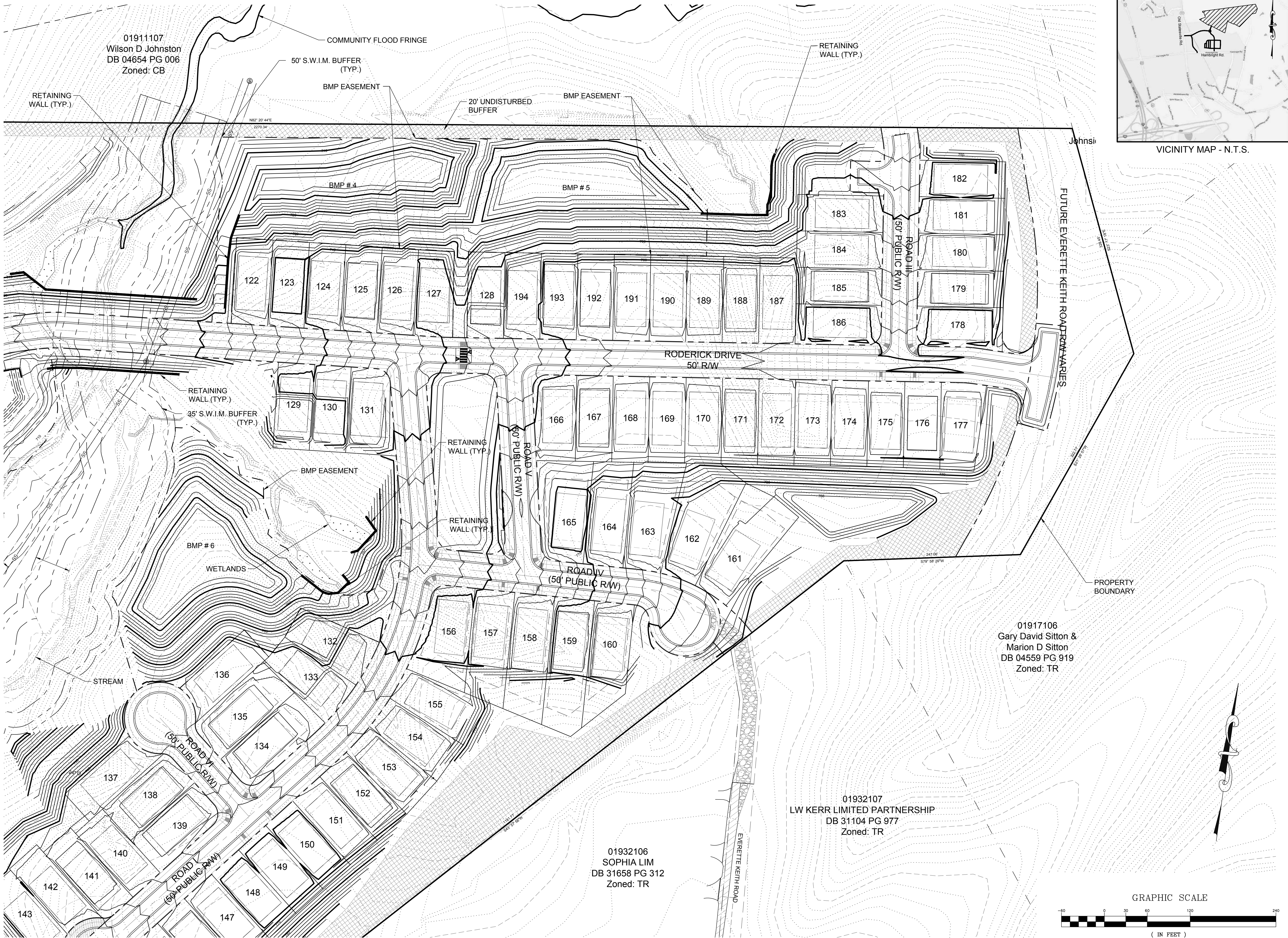
Client

8430 REA ROAD SUITE F
CHARLOTTE, NORTH CAROLINA 28277
P: (704) 994-3294

Project:
Bryton Sketch Plan Revision

Drawing Title:
Grading Plan 2

Project No. 2869	Drawing No. GP-3
DWG File Name: 2869_Grading Plan	

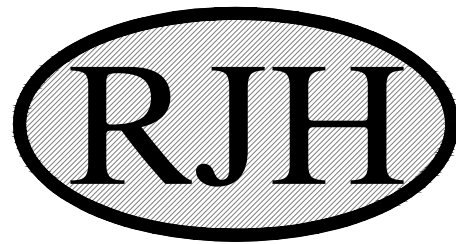


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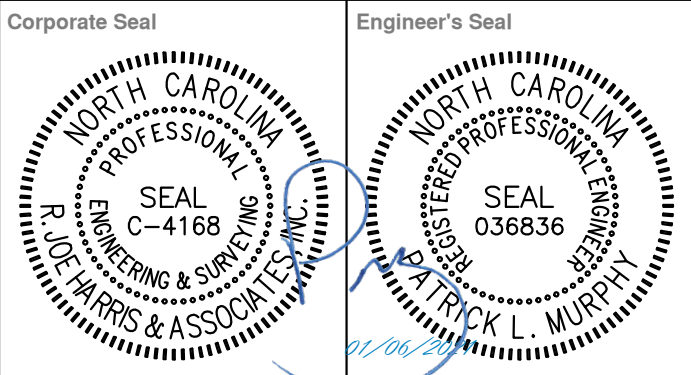
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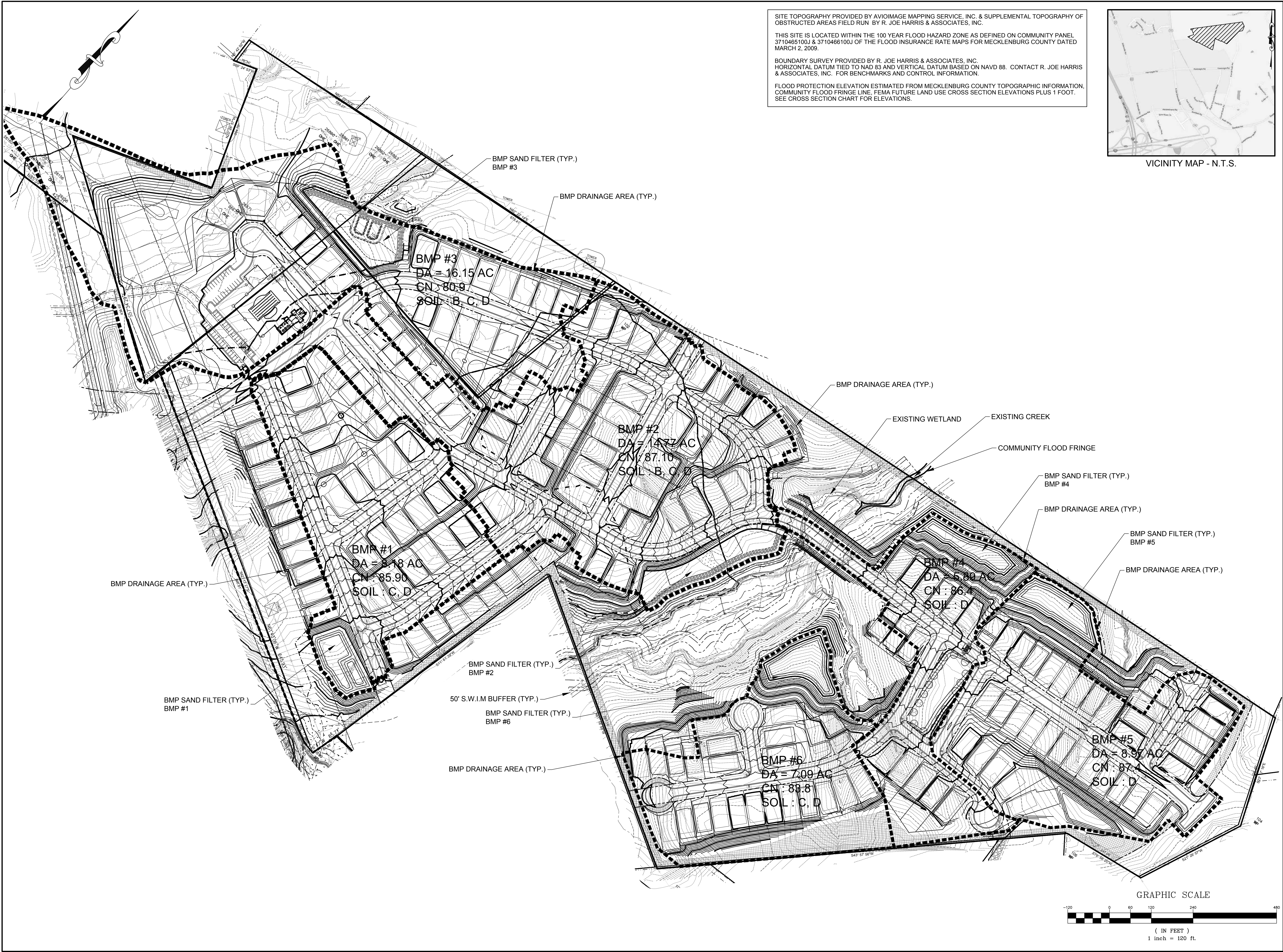
Client

8430 REA ROAD SUITE F
CHARLOTTE, NORTH CAROLINA 28277
P: (704) 994-3294

Project:
Bryton Sketch Plan Revision

Drawing Title:
Grading Plan 3

Project No. 2869 DWG File Name: 2869_Grading Plan	Drawing No. GP-4
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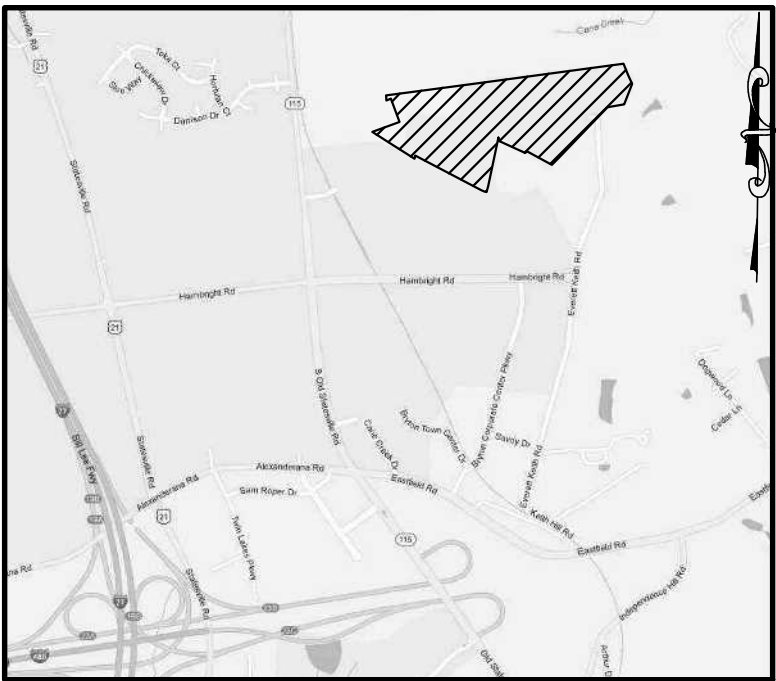


SITE TOPOGRAPHY PROVIDED BY AVIOIMAGE MAPPING SERVICE, INC. & SUPPLEMENTAL TOPOGRAPHY OF OBSTRUCTED AREAS FIELD RUN BY R. JOE HARRIS & ASSOCIATES, INC.

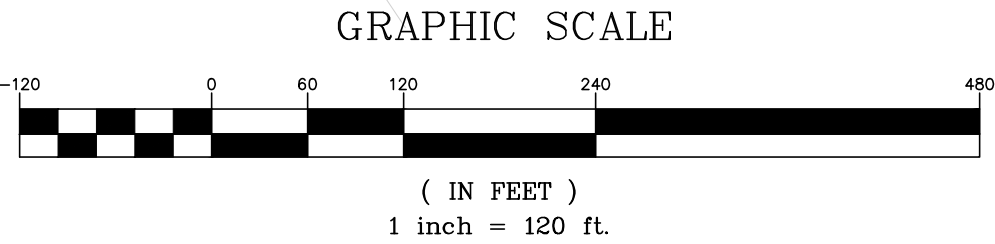
THIS SITE IS LOCATED WITHIN THE 100 YEAR FLOOD HAZARD ZONE AS DEFINED ON COMMUNITY PANEL 3710465100J & 3710466100J OF THE FLOOD INSURANCE RATE MAPS FOR MECKLENBURG COUNTY DATED MARCH 2, 2009.

BOUNDARY SURVEY PROVIDED BY R. JOE HARRIS & ASSOCIATES, INC. HORIZONTAL DATUM TIED TO NAD 83 AND VERTICAL DATUM BASED ON NAVD 88. CONTACT R. JOE HARRIS & ASSOCIATES, INC. FOR BENCHMARKS AND CONTROL INFORMATION.

FLOOD PROTECTION ELEVATION ESTIMATED FROM MECKLENBURG COUNTY TOPOGRAPHIC INFORMATION. COMMUNITY FLOOD FRINGE LINE, FEMA FUTURE LAND USE CROSS SECTION ELEVATIONS PLUS 1 FOOT. SEE CROSS SECTION CHART FOR ELEVATIONS.



VICINITY MAP - N.T.S.



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Engineer:



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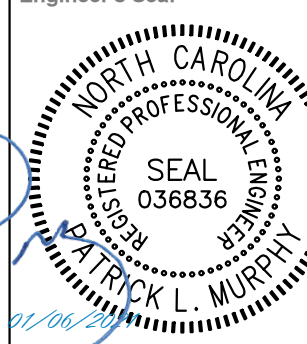
www.rjoe Harris.com

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Corporate Seal



Engineer's Seal



Project Manager

I. Bailey

Department Manager

P. Murphy

Print/Plot Date

December 21, 2020

Asbuilt Drawn

-

Asbuilt Date

-

Client



8430 REA ROAD SUITE F
CHARLOTTE, NORTH CAROLINA 28277
P: (704) 994-3294

Project:

Bryton Sketch Plan Revision

Drawing Title:

BMP Drainage Area Plan

Project No.

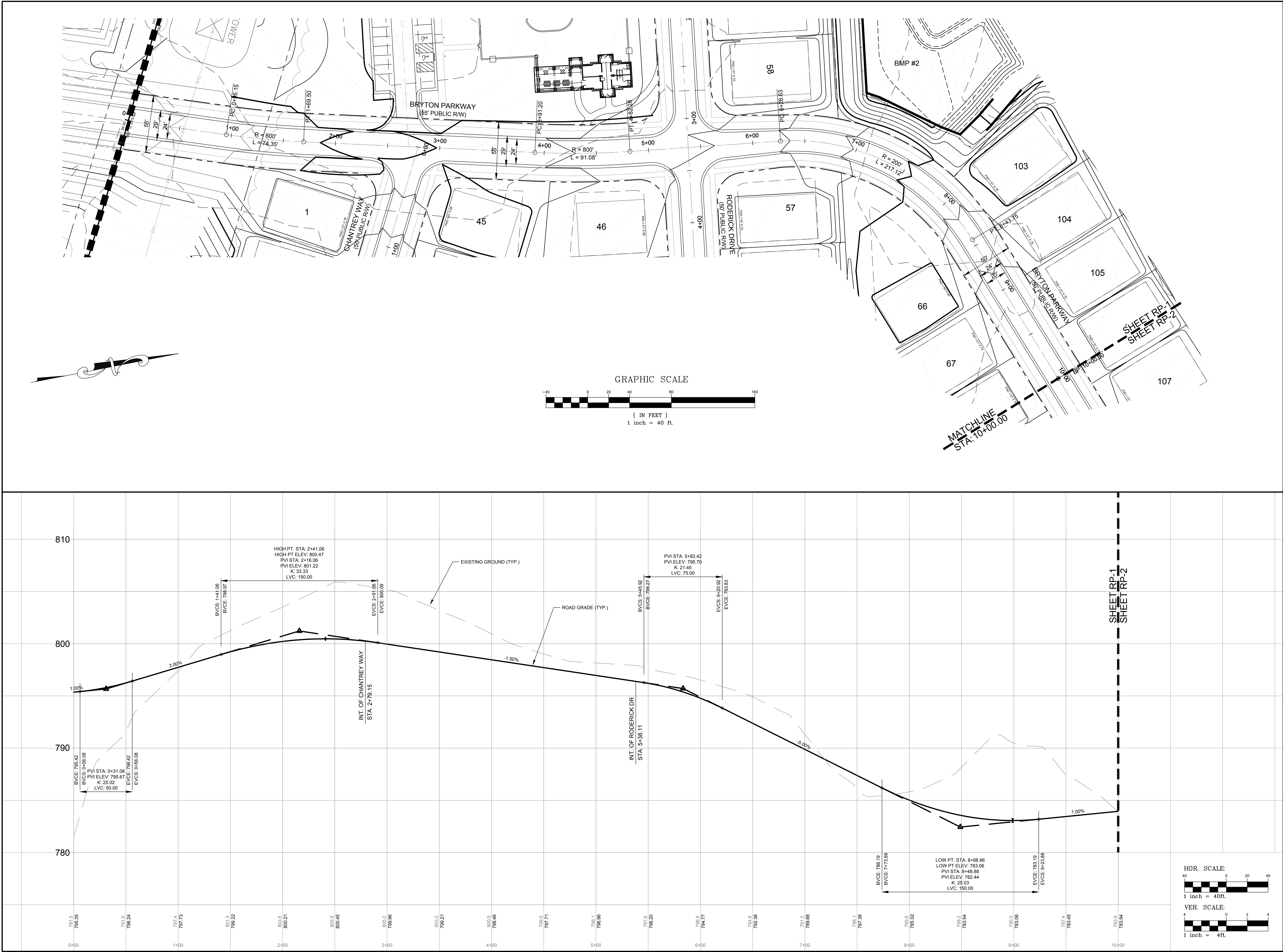
2869

DWG File Name:

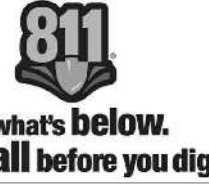
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Drawing No.

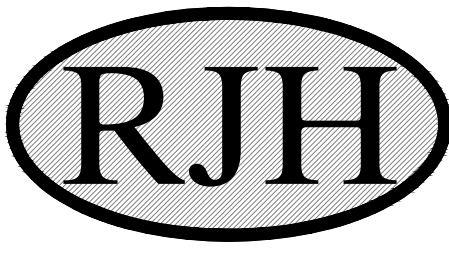
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DATE	ISSUED FOR	REV
06/04/2018	Pre Submittal to LUESA/Huntersville	0
08/16/2018	Initial Submittal to LUESA/Huntersville	1
01/30/2019	Second Submittal to LUESA/Huntersville	2
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10/19/2020	Fourth Submittal to LUESA/Huntersville	4
12/21/2020	Fifth Submittal to LUESA/Huntersville	5



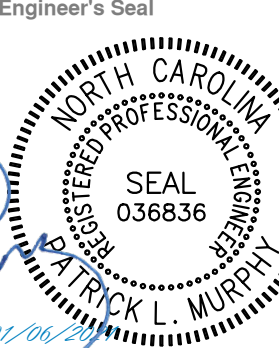
Engineer:



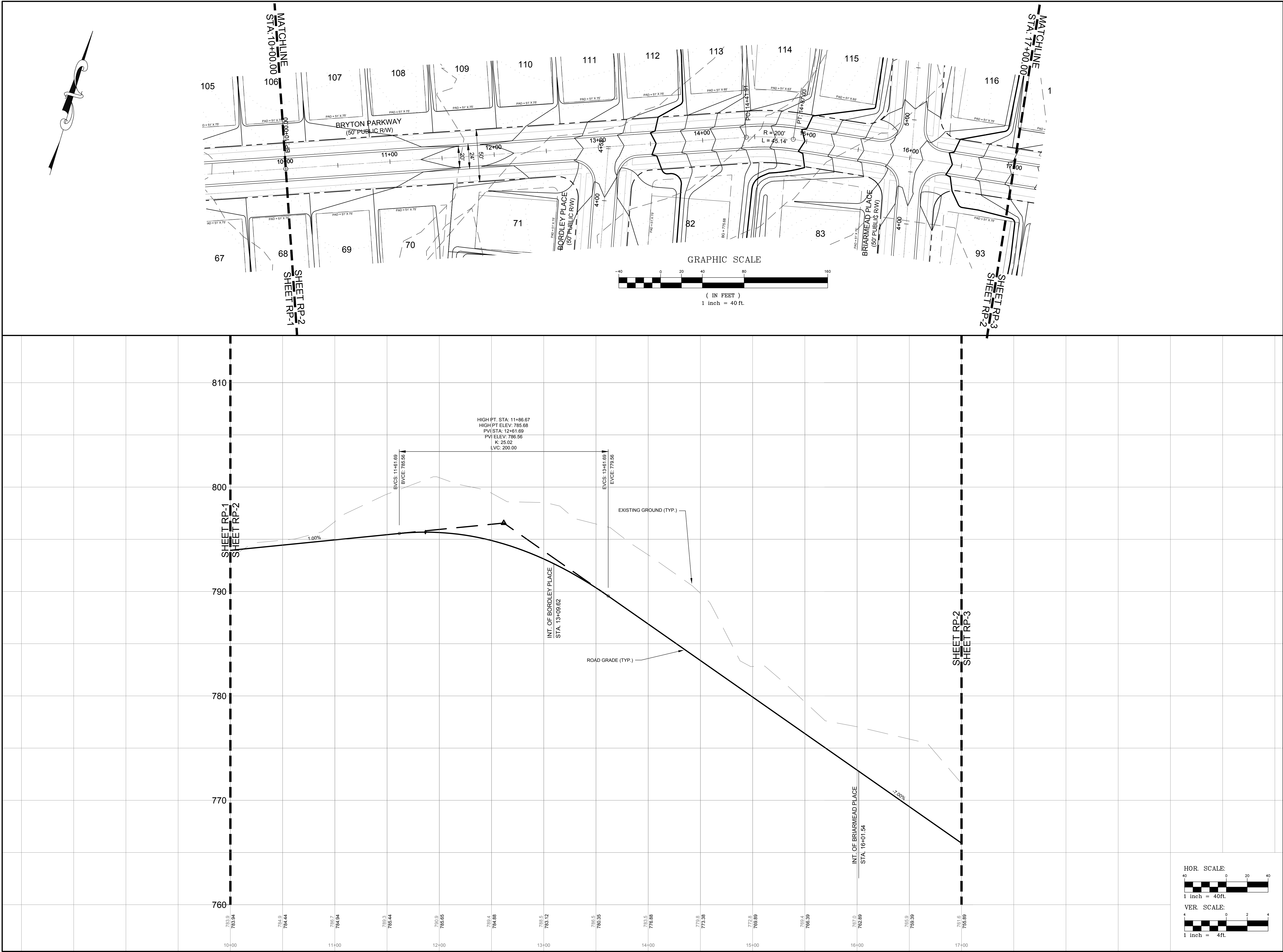
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Project Manager I. Bailey	Drawn J. Vavrina
Department Manager P. Murphy	Checked P. Murphy
Print/Plot Date December 21, 2020	
Asbuilt Drawn -	Asbuilt Date -
Client  8430 REA ROAD SUITE F CHARLOTTE, NORTH CAROLINA 28277 P: (704) 994-3294	
Project: Bryton Sketch Plan Revision	
Drawing Title: Proposed Roadway Plan & Profiles Bryton Parkway Sta. 0+00.00 - Sta. 10+00.00	
Project No. 2869 DWG File Name: 2869_Roads -(1)	Drawing No. RP-1



DATE	ISSUED FOR	REV
06/04/2018	Pre Submittal to LUESA/Huntersville	0
08/16/2018	Initial Submittal to LUESA/Huntersville	1
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04/30/2019	Third Submittal to LUESA/Huntersville	3
10/19/2020	Fourth Submittal to LUESA/Huntersville	4
12/21/2020	Fifth Submittal to LUESA/Huntersville	5



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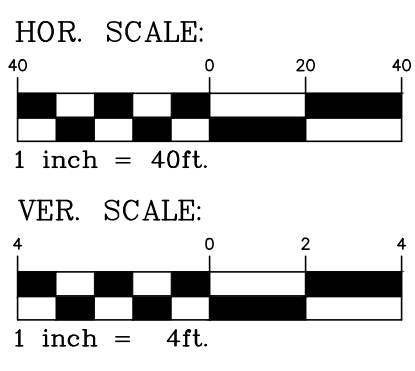
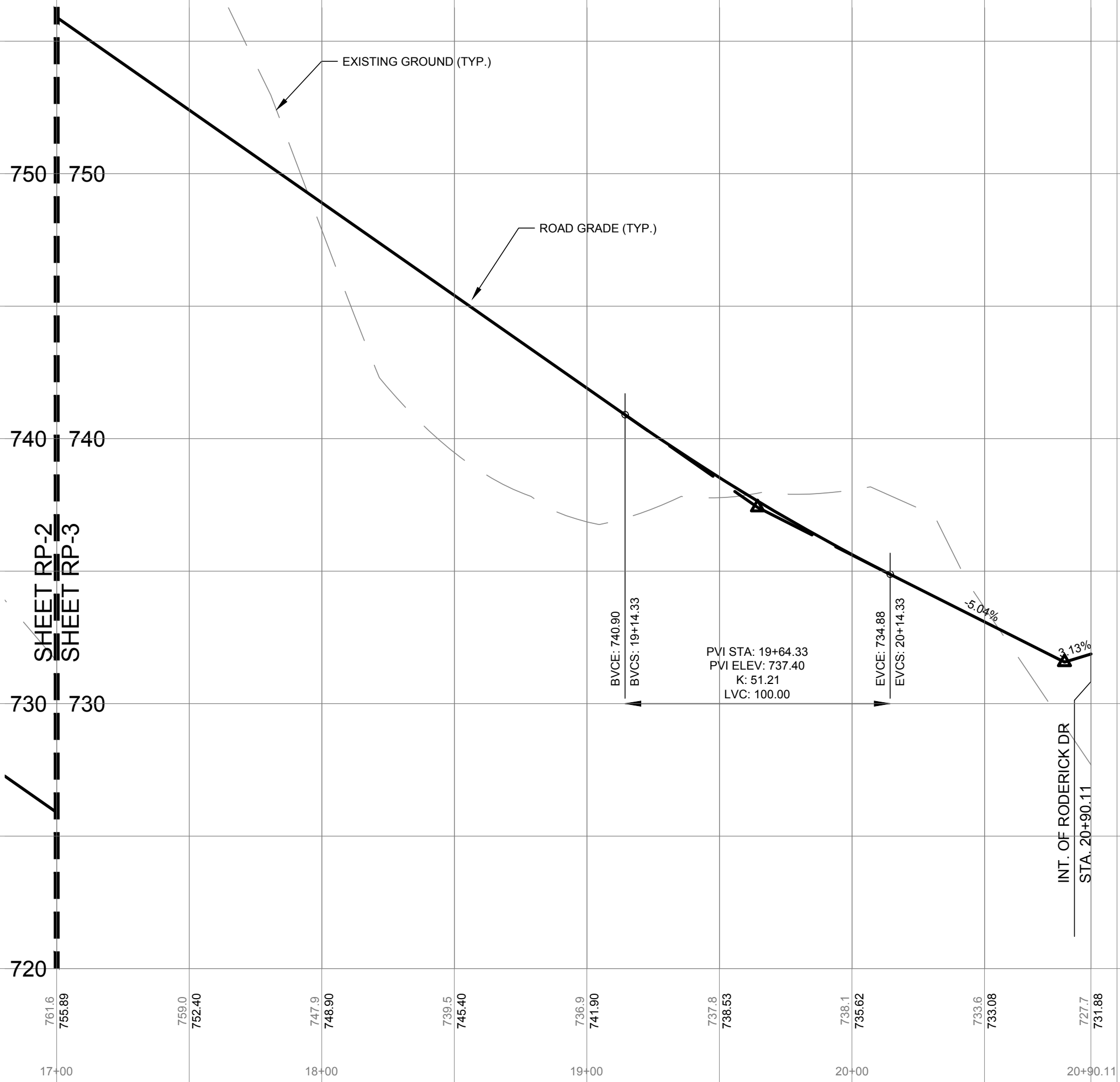
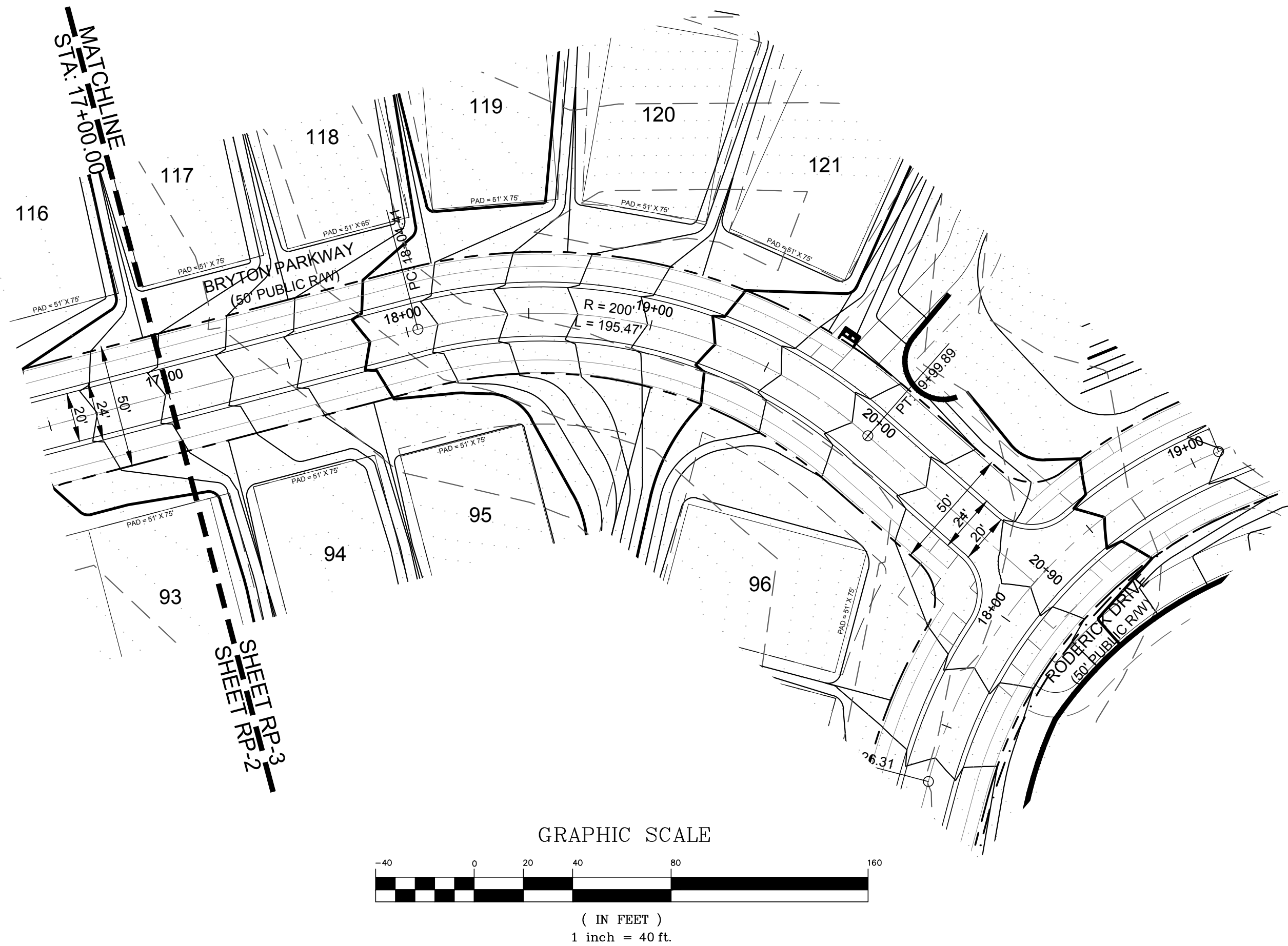
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Corporate Seal

Engineer's Seal

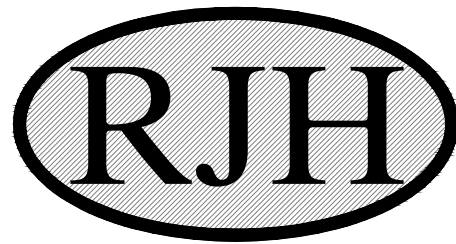
Project Manager I. Bailey	Drawn J. Vavrina
Department Manager P. Murphy	Checked P. Murphy
Print/Plot Date December 21, 2020	
Asbuilt Drawn -	Asbuilt Date -
Client  LSTAR VENTURES 8430 REA ROAD SUITE F CHARLOTTE, NORTH CAROLINA 28277 P: (704) 994-3294	
Project: Bryton Sketch Plan Revision	
Drawing Title: Proposed Roadway Plan & Profiles Bryton Parkway Sta. 10+00.00 - 17+00.00	
Project No. 2869 DWG File Name: 2869_Roads -(1)	Drawing No. RP-2



DATE	ISSUED FOR	REV
06/04/2018	Pre Submittal to LUESA/Huntersville	0
08/16/2018	Initial Submittal to LUESA/Huntersville	1
01/30/2019	Second Submittal to LUESA/Huntersville	2
04/30/2019	Third Submittal to LUESA/Huntersville	3
10/19/2020	Fourth Submittal to LUESA/Huntersville	4
12/21/2020	Fifth Submittal to LUESA/Huntersville	5



Engineer:



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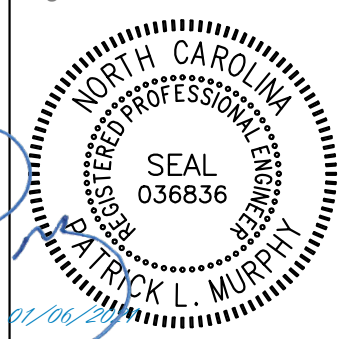
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Corporate Seal



Engineer's Seal



Project Manager

I. Bailey

Department Manager

P. Murphy

Print/Plot Date

December 21, 2020

Asbuilt Drawn

-

Asbuilt Date

-

Client



8430 REA ROAD SUITE F
CHARLOTTE, NORTH CAROLINA 28277
P: (704) 994-3294

Project:

Bryton Sketch Plan Revision

Drawing Title:

Proposed Roadway Plan &
Profiles Bryton Parkway
Sta. 17+00.00 - 20+90.11

Project No.

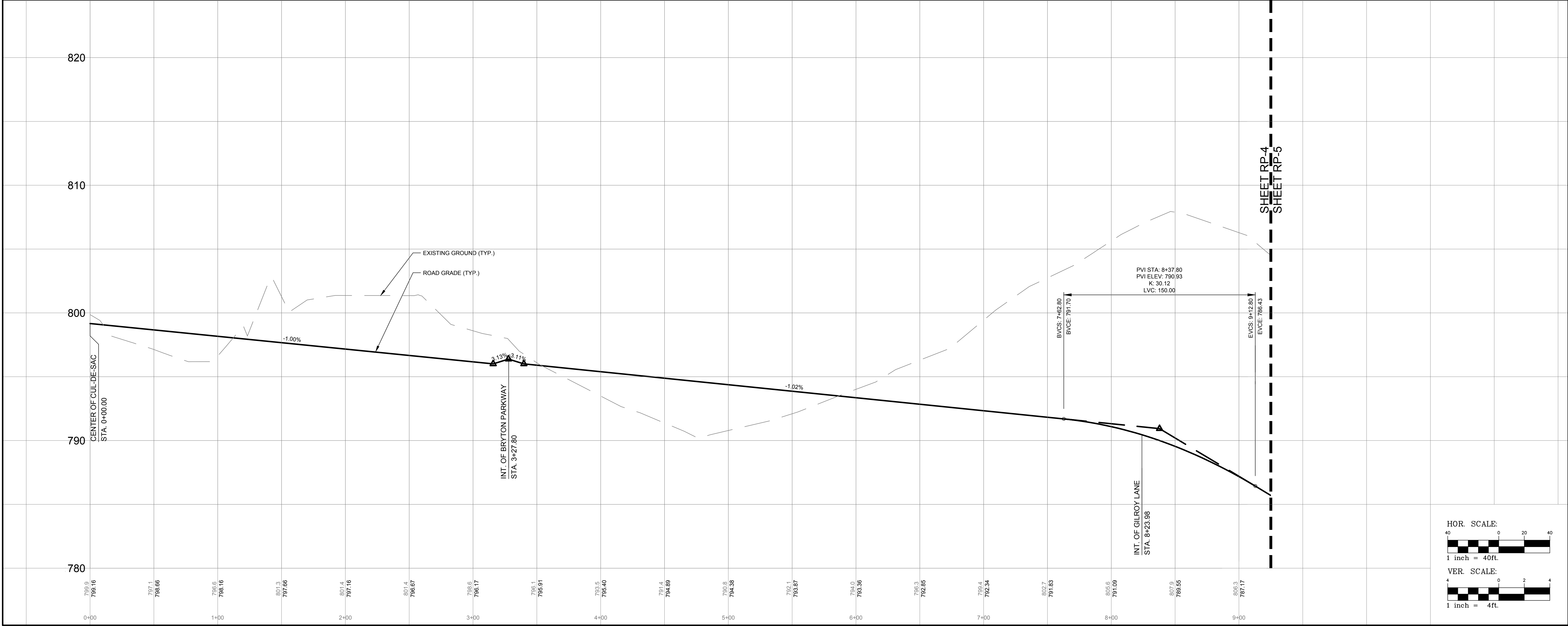
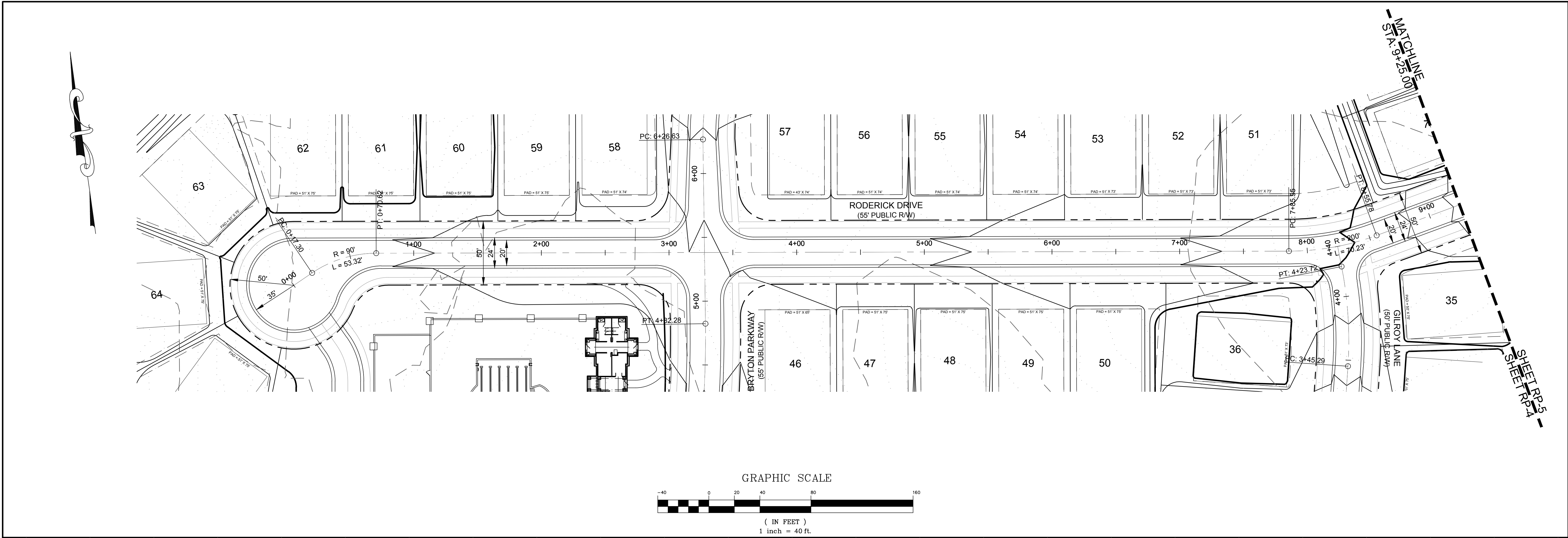
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DWG File Name:

2869_Roads -(1)

Drawing No.

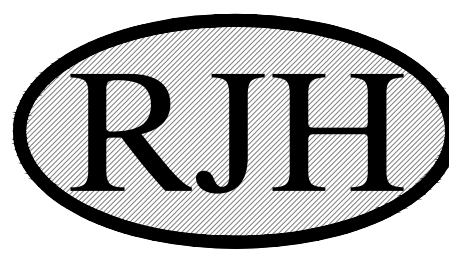
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DATE	ISSUED FOR	REV
06/04/2018	Pre Submittal to LUESA/Huntersville	0
08/16/2018	Initial Submittal to LUESA/Huntersville	1
01/30/2019	Second Submittal to LUESA/Huntersville	2
04/30/2019	Third Submittal to LUESA/Huntersville	3
10/19/2020	Fourth Submittal to LUESA/Huntersville	4
12/21/2020	Fifth Submittal to LUESA/Huntersville	5



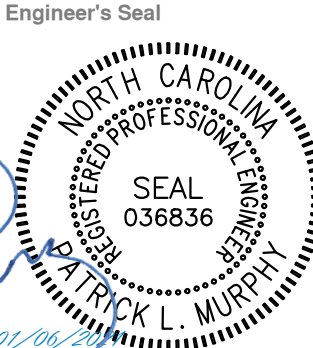
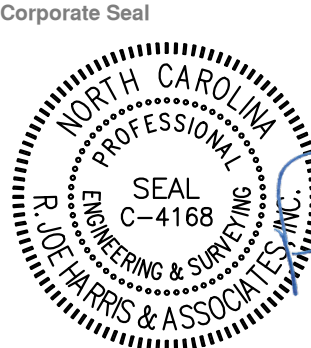
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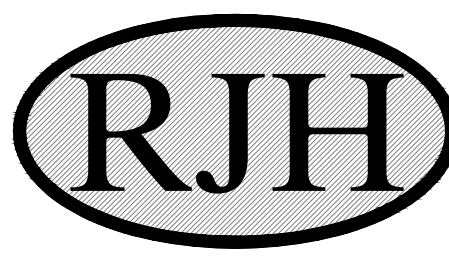
Project Manager I. Bailey	Drawn J. Vavrina
Department Manager P. Murphy	Checked P. Murphy
Print/Plot Date December 21, 2020	
Asbuilt Drawn -	Asbuilt Date -
Client  8430 REA ROAD SUITE F CHARLOTTE, NORTH CAROLINA 28277 P: (704) 994-3294	
Project: Bryton Sketch Plan Revision	
Drawing Title: Proposed Roadway Plan & Profiles Roderick Drive Sta. 0+00.00 - 9+25.00	
Project No. 2869 DWG File Name: 2869_Roads -(1)	Drawing No. RP-4



DATE	ISSUED FOR	REV
06/04/2018	Pre Submittal to LUESA/Huntersville	0
08/16/2018	Initial Submittal to LUESA/Huntersville	1
01/30/2019	Second Submittal to LUESA/Huntersville	2
04/30/2019	Third Submittal to LUESA/Huntersville	3
10/19/2020	Fourth Submittal to LUESA/Huntersville	4
12/21/2020	Fifth Submittal to LUESA/Huntersville	5



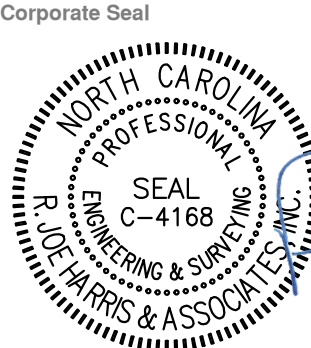
Engineer:



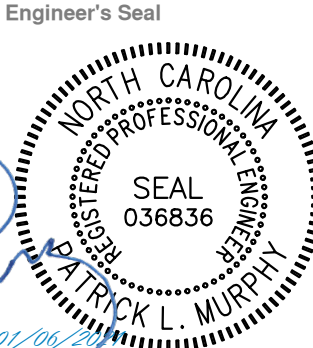
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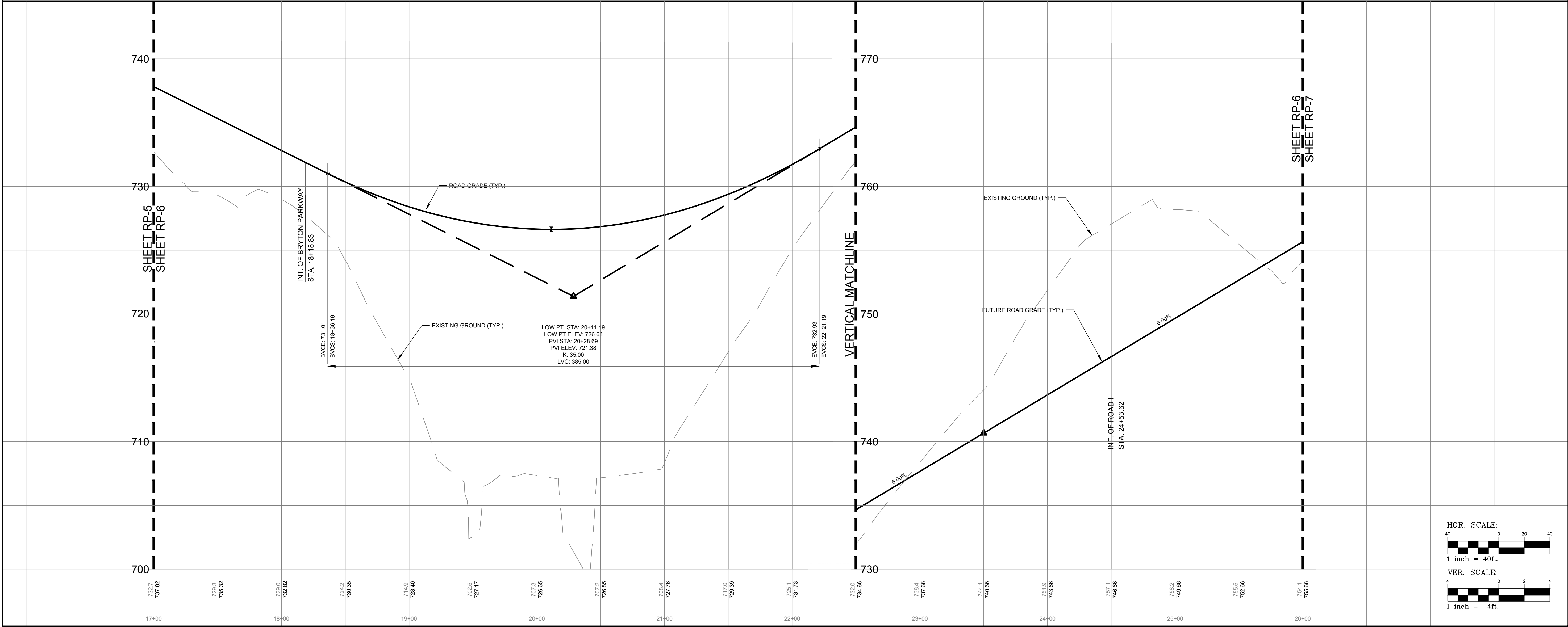
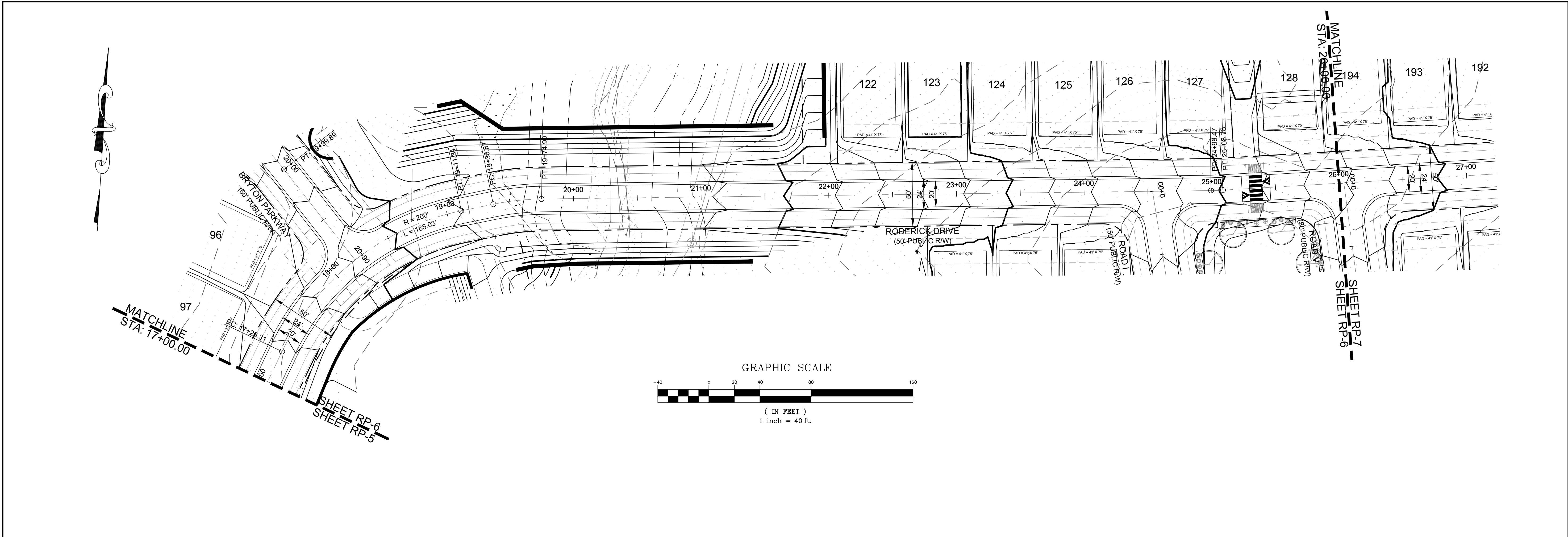


Corporate Seal



Engineer's Seal

Project Manager I. Bailey	Drawn J. Vavrina
Department Manager P. Murphy	Checked P. Murphy
Print/Plot Date December 21, 2020	
Asbuilt Drawn -	Asbuilt Date -
Client  8430 REA ROAD SUITE F CHARLOTTE, NORTH CAROLINA 28277 P: (704) 994-3294	
Project: Bryton Sketch Plan Revision	
Drawing Title: Proposed Roadway Plan & Profiles Roderick Drive Sta. 9+25.00 - 17+00.00	
Project No. 2869 DWG File Name: 2869_Roads -(1)	Drawing No. RP-5



DATE	ISSUED FOR	REV
06/04/2018	Pre Submittal to LUESA/Huntersville	0
08/16/2018	Initial Submittal to LUESA/Huntersville	1
01/30/2019	Second Submittal to LUESA/Huntersville	2
04/30/2019	Third Submittal to LUESA/Huntersville	3
10/19/2020	Fourth Submittal to LUESA/Huntersville	4
12/21/2020	Fifth Submittal to LUESA/Huntersville	5



Engineer:



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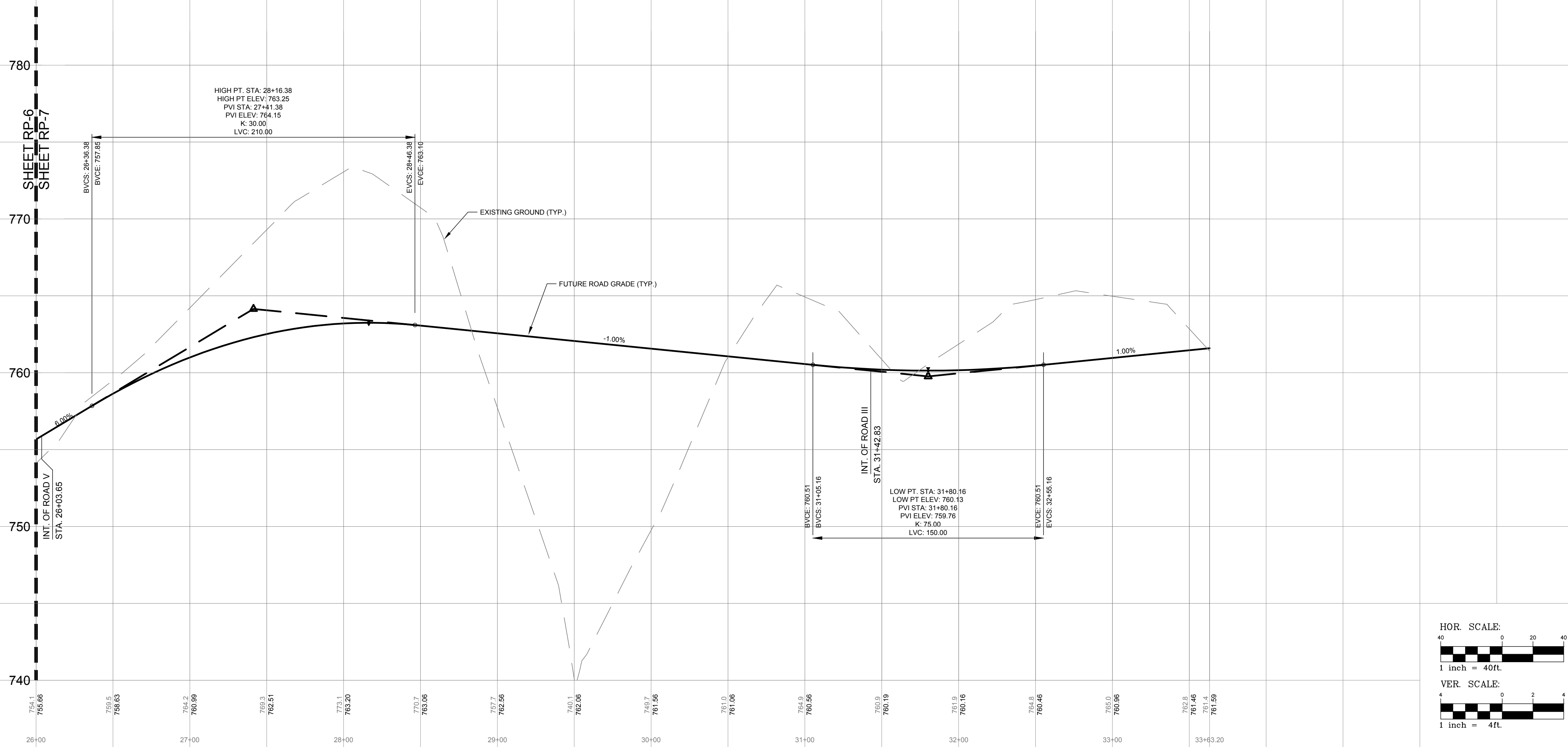
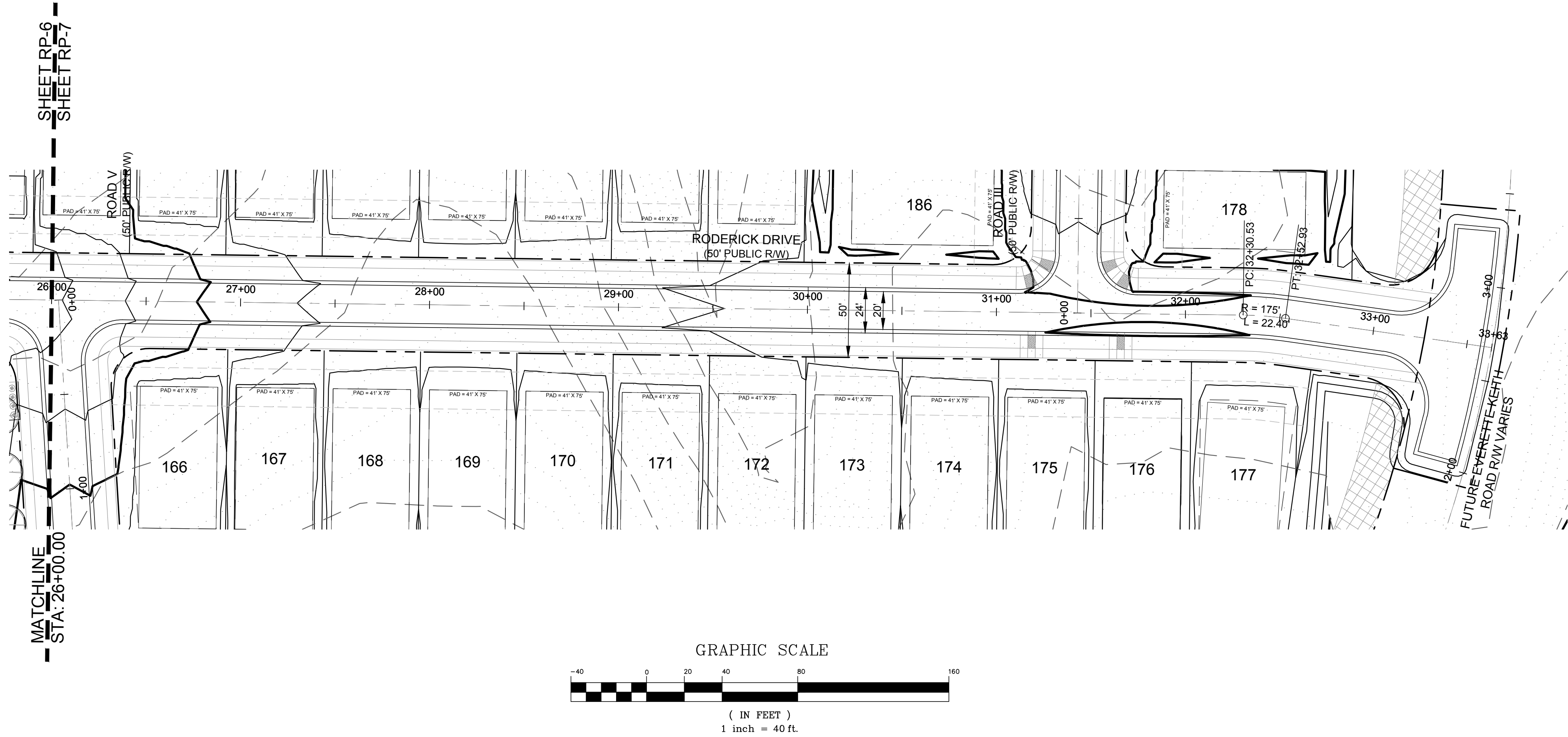
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Project Manager	Drawn
I. Bailey	J. Vavrina
Department Manager	Checked
P. Murphy	P. Murphy
Print/Plot Date	
December 21, 2020	
Asbuilt Drawn	Asbuilt Date
-	-
Client	
	
8430 REA ROAD SUITE F CHARLOTTE, NORTH CAROLINA 28277 P: (704) 994-3294	
Project:	
Bryton Sketch Plan Revision	
Drawing Title:	
Proposed Roadway Plan & Profiles Roderick Drive Sta. 17+00.00 - 26+00.00	
Project No.	Drawing No.
2869	
DWG File Name:	
2869_Roads -(1)	RP-6



DATE	ISSUED FOR	REV
06/04/2018	Pre Submittal to LUESA/Huntersville	0
08/16/2018	Initial Submittal to LUESA/Huntersville	1
01/30/2019	Second Submittal to LUESA/Huntersville	2
04/30/2019	Third Submittal to LUESA/Huntersville	3
10/19/2020	Fourth Submittal to LUESA/Huntersville	4
12/21/2020	Fifth Submittal to LUESA/Huntersville	5



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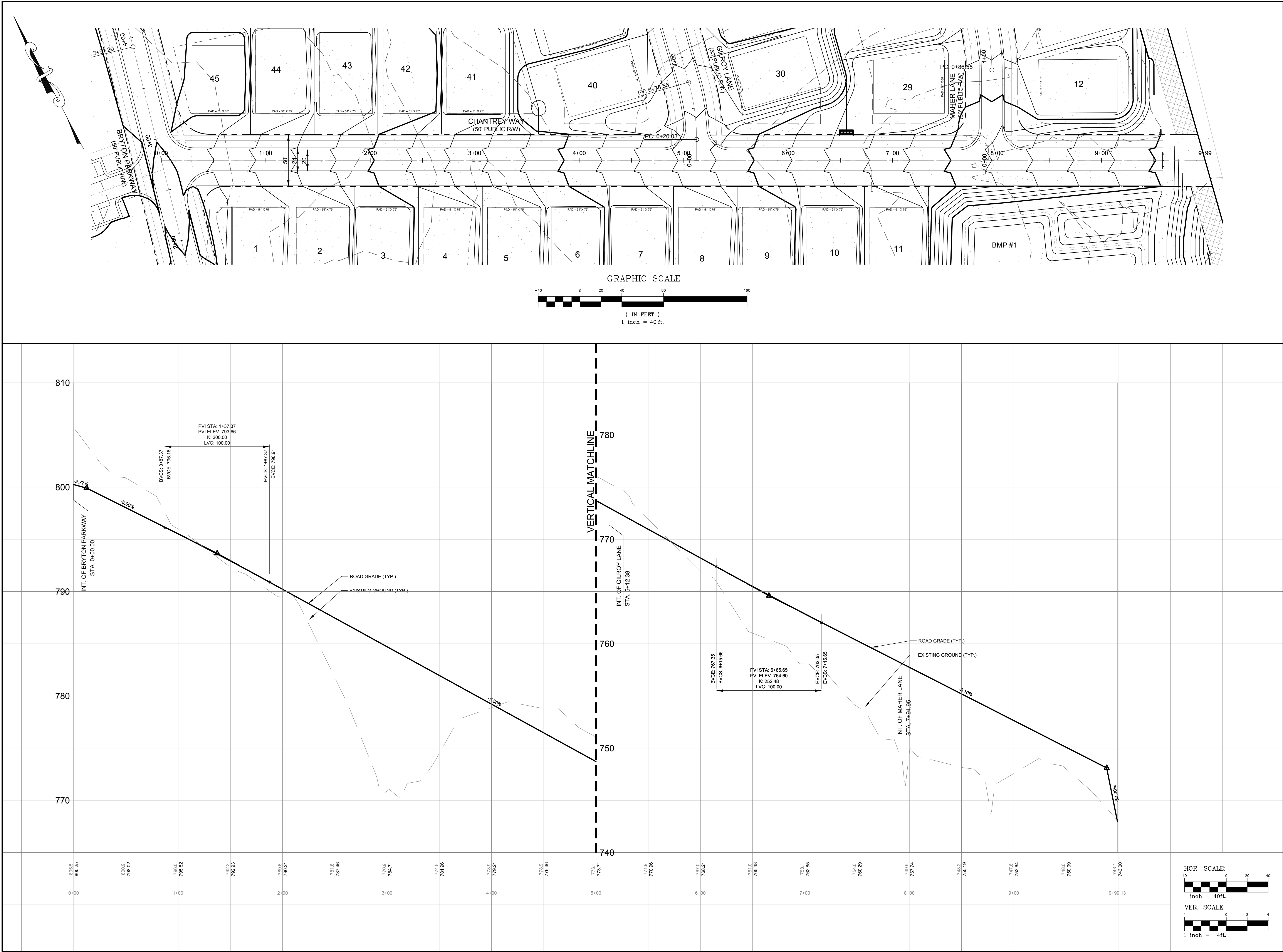
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Corporate Seal

