



AGENDA
Regular Planning Board Meeting
June 28, 2022 - 6:30 PM

Town Hall 101 Huntersville-Concord Road

Live Stream: <https://www.facebook.com/HuntersvilleNCTownGovernment>

- 1. Call to Order/Roll Call**
- 2. Approval of Minutes**
 - 2.A. Consider approval of the May 24, 2022 regular meeting minutes (*Tracy Barron*)
- 3. Public Comments** - *Speakers are limited to 3 minutes. The Chairperson reserves the right to shorten the time limit for speakers when an unusually large number of persons have signed up to speak. Speakers may not give all or a portion of their time to other speakers*
- 4. Action Agenda**
 - 4.A. Consider Recommendation for Hamlet at Huntersville Subdivision Sketch Plan, a request by Middleburg Communities, LLC to subdivide 43.91-acres located along Old Statesville Road (immediately north of Plum Creek Subdivision) at 12349 Old Statesville Road, Parcel # 017-361-02 and portion of 01736104 for a 265-unit, for-rent residential development.
 - 4.B. Consider a recommendation for R21-13 is an application by Caldwell Station Properties, LLC to amend the Traditional Neighborhood Development Overlay District (TND-OD) for the Caldwell Station Senior Living Center at 11130, 11124, and 11116 Will Knox Road (Parcels # 00544332, 00544328, 00544329). The purpose of the rezoning is to increase the units allowed and to modify the rezoning plan to a single unit senior living facility.

(*Lauren Speight*)
 - 4.C. Consider a decision Petition #TA22-05, a request by the Huntersville Town Board to amend the Subdivision and Zoning Ordinance by changing subdivision sketch plan decisions from a quasi-judicial process (Planning Board recommendation, Town Board decision) to an administrative process (staff decision) and other clerical adjustments.
(*Jack Simoneau*)

5. Other Business

6. Adjourn

Minutes of the Town of Huntersville Planning Board

The Town of Huntersville Planning Board met at 6:30 p.m. on Tuesday, May 24, 2022.

Call to Order/Roll Call

Vice-Chairman Sny called the meeting to order at 6:30 pm.

Present: J. Sny, S. Hensley, G. Baber, C. Boyd, J. Wright, F. Gammon, and J. Henson

Absent: S. Swanick and T. Loomis

Approval of Minutes

Item 2A. Consider approval of the revised April 26, 2022, Regular Meeting Minutes

Motion: G. Baber made a Motion to Approve the revised April 26, 2022, minutes. J. Wright seconded the motion.

Vote: The motion passed unanimously (7-0).

Public Comments

Anthony David Kidd, 5900 Stephens Road stated he is the owner of the land being considered today and he appreciates everyone's work and effort and thanked the Board for their work.

Ashley McMillan, 5930 Stephens Road lives next door to the property being considered and stated that in her opinion the proposed development is a good plan. Half of the property will remain greenspace, the lots are larger, and she is pleased with the proposal.

Abe Lehman, 6020 Stephens Road is not for or against the proposed project, his property is adjacent to the proposed entrance to the neighborhood. The proposed buffer could block his current gorgeous open view and he understands the change will happen. He would like to request from the Town and developers that he maintain some of his view. The ordinance requires deciduous, large maturing trees which will create a big green wall around my property and block my view. I am requesting to keep that buffer down to the 12-15 feet range, be an installation of evergreens which will be there all year long. Currently there are no deciduous trees on my property and half of that canopy will fall on my property, negatively impacting me, requiring me to clean that up and keep it out of my pool.

Action Agenda

Item 4A: Consider Recommendation for Stephens Road Subdivision, a request by Classica Homes, LLC to subdivide 43.245-acres located along Stephens Road at 6010 Stephens Road, Parcel # 013-091-04, 013-081-26 & a portion of 013-091-07, into 26 single-family lots.

D. Peete, Principal Planner entered his staff report into the record, a copy of which is attached hereto as Exhibit A and incorporated herein by reference. Staff advised that the proposed subdivision includes 26 single family homes in rural zoning. The proposed density is compliant at .6.

The neighborhood meeting was well attended. There is no phasing plan associated with the proposed plan. The water quality plan is under review. Charlotte Water has issued a willingness to serve letter. There is no urban open space requirement, but the applicant is proposing to maintain 47% of the site undeveloped, leaving a high percentage of open space. TIA was not required for the size and impact of this project. NCDOT comments have not yet been received.

This property falls within a Rural Conservation area described in the 2040 Community Plan which states new development has a 0.9 unit/acre maximum and typically 45%+ open space is required. The proposed plan proposed a density and open space that well meets the criteria.

The Beatties Ford Road Corridor Small Area Plan designates the property in an equestrian use corridor which was an initiative the plan had of trying to create north/south movement on the western edge of the community because of the large number of equestrian uses. This subdivision does not limit these lands uses to that purpose, but it is possible that a future use for surrounding land would include some type of equestrian use. The same small area plan also highlights the desire to have more northwest transportation movement west of Beatties Ford Road to create options that do not burden every side road with getting on Beatties Ford Road.

Staff finds that the application is complete. In terms of compliance, it generally meets all of the requirements of the Subdivision and Zoning Ordinance though we would need a complete tree survey to demonstrate compliance, open space category defined as natural or recreational, comments from NCDOT are outstanding, and all outstanding comments from staff need to be addressed.

G. Baber asked staff to identify 6020 Stephens Road and provide staffs input on the request to adjust the trees in the proposed buffer per the public comments. Staff reviewed Zoning Ordinance, Article 7.5 and that the applicant is following the buffer requirement. The flexibility is there to maximize evergreen trees and minimize large and small maturing trees.

G. Baber asked what the density is for Stephens Grove neighborhood and if they were developed within a Rural Conservation zone as well. Staff responded that Stephens Grove was developed long before the current standards and is 2.5 units per acre, the proposed development is .6 units per acre.

F. Gammon stated that the parcel falls in watershed Critical Area 4 & 3 and requested confirmation that impervious is being calculated correctly. Staff commented that the stormwater review would be responsible for that, but they are aware that the parcel falls in two different critical areas.

J. Sny asked if staff was concerned about the developer only leaving 675 square feet of impervious area when the project is completed. Staff commented that the developer is aware of the restriction, and they feel comfortable meeting it.

Bill Saint, 3031 Beldon Drive Charlotte NC; Owner of Classica Homes reviewed their local area projects and thanked the Board for their time.

F. Gammon asked if the developer has any concerns about only leaving each home 150 square feet of remaining impervious. Larry Burton, 2215 Ayrley Town Blvd Charlotte NC; Classica Homes responded that their calculations have left a generous amount of impervious to use for the longer driveways and likely customizations that will occur when the home is built, with the 150 square feet to be a minimum remaining after the home and yard are complete.

F. Gammon asked if the trail will be a natural surface finish and if it will be open to the public. L. Burton replied it will have a natural finish most likely mulch and the community is not gated so the trail would be open to the public and could possibly connect to the soccer field in the future.

C. Boyd asked if the applicant sees any issue with working with him to install more evergreens, then deciduous trees, and if the Planning Board can recommend an alteration to the Ordinance. L. Burton commented that they are willing to work with the applicant as much as the Town will allow them to. Staff responded that the Planning Board can make a recommendation as they see fit.

F. Gammon asked the applicant what is included in the proposed storm water drainage easement. The applicant stated the neighborhood will be non-curb and gutter, open ditch but there will be a need to move the water off the streets. The applicant stated that it is his understanding that the river rock would not count against impervious.

S. Hensley asked staff if a buffer modification of the type discussed this evening is something that has been approved previously. Staff stated modification requests can come along though not as often for a by-right subdivision. Staff does not find the standard to be inappropriate in this context, the flexibility with the percentage requirements and placement of the trees within that buffer should allow this to be resolved. Staff commented that there will also be proposed houses on the other side of the buffer with windows so staff will work to take all of those factor into consideration to make it work and there is no issue with staff working with the developer and the homeowner to try to come up with a resolution.

Motion: G. Baber made a Motion to Approve Stephens Road Subdivision sketch plan. The Planning Board finds the application to be complete, in compliance with the applicable requirements of Section 6.2 of the Subdivision Ordinance if the following items are completed: 1. A complete tree survey, 2. Identify open space as either natural or recreational, 3. Comments from the NCDOT must be provided and addressed, 4. All outstanding Town transportation comments to be addressed, 5. All outstanding comments from Town Planning staff are addressed. Support for portions of such compliance can be found in Policies LU-2.2, LU7.1, LU9.2, EOS-2.1, EOS-4.3, EOS-8.2, PS8.1, and T3.1 of the 2040 Huntersville Community Plan. Furthermore, the sketch plan also complies with the future land use of Rural Conservation Areas and it does not hinder the goals of the current Beattie's Ford Road small area plan.

Planning Board recommends approval of the Stephens Road Subdivision sketch plan based on the previously mentioned findings and recommends that the applicant continue to work with the property owner to the NE (Abe Lehman) to find an acceptable buffer plan. J. Henson seconded the motion.

Vote: The motion passed unanimously (7-0).

Adjourn

Motion: S. Hensley made a Motion to Adjourn. S. Swanick seconded the motion.

Vote: The motion passed unanimously (8-0).