Engineer's Seal

Project Manager	Drawn
I. Bailey	J. Vavrina
Department Manager	Checked
P. Murphy	P. Murphy
Print/Plot Date	
December 21, 2020	
Asbuilt Drawn	Asbuilt Date
-	-
Client	
8430 REA ROAD SUITE F CHARLOTTE, NORTH CAROLINA 28277 P: (704) 994-3294	
Project:	
Bryton Sketch Plan Revision	

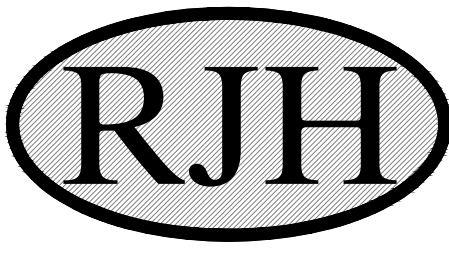
Drawing Title:	
Proposed Roadway Plan & Profiles Roderick Drive Sta. 26+00.00 - 33+63.20	
Project No.	Drawing No.
2869	RP-7
DWG File Name:	
2869_Roads -(1)	



DATE	ISSUED FOR	REV
06/04/2018	Pre Submittal to LUESA/Huntersville	0
08/16/2018	Initial Submittal to LUESA/Huntersville	1
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12/21/2020	Fifth Submittal to LUESA/Huntersville	5



Engineer:

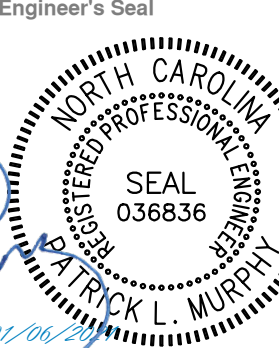


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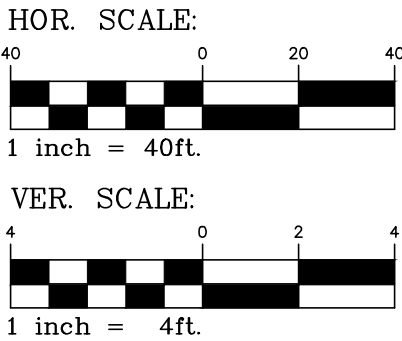
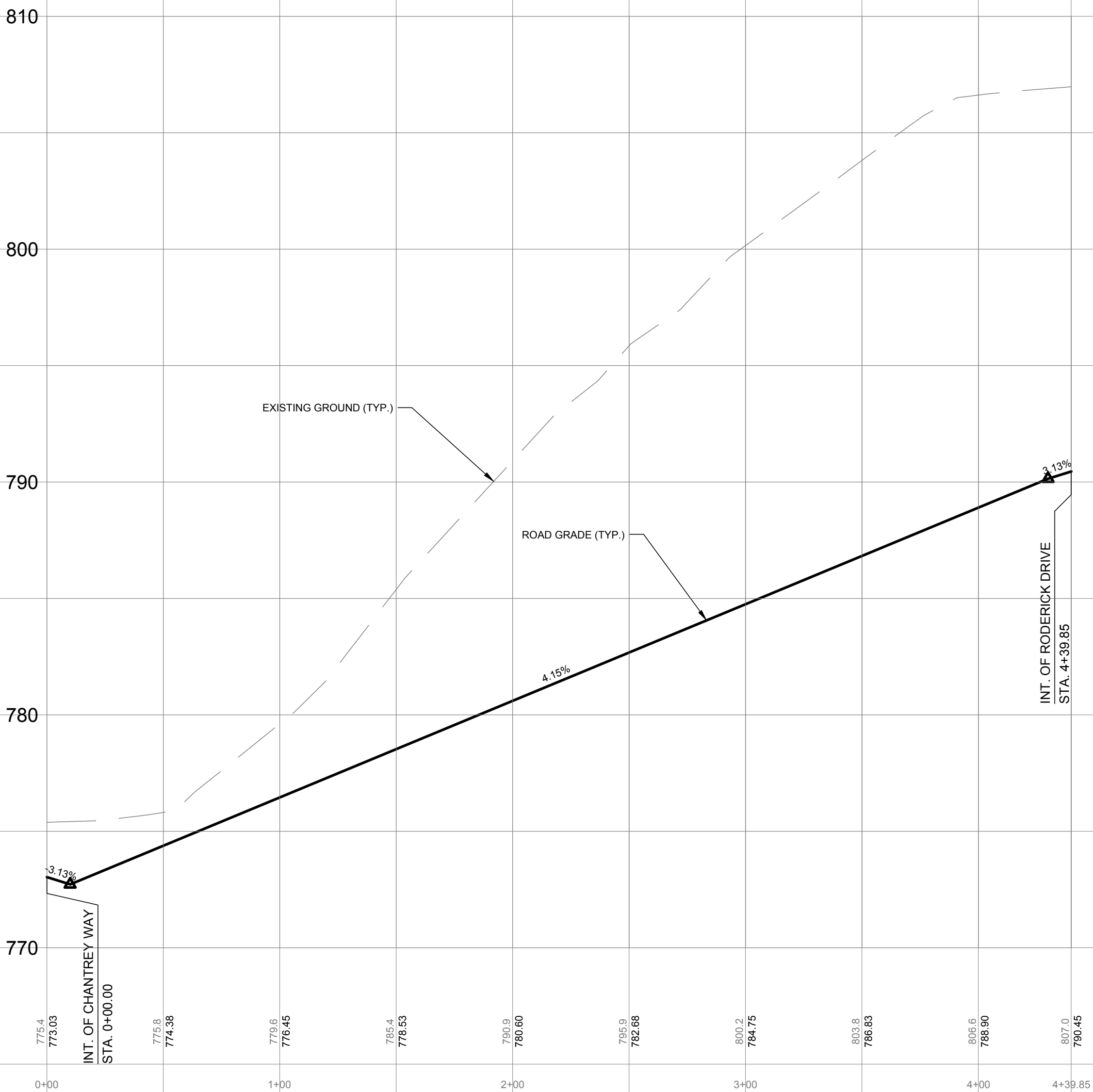
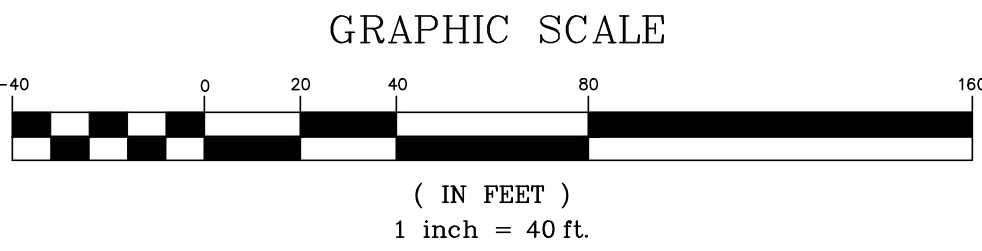
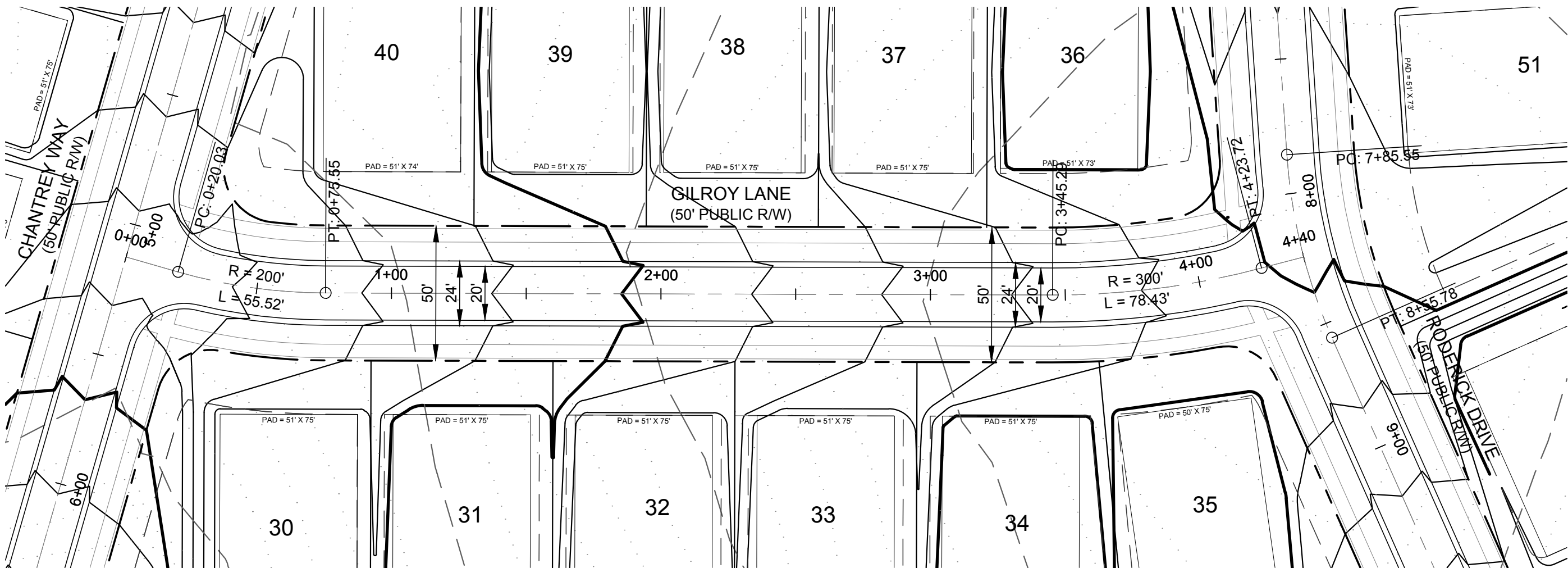
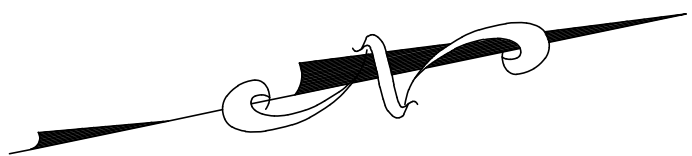
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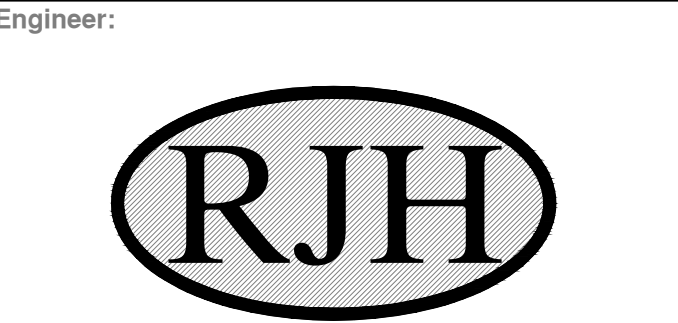




Project Manager I. Bailey	Drawn J. Vavrina
Department Manager P. Murphy	Checked P. Murphy
Print/Plot Date December 21, 2020	
Asbuilt Drawn -	Asbuilt Date -
Client 	
8430 REA ROAD SUITE F CHARLOTTE, NORTH CAROLINA 28277 P: (704) 994-3294	
Project: Bryton Sketch Plan Revision	
Drawing Title: Proposed Roadway Plan & Profiles Chantrey Way Sta. 0+00.00 - 9+99.13	
Project No. 2869 DWG File Name: 2869_Roads -(1)	Drawing No. RP-8

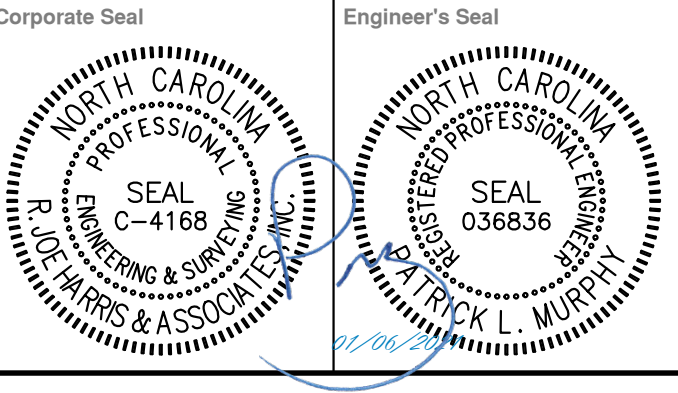


DATE	ISSUED FOR	REV
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10/19/2020	Fourth Submittal to LUESA/Huntersville	4
12/21/2020	Fifth Submittal to LUESA/Huntersville	5

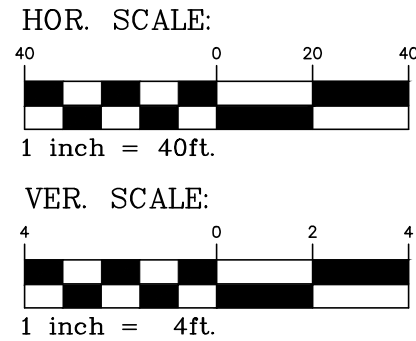
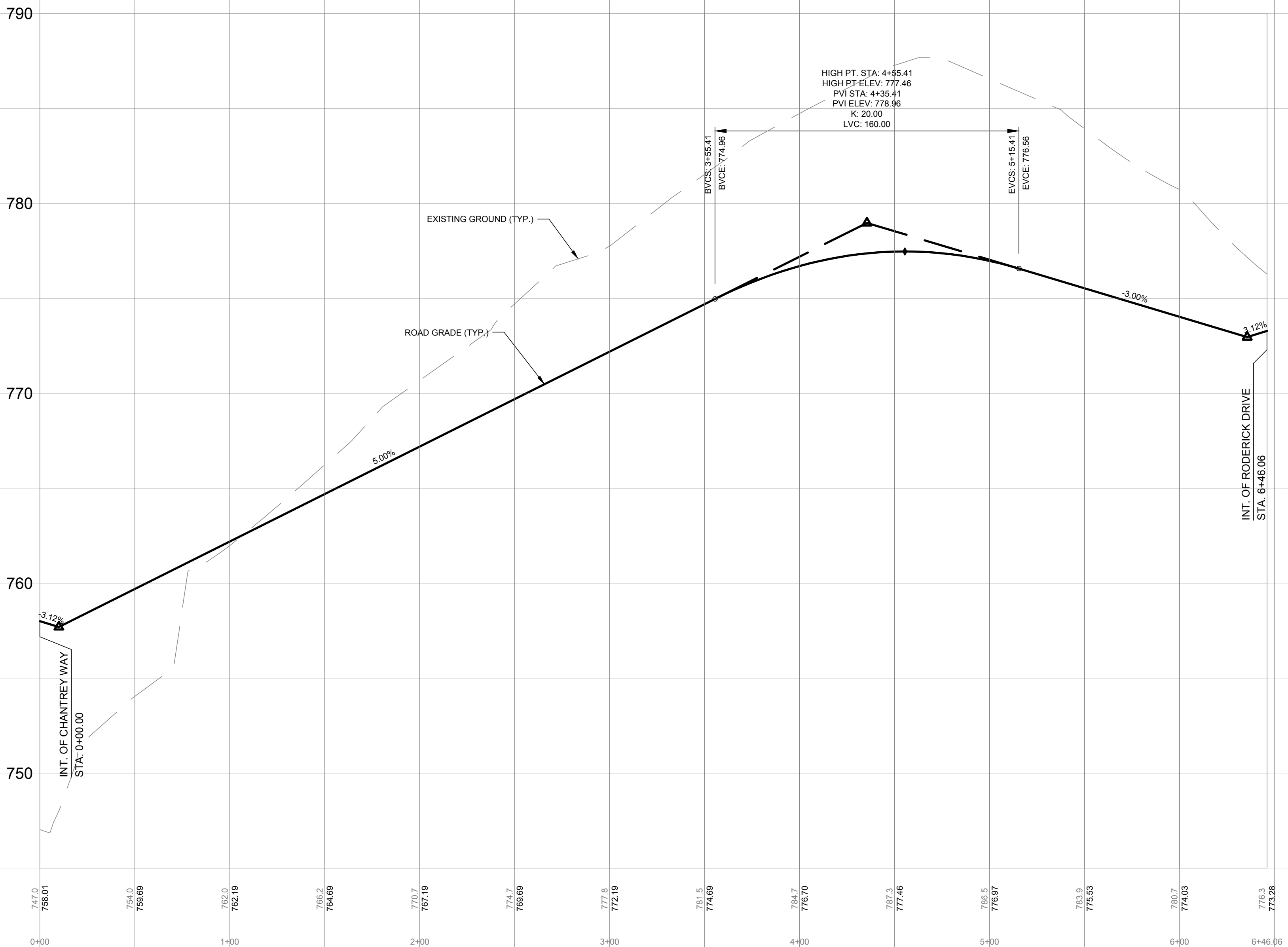
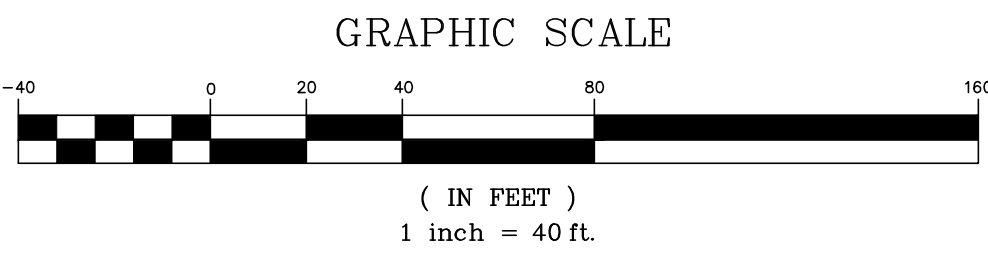
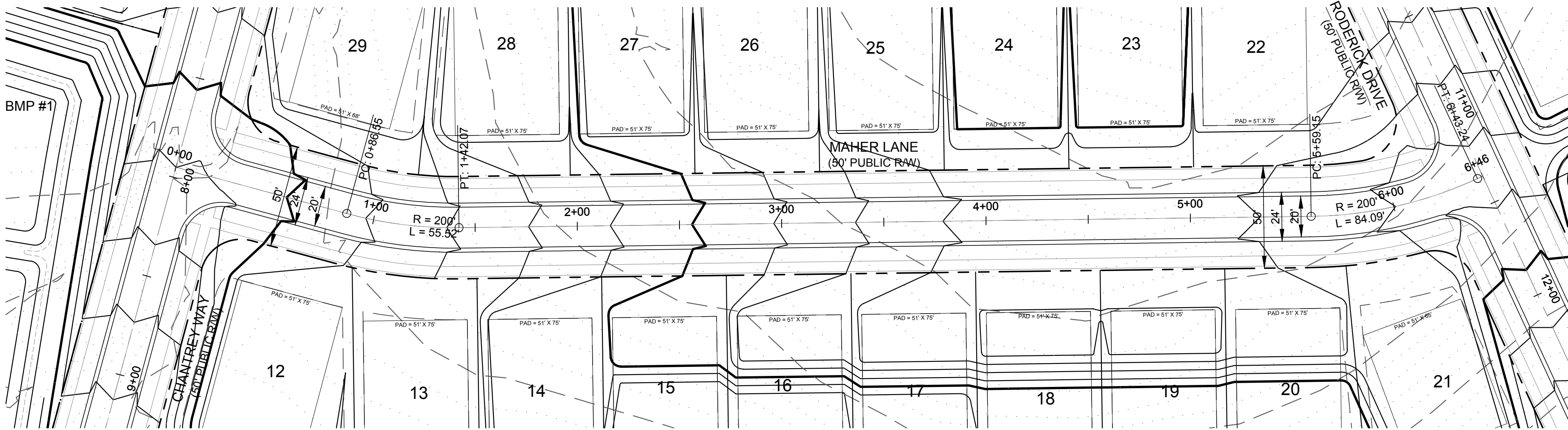
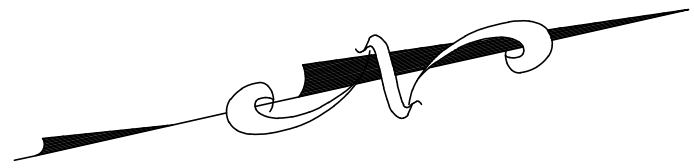


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Project Manager I. Bailey	Drawn J. Vavrina
Department Manager P. Murphy	Checked P. Murphy
Print/Plot Date December 21, 2020	Asbuilt Date -
Asbuilt Drawn -	Client LSTAR VENTURES
8430 REA ROAD SUITE F CHARLOTTE, NORTH CAROLINA 28277 P: (704) 994-3294	
Project: Bryton Sketch Plan Revision	
Drawing Title: Proposed Roadway Plan & Profiles Gilroy Lane Sta. 0+00.00 - 4+39.85	
Project No. 2869	Drawing No. RP-9
DWG File Name: 2869_Roads -(1)	



DATE	ISSUED FOR	REV
06/04/2018	Pre Submittal to LUESA/Huntersville	0
08/16/2018	Initial Submittal to LUESA/Huntersville	1
01/30/2019	Second Submittal to LUESA/Huntersville	2
04/30/2019	Third Submittal to LUESA/Huntersville	3
10/19/2020	Fourth Submittal to LUESA/Huntersville	4
12/21/2020	Fifth Submittal to LUESA/Huntersville	5



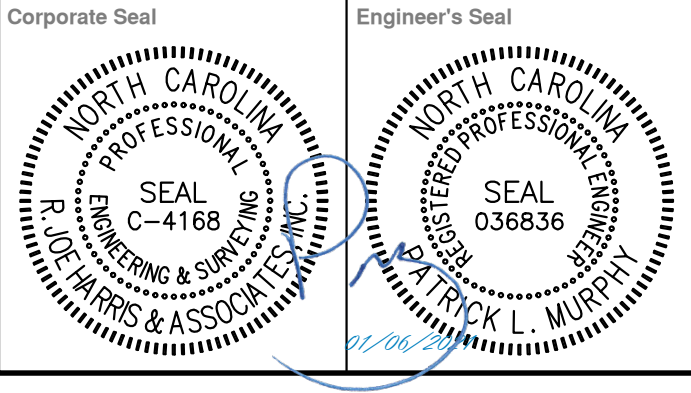
Engineer:



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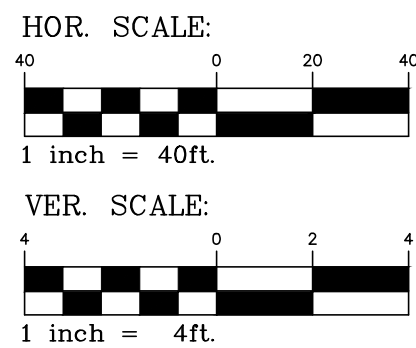
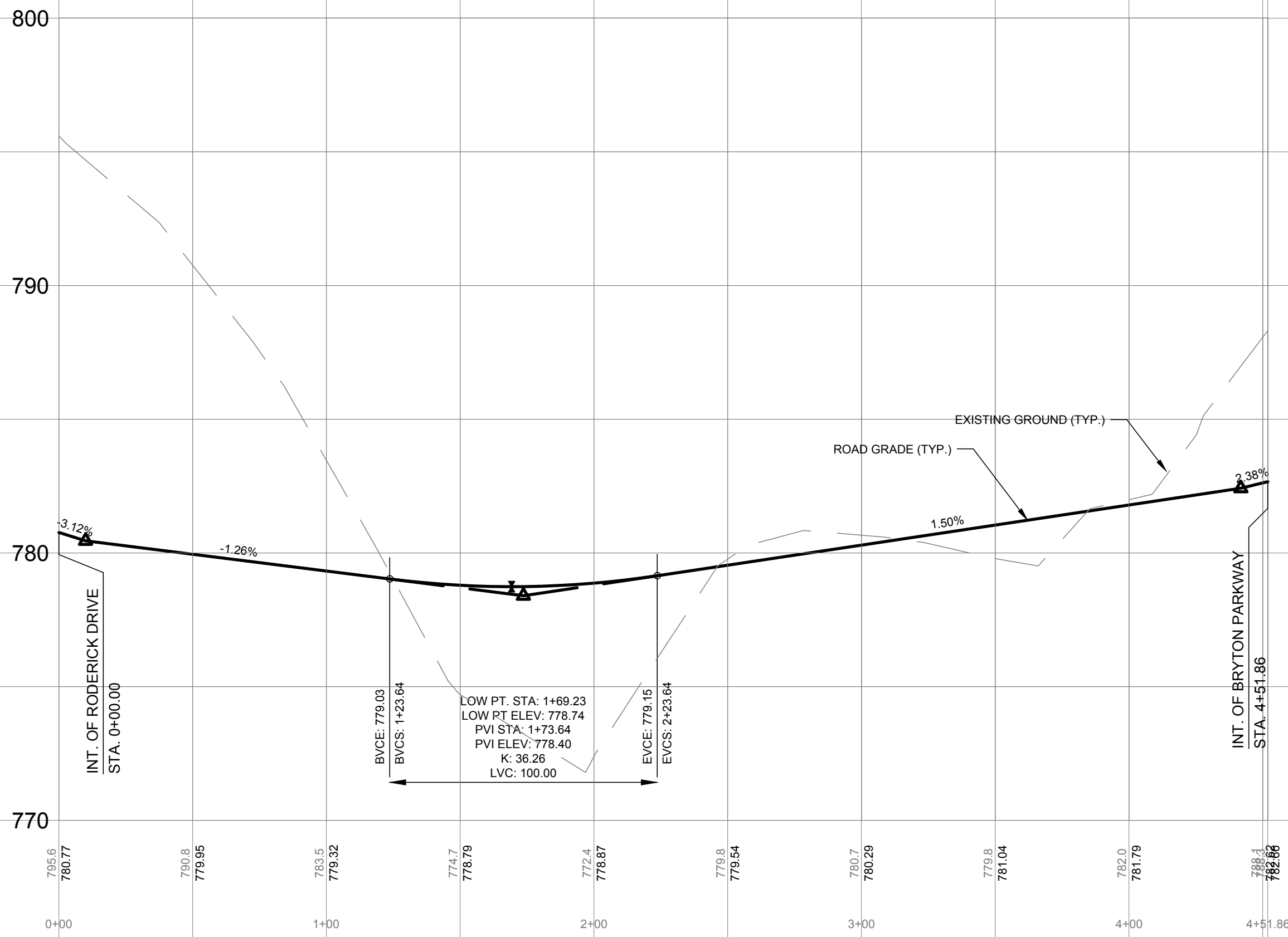
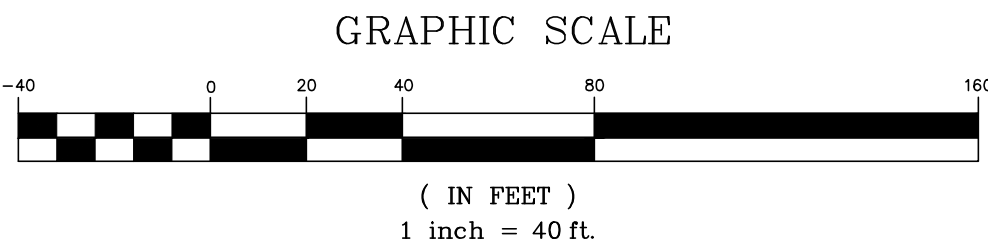
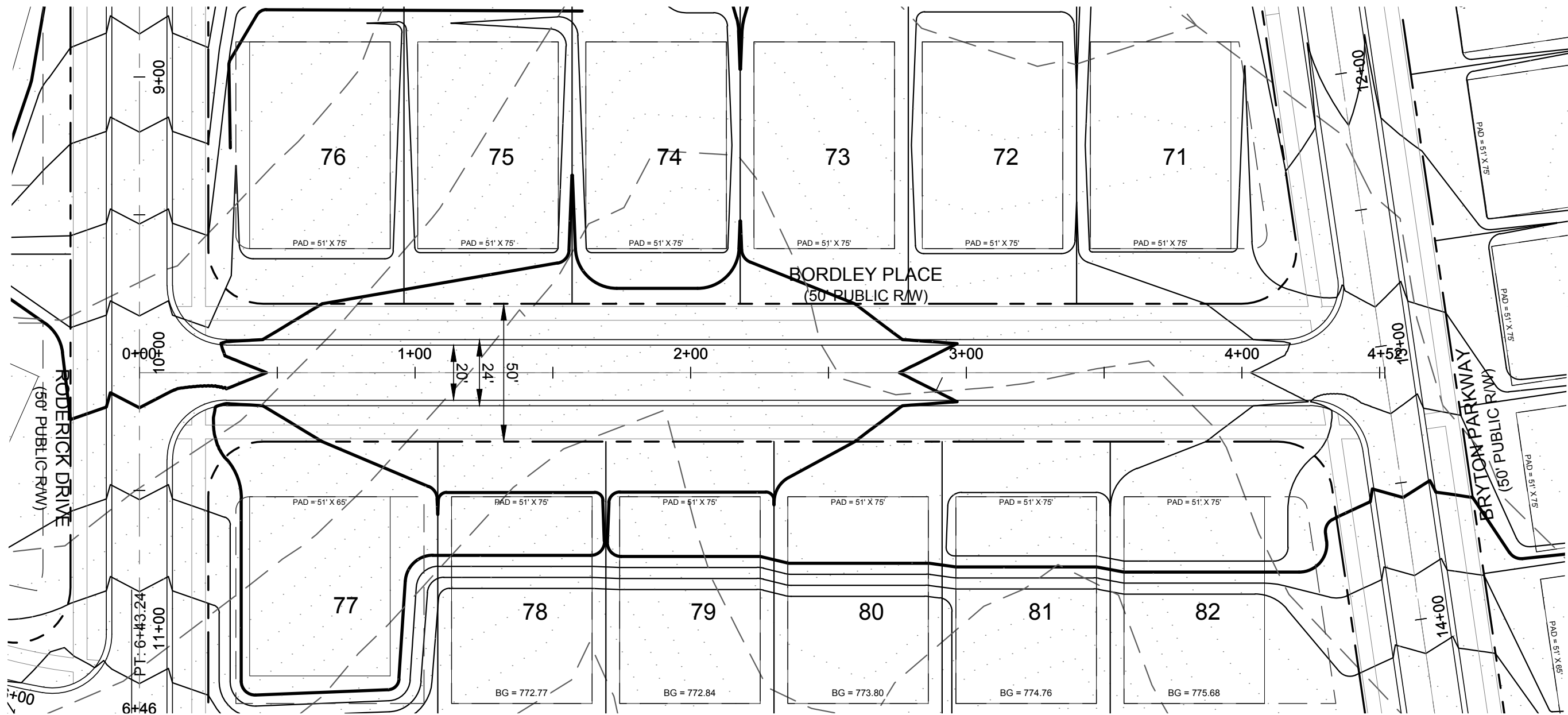
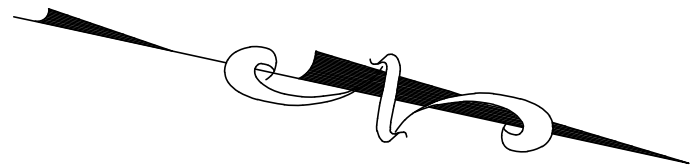
Project Manager I. Bailey	Drawn J. Vavrina
Department Manager P. Murphy	Checked P. Murphy
Print/Plot Date December 21, 2020	Asbuilt Date -
Client LSTAR VENTURES	
8430 REA ROAD SUITE F CHARLOTTE, NORTH CAROLINA 28277 P: (704) 994-3294	

Project:

Bryton Sketch Plan Revision

Drawing Title:
Proposed Roadway Plan &
Profile Maher Lane
Sta. 0+00.00 - 6+46.06

Project No. 2869	Drawing No. RP-10
DWG File Name: 2869_Roads -(1)	



DATE	ISSUED FOR	REV
06/04/2018	Pre Submittal to LUESA/Huntersville	0
08/16/2018	Initial Submittal to LUESA/Huntersville	1
01/30/2019	Second Submittal to LUESA/Huntersville	2
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12/21/2020	Fifth Submittal to LUESA/Huntersville	5



Engineer:

RJH

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Corporate Seal

Engineer's Seal

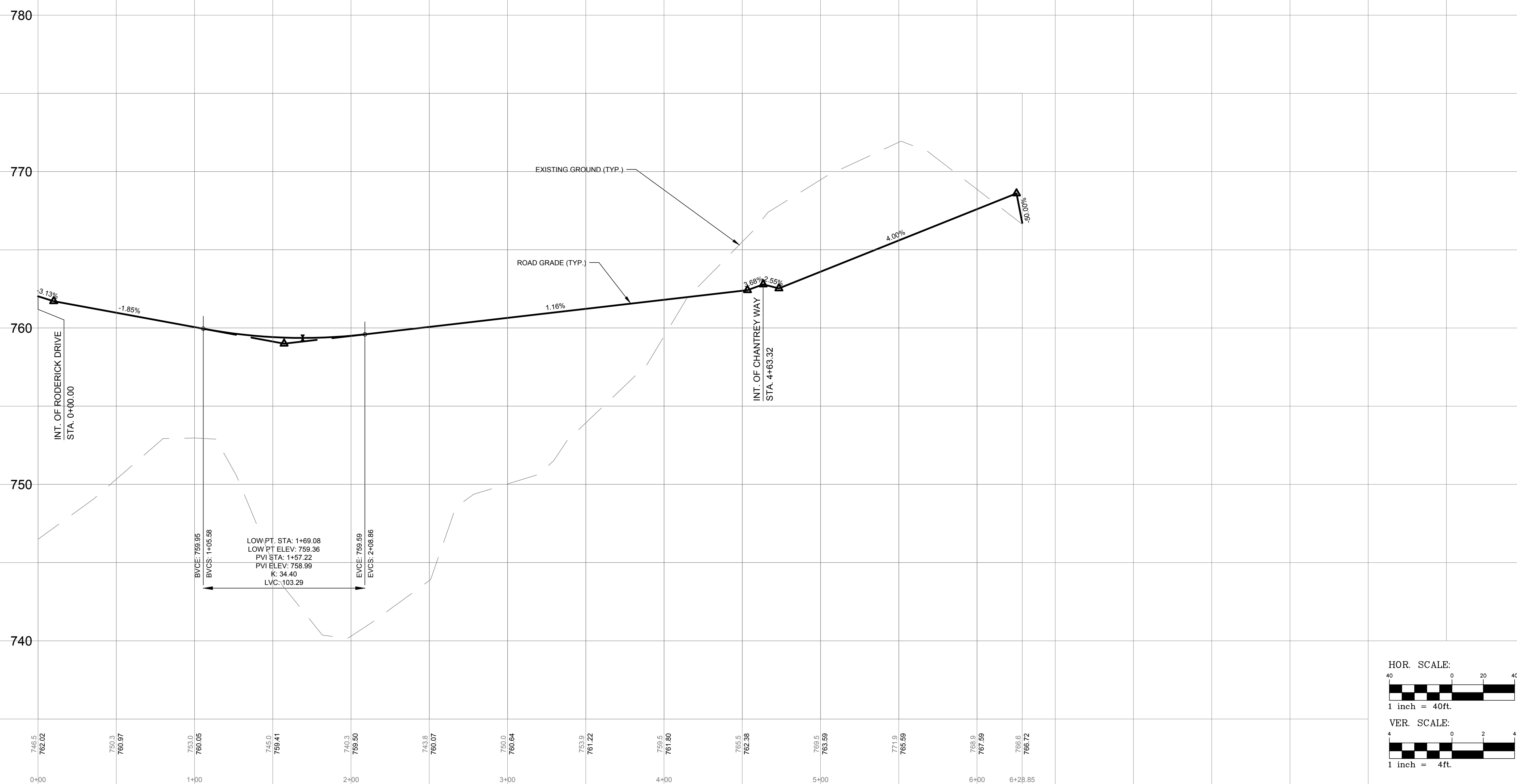
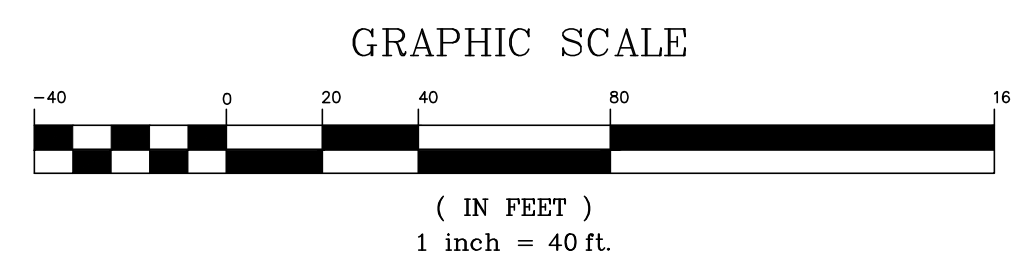
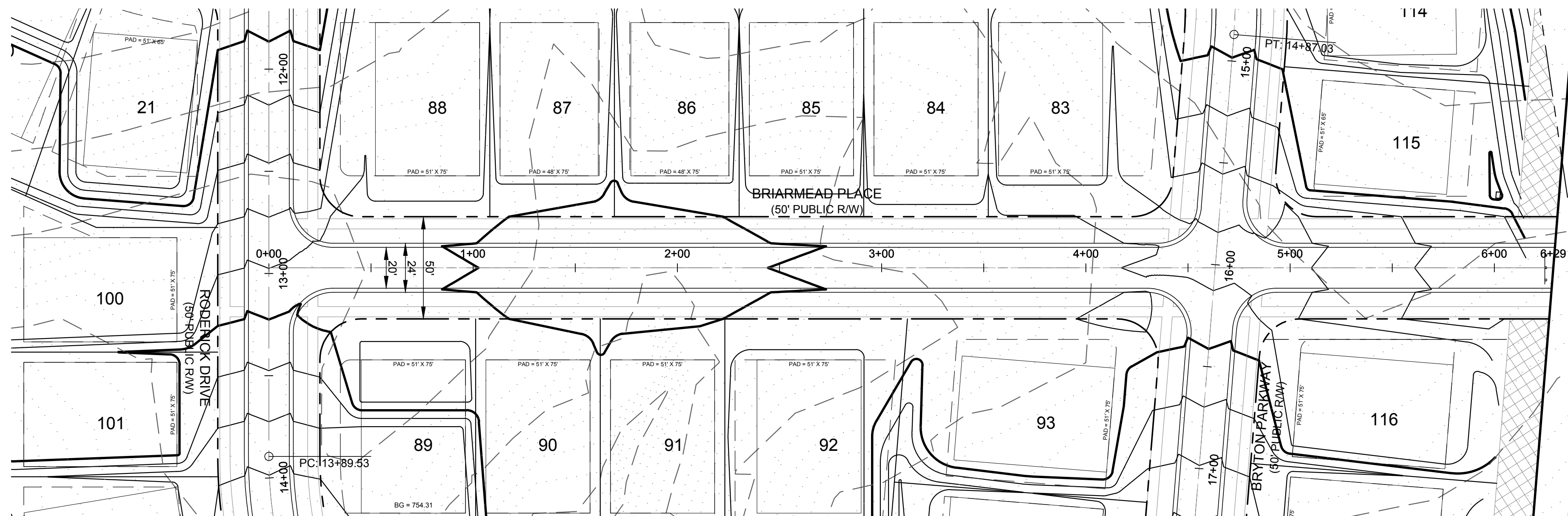
Project Manager	Drawn
I. Bailey	J. Vavrina
Department Manager	Checked
P. Murphy	P. Murphy
Print/Plot Date	
December 21, 2020	
Asbuilt Drawn	Asbuilt Date
-	-
Client	
8430 REA ROAD SUITE F CHARLOTTE, NORTH CAROLINA 28277 P: (704) 994-3294	

Project: Bryton Sketch Plan Revision

Drawing Title:

Proposed Roadway Plan & Profile Bordley Place
Sta. 0+00.00 - 4+51.86

Project No.	Drawing No.
2869	RP-11
DWG File Name:	
2869_Roads -(1)	



DATE	ISSUED FOR	REV
06/04/2018	Pre Submittal to LUESA/Huntersville	0
08/16/2018	Initial Submittal to LUESA/Huntersville	1
01/30/2019	Second Submittal to LUESA/Huntersville	2
04/30/2019	Third Submittal to LUESA/Huntersville	3
10/19/2020	Fourth Submittal to LUESA/Huntersville	4
12/21/2020	Fifth Submittal to LUESA/Huntersville	5



Engineer: _____



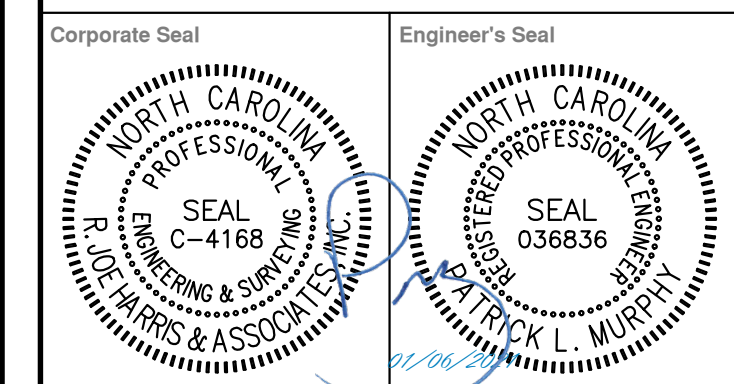
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Project Manager I.Bailey	Drawn J.Vavrina
Department Manager P.Murphy	Checked P.Murphy

December 21, 2020

Asbuilt Drawn	Asbuilt Date
-	-

Client	
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8430 REA ROAD SUITE F
CHARLOTTE, NORTH CAROLINA 28277
P: (704) 994-3294

Project:

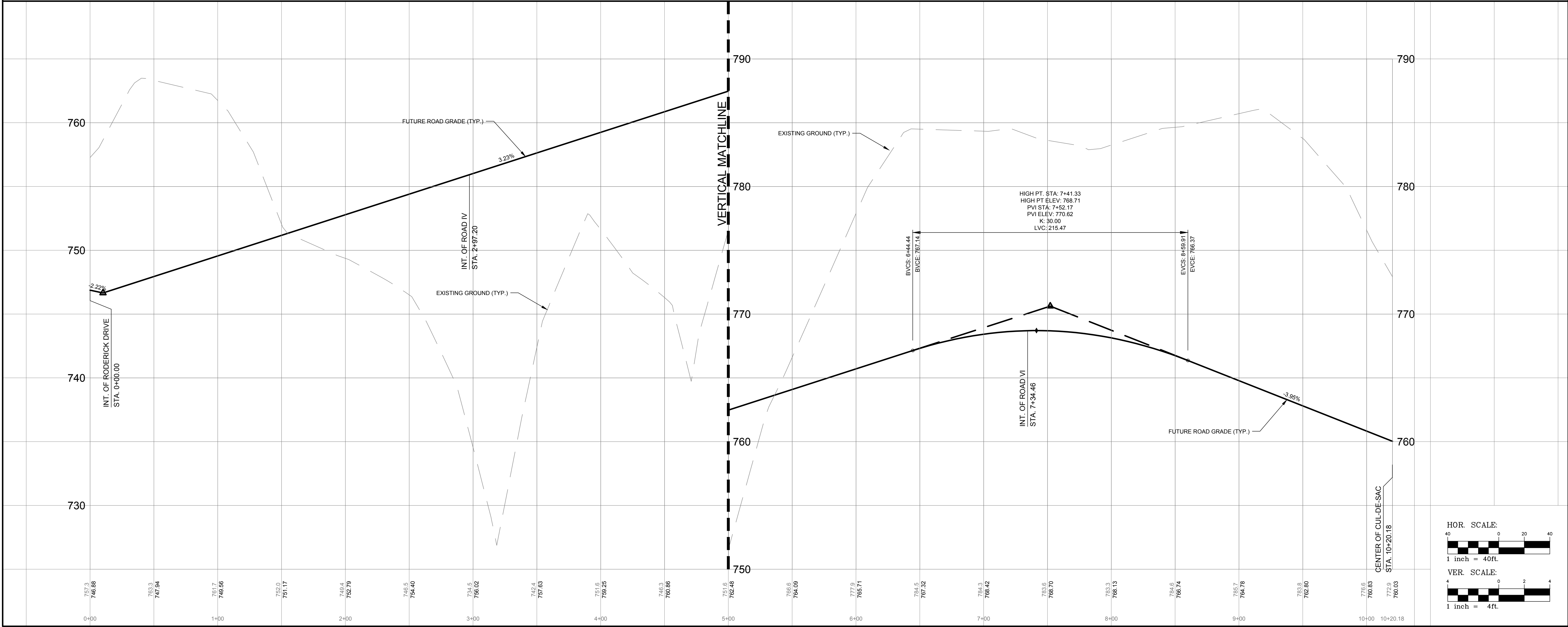
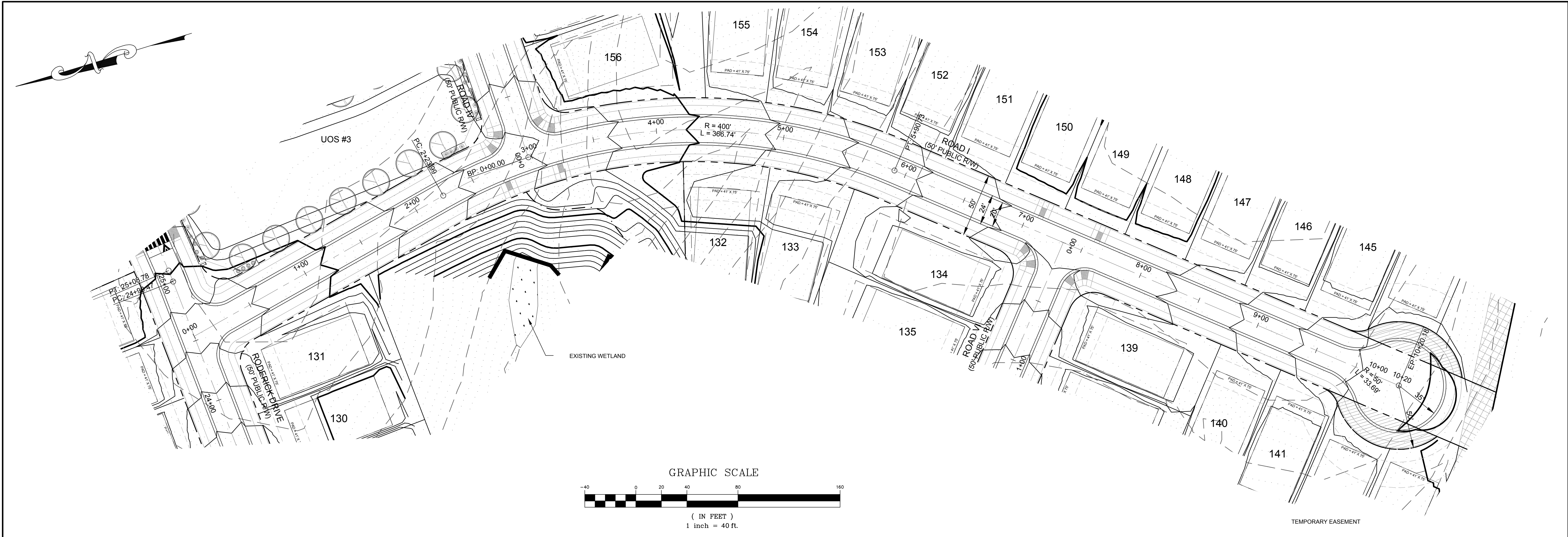
Bryton Sketch Plan Revision

Drawing Title:

Proposed Roadway Plan & Profile Briarmead Place Sta. 0+00.00 - 6+28.85

Project No.	Drawing No.
2869	
DWG File Name:	RP-12
2869_Roads - (1)	

RP-12



DATE	ISSUED FOR	REV
06/04/2018	Pre Submittal to LUESA/Huntersville	0
08/16/2018	Initial Submittal to LUESA/Huntersville	1
01/30/2019	Second Submittal to LUESA/Huntersville	2
04/30/2019	Third Submittal to LUESA/Huntersville	3
10/19/2020	Fourth Submittal to LUESA/Huntersville	4
12/21/2020	Fifth Submittal to LUESA/Huntersville	5



Engineer:

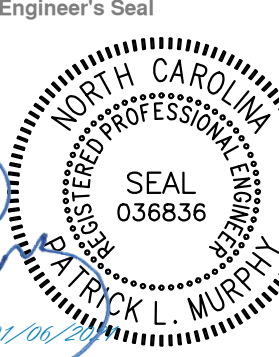


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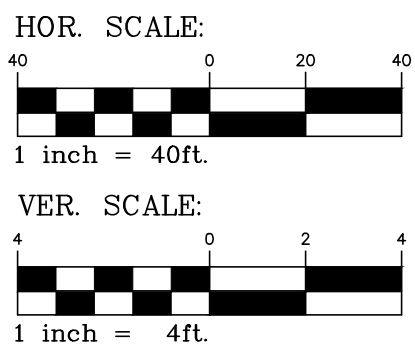
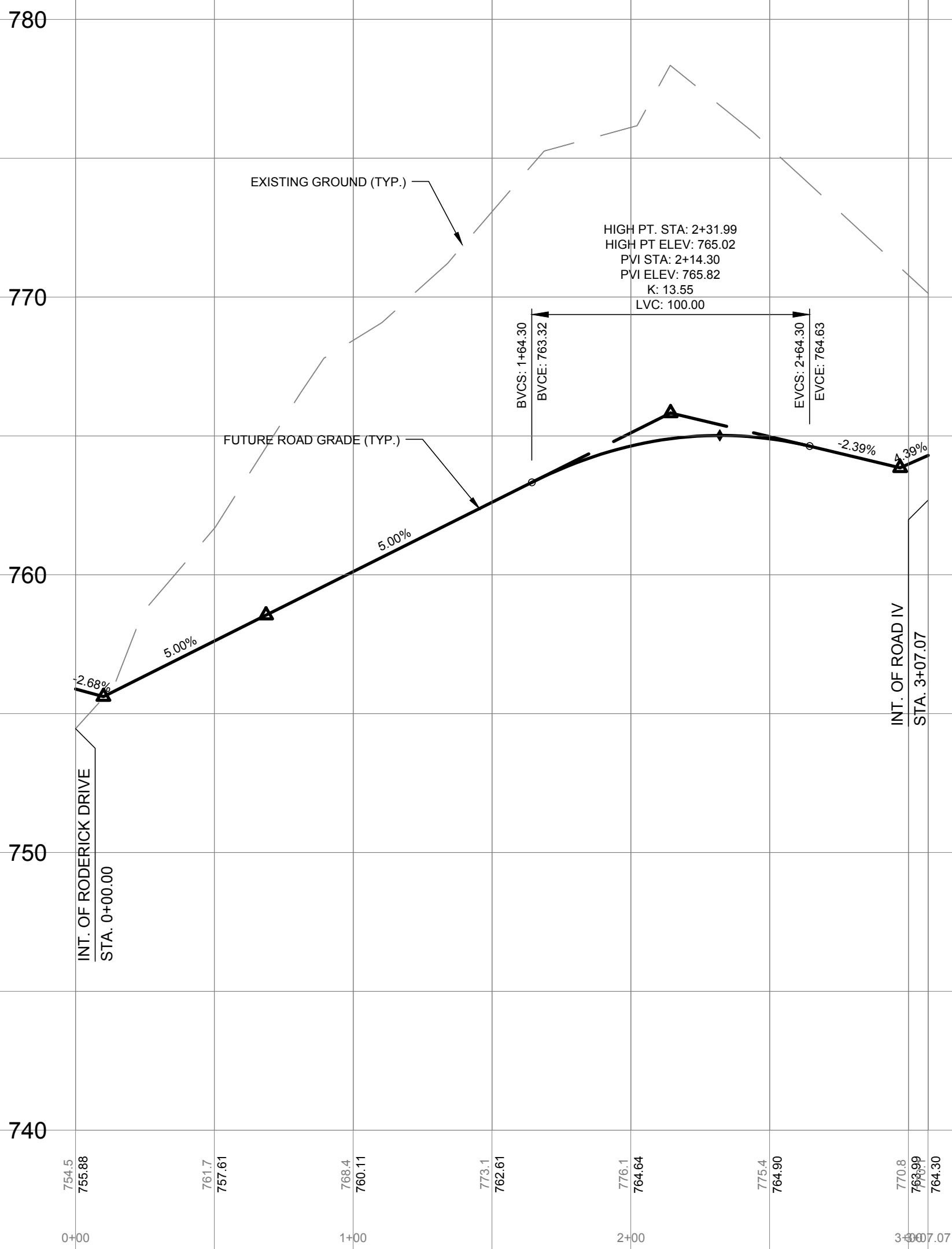
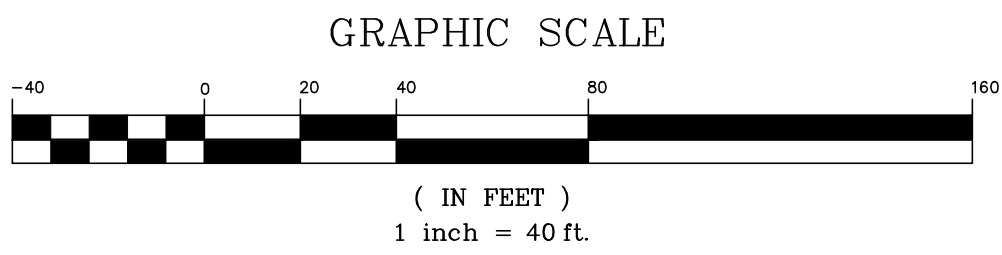
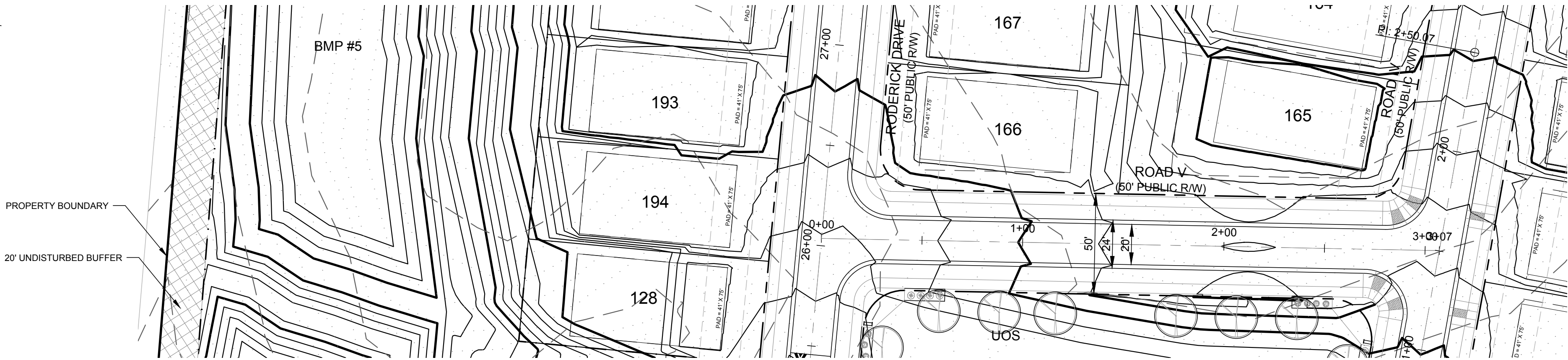
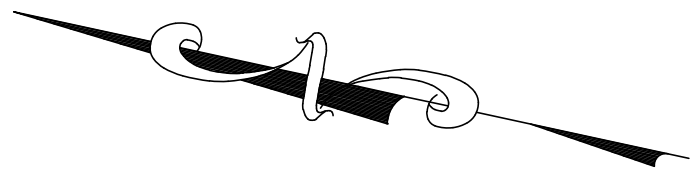
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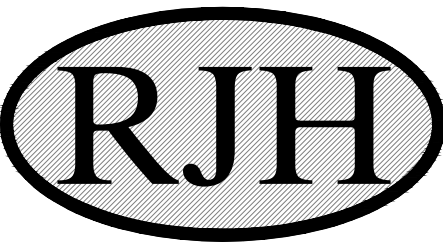
Project Manager	Drawn
I. Bailey	J. Vavrina
Department Manager	Checked
P. Murphy	P. Murphy
Print/Plot Date December 21, 2020	
Asbuilt Drawn	Asbuilt Date
-	-
Client	
	
8430 REA ROAD SUITE F CHARLOTTE, NORTH CAROLINA 28277 P: (704) 994-3294	
Project: Bryton Sketch Plan Revision	
Drawing Title: Proposed Roadway Plan & Profile Road I Sta. 0+00.00 - 10+37.42	
Project No. 2869 DWG File Name: 2869_Roads -(1)	Drawing No. RP-13



DATE	ISSUED FOR	REV
06/04/2018	Pre Submittal to LUESA/Huntersville	0
08/16/2018	Initial Submittal to LUESA/Huntersville	1
01/30/2019	Second Submittal to LUESA/Huntersville	2
04/30/2019	Third Submittal to LUESA/Huntersville	3
10/19/2020	Fourth Submittal to LUESA/Huntersville	4
12/21/2020	Fifth Submittal to LUESA/Huntersville	5



Engineer:



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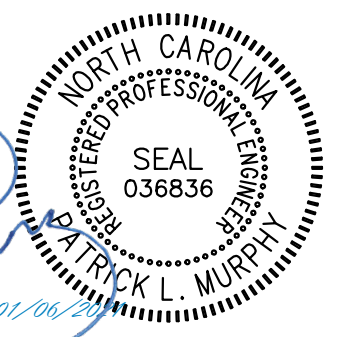
www.rjoe-harris.com

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Corporate Seal



Engineer's Seal



Project Manager

I. Bailey

Department Manager

P. Murphy

Print/Plot Date

December 21, 2020

Asbuilt Drawn

-

Asbuilt Date

-

Client



8430 REA ROAD SUITE F
CHARLOTTE, NORTH CAROLINA 28277
P: (704) 994-3294

Project:

Bryton Sketch Plan Revision

Drawing Title:

Proposed Roadway Plan &
Profile Road V
Sta. 0+00.00 - 3+07.07

Project No.

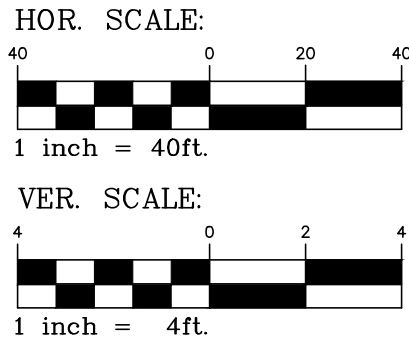
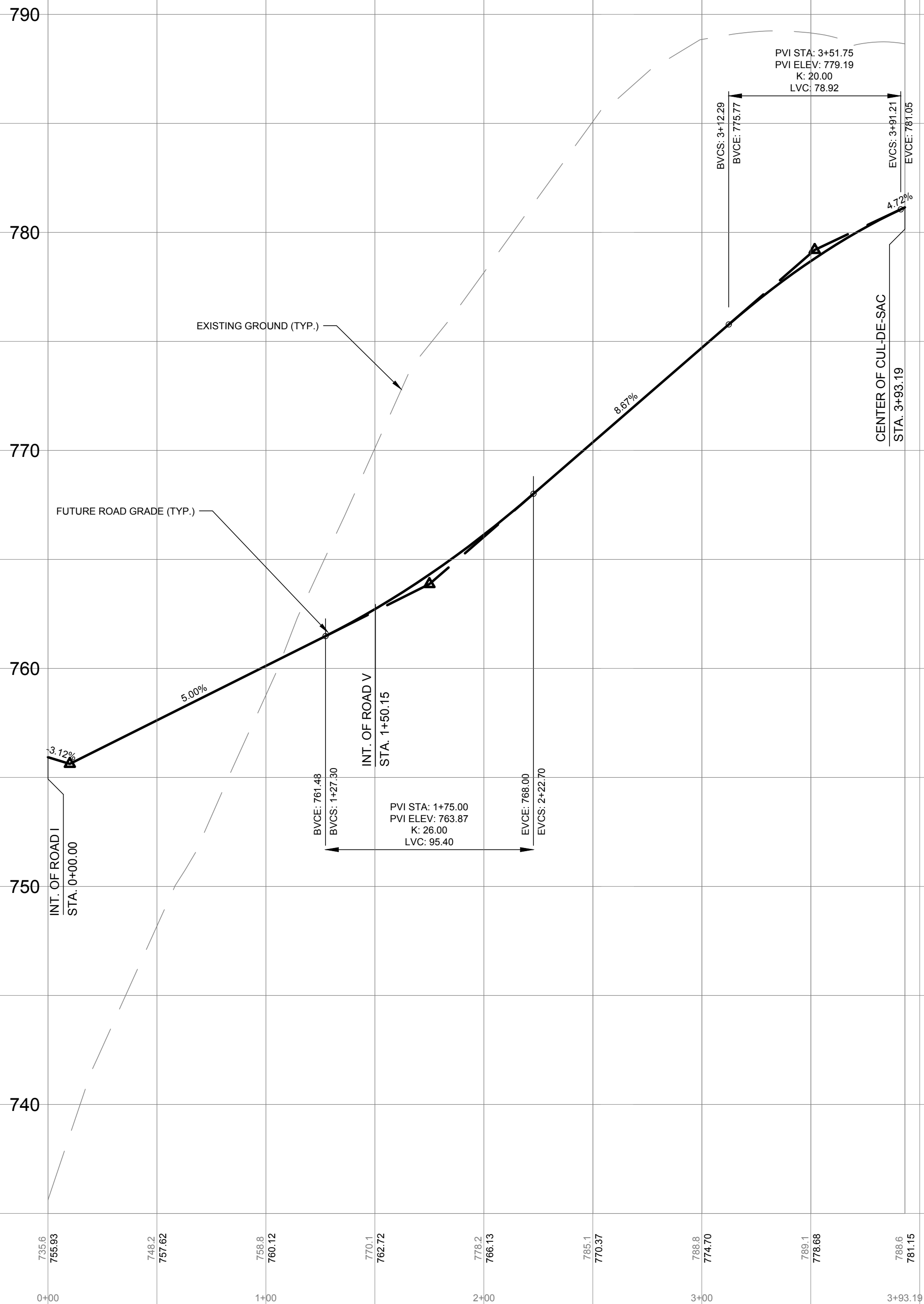
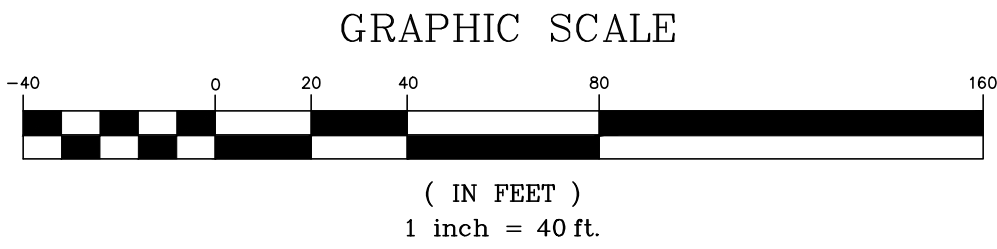
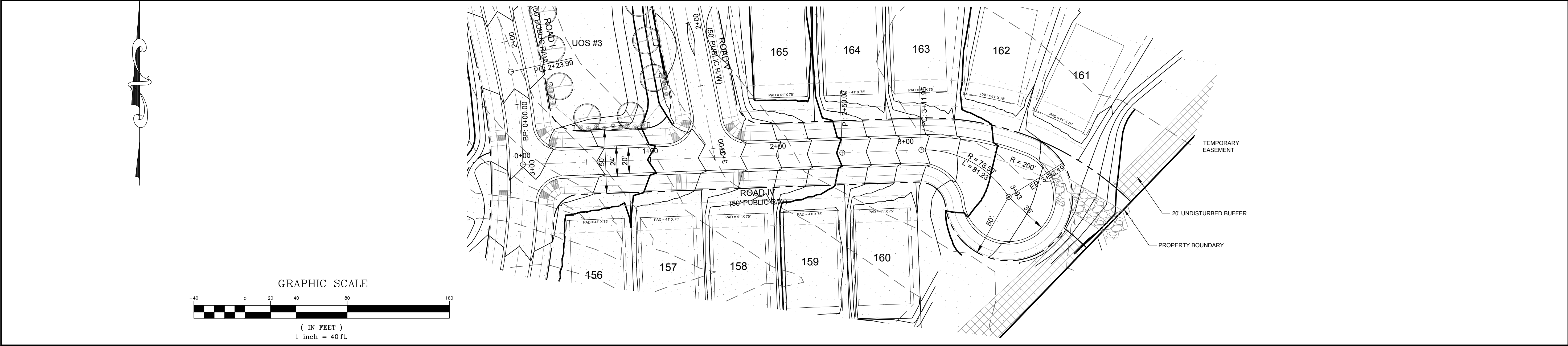
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DWG File Name:

2869_Roads -(1)

Drawing No.