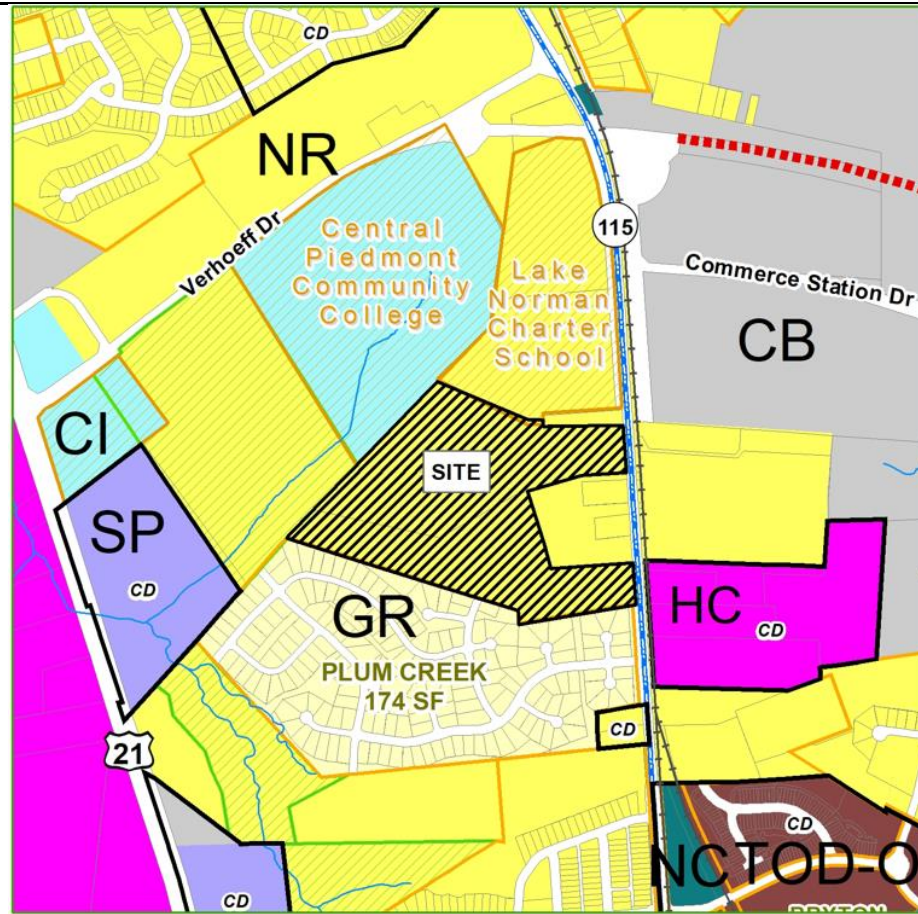
Approved this ____ day of _____ 2022.

Chairman or Vice Chairman

Board Secretary

Hamlet at Huntersville Subdivision Sketch Plan

PART 1: PROJECT SUMMARY



Applicant: Middleburg Communities, LLC.

Property Owner: Donna Stancil Abbott

Property Address: 12349 Old Statesville Road.

Project Size: (+/-) 43.91 acres.

Parcel Number(s): 01736102 & portion of 01736104.

Zoning: Neighborhood Residential (NR).

Land Use: Vacant /wooded, one single-family home.

Proposed Land Use:

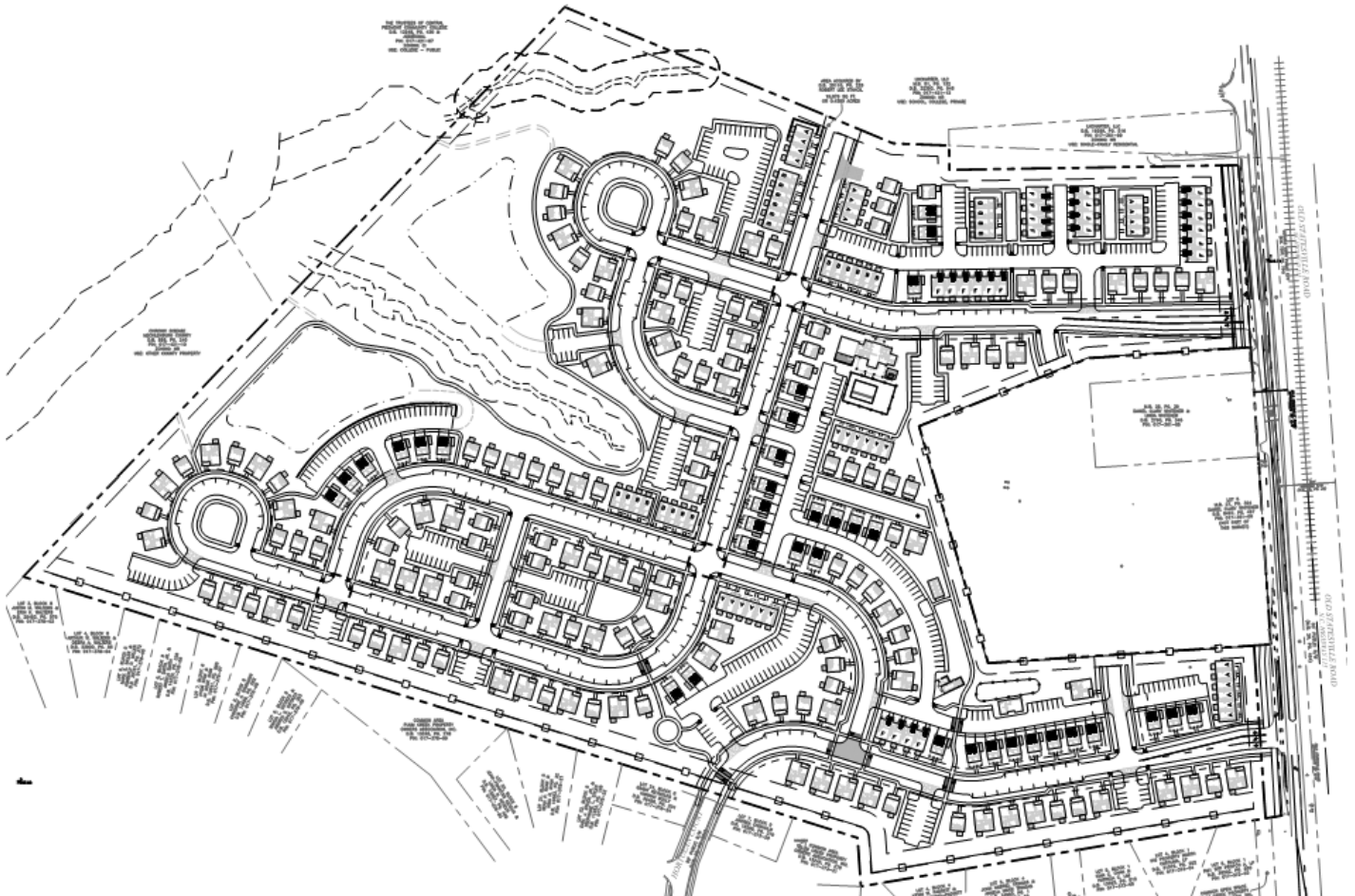
For-rent residential units: 187 single-family homes & 78 townhomes (265 total units). The overall proposed density is 6.15 units/acre for entire development. Abutting Plum Creek Subdivision, proposed density is 4.69 units/acre.

PART 2: SITE PLAN DESCRIPTION AND ISSUES

1. Purpose: To subdivide 43.91-acres of land located along Old Statesville Road, immediately north of Plum Creek Subdivision (shown as "site" above) into a rental community consisting of 187 single-family homes and 78 townhomes as for-rent units.
2. Adjoining Zoning and Land Uses:
 - North: Neighborhood Residential (NR) & Campus Institutional (CI) – Lake Norman Charter School and Central Piedmont Community College.
 - South: General Residential (GR) – Single-Family homes (Plum Creek Subdivision).
 - East: Neighborhood Residential (NR) & Highway Commercial – Agricultural (Whitener Greenhouses, Large-lot, single-family homes & Vacant.
 - West: Campus Institutional (CI) & Neighborhood Residential (NR) – Central Piedmont Community College & Huntersville Athletic Park.
3. Two (2) neighborhood meetings were held on January 26, and April 20, 2022. The meeting summaries are provided in Attachments C-1 & C-2, and all comments received are included in Attachment E.
4. The proposed subdivision has 265 total units, made up of 187 single-family homes (70.1%) and 78 townhomes (29.4), all of which will be rental units.

5. The current site's tree canopy coverage is 94.7%, of which, 12% will be saved (10% tree-save required by Ord.). There are 29 specimen trees located on the site, and 17 (58.6%) are to be saved. There are no known heritage trees on the site.
6. A water-quality concept plan is required and has not yet been approved.
7. A willingness to serve letter from Charlotte Water, dated March 11, 2021, has been provided.
8. Required Urban Open Space is to be provided by several spaces located throughout the development. However, the type of Urban Open Space has not been identified. This must be clarified in order to evaluate them, per Article 7 of the Zoning Ordinance. Staff does not support the proposed Urban Open Space (labeled "Serpentine Colonnade", as it does not achieve the intended function of an Urban Open Space to serve as an alternative frontage. The walkway itself has limited function, but the units that would front on that space are facing the community swimming pool, rather than other units, as described in Article 7. Furthermore, the proposed passageway does not create a connection to uses – the space is a one-way connection.
9. Buffers are provided on all sides. The Buffers along the west and north borders are 20 ft. undisturbed buffers. Along the Old Statesville Road (NC115) frontage, a landscape easement for a second row of street trees, per Zoning Ordinance requirement, is provided. Along the southern border abutting the Plum Creek development, the proposed buffer consists of an outermost 20 ft. to be undisturbed and an additional 30 ft of open space to be landscaped and include a six (6) feet tall opaque fence.