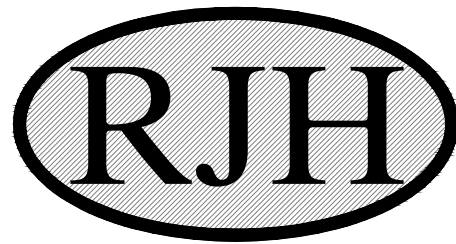
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DATE	ISSUED FOR	REV
06/04/2018	Pre Submittal to LUESA/Huntersville	0
08/16/2018	Initial Submittal to LUESA/Huntersville	1
01/30/2019	Second Submittal to LUESA/Huntersville	2
04/30/2019	Third Submittal to LUESA/Huntersville	3
10/19/2020	Fourth Submittal to LUESA/Huntersville	4
12/21/2020	Fifth Submittal to LUESA/Huntersville	5



Engineer:



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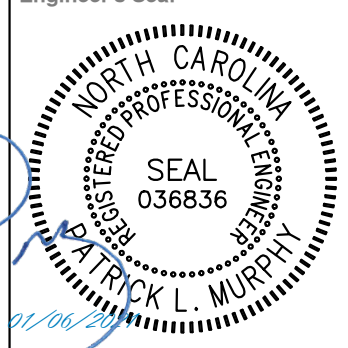
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Corporate Seal



Engineer's Seal



Project Manager

I. Bailey

Department Manager

P. Murphy

Print/Plot Date

December 21, 2020

Asbuilt Drawn

-

Asbuilt Date

-

Client



8430 REA ROAD SUITE F
CHARLOTTE, NORTH CAROLINA 28277
P: (704) 994-3294

Project:

Bryton Sketch Plan Revision

Drawing Title:

Proposed Roadway Plan &
Profile Road IV
Sta. 0+00.00 - 3+93.19

Project No.

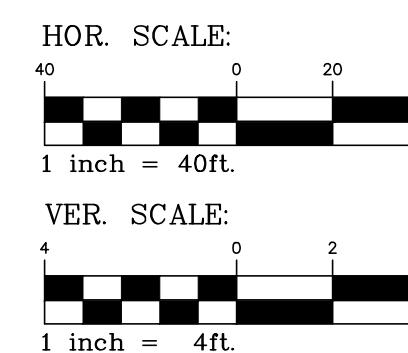
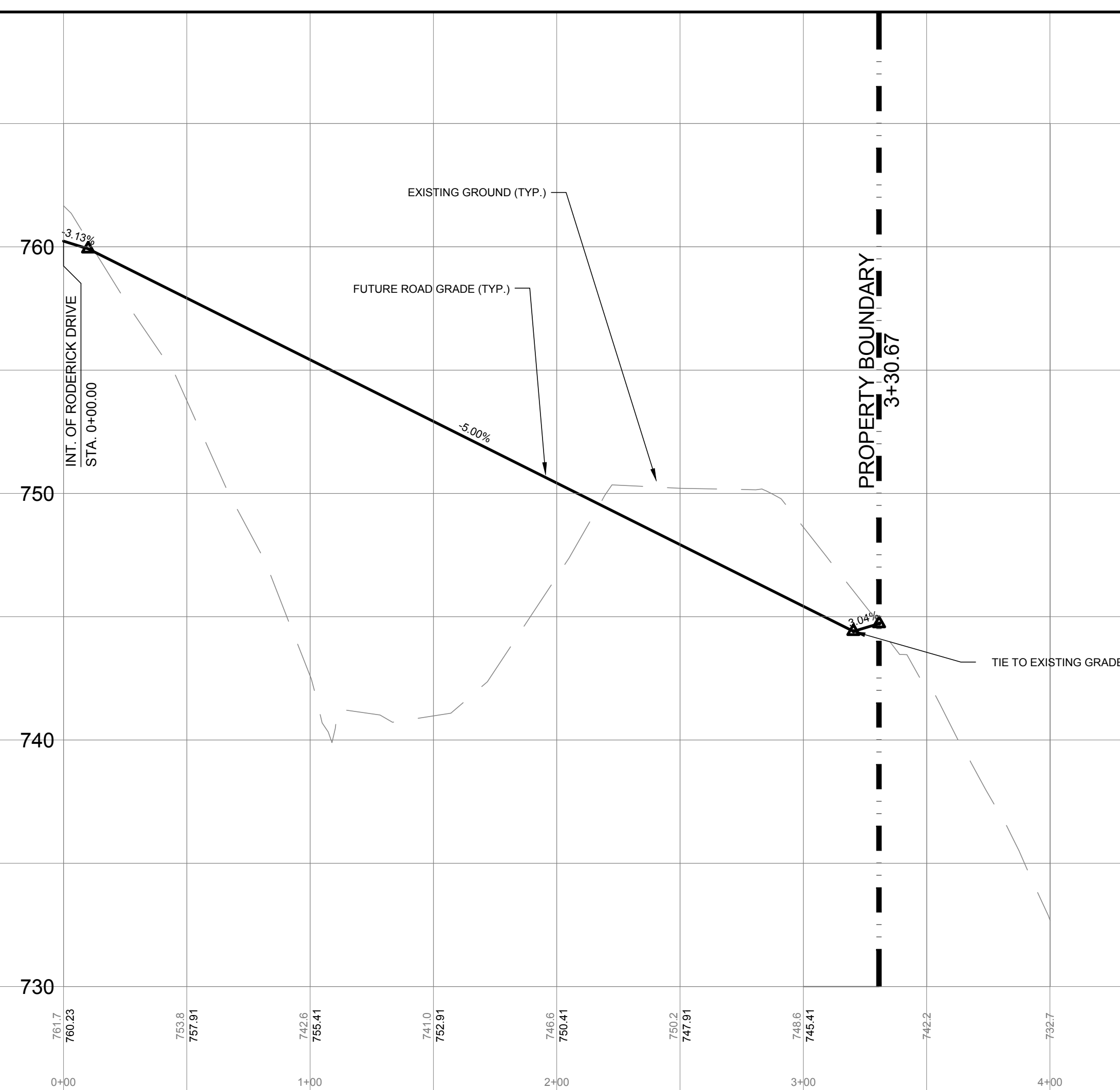
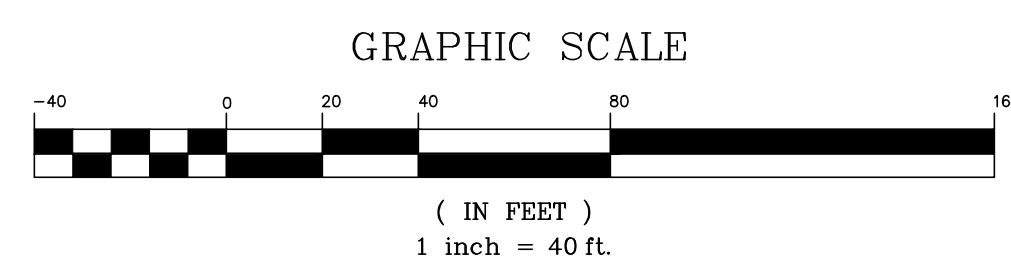
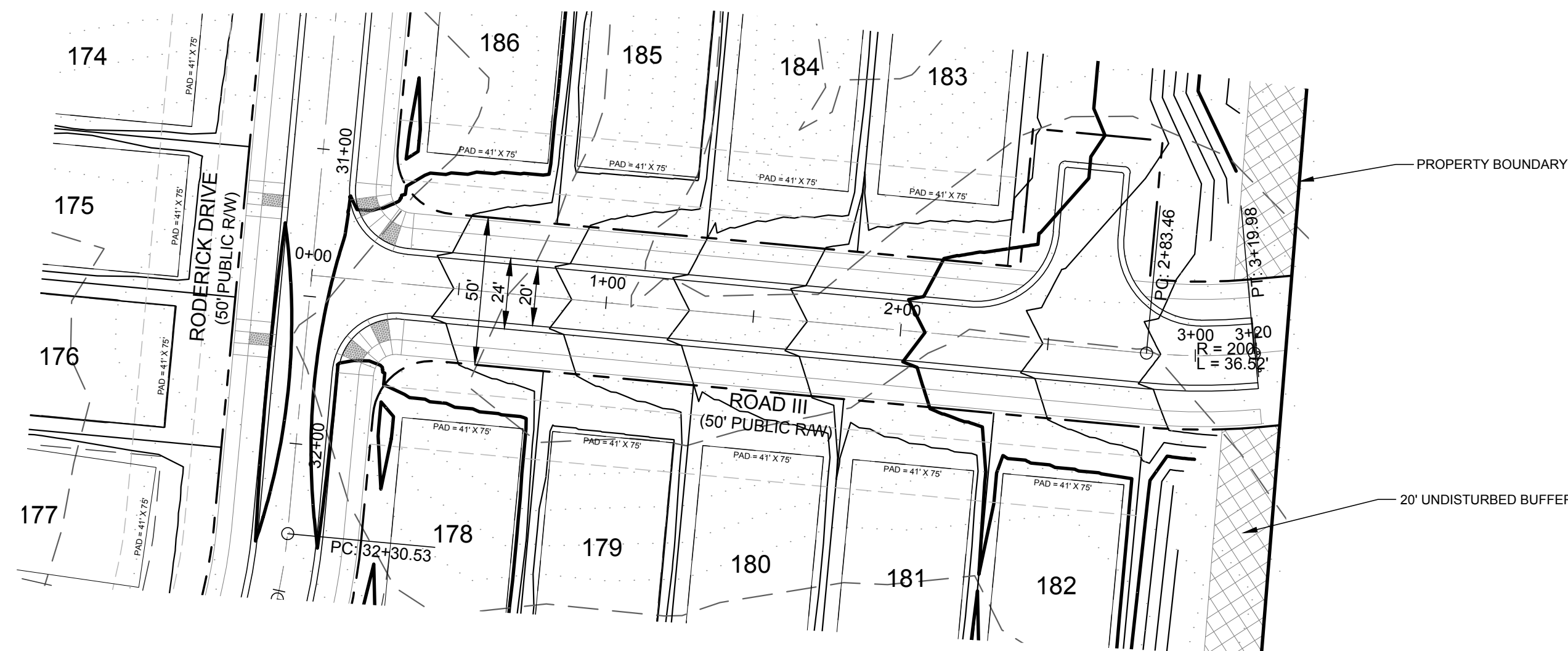
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DWG File Name:

2869_Roads -(1)

Drawing No.

RP-15



Engineer:

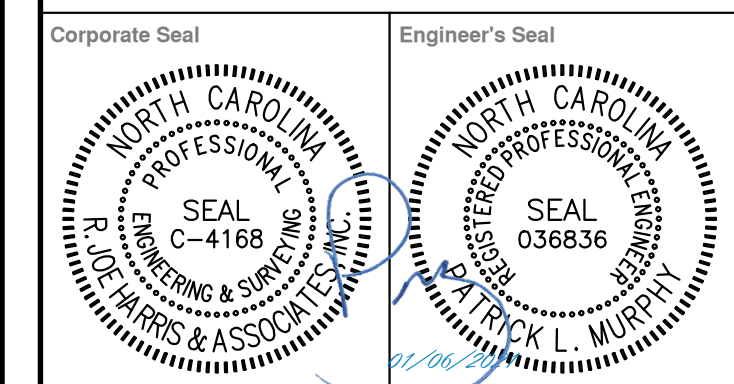


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Project Manager I.Bailey	Drawn J.Vavrina
Department Manager P.Murphy	Checked P.Murphy

December 21, 2020

Asbuilt Drawn	Asbuilt Date
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Client



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CHARLOTTE, NORTH CAROLINA 28277
P: (704) 994-3294

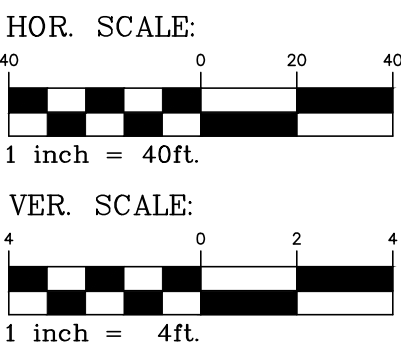
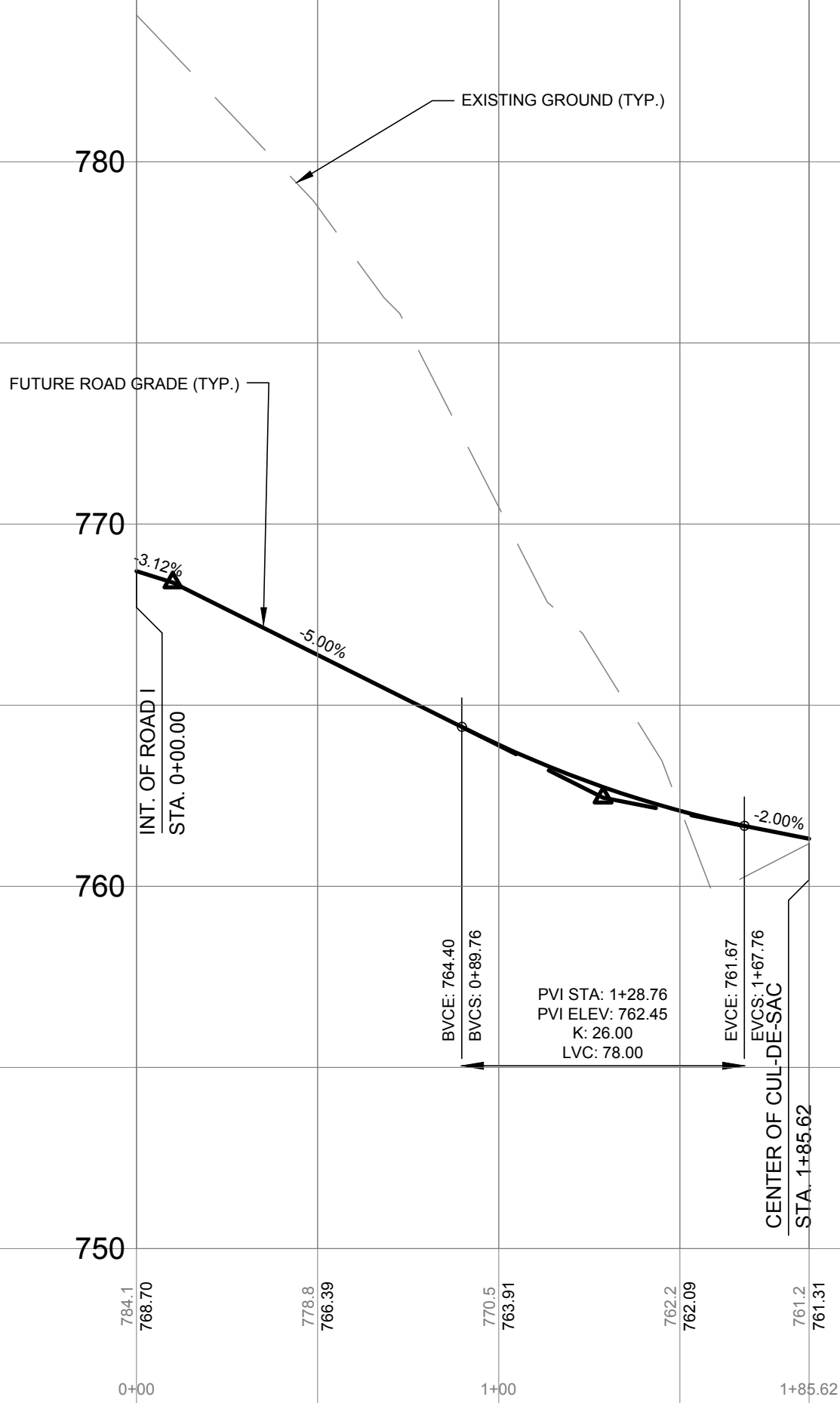
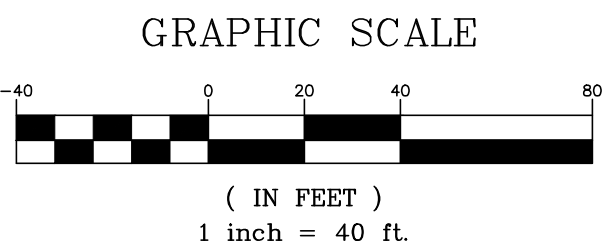
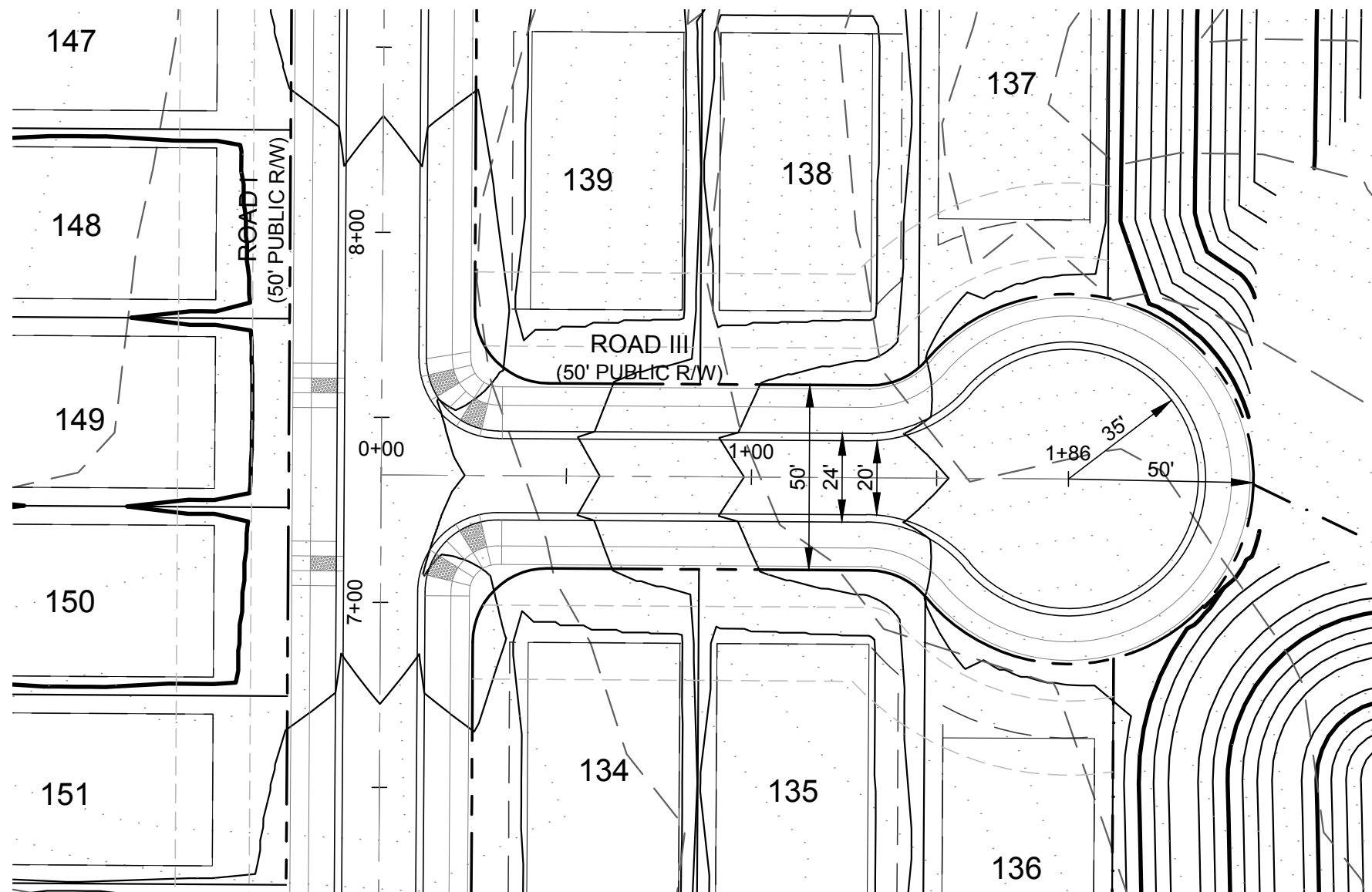
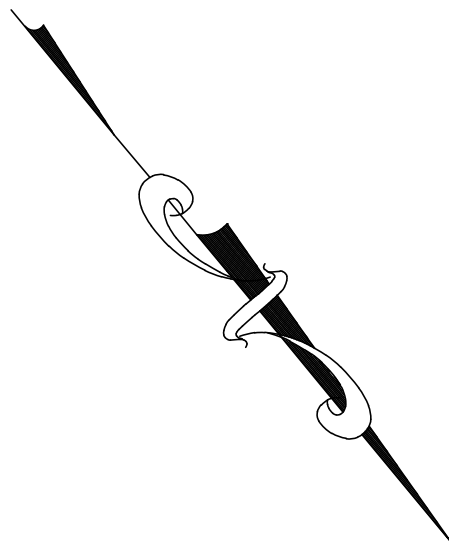
Project:

Bryton Sketch Plan Revision

Drawing Title:

Proposed Roadway Plan &
Profile Road III
Sta. 0+00.00 - 4+00.00

Project No.	Drawing No.
2869	RP-16
DWG File Name:	
2869 Roads - (1)	



DATE	ISSUED FOR	REV
06/04/2018	Pre Submittal to LUESA/Huntersville	0
08/16/2018	Initial Submittal to LUESA/Huntersville	1
01/30/2019	Second Submittal to LUESA/Huntersville	2
04/30/2019	Third Submittal to LUESA/Huntersville	3
10/19/2020	Fourth Submittal to LUESA/Huntersville	4
12/21/2020	Fifth Submittal to LUESA/Huntersville	5



Engineer:

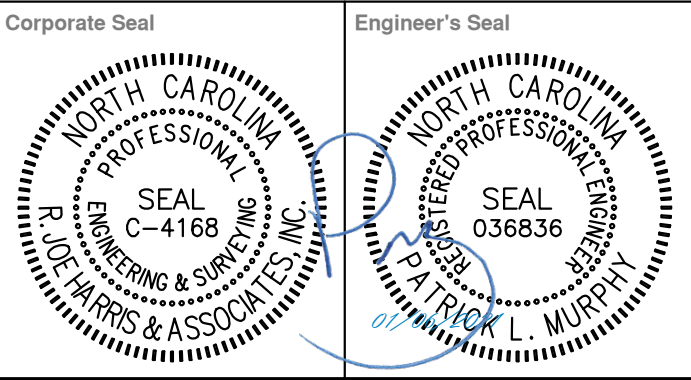
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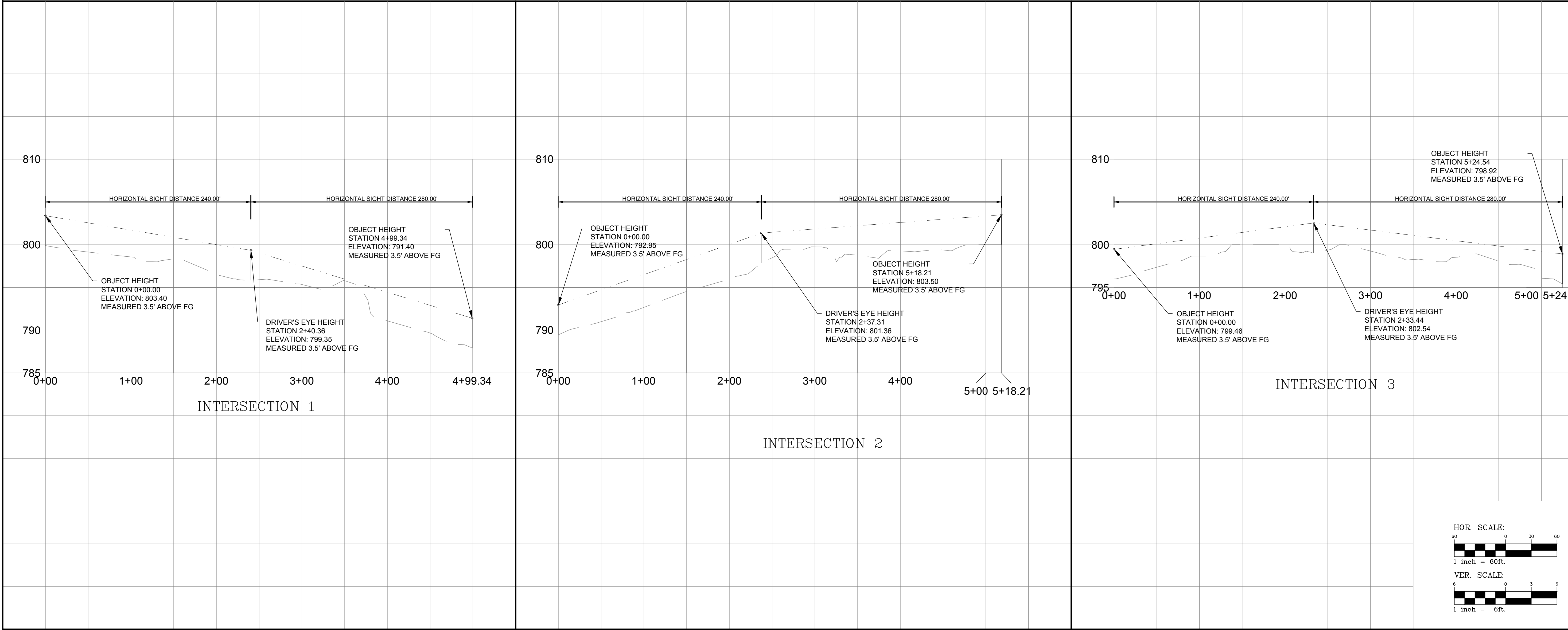
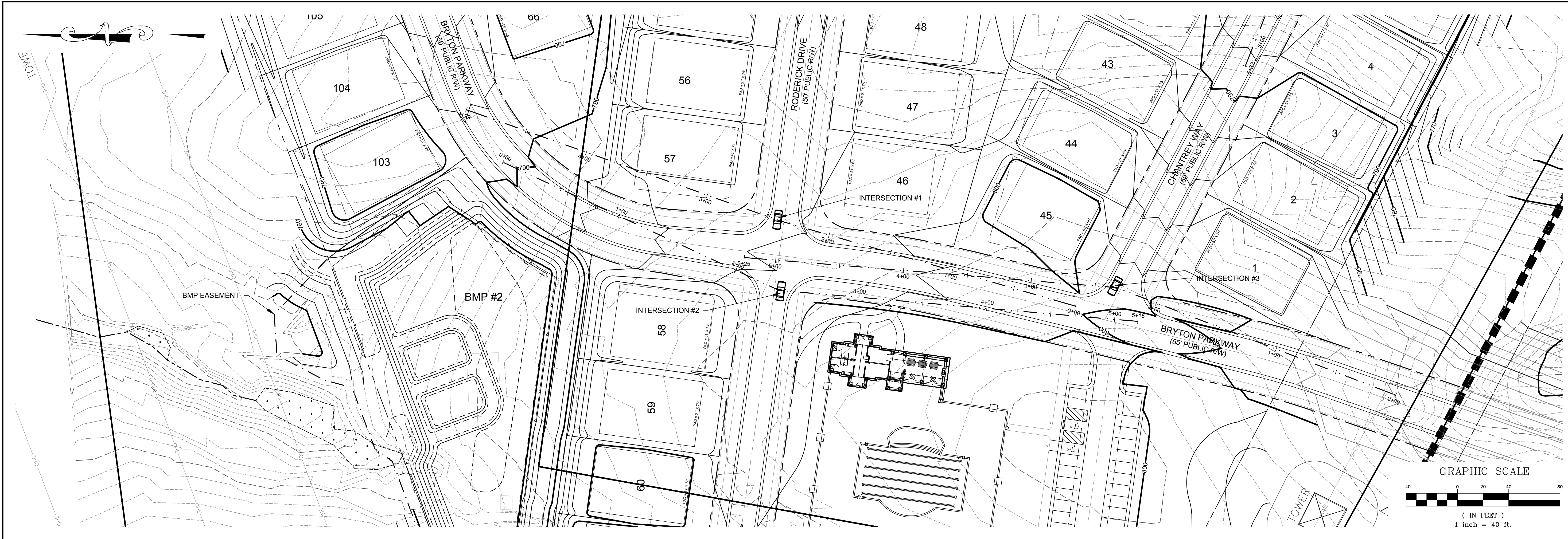
127 Ben Casey Drive, Suite 101, Fort Mill, S.C. 29708 P: (803) 802-1799

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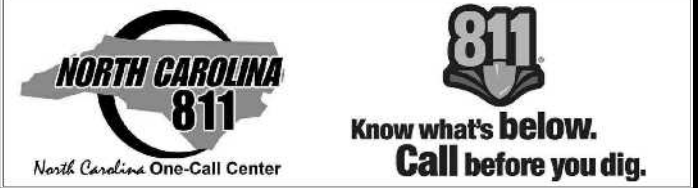
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Project Manager I. Bailey	Drawn J. Vavrina
Department Manager P. Murphy	Checked P. Murphy
Print/Plot Date December 21, 2020	
Asbuilt Drawn -	Asbuilt Date -
Client 8430 REA ROAD SUITE F CHARLOTTE, NORTH CAROLINA 28277 P: (704) 994-3294	
Project: Bryton Sketch Plan Revision	
Drawing Title: Proposed Roadway Plan & Profile Road VI Sta. 0+00.00 - 1+85.62	
Project No. 2869 DWG File Name: 2869_Roads - (1)	Drawing No. RP-17



DATE	ISSUED FOR	REV
06/04/2018	Pre Submittal to LUESA/Huntersville	0
08/16/2018	Initial Submittal to LUESA/Huntersville	1
01/30/2019	Second Submittal to LUESA/Huntersville	2
04/30/2019	Third Submittal to LUESA/Huntersville	3
10/19/2020	Fourth Submittal to LUESA/Huntersville	4
12/21/2020	Fifth Submittal to LUESA/Huntersville	5



Engineer:

RJH

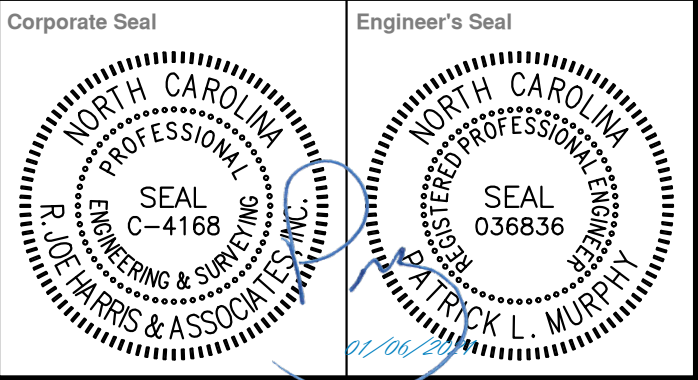
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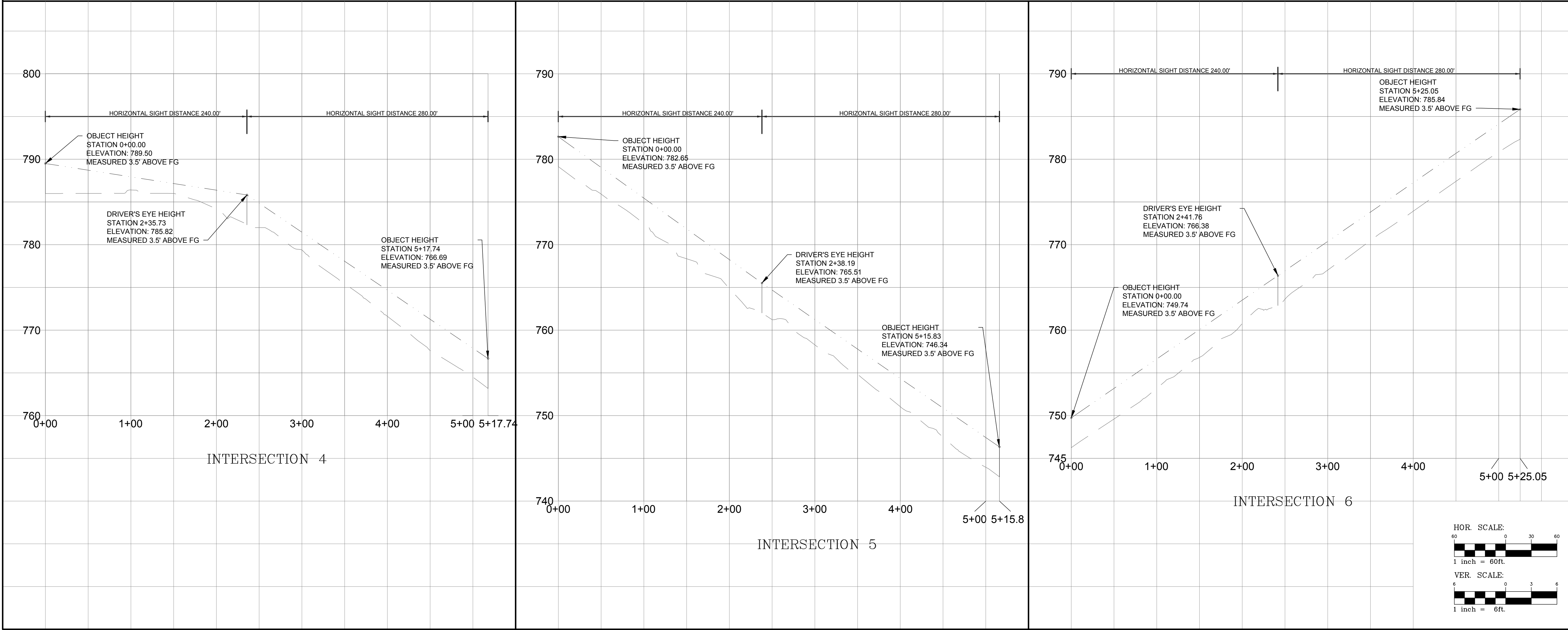


Project Manager I. Bailey	Drawn J. Vavrina
Department Manager P. Murphy	Checked P. Murphy
Print/Plot Date December 21, 2020	
Asbuilt Drawn -	Asbuilt Date -
Client LSTAR VENTURES	
8430 REA ROAD SUITE F CHARLOTTE, NORTH CAROLINA 28277 P: (704) 994-3294	

Bryton Sketch Plan Revision

Drawing Title:
Sight Distance 1

Project No. 2869 DWG File Name: 2869_Sight Distance	Drawing No. S-1
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DATE	ISSUED FOR	REV
06/04/2018	Pre Submittal to LUESA/Huntsville	0
08/16/2018	Initial Submittal to LUESA/Huntsville	1
01/30/2019	Second Submittal to LUESA/Huntsville	2
04/30/2019	Third Submittal to LUESA/Huntsville	3
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12/21/2020	Fifth Submittal to LUESA/Huntsville	5



Engineer:

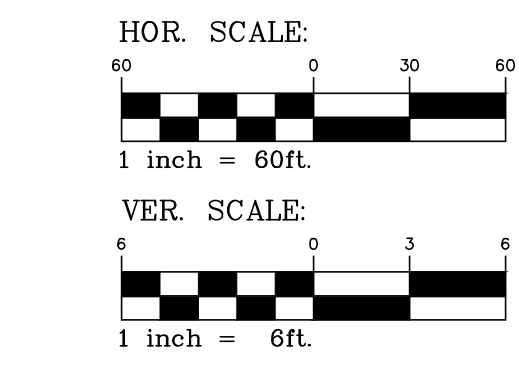
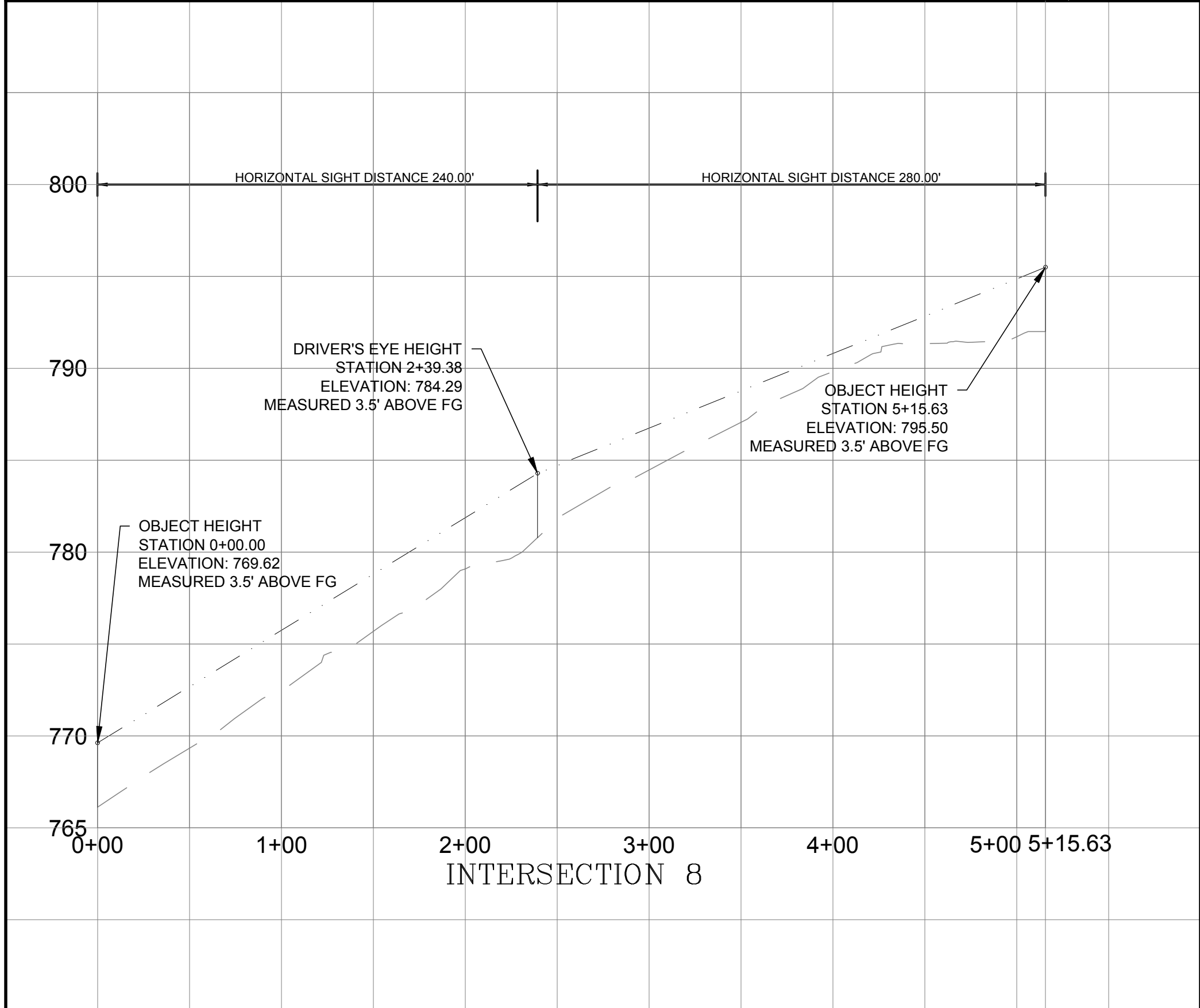
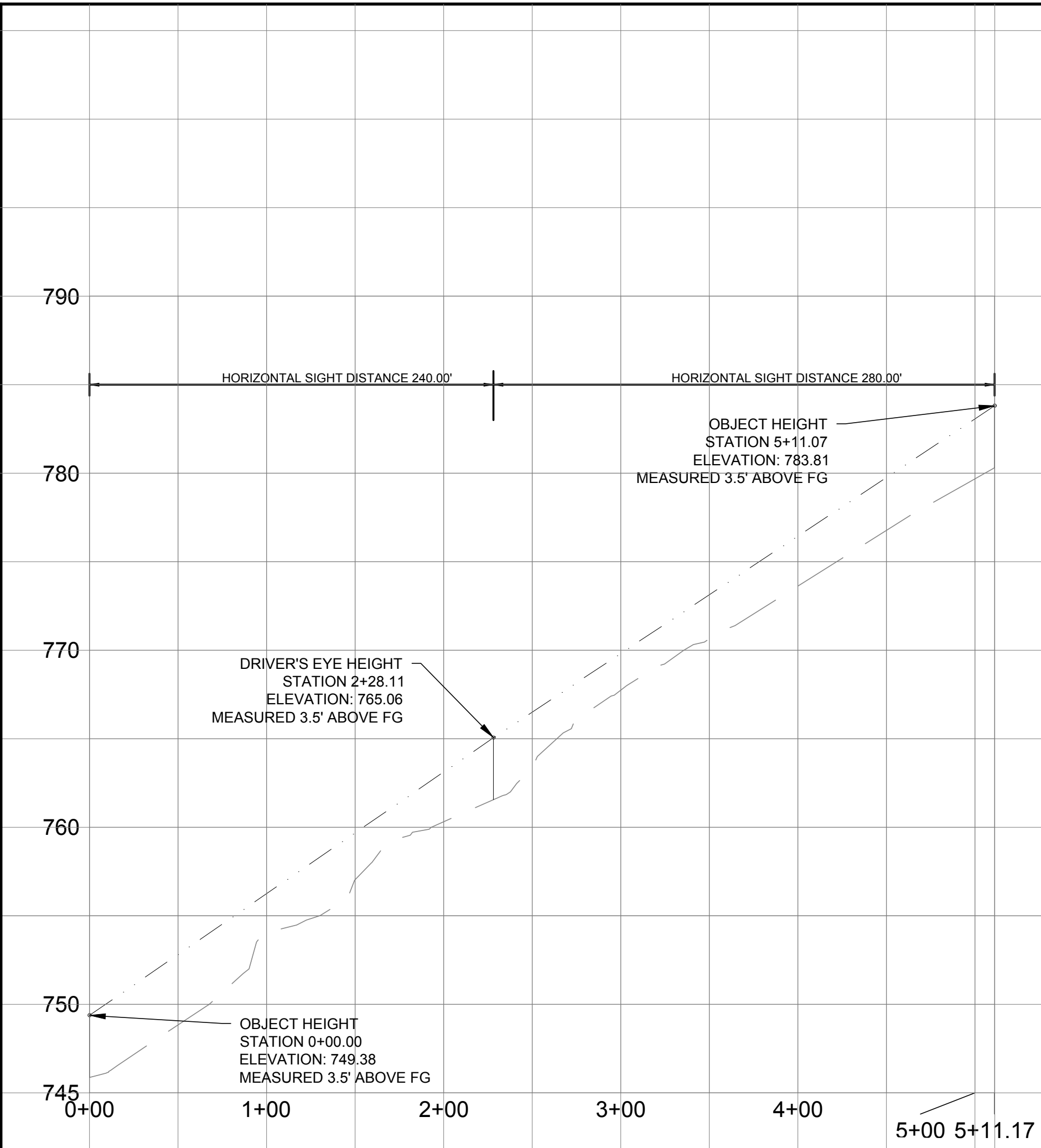
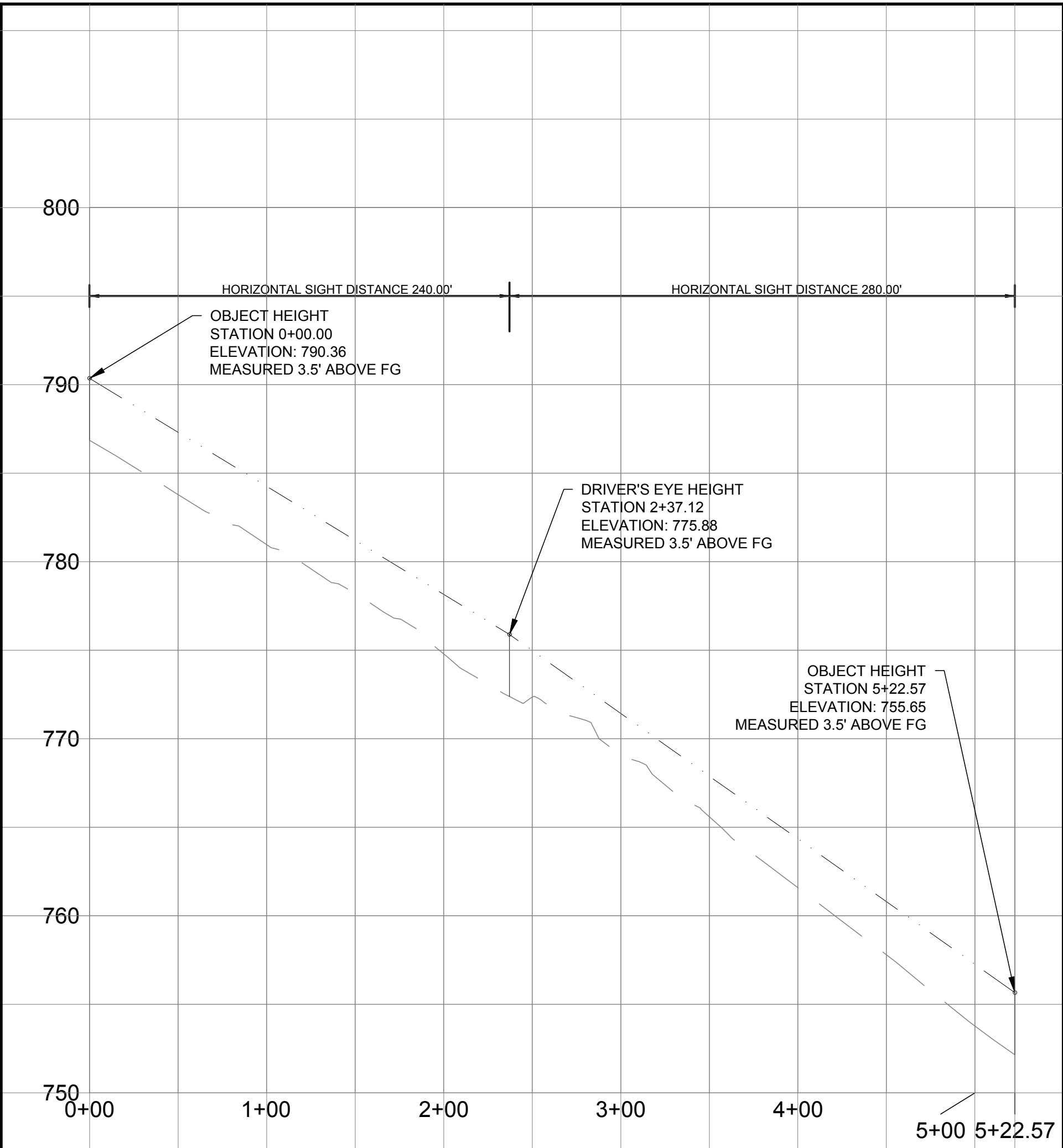
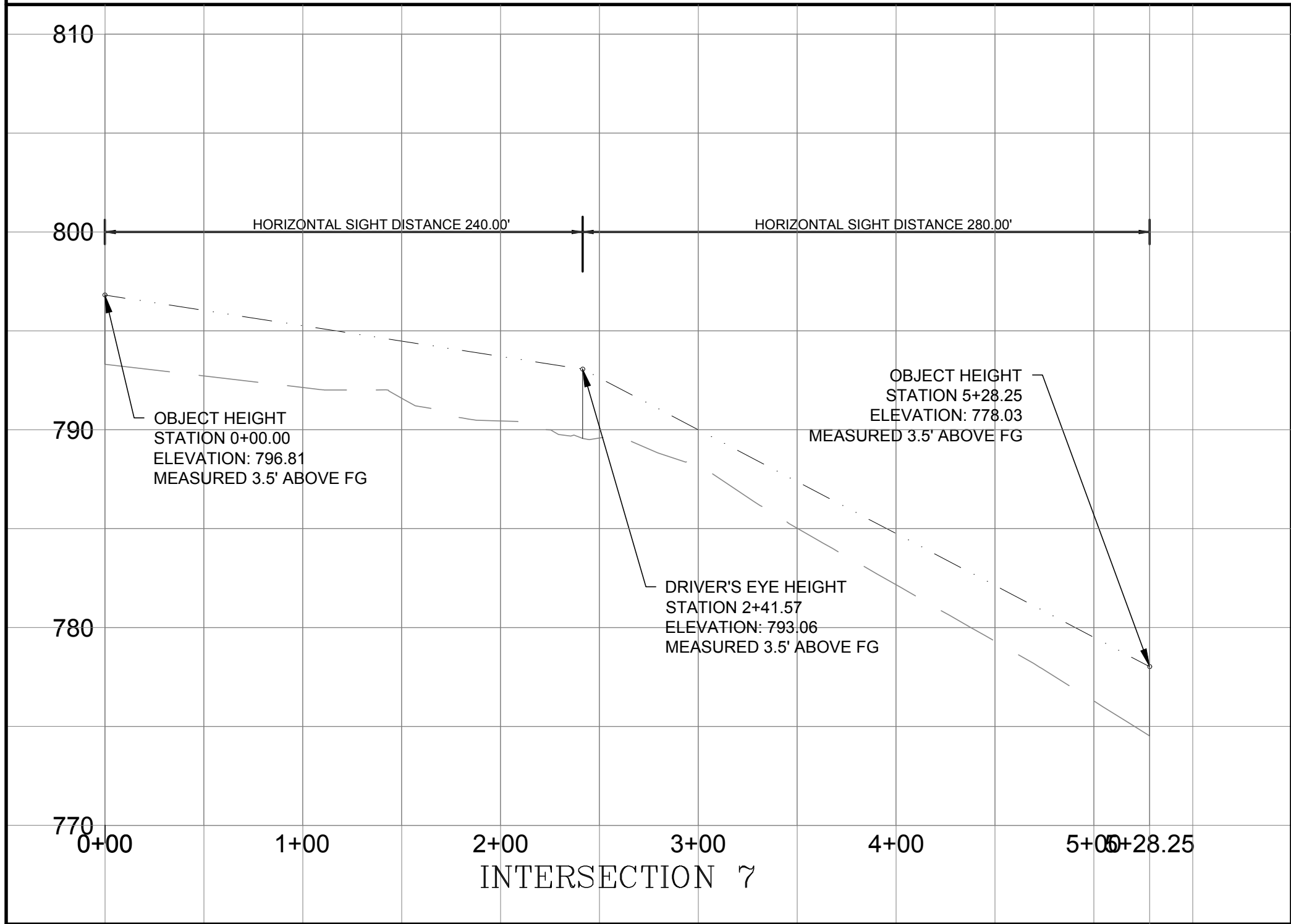
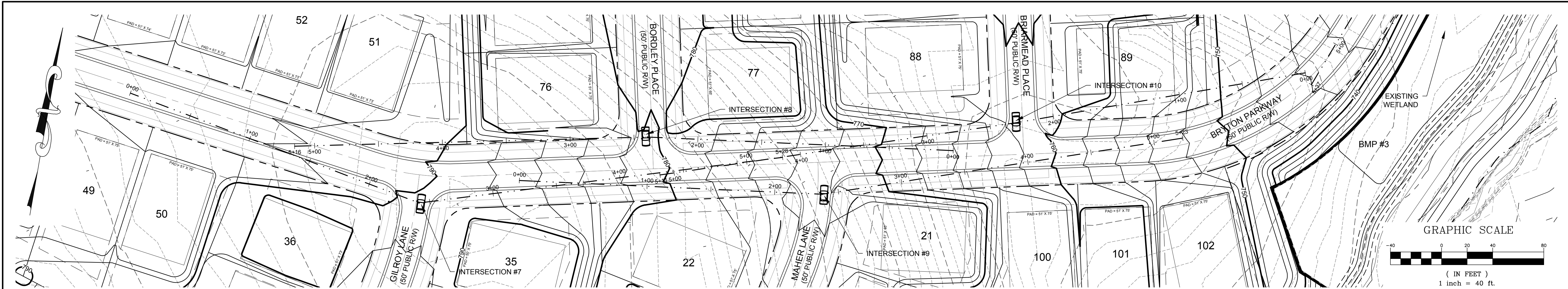
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Project Manager I. Bailey	Drawn J. Vavrina
Department Manager P. Murphy	Checked P. Murphy
Print/Plot Date December 21, 2020	
Asbuilt Drawn -	Asbuilt Date -
Client 8430 REA ROAD SUITE F CHARLOTTE, NORTH CAROLINA 28277 P: (704) 994-3294	
Project: Bryton Sketch Plan Revision	
Drawing Title: Sight Distance 2	
Project No. 2869	Drawing No. S-2

DWG File Name:
2869_Sight Distance



DATE	ISSUED FOR	REV
06/04/2018	Pre Submittal to LUESA/Huntersville	0
08/16/2018	Initial Submittal to LUESA/Huntersville	1
01/30/2019	Second Submittal to LUESA/Huntersville	2
04/30/2019	Third Submittal to LUESA/Huntersville	3
10/19/2020	Fourth Submittal to LUESA/Huntersville	4
12/21/2020	Fifth Submittal to LUESA/Huntersville	5

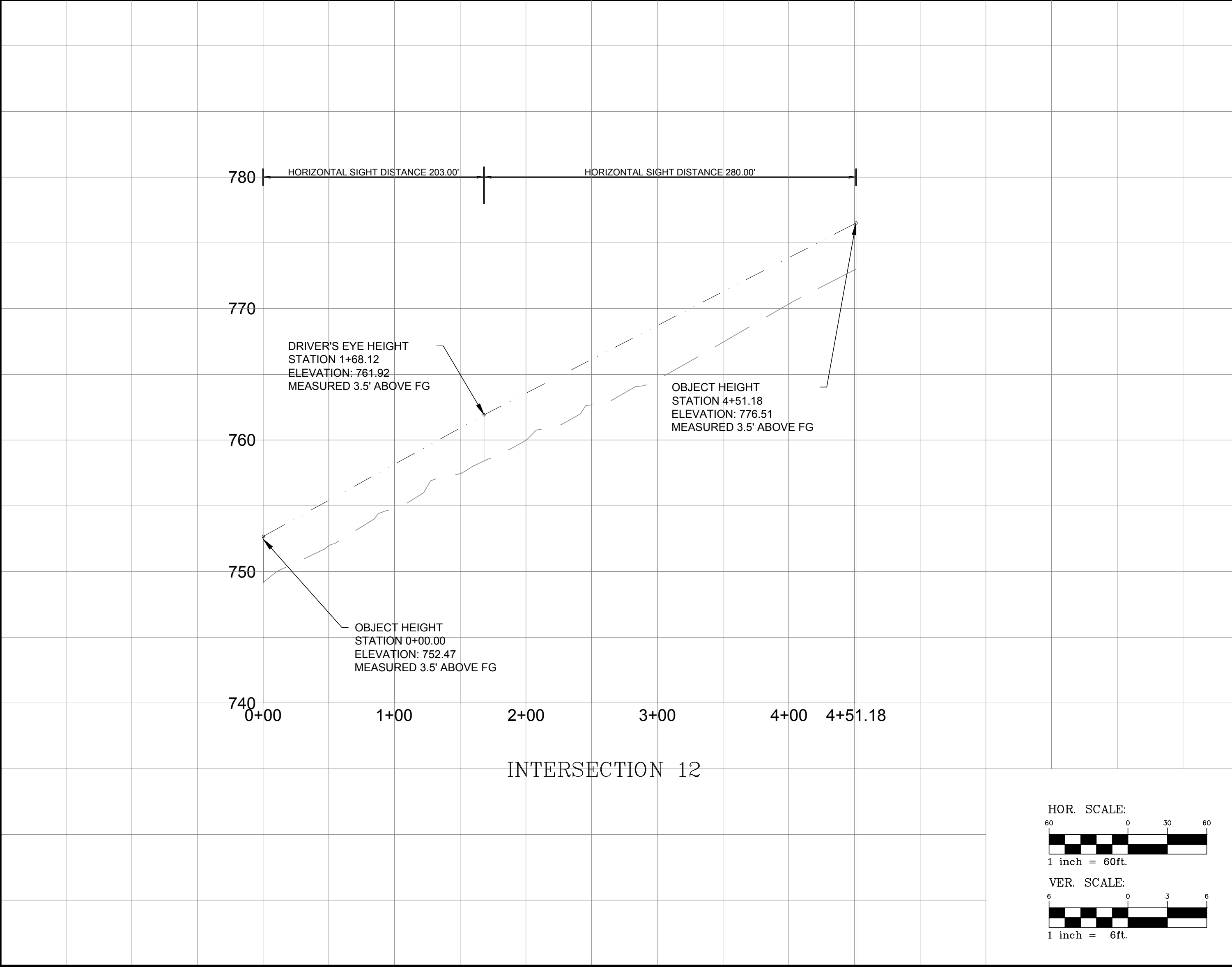
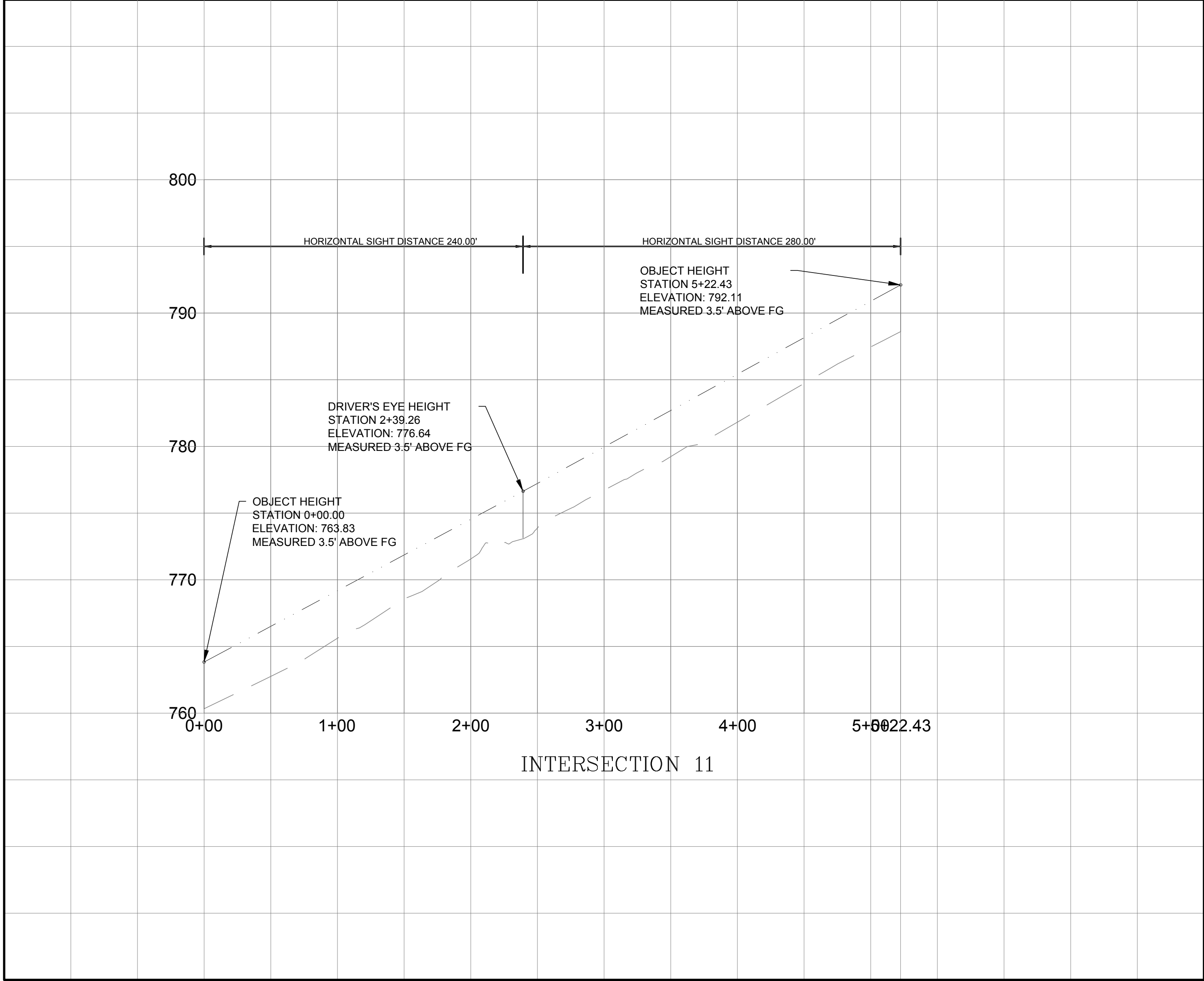
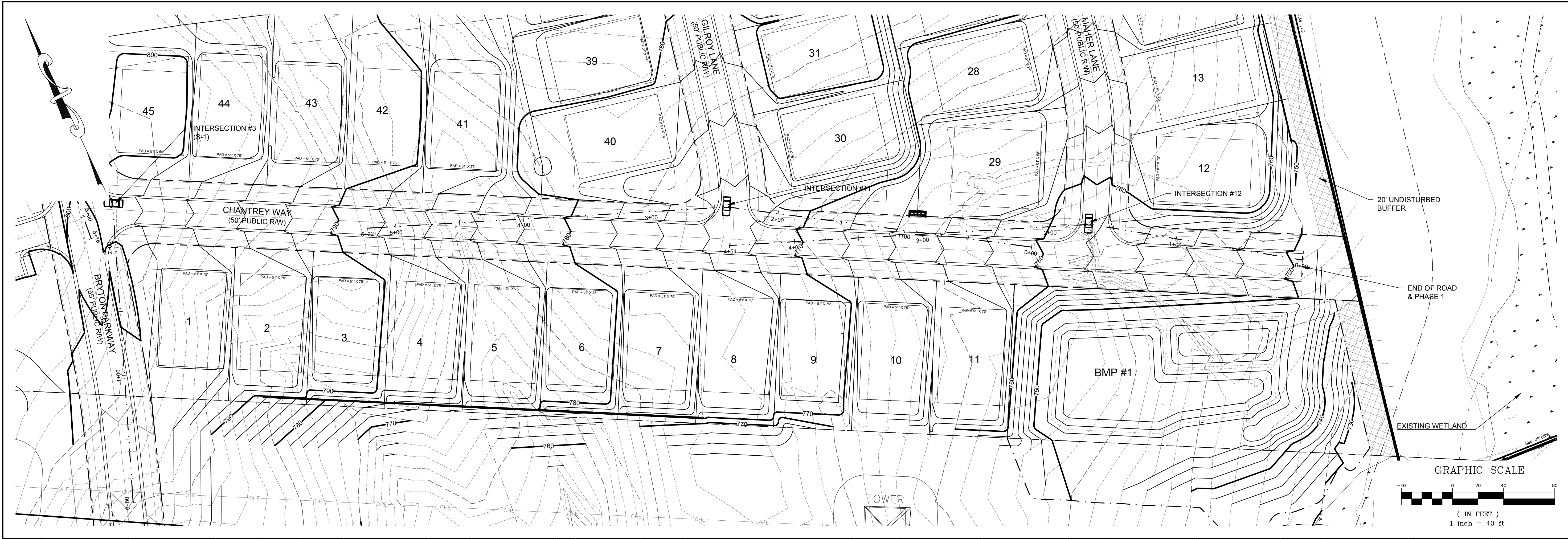
Engineer:

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Project Manager I. Bailey	Drawn J. Vavrina
Department Manager P. Murphy	Checked P. Murphy
Print/Plot Date December 21, 2020	
Asbuilt Drawn -	Asbuilt Date -
Client 8430 REA ROAD SUITE F CHARLOTTE, NORTH CAROLINA 28277 P: (704) 994-3294	
Project: Bryton Sketch Plan Revision	
Drawing Title: Sight Distance 3	
Project No. 2869 DWG File Name: 2869_Sight Distance	Drawing No. S-3



DATE	ISSUED FOR	REV
06/04/2018	Pre Submittal to LUESA/Huntersville	0
08/16/2018	Initial Submittal to LUESA/Huntersville	1
01/30/2019	Second Submittal to LUESA/Huntersville	2
04/30/2019	Third Submittal to LUESA/Huntersville	3
10/19/2020	Fourth Submittal to LUESA/Huntersville	4
12/21/2020	Fifth Submittal to LUESA/Huntersville	5

Engineer:

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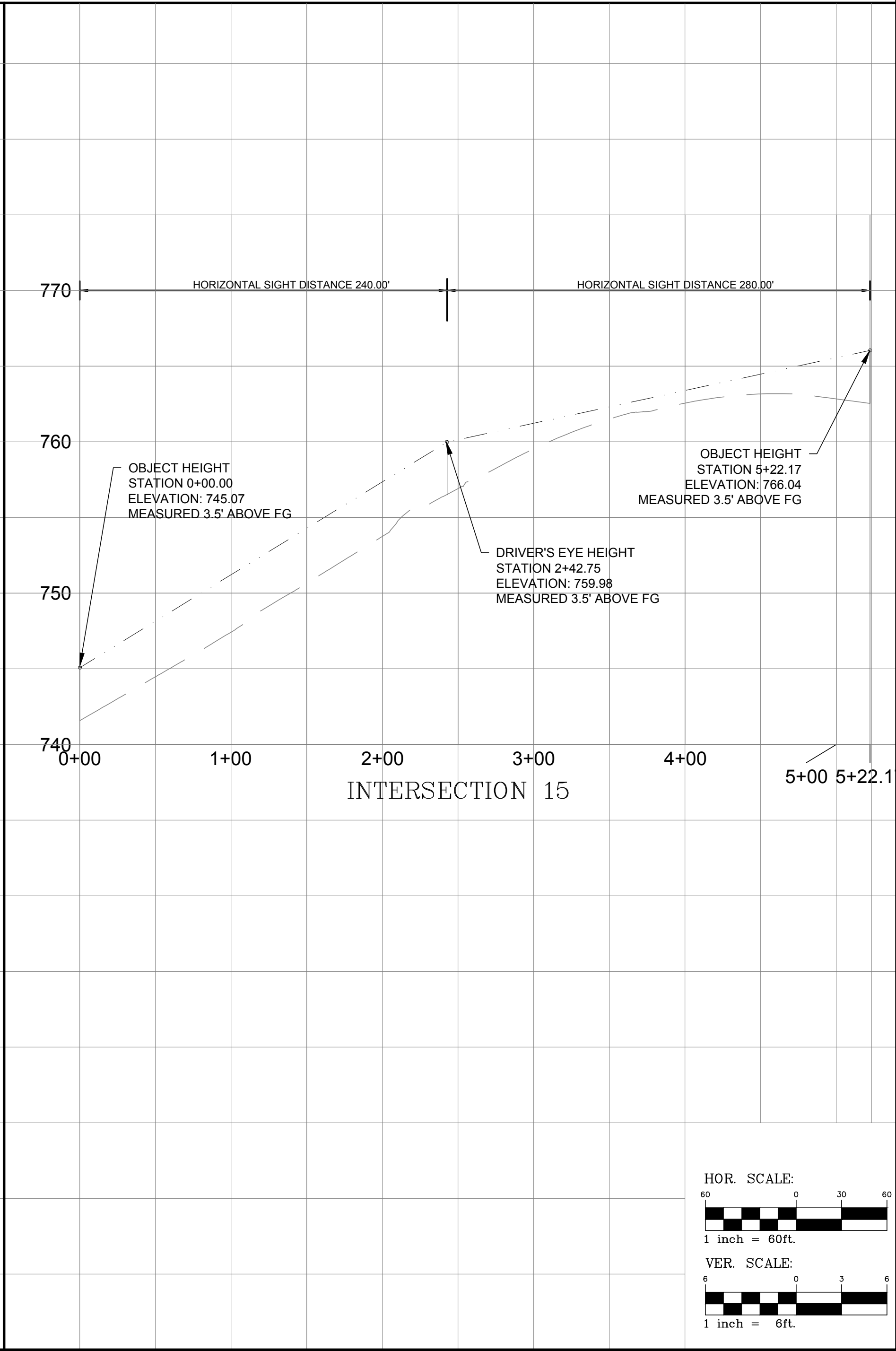
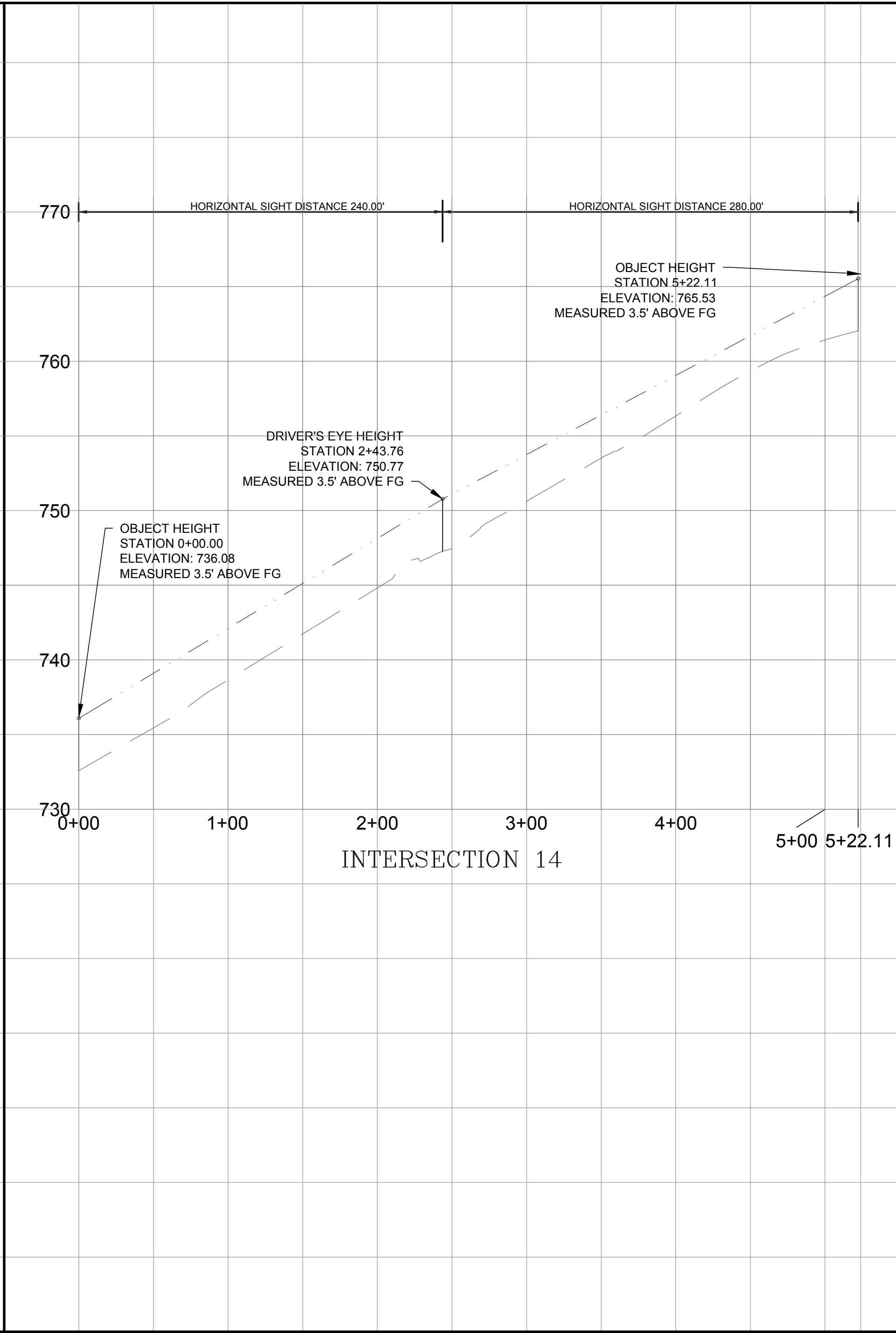
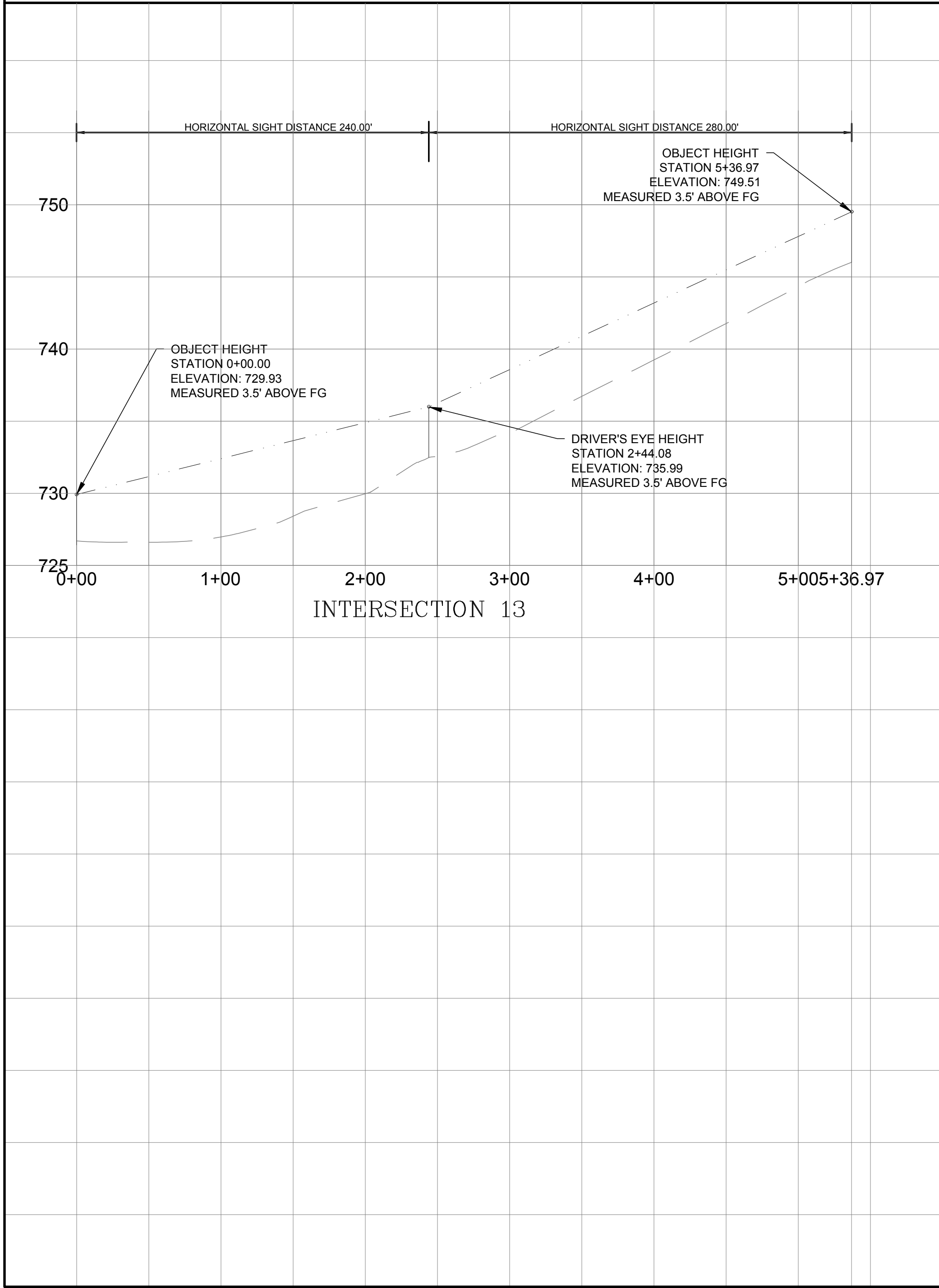
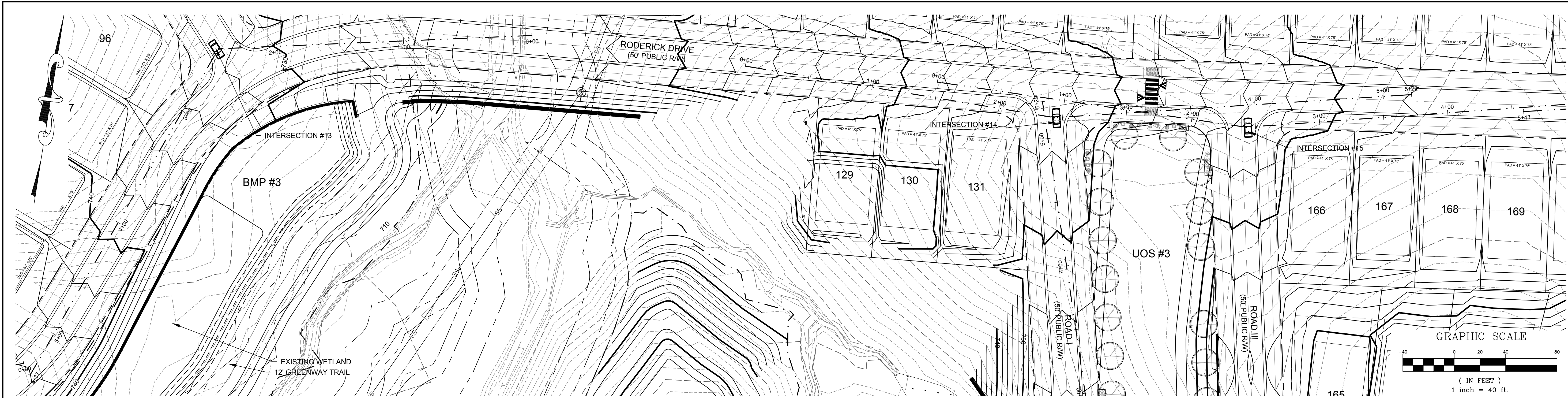
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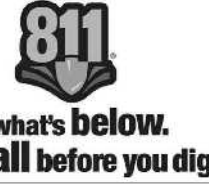
Corporate Seal

Engineer's Seal

Project Manager I. Bailey	Drawn J. Vavrina
Department Manager P. Murphy	Checked P. Murphy
Print/Plot Date December 21, 2020	
Asbuilt Drawn -	Asbuilt Date -
Client 	
8430 REA ROAD SUITE F CHARLOTTE, NORTH CAROLINA 28277 P: (704) 994-3294	
Project: Bryton Sketch Plan Revision	
Drawing Title: Sight Distance 4	
Project No. 2869	Drawing No. S-4
DWG File Name: 2869_Sight Distance	



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12/21/2020	Fifth Submittal to LUESA/Huntersville	5



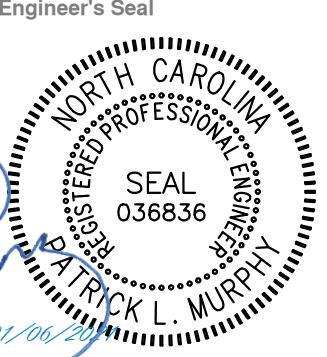
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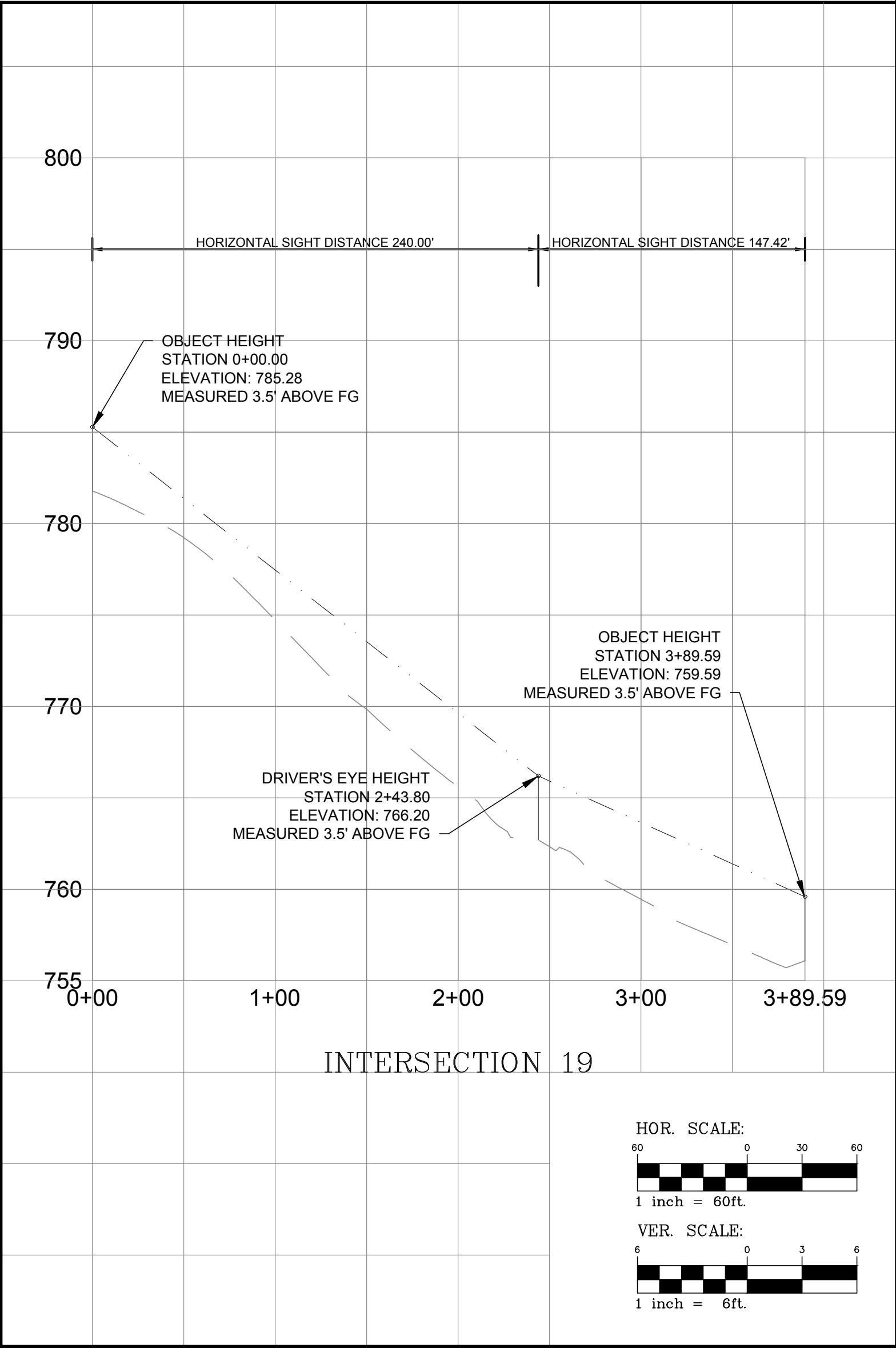
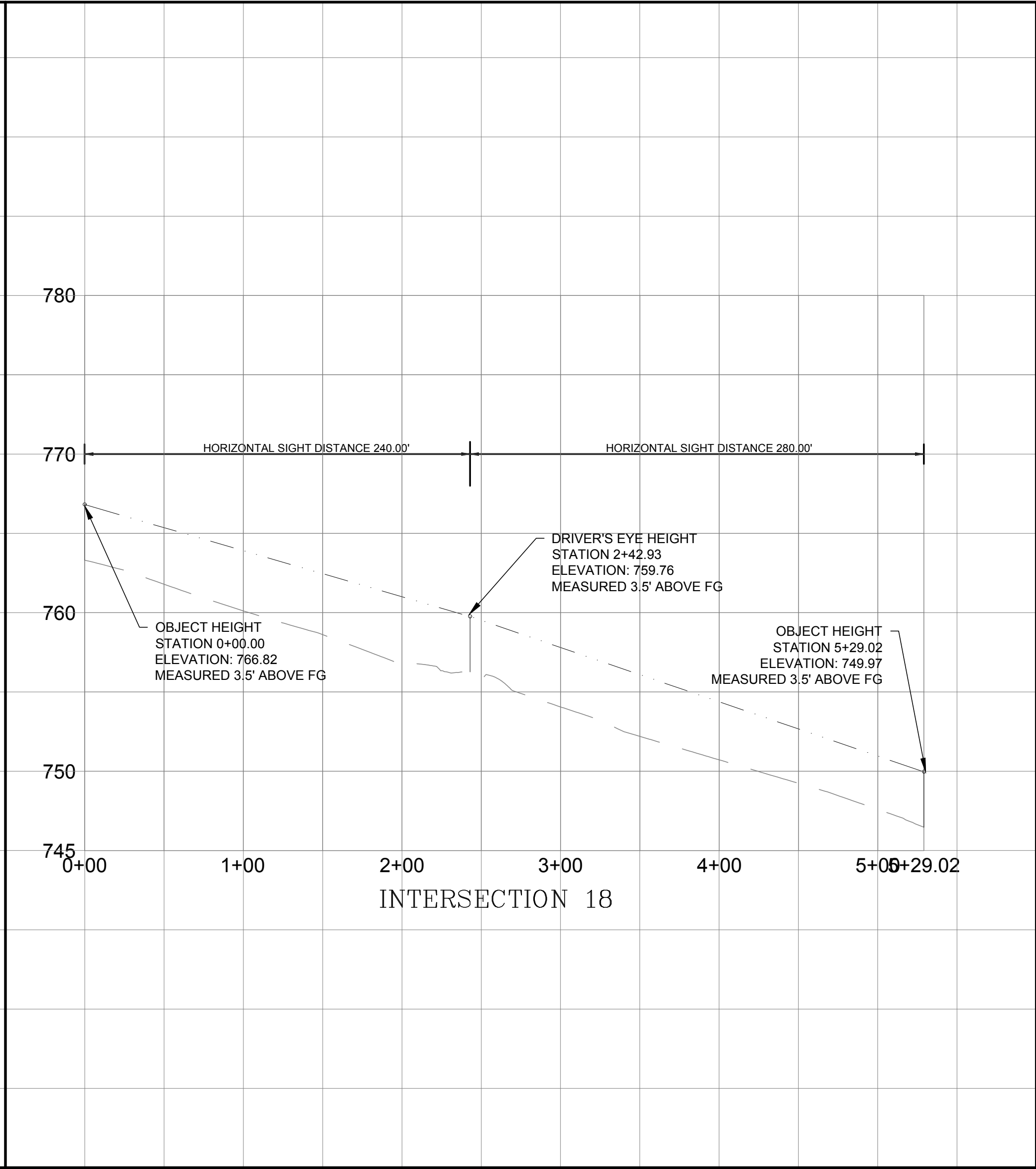
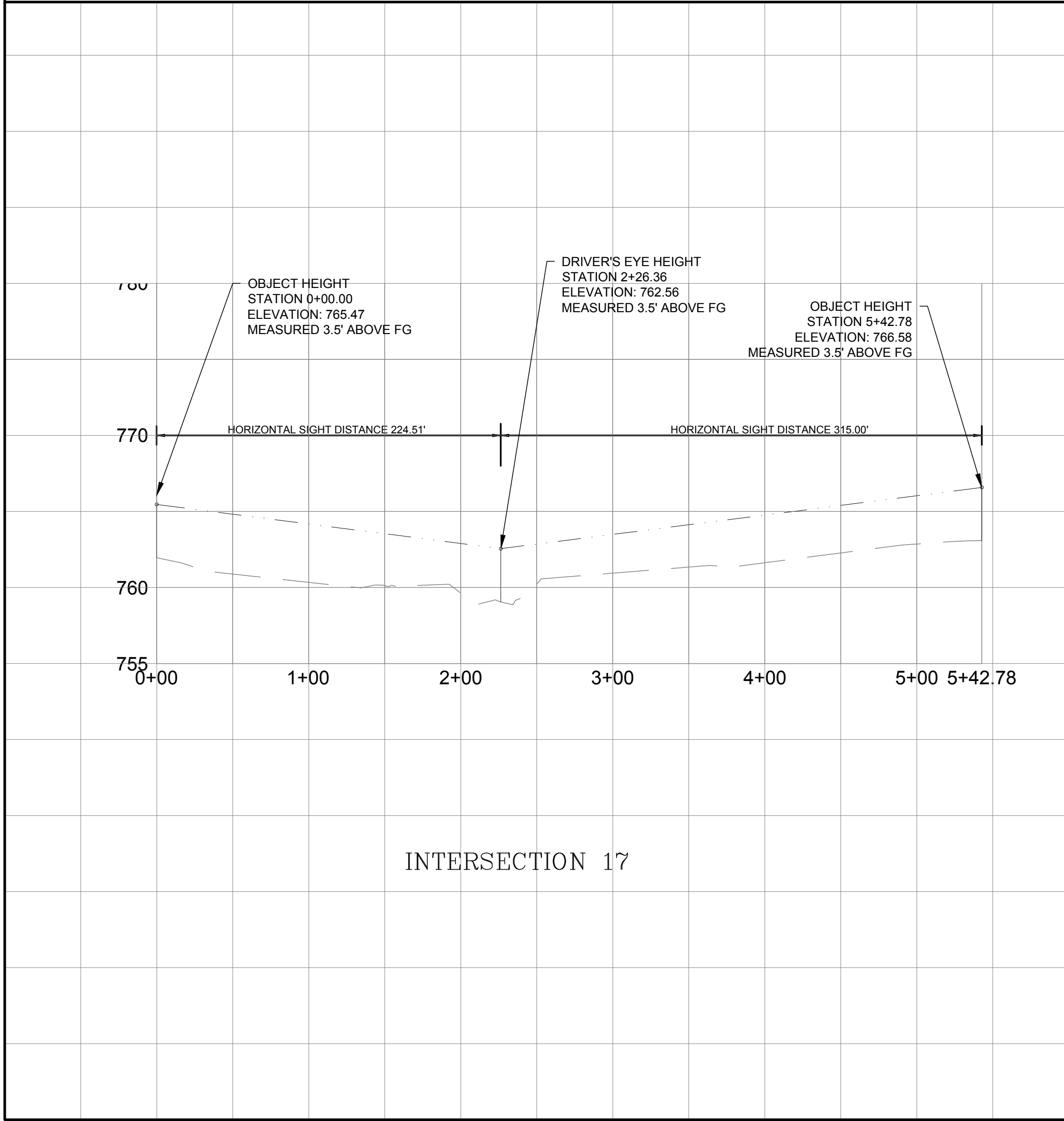
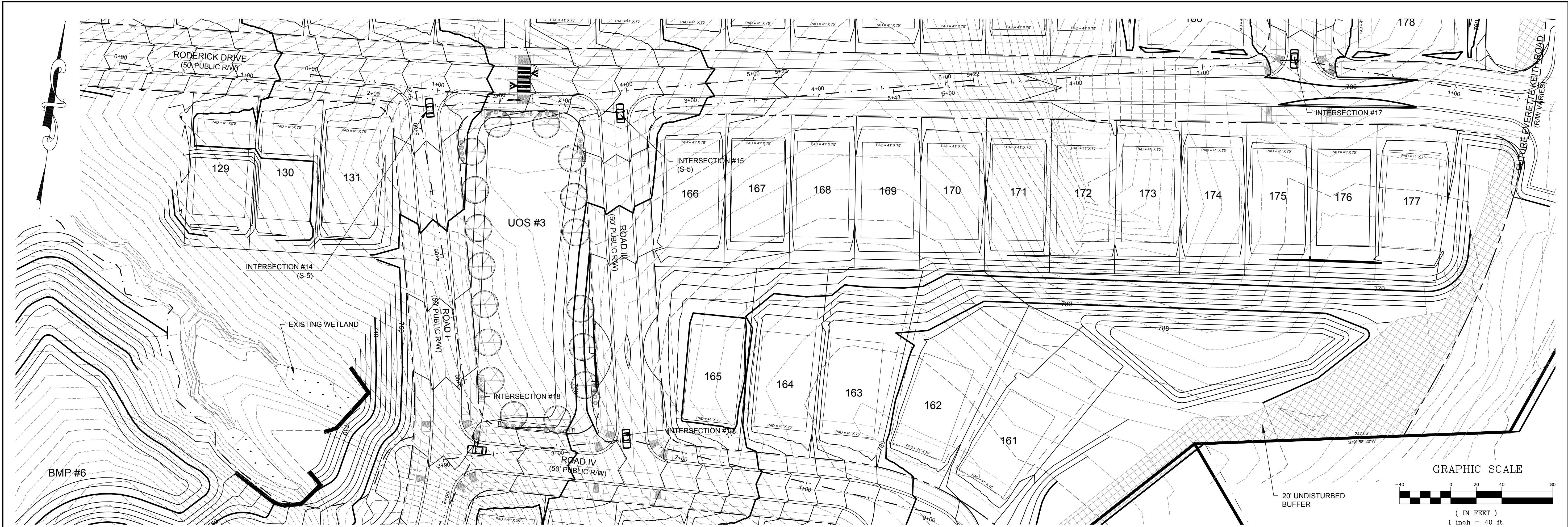
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Department Manager P. Murphy	Checked P. Murphy
Print/Plot Date December 21, 2020	
Asbuilt Drawn -	Asbuilt Date -
Client  8430 REA ROAD SUITE F CHARLOTTE, NORTH CAROLINA 28277 P: (704) 994-3294	
Project: Bryton Sketch Plan Revision	
Drawing Title: Sight Distance 5	
Project No. 2869 DWG File Name: 2869_Sight Distance	Drawing No. S-5



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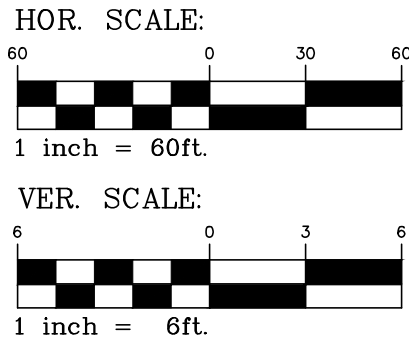
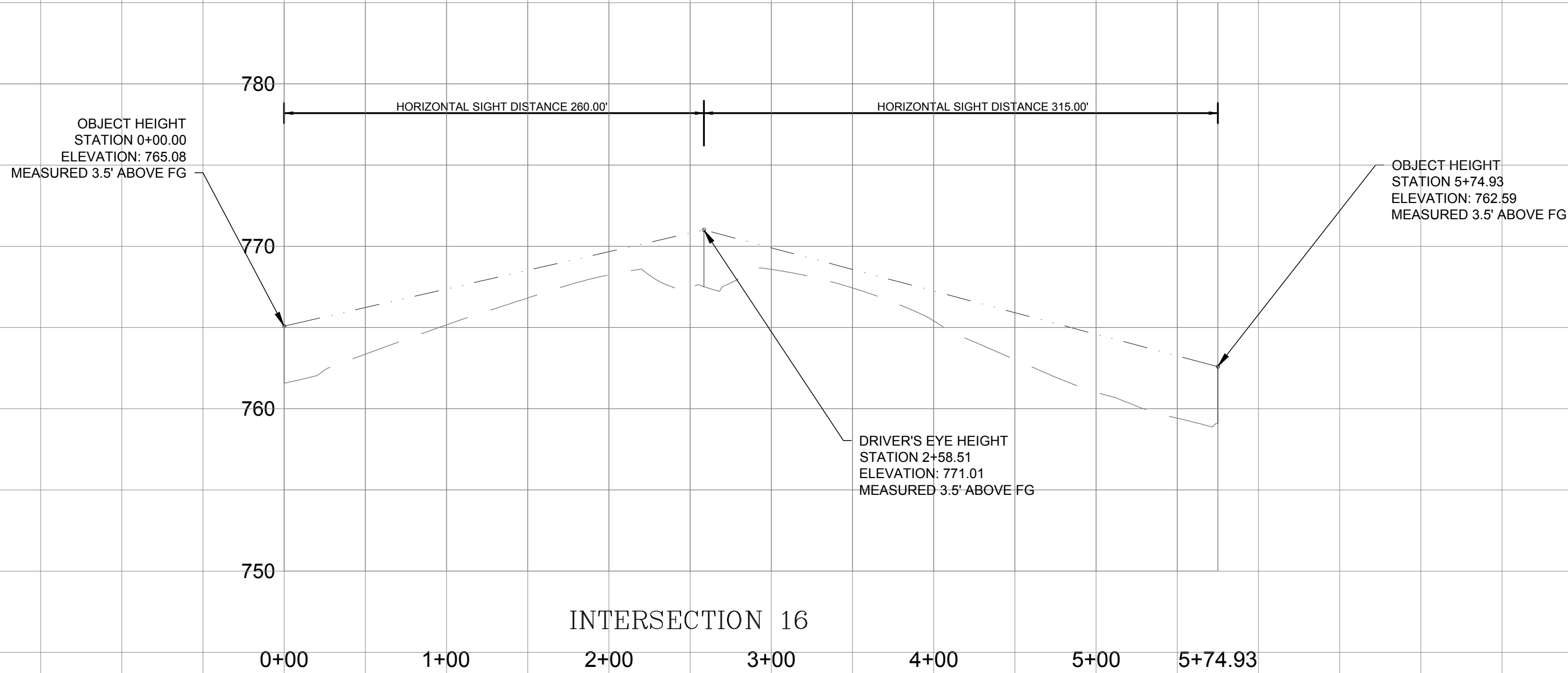
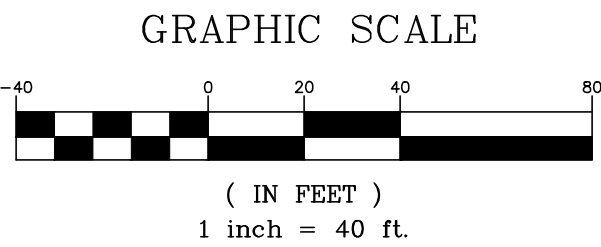
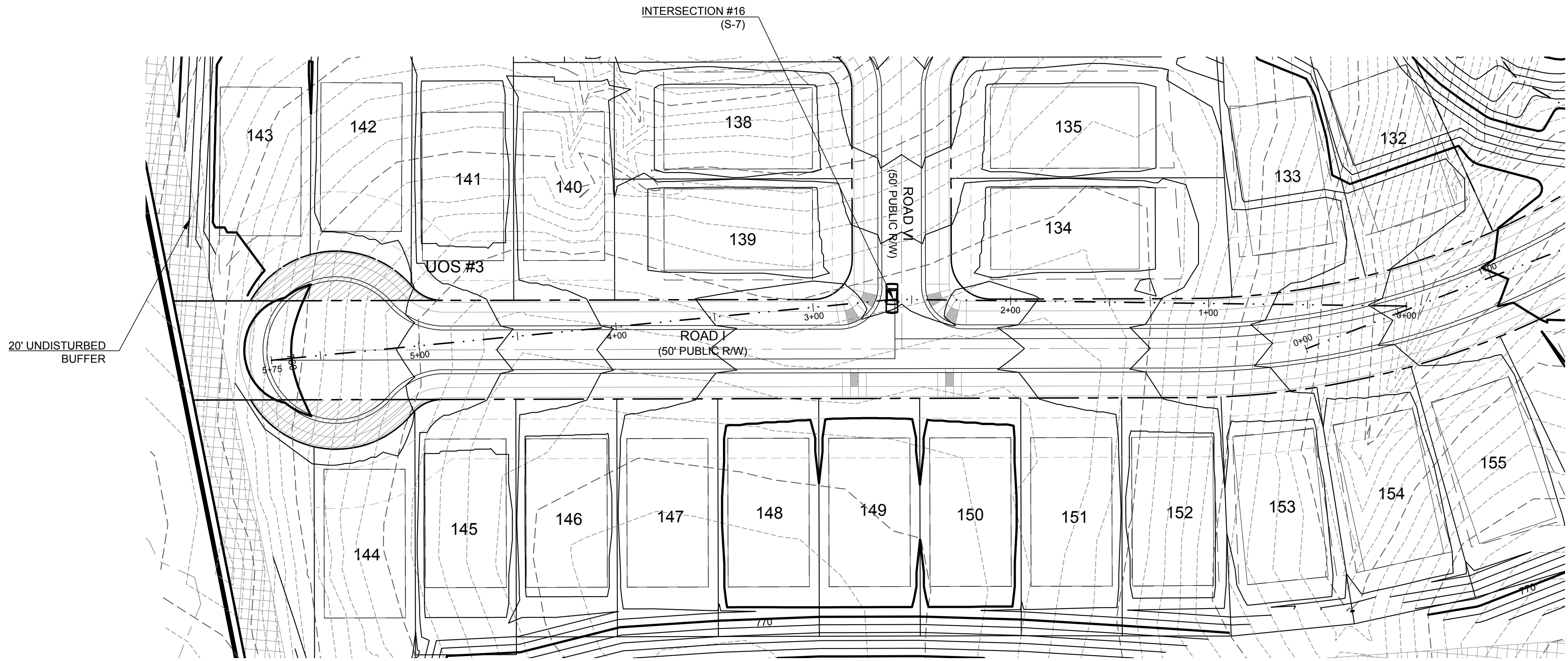
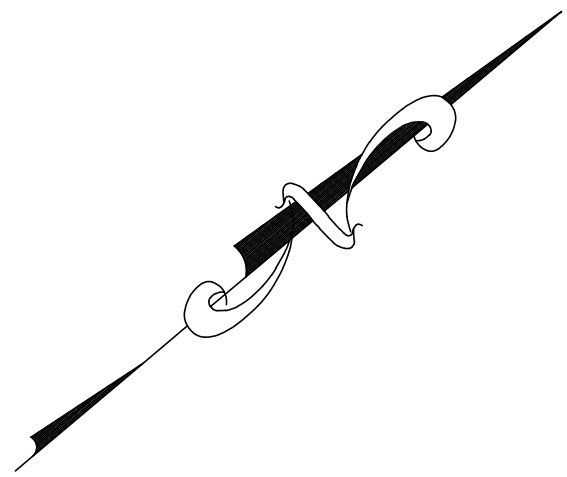
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Engineer's Seal

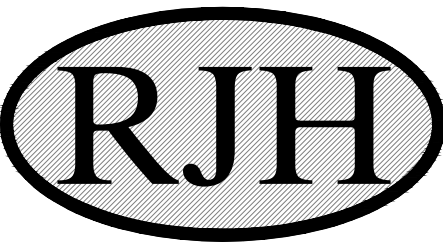
Project Manager I. Bailey	Drawn J. Vavrina
Department Manager P. Murphy	Checked P. Murphy
Print/Plot Date December 21, 2020	
Asbuilt Drawn -	Asbuilt Date -
Client LSTAR VENTURES	
8430 REA ROAD SUITE F CHARLOTTE, NORTH CAROLINA 28277 P: (704) 994-3294	
Project: Bryton Sketch Plan Revision	
Drawing Title: Sight Distance 6	
Project No. 2869 DWG File Name: 2869_Sight Distance	Drawing No. S-6



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Corporate Seal



Engineer's Seal



Project Manager

I. Bailey

Department Manager

P. Murphy

Print/Plot Date

December 21, 2020

Asbuilt Drawn

-

Asbuilt Date

-

Client



8430 REA ROAD SUITE F
CHARLOTTE, NORTH CAROLINA 28277
P: (704) 994-3294

Project:

Bryton Sketch Plan Revision

Drawing Title:

Sight Distance 7

Project No.

2869

DWG File Name:

2869_Sight Distance

Drawing No.

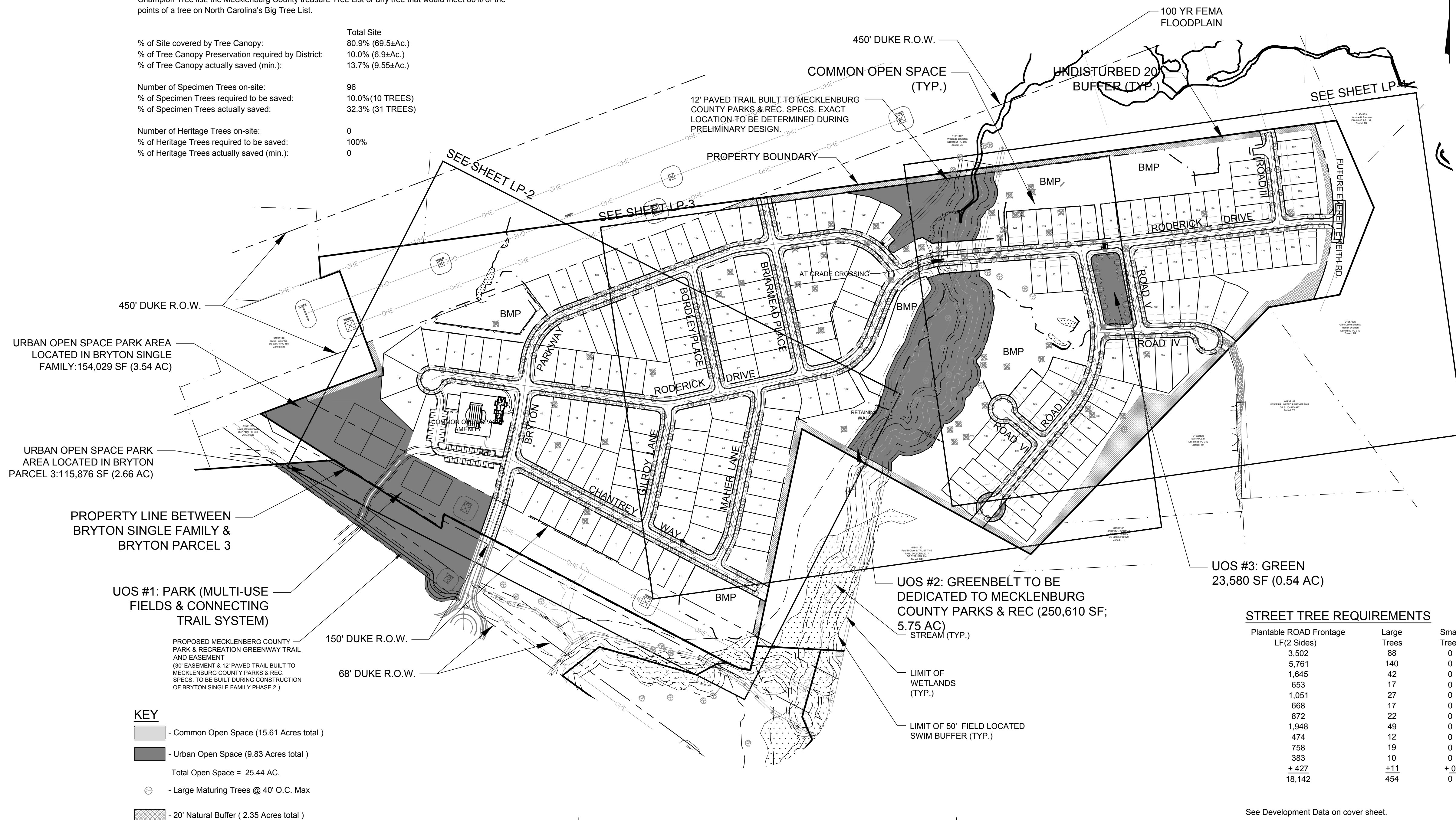
S-7

Specimen tree - A tree (or group of trees) that may be considered important community assets due to their unique or noteworthy characteristics or values. A tree may be considered a specimen tree based on its size, age, rarity or special historical or ecological significance and may also meet the following criteria:

- Large hardwood (e.g. oaks, poplars, maples, etc.) and softwoods (e.g. pines) in good or better condition with a DBH of 24" or greater.
- Smaller understory trees (e.g. dogwoods, redbuds, sourwoods, persimmons, etc.) in good or better condition with a DBH of 12" or greater.
- Lesser-sized trees of rare species or special intrinsic value as approved by staff.

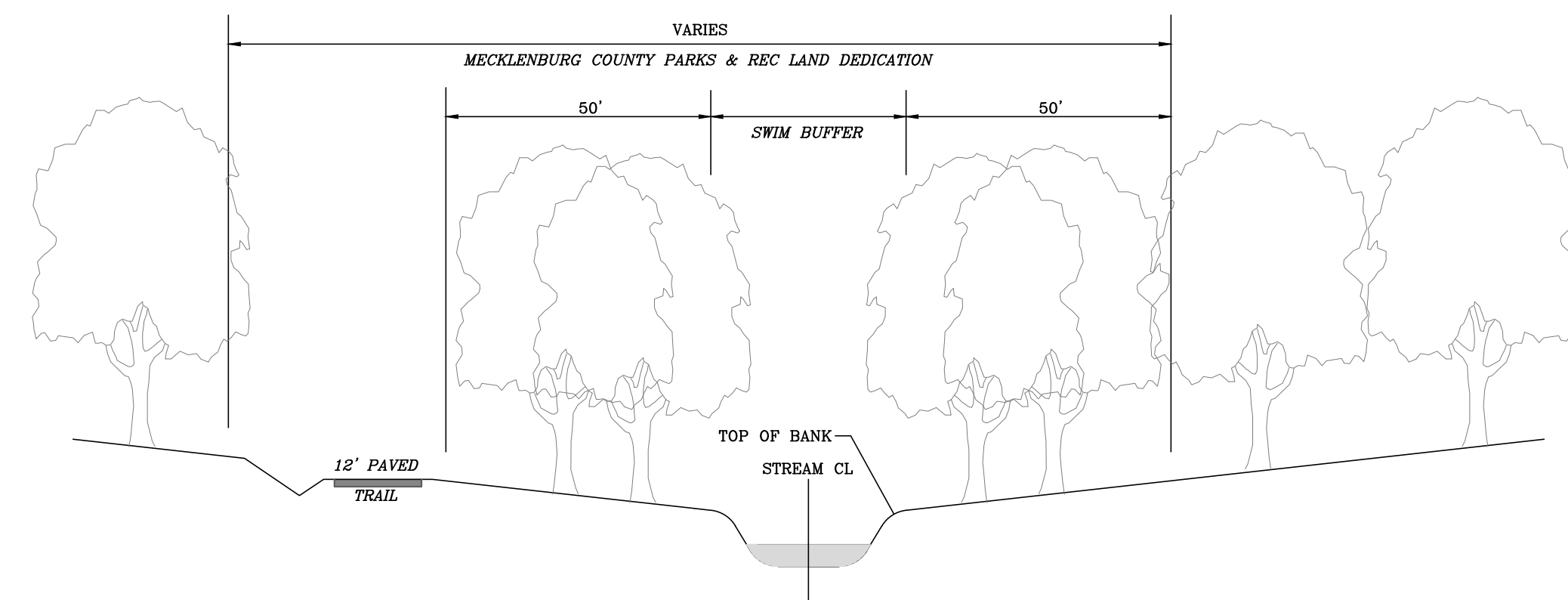
Heritage tree - A tree that is listed in the North Carolina Big Tree List, the American Forest Association's Champion Tree list, the Mecklenburg County treasure Tree List or any tree that would meet 80% of the points of a tree on North Carolina's Big Tree List.

% of Site covered by Tree Canopy:	Total Site 80.9% (69.5Ac.)
% of Tree Canopy Preservation required by District:	10.0% (6.2Ac.)
% of Tree Canopy actually saved (min.):	13.7% (9.55Ac.)
Number of Specimen Trees on-site:	96
% of Specimen Trees required to be saved:	10.0%(10 TREES)
% of Specimen Trees actually saved:	32.3% (31 TREES)
Number of Heritage Trees on-site:	0
% of Heritage Trees required to be saved:	100%
% of Heritage Trees actually saved (min.):	0



Note: Urban open spaces shall include one or more of the following: landscaping, walks, seating, fountains, playground equipment, statues, etc. Materials used shall be a combination of brick pavers, stamped asphalt, stone, wrought iron, wood, crushed gravel or stone etc.

UOS #	Area	Type
UOS #1	154,029 SF	Park (Multi-Use Fields & Connectivity)
UOS #2	1,248 LF; 242,678	Greenbelt
UOS #3	23,581 SF	Green



GREENBELT TRAIL SECTION

Plantable ROAD Frontage LF(2 Sides)	Large Trees	Small Trees	Street Name
3,502	88	0	Bryton Park
5,761	140	0	Roderick D
1,645	42	0	Chantry W
653	17	0	Gilroy Lane
1,051	27	0	Mahe Lane
668	17	0	Bordley Pla
872	22	0	Briarmead
1,948	49	0	Road I
474	12	0	Road III
758	19	0	Road IV
383	10	0	Road V
+ 427	+11	+ 0	Road VI
18,142	454	0	Total (454)

See Development Data on cover sheet.

Road Frontage: 18,142

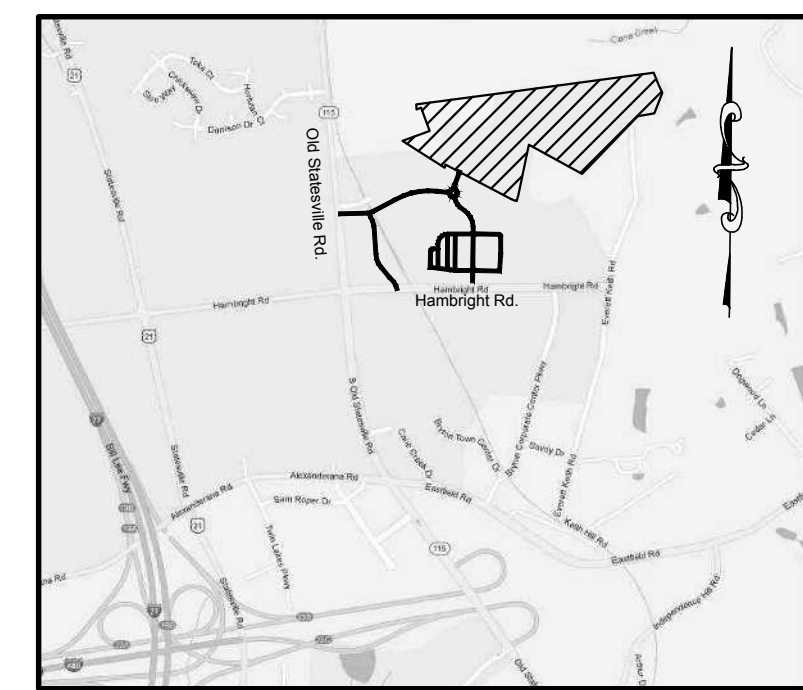
Street Trees Required: $18,142 / 40 = 454$ Street Trees

Proposed: 404 Large

- Large maturing trees shall be from approved urban forestry species list.
- Different species of trees shall be used on different streets.

No heritage trees exist on this property.

Note:
Street tree location to be approximate and subject to change at preliminary/construction plan phase.
No street trees within 40 feet of a radius return.



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Engineer:



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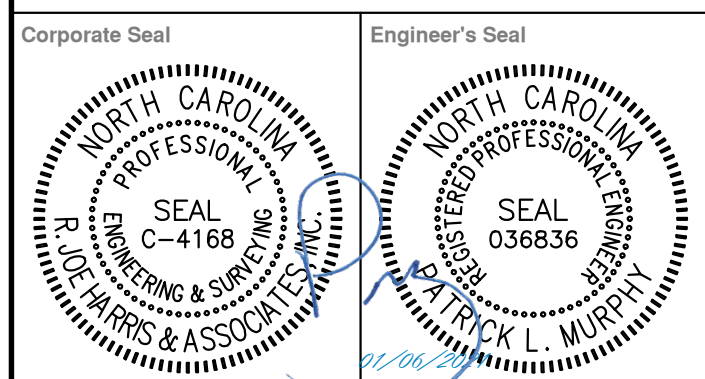
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Project Manager I.Bailey	Drawn J.Vavrina
Department Manager P.Murphy	Checked P.Murphy

December 21, 2020

Asbuilt Drawn

Asbuilt Date

Client	
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8430 REA ROAD SUITE F
CHARLOTTE, NORTH CAROLINA 28277
P: (704) 994-3294

Project:

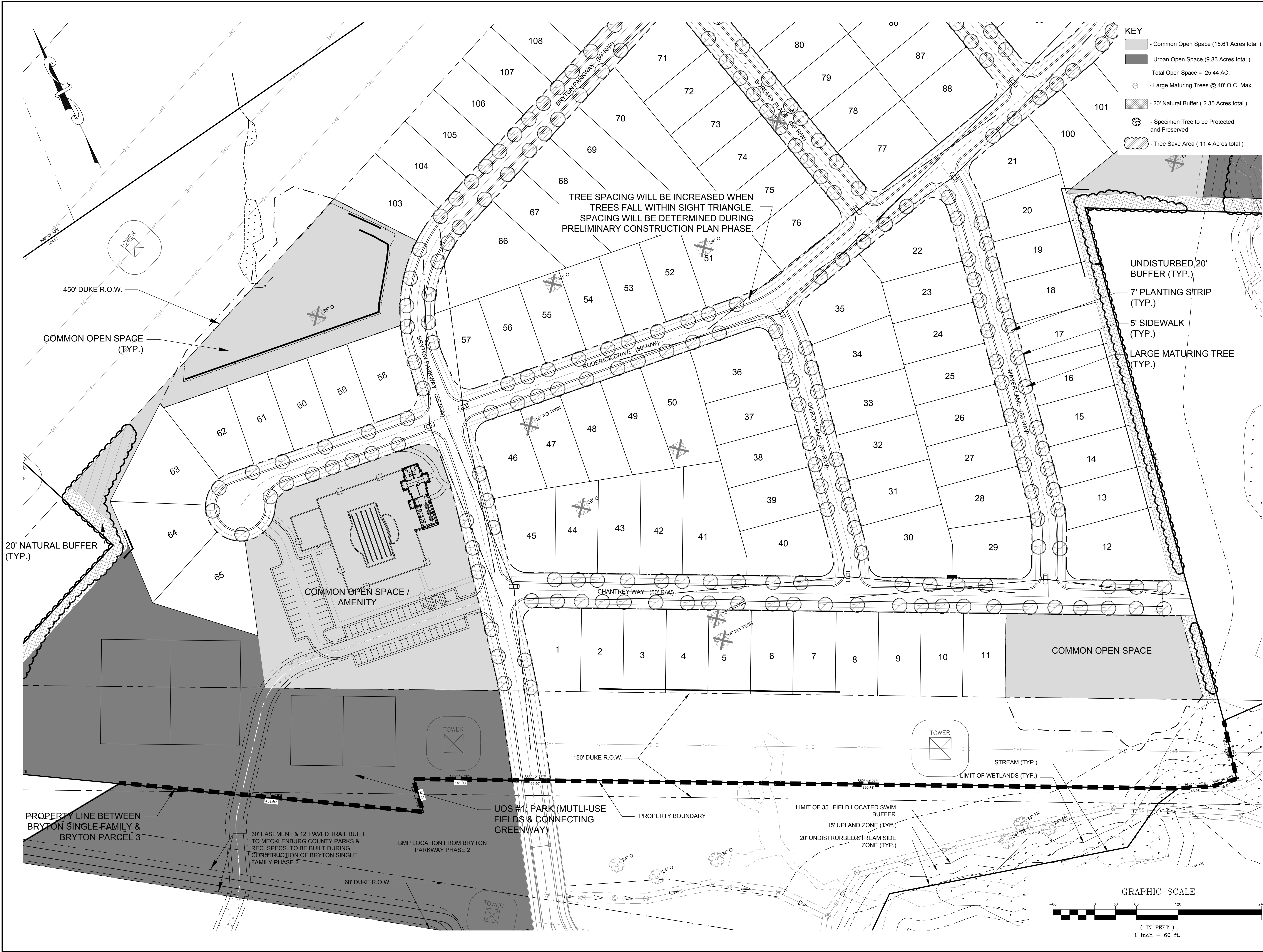
Bryton Sketch Plan Revision

Drawing Title:

Landscaping Plan Overall

Project No.	Drawing No.
2869	
DWG File Name:	
2869_Landscape Plan	LP-1

LP-1



KEY

- Common Open Space (15.61 Acres total)
- Urban Open Space (9.83 Acres total)
- Total Open Space = 25.44 AC.
- Large Maturing Trees @ 40' O.C. Max
- 20' Natural Buffer (2.35 Acres total)
- Specimen Tree to be Protected and Preserved
- Tree Save Area (11.4 Acres total)

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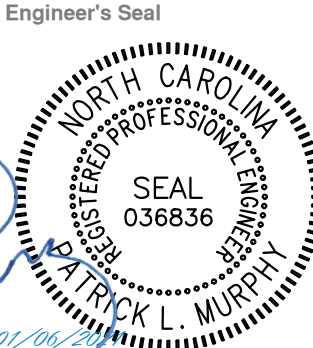
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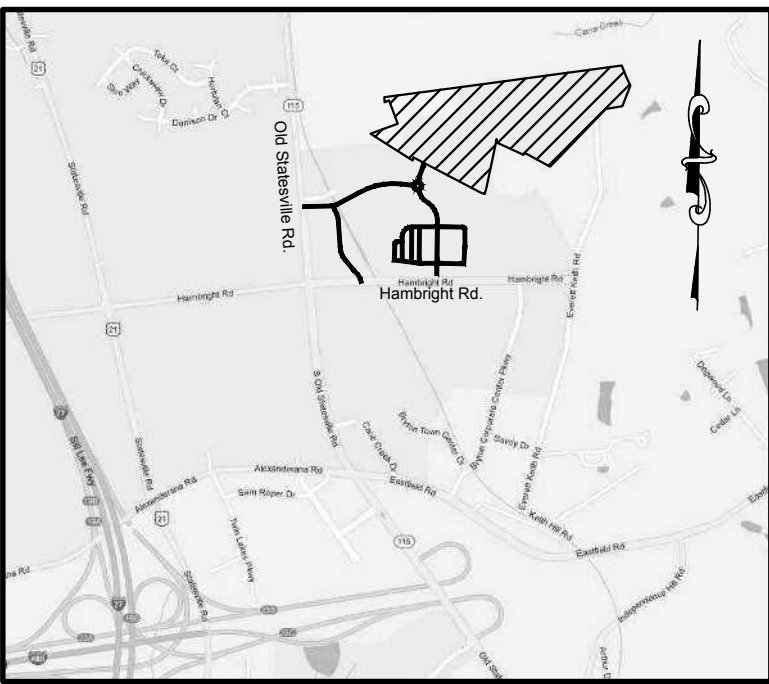
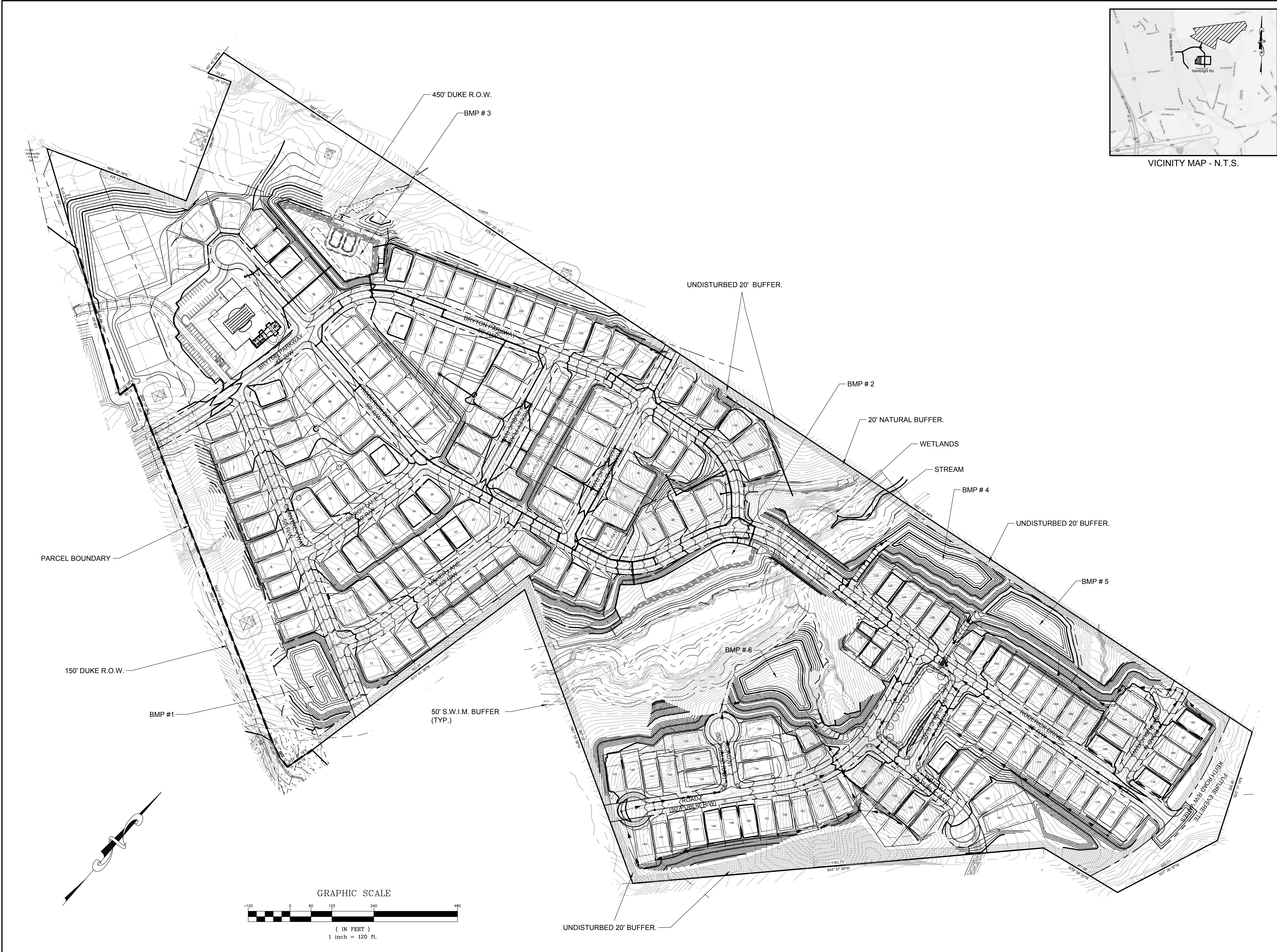