SUBDIVISION SKETCH PLAN



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

A TIA was required for the development. The land use and intensities for the site plan have been revised on the recent plan submission to the Town. The TIA calls for the following improvements:

Old Statesville Road at Access A (unsignalized) (northern access)

- Construct Access A to have an exclusive eastbound left-turn lane with 100 feet of storage and the through lane terminating as a right-turn lane.
- Access A to have a 100-foot internal protected stem.
- Construct an exclusive northbound left-turn lane on Old Statesville Road with 150 feet of storage.
- Construct an exclusive southbound right-turn lane on Old Statesville Road with 100 feet of storage.
- Construct a 3-lane section on Old Statesville Road between Access A and Access B.

Old Statesville Road at Access B (unsignalized) (southern access)

- Construct Access B to have an exclusive eastbound left-turn lane with 100 feet of storage and the through lane terminating as a right-turn lane.
- Access B to have a 100-foot internal protected stem.
- Construct an exclusive northbound left-turn lane on Old Statesville Road with 150 feet of storage.
- Construct an exclusive southbound right-turn lane on Old Statesville Road with 100 feet of storage.
- Construct a 3-lane section on Old Statesville Road between Access A and Access B.

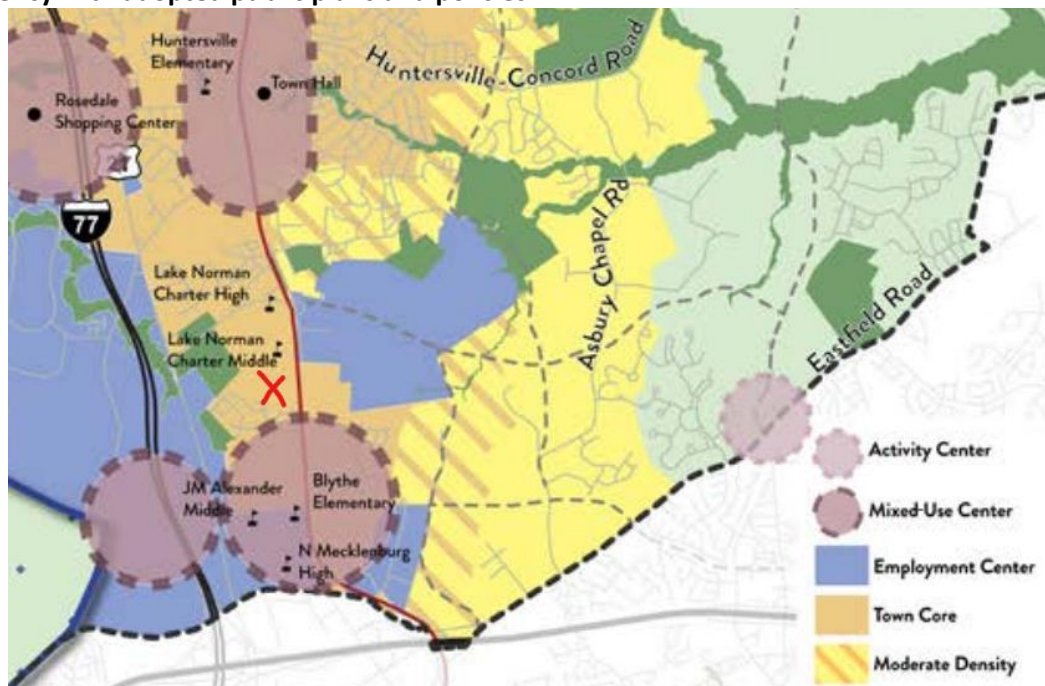
In addition, the following comments must be addressed:

- Update the Radii of all public roads (other than the circles toward western boundary) to be a minimum of 200'.

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 Hamlet at Huntersville Sketch Plan.

1. Consistency with adopted public plans and policies.





Town Core

The Town Core designation includes a variety of neighborhoods containing a mix of residential housing types, including single-family homes, townhomes, and apartments. Their design focuses on traditional neighborhood planning principles, including short blocks, connected streets, streetscape standards, and other features that improve walkability. These areas are denser than the “Moderate Density” and “Residential Edge” character areas and may include non-residential development as specified in small area plans and at other sites that meet locational criteria.

The following sections of the 2040 Huntersville Community Plan support this subdivision:

- The proposed Hamlet at Huntersville Subdivision lies completely within the “Town Core” Future Land Use Character Area of the 2040 Community Plan (see above). The overall density of the proposed Hamlet at Huntersville is 6.15 units per acre, which is appropriate in the Town Core area, as there is no density maximum. It should be noted that the density along the southern border (abutting Plum Creek) has been limited to 4.69 units (see item #2 Conformity, below).
- **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: The development provides several urban open spaces, located throughout the development, however, the type of urban open spaces must be identified.
- **EOS 10: Improve bicycle and pedestrian facilities throughout Town.** Comment: The developer is proposing a ten-foot side path adjacent to the frontage along Old Statesville Road which will support pedestrians & bikers in the vicinity. No public greenway is planned through this property, however a greenway is proposed to the south of the Huntersville Athletic Park and therefore it is recommended that this subdivision provide trail connections to the park for a future connection – which have been provided in several locations.
- **EOS 10.1: Implement the Bicycle and Pedestrian Committee’s 30-by-30 plan. Connect all parks, schools, neighborhoods, major shopping into the Greenway System by 2030 incrementally over the next 10 years.** Comment: This project will help to facilitate the development of pedestrian and bike facilities along Old Statesville Road by providing a 10 ft. wide multi-use path along the frontage of the development. Trail connections to Huntersville Athletic Park (to the northwest) are provided to improve pedestrian connectivity to adjacent parks and a trail and street stub are shown to the school to the north, as well.
- **LU 2.1: Higher intensity residential uses will be focused generally within two miles of the I-77/ NC-115 corridor and future activity centers in the eastern and western areas of Huntersville’s zoning jurisdiction.** Comment: The proposed development is located within the Town Core Character Area and is within two miles of the I-77/NC 115 corridor as it immediately abuts NC 115 (Old Statesville Road).

- **LU 5.3: Support infill housing options near services, shopping, employment, and transit stations. Encourage infill development opportunities to increase housing options with proximity to nearby services, shopping, employment opportunities, and transit stations.** Comment: The proposed development abuts a public park (Huntersville Athletic Park), a higher-education facility (Central Piedmont Community College) and a High School (Lake Norman Charter) and is located approximately one mile from commercial uses. Currently, there are no 100%, for-rent developments within Huntersville or the Town Core as designated in the 2040 Community Plan.
- **LU 7.1: Require all new development to adhere to the following design principles: All buildings shall front a public street or open space.** Comment: All residential units associated with the proposed subdivision are to front either a public street or urban open space.
- **LU 9.1: In higher intensity areas including Mixed Use Centers, Activity Centers, the Town Core, and Moderate Density areas neighborhoods should adhere to the following design principles:**
 - All homes must front a public street or open space.
 - Front porches and recessed garages are encouraged.
 - On-street parking is required in new developments that have lot widths below 60'. Alley-loading is also encouraged in these cases.Comment: The proposed subdivision meets these design principles-as all residential units either front on public streets or urban open spaces, with the exception of the “serpentine Colonnade area. The frontage for these units will have to be re-evaluated. The entire development is for-rent and all of the units are on several large lots, rather than on individual lots, therefore lot-width requirements do not apply.
- **LU 10.1: Align housing options with resident needs and promote attainable housing options. Accommodate a mix of housing by type, tenure, and location to serve a growing and increasingly diverse population. Housing offerings should align with workforce opportunities, including management, professional positions, and service positions.** Comment: This development would provide a 100% for-rent detached and attached housing development that does not currently exist in Huntersville.

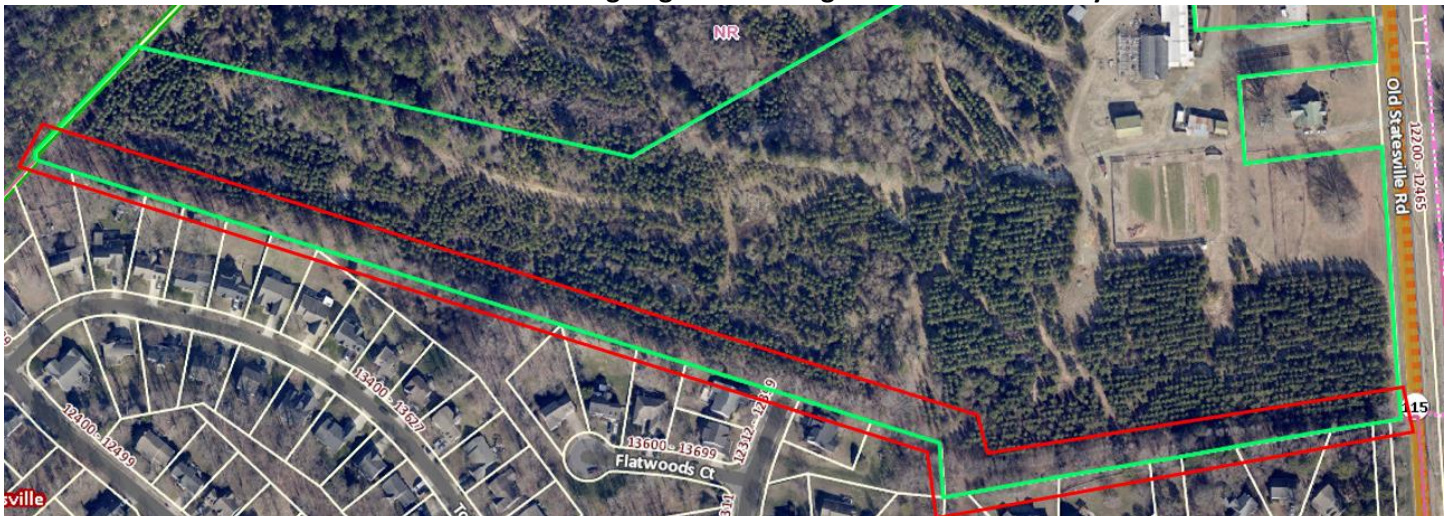
2. Conformity.