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Client  LSTAR VENTURES	
8430 REA ROAD SUITE F CHARLOTTE, NORTH CAROLINA 28277 P: (704) 994-3294	

Project:
Bryton Sketch Plan Revision

Drawing Title:
Landscaping Plan 1

Project No. 2869	Drawing No. LP-2
DWG File Name: 2869_Landscape Plan	



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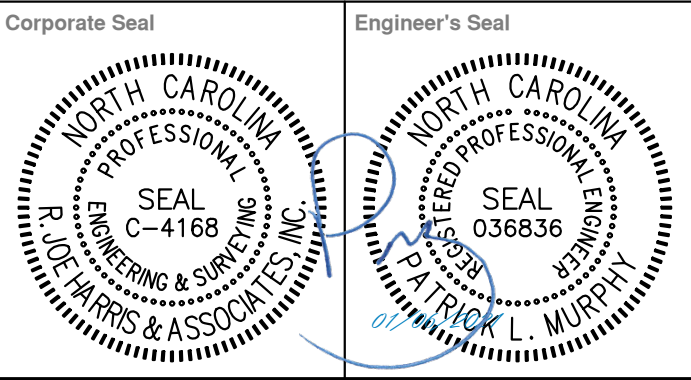
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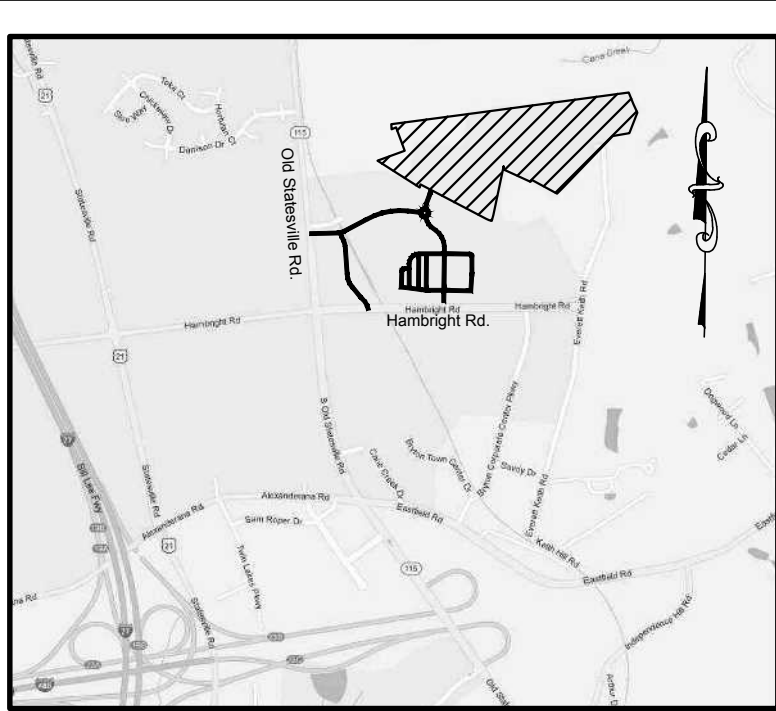
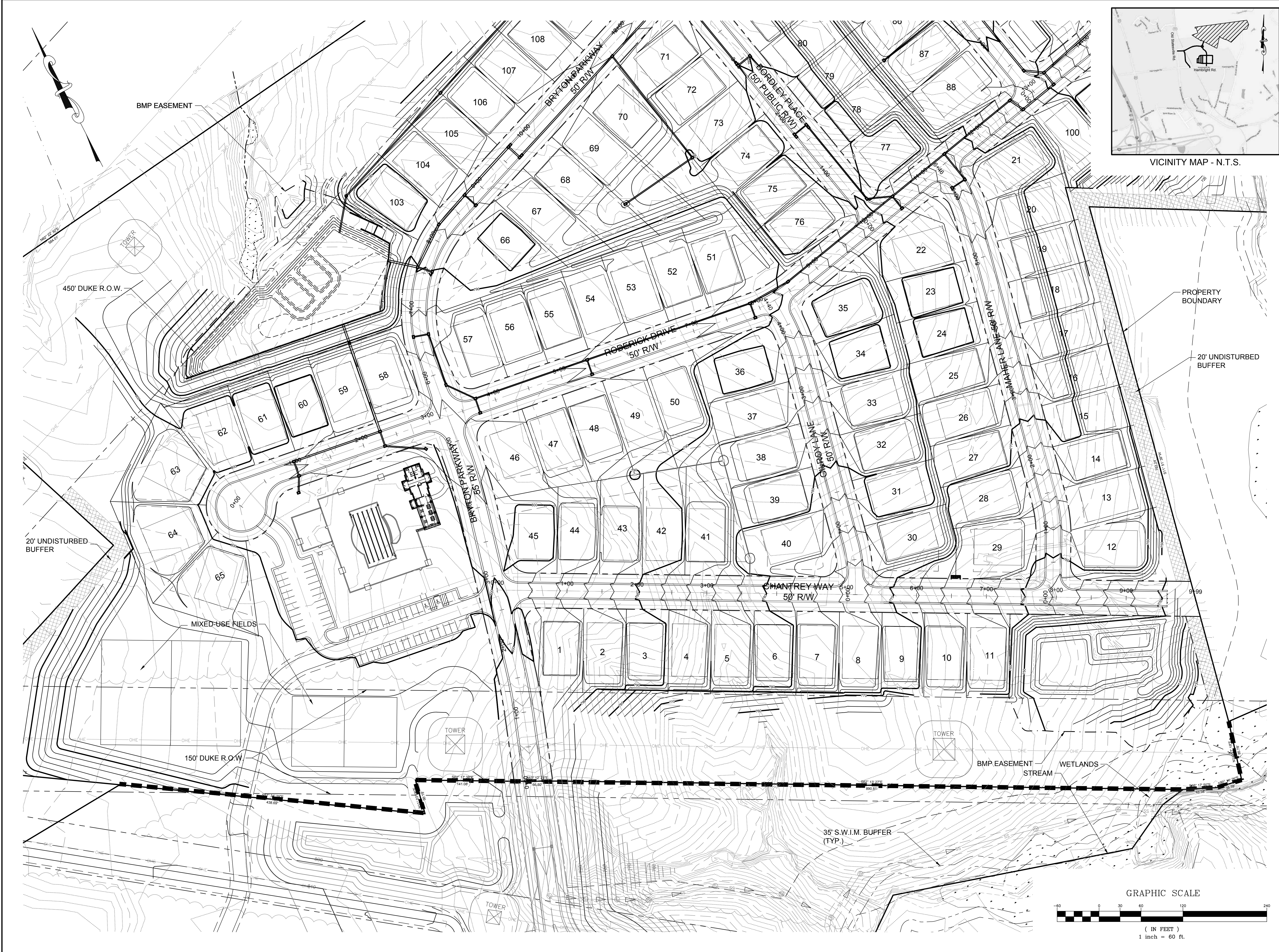


8430 REA ROAD SUITE F
CHARLOTTE, NORTH CAROLINA 28277
P: (704) 994-3294

Project:
Bryton Sketch Plan Revision

Drawing Title:
Storm Plan Overall

Project No. 2869	Drawing No. ST-1
DWG File Name: 2869 - Storm Layout	



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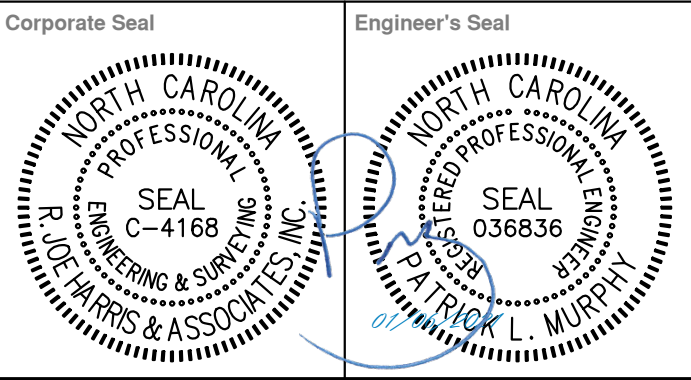
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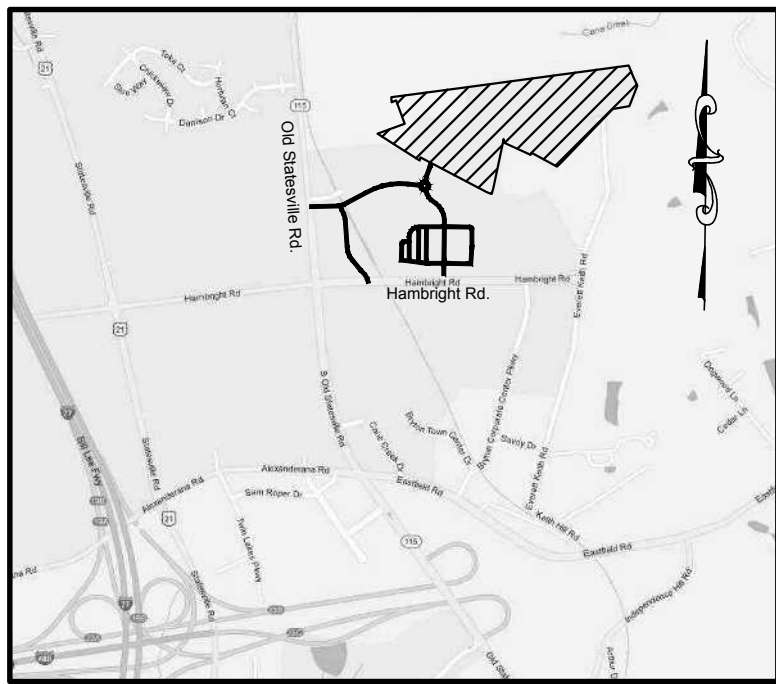
Client

8430 REA ROAD SUITE F
CHARLOTTE, NORTH CAROLINA 28277
P: (704) 994-3294

Project:
Bryton Sketch Plan Revision

Drawing Title:
Storm Layout 1

Project No. 2869 DWG File Name: 2869 - Storm Layout	Drawing No. ST-2
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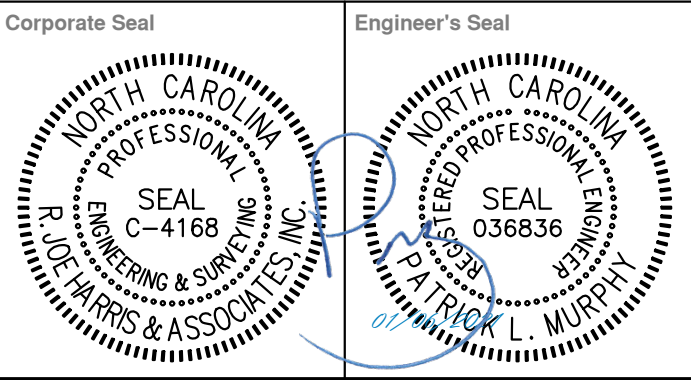


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Asbuilt Drawn -	Asbuilt Date -



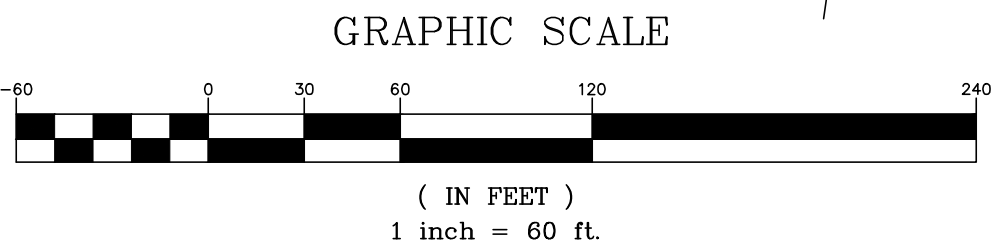
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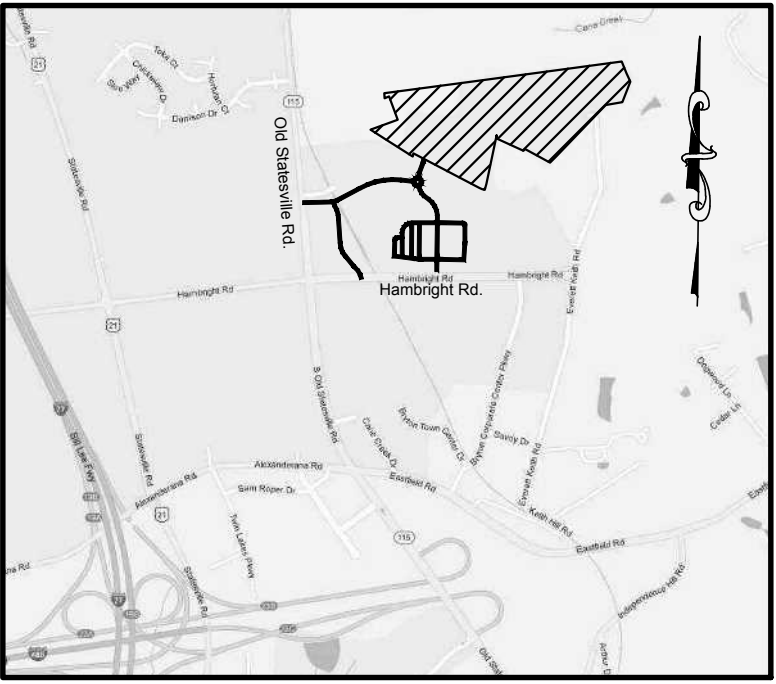
Project:
Bryton Sketch Plan Revision

Drawing Title:
Storm Layout 2

Project No. 2869	Drawing No. ST-3
DWG File Name: 2869 - Storm Layout	

01911120
Paul D Cloer & TRUST THE PAUL D CLOER 2017
01911120





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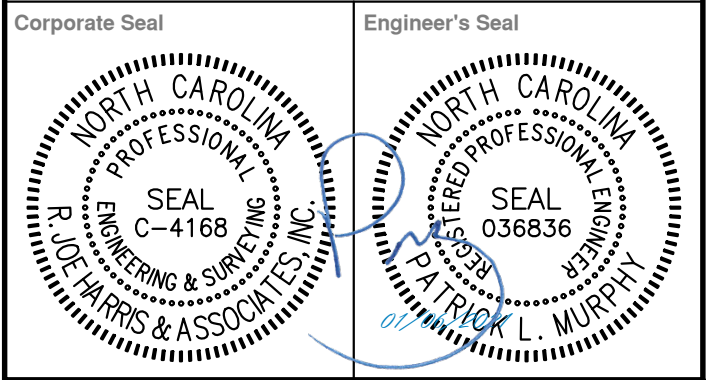
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Asbuilt Drawn -	Asbuilt Date -
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Project:
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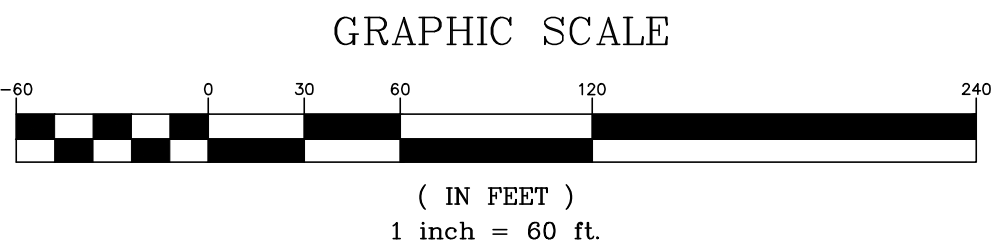
Drawing Title:
Storm Layout 3

Project No. 2869 DWG File Name: 2869 - Storm Layout	Drawing No. ST-4
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01917106
Gary David Sittin &
Marion D Sittin
DB 04559 PG 919
Zoned: TR

01932107
LW KERR LIMITED PARTNERSHIP
DB 31104 PG 977
Zoned: TR

01932106
SOPHIA LIM
DB 31658 PG 312
Zoned: TR



BRYTON SINGLE FAMILY RESIDENTIAL SKETCH PLAN PHASE 3 NEIGHBORHOOD MEETING

Date of Meeting: Thursday, December 20, 2018

Time: 6:00 pm – 7:00 pm

Location: Town Hall
101 Huntersville-Concord Rd.
Huntersville, NC 28078

Property Owner: Development Solutions BRY, LLC
% LStar Ventures
516 N West Street
Raleigh, NC 27603

Attendees:	David Peete	Town of Huntersville, Principal Planner
	Patrick Murphy	R Joe Harris & Associates, Project Engineer
	Ivan Bailey	R Joe Harris & Associates, Project Engineer
	Scott Munday	LStar Ventures, Developer
	Sheila Skelton	Neighboring Resident
	Nick Walsh	Town of Huntersville Commissioner

Meeting Summary: Sheila Skelton (11901 Everett Keith Road) requested a summary of changes made to the prior Sketch Plan. Scott Munday informed her of revisions to the road layout which increased the buffering of adjacent property fronting Everett Keith Road. He also informed her that the stream crossing location and number of lots (73) remained unchanged. Lastly, he showed her the secondary access point for emergency responders.

Commissioner Walsh viewed the Sketch Plan and did not have any questions.

**Town of Huntersville
Planning Board
January 26, 2021**

To: Town Board

From: David Peete, Principal Planner

Date: January 26, 2021

Subject: Cook Farm Subdivision, a request by M/I Homes of Charlotte, LLC to subdivide 92.18-acres located south of NC 73 along Oliver Hager Road into 133 single-family lots.

EXPLAIN REQUEST:

Cook Farm Subdivision, a request by M/I Homes of Charlotte, LLC to subdivide 92.18-acres located south of NC 73 along Oliver Hager Road into 133 single-family lots.

ACTION RECOMMENDED:

Consider making a Recommendation to Town Board regarding Cook Farm Subdivision, a request by M/I Homes of Charlotte, LLC to subdivide 92.18-acres located south of NC 73 along Oliver Hager Road into 133 single-family lots.

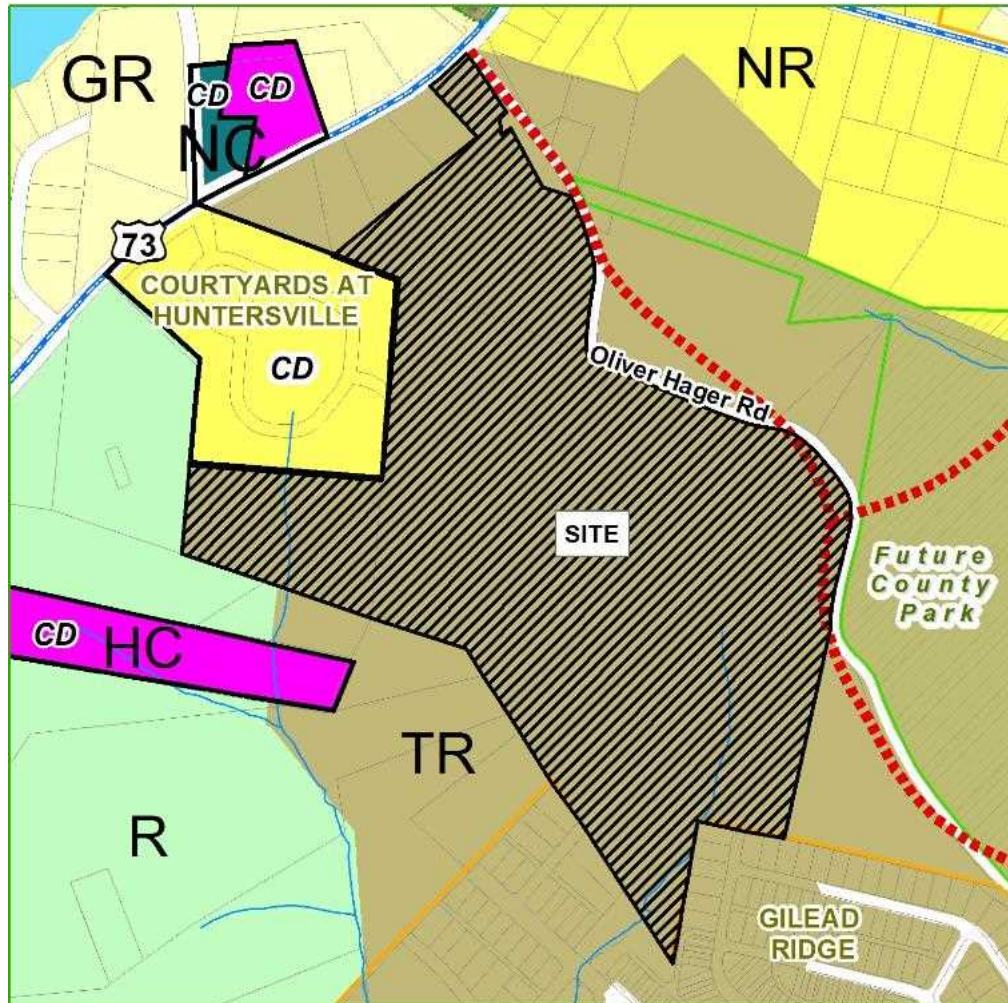
FINANCIAL IMPLICATIONS:

ATTACHMENTS:

1. Staff Report (PB) 01-26-21 (version 2)
2. Attachment A - Subdivision Sketch Plan Application
3. Attachment B - Cook Farm Subdivision Sketch Plan (01.11.21)
4. Attachment C - Neighborhood Meeting Report

Cook Farm Subdivision Sketch Plan

PART 1: PROJECT SUMMARY



Applicant: M/I Homes of Charlotte, LLC

Property Owner(s): Cook Farm LLC, Ruby Cook Trust, Cook Farms & Jack Hailey (see Attachment A).

Property Address: 7830 Oliver Hager Road

Project Size: (+/-) 92.18-acres.

Parcel Number(s): 009-38-117, 009-38-116, 009-01-107, 009-38-118, 009-38-103, 009-38-102, 009-38-106.

Current Zoning: Transitional Residential (TR).

Current Land Use: farmland, vacant & several homes.

Proposed Land Use:
133 single-family homes.

PART 2: SITE PLAN DESCRIPTION AND ISSUES

1. Purpose: To subdivide 92.18-acres of land located south of NC 73 along Oliver Hager Road (shown as "site" above) into 133 single-family lots.
2. Adjoining Zoning and Land Uses:
 - North: Transitional Residential (TR) – large-lot single-family & vacant.
 - South: Transitional Residential (TR) – single-family subdivision (Gilead Ridge) & vacant.
 - East: Transitional Residential (TR) – a few large-lot, single-family homes & vacant.
 - West: Neighborhood Residential-Conditional District (NR-CD), Transitional Residential (TR) & Rural (R) – single-family subdivision (Courtyards at Huntersville), a few large-lot, single-family homes & vacant.
3. A neighborhood meeting was held on Thursday, October 22, 2020. The complete meeting summary is provided in Attachment C. Questions/concerns centered on proposed street connections to adjoining neighborhoods,

potential flooding downstream, possible impact to nearby future regional park, new home prices and anticipated construction schedule.

4. The proposed subdivision has 133 single-family homes, with lots averaging 7,835 sq. ft. in size and 60 feet in width.
5. There are 188 specimen trees on the site. In the TR zoning district, 35 percent (66 trees) of the specimen trees are required to be saved and the developer proposes to save 97 specimen trees (51.6%). There are no known heritage trees on the site. Approximately twenty-five percent (24.55%) of the site is covered by tree canopy and the developer proposes to save 12.54-acres (13.6%) of the canopy (35% required in TR). Tree canopy does not appear to be correctly reported/ Staff continues to work with the applicant to provide a compliant plan. An update will be provided at 1-26-21 Planning Board Meeting.
6. A 66-inch oak has been discussed for saving, but the subdivision plan still indicates it is to be removed. Will this tree be saved?
7. The subdivision will be developed in two (2) phases. Phase 1 will have 79 lots and Phase 2 will have 54 lots (see Attachment B - Sheet C-401).
8. A water quality concept plan is being reviewed by the Town, but has not been approved as of the date of this report.
9. A "Willingness to Serve" letter was provided by Charlotte Water on July 15, 2020.
10. Required Urban Open Space is provided via a 0.27-acre Community Garden, a 0.34-acre Dog Park, a 0.77-acre park and a 0.16-acre pocket park, for a total of 1.54-acres. Overall open space totals are 40.0-acres (43.0%). The topography of the Community Garden raises questions regarding viability. Staff will provide an update at the 1-26-21 Planning Board Meeting. TR zoning requires 40% open space, minimum, to achieve maximum permitted density.
11. A portion of the 80-foot buffer along the east side of the future thoroughfare at the intersection of NC 73 is not provided. A modification will need to be requested to provide less than 80 feet. It is not clear if an 80-foot buffer along NC 73 has been provided.
12. A "potential buffer enhancement" is indicated along the eastern edge of the Courtyards at Huntersville subdivision. This note needs to be explained.
13. The intent of the 5.28-acre common open space is not clear – need clarification.
14. Modification requests for two block lengths that exceed 800 ft. have been added to Plan Sheet C-401. Deleting the width of the utility easements from the block lengths brings them into compliance - modification requests are no longer required.
15. Modification request for cul-de-sac length for the area near NC 73. This area is isolated due to several utility easements, therefore this modification is supported.

PART 3: TRANSPORTATION ISSUES/TRAFFIC IMPACT ANALYSIS (TIA)

A TIA is not required by the Town for the proposed 133-lot subdivision. The study area intersections for this development are along NC 73, which is within the delivery portion of a NCDOT TIP project; therefore, analysis of those intersections is not required for the Town. NCDOT may have additional recommendations. Town Staff has not been informed of any additional requirements at this time.

Due to the delay of the NCDOT NC 73 project, and its proposed development schedule, it is likely that this subdivision will develop prior to the NC 73 project construction. Based on projected site traffic volumes (included in the TIA scoping package) at the intersection of Oliver Hager Road and NC 73, a left-turn lane with a minimum of 100 feet of storage on NC 73 at Oliver Hager Road is recommended to be completed by the developer should the development occur prior to the delivery of the NC 73 project by NCDOT.

PART 4: PLANNING STAFF ANALYSIS

Section 6.200 of the Subdivision Ordinance outlines the “general requirements and policies to be used in the design, review, and approval” of subdivisions in the Town of Huntersville. The following staff findings are provided for the Board’s consideration of the Cook Farm Subdivision Sketch Plan.

1. Consistency with adopted public plans and policies.

There are no Small Area Plan’s that apply to these parcels; however, the following sections of the 2040 Huntersville Community Plan apply to this request:

- The proposed Cook Farm Subdivision lies completely within the “Residential Edge” Future Land Use Character Area of the 2040 Community Plan. The Residential Edge Character Area “provide transition from higher density areas to lower density areas. New development has mostly single-family homes with some attached residential possible. Average densities are 1.5 units/acre. Flexibility in lot sizes and housing types are possible with higher amounts of quality open space.”
- **Policy LU 2.2: Lower intensity residential uses are expected within the Residential Edge and Rural Conservation areas identified on the Future Land Use Map.**
Comment: The subdivision’s density is 1.47 units per acres, which is less than the Transitional Residential (TR) District limit of 1.5 units per acre.
- **Policy LU 5.2: Continue to require a Traffic Impact Analysis for developments that exceed a traffic generation threshold to promote development concurrent with transportation improvements town-wide.**
Comment: A TIA was not required by the Town due to its proximity to NC 73 (see Part 3 of this report). However, a left-turn lane from NC-73 into the development is recommended and has been provided by the applicant.
- **Policy LU 7.1: Require all new development to adhere to the design principles –** In lower intensity area, preservation of rural character and natural resources are prioritized.
Comment: The stream areas and the majority of mature stands of trees are to be saved.
- **Policy LU 9.2: Within lower intensity areas including Residential Edge, Rural Conservation and Critical Watershed Areas, conservation design & farmhouse clusters are encouraged.** Development should be clustered away from key natural features and site design should minimize grading and maximize preservation of existing stands of mature, native trees.
Comment: The majority of existing trees will be preserved, as they are located in the several corners of the property. The central portion of the development, where the homes will be located, was a farm and cleared of trees long ago.
- **Policy LU 10.2: Continue to encourage a mix of lot sizes in new developments.**
Comment: The proposed development provides three (3) lots widths, as required by the Zoning District. The lots are as follows: 54 ft. wide (47%), 64 ft. wide (44%) and 74 ft. wide (9%).
- **Policy LU 12.3: Blend new development with existing neighborhoods, structures and landscapes through the use of transitions in building types and placement of open space, buffers and other site features.** Comment: Where subdivision ties into Bridgeway Drive, the west side of the street is a stream buffer area and the east side has similarly sized lots as those in Gilead Ridge. At Abbey House Lane, the homes are of similar size as Gilead Ridge on the east side of the street and an Urban Open Space is located on the west side. This subdivision does not have development immediately near the tie-in to Courtyards at Huntersville due to a wide utility easement in this location.
- **Policy EOS 2.1: Continue to require and incentivize open space reservation in Residential Edge, Rural Conservation and Critical Watershed areas. Encourage new developments to have at least 40% open space in new developments in these areas.**
Comment: This subdivision has 40% open space, as shown.

- **Policy EOS 4.3: Plant more trees and continue to require street trees in new developments.**
Comment: Street trees are provided along all new streets and a double-row of trees will be provided on the section of the minor thoroughfare being developed from NC 73. There will also be additional new plantings within the various Urban Open Spaces.
- **Policy EOS 8.2: Work toward the goal of 100% of residents within a 10 minute walking distance of a park, formalized or curated natural areas, publicly-accessible passive open space area or greenway access point.**
Comment: This development will be adjacent to a future Regional County Park with natural areas, active ball fields and various other recreational opportunities. In addition, on the eastern side of the entry thoroughfare right-of-way, there is a six (6) feet area designated for the expansion of the required sidewalk to provide a 12 feet-wide multi-use path.
- **Policy EOS 8.3: Continue to require locational standards for open space in new developments.** Urban Open Space should be located within walking distance of homes in new subdivisions that are not located in rural areas. Open space should be located in undivided preserves where possible and should be accessible to the largest number of lots with the development.
Comment: All lots within the subdivision have appropriate access to the four (4) Urban Open Spaces proposed.
- **Policy EOS 10.1: Implement the Greenway, Trail and Bike Committee's "30 x 30" Plan.** Connect all parks, schools, neighborhoods and major shopping into the Town's Greenway System (The Vine) by 2030 incrementally over the next 10 years. Include greenways, sidewalks, multi-use paths, trails and dirtways.
Comment: The section of the future minor thoroughfare will accommodate a 12-foot multi-use path for pedestrians and bicycles and will connect to a future regional County Park.
- **Policy PS 8.1: Continue to require new development to provide extensions (of public services) and infrastructure to serve new development, particularly in activity centers.**
Comment: Water and sewer is to be extended to this property, which will provide access to adjacent properties, as well.
- **Policy PS 9.1: Prioritize infrastructure upgrades for future commercial, industrial and mixed-use development. Replace waterlines and upgrade sewer infrastructure as needed to serve future development...**
Comment: The alignment of the future minor thoroughfare is shifted west to accommodate future Charlotte Water system upgrades that will involve an adjacent water intake facility.
- **Policy T 3.1: Continue to enhance street connectivity by requiring connections among different uses.** Continue to require street connectivity among residential, commercial, employment, recreational and institutional uses. Context-sensitive street design should be applied.
Comment: The subdivision provides four (4) connections to existing streets and four (4) stubs to adjacent parcels.
- **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 section of the future minor thoroughfare will accommodate a 12-foot multi-use path for pedestrians and bicycles and will connect to a future regional County Park.
- **Policy T 5.3: Support NCDOT's Complete Streets Policy.** Complete streets policies require all streets to be planned and designed to consider the safety and accessibility of all users, no matter their age and ability. Complete streets prioritize sidewalks, bicycle facilities and safe crossings in accordance with the street's context and function.
Comment: All proposed streets utilize the Town's residential street cross-section and provide appropriate lane widths and sidewalks on both sides. The section of the future minor thoroughfare will

accommodate a 12-foot multi-use path for pedestrians and bicycles and will connect to a future regional County Park.

2. Conformity.

The proposed subdivision is immediately adjacent to two (2) small-lot, single-family subdivisions – Gilead Ridge and Courtyards at Huntersville. The lot pattern closest to Gilead Ridge is designed to be consistent with the lots at the edges of the existing development. Courtyards at Huntersville will not have new lots abutting it, so there was not an attempt to match their lot arrangement. Other than those two developments, there are only large-lot; single-family homes abutting the development and most of them will be separated by the new section of future thoroughfare.

3. Access between Adjoining Properties.

The subdivision provides four (4) new connections to existing streets, one (1) to NC 73, one (1) to Reflections Drive (within Courtyards at Huntersville) and two (2) within Gilead Ridge at Bridgegate Drive and Abbey House Lane. In addition, there are four (4) street stubs, two to the west and two to the east.

4. Relation to topography.

The 92.18-acres that make up Cook Farm, are generally flat, as the property was a farm and the proposed street network and lot-layout generally respects the topography of the site.

5. Mature trees and natural vegetation.

The proposed project is required to save 10 percent of the tree canopy, 35 percent of the specimen trees and 100% of the heritage trees. All three of these requirements are being satisfied, as outlined in Part 2, Item 5.

6. Access to parks, schools, etc.

The Cook Farm Subdivision will abut a future County Park to the east (across the future minor thoroughfare).

7. Discourage through traffic.

The proposed subdivision has one (1) connection to Huntersville-Concord Road and one (1) to Poplar Tent Church Road and the internal street layout does not provide a direct connection between the two external roads. The internal streets are appropriately sized for residential traffic and are designed to include short blocks. Stopping conditions at intersections are also called for.

8. Relationship to railroad rights-of-way.

Not Applicable.

9. Half streets.

Not Applicable.

10. Parallel streets along thoroughfares.

Not Applicable.

11. Public School and Public Park Sites

The parcels associated with Cook Farm Subdivision Sketch Plan have not been identified for a school or park site.

12. Public Facilities

The parcels associated with the Cook Farm Subdivision Sketch Plan have not been identified for a public facility.

13. Proposed street names

The street names for Cook Farm Subdivision Sketch Plan would be approved with Preliminary (Construction) Plan submission (if Sketch Plan is approved).

14. Easements.

Easements have been identified and the plans have been sent to the respective Engineering and Utility Departments.

15. Proposed water and sewerage system.

Water and sewer will need to be extended to the development. A “Willingness to Serve” letter from Charlotte Water, dated July 20, 2020 is provided.

16. Restrictions on the subdivision of land subject to flooding.

There are two (2) streams – one to the south abutting Gilead Ridge Subdivision and one to the west abutting the Courtyards at Huntersville Subdivision. There is no development proposed within the floodplains of these streams.

17. Reserved.

18. Open Space

Required Urban Open Space is provided via a 0.27-acre Community Garden, a 0.34-acre Dog Park, a 0.77-acre park and a 0.16-acre pocket park, for a total of 1.54-acres. Overall open space totals are 40.0-acres (43.0%). TR zoning requires 40% open space, minimum, to achieve maximum permitted density.

19. Impact of Development on Public Facilities

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 station, fire vehicles, police station, police vehicles, indoor park and recreation facilities, and parks acreage. An APF Ordinance Determination of Adequacy was issued on November 17, 2020, for Fire Vehicles, Fire Facilities, Police Vehicles, Police Facilities and Parks & Recreation Facilities.

PART 5: STAFF RECOMMENDATION

COMPLETENESS OF APPLICATION

Town Staff has reviewed the proposed Subdivision Sketch Plan and finds the application complete.

COMPLIANCE WITH APPLICABLE REQUIREMENTS

Cook Farm Subdivision Sketch Plan complies with all applicable requirements and is supported by the findings of fact outlined in Parts 2 – 4 of this report, with the following conditions:

There are several site plan issues that **MUST BE ADDRESSED**:

- A modification request for a portion of the 80-foot buffer along the (entry) minor thoroughfare will need to be granted;
- A modification request for a 250-foot cul-de-sac can be supported by Staff, as the area in question is isolated by several utility easements;
- Delete two block length modification requests, as Staff indicates they are not needed (see Sheet C-401);
- Clarification of tree canopy percentage to be saved and whether the new tree-save requirements will be utilized;
- Clarification that an 80-foot buffer is provided along NC 73 frontage;
- Clarification of the “potential buffer enhancement” along Courtyards at Huntersville border;
- Clarification of the 5.28-acre common open space – can existing 36-inch oak be saved?
- Clarification regarding viability of Community Garden in the proposed location;
- All required TIA/Town/NC DOT required improvements are provided;
- All outstanding Transportation comments are addressed;

- All outstanding redline comments are addressed.

There are several Subdivision Sketch Plan issues that staff makes **RECOMMENDATION** on:

- The 66-inch oak along the eastern edge of the development has been indicated as being saved, but the subdivision plan does not reflect this. Clarify on plan.

APPROVAL

The Cook Farm Subdivision Sketch Plan could comply with all applicable requirements once the conditions listed above are addressed. Staff's recommendation of the proposed Subdivision Sketch Plan is pending responses to the items above.

PART 6: PLANNING BOARD RECOMMENDATION

Planning Board will review on Tuesday, January 26, 2021.

PART 7: ATTACHMENTS AND ENCLOSURES

- A – Subdivision Sketch Plan Application
- B – Proposed Cook Farm Subdivision Sketch Plan
- C – Neighborhood Meeting Report

PART 8: DECISION STATEMENTS

Please refer to Part 5 of this report for recommendation.

In considering whether to approve an application for a subdivision sketch plan, the Planning and Town Board must complete the following (a full version can be found in [Section 6.320.5](#) of the Subdivision Ordinance).

- Is the application complete (lacking any particular requirement)? *If no member of the Board moves that the application is incomplete, then this inaction is taken as an affirmative finding that the application is complete.*
- Does the application comply with all the applicable requirements? *A statement must be made that the application complies or does not comply that includes the support documentation of the particular motion.*
- Lastly, the Board must make a motion to approve or deny based on the previous statements.



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 8/3/2020

Name of Project Cook Farm Subdivision Phase # (if subdivision) ALL

Project Address 7830 Oliver Hager Road, Huntersville, NC

Parcel Identification Number(s) (PIN) 00938117, 00938116, 00901107, 00938118, 00938103, 00938102, 00938106

Current Zoning District TR Proposed District (for rezoning only) N/A

Property Size (acres) 92.18 Street Frontage (feet) 180 LF

Current Land Use Residential / Agricultural

Proposed Land Use(s) Residential

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.
Sketch Plan Review for 133 lot Single Family subdivision

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. ApplicantPrinted Name M/I Homes of Charlotte, 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 Vice President Email sherr@mihomes.comAddress of Applicant 5350 77 Center Drive, Charlotte, NC 28217**7. Properly Owner (if different than applicant)*** Printed Name Catherine C. York (Farm manager and POA for Ruby Cook)
☐ 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 Catherine C. YorkTitle farm manager Email cyork1970@att.netAddress of Property Owner 105 Cloverbrook Dr., Clover, S.C. 29710

* 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

M/I Homes of Charlotte, LLC	Morgan Rushnell	704.597.4524	mrushnell@MIHOMES.com
Development Firm	Name of Contact	Phone	Email
Timmons Group	Katie Bradley	704.227.1567	katie.bradley@timmons.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 12/10/2020

Application Number _____

Name of Project Cook Farm Subdivision

Phase # (if subdivision) _____

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

* ^ Printed Name Jack R Hailey

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 Jack R Hailey

Parcel ID(s) 00938106

Title _____

Email _____

Address of Property Owner/Applicant _____

* ^ Printed Name Harold L Hailey

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 Harold L Hailey

Parcel ID(s) 00938106

Title _____

Email _____

Address of Property Owner/Applicant _____

* ^ Printed Name Ginger Everhart

Phone Number 336-239-0093

☐ 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 Ginger Everhart

Parcel ID(s) 00938106

Title _____

Email _____

Address of Property Owner/Applicant _____

* 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 12/15/2020 Application Number _____
 Name of Project Cook Farm Subdivision Phase # (if subdivision) _____

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

* ^ Printed Name Sara Louise Holloway 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 Sara Louise Holloway Parcel ID(s): 00938103

Title Trustee - The Ruby Hucks Cook Trust UTA Email _____

Address of Property Owner/Applicant _____

* ^ Printed Name _____ Phone Number _____
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

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

Signature _____ Parcel ID(s): _____

Title _____ Email _____

Address of Property Owner/Applicant _____

* ^ Printed Name _____ Phone Number _____
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

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Signature _____ Parcel ID(s): _____

Title _____ Email _____

Address of Property Owner/Applicant _____

* 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.

ADJACENT PROPERTY OWNERS TABLE

PARCEL	PARCEL NO	OWNER	MAILING ADDRESS	ZONING
1	00182117	COTTEGE PROPERTIES OF LAKE NORMAN LLC	16219 WEATHERLY WAY HUNTERSVILLE NC 28078	GR
2	00938104	CITY OF CHARLOTTE	600 E 4TH ST CHARLOTTE NC 28202	TR
3	00901106	CHAD A MALMSTROM	7405 OLIVER HAGER RD HUNTERSVILLE NC 28078	TR
4	00901130	ELLIOTT III FORD	7435 OLIVER HAGER RD HUNTERSVILLE NC 28078	TR
5	00901116	GARY HOVIS SHERRILL AND PATRICIA THORNBURG	7515 OLIVER HAGER RD HUNTERSVILLE NC 28078	TR
6	00901133	CITY OF CHARLOTTE	600 EAST 4TH ST CHARLOTTE NC 28202	TR
7	00901124	RODDY JR ROCKHOLT	2119 BUFFALO SHOALS RD STATESVILLE NC 28677	TR
8	00901123	RODDY J ROCKHOLT AND BARBARA C ROCKHOLT	7722 BABE STILWELL FARM RD HUNTERSVILLE NC 28078	TR
9	00901132	MECKLENBURG COUNTY	600 E 4TH ST CHARLOTTE NC 28202	TR
10	00901114	WILLIAM ERNEST COOK AND CAROLYN B COOK	7821 OLIVER HAGER RD HUNTERSVILLE NC 28078	TR
11	00901113	REBECCA C SWANGER AND DAN SWANGER	7831 OLIVER HAGER RD HUNTERSVILLE NC 28078	TR
12	00939562	ALBA BELEGU AND GEZIM DOBROSHI	15622 TROUBADOUR LN HUNTERSVILLE NC 28078	TR
13	00939561	JAMES B SPILLANE AND ALLISON O SPILLANE	15628 TROUBADOUR LN HUNTERSVILLE NC 28078	TR
14	00939560	JONATHAN NICASTRO AND BRITTNEY NICASTRO	15632 TROUBADOUR LN HUNTERSVILLE NC 28078	TR
15	00939559	DEREK SCOTT ANDREEN AND JULIE BROWN ANDREEN	8327 BRIDGEGATE DRIVE HUNTERSVILLE NC 28078	TR
16	00939558	CHRISTINE TEHAN AND JESI JAMES PERSONETT	8323 BRIDGEGATE DR HUNTERSVILLE NC 28078	TR
17	00939557	VITALIY GRINBERG AND OLGA GRINBERG	8319 BRIDGEGATE DR HUNTERSVILLE NC 28078	TR
18	00939556	REGINALD H FINNEY AND CHERYL J FINNEY	8315 BRIDGEGATE DR HUNTERSVILLE NC 28078	TR
19	00939555	JONATHAN DAVID FLASPOEHLER AND VERONICA MORA FLASPOEHLER	8311 BRIDGEGATE DR HUNTERSVILLE NC 28078	TR
20	00939554	MARCUS COOPER AND SHANEKA COOPER	8307 BRIDGEPATE DR HUNTERSVILLE NC 28078	TR
21	00939552	RICHARD N WALSH AND ALICE P WALSH	8265 BRIDGEGATE DR HUNTERSVILLE NC 28078	TR
22	00939551	SAMUEL GANN AND SONYA JEANINE CASTELLINO	8261 BRIDGEGATE DR HUNTERSVILLE NC 28078	TR
23	00939550	RONALD B MAHLER AND ANA L MAHLER	8257 BRIDGEGATE DR HUNTERSVILLE NC 28078	TR
24	00939549	SHELLEY KISER	8253 BRIDGEGATE DR UNIT 350 HUNTERSVILLE NC 28078	TR
25	00939467	INC GILEAD RIDGE HOMEOWNERS ASSOC	P O BOX 79032 CHARLOTTE NC 28271	TR
26	00939483	GILEAD RIDGE HOMEOWNERS ASSOC	10590 INDEPENDENCE POINTE PKWY UNIT 300 MATTHEWS NC 2810	TR
27	00939476	ROBERT EDWARD III FLYNN AND SHANNON EILEEN MCBRIDE	15324 ABBEY HOUSE LN HUNTERSVILLE NC 28078	TR
28	00939475	RYAN HUGHES MOLLOY AND MISTY PEARSON MOLLOY	15327 ABBEY HOUSE LN HUNTERSVILLE NC 28078	TR
29	00902220	DAVID N BEARD AND KAREN K BEARD	PO BOX 1273 HUNTERSVILLE NC 28070	TR
30	00902219	JERRY T BEARD AND KATHY MOORE BEARD	3401 WEST JEWELL AVE DENVER CO 80219	TR
31	00902205	DAVID N BEARD AND KAREN K BEARD	PO BOX 1273 HUNTERSVILLE NC 28070	TR
32	00902213	JERRY T BEARD AND KATHY MOORE BEARD	3401 WEST JEWELL AVE DENVER CO 80219	TR
33	00902223	KITTY B SOESBEE AND JAMES R SOESBEE	6215 GILEAD RD HUNTERSVILLE NC 28078	TR

34	00902201	MEMBERSHIP CORP ENERGY UNITED ELECTRIC	PO BOX 1831 STATESVILLE NC 28687	TR
35	00938113	CAROL JETTON IRVIN	15318 N C 73 HY HUNTERSVILLE NC 28078	TR
36	00938127	EPCON HUNTERSVILLE LLC	500 STONEHENGE PKWY DUBLIN OH 43017	NR (CD)
37	00938109	ROBERT LEE OSBORN AND FRANCES P OSBORN	13109 WILLOW BREEZE LN HUNTERSVILLE NC 28078	TR
38	00938108	R MARK HAGER AND LEIGH A HAGER	15442 N C 73 HY HUNTERSVILLE NC 28078	TR
39	00938107	TROY L DEARMITT AND DEARMIT FAMILY TRUST	436 MELVILLE AVE UNIVERSITY CITY MO 63130	TR
40	00938106	JACK R HAILEY	15510 HWY 73 WEST HUNTERSVILLE NC 28078	TR
41	00182116	COTTAGE PROPERTIES OF LAKE NORMAN LLC	16219 WEATHERLY WAY HUNTERSVILLE NC 28078	GR
42	00901105	DANIEL J KUNKLEMAN, DEBORAH SUE K BAKER AND GREGORY L KUNKLEMAN	PO BOX 10 CORNELIUS NC 28031	NR
43	00901115	LINDA C MULLIGAN	15612 NC HWY 73 WEST HUNTERSVILLE NC 28078	NR
44	00182115	COTTAGE PROPERTIES OF LAKE NORMAN LLC	16219 WEATHERLY WAY HUNTERSVILLE NC 28078	GR
45	00182114	RHONDA BURGESS GRIFFITH	17635 JOHN CONNOR RD CORNELIUS NC 28031	HC (CD)
46	00182113	BENJAMIN C GRIFFITH AND RHONDA B GRIFFITH	17635 JOHN CONNER RD CORNELIUS NC 28031	NC(CD)
47	00102364	STEVE MARVIN BROWN	15719 PINE ST HUNTERSVILLE NC 28078	GR
48	00102363	HENRY LEE PENDER AND DOROTHY PENDER	315351 N C 73 HWY HUNTERSVILLE NC 28078	GR
49	00938230	PENNY L WILSON	14909 DEWPOINT PL HUNTERSVILLE NC 28078	NR (CD)
50	00938231	PAUL VASYLIONIS AND ELIZABETH VASYLIONIS	14913 DEWPOINT PL HUNTERSVILLE NC 28078	NR(CD)
51	00938238	NICHOLAS COTUGNO AND CONCETTA COTUGNO	14914 DEWPOINT PL HUNTERSVILLE NC 28078	NR (CD)
52	00938232	MARIA C ACOSTA	14917 DEWPOINT PL HUNTERSVILLE NC 28078	NR (CD)
53	00938233	ROSALIE MARIE FALL	14921 DEWPOINT PL HUNTERSVILLE NC 28078	NR (CD)
54	00938234	MICHAEL C NAEGELE & MADELINE NAEGELE	14925 DEWPOINT DR HUNTERSVILLE NC 28078	NR (CD)
55	00938235	R SCOTT ELLIOTT	14929 DEWPOINT PL HUNTERSVILLE NC 28078	NR (CD)
56	00938236	JANIS M TURNER	14933 DEWPOINT DR HUNTERSVILLE NC 28078	NR (CD)
57	00938237	DAVID BAYNE ALEXANDER	14937 DEWPOINT PL HUNTERSVILLE NC 28078	NR (CD)
58	00938201	THOMAS M KEELAN & LYNN C KEELAN	7905 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
59	00938202	RAFFAELE LAPIETRA & CLEMENTINA LAPIETRA	7909 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
60	00938203	PATTY LOU GEORGE	7913 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
61	00938204	PHILLIP GORDON WARD AND FELICIA MARIE WARD	7917 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
62	00938205	DAVID MAPEL AND JOANN MAPEL	600 VICTORIA LN WEXFORD PA 15090	NR (CD)
63	00938206	FREDERICK W ROOSA AND PATRICIA B ROOSA	7925 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
64	00938207	JAMES L POTTS	7929 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
65	00938208	TRUSTEES OF THE ROONEY FAMILY	7933 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
66	00938209	THOMAS H MARTOCCI & APRIL L MARTOCC	8007 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
67	00938210	JOSEPH RONALD NORKETT & AUDREY JANE POTTER NORKETT	14624 BROWN MILL RD HUNTERSVILLE NC 28078	NR (CD)
68	00938211	JEFFREY M BURKEY	8015 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)

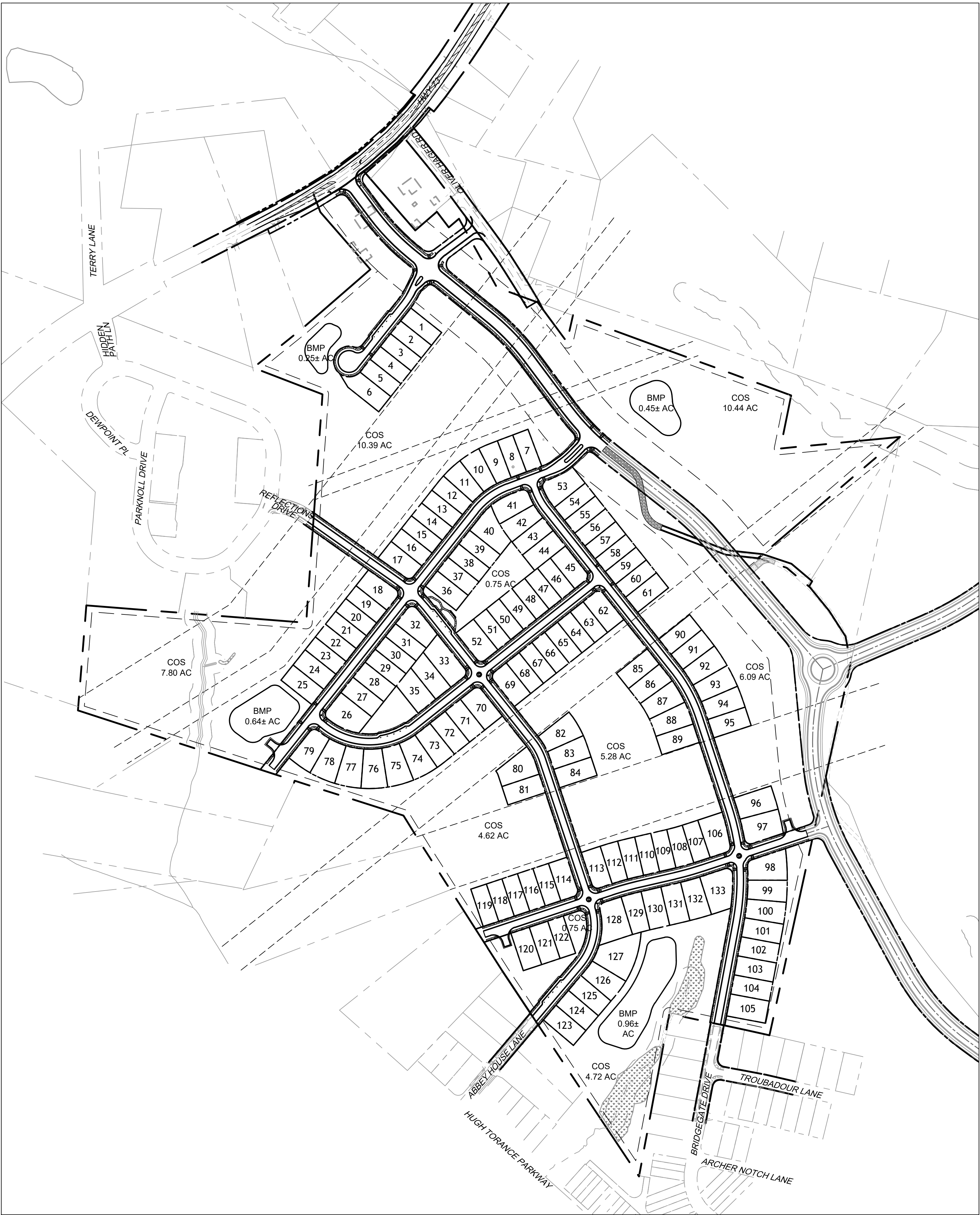
69	00938212	MOTIER D DAVIS AND CELIA DAVIS	8017 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
70	00938213	JAMES B KNIZLEY AND PATRICIA J KNIZLEY	8019 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
71	00938251	WILLIAM P SCURRY AND GAIL L SCURRY	8020 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
72	00938214	MARK S LONGLEY AND MARDI C LONGLEY	8023 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
73	00938250	EDWARD T WOLFSOHN AND RITA F WOLFSOHN	8024 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
74	00938249	TAMELA S EMANS & JEDD ALAN EMANS	8028 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
75	00938215	JILL H RUFFIN & RANDALL R RUFFIN	8029 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
76	00938248	DIANE K BECKER & THOMAS H BECKER	8032 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
77	00938216	MARCIA M MAKL	8105 PARKNOLL DR UNIT 16 HUNTERSVILLE NC 28078	NR (CD)
78	00938217	THOMAS N TAYLOR AND MARY ANN TAYLOR	8109 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
79	00938218	ANTHONY J SR SCATURRO AND BARBARA J SCATURRO	8113 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
80	00938219	MARGARET L SIEBENHAR & NEIL GEORGE SIEBENHAR	8117 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
81	00938220	JOE L DOMINGUEZ & FRANCES M CLAIRMONT	8121 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
82	00938221	HERMAN OPPERMAN & ANGELA L OPPERMAN	PO BOX 10 CORNELIUS NC 28031	NR (CD)
83	00938222	SHARON R HECKMAN & WILLIAM S HECKMAN	8209 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
84	00938223	RICHARD ALAN STEELE & CHERYL GUTHRIE STEELE	8213 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
85	00938224	CONNIE L MEEKS	8219 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
86	00938225	ROXANNE M PALERMO	8223 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
87	00938247	DAN J STREEK & JANE STREEK	8226 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
88	00938226	THOMAS H VOGT	8227 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
89	00938246	GLEN KENNETH MORROW & ANNETTE JEAN MORROW	8230 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
90	00938227	JOANNE L STRONSKY DAVID LEE STRONSKY	8231 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
91	00938245	DAVID A CRAWFORD & PATRICIA A CRAWFORD	8234 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
92	00938228	BINNIE L NEEL	8235 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
93	00938244	GREEN PARROT HOMES LLC	17601 SPINNAKERS REACH DR CORNELIUS NC 28031	NR (CD)
94	00938229	LELAND T LARSON	8239 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
95	00938243	GEORGE KAKIDAS AND LILLIAN KAKIDAS	8242 PARKNOLL DR HUNTERSVILLE NC 28078	NC(CD)
96	00938242	GERALDINE A LUTZEL	8304 PARKNOLL DR HUNTERSVILLE NC 28078	NC(CD)
97	00938239	LARRY O SR NICHOLS AND KAY S NICHOLS	8307 PARKNOLL DR HUNTERSVILLE NC 28078	NC(CD)
98	00938240	EVELYN M SHAFFER	8311 PARKNOLL DR HUNTERSVILLE NC 28078	NC(CD)
99	00938241	BERNARD M DEEM AND NANCY M DEEM	8315 PARKNOLL DR HUNTERSVILLE NC 28078	NR(CD)
100	00902212	STORE MASTER FUNDING XI LLC	C/O AMERICAN PET RESORT LLC 5130 UNIVERSITY BLVD W JACKSONVILLE FL 32216	HC (CD)
101	00939474	THOMAS J BROOKS & MARISA M BROOKS	15321 ABBEY HOUSE LN HUNTERSVILLE NC 28078	TR
102	00939473	MYA LESLIE AUN, NEY MYO AUNG & SAN SAN YEE	3615 SUMMIT CT PAINTED POST NY 14870	TR

103	00939470	MATTHEW NEILL BEARD & AMBER PEARCE BEARD	17116 HUGH TORANCE PY HUNTERSVILLE NC 28078	TR
104	00939471	RYAN DUDIK & JENNIFER DUDIK	17112 HUGH TORANCE PKWY HUNTERSVILLE NC 28078	TR
105	00939472	BRANDON WOODRUFF & REBECCA CHERYL WOODRUFF	17108 TORANCE PARKWAY HUNTERSVILLE NC 28078	TR
106	00939478	THOMAS RICHARD III HOLSTEAD & KRISTEN DEE HOLSTEAD	17042 HUGH TORANCE PARKWAY HUNTERSVILLE NC 28078	TR
107	00939479	MARLYNNA C HAAS & MICHAEL HAAS	17038 HUGH TORANCE PY HUNTERSVILLE NC 28078	TR
108	00939480	JENNIFER MCCALL & CHAD MCCALL	17034 HUGH TORANCE PY HUNTERSVILLE NC 28078	TR
109	00939481	REHAM MIKHAIL & NADER MITYAS	17030 HUGH TORRENCE PY HUNTERSVILLE NC 28078	TR
110	00939482	JONATHAN GLENN DODD AND LAUREN BOSWELL DODD	17026 HUGH TORANCE PARKWAY HUNTERSVILLE NC 28078	TR
111	00939477	ANTHONY ALLEN DUNBAR AND NATASHA CHANTELE DUNBAR	15316 ABBEY HOUSE LN HUNTERSVILLE NC 28078	TR
112	00939422	CAROL A METALLO	17014 HUGH TORANCE PY HUNTERSVILLE NC 28078	TR
113	00939423	RANDALL J TEELE	17010 HUGH TORANCE PY HUNTERSVILLE NC 28078	TR
114	00939424	KATHARINE A WICKLINE	17006 HUGH TORANCE PY HUNTERSVILLE NC 28078	TR
115	00939425	JANICE L POTTMEYER	17002 HUGH TORANCE PKY HUNTERSVILLE NC 28078	TR
116	00939426	MICHAEL J COYNE & JEANNE S COYNE	16966 HUGH TORRENCE PARKWAY HUNTERSVILLE NC 28078	TR
117	00939427	RYAN L. OSBORN	135 E. 17TH ST APT 6E NEW YORK NY 10003	TR
118	00939428	MARK R VERVOORT	PO BOX 185 TROUTMAN NC 28166	TR
119	00939429	LUIS MORA	16954 HUGH TORANCE PARKWAY HUNTERSVILLE NC 28078	TR
120	00939430	PARTNERSHIP JOHN W NEWMAN FAMILY LIMITED	138 COUNTRY LAKE DR MOORESVILLE NC 2811	TR
121	00939431	MICHAEL RYAN SPANN	8023 PARKNOLL DR HUNTERSVILLE NC 28078	TR
122	00939432	CHARLENE TAYLOR	16942 HUGH TORANCE PKWY HUNTERSVILLE NC 28078	TR
123	00939433	SUSAN YATES & GRAHAM YATES	16938 HUGH TORANCE PY HUNTERSVILLE NC 28078	TR
124	00939434	LAWRENCE R MAHRLE & KATHLEEN S MAHRLE	16934 HUGH TORANCE PKWY HUNTERSVILLE NC 28078	TR
125	00939435	JOAN C LESCH	16930 HUGH TORANCE PARKWAY HUNTERSVILLE NC 28078	TR
126	00939436	EMILY M STEIB	16926 HUGH TORANCE PKWY UNIT 407 HUNTERSVILLE NC 28078	TR
127	00939437	ALTON G JR LANCASTER AND FRANCES G LANCASTER	16922 HUGH TORANCE PKY HUNTERSVILLE NC 28078	TR
128	00939438	THOMAS C CARPENTER AND BARBARA J CARPENTER	16918 HUGH TORANCE PKY HUNTERSVILLE NC 28078	TR
129	00939439	PARADISE COVE PARTNERS REAL ESTATE 1 LLC	3934 CONNER GLENN DR HUNTERSVILLE NC 28078	TR
130	00939440	LEMUEL BROWN	16910 HUGH TORRENCE PKWY HUNTERSVILLE NC 28078	TR
131	00939540	SHANNAN DEAN-WILSON	8223 BRIDGEGATE DR HUNTERSVILLE NC 28078	TR
132	00939541	CHARITA CURTIS	8227 BRIDGEGATE DR HUNTERSVILLE NC 28078	TR
133	00939542	DONALD W (TRUST) BYERS & JUDITH A (TRUST) BYERS	742 S BREEZY WAY ORANGE CA 92869	TR
134	00939544	BETTY A CHANEY	8235 BRIDGEGATE DR HUNTERSVILLE NC 28078	TR
135	00939545	MARY JANE FARLEY	8239 BRIDGEGATE DR HUNTERSVILLE NC 28078	TR
136	00939546	JOHN KENNETH KRUG	8243 BRIDGEGATE DR HUNTERSVILLE NC 28078	TR

137	00939547	LISA AQUILINO LUNNY	8247 BRIDGEGATE DR HUNTERSVILLE NC 28078	TR
138	00939636	KLEE LLE	6410 HALSEY WOODS HUNTERSVILLE NC 28078	TR
139	00939635	DANIEL W SULLIVAN & CATHERINE M SULLIVAN	8236 BRIDGEGATE DR HUNTERSVILLE NC 28078	TR
140	00939601	MARVIN RICHARDSON AND ZOHNIA D RICHARDSON	3803 ARCHER NOTCH LN HUNTERSVILLE NC 28078	TR
141	00939602	JONATHAN PATRICK BRADSHAW AND AMANDA ANDREW BRADSHAW	3807 ARCHER NOTCH LN HUNTERSVILLE NC 28078	TR
142	00939633	WGH NORTH CAROLINA LLC	103 FOULK RD STE 900 WILMINGTON DE 19803	TR
143	00939632	DANA KATHRYN CUDDIHY	1529 TROUBADOUR LN HUNTERSVILLE NC 28078	TR
144	00939631	DAVID A HOLLOWELL & JENNIFER L HOLLOWELL	15625 TROUBADOUR LN HUNTERSVILLE NC 28078	TR
145	00939630	JUSTIN BLACK & CARRIE BLACK	15621 TROUBADOUR LN HUNTERSVILLE NC 28078	TR
146	00939629	JAMES CLAYTON JR NICKELSON & ANGELIA MARIE NICKELSON	15617 TROUBADOUR LN HUNTERSVILLE NC 28078	TR
147	00939628	KINA S LOWERY	15613 TROUBADOUR LN HUNTERSVILLE NC 28078	TR
148	00939627	HARRIS WORLEY, AUDRIE MARIE WORLEY, JASON ALLEN ROBERTSON AND EMILY ROBERTSON	11341 FULLERTON PLACE DR NW HUNTERSVILLE NC 28078	TR
149	00939626	RAMOS ITURRIOZ AND LORI ITURRIOZ	15605 TROUBADOUR LN HUNTERSVILLE NC 28078	TR
150	00939563	KARL WIGGERTON AND KISCHIA WIGGERTON	841 SPUR DR NORTH BAY SHORE NY 11706	TR
151	00939564	STEPHEN SELFRIDGE	15612 TROUBADOUR LN HUNTERSVILLE NC 28078	TR
152	00939565	KEVIN DURAND OLIVER JR & CATHERINE SHIPMAN OLIVER	15606 TROUBADOUR LN HUNTERSVILLE NC 28078	TR
153	00939566	ROBERT M GORCZYCA & JENNIFER L GORCZYCA	15600 TROUBADOUR LN HUNTERSVILLE NC 28078	TR
154	00901226	ELMER F MALAGUERRA & DORIS H MALAGUERRA	7926 TIGERS PAW RD HUNTERSVILLE NC 28078	NR
155	00901227	CAROLYN C SMITH	7927 TIGERS PAW RD HUNTERSVILLE NC 28078	NR
156	00901228	JANICE G BLOCK	7931 TIGERS PAW RD HUNTERSVILLE NC 28078	NR
157	00901229	SONJA M CERAS	15356 BIRKDALE COMMONS PKWY HUNTERSVILLE NC 28078	NR
158	00901230	DAVID T MONTGOMERY AND TIMOTHY A FLIPPIN	7809 STILLING ST HUNTERSVILLE NC 28078	NR
159	00901231	JOHN S KOBOSKO AND KARA K KOBOSKO	19116 GLOUSTER CT CORNELIUS NC 28031	NR

COOK FARM SUBDIVISION
CONCEPT/SKETCH PLAN

HUNTERSVILLE, NORTH CAROLINA
EPM #412480



VICINITY MAP
SCALE: 1" = 200'

Sheet List Table	
Sheet Number	Sheet Title
C-000	COVER
C-100	EXISTING CONDITIONS PLAN
C-101	TREE SURVEY
C-102	FOUR STEP DESIGN PROCESS
C-200	ADJACENT PROPERTY OWNERS
C-201	EXISTING TREE LIST & ADJACENT PROPERTY OWNER INFORMATION
C-300	EXISTING SLOPE ANALYSIS
C-400	SKETCH PLAN
C-401	SITE NOTES AND DETAILS
C-402	FIRE ACCESS PLAN
C-403	SITE AREA AND ROAD RELOCATION PLAN
C-404	FIRE TRUCK TURNING MOVEMENTS
C-500	GRADING & STORMWATER CONCEPT PLAN
C-600	CONCEPTUAL PLANTING PLAN

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

- REQUIRED NCDOT IMPROVEMENTS:
- NC-73 SITE ACCESS
 - REALIGN ENTRANCE OF OLIVER HAGER ROAD
 - LEFT-TURN LANE WITH 150' OF STORAGE
 - RIGHT-TURN LANE WITH 100' OF STORAGE
 - ADDITIONAL ROAD IMPROVEMENTS TO BE PROVIDED IN ACCORDANCE
WITH TIA FINDINGS.