- The proposed development has an overall density of 6.15 dwelling units /acre (DUA). That density, while permitted in the Neighborhood Residential (NR) zoning district, is higher than the adjacent Plum Creek subdivision (2.67 units/acre). To provide a density transition between two abutting developments, the applicant adjusted the site plan along the southern border to provide a lower density of 4.69 units/acre. The lower density along this common boundary, combined with an enhanced 50-foot buffer proposed by the developer along the southern boundary, will provide an appropriate buffer between the two housing developments. It should be noted that the majority of the area shown as “undisturbed” along the southern boundary does not have much vegetation (see image below). To serve the intent of Article 7 of the Zoning Ordinance and to “create special separation and to minimize the adverse impacts on adjacent properties”, the existing vegetation may have to be augmented or it may be more appropriate to install a full-replanted 50 feet buffer, rather than leave the outer 20 feet as undisturbed. This can be noted on the Sketch Plan and addressed at Preliminary/Construction Plan phase.

Density Along Plum Creek Boundary:



Existing Vegetation along Plum Creek Boundary:



3. Access between Adjoining Properties.

Subdivision Ordinance Section 6.100.3 states that “all streets shall connect to create a comprehensive transportation network, which allows free movement of automobiles, bicyclists and pedestrians. The subdivision provides a connection to Hortulan Court, an existing public street, providing a connection to Plum Creek to the south and a stub to the Lake Norman Charter School site to the north. The western border does not provide future street stubs, as they abut a park and the CPCC campus. Two (2) street connections to Old Statesville Road (NC 115) are proposed along the eastern edge. The connection to Plum Creek will also provide a second access into that development for emergency services, as well.

4. Relation to topography.

The street network and lot layout have been designed to respect the general topography of the site.

5. Mature trees and natural vegetation.

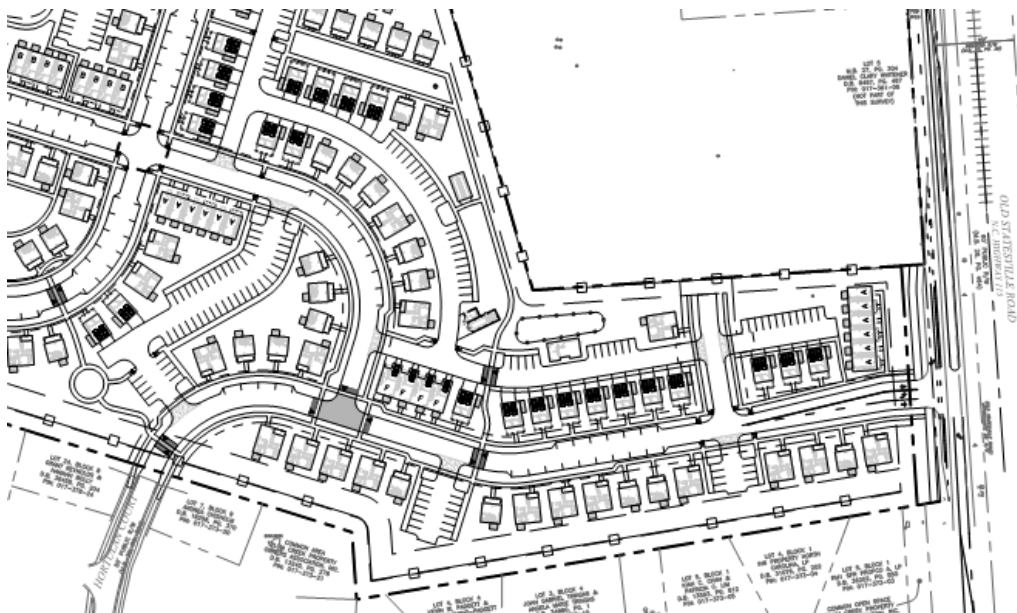
The proposed project is required to save 10 percent of the tree canopy and the proposed plan saves 12%. There are 29 specimen trees located on site and 17 (58.6%) of them are to be saved and there are no heritage trees located on site. All three of these requirements are being satisfied, as outlined in Part 2, Item 5 of this report.