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FOR REVIEW
PURPOSES ONLY

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CHARLOTTE OFFICE
610 E. Morehead Street, Suite 250 | Charlotte, NC 28202
TEL 704.602.8600 FAX 704.376.1076 www.timmons.com
North Carolina License No. C-1652

M I HOMES
Charlotte
M/I HOMES OF CHARLOTTE, LLC
5330 SEVENTY-SEVEN DRIVE, SUITE 100
CHARLOTTE, NC 28217

REVISION DESCRIPTION

REVISION DESCRIPTION

DATE 09/03/2021

DATE

08/03/2020

DRAWN BY

K.BRADLEY

DESIGNED BY

K.BRADLEY

CHECKED BY

C.TODD

SCALE

AS SHOWN

TIMMONS GROUP

YOUR VISION ACHIEVED THROUGH OURS.

NORTH CAROLINA

COVINGTON

HUNTERSVILLE

COOK FARM

JOB NO.

46244

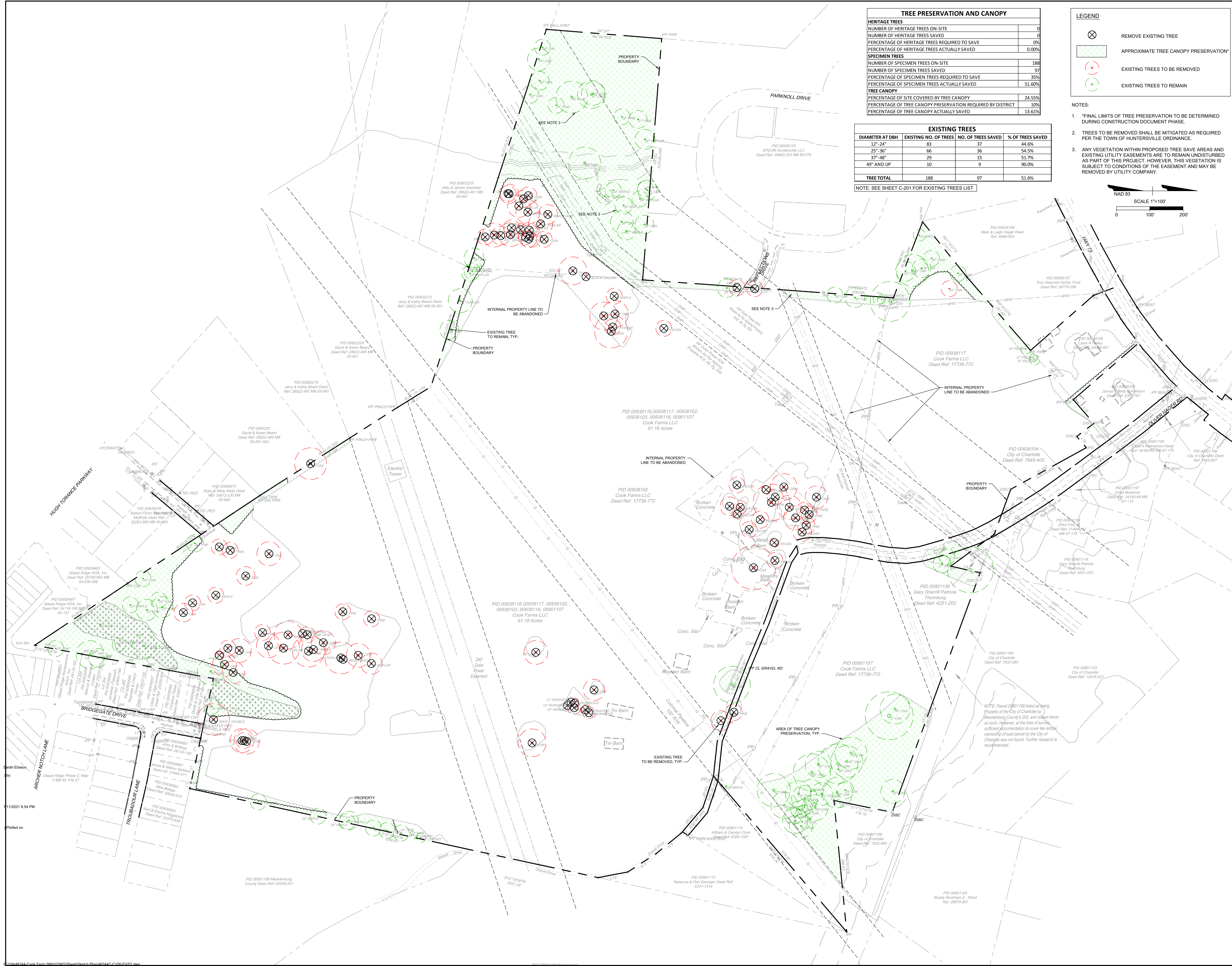
SHEET NO.

C-000

Strah Elason
by

11/11/2021 6:54 PM

Plotted on



TREE PRESERVATION AND CANOPY			
HERITAGE TREES			
NUMBER OF HERITAGE TREES ON-SITE	0		
NUMBER OF HERITAGE TREES SAVED	0		
PERCENTAGE OF HERITAGE TREES REQUIRED TO SAVE	0%		
PERCENTAGE OF HERITAGE TREES ACTUALLY SAVED	0.00%		
SPECIMEN TREES			
NUMBER OF SPECIMEN TREES ON-SITE	188		
NUMBER OF SPECIMEN TREES SAVED	97		
PERCENTAGE OF SPECIMEN TREES REQUIRED TO SAVE	35%		
PERCENTAGE OF SPECIMEN TREES ACTUALLY SAVED	51.60%		
TREE CANOPY			
PERCENTAGE OF SITE COVERED BY TREE CANOPY	24.55%		
PERCENTAGE OF TREE CANOPY PRESERVATION REQUIRED BY DISTRICT	10%		
PERCENTAGE OF TREE CANOPY ACTUALLY SAVED	13.61%		

EXISTING TREES			
DIAMETER AT DBH	EXISTING NO. OF TREES	NO. OF TREES SAVED	% OF TREES SAVED
12"-24"	83	37	44.6%
25"-36"	66	36	54.5%
37"-48"	29	15	51.7%
49" AND UP	10	9	90.0%
TREE TOTAL	188	97	51.6%

NOTE: SEE SHEET C-201 FOR EXISTING TREES LIST

LEGEND

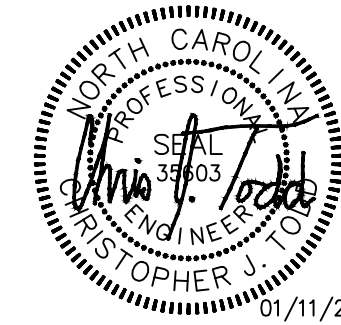
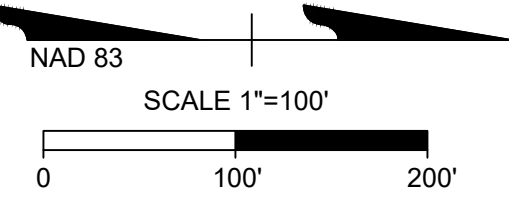
REMOVE EXISTING TREE

APPROXIMATE TREE CANOPY PRESERVATION*

EXISTING TREES TO BE REMOVED

EXISTING TREES TO REMAIN

- NOTES:
- *FINAL LIMITS OF TREE PRESERVATION TO BE DETERMINED DURING CONSTRUCTION DOCUMENT PHASE.
 - TREES TO BE REMOVED SHALL BE MITIGATED AS REQUIRED PER THE TOWN OF HUNTERVILLE ORDINANCE.
 - ANY VEGETATION WITHIN PROPOSED TREE SAVE AREAS AND EXISTING UTILITY EASEMENTS ARE TO REMAIN UNDISTURBED AS PART OF THIS PROJECT. HOWEVER, THIS VEGETATION IS SUBJECT TO CONDITIONS OF THE EASEMENT AND MAY BE REMOVED BY UTILITY COMPANY.



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M/I HOMES
Welcome to Better
M/I HOMES OF CHARLOTTE, LLC
5330 SEVENTY-SEVEN DRIVE, SUITE 100
CHARLOTTE, NC 28217

REVISION DESCRIPTION

REVISION DESCRIPTION

DATE 09/03/2021

DATE

08/03/2020

DRAWN BY

K.BRADLEY

DESIGNED BY

K.BRADLEY

CHECKED BY

C.TODD

SCALE

AS SHOWN

YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP

NORTH CAROLINA

TREES

HUNTERVILLE

COOK

JOB NO.

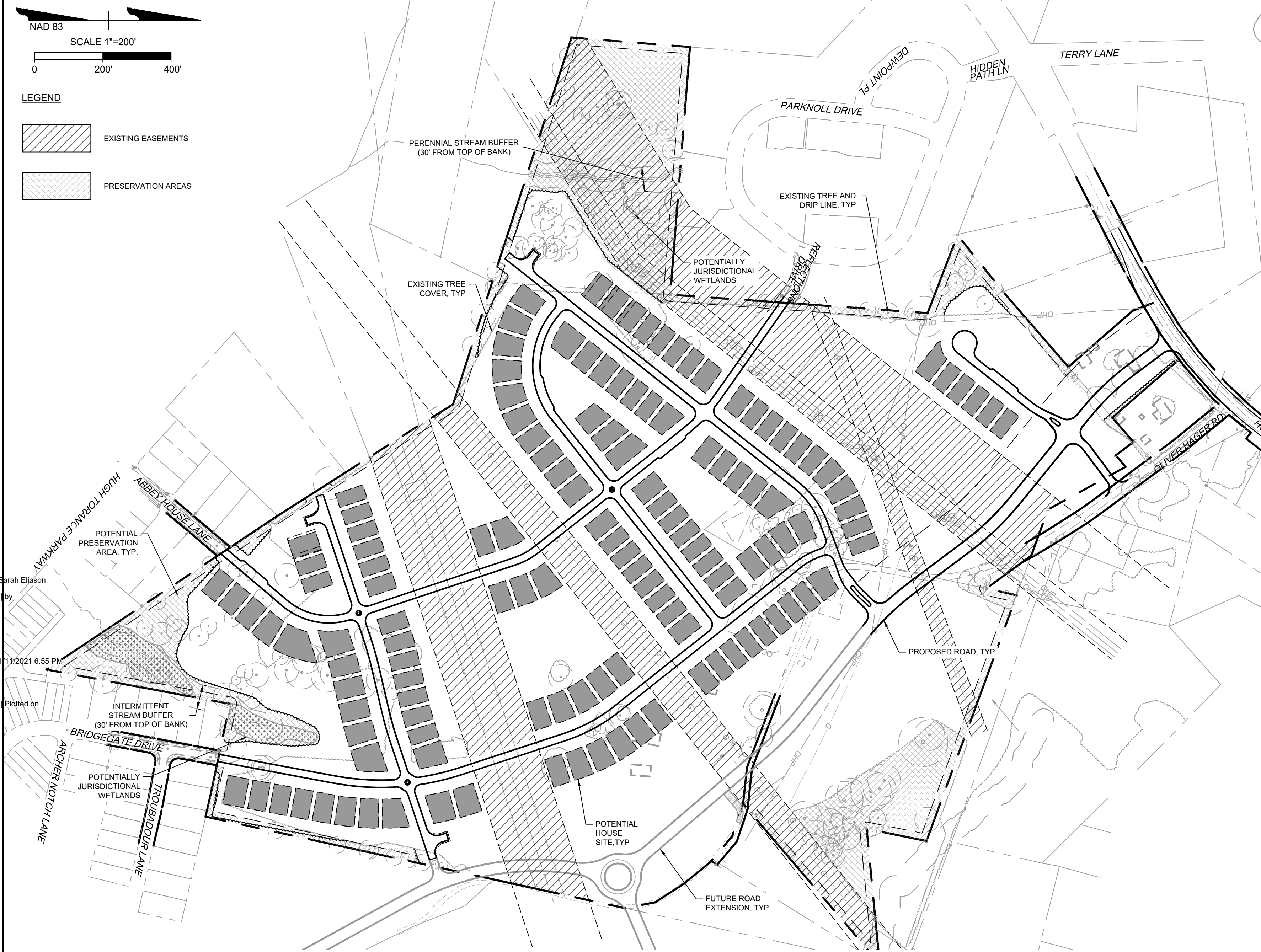
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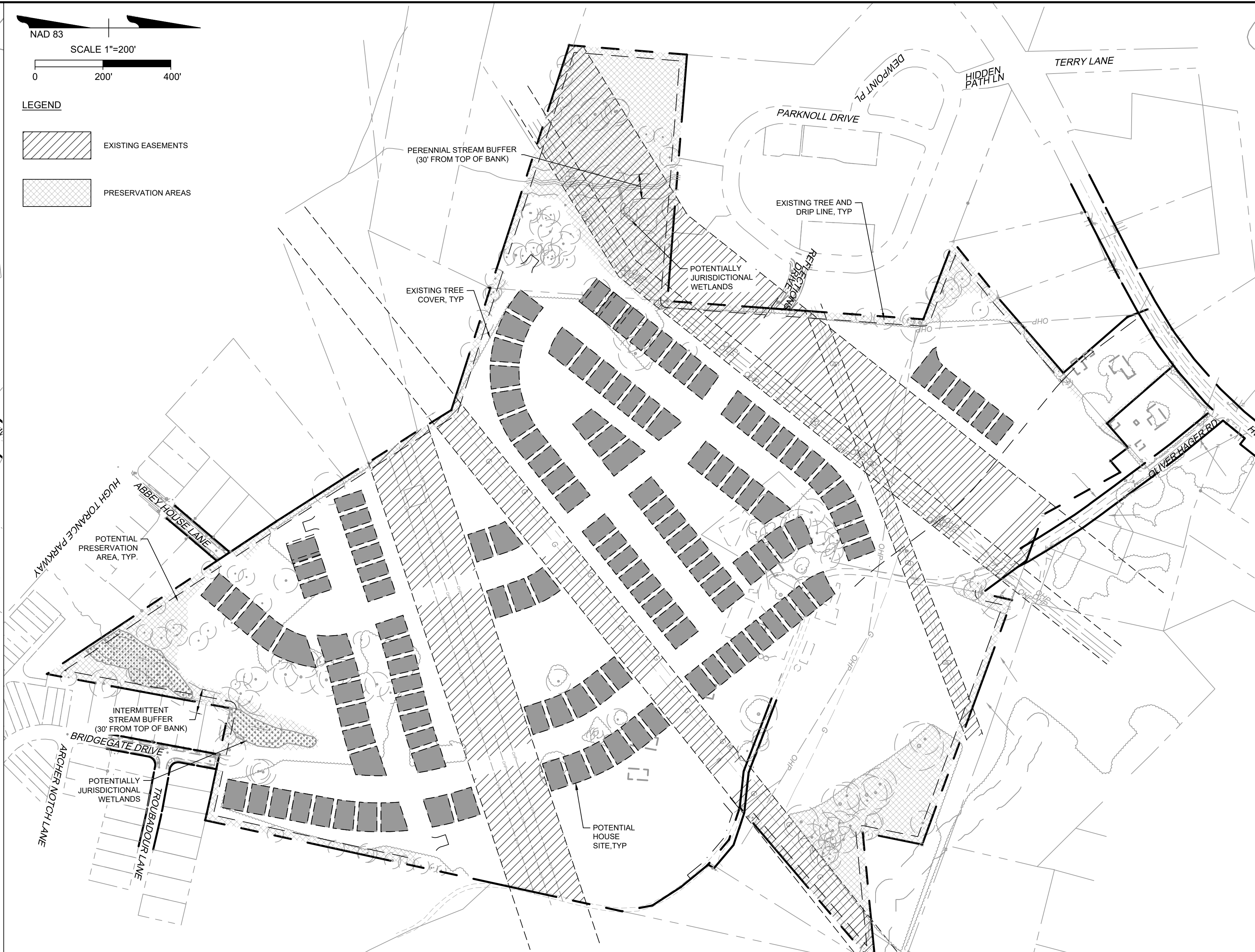
C-101



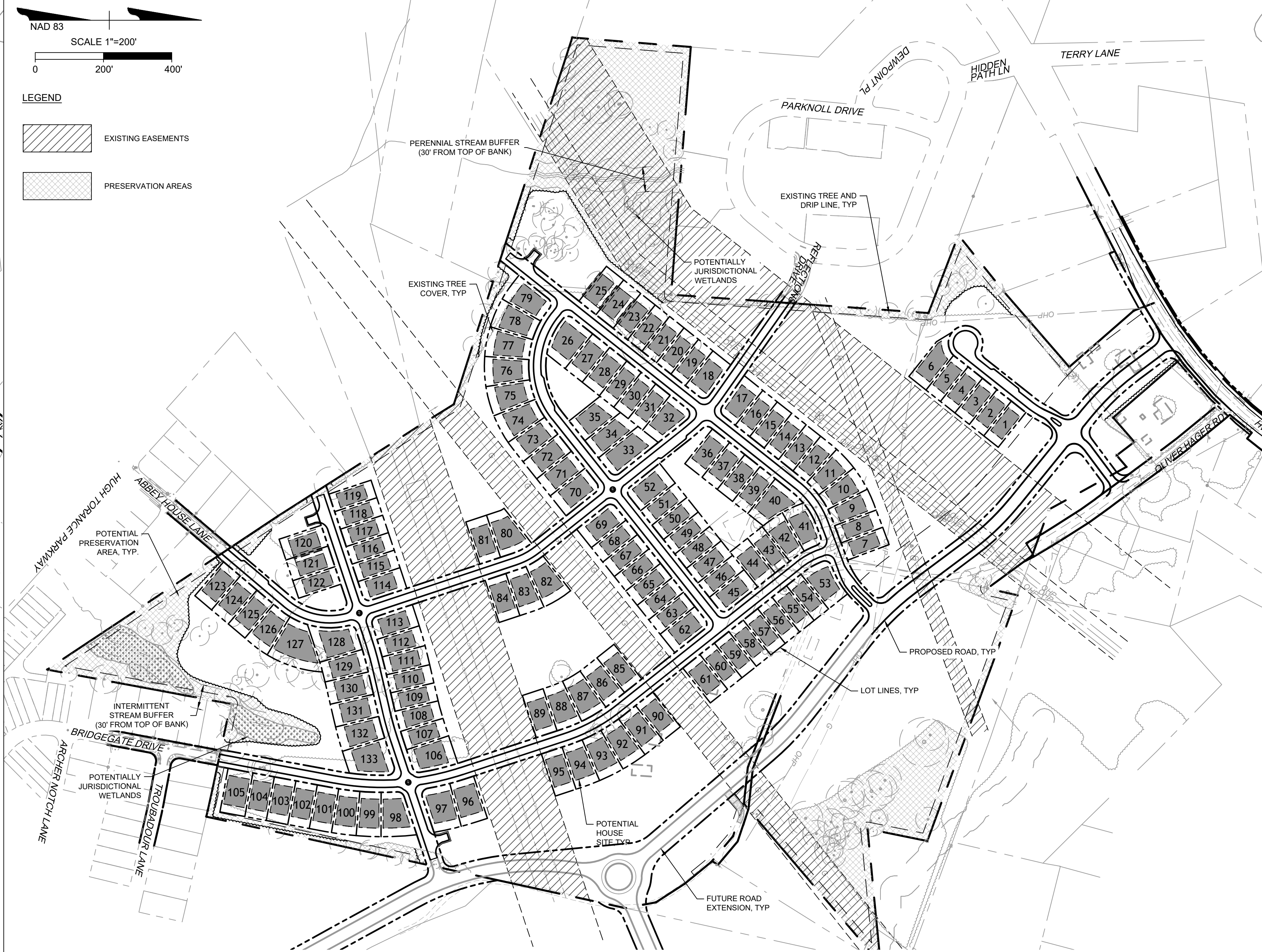
STEP 1 - DESIGNATING OPEN SPACE
NATURAL FEATURES, POTENTIAL PRESERVATION AREAS, STREAMS, FLOODWAYS, FLOODPLAINS, SIGNIFICANT TREES, TREE COVER AND NATURAL, SCENIC RESOURCES AND EXISTING EASEMENTS.



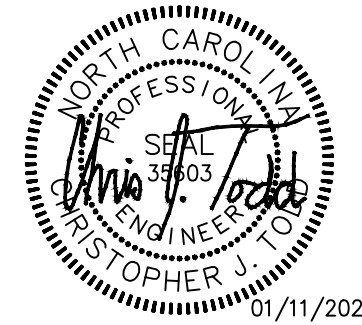
STEP 3 - STREET LAYOUT
PROPOSED STREET ALIGNMENTS



STEP 2 - LOCATING HOUSE SITES
POTENTIAL HOUSE SITES



STEP 4 - LOT LINES
POTENTIAL LOTS FOR INDIVIDUAL HOUSES AND OPEN SPACES



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PURPOSES ONLY

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CHARLOTTE OFFICE
610 E. Morehead Street, Suite 250 | Charlotte, NC 28202
TEL 704.602.8600 FAX 704.376.1076 www.timmons.com
North Carolina License No. C-1652

M/I HOMES
Welcome to Better
M/I HOMES OF CHARLOTTE, LLC
5330 SEVENTY-SEVEN DRIVE, SUITE 100
CHARLOTTE, NC 28217

REVISION DESCRIPTION

REVISED PER TOWN

DATE 01/11/2021

DATE

08/03/2020

DRAWN BY

K. BRADLEY

DESIGNED BY

K. BRADLEY

CHECKED BY

C. TODD

SCALE

AS SHOWN

TIMMONS GROUP

YOUR VISION ACHIEVED THROUGH OURS.

NORTH CAROLINA

HUNTERSVILLE

FOUR

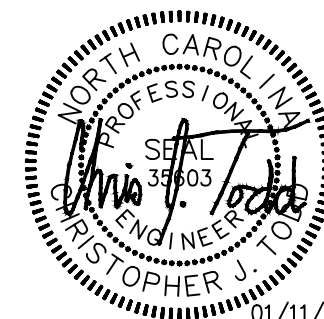
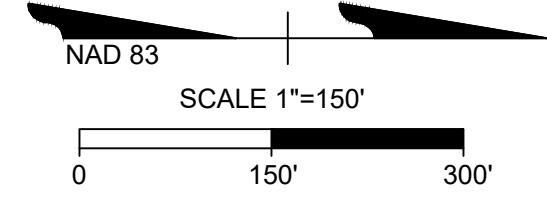
COOK

JOB NO.

46244

SHEET NO.

C-102



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REVISION DESCRIPTION

M I HOMES
Welcome to Better
M/I HOMES OF CHARLOTTE, LLC
5330 SEVENTY-SEVEN DRIVE, SUITE 100
CHARLOTTE, NC 28217

DATE 09/03/2021

DATE

08/03/2020

DRAWN BY

K.BRADLEY

DESIGNED BY

K.BRADLEY

CHECKED BY

C.TODD

SCALE

AS SHOWN

TIMMONS GROUP

YOUR VISION ACHIEVED THROUGH OURS.

NORTH CAROLINA

HUNTERSVILLE

ADJACENT

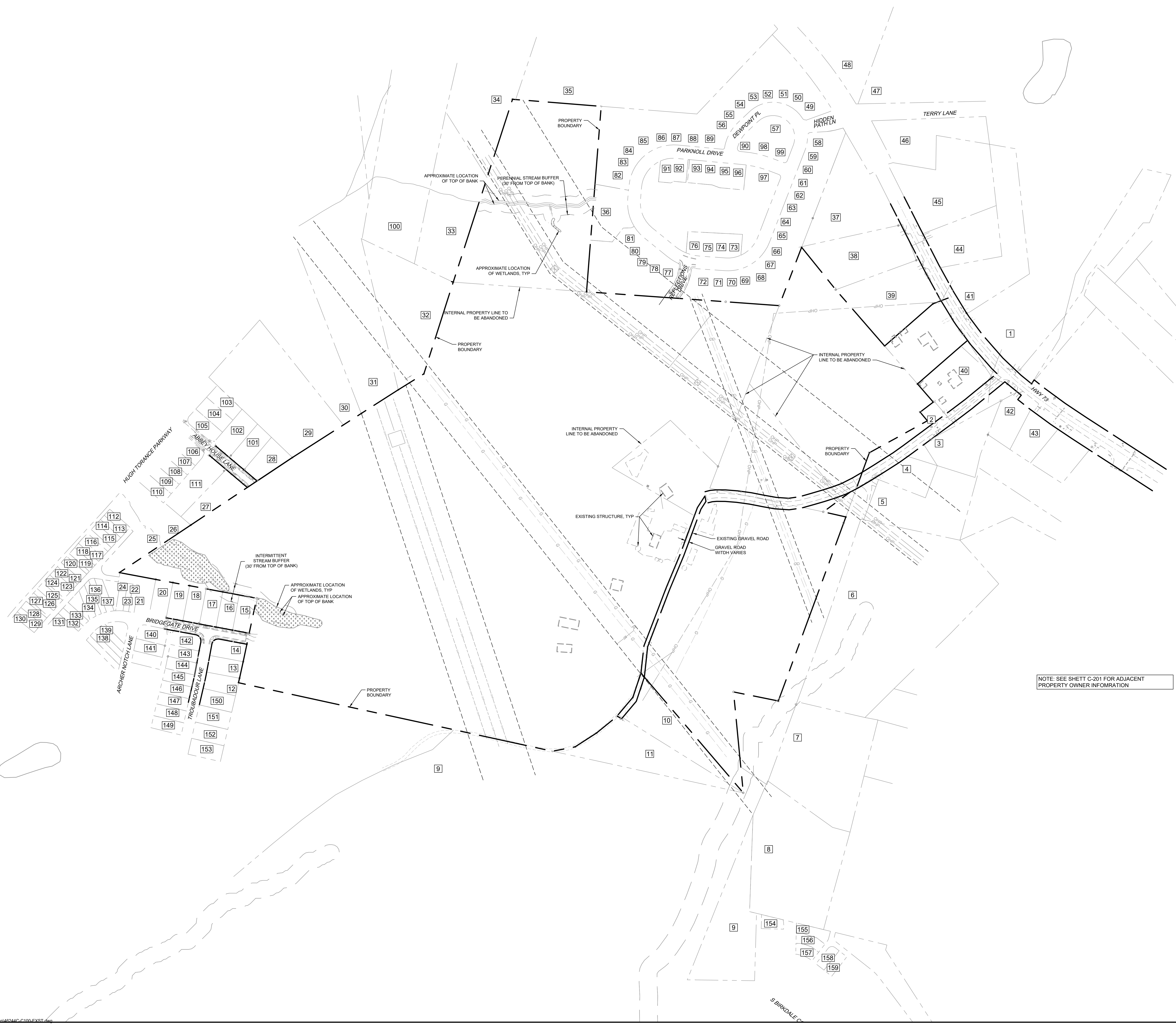
COOK

JOB NO.

46244

SHEET NO.

C-200



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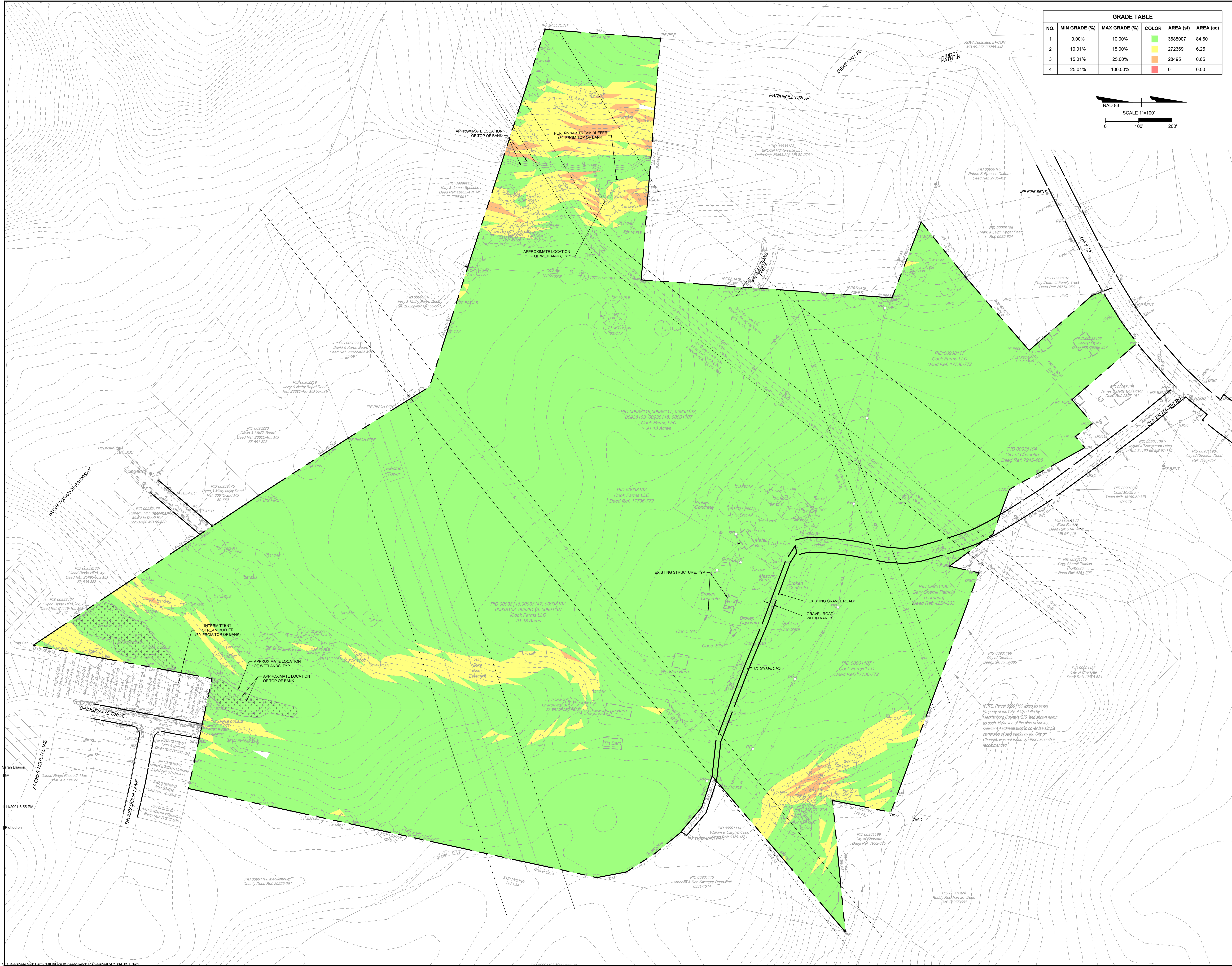
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Plotted on

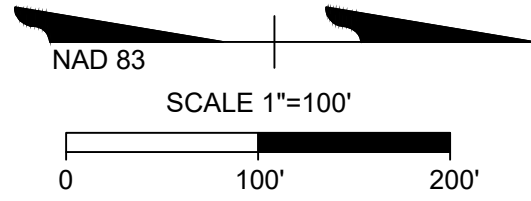
ADJACENT PROPERTY OWNERS TABLE				
PARCEL NO	PARCEL NO	OWNER	MAILING ADDRESS	ZONING
1	00182117	COTTAGE PROPERTIES OF LAKE NORMAN LLC	16219 WEATHERLY WAY HUNTERSVILLE NC 28078	GR
2	00938104	CITY OF CHARLOTTE	600 E 4TH ST CHARLOTTE NC 28202	TR
3	00901106	CHAD A MAMSTROM	7455 OLIVER HAGER RD HUNTERSVILLE NC 28078	TR
4	00901130	ELLIOTT IFORD	7435 OLIVER HAGER RD HUNTERSVILLE NC 28078	TR
5	00901116	GARY HOVIS SHERRELL AND PATRICIA THORNBURG	7515 OLIVER HAGER RD HUNTERSVILLE NC 28078	TR
6	00901133	CITY OF CHARLOTTE	600 EAST 4TH ST CHARLOTTE NC 28202	TR
7	00901124	RODDY JR ROCKHOLT	2119 BUFFALO SHOALS RD STATESVILLE NC 28687	TR
8	00901123	RODDY J ROCKHOLT AND BARBARA C ROCKHOLT	7732 BABE STANWELL FARM RD HUNTERSVILLE NC 28078	TR
9	00901132	MECKLENBURG COUNTY	600 E 4TH ST CHARLOTTE NC 28202	TR
10	00901114	WILLIAM ERNEST COOK AND CAROLYN B COOK	7821 OLIVER HAGER RD HUNTERSVILLE NC 28078	TR
11	00901113	REBECCA C SWANGER AND DAN SWANGER	7851 OLIVER HAGER RD HUNTERSVILLE NC 28078	TR
12	00939562	ALBA BELEGU AND GEZM DOBROSHI	15622 TROUBADOUR LN HUNTERSVILLE NC 28078	TR
13	00939561	JAMES B SPILLANE AND ALISON O SPILLANE	15628 TROUBADOUR LN HUNTERSVILLE NC 28078	TR
14	00939560	JONATHAN NC CASTRO AND BRITTNEY NC CASTRO	15632 TROUBADOUR LN HUNTERSVILLE NC 28078	TR
15	00939559	DEREK SCOTT ANDREAN AND JULIE BROWN ANDREEN	8327 BRIDGEGATE DRIVE HUNTERSVILLE NC 28078	TR
16	00939558	CHRISTINE TEHAN AND JES JAMES PERSONE IT	8333 BRIDGEGATE DR HUNTERSVILLE NC 28078	TR
17	00939557	VITALY GRINBERG AND OLGA GRINBERG	8319 BRIDGEGATE DR HUNTERSVILLE NC 28078	TR
18	00939556	REGINALD H FINNEY AND CHERYL J FINNEY	8315 BRIDGEGATE DR HUNTERSVILLE NC 28078	TR
19	00939555	JONATHAN DAVID FLASPOEHLER AND VERONICA MORA FLASPOEHLER	8311 BRIDGEGATE DR HUNTERSVILLE NC 28078	TR
20	00939554	MARCUS COOPER AND SHANEKA COOPER	8307 BRIDGEPATE DR HUNTERSVILLE NC 28078	TR
21	00939552	RICHARD N WALSH AND ALICE P WALSH	8285 BRIDGEGATE DR HUNTERSVILLE NC 28078	TR
22	00939551	SAMUEL GANN AND SONJA JEANNE CASTELL NO	8261 BRIDGEGATE DR HUNTERSVILLE NC 28078	TR
23	00939550	RONALD B MAHLER AND ANNA L MAHLER	8257 BRIDGEGATE DR HUNTERSVILLE NC 28078	TR
24	00939549	SHELLEY KISER	8253 BRIDGEGATE DR UNIT 350 HUNTERSVILLE NC 28078	TR
25	00939467	INC GLEAD RIDGE HOMEOWNERS ASSOC	P O BOX 15032 CHARLOTTE NC 28211	TR
26	00939463	GLEAD RIDGE HOMEOWNERS ASSOC	10590 INDEPENDENCE POINTE PKWY UNIT 300 MATTHEWS NC 28103	TR
27	00939476	ROBERT EDWARD HIFLYNN AND SHANNON EILEEN MCBRIDE	15324 ABBEY HOUSE LN HUNTERSVILLE NC 28078	TR
28	00939475	RYAN HUGHES MOLLOY AND MISTY PEARSON MOLLOY	15327 ABBEY HOUSE LN HUNTERSVILLE NC 28078	TR
29	00902220	DAVID N BEARD AND KAREN K BEARD	PO BOX 1273 HUNTERSVILLE NC 28070	TR
30	00902219	JERRY T BEARD AND KATHY MOORE BEARD	3401 WEST JEWELL AVE DENVER CO 80219	TR
31	00902205	DAVID N BEARD AND KAREN K BEARD	HUNTERSVILLE NC 28070	TR
32	00902213	JERRY T BEARD AND KATHY MOORE BEARD	3401 WEST JEWELL AVE DENVER CO 80219	TR
33	00902223	KITTY B SOESBEE AND JAMES R SOESBEE	6215 GLEAD RD HUNTERSVILLE NC 28078	TR
34	00902201	MEMBERSHIP CORP ENERGY UNITED ELECTRIC	PO BOX 1831 STATESVILLE NC 28687	TR
35	00938113	CAROL JETTON IRVIN	15318 N C 73 HWY HUNTERSVILLE NC 28078	TR
36	00938127	EPCON HUNTERSVILLE LLC	500 STONEHENGE PKWY DUBLIN OH 43017	NR (CD)
37	00938109	ROBERT LEE OSBORN AND FRANCES P OSBORN	31019 WILLOW BREEZE LN HUNTERSVILLE NC 28078	TR
38	00938108	R MARK HAGER AND LEIGH A HAGER	15442 N C 73 HWY HUNTERSVILLE NC 28078	TR
39	00938107	TROY I DEARMITT AND DEARMIT FAMILY TRUST	438 MELVILLE AVE UNIVERSITY CITY MO 63130	TR
40	00938105	JAMES & BETTY DONALDSON	15530 HWY 73 WEST HUNTERSVILLE NC 28078	TR
41	00182116	COTTAGE PROPERTIES OF LAKE NORMAN LLC	16219 WEATHERLY WAY HUNTERSVILLE NC 28078	GR
42	00901105	DANIEL K KUKLEMAN DEBORAH SUE K BAKER AND GREGORY L KUKLEMAN	HUNTERSVILLE NC 28078	NR
43	00901115	LINDA C MULLIGAN	15612 NC HWY 73 WEST HUNTERSVILLE NC 28078	NR
44	00182115	COTTAGE PROPERTIES OF LAKE NORMAN LLC	16219 WEATHERLY WAY HUNTERSVILLE NC 28078	GR
45	00182114	RHONDA BURGESS GRIFFITH	17635 JOHN CONNOR RD CORNELIUS NC 28031	HC (CD)
46	00182113	BENJAMIN C GRIFFITH AND RHONDA B GRIFFITH	17635 JOHN CONNOR RD CORNELIUS NC 28031	NC (CD)
47	00102364	STEVE MARVIN BROWN	15719 PINE ST HUNTERSVILLE NC 28078	GR
48	00102363	HENRY LEE PENDER AND DOROTHY PENDER	315351 N C 73 HWY HUNTERSVILLE NC 28078	GR
49	00938230	PENNY L WILSON	14919 DEWPOINT PL HUNTERSVILLE NC 28078	NR (CD)
50	00938231	PAUL VASILYONIS AND ELIZABETH VASILYONIS	14919 DEWPOINT PL HUNTERSVILLE NC 28078	NR (CD)
51	00938238	NICHOLAS COTUGNO AND CONCETTA COTUGNO	14914 DEWPOINT PL HUNTERSVILLE NC 28078	NR (CD)
52	00938232	MARIA C ACOSTA	14917 DEWPOINT PL HUNTERSVILLE NC 28078	NR (CD)
53	00938233	ROSALIE MARIE FALL	14921 DEWPOINT PL HUNTERSVILLE NC 28078	NR (CD)
54	00938234	MICHAEL C NAEGELE & MADELINE NAEGELE	14928 DEWPOINT DR HUNTERSVILLE NC 28078	NR (CD)
55	00938235	R SCOTT ELLIOTT	14928 DEWPOINT PL HUNTERSVILLE NC 28078	NR (CD)
56	00938236	JANIS M TURNER	14933 DEWPOINT DR HUNTERSVILLE NC 28078	NR (CD)
57	00938237	DAVID BAYNE ALEXANDER	14937 DEWPOINT PL HUNTERSVILLE NC 28078	NR (CD)
58	00938201	THOMAS M KEELAN & LYNN C KEELAN	7905 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
59	00938202	RAFFAELE LAPETRA & CLEMENTINA LAPETRA	7929 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
60	00938203	PATTY LOU GEORGE	7913 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
61	00938204	PHILIP GORDON WARD AND FELICIA MARIE WARD	7917 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
62	00938205	DAVID MAPLE AND JOANN MAPLE	600 VICTORIAN LN WEXFORD PA 15090	NR (CD)
63	00938206	FREDERICK W ROOSA AND PATRICIA B ROOSA	7925 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
64	00938207	JAMES L POTTS	7929 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
65	00938208	TRUSTEES OF THE ROONEY FAMILY	7933 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
66	00938209	THOMAS H MARTOCCHI & APRIL L MARTOCCHI	8007 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
67	00938210	JOSEPH RONALD NORKETT & AUDREY JANE POTTER NORKETT	14624 BROWN MILL RD HUNTERSVILLE NC 28078	NR (CD)
68	00938211	JEFFREY M BURKEY	8015 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
69	00938212	MOTIER D DAVIS AND CELIA DAVIS	8017 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
70	00938213	JAMES B KNIZLEY AND PATRICIA J KNIZLEY	8019 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
71	00938251	WILLIAM P SCURRY AND GAL L SCURRY	8020 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
72	00938214	MARK S LONGLEY AND MARCI C LONGLEY	8023 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
73	00938250	EDWARD T WOLFSOHN AND RITA WOLFSOHN	8024 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
74	00938249	TAMELA S EMANS & JEDD ALAN EMANS	8028 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
75	00938215	JILL H RUFFIN & RANDALL R RUFFIN	8029 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
76	00938248	DWANE K BECKER & THOMAS H BECKER	8032 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
77	00938216	MARCIA M MAHL	8105 PARKNOLL DR UNIT 16 HUNTERSVILLE NC 28078	NR (CD)
78	00938217	THOMAS N TAYLOR AND MARY ANN TAYLOR	8109 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
79	00938218	ANTHONY J SR SCATURRO AND BARBARA J SCATURRO	8113 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
80	00938219	MARGARET L SIENENHAR & NEIL GEORGE SIENENHAR	8117 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)

ADJACENT PROPERTY OWNERS TABLE				
PARCEL NO	PARCEL NO	OWNER	MAILING ADDRESS	ZONING
81	00938220	JOEL DOWMELEZ & FRANCES M CLARIMONT	8121 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
82	00938221	HERMAN OPPERMAN & ANGELA L OPPERMAN	PO BOX 10 CORNELIUS NC 28031	NR (CD)
83	00938222	SHARON H HECKMAN & WILLIAM S HECKMAN	8235 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
84	00938223	RICHARD ALAN STEELE & CHERYL OUTHRE STEELE	8213 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
85	00938224	CONNIE L MEEKS	8219 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
86	00938225	ROXANNE M PALERMO	8223 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
87	00938247	DAN J STREEK & JANE STREEK	8226 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
88	00938226	THOMAS H VOGT	8227 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
89	00938246	GLEN KENNETH MORROW & ANNETTE JEAN MORROW	8230 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
90	00938227	JOANNE L STRONSKY DAVID LEE STRONSKY	8231 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
91	00938245	DAVID A CRAWFORD & PATRICIA A CRAWFORD	8234 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
92	00938228	BINNE L NEEL	8235 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
93	00938244	GREEN PARROT HOMES LLC	17601 SPRINGWATERS REACH DR CORNELIUS NC 28031	NR (CD)
94	00938229	LELAND T LARSON	8239 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
95	00938243	GEORGE KAKIDAS AND LILLIAN KAKIDAS	8242 PARKNOLL DR HUNTERSVILLE NC 28078	NC (CD)
96	00938242	GERALDINE A LUTZEL	8304 PARKNOLL DR HUNTERSVILLE NC 28078	NC (CD)
97	00938239	LARRY O SR NICHOLS AND KAY S NICHOLS	8307 PARKNOLL DR HUNTERSVILLE NC 28078	NC (CD)
98	00938240	EVELYN M SHAFFER	HUNTERSVILLE NC 28078	NC (CD)
99	00938241	BERNARD M DEEM AND NANCY M DEEM	8315 PARKNOLL DR HUNTERSVILLE NC 28078	NR (CD)
100	00902212	STORE MASTER FUNDING XI LLC	C/O AMERICAN PET RESORT LLC 5130 UNIVERSITY BLVD W JACKSONVILLE FL 32216	HC (CD)
101	00939474	THOMAS J BROOKS & MARIAM BROOKS	15321 ABBEY HOUSE LN HUNTERSVILLE NC 28078	TR
102	00939473	MYA LESLIE AUN NEY MYO AUNG & SAN SAN YEE	9615 SUMMIT CT HUNTERSVILLE NC 28078	TR
103	00939470	MATTHEW NEILL BEARD & AMBER PEARCE BEARD	17116 HUGH TORANCE PY HUNTERSVILLE NC 28078	TR
104	00939471	RYAN DUDK & JENNIFER DUDK	17112 HUGH TORANCE PKWY HUNTERSVILLE NC 28078	TR
105	00939472	BRANDON WOODRUFF & REBECCA CHERYL WOODRUFF	17108 TORANCE PARKWAY HUNTERSVILLE NC 28078	TR
106	00939478	THOMAS RICHARD B HO STEAD & KRISTEN DEE HOLSTEAD	17047 HUGH TORANCE PARKWAY HUNTERSVILLE NC 28078	TR
107	00939479	MARLYNNA C HAAS & MICHAEL HAAS	17038 HUGH TORANCE PY HUNTERSVILLE NC 28078	TR
108	00939480	JENNIFER MCCALL & CHAD MCCALL	17034 HUGH TORANCE PY HUNTERSVILLE NC 28078	TR
109	00939481	REHAM MKHAEL & NADER MIYAS	17030 HUGH TORANCE PY HUNTERSVILLE NC 28078	TR
110	00939482	JONATHAN GLENN DODD AND LAUREN BOSWELL DODD	17028 HUGH TORANCE PARKWAY HUNTERSVILLE NC 28078	TR
111	00939477	ANTHONY ALLEN DUNBAR AND NATASHA CHANTELE DUNBAR	15315 ABBEY HOUSE LN HUNTERSVILLE NC 28078	TR
112	00939422	CAROL A METALO	17014 HUGH TORANCE PY HUNTERSVILLE NC 28078	TR
113	00939423	RANDALL J TEELE	17010 HUGH TORANCE PY HUNTERSVILLE NC 28078	TR
114	00939424	KATHARINE A WICKLINE	17008 HUGH TORANCE PY HUNTERSVILLE NC 28078	TR
115	00939425	JANICE L POTTMEYER	17002 HUGH TORANCE PKY HUNTERSVILLE NC 28078	TR
116	00939426	MICHAEL J COYNE & JEANNE S COYNE	16996 HUGH TORRENCE PARKWAY HUNTERSVILLE NC 28078	TR
117	00939427	RYAN L OSBORN	135 E 17TH ST APT 6E NEW YORK NY 10003	TR
118	00939428	MARK R VERVOORT	PO BOX 185 TROUTMAN NC 28166	TR
119	00939429	LUIS MORA	16854 HUGH TORANCE PARKWAY HUNTERSVILLE NC 28078	TR
120	00939430	PARTNERSHIP JOHN W NEWMAN FAMILY LIMITED	138 COUNTRY LAKE DR MOORESVILLE NC 28111	TR
121	00939431	MICHAEL RYAN SPANN	8053 PARKNOLL DR HUNTERSVILLE NC 28078	TR
122	00939432	CHARLENE TAYLOR	16942 HUGH TORANCE PKWY HUNTERSVILLE NC 28078	TR
123	00939433	SUSAN YATES & GRAHAM YATES	16938 HUGH TORANCE PY HUNTERSVILLE NC 28078	TR
124	00939434	LAURENCE R MAHRL & KATHLEEN S MAHRL	16934 HUGH TORANCE PKWY HUNTERSVILLE NC 28078	TR
125	00939435	JOAN C LESCH	16930 HUGH TORANCE PARKWAY HUNTERSVILLE NC 28078	TR
126	00939436	EMLY M STEIB	16926 HUGH TORANCE PKWY UNIT 407 HUNTERSVILLE NC 28078	TR
127	00939437	ALTON G JR LANCASTER AND FRANCES G LANCASTER	16922 HUGH TORANCE PKY HUNTERSVILLE NC 28078	TR
128	00939438	THOMAS C CARPENTER AND BARBARA J CARPENTER	16918 HUGH TORANCE PKY HUNTERSVILLE NC 28078	TR
129	00939439	PARADISE COVE PARTNERS REAL ESTATE 1 LLC	3634 CONNER GLENN DR HUNTERSVILLE NC 28078	TR
130	00939440	LEMUEL BROWN	16910 HUGH TORRENCE PKWY HUNTERSVILLE NC 28078	TR
131	00939540	SHANNAN DEAN WILSON	8223 BRIDGEGATE DR HUNTERSVILLE NC 28078	TR
132	00939541	CHARITA CURTIS	8227 BRIDGEGATE DR HUNTERSVILLE NC 28078	TR
133	00939542	DONALD W (TRUST) BYERS & JUDITH A (TRUST) BYERS	742 S BREEZY WAY ORANGE CA 92669	TR
134	00939544	BETTY A CHANEY	8235 BRIDGEGATE DR HUNTERSVILLE NC 28078	TR
135	00939545	MARY JANE FARLEY	8239 BRIDGEGATE DR HUNTERSVILLE NC 28078	TR
136	00939546	JOHN KENNETH KRUG	8243 BRIDGEGATE DR HUNTERSVILLE NC 28078	TR
137	00939547	LISA AQUILINO LUNNY	841 BRIDGEGATE DR HUNTERSVILLE NC 28078	TR
138	00939636	KLEE LLE	6410 HALSEY WOODS HUNTERSVILLE NC 28078	TR
139	00939635	DANIEL W SULLMAN & CATHERINE M SULLMAN	6236 BRIDGEGATE DR HUNTERSVILLE NC 28078	TR
140	00939601	MARVIN RICHARDSON AND JOYANNA D RICHARDSON	3803 ARCHER NOTCH LN HUNTERSVILLE NC 28078	TR
141	00939602	JONATHAN PATRICK BRADSHAW AND AMANDA ANDREW BRADSHAW	3807 ARCHER NOTCH LN HUNTERSVILLE NC 28078	TR
142	00939633	WGH NORTH CAROLINA LLC	103 FOULK RD SITE 900 WILMINGTON DE 19803	TR
143	00939632	DANA KATHRYN CUDDHY	1529 TROUBADOUR LN HUNTERSVILLE NC 28078	TR
144	00939631	DAVID A HOLLOWELL & JENNIFER L HOLLOWELL	1525 TROUBADOUR LN HUNTERSVILLE NC 28078	TR
145	00939630	JUSTIN BLACK & CARRIE BLACK	15021 TROUBADOUR LN HUNTERSVILLE NC 28078	TR
146	00939629	JAMES CLAYTON JR NICKELSON & ANGELA MARIE NICKELSON	15617 TROUBADOUR LN HUNTERSVILLE NC 28078	TR
147	00939628	KINA S LOWERY	15613 TROUBADOUR LN HUNTERSVILLE NC 28078	TR
148	00939627	HARRIS WORLEY, AUDRE MARIE WORLEY, JASON ALLEN ROBERTSON AND EMILY ROBERTSON	11341 FULLERTON PLACE DR NW HUNTERSVILLE NC 28078	TR
149	00939626	RAMOS ITURRIOZ AND LORI ITURRIOZ	15605 TROUBADOUR LN HUNTERSVILLE NC 28078	TR
150	00939563	KARL WIGGERTON AND KISCHIA WIGGERTON	841 SPUR DR NORTH BAY SHORE NY 11706	TR
151	00939564	STEPHEN SELFRIDGE	15612 TROUBADOUR LN HUNTERSVILLE NC 28078	TR
152	00939565	KEVIN DURAND OLIVER JR & CATHERINE SHIPMAN OLIVER	15606 TROUBADOUR LN HUNTERSVILLE NC 28078	TR
153	00939566	ROBERT M GORCZYCA & JENNIFER L GORCZYCA	15500 TROUBADOUR LN HUNTERSVILLE NC 28078	TR
154	00901226	ELMER F MALAGUERRA & DORIS H MALAGUERRA	7526 TIGERS PAW RD HUNTERSVILLE NC 28078	NR
155	00901227	CAROLYN C SMITH	7527 TIGERS PAW RD HUNTERSVILLE NC 28078	NR
156	00901228	JANICE G BLOCK	7531 TIGERS PAW RD HUNTERSVILLE NC 28078	NR
157	00901229	SONJAM CERAS	7609 STYLING ST HUNTERSVILLE NC 28078	NR
158	00901230	DAVID T MONTGOMERY AND TIMOTHY A FLUPPIN	19116 GLOUSTER CT CORNELIUS NC 28031	NR
159	00901231	JOHN S KOBOSKO AND KARA K KOBOSKO	19116 GLOUSTER CT CORNELIUS NC 28031	NR

EXISTING TREE LIST		
TREE DBH (INCHES)	TREE SPECIES	SAVED (YES/NO)
12	PECAN	YES
12	PERSIMMON	YES
12	BLACK CHERRY	NO
12	CHERRY	YES
12	CHERRY	YES
12	IRONWOOD	NO
12	IRONWOOD	NO
12	IRONWOOD	NO
12	ELM	YES
12	IRONWOOD	NO
14	CHERRY	YES
14	LOCUST	NO
14	PECAN	NO
14	PECAN	NO
15	PECAN	YES
15	PECAN	YES
15	IRONWOOD	NO
15	IRONWOOD	NO
16	PECAN	NO
17	PERSIMMON	YES
18	MAPLE	YES
18	HICKORY	NO
18	IRONWOOD	NO
20	IRONWOOD	YES
20	BRADFORD PEAR	NO
20	PECAN	NO
22	WALNUT	NO
24	OAK	YES
24	OAK	NO
24	GUM	YES
24	GUM	YES
24	OAK	YES
24	MAPLE	NO
24	MAPLE	YES
24	POPLAR	NO
24	MAPLE	YES
24	PINE	YES
24	POPLAR	YES
24	PINE	YES
24	OAK	YES
24	PECAN	NO
24	POPLAR	NO
24	MAPLE	NO
24	GUM	NO
24	OAK	NO
24	GUM	NO
24	GUM	NO
24	POPLAR	NO
24	GUM	NO
24	POPLAR	YES
24	POPLAR	YES
24	PINE	NO
24	CEDAR	NO
24	MAPLE	NO
24	OAK	NO
24	OAK	YES
24	OAK	YES
24	OAK	YES
24	MAPLE	YES
24	PINE	NO
24	PINE	NO
24	PINE (DEAD)	NO
24	PINE	NO
24	PINE	NO
24	MAPLE	YES
24	MAPLE	YES
24	MAPLE	YES
24	PINE	YES
24	PINE	YES
24	OAK	YES
24	OAK	YES
24	MAPLE	YES
24	OAK	YES
24	PECAN	NO
24	HOLLY	NO
24	PECAN	NO
24	PECAN	NO
24	MAPLE	YES
24	PINE	NO
24	PINE	NO
25	PINE	NO
26	MAPLE	YES
26	OAK	YES
26	GUM	NO
26	GUM	NO
26	OAK	YES
26	OAK	YES
26	PINE	YES
26	OAK	YES
26	PECAN	NO
26	PINE	NO
27	PINE	YES



GRADE TABLE					
NO.	MIN GRADE (%)	MAX GRADE (%)	COLOR	AREA (sf)	AREA (ac)
1	0.00%	10.00%		3685007	84.60
2	10.01%	15.00%		272369	6.25
3	15.01%	25.00%		28495	0.65
4	25.01%	100.00%		0	0.00



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M I HOMES
Welcome to Better
M/I HOMES OF CHARLOTTE, LLC
5330 SEVENTY-SEVEN DRIVE, SUITE 100
CHARLOTTE, NC 28217

REVISION DESCRIPTION

REVISION DESCRIPTION

DATE 09/03/2020

DATE

08/03/2020

DRAWN BY

K. BRADLEY

DESIGNED BY

K. BRADLEY

CHECKED BY

C. TODD

SCALE

AS SHOWN

YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP

NORTH CAROLINA

HUNTERSVILLE

EXISTING

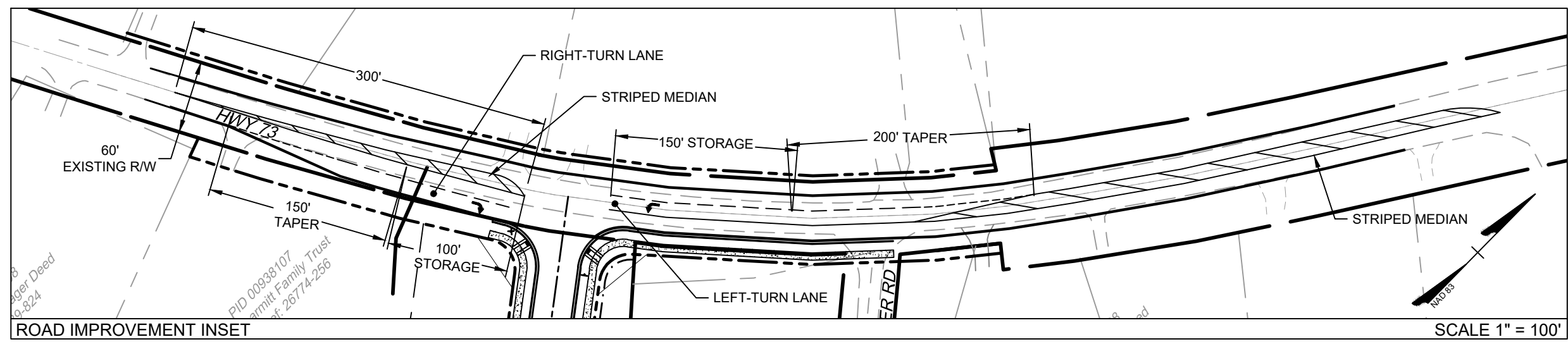
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JOB NO.

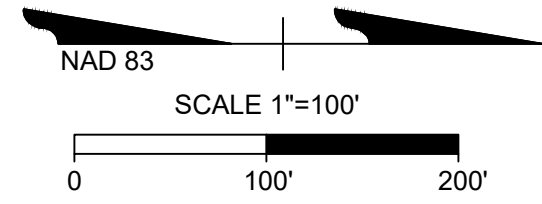
46244

SHEET NO.

C-300



SEE SHEET C-401 FOR SKETCH
PLAN NOTES AND DETAILS.



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SKETCH

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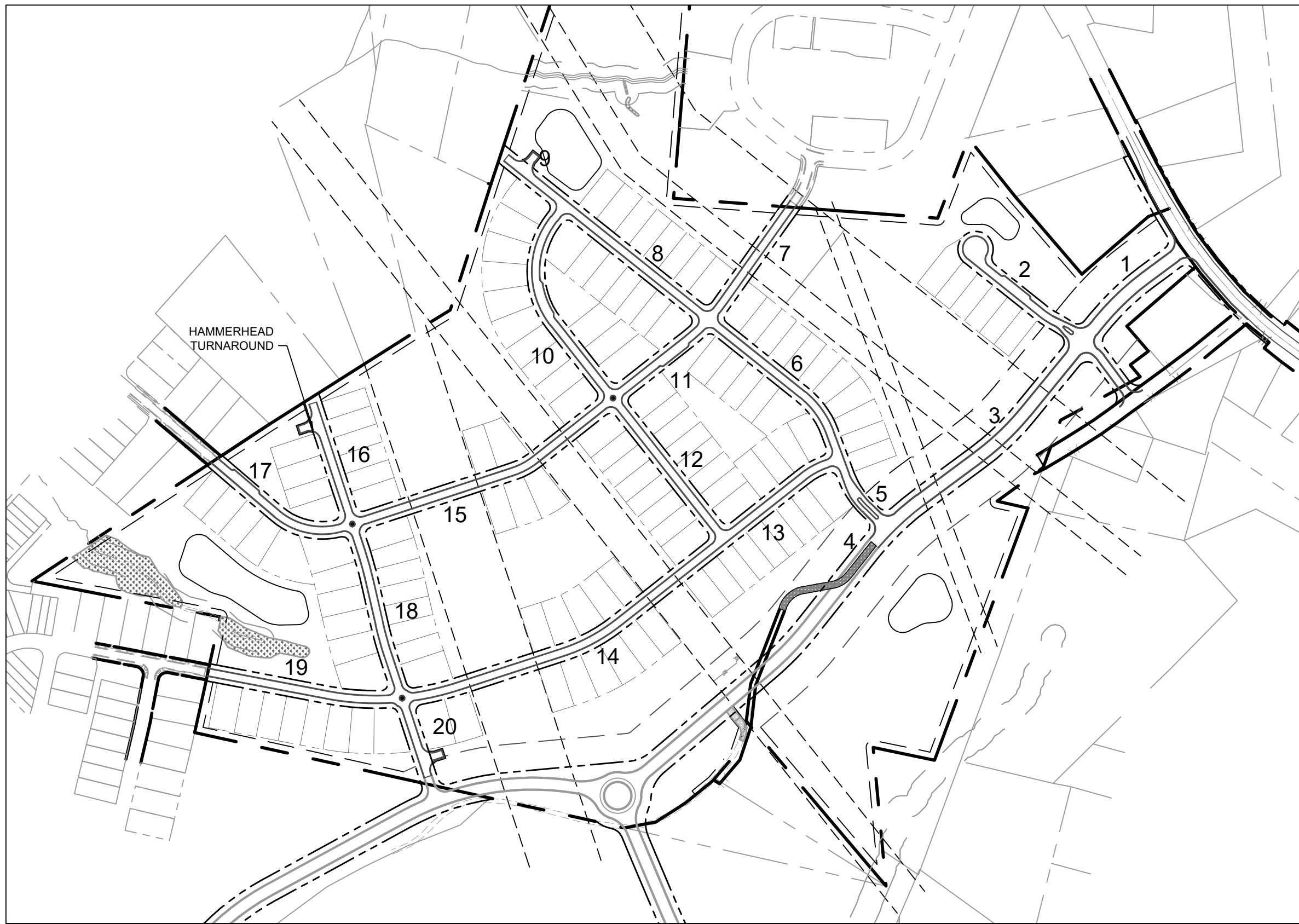
SHEET NO.

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NOTE: Parcel 03011199 listed as being
Property of the City of Charlotte by
Mecklenburg County's GIS and shown herein
as such. However, at the time of survey,
sufficient documentation to cover fee simple
ownership of said parcel by the City of
Charlotte was not found. Further research is
recommended.



BLOCK LENGTH DIAGRAM

BLOCK NUMBER	BLOCK LENGTH (FT)	BLOCK LENGTH MINUS UTILITY EASEMENT (FT)
1	420	N/A
2	431	N/A
3	774	452
4	60 (FUTURE CONNECTION)	N/A
5	245	N/A
6	558	N/A
7	419	175
8	524	N/A
9	235 (FUTURE CONNECTION)	N/A
10	645	N/A
11	354	N/A
12	512	N/A
13	404	N/A
14	1043**	743
15	837**	537
16	380 (FUTURE CONNECTION)	N/A
17	464	N/A
18	517	N/A
19	561	N/A
20	236	N/A

REQUESTED MODIFICATIONS

*PLAN INCLUDES A REQUEST FOR A MODIFICATION ON MAXIMUM INTERNAL BLOCK LENGTH REQUIREMENT FOR TWO (2) BLOCKS DUE TO SITE CONSTRAINTS CREATED BY EXISTING UTILITY EASEMENTS

† PLAN INCLUDES A REQUEST FOR A MODIFICATION ON MAXIMUM CUL-DE-SAC LENGTH REQUIREMENT DUE TO SITE CONSTRAINTS CREATED BY EXISTING UTILITY EASEMENTS. THIS ALSO ALLOWS FOR A LARGER URBAN OPEN SPACE CREATING A TINY COMMUNITY FOR THE LOTS ALONG THE CUL-DE-SAC.

GENERAL NOTES

- ALL DEVELOPMENT AND CONSTRUCTION SHALL COMPLY WITH ALL ZONING AND SUBDIVISION STANDARDS OF THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, AND NCDOT, AS APPLICABLE.
- THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAY OF 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 EXIST WITHIN TREE REQUIREMENT. SMALL MATURING TREES ARE TO BE USED WHERE OVERHEAD POWER LINE EXIST.
- CLUSTER BOX UNITS (CBUs) WILL BE PROVIDED FOR MAIL DELIVERY. LOCATION SHOWN ON PLAN IS APPROXIMATE AND SUBJECT TO CHANGE PENDING USPS APPROVAL.
- THE PROPOSED DEVELOPMENT WILL BE SERVED BY PUBLIC WASTE MANAGEMENT FOR TRASH COLLECTION.
- ARTICLE 8.16.1 & 2 OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE SHALL APPLY.
- EXCEPT AS SPECIFICALLY PROVIDED IN THE RURAL AND TRANSITIONAL DISTRICTS, DETACHED HOUSE TYPES AND TWO-UNIT ATTACHED HOUSE TYPES SHALL BE REQUIRED TO HAVE A LOT WIDTH GREATER THAN 50'. DEVELOPERS SHALL HAVE THE OPTION TO PROVIDE LOT WIDTHS 50' WIDE OR LESS WHEN ALLEY ACCESS ALLOWING ON-STREET PARKING IS PROVIDED FOR DETACHED HOUSE TYPES AND TWO-UNIT ATTACHED HOUSE TYPES. FURTHER, DEVELOPERS SHALL ALSO HAVE THE OPTION TO APPLY FOR A CONDITIONAL DISTRICT REZONING TO CREATE LOT WIDTHS OF 50 FEET WIDE WITHOUT AN ALLEY PROVIDED IT CAN BE DEMONSTRATED THAT THE DEVELOPMENT CAN ACCOMMODATE ON-STREET PARKING, MEET ALL THE PROVISIONS OF THE ZONING ORDINANCE INCLUDING INSTALLATION OF STREET TREES, AND DEMONSTRATE PUBLIC SERVICES SUCH AS TRASH PICK-UP CAN BE PROVIDED.
- ALL RETAINING WALLS REQUIRING SPECIAL INSPECTIONS (>5' IN HEIGHT) SHALL MEET THE REQUIREMENTS OF THE 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 (DPRIC) LETTERS.
- 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.
- DIRECT ACCESS FROM LOTS TO A THOROUGHFARE IS PROHIBITED.
- FOLLOWING CONSTRUCTION, PROPOSED THOROUGHFARE RIGHT OF WAY TO BE OWNED AND MAINTAINED BY NCDOT. FOLLOWING CONSTRUCTION, PROPOSED LOCAL STREET RIGHT OF WAYS TO BE OWNED AND MAINTAINED BY THE TOWN OF HUNTERSVILLE.
- AREAS TO BE DEDICATED TO NCDOT FOR RIGHT OF WAY ARE SHOWN ON THE PLAN. AREAS TO BE DEDICATED TO MECKLENBURG COUNTY WILL BE DETERMINED DURING THE CONSTRUCTION DOCUMENT PHASE.
- CUL-DE-SAC LENGTH MAY BE EXTENDED TO 450' TO ACCOMMODATE ADDITIONAL LOTS

DEVELOPMENT NOTES

- DEVELOPMENT STANDARDS: DEVELOPMENT OF THE PROPERTY WILL BE GOVERNED BY THESE DEVELOPMENT STANDARDS, WHICH ARE PART OF THE SKETCH PLAN, AND THE APPLICABLE PROVISIONS OF THE ORDINANCE, UNLESS THE SKETCH PLAN ESTABLISHES A MORE STRINGENT STANDARD(S), OR UNLESS OTHERWISE NOTED ON THE SKETCH PLAN OR IN THESE DEVELOPMENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE TR ZONING DISTRICT GOVERN DEVELOPMENT OF THE PROPERTY AS SHOWN ON THE SKETCH PLAN.
- MODIFICATIONS: THE IMPROVEMENTS SHOWN ON THE PLAN ARE INTENDED TO REFLECT THE CURRENT LOCATION OF PLANNED IMPROVEMENTS TO THE PROPERTY ("IMPROVEMENTS") AND ARE SCHEMATIC IN NATURE. EXACT LOCATIONS, SIZE AND CONFIGURATIONS MAY BE MODIFIED DURING DESIGN, ENGINEERING AND CONSTRUCTION PHASES OF THE DEVELOPMENT. THE IMPROVEMENTS MAY, BUT NEED NOT BE, INSTALLED BY THE PETITIONER. THE REMOVAL OF TREES AND VEGETATION TO ACCOMPLISH THE IMPROVEMENTS IS CONTEMPLATED IN THIS PLAN.
- PHASING: THE DEVELOPMENT SHOWN ON THE PLAN MAY BE PHASED. UTILITIES AND INFRASTRUCTURE MAY BE DELIVERED TO EACH INDIVIDUAL PHASE AS EACH IS DEVELOPED. GRADING OF THE PROPERTY MAY BE COMPLETED PER PHASE OF THE DEVELOPMENT. FUTURE DEVELOPMENT IS NOT REQUIRED TO BE CONSTRUCTED.
- ORDINANCE MODIFICATIONS: IF, AT SOME POINT, MODIFICATIONS ARE MADE TO THE ORDINANCE BY THE TOWN BOARD, PETITIONER MAY VOLUNTARILY AGREE TO APPLY SUCH MODIFICATIONS TO THE PLAN IN A MANNER CONSISTENT WITH THE ORDINANCE AS IT CHANGES FROM TIME TO TIME, AND WITHOUT PURSUING A REZONING. SUCH MODIFICATIONS TO THE ORDINANCE SHALL IN NO WAY IMPACT THE PETITIONER'S VESTED RIGHTS ESTABLISHED ONCE THE PLAN IS APPROVED.
- PERMITTED USES: THE PROPERTY MAY BE DEVELOPED FOR ANY USES (INCLUDING ACCESSORY USES) PERMITTED IN THE TR ZONING DISTRICT, SUBJECT TO THE DEVELOPMENT STANDARDS ASSOCIATED WITH SUCH USES. ANY LABELLING ON THE REZONING PLAN MAY BE AN INDICATION OF THE CURRENT INTENTION ON THE PART OF PETITIONER, BUT SHALL NOT RESTRICT THE PROPERTY IN A MANNER THAT CONFLICTS WITH THE PROVISIONS OF THESE DEVELOPMENT NOTES.
- ACCESS: THE LOCATION OF SITE ACCESS POINTS, DRIVEWAYS AND CONNECTIONS TO ROADS ARE SCHEMATIC IN NATURE. TO THE EXTENT PERMITTED BY APPLICABLE DRIVEWAY PERMIT REQUIREMENTS, FUTURE DRIVEWAYS, ACCESS POINTS AND ROAD CONNECTIONS MAY CROSS THE SETBACK AND SHALL NOT REQUIRE A REZONING OF THE PROPERTY, BUT SHALL OTHERWISE COMPLY WITH APPLICABLE DRIVEWAY PERMIT REQUIREMENTS.
- ROAD IMPROVEMENTS: HWY 73 AT SITE ENTRANCE: REALIGNING THE ENTRANCE OF OLIVER HAGER ROAD AND WIDENING OF HWY 73 WHERE NEEDED TO ACCOMMODATE A LEFT AND RIGHT TURN LANE INTO THE SITE. ADDITIONAL ROAD IMPROVEMENTS TO BE PROVIDED IN ACCORDANCE WITH TIA FINDINGS.
- UTILITIES: NEW WATER MAINS WILL BE PLACED UNDER SIDEWALK PER CHARLOTTE WATER STANDARDS. NEW SANITARY SEWER MAINS WILL BE PLACED PER CHARLOTTE WATER STANDARDS.

ZONING CODE SUMMARY

PARCELS	00938117	7.60 ACRES	OWNER: COOK FARMS LLC
	00938116	2.50 ACRES	OWNER: COOK FARMS LLC
	00901107	11.39 ACRES	OWNER: COOK FARMS LLC
	00938118	7.39 ACRES	OWNER: COOKS FARM LLC
	00938103	2.02 ACRES	OWNER: RUBY H COOK
	00938102	58.69 ACRES	OWNER: COOK FARMS
	00938106	1.0 ACRES	OWNER: JACK R HALEY
TOTAL:		90.59± ACRES	

EXISTING ZONING: TR (TRANSITIONAL RESIDENTIAL)

EXISTING LAND USE: WOODED AND PASTURE

PRINCIPLE LAND USE: SINGLE-FAMILY RESIDENTIAL

BUILDING TYPE: DETACHED HOUSE

MAX ALLOWABLE DENSITY: 1.50 (WITH 40% OPEN SPACE)

PROPOSED DENSITY: 1.47 DU/A

TOTAL PROPOSED LOTS	133
64' WIDTH	83 LOTS (47.37%)
64' WIDTH	58 LOTS (43.60%)
74' WIDTH	12 LOTS (9.02%)

TYPICAL LOT SIZE	54' x 130' 7,020± SF
64' x 130'	8,320± SF
74' x 130'	9,620± SF

AVERAGE LOT WIDTH: 60' (MIN.)
AVERAGE LOT SIZE: 7,835 SF (MIN.)
LOT SIZE RANGE: 7,000 - 15,000 SF

FRONT BUILD-TO LINE:
MINIMUM: 15'
MAXIMUM: 30'
THE BUILD-TO LINE FOR ANY TWO ADJACENT HOMES CANNOT VARY BY MORE THAN 8 FEET

SETBACKS:
SIDE: 6' (10' CORNER)
REAR: 25'

BUFFERS: 20' ADJACENT TO RESIDENTIAL USE OR ZONING

PROVIDED OPEN SPACE: 36.22± ACRES (40%)
PROVIDED OPEN SPACE: 40.00± ACRES (MIN.)

SOILS: C6D2, C6B2, W

WATERSHED: MOUNTAIN ISLAND LAKE PA-1

IMPERVIOUS AREA:

MAX. ALLOWABLE IMPERVIOUS AREA: 63.39± ACRES (70%)

IMPERVIOUS AREA INSIDE LOTS: 681,015 SF (15.60 ACRES)
BUILDING/FUTURE IMPROVEMENTS*: 627,815 SF (14.40 ACRES)
DRIVEWAYS: 53,200 SF (1.20 ACRES)

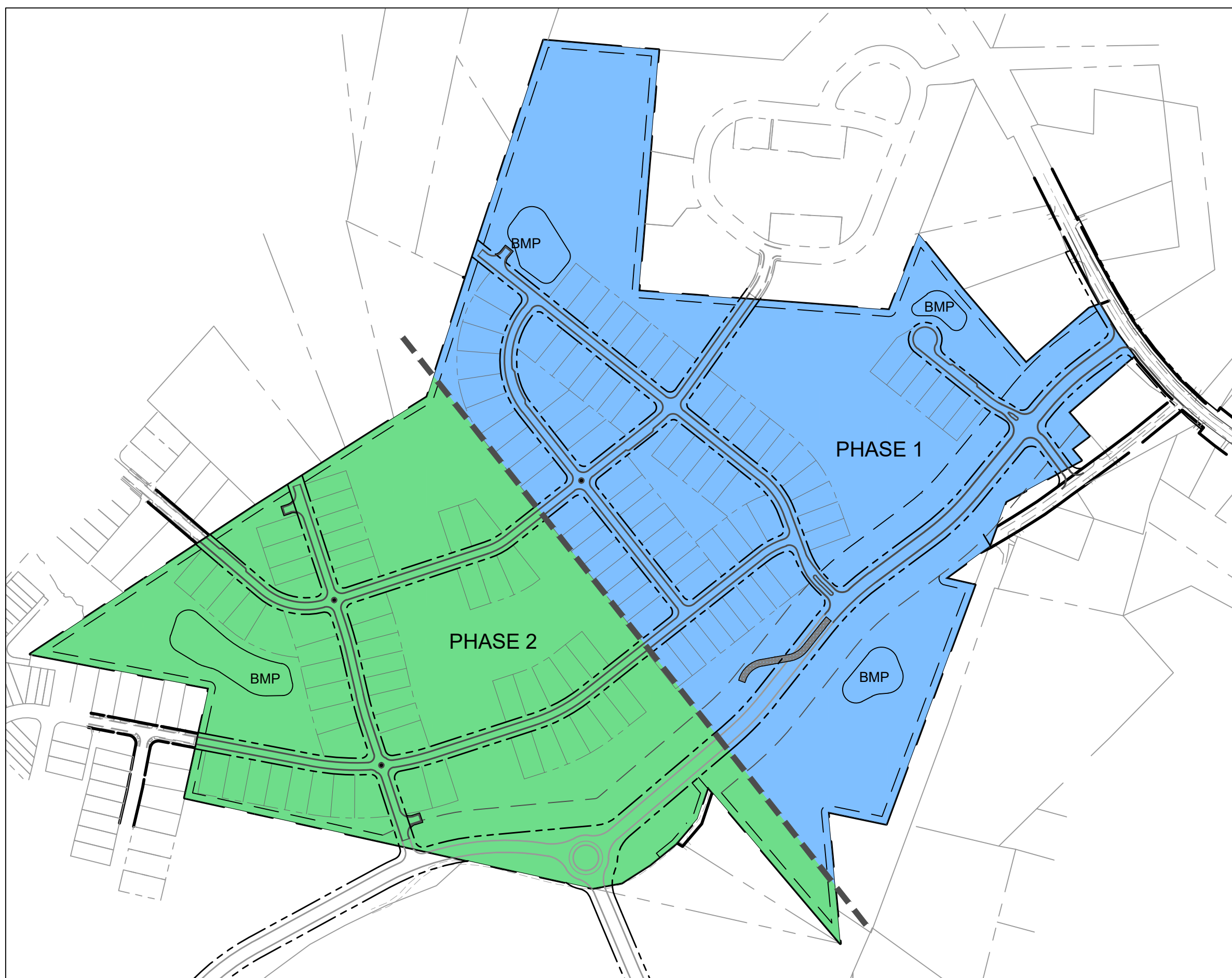
*1% OF LOT AREA (BUT NOT LESS THAN 150 SF PER LOT) RESERVED FOR ADDITIONS OF FUTURE IMPERVIOUS AREA

IMPERVIOUS AREA INSIDE RIGHT-OF-WAY: 393,400 SF (9.03 ACRES)
ASPHALT/CURB: 267,600 SF (6.14 ACRES)
SIDEWALKS: 103,000 SF (2.36 ACRES)
DRIVEWAYS: 22,800 SF (0.52 ACRES)

ADDITIONAL IMPERVIOUS AREA: 43,560 SF (1.0 ACRE) RESERVED AREA FOR COMMUNITY IMPROVEMENTS

TOTAL SITE IMPERVIOUS AREA: 25.63± AC. (21.0%)

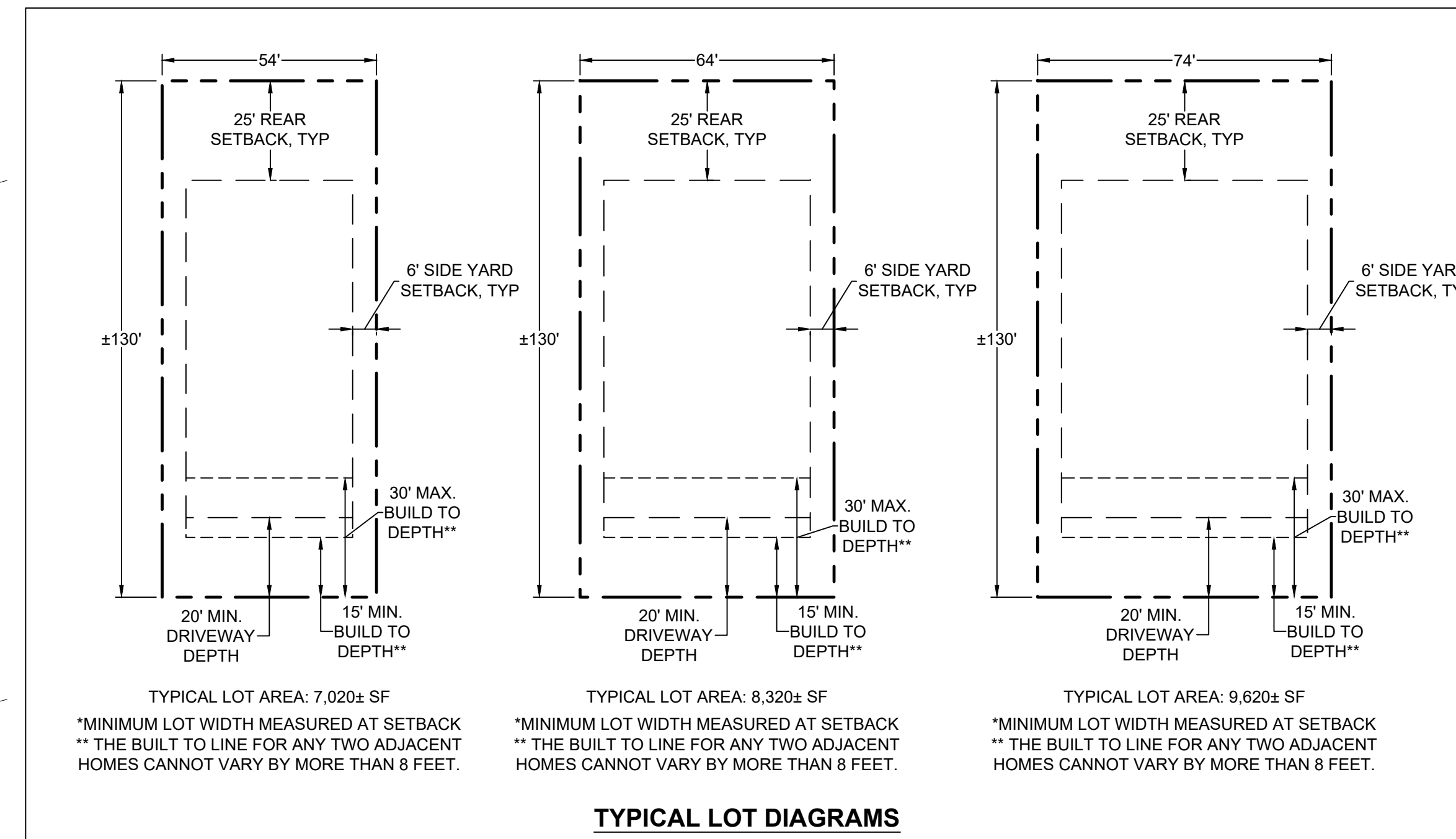
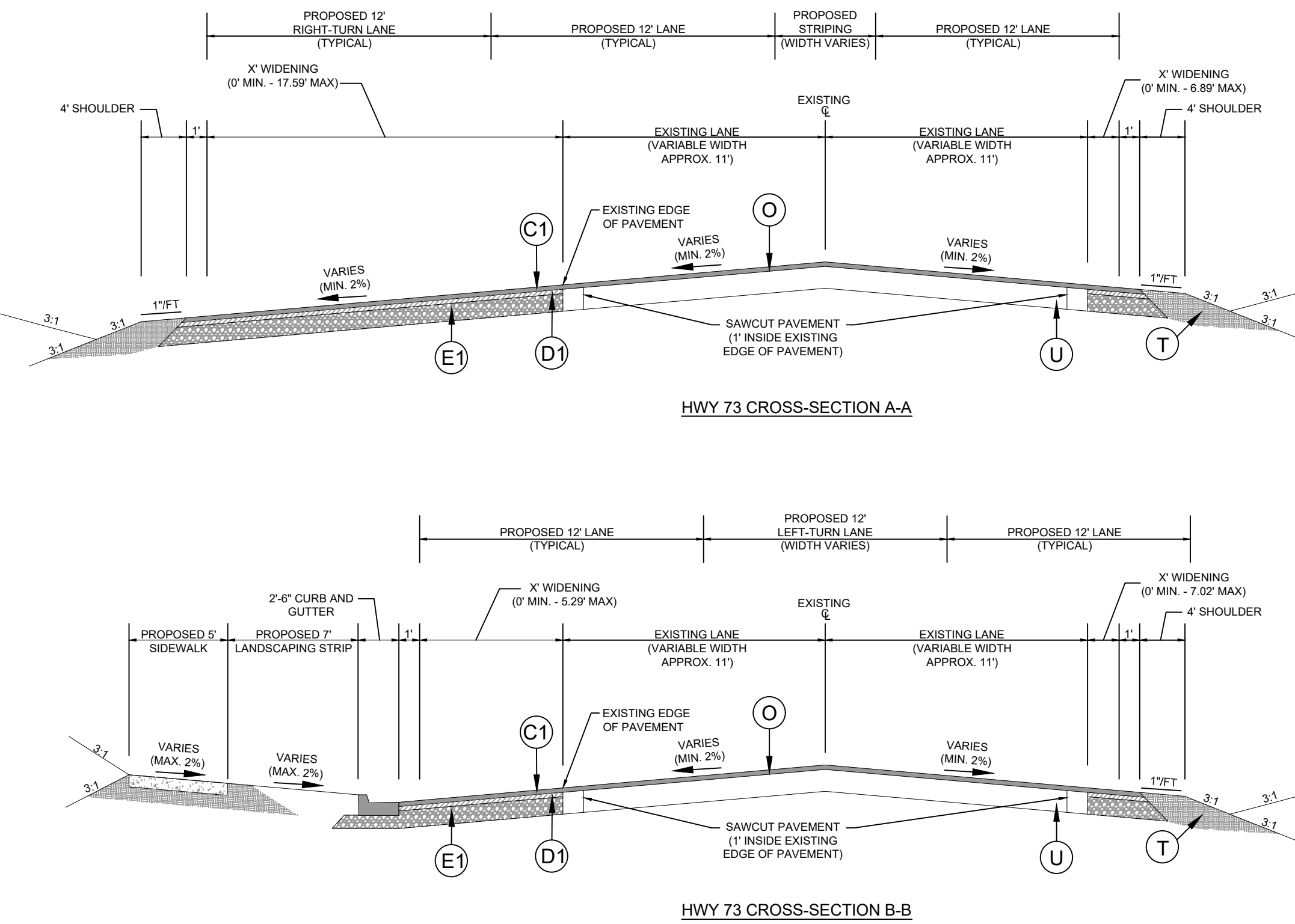
NOTE: BREAKDOWN OF IMPERVIOUS AREA TO BE ALLOCATED FOR EACH LOT TO BE PROVIDED WITH CALCULATIONS AND ON CONSTRUCTION PLAN SET.



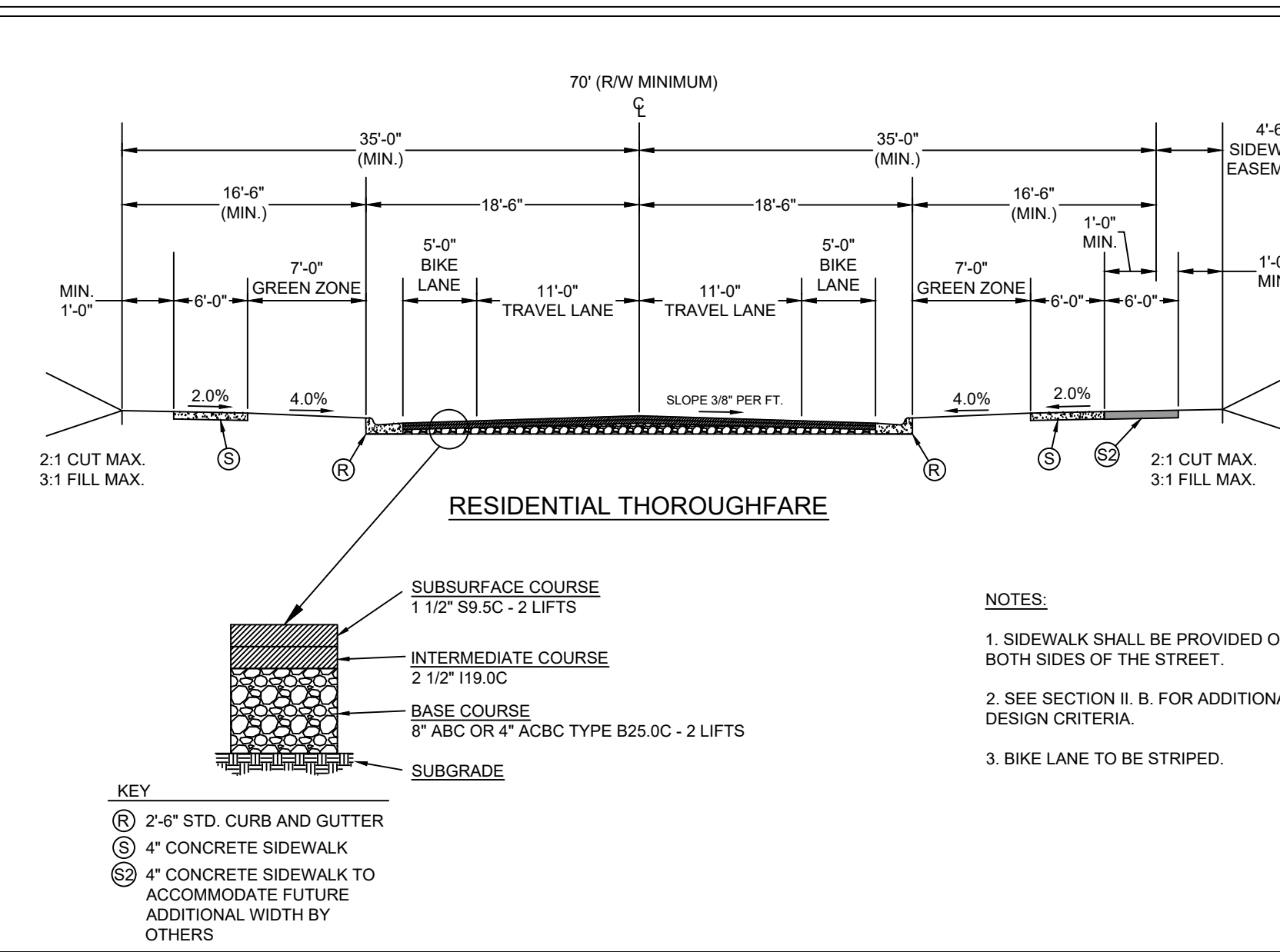
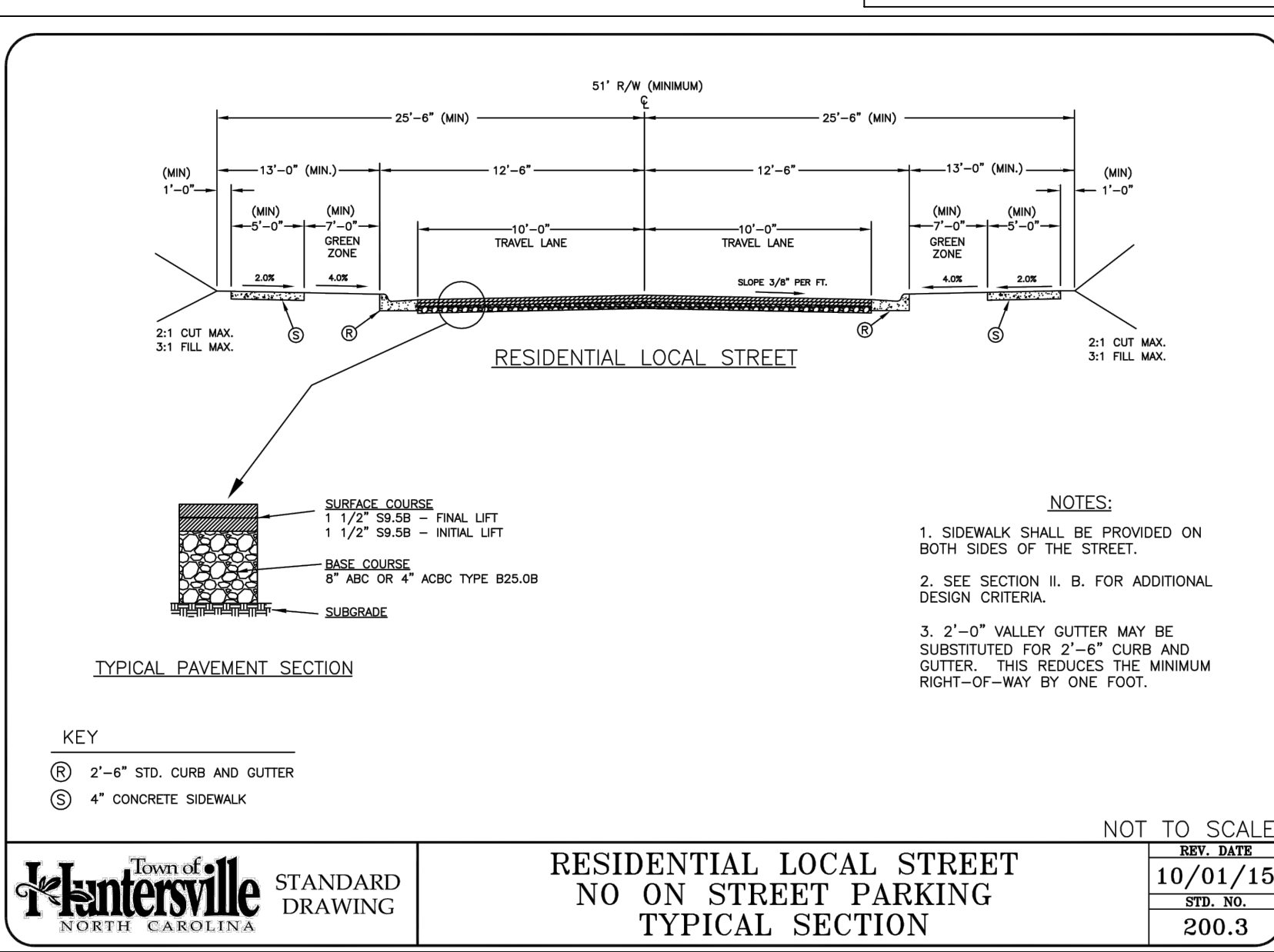
SITE PHASING MAP

PHASING MAP LEGEND

- PHASE LINE
- PHASE 1 - 79 LOTS
SINGLE FAMILY DETACHED - 79
- PHASE 2 - 54 LOTS
SINGLE FAMILY DETACHED - 54



HIGHWAY 73 PAVEMENT SCHEDULE	
C1	ASPHALT SURFACE COURSE (1.5" OF 59.5C, 2 LIFTS, RATE 112 LBS/SY/INCH)
D1	ASPHALT INTERMEDIATE COURSE (2.5" OF 119.0C, RATE 114 LBS/SY/INCH)
E1	ASPHALT BASE COURSE (8" OF 825.0C, 2 LIFTS, FIRST 5" EXTENDING 6" BEHIND CURB, SECOND LIFT 3", RATE 114 LBS/SY/INCH)
O	ASPHALT OVERLAY (1.5" 59.5C, RATE 112 LBS/SY/INCH)
T	EARTH MATERIAL
U	EXISTING PAVEMENT

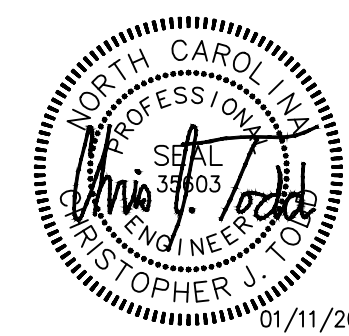


RESIDENTIAL LOCAL STREET NO ON STREET PARKING TYPICAL SECTION

NTS

RESIDENTIAL THOROUGHFARE TYPICAL SECTION

NTS



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REVISION DESCRIPTION

DATE 09/05/2021
DATE

08/03/2020

DRAWN BY

K.BRADLEY

DESIGNED BY

K.BRADLEY

CHECKED BY

C.TODD

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TIMMONS GROUP

NORTH CAROLINA

HUNTERSVILLE

SITE

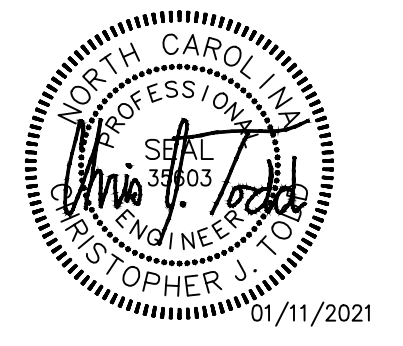
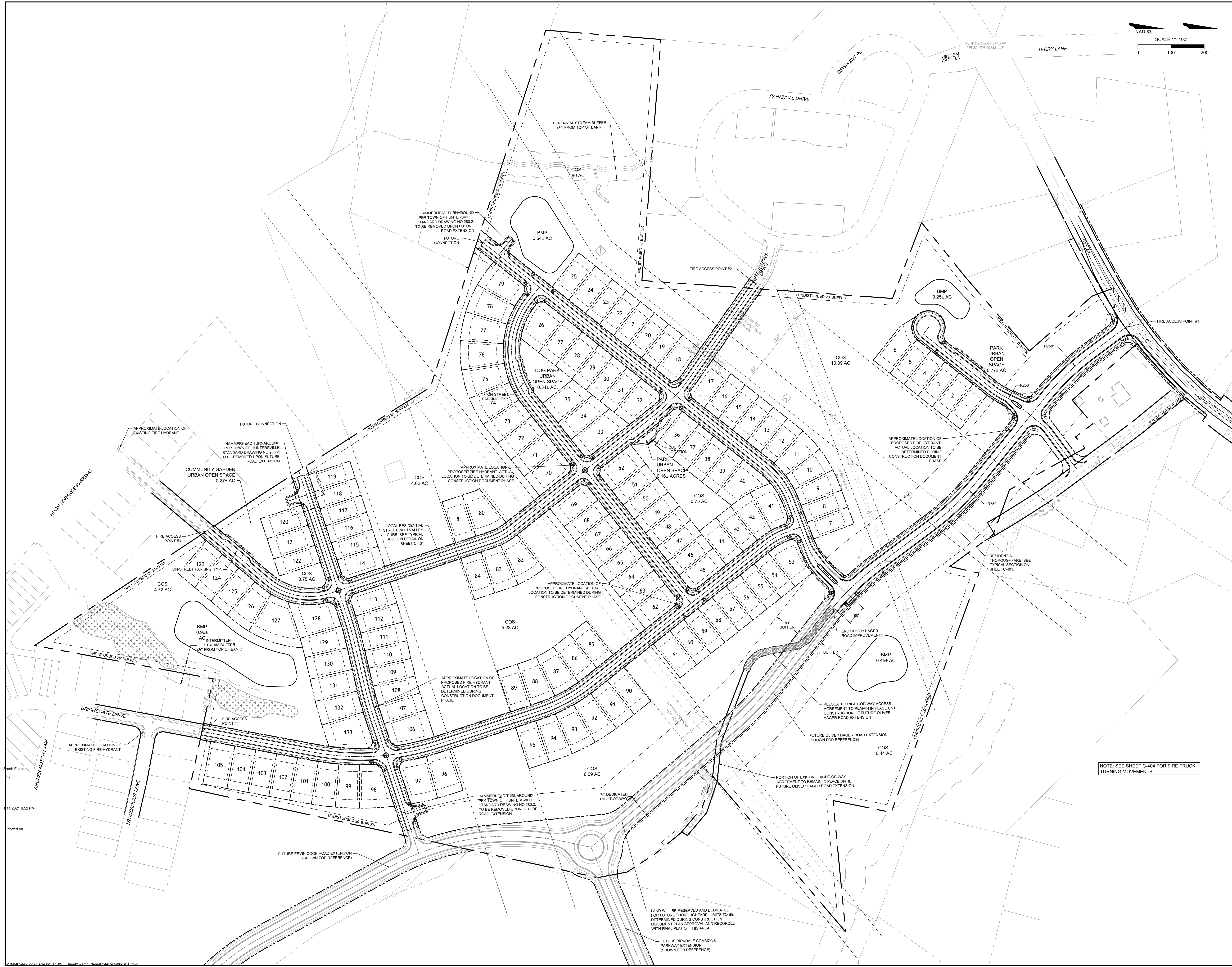
COOK

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FIRE HUNTERSVILLE

COOK

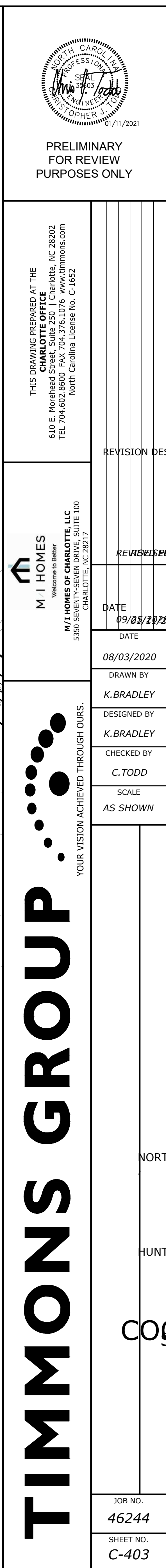
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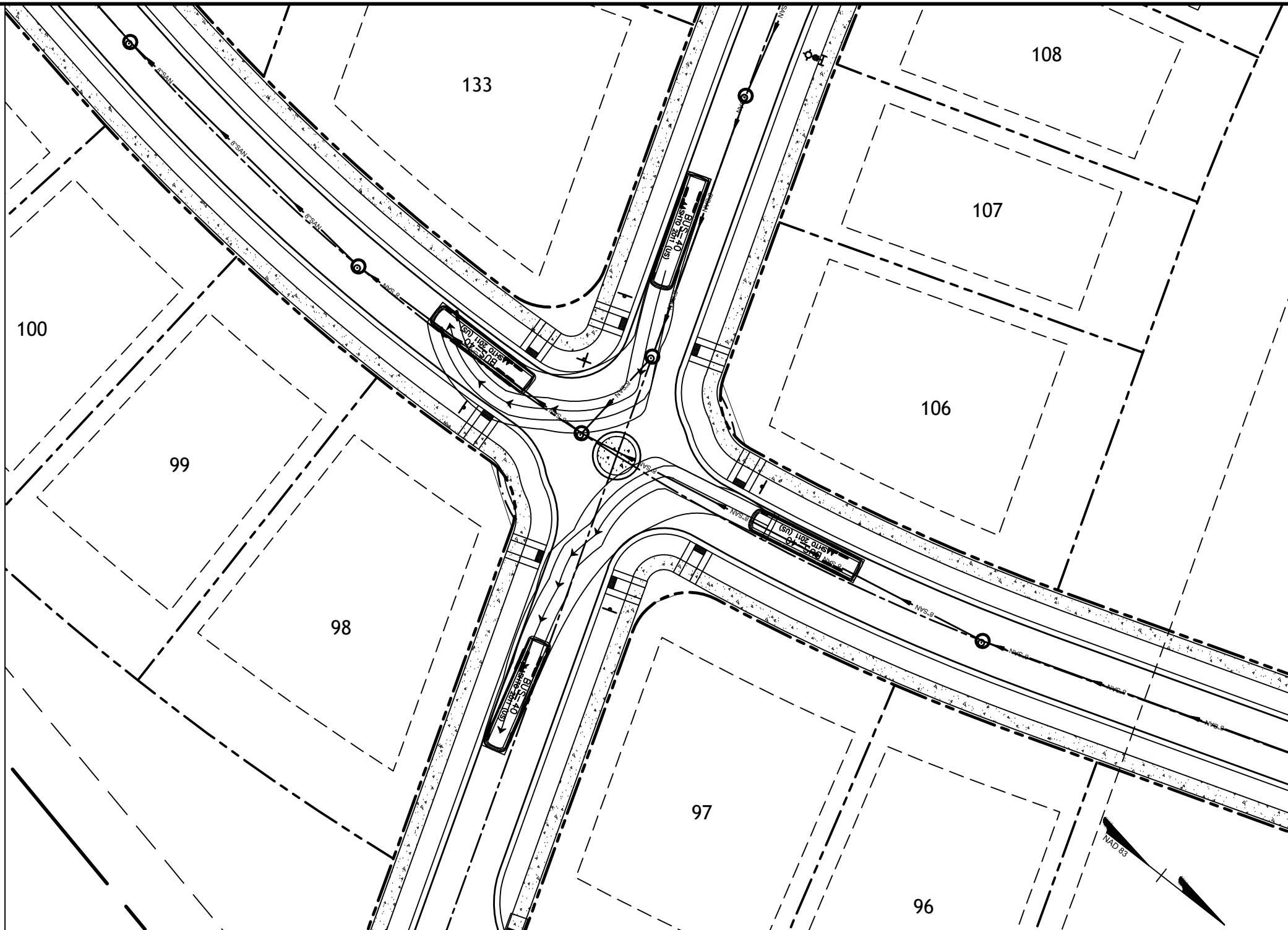
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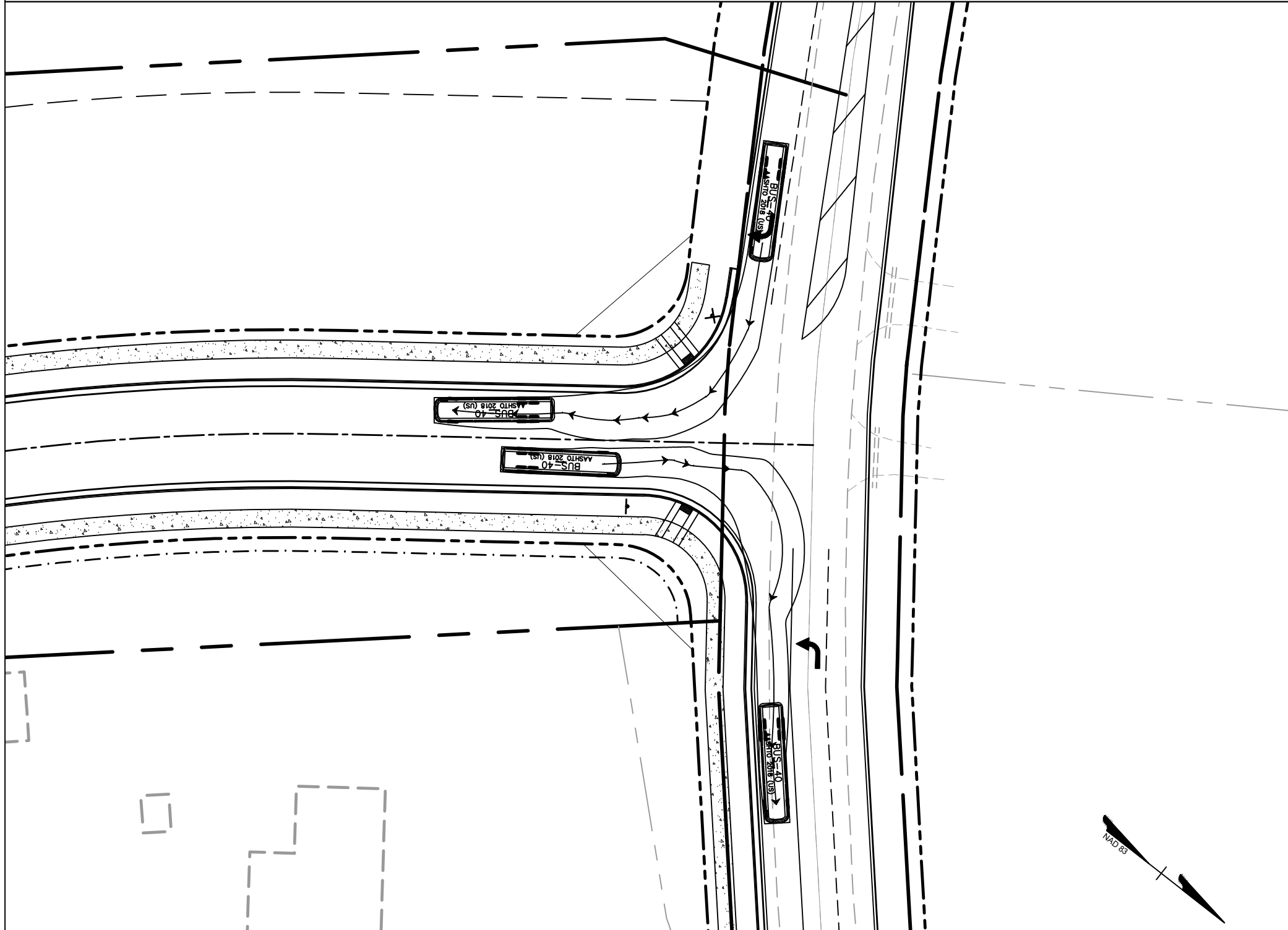
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by
11/11/2021 8:52 PM
Plotted on

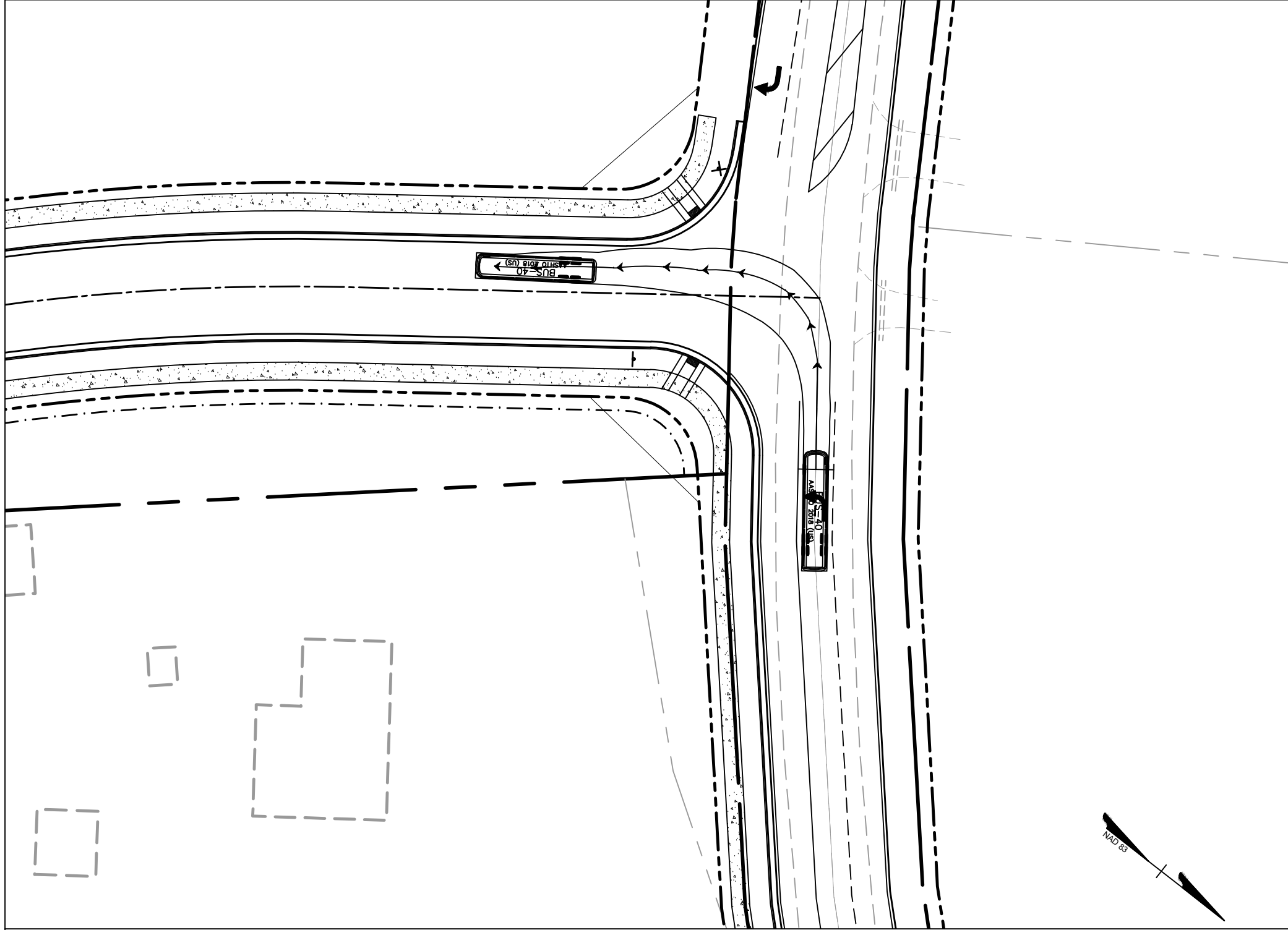




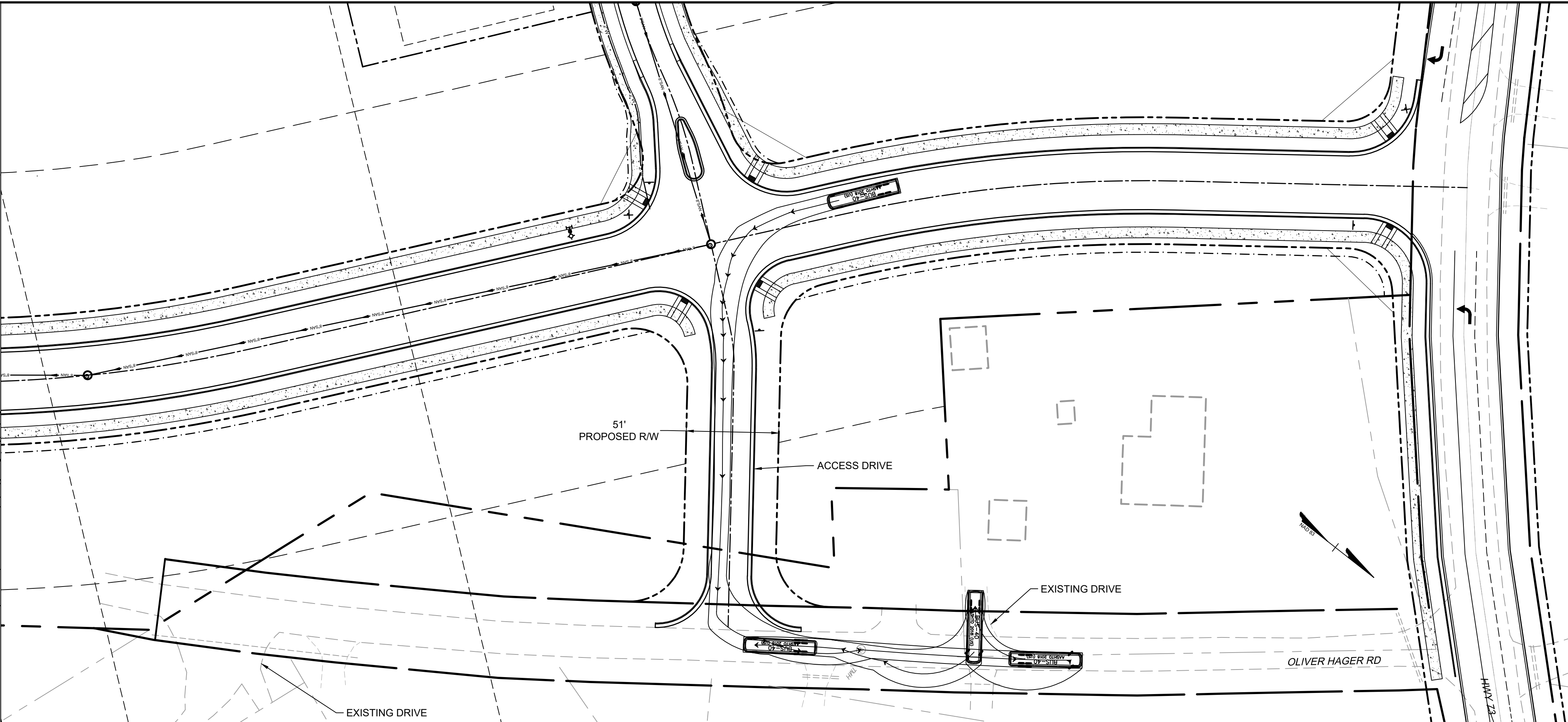
TURNING MOVEMENT #7 AND #8 SCALE: 1" = 40'



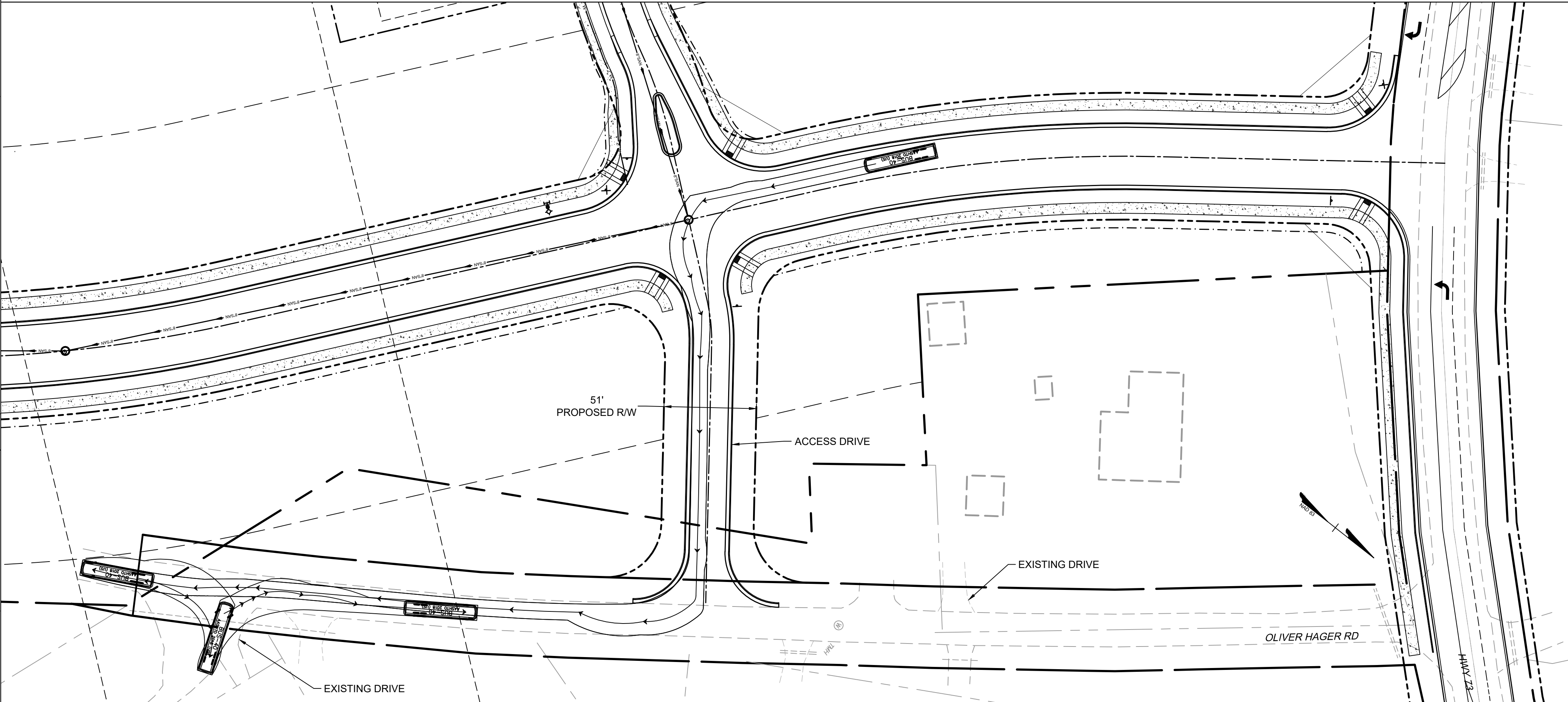
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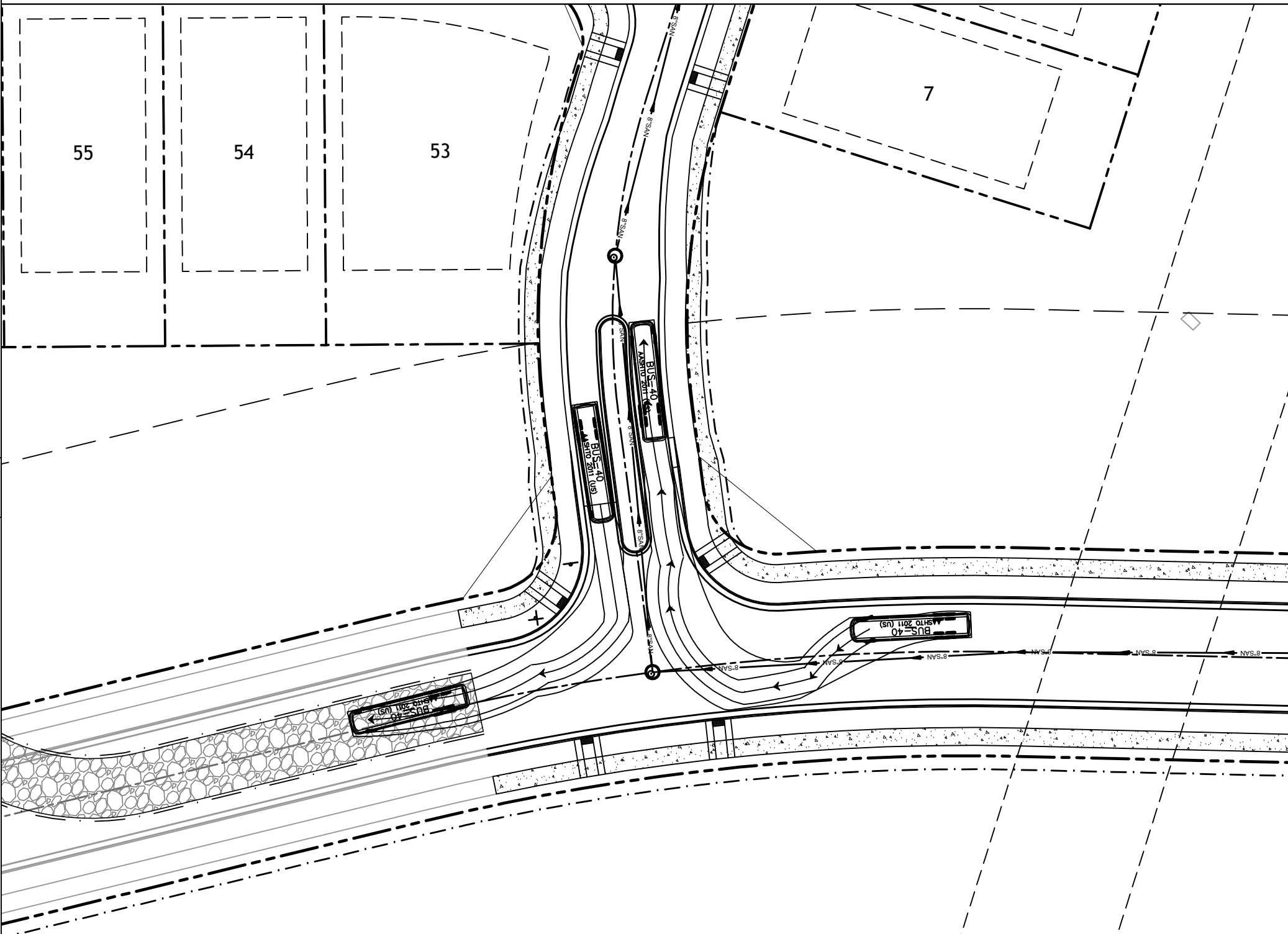
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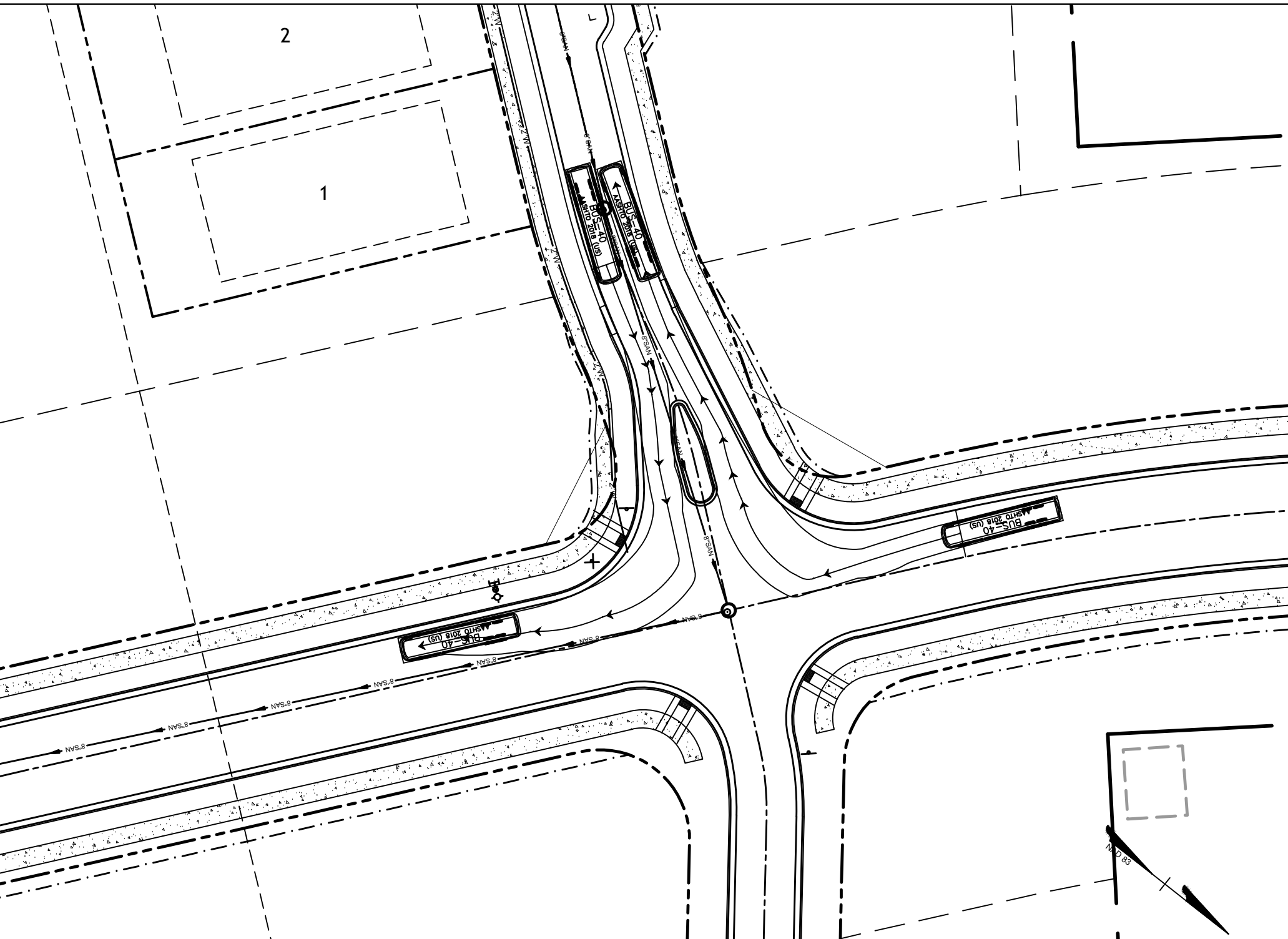
TURNING MOVEMENT #1 SCALE: 1" = 40'



TURNING MOVEMENT #2 SCALE: 1" = 40'



TURNING MOVEMENT #5 AND #6 SCALE: 1" = 40'



TURNING MOVEMENT #3 AND #4 SCALE: 1" = 40'



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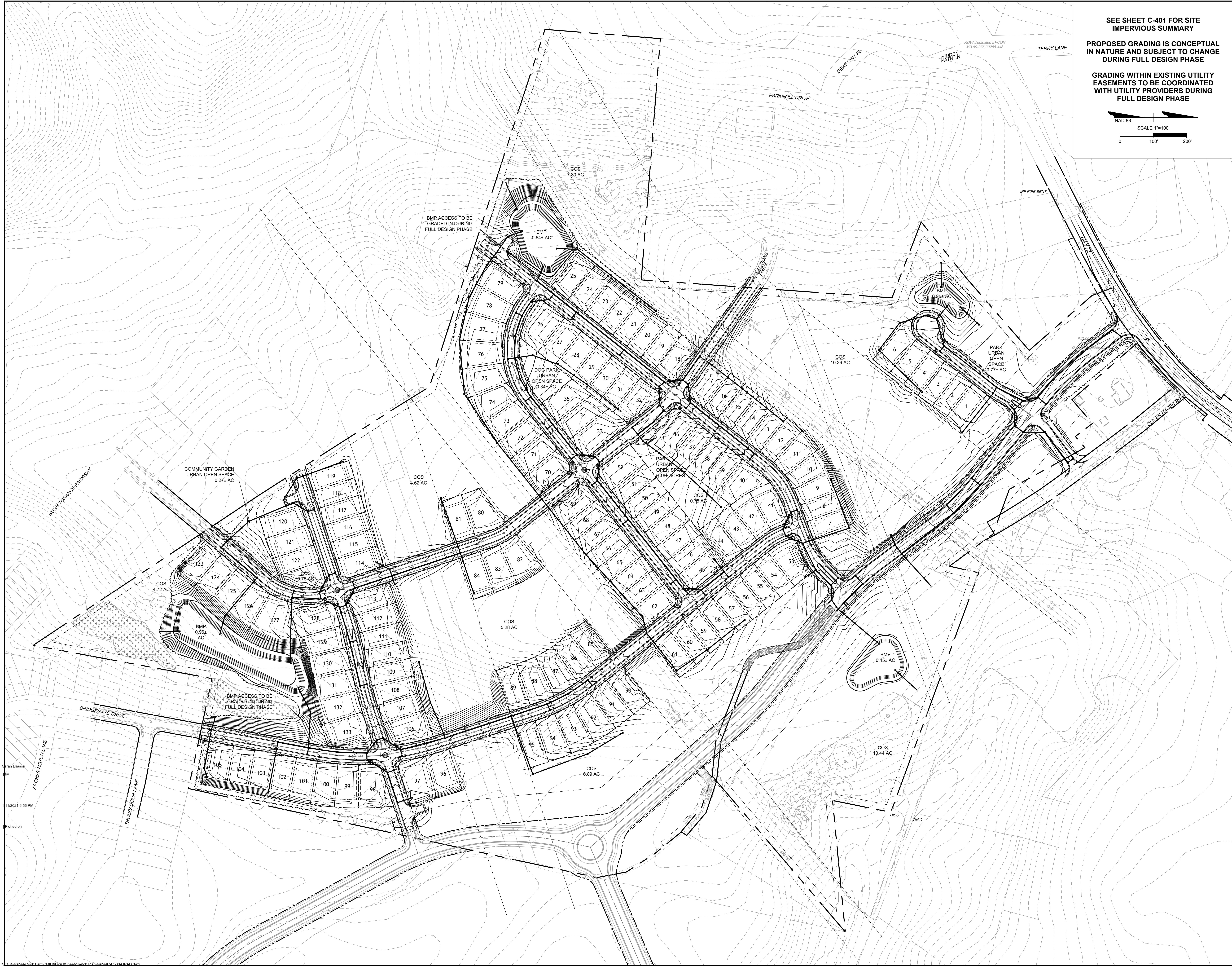
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08/03/2020	
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SCALE	AS SHOWN

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HUNTERSVILLE
FIRE
COOK

JOB NO.	46244
SHEET NO.	C-404

Strah Elason
by
11/1/2021 6:53 PM
Plotted on



SEE SHEET C-401 FOR SITE IMPERVIOUS SUMMARY

PROPOSED GRADING IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE DURING FULL DESIGN PHASE

GRADING WITHIN EXISTING UTILITY EASEMENTS TO BE COORDINATED WITH UTILITY PROVIDERS DURING FULL DESIGN PHASE

NAD 83
SCALE 1"=100'
0 100' 200'



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SCALE

AS SHOWN

TIMMONS GROUP

YOUR VISION ACHIEVED THROUGH OURS.

NORTH CAROLINA

HUNTERSVILLE

COOK GRADING

JOB NO.

46244

SHEET NO.

C-500

Strah Elason
by
11/11/2021 6:56 PM
Plotted on

Cook Farm Subdivision – Neighborhood Meeting Summary

The neighborhood meeting for the Cook Farm Subdivision project was held virtually, through Zoom, on October 22nd, 2020 at 6:00 p.m. Chad Lloyd, Jeremia Murphy, and Morgan Rushnell were in attendance representing M/I Homes. Chris Todd and Katie Bradley with Timmons Group were also in attendance.

Chris Todd opened the meeting by greeting the attendees and discussed the format of the presentation and question/answer session. Chris then turned the meeting over to Chad Lloyd with M/I Homes to review who M/I homes is, their development region, and representative product elevations. Chris presented the current site plan and reviewed the anticipated timeline of town action. Chris then closed the meeting and opened the question/answer session. Chad Lloyd and David Peete joined Chris in answering questions.

Questions/Responses

Q. Residents wanted to know if the slide show would be sent out if requested.

R. The development team stated that they would send the presentation out to those that provided email addresses. In addition, the presentation will be posted on the Town of Huntersville website.

Q. A few residents expressed concern over the connections to Gilead Ridge at Abbey House Lane and Bridgegate Drive. The residents are concerned that these connections will increase cut-through traffic and the roads already seem narrow.

R. The development team indicated that the road connections are required by the Town of Huntersville and the proposed street cross sections meet town requirements. The future thoroughfare plan provides thoroughfare connections to Ervin Cook Road and Birkdale Commons Parkway, creating opportunities for traffic to be redirected once those connections are made.

Q. One resident asked if the potential for increased crime due to the number of road connections had been considered.

R. The development team indicated that the road connections are required by the Town of Huntersville. The effect of additional road connections on crime level has not been analyzed.

Q. One resident stated they did not receive a letter and wanted to know if the HOA boards would be kept informed.

R. The development team indicated that letters were only sent to those property owners within 250 feet of the proposed development site. All HOAs within 2,000 feet were sent letters as well. Additional information regarding this development will be posted to the Town of Huntersville website as it becomes available.

Q. A couple residents expressed concern over potential flooding through an existing stream. There was concern over the location of the pond near Gilead Ridge and if it would cause flooding in that area.

R. The development team indicated that the ponds are located on the site in order to maintain existing drainage patterns and would be designed to control any increase in flow so water would be released at equal or lower rates when compared to existing conditions, as required by the Town of Huntersville.

Q. One resident asked about the plan for a park and greenway along Oliver Hager and Ervin Cook Road.

R. The development team indicated that there is land, owned by the County, reserved for a park to the east of this development. The developer is providing an easement along the proposed portion of the relocated Oliver Hager Thoroughfare allowing for the construction of a multiuse path.

Q. Residents were curious about the construction schedule.

R. The development team indicated that construction would most likely begin late 2021 or early 2022, depending on permitting.

Q. One resident asked where the model home would be located.

R. The development team indicated that this had not been decided but, more than likely, the model home will be one of the homes located closest to HWY-73, on the proposed cul-de-sac.

Q. One resident asked about the price point of the proposed homes.

R. The development team indicated that the price point will depend on market trends. Currently, they expect the homes to be in the high \$200s and low \$300s.

**Town of Huntersville
Planning Board
January 26, 2021**

To: Town Board

From: Tracy Barron, Exec Asst

Date: January 26, 2021

Subject: Review 160D Text Amendments

EXPLAIN REQUEST:

Review for future action

ACTION RECOMMENDED:

No action to be taken

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

1. 5 Chapter_160D_Deadlines_and_Transitions
2. 6 160D Checklist Aug 20 update
3. Article 1 Authority And Purpose_Clean
4. Article 2 Applicability Of Ordinance

Coates' Canons Blog: Chapter 160D Deadlines and Transitions

By Adam Lovelady

Article: <https://canons.sog.unc.edu/chapter-160d-deadlines-and-transitions/>

This entry was posted on October 08, 2020 and is filed under General Local Government (Miscellaneous), Land Use & Code Enforcement

Chapter 160D is the updated statutory authority for development regulations like zoning and subdivision in North Carolina. This new chapter of the North Carolina General Statutes consolidates the city- and county-enabling statutes for development regulations (previously under Chapters 153A and 160A) into a single, unified chapter. Since Chapter 160D was first adopted in 2019 and amended in 2020, there has been confusion about—and changes to—the deadlines for implementation and the transition from the old statutes to the new. This blog seeks to provide a bit of clarity for this confusing topic.

Deadline for Chapter 160D Ordinance Update – July 1, 2021

Chapter 160D is effective now, as David Owens explained in this blog. A local government may adopt necessary ordinance amendments and make those amendments effective immediately (S.L. 2020-25, Section 51(b)). There is no need to wait for January 1, 2021, as was the case under the original legislation. Local governments, though, have until July 1, 2021, to adopt the necessary ordinance amendments to comply with Chapter 160D. At that date, the rules and procedures of Chapter 160D will apply whether or not the local ordinance has been updated (S.L. 2020-25, Section 51(b)).

What happens if a local government does nothing? First off, it is worth noting that the changes necessitated by Chapter 160D are mostly technical and procedural, not substantive. You can see the checklist of changes here. Chapter 160D is the law of the land for planning and development regulations. Failure to adhere to the procedures, standards, and authorities of Chapter 160D will put the local government at risk of practical headaches and legal action. Some changes in Chapter 160D trump local ordinances. The broadened conflict of interest standard, for example, will apply whether or not the local government adopts it. Failure to align the local rules with the state rules will cause confusion and frustration. Additionally, development decisions could be overturned for failure to comply with applicable procedures. This could cause frustration for board members and community members as well as wasted time and money for the applicant and local government. Notably, failure on the part of a local government to recognize clear legal limits could result in legal challenge and, potentially, attorneys' fees for the challenger. Thus, while there is not a state agency looking over the shoulders of local government to check compliance with Chapter 160D, there are applicants and community members who may force the issue in court.

Applicability of 160A/153A in the Interim

Under the old statutes, the authority for local development regulations was set forth in Article 19 of Chapter 160A (for municipalities) and Article 18 of Chapter 153A (for counties). When Chapter 160D was first approved, the legislation made Chapter 160D effective and repealed those prior articles on January 1, 2021. During the 2020 legislative session, revisions made Chapter 160D effective immediately **and** repealed the prior laws immediately. In other words, the pre-160D statutes authorizing local development regulations are no more.

But fear not; your current ordinance can continue for a time. S.L. 2020-25, Section 51(b) provides that existing development regulations adopted pursuant to the prior statutes remain in effect until either the local government amends the ordinance for Chapter 160D or July 1, 2021. As such, a county or town is effectively still operating under development regulation authority from 153A or 160A until that time.

So, for example, under Chapter 160D conditional use district zoning is eliminated, as discussed more below. If a local

government has conditional use district zoning in the current ordinance, the local government may continue with that decision process under the authority in Ch. 160A, Art. 19, or Ch. 153A, Art. 18, until the earlier of the local government updating the ordinance for 160D compliance or July 1, 2021.

Transition for Existing Permits

Permits and approvals made prior to the transition to Chapter 160D will continue without any action by the local government. Certain approvals are converted automatically to a 160D-conforming approval. Some local governments may opt to take action on such approvals simply for clarity and record-keeping purposes. This topic is especially technical, but it may be of little practical concern. This transition of permits is all about the labels and terminology rather than the substance of the particular permits.

First off, let me walk through the specific dates and provisions for these transitions. The permit transition provisions were outlined in the original legislation adopting Chapter 160D (Sections 2.9(a) and 2.9(b) of S.L. 2019-111). That language provided a transition of valid permits on January 1, 2021, in keeping with the original effective date of Chapter 160D. Given the subsequent amendments to make Chapter 160D effective immediately and to allow existing local ordinances to continue until July 1, 2021, it is reasonable now to read the permit transition provisions to apply to permits valid prior to the update of the local ordinance for 160D compliance. It must be noted that the plain language of S.L. 2019-111 still states January 1, 2021, as the date of permit transitions. That was an oversight by the drafters of S.L. 2020-25. The transitional provisions of S.L. 2020-25, though, give some coverage for the permit transition to match the ordinance transition. As noted above, S.L. 2020-25, Section 51(b) allows current ordinances—and the decisions under those ordinances—to continue until July 1, 2021. That more flexible interpretation is reflected with the brackets below.

Valid permits remain valid. S.L. 2019-111, Sec. 2.9(a), states that “Any otherwise valid permit or development approval made prior to [adoption of Ch. 160D ordinance updates], shall not be invalid based on inconsistency with the provisions of this act.”

Site-specific quasi-judicial decisions that were approved as *conditional use permits* are deemed to be *special use permits*. This aligns with the terminology of Chapter 160D. Many communities have used the term *conditional use permit* to refer to site-specific quasi-judicial decisions. In order to distinguish from *conditional zoning*, a site-specific legislative decision, Chapter 160D opts for the term *special use permit* for site-specific quasi-judicial decisions. To be sure, a community may still follow the same standards and procedures as they have for *conditional use permits*. It is just now called *special use permit*. The permit transition provisions recognize and address this. S.L. 2019-111, Sec. 2.9(b), states that “Any valid ‘conditional use permit’ issued prior to [adoption of Ch. 160D ordinance updates], shall be deemed a ‘special use permit’ consistent with the provisions of this act.” It is worth emphasizing that this is a change of terminology, not a change to the substance of the permit or conditions.

Given that legislative *conditional zoning* is now authorized in North Carolina, Chapter 160D ends the practice of combined legislative and quasi-judicial decision-making, commonly called *conditional use district zoning* (Conditional use district zoning requires an applicant to seek a rezoning and a quasi-judicial conditional use permit concurrently). Existing permits under that old combined procedure are converted automatically. S.L. 2019-111, Sec. 2.9(b), states that “Any special use district or conditional use district zoning district that is valid and in effect [prior to adoption of Ch. 160D ordinance updates], shall be deemed a conditional zoning district consistent with the terms of this act, and the special or conditional use permits issued concurrently with establishment of those districts shall be valid as specified in Section 2.9(a) of this act.” Note that this provision has two elements: the conditional use district is converted to a conditional zoning district and the conditional use permit is converted to a special use permit. This is all about terminology—the applicable standards and conditions for the project remain.

So, what do local governments do for the transition of existing permits? The transitions of permits occurs automatically. There is no need to rezone property or re-do any decision-making process, but some local action to memorialize the transition of existing permits may be helpful for clarity and recordkeeping. A local government could provide a blanket transition provision in the ordinance to mirror the transition language of S.L. 2019-111. And, to the extent that approvals are noted on the zoning map, a notation of transition may be helpful for future owners and future zoning administration.

Deadline for Comprehensive Plan or Land Use Plan – July 1, 2022

A local government wishing to enforce zoning must have adopted a reasonably up-to-date comprehensive plan or land use plan by July 1, 2022. S.L. 2019-111, Section 2.9(c), states that “Any local government that has adopted zoning regulations but that has not adopted a comprehensive plan shall adopt such plan no later than July 1, 2022, in order to retain the authority to adopt and apply zoning regulations.” Chapter 160D-501 was amended to allow a land use plan or comprehensive plan to suffice. Specific content suggestions and procedural requirements are included in the statute.

Chapter 160D requires that the requisite plan must be “reasonably maintained.” There is no specific timeline, but five-to-ten years is a good rule of thumb for plan updates. If a plan is more than ten or fifteen years old, it is probably time to update it. Notably, the requirement is for reasonable maintenance; there is no mandate for a complete rewrite of the comprehensive plan.

If a community already has an up-to-date comprehensive plan, there is no need to re-adopt the plan. S.L. 2019-111, Section 2.9(a) states that “[t]he validity of any plan adopted prior to January 1, 2021, is not affected by a failure to comply with the procedural requirements of G.S.160D-[501(b)].”

Additional 160D Resources

The School of Government has an array of Chapter 160D resources, including explainer videos, a book, and a checklist for ordinance updates available on the 160D website. <https://www.sog.unc.edu/resources/microsites/planning-and-development-regulation/ch-160d-2019>

Links

- www.sog.unc.edu/sites/www.sog.unc.edu/files/160D%20Checklist%20Aug%2020%20update.pdf
- www.sog.unc.edu/resources/microsites/planning-and-development-regulation/ch-160d-2019

G.S. Chapter 160D Checklist of Changes to Local Ordinances, Policies, and Practices

August 2020 Update

This checklist outlines provisions in the new Chapter 160D of the North Carolina General Statutes (hereinafter G.S.) as well as related statutory changes that will be incorporated into Chapter 160D. The changes to the statutes affect the language of local ordinances, the options for local decision processes, and the administrative practices related to development regulations.

This checklist is one piece of a larger set of resources and training materials, including an explanatory book, *Chapter 160D: A New Land Use Law for North Carolina*. Each item on this checklist is described more thoroughly in those additional resources. Section headers in this checklist note the corresponding chapter and section of the Chapter 160D book [in brackets]. Check nc160D.sog.unc.edu for additional resources and training.

The checklist has specific notations, which are accompanied by specific icons, as follows:

- ☐ Denotes legislative changes for which local governments **must** take action (statutory citations are in parentheses) (Many changes may already be reflected in the local ordinance. If so, no additional change is necessary for the ordinance.)
- Denotes permissive legislative changes for which local governments **may** take action
- △ Denotes notable legislative changes that do not require local action but of which local governments must **be aware**

Session Law 2020-25 (S.B. 720) amended Chapter 160D to incorporate other legislative changes from 2019 and make technical corrections. Those changes are noted in this updated checklist with new language underlined and cut language shown with strikethrough. Notably, S.L. 2020-25 altered the effective date of Chapter 160D. All powers and actions authorized under Chapter 160D are available as of June 19, 2020 (local ordinances may be updated and made effective immediately), but local governments have until July 1, 2021, to update local ordinances and policies to comply with the requirements of Chapter 160D. For that reason, the asterisks from the original checklist are removed. For the time before a local government amends its ordinances to comply with Chapter 160D, the rules and requirements of Chapter 160A (for municipalities) or Chapter 153A (for counties) will effectively remain controlling for that local government.

~~*For items noted with an asterisk, local governments do not have authority for the change until January 1, 2021, unless legislation authorizes earlier effectiveness. Noted changes may be incorporated into ordinances and policies, but they must not be effective until 2021. All other changes may be adopted and effective immediately.~~

I. Terminology and Citations [Chapter 1, Section III]

- ☐ **Must** update any references to provisions in G.S. Chapter 160A or 153A to indicate relevant provisions in Chapter 160D. (See appendixes B and C in the Chapter 160D book.)
- ☐ **Must** align ordinance terminology with Chapter 160D terminology for *conditional zoning* and *special use permits*; must delete use of the terms *conditional use permit*, *special exception*, *conditional use district zoning*, and *special use district zoning*. (See G.S. 160D-102.)
- ☐ **Must** ensure that ordinance definitions for the following terms are not inconsistent with definitions provided in state law and regulation: *building*, *dwelling*, *dwelling unit*, *bedroom*, and *sleeping unit*. (G.S. 160D-706; S.L. 2019-111, § 1.17.)
- ☐ **May** align ordinance terminology with Chapter 160D terminology, including for the following terms: *administrative decision*, *administrative hearing*, *determination*, *developer*, *development*, *development approval*, *development regulation*, *dwelling*, *evidentiary hearing*, *legislative decision*, *legislative hearing*, *planning and development regulation jurisdiction*, and *quasi-judicial decision*. (G.S. 160D-102.)

II. Geographic Jurisdiction [Chapter 2, Section I]

- ☐ For extension of extraterritorial jurisdiction (ETJ), a municipality **must** provide mailed notice thirty days prior to ETJ hearing; municipality **may** hold one hearing (with single mailed notice) regarding ETJ and initial zoning amendment. (G.S. 160D-202(d).)
- ☐ Municipality **may** hold hearings in anticipation of change in jurisdiction. (G.S. 160D-204.)
- ☐ For a parcel in two jurisdictions, the owner and the jurisdictions **may** agree for development regulations from one jurisdiction to apply to the entire parcel. (G.S. 160D-203.)
- ☐ In ETJ, the county **may** elect to exercise development regulations that the municipality is not exercising. (G.S. 160D-202(b).)
- ☐ For counties, the county **may** apply zoning and subdivision regulations to all or part of the county's planning and development regulation jurisdiction. Cities with zoning must apply zoning jurisdiction-wide. (G.S. 160D-201; S.L. 2020-25.)

III. Boards [Chapter 2, Section II]

A. In General

- ☐ **Must** adopt broadened conflict-of-interest standards for governing and advisory boards. (G.S. 160D-109.)
- ☐ **Must** keep minutes of proceedings of each board. (G.S. 160D-308.)
- ☐ **Must** have each board member take an oath of office before starting his or her duties. (G.S. 160D-309.)

- ☐ **Must** update ETJ population estimate, at least with each decennial census (also calculation for proportional representation is simplified and process for appointment is clarified). (G.S. 160D-307.)
- ☐ **Must** provide proportional representation for ETJ on preservation commission if any districts or landmarks are designated in the ETJ. (G.S. 160D-307.)
- ☐ **May** have detailed rules of procedure for each board; **may** be adopted by governing board; if not, then **may** be adopted by individual board; if adopted, **must** maintain board rules of procedure (by clerk or other officer as set by ordinance) and **must** post board rules of procedure to website, if the jurisdiction has a website. (G.S. 160D-308.)
- ☐ **May** establish reasonable procedures to solicit, review, and make appointments; governing board typically makes appointments but may delegate that appointment-making authority. (G.S. 160D-310.)
- ☐ **May** establish additional advisory boards related to development regulations. (G.S. 160D-306.)

B. Planning Board

- ☐ **May** assign to planning board the coordination of citizen engagement for planning. (G.S. 160D-301.)
- ☐ **May** assign planning board to serve as preliminary forum for review and comment on quasi-judicial decisions, provided that no part of the preliminary forum or recommendation may be used as a basis for the deciding board. (G.S. 160D-301.)

C. Board of Adjustment

- ☐ **May** assign board of adjustment to hear and decide matters under any development regulation, not just zoning. (G.S. 160D-302.)
- ☐ **May** assign duties of housing appeals board to board of adjustment. (G.S. 160D-305.)

IV. Land Use Administration [Chapter 2, Section III]

A. In General

- ☐ **Must** incorporate new staff conflict-of-interest standards into ordinance or policy. (G.S. 160D-109.)
- ☐ **Must** maintain in paper or digital format current and prior zoning maps for public inspection. (G.S. 160D-105.)
- ☐ **Must** maintain in paper or digital format any state or federal agency maps incorporated by reference into the zoning map. (G.S. 160D-105.)

- **May** enact ordinances, procedures, and fee schedules relating to administration and enforcement of development regulations. (G.S. 160D-402(b).)
- **May** charge reasonable fees for support, administration, and implementation of development regulation; **must** use any such fees for that purpose, not for other purposes. (G.S. 160D-402(d).)

B. Enforcement

- ☐ **Must** issue notices of violation (NOVs) in conformance with statutory procedures (must deliver to permittee and landowner if different; may deliver to occupant or person undertaking the activity; delivery by hand, email, or first-class mail; may be posted onsite; administrator to certify NOV for the file.) (G.S. 160D-404(a).)
- ☐ If inspecting, **must** enter the premises during reasonable hours and upon presenting credentials; **must** have consent of premises owner or an administrative search warrant to inspect areas not open to the public. (G.S. 160D-403(e).)
- ☐ For revocation of development approval, **must** follow the same process as was used for the approval. (G.S. 160D-403(f).)
- **May** perform inspections for other development approvals to ensure compliance with state law, local law, and the terms of the approval; **must** perform (or contract for) inspections for building permits. (G.S. 160D-1113; -403(e).)
- **May** perform inspections for general code compliance and enforcement (inspections unrelated to a development approval). (G.S. 160D-402(b).)
- **May** require a certificate of compliance or occupancy to confirm that permitted work complies with applicable laws and terms of the permit; still **must** require certificate of occupancy for work requiring a building permit. (G.S. 160D-403(g).)
- **May** issue stop-work orders for illegal or dangerous work or activity, whether related to a permit or not. (G.S. 160D-404(b).)
- **May** continue to use general enforcement methods, including civil penalties, fines, court ordered actions, and criminal prosecution. (G.S. 160D-404(c).)
- △ **Be aware** that a local government must bring a court action in advance of the applicable five- and seven-year statutes of limitation. (G.S. 1-51 and -49; established prior to Chapter 160D.)
- △ **Be aware** that a local government must comply with existing rules for uses that were previously nonconforming situations. If a use loses its nonconforming status, by amortization or change of use or otherwise, the local government must bring an enforcement action within ten years of the loss of nonconforming status. (160D-1405(c1); established prior to Chapter 160D.)

V. Substance of Zoning Ordinance [Chapter 3, Section I]

- ☐ **Must** maintain current and prior zoning maps for public inspection (local government clerk or other office may be the responsible office); **may** adopt and maintain in paper or digital format. (G.S. 160D-105.)
- ☐ **Must** eliminate conditional use district zoning; existing conditional use district zoning converts to conditional district ~~on January 1, 2021~~ upon adoption of updated local ordinances or July 1, 2021. (G.S. 160D-703; S.L. 2020-25; S.L. 2019-111, § 2.9(b).)
- ☐ **Must** not set a minimum square footage for structures subject to the One- and Two-Family Residential Building Code. (G.S. 160D-703; S.L. 2019-174.)
- ☐ **May** incorporate maps officially adopted by state or federal agencies (such as flood-insurance rate maps (FIRMs)) into the zoning map; **may** incorporate *the most recent officially adopted version* of such maps so that there is no need for ordinance amendment for subsequent map updates; **must** maintain current effective map for public inspection; **may** maintain in paper or digital format. (G.S. 160D-105.)
- ☐ **May** require certain dedications and performance guarantees for zoning approvals to the same extent as for subdivision approvals. (G.S. 160D-702.)
- ☐ **May** use form-based codes. (G.S. 160D-703(a)(3).)
- ☐ **May** allow administrative minor modification of conditional zoning, special use permits, and other development approvals; if allowed, **must** define “minor modification” by ordinance, **must** not include modification of use or density, and major modifications **must** follow standard approval process. (G.S. 160D-403(d), -703(b), -705(c).)
- ☐ **May** apply zoning standards jurisdiction-wide, not just on a zoning district by zoning district basis. (G.S. 160D-703(d).)
- ☐ **May** regulate development over navigable waters, including floating homes. (G.S. 160D-702(a).)

VI. Substance of Other Development Ordinances [Chapter 3, Section II]

- ☐ **Must** conform subdivision performance guarantee requirements with statutory standards. (G.S. 160D-804.1; S.L. 2020-25; S.L. 2019-79 (S.B. 313)); ~~to be incorporated into G.S. Chapter 160D-~~
- ☐ **Must** conform subdivision procedures for expedited review of certain minor subdivisions. (G.S. 160D-802, established prior to G.S. Chapter 160D.)
- ☐ **Must** not require a developer, as a condition to subdivision approval, to bury a power line existing above ground and outside of property to be subdivided. (G.S. 160D-804; S.L. 2019-174.)

- ☐ **Must** exempt farm use on bona fide farm in ETJ from city zoning to the same extent it would be exempt from county zoning; Chapter 160D clarifies that other municipal development regulations may still apply. (G.S. 160D-903(c).)
- ☐ **Must** not exclude manufactured homes based on the age of the home. (G.S. 160D-910.)
- ☐ **Must** follow standardized process for housing code enforcement to determine owner's abandonment of intent to repair and need for demolition. (G.S. 160D-1203(6).)
- ☐ **May** adopt moratoria for development regulations (subject to limitation on residential uses); moratoria do not affect rights established by permit choice rule. (G.S. 160D-107.)
- ☐ Municipalities **may** petition court to appoint a receiver for vacant structures. (160D-1130.)

A. Historic Preservation

- ☐ **Must** follow standard quasi-judicial procedures for preservation certificates of appropriateness. (G.S. 160D-947(c).)
- ☐ **Must** frame preservation district provisions as "standards" rather than "guidelines." (G.S. 160D-947(c).)
- ☐ **May** choose for appeals of preservation commission decisions to go to board of adjustment. Default rule is that preservation appeals go directly to superior court rather than to board of adjustment. (G.S. 160D-947(e).)

B. Development Agreements

- ☐ **Must** process a development agreement as a legislative decision. (G.S. 160D-105.)
- ☐ **Must** have a local government as a party to a development agreement (a water and sewer authority may enter an agreement as a party, but not independently). (G.S. 160D-1001(b).)
- ☐ **May** consider a development agreement concurrently with a rezoning, subdivision, or site plan; **may** consider a development agreement in conjunction with a conditional zoning that incorporates the development agreement. (G.S. 160D-1001(d).)
- ☐ **May** address fewer topics in development agreement content (list of mandated topics is shortened). (G.S. 160D-1006.)
- ☐ **May** mutually agree with a developer for the developer to provide public improvements beyond what could have been required, provided such conditions are included in the development agreement. (G.S. 160D-1006(d).)
- ☐ **May** include penalties for breach of a development agreement in the agreement or in the ordinance setting the procedures for development agreements; either party may bring legal action seeking an

injunction to enforce a development agreement. (G.S. 160D-1008.)

VII. Comprehensive Plan [Chapter 4, Section I]

- ☐ **Must** adopt a comprehensive plan or land-use plan by July 1, 2022, to maintain zoning (no need to re-adopt a reasonably recent plan). (G.S. 160D-501(a).)
- ☐ **Must** adopt a plan or a plan update following the procedures used for a legislative decision. (G.S. 160D-501(c).)
- ☐ **Must** reasonably maintain a plan. (G.S. 160D-501(a).)
- ☐ **May** coordinate a comprehensive plan with other required plans, such as Coastal Area Management Act (CAMA) plans. (G.S. 160D-501(a).)
- ☐ **May** coordinate with other local governments, state agencies, or regional agencies on planning processes. (G.S. 160D-503(a).)

VIII. Legislative Decisions [Chapter 4, Section II]

A. Notice

- ☐ **Must** follow applicable procedures for legislative decisions under any development regulation authorized under Chapter 160D, not just zoning; **must** adopt any development regulation by ordinance, not by resolution. (G.S. 160D-601.)
- ☐ For zoning map amendments, **must** provide notice not only to immediate neighbors but also to properties separated from the subject property by street, railroad, or other transportation corridor. (G.S. 160D-602.)
- ☐ For zoning map amendments, **must** provide posted notice during the time period running from twenty-five days prior to the hearing until ten days prior to the hearing. (G.S. 160D-602(c).)
- ☐ For extension of ETJ, **may** use single mailed notice for ETJ and zoning-map amendment pursuant to statutory procedures. (G.S. 160D-202.)
- ☐ For zoning map amendments, **may** require applicant to notify neighbors and hold a community meeting and **may** require report on the neighborhood communication as part of the application materials. (G.S. 160D-602(e).)

B. Planning Board Comment

- ☐ **Must** refer zoning amendments to the planning board for review and comment; **must** not have governing board handle planning board duty to review and comment on zoning amendments. (G.S. 160D-604(c), (e).)

- ☐ **Must** have planning board consider any plan adopted according to G.S. 160D-501 when making a comment on plan consistency. (G.S. 160D-604(d).)
- ☐ **May** refer development regulation amendments (other than zoning) to the planning board for review and comment. (G.S. 160D-604(c).)

C. Plan Consistency

- ☐ When adopting an amendment to the zoning ordinance, **must** adopt a brief statement describing whether the action is consistent or inconsistent with approved plans. (G.S. 160D-605(a).) *(This eliminates the 2017 requirement that statements take one of three particular forms.)*
 - ☐ **May** adopt plan consistency statement when acting upon the zoning amendment or as a separate motion. (G.S. 160D-605(a).)
 - ☐ **May** meet the requirement for plan consistency even without formal adoption of a written statement if the minutes of the governing board meeting reflect that the board was fully aware of and considered the plan. (G.S. 160D-605(a).)
 - ☐ **May** concurrently consider a comprehensive plan amendment and a zoning amendment; must not require a separate application or fee for plan amendment. (G.S. 160D-605(a).)
- ☐ **Must** note on the applicable future land use map when a zoning map amendment is approved that is not consistent with the map; the future land use map is deemed amended when an inconsistent rezoning is approved. (G.S. 160D-605(a).) *(This clarifies that a rezoning inconsistent with a plan does not amend the text of the plan, but it does amend the future land use map.)*
- ☐ For a future land use map that is deemed amended, if it is a CAMA plan, then such amendment is not effective until it goes through the CAMA plan-amendment process. (G.S. 160D-501.)
- ☐ **Must** adopt a statement of reasonableness for zoning *map* amendments; for such statements, **may** consider factors noted in the statutes; **may** adopt a statement of reasonableness for zoning *text* amendments. (G.S. 160D-605(b).)
 - ☐ **May** consider and approve a statement of reasonableness and a plan consistency statement as a single, combined statement. (G.S. 160D-605(c).)

D. Voting

- ☐ **Must** permit adoption of a legislative decision for development regulation on first reading by simple majority; no need for two-thirds majority on first reading, as was required for cities under prior law. (G.S. 160A-75; S.L. 2019-111, § 2.5(n).)

E. Certain Legislative Decisions

- ☐ **Must** prohibit third-party down-zonings; **may** process down-zonings initiated by the local government or landowner (G.S. 160D-601; S.L. 2019-111, Pt. I.)
- ☐ **Must** obtain applicant's/landowner's written consent to conditions related to a conditional zoning approval to ensure enforceability. (G.S. 160D-703(b); S.L. 2019-111, Pt. I.)
- ☐ **May** use purely legislative conditional zoning and/or quasi-judicial special use permitting; **must** not use combined legislative and quasi-judicial process, such as conditional use district zoning. (G.S. 160D-102.)
- ☐ With applicant's written consent, **may** agree to conditional zoning conditions that go beyond the basic zoning authority to address additional fees, design requirements, and other development considerations. (G.S. 160D-703(b); S.L. 2019-111, Pt. I.)
- ☐ **May** allow administrative minor modification of conditional zoning, special use permits, and other development approvals; if allowed, **must** define "minor modification: by ordinance, **must** not include modification of use or density, and major modifications **must** follow standard approval process. (G.S. 160D-403(d), -703(b), -705(c).)

IX. Quasi-Judicial Decisions [Chapter 4, Section III]

A. Procedures

- ☐ **Must** follow statutory procedures for all quasi-judicial development decisions, including variances, special use permits, certificates of appropriateness, and appeals of administrative determinations. (G.S. 160D-102(28).)
- ☐ **Must** hold an evidentiary hearing to gather competent, material, and substantial evidence to establish the facts of the case; the evidentiary hearing **must** have testimony under oath; **must** establish written findings of fact and conclusions of law. (G.S. 160D-406.)
- ☐ Board chair **must** rule at the evidentiary hearing on objections to inclusion or exclusion of administrative material; such ruling **may** be appealed to the full board. (G.S. 160D-406(d).)
- ☐ **Must** allow parties with standing to participate fully in the evidentiary hearing, including presenting evidence, cross-examining witnesses, objecting to evidence, and making legal arguments; **may** allow non-parties to present competent, material, and substantial evidence that is not repetitive. (G.S. 160D-406(d).)
- ☐ **May** continue an evidentiary hearing without additional notice if the time, date, and place of the continued hearing is announced at a duly noticed hearing that has been convened; if quorum is not present at a meeting, the evidentiary hearing is automatically continued to the next regular meeting of the board with no notice. (G.S. 160D-406(b).)

- **May** distribute meeting packet to board members in advance of the evidentiary hearing; if this is done, then **must** distribute the same materials to the applicant and landowner at the same time; **must** present such administrative materials at the hearing and make them part of the hearing record. (G.S. 160D-406(c).)
- **May** have the planning board serve as a preliminary forum for review in quasi-judicial decisions; if this is done, the planning board must not conduct a formal evidentiary hearing, but must conduct an informal preliminary discussion of the application; the forum and recommendation must not be used as the basis for the decision by the board—the decision must still be based on evidence presented at the evidentiary hearing. (G.S. 160D-301.)
- **May** require recordation of special use permits with the register of deeds. (G.S. 160D-705(c).)
- △ **Be aware** that the definition of *close family relationship* as used for conflicts of interest includes spouse, parent, child, brother, sister, grandparent, or grandchild (including step, half, and in-law relationships). (G.S. 160D-109(f).)
- △ **Be aware** that even if there is no objection before the board, opinion testimony from a lay witness shall not be considered competent evidence for technical matters such as property value and traffic impacts. (S.L. 2019-111, § 1.9.)

B. Certain Quasi-Judicial Decisions

- **Must** not impose conditions on special use permits that the local government does not otherwise have statutory authority to impose. (G.S. 160D-705(c); S.L. 2019-111, Pt. I.)
- **Must** obtain applicant's/landowner's written consent to conditions related to a special use permit to ensure enforceability. (G.S. 160D-1402(k); G.S. 160D-1403.2; S.L. 2019-111, Pt. I.)
- **Must** set a thirty-day period to file an appeal of any administrative determination under a development regulation; **must** presume that if notice of determination is sent by mail, it is received on the third business day after it is sent. (G.S. 160D-405(c).)
- **May** adjust variance standards to provide for reasonable accommodation under the federal Fair Housing Act. (G.S. 160D-705(c).)
- **May** use purely legislative conditional zoning and/or quasi-judicial special use permitting; **must** not use combined legislative and quasi-judicial process, such as conditional use district zoning. (G.S. 160D-102.)
- **May** allow administrative minor modification of conditional zoning, special use permits, and other development approvals; if allowed, **must** define "minor modification" by ordinance, **must** not include modification of use or density, and major modifications **must** follow standard approval process. (G.S. 160D-403(d), -703(b), -705(c).)

X. Administrative Decisions [Chapter 4, Section IV]

A. Development Approvals

- ☐ **Must** provide development approvals in writing; **may** provide in print or electronic form; if electronic form is used, then it **must** be protected from further editing. (G.S. 160D-403(a).)
- ☐ **Must** provide that applications for development approvals must be made by a person with a property interest in the property or a contract to purchase the property. (G.S. 160D-403(a).)
- ☐ **Must** provide that development approvals run with the land. (G.S. 160D-104.)
- ☐ For revocation of development approval, **must** follow the same process as was used for the approval. (G.S. 160D-403(f).)
- ☐ **May** require community notice or informational meetings as part of the decision-making process for administrative development approvals (quasi-judicial and legislative decisions already had notice and hearing requirements). (G.S. 160D-403(h).)
- ☐ **May** set expiration of development approvals if work is not substantially commenced; default rule is twelve months, unless altered by state or local rule. (G.S. 160D-403(c).) Building permits expire after six months, as under prior law (no change to building permits). (G.S. 160D-1111.)
- ☐ **May** extend expiration for development approvals for which construction is commenced and then is discontinued; default rule is that such approvals are valid for 24 months after discontinuation. (G.S. 160D-108(d).) Building permits for which work has been discontinued expire after twelve months, as under prior law (no change to building permits). (G.S. 160D-1111.) ~~**May** set expiration of development approvals if work is discontinued; default rule is twelve months, unless altered by state or local rule. (G.S. 160D-403(c).) **Be aware** that legislation will clarify the provisions on duration of development approvals. (G.S. 160D-403(c); S.L. 2019-111, § 1.3.)~~
- ☐ **May** authorize administrative staff to approve minor modifications of development approvals and conditional-zoning approvals; if this is done, then **must** define “minor modifications” by ordinance and **must** not include modification of permitted use or density of development; major modifications **must** go through full applicable approval process. (G.S. 160D-403(d); -703(b); -705(c).)

B. Determinations

- ☐ **Must** provide written notice of determination by personal delivery, electronic mail, or first-class mail to the property owner and party seeking determination, if different from the owner. (G.S. 160D-403(b).)
- ☐ **May** designate an official to make determinations for a particular development regulation. (G.S. 160D-403(b).)

- **May** require owner to post notice of determination on the site for ten days; if such is not required, then owner has option to post on the site to establish constructive notice. (G.S. 160D-403(b).)

C. Appeals of Administrative Decisions

- **Must** allow administrative decisions of any development regulations (not just zoning) to be appealed to the board of adjustment, unless provided otherwise by statute or ordinance. (Appeals relating to erosion and sedimentation control, stormwater control, or building code and housing code violations are not made to the board of adjustment unless specified by local ordinance.) (G.S. 160D-405.)
- **Must** set a thirty-day period to file an appeal of any administrative determination under a development regulation; must presume that if notice of determination is sent by mail, it is received on the third business day after it is sent. (G.S. 160D-405(c).)
- **Must** require the official who made the decision (or his or her successor if the official is no longer employed) to appear as a witness in the appeal. (G.S. 160D-406.)
- **Must** pause enforcement actions, including fines, during the appeal. (G.S. 160D-405.)
- **May** assign the duty of hearing appeals to another board (other than the board of adjustment); if this is done, such board must follow quasi-judicial procedures. (G.S. 160D-405.)
- **May** designate that appeals be filed with the local government clerk *or* another official. (G.S. 160D-405.)

XI. Vested Rights and Permit Choice [Chapter 5, Section I]

A. Vested Rights

- **Must** recognize that building permits are valid for six months, as under prior law. (G.S. 160D-1111 ~~G.S. 160D-108(d)(1).~~)
- **Must** recognize the default rule that development approvals/permits are valid for twelve months, unless altered by statute or extended by local rule ~~adjusted by statute or local rule~~. (G.S. 160D-108(d)(2).)
- **Must** identify site-specific vesting plans (formerly site-specific development plans) with vesting for two to five years, as under prior law, except for specified exceptions. (G.S. 160D-108.1 ~~G.S. 160D-108(d)(3); 108(f).~~)
- **Must** recognize multi-phase developments—long-term projects of at least 25 acres—with vesting up to seven years, except for specified exceptions (160D-108(c)(4); -108(f).) (The previously authorized phased-development plan is obsolete and should be deleted from ordinance.)
- **May** provide for administrative determination of vested rights and for appeal to the board of adjustment. (G.S. 160D-108(h)(e), -405.)

- △ **Be aware** that a person claiming vested rights may bring an original civil action in court, skipping administrative determination and board of adjustment consideration. (G.S. 160D-108(h); 160D-405(c).)
- △ **Be aware** that vested rights run with the land, except for state-permitted outdoor advertising permits that run with the owner of the permit. (G.S. 160D-108(i)(g); S.L. 2019-111, Pt. I.)

B. Permit Choice

- **Must** not make an applicant wait for final action on the proposed change before proceeding if the applicant elected determination under prior rules. (G.S. 143-755; G.S. 160D-108(b).)
- △ **Be aware** that if a local development regulation changes after an application is submitted, the applicant may choose the version of the rule that applies; but **may** require the applicant to comply with new rules if the applicant delays the application for six months. (G.S. 143-755; G.S. 160D-108(b); S.L. 2019-111, Pt. I.)
- △ **Be aware** that an application for one development permit triggers permit choice for permits under any development regulation; such permit choice is valid for eighteen months after approval of the initial application. (G.S. 143-755; G.S. 160D-108(b); S.L. 2019-111, Pt. I.)

XII. Judicial Review [Chapter 5., Section II]

A. Declaratory Judgments

- △ **Be aware** that an individual may bring a declaratory judgment action to challenge legislative zoning decisions, vested rights claims, and challenges to land use authority related to administrative decisions, subject to specified procedures. (G.S. 160D-1401; G.S. 160D-1403.1)
- △ **Be aware** that other civil actions may be authorized—G.S. Chapter 160D does not limit availability of other actions. (G.S. 160D-1404.)

B. Appeals of Quasi-Judicial Decisions

- **Must** update ordinance to address appeals of certificates of appropriateness for historic landmarks and historic districts; default rule is that such appeals go straight to court; local government may opt for such appeals to go to the board of adjustment, as under prior statutes. (G.S. 160D-947.)
- **Must** provide that appeals of certificates of appropriateness must be filed within thirty days after the decision is effective or written notice is provided, the same as for appeals of other quasi-judicial decisions. (G.S. 160D-947; -1405.)
- △ **Be aware** that on appeal a party may request a stay of the approval or enforcement action. (G.S. 160D-1402(e).)

- △ **Be aware** that a local government may seek a stay in favor of itself (to prevent development under an approval). (G.S. 160D-1402(e).)
- △ **Be aware** that if, in the absence of a stay, an applicant proceeds with development, the person does so at his or her own risk. (G.S. 160D-1402(l).)
- △ **Be aware** that on appeal, the superior court now must allow for supplementing the record on questions of standing, conflicts of interest, constitutional violations, or actions in excess of statutory authority. (G.S. 160D-1402; S.L. 2019-111, § 1.9.)
- △ **Be aware** that even if there is no objection before the board, opinion testimony from a lay witness shall not be considered competent evidence for technical matters such as property value and traffic impacts. (G.S. 160D-1402; S.L. 2019-111, § 1.9.)
- △ **Be aware** of specific judicial instructions for decisions of appeals of quasi-judicial decisions. (G.S. 160D-1402(k); S.L. 2019-111, § 1.9.)

C. Subdivision Decisions

- **May** establish a rule that administrative subdivision decisions are appealed to the board of adjustment. (G.S. 160D-1405.)
- △ **Be aware** that appeals of administrative subdivision decisions may be appealed directly to superior court. (G.S. 160D-1403.)
- △ **Be aware** that quasi-judicial subdivision decisions are appealed to superior court in the nature of certiorari. (G.S. 160D-1402.)

D. Attorneys' Fees

- △ **Be aware** that a court *shall* award attorneys' fees if the court finds that a city or county violated a statute or case law setting forth unambiguous limits on its authority. (G.S. 6-21.7; S.L. 2019-111, Pt. I.)
- △ **Be aware** that a court *shall* award attorneys' fees if the court finds that a local government took action inconsistent with, or in violation of, the permit choice ~~and vested rights~~ statutes. (G.S. 6-21.7; S.L. 2019-111, Pt. I.)
- △ **Be aware** that a court *may* award attorneys' fees in other matters of local government litigation. (G.S. 6-21.7; S.L. 2019-111, Pt. I.)

E. Additional Judicial Rules

- △ **Be aware** that a court may join a civil action challenging an ordinance with an appeal in the nature of certiorari. (G.S. 160D-1402(m).)

- △ **Be aware** that a local government **must** not assert the defense of estoppel to enforce conditions to which an applicant did not consent in writing. (G.S. 160D-1403.2; S.L. 2020-25; S.L. 2019-111, Pt. I.)
- △ **Be aware** that an action is not rendered moot if the party loses the relevant property interest as a result of the local government action being appealed, subject to applicable case law limits. (G.S. 160D-1402(j1); S.L 2019-111, Pt. I.)

ARTICLE 1: AUTHORITY AND PURPOSE

1.1 Authority

These regulations are adopted pursuant to the authority vested in the Town of Huntersville by its charter, the Session Laws, and the General Statutes of North Carolina, particularly Chapter 160A-D, ~~Article 19, Part 3~~ and any special local legislation enacted by the General Assembly for the Town of Huntersville.

1.2 Purpose

The purposes of these regulations are to promote the public health, safety, and general welfare. To that end, regulations address, among other things, the following public purposes: to lessen congestion in the streets, to secure safety from fire, panic and other dangers, to promote health and the general welfare, to provide adequate light and air, to prevent the overcrowding of land, to avoid undue concentration of population, to facilitate the efficient, adequate and economic provision of transportation, water, sewerage, schools, parks and other public requirements, to conserve the value of buildings, and encourage the most appropriate use of land throughout the corporate area and extraterritorial zoning jurisdiction, in accordance with the Huntersville Community Plan (Strategic Update) and other adopted long range plans for the Town of Huntersville.

~~"It is our describable outside that defines us, willy-nilly, to others, that may save us, or destroy us, in the world; it may be our shield against chaos, our mask against exposure; but whatever it is, the move we make in the place we live has to signify our intent and meaning."~~

*Eudora Welty
The Eye of the Story (122)*

1.3 Title

These regulations shall be known as The Zoning Ordinance of the Town of Huntersville, North Carolina, and may be cited as the "Zoning Ordinance"; the maps referred to herein titled Official Zoning Maps, Huntersville, North Carolina may be cited as the "Zoning Maps".

1.4 Jurisdiction

These regulations govern the development and use of all land and structures within the corporate limits and the extraterritorial zoning jurisdiction of the Town of Huntersville, as shall be defined by ordinance from time to time as provided in the General Statutes of North Carolina.

1.5 Zoning Maps

The Town Board, upon the recommendation of the Planning Board, shall adopt a series of Zoning Maps entitled "Official Zoning Maps, Town of Huntersville, NC" which shall be retained in the office of the Planning Department. The Zoning Maps shall set out and delineate into the zoning districts established in Article 3 all land within the jurisdiction of these regulations. The Zoning Maps and notations thereon are hereby designated, established, and incorporated as a part of these regulations and shall be as much a part of these regulations as if they were fully described herein.

1.6 Separability

If any section, specific provision, or standard of these regulations, or any zoning district boundary that now exists or may exist in the future is found by a court of competent jurisdiction to be invalid for any reason, the decision of the court shall not affect the validity of any other section, provision, standard, or district boundary of these regulations except the provision in question. The other portions of these regulations not affected by the decision of the court shall remain in full force and effect.

1.7 Relation to Other Ordinances

When regulations made under authority of this Ordinance require a greater width or size of yards or courts, or require a lower height of a building or fewer number or stories, or require a greater percentage of a lot to be left unoccupied, or impose other higher standards than are required in any other statute or local Ordinance or regulation, the regulations made under authority of this Ordinance shall govern. In the event this Ordinance conflicts with other provisions of local, state or federal law, that law which provides the greatest protection to environment and natural features shall govern unless preempted by state or federal law. Where that intent is not clear from a superficial reading of the Ordinance and laws, that law or Ordinance which is most restrictive shall apply.

1.8 Effective Date

These regulations shall become effective on November 19, 1996.

ARTICLE 2: APPLICABILITY OF ORDINANCE

2.1 *Applicability*

.1 *Applicability.*

No building, structure, or land shall be used or occupied, nor any building, structure, or part thereof be erected, constructed, reconstructed, moved, enlarged, or structurally altered, nor any changed use be established for any building, structure, or land, nor substantial clearing, grading, filling or excavation be commenced unless in conformity with the general provisions of this ordinance and the specific provisions for the district in which it is located, except as otherwise provided by these regulations.

.2 *Exceptions to Applicability.*

- a) These regulations shall not apply to bona fide farms, as defined in Article 12, except that non-farm uses on farms shall be regulated herein, and land within the Mountain Island Lake Watershed Overlay District shall comply with the regulations of Section 3.3.2 and 3.3.3.
- b) These regulations shall not apply to horse farms on three or more acres, as defined in Article 12, except that uses on the premises not accessory to horse farms shall be regulated herein, and land within the Mountain Island Lake Watershed Overlay District shall comply with the regulations of Section 3.3.2 and 3.3.3.

2.2 *Permit Choice and Vested Development Rights*

- .1 If an application made in accordance with to these regulations is submitted for a development approval required and a development regulation changes between the time the application was submitted and a decision is made, the applicant may choose which version of the development regulation will apply to the application. If the development permit applicant chooses the version of the rule or ordinance applicable at the time of the permit application, the development permit applicant shall not be required to await the outcome of the amendment to the rule, map, or ordinance prior to acting on the development permit. Further,~~a~~Any amendments, modifications, supplements, repeal or other changes in these regulations or the Zoning Maps shall not be applicable or enforceable without the consent of the owner with regard to buildings and uses:
 - a) for which a building permit has been issued prior to the effective date of the ordinance making the change so long as the permit remains valid and unexpired pursuant to G.S. ~~160A-418~~160D-11-11 and the building permit has not been revoked pursuant to G.S. ~~160A-422~~160D-11-15160; or
 - b) for which a vested right has been established pursuant to Section 2.2.2 and such vested right remains valid and unexpired pursuant to Section 2.2.2.
 - .2 Procedures for Establishing Vested Rights Pursuant to G.S. ~~160A-385-1~~160D-108(d)(3). On or after October 1, 1991, a vested right to commence the development and use of property according to a site specific ~~development~~vesting plan is established upon approval of any one of the plans listed in a) through e) below. The vested right thus established is subject to the terms and conditions of the site plan; it shall remain in force for three years from date of approval (unless otherwise ~~specified~~).
- a) a special use permit;
 - b) any overlay district for which a site specific development plan is required under the provisions of this ordinance;
 - c) a conditional zoning district; ~~or~~
 - d) a subdivision sketch plan or a preliminary plan when required by the subdivision ordinance;
 - e) a final plat when no sketch plan or preliminary plan is required.

Commented [JS1]: Permit choice provision

Commented [JS2]: Statute allows 2-5 years vesting. Proposal for town to remain at 3 years vesting

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APPLICABILITY

The plans and conditions set out in a) through e) above, as approved by the ~~Board of Commissioners of the Town of Huntersville~~, constitute site specific ~~development-vesting~~ plans for purposes of G.S. ~~160A-385.1-160D-108(d)(3)~~. Plans legally vested by the Mecklenburg County Board of Commissioners, according to county ordinance standards, shall be honored for the vesting period specified by the County ~~Board~~.

Commented [JS3]: Now called site specific vesting plan

A right which has been vested by the Town of Huntersville shall remain vested for a period of **three years** from date of approval. Modifications or amendments to an approved plan do not extend the period of vesting unless specifically so provided by the Town Board when it approves the modification or amendment. A vested right obtained under this sub-section is not a personal right, but shall attach to and run with the subject property. A right which has been vested under the provisions of this sub-section shall terminate at the end of the applicable vesting period with respect to buildings and uses for which no valid building permit has been issued. When a vested development plan has been partially, but not wholly built to completion by the end of the vesting period, the project as a whole may be completed in conformance with the development standards in effect at the time of approval, however individual sites within the development shall individually conform to the sign regulations in effect at the time of sign permitting.

~~.3 A zoning permit shall expire one year after the date of issuance if the work authorized by the development approval has not been substantially commenced.~~

Commented [JS4]: Addresses vesting for a permit issued administratively.

~~.34 Voluntary Annexation. A petition for annexation filed with the town under G.S. 160A-31 or G.S. 160A-58.1 shall contain a signed statement declaring whether or not any zoning vested right with respect to the properties subject to the petition has been established. A statement that declares that no zoning vested right has been established under G.S. 160A-385.1 or G.S. 153A-344.1, or the failure to sign a statement declaring whether or not a zoning vested right has been established, shall be binding on the landowner and any such zoning vested right shall be terminated.~~

Commented [JS5]: Vested rights not terminated based on failure to submit statement.

~~.45 Right to complete subdivisions: Subject to the provisions of .5, subdivisions not subject to a site specific development plan as defined in .2 above, shall be built to completion according to the zoning and subdivision regulations in force at the time and in the jurisdiction of approval unless a revised subdivision plan is subsequently submitted and approved according to the standards of these regulations.~~

~~.56 Any subdivision having been given sketch plan approval which has not obtained preliminary plat approval for one or more sections and made improvements costing more than 5% of the total project costs shall be deemed void except as provided by law (vested rights) after three years from date of approval.~~

2.3 Expansion/Redevelopment of Existing Structures and Projects

- .1 Individual structures which become non-conforming as of the effective date of these regulations may be expanded upon a finding by the Planning Director that:
 - a) the proposed expansion meets the requirements of these regulations to the extent practicable, given the shape and topography of the tract and the location of existing buildings and site improvements; and
 - b) the proposed expansion does not cause the structure to exceed maximum building size for the district; and
 - c) the development site taken as a whole, including parking, sidewalks, screening, landscaping and signage, will be brought into conformance with these regulations to the extent practicable.
- .2 Existing multi-building development projects, such as shopping centers, apartment complexes, and business parks, which become non-conforming as to building and site layout as of the effective date of these regulations, are eligible for partial redevelopment, which may include expansion, upon a finding by the Planning Director that:
 - a) the redevelopment or expansion meets the requirements of these regulations to the extent possible, given the shape and topography of the tract and the location of existing buildings; and

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- b) the development site taken as a whole, including parking, sidewalks, screening, landscaping and signage, will be brought into conformance with these regulations to the extent practicable.
- .3 Appeal of the Planning Director's decision regarding expansion or redevelopment according to .1 or .2, above shall be to the Huntersville Board of Adjustment following the procedures of Section 11.3.2.