6. Access to parks, schools, etc.

The proposed development immediately abuts a park (Huntersville Athletic Park), a college campus (Central Piedmont Community College) and a high school and middle school (Lake Norman Charter High & Middle). Trails and/or flexible easements along the western and northern borders will provide pedestrian connectivity.

7. Discourage through traffic.

All streets are appropriately sized for residential traffic. The proposed subdivision will connect to the existing public streets of Hortulan Court to the south and Old Statesville Road (NC 115) to the east. The internal circulation for the new development has placed the emphasis on traffic moving to the development's entrance by making the use of Hortulan Court less convenient (see below).



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 Hamlet at Huntersville Subdivision Sketch Plan have not been identified for a school or park.

12. Public Facilities

The parcels associated with the Hamlet at Huntersville Subdivision Sketch Plan have not been identified for a public facility.

13. Proposed street names

The street names for Hamlet at Huntersville Subdivision Sketch Plan will be provided 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 for review.

15. Proposed water and sewerage system.

A willingness to serve letter has been provided by Charlotte Water for this development.

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

Streams are located adjacent to the site. However, none of the site is in a designated flood zone.

17. Open Space

Urban open space will be provided via three (3) Greens, one (1) Pedestrian Passageway and several other spaces that must be identified.

18. Impact of Development on Public Facilities

There is no indication the proposed subdivision will adversely impact public facilities. While this section of the Ordinance does not call for the specific consideration of impact to public schools (CMS), staff contacts Charlotte-Mecklenburg Schools (CMS) for an enrollment evaluation for all major subdivision requests. According to CMS, the development will generate 140 new students who will attend local schools. A section of CMS's report is provided below (see Attachment D - CMS Report.)

This development may add 140 students to the schools in this area.

The following data is as of 20th Day of the 2021-22 school year.

<u>Schools Affected</u>	<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>
LEGETTE BLYTHE ELEMENTARY	49.50	50	855	864	99%	57	105%
JM ALEXANDER MIDDLE	50.8	54	856	910	94%	35	98%
NORTH MECKLENBURG HIGH	118.5	108	2095	1909	110%	48	113%

PART 5: STAFF RECOMMENDATION

COMPLETENESS OF APPLICATION:

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

COMPLIANCE WITH APPLICABLE REQUIREMENTS:

Hamlet at Huntersville Subdivision Sketch Plan complies with all applicable requirements and is supported by findings of fact outlined in Parts 2-4 of this report, with the following conditions:

- All Urban Open Spaces must be identified by type on the plans.
- Transportation comments must be addressed.
- Water-quality concept plan must be approved by Staff.
- Mail kiosk(s) location has not been identified.
- All other plan comments are addressed.

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

- Several sidewalk sections should be moved closer to the street / on-street parking to provide greater open space in front of the residential units.
- The proposed “Serpentine Colonnade” does not qualify as urban open space, and should be redesigned.
- Parking provided near Clubhouse is inadequate. Per Ord., only 7 spaces are required, however, there are 265 units within the development. Additional parking should be provided in close proximity to the clubhouse/pool.
- Elevations facing public streets should not have blank walls and should provide architectural interest. Some facades have been identified, but there are others that have not been labeled. A note stating this intention should be provided at Sketch Plan.

APPROVAL:

The Hamlet at Huntersville Subdivision Sketch Plan could comply with all applicable requirements once the conditions listed above are addressed. Staff Recommends Approval of the proposed Subdivision Sketch Plan based on satisfaction of the above listed items.

PART 6: PLANNING BOARD RECOMMENDATION

This subdivision was set to be reviewed by the Planning Board on Tuesday, May 24, 2022, however the applicant requested a continuation to the June meeting. The Planning Board is set to review the subdivision on Tuesday, June 28, 2022.

PART 7: TOWN BOARD FINAL ACTION

The Town Board is tentatively scheduled to conduct a quasi-judicial hearing on this request on Monday, July 18, 2022.

PART 8: ATTACHMENTS AND ENCLOSURES

- A – Subdivision Sketch Plan Application
- B – Hamlet at Huntersville Subdivision Sketch Plan
- C – Neighborhood Meeting Report
- D – CMS Report
- E – Comments received.

PART 9: 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 06/08/21 Revised 06/10/22

Name of Project The Hamlet at Huntersville Phase # (if subdivision) _____

Project Address 12349 Old Statesville Rd, Huntersville, NC 28078

Parcel Identification Number(s) (PIN) 01736102

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

Property Size (acres) ±43.9 AC Gross / ±35.7 AC Net Street Frontage (feet) 307

Current Land Use Forest - Commercial Production

Proposed Land Use(s) Single Family For Rent Cottages and Townhouses

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.

Administrative review of sketch plan to propose up to 8 dwelling units/acre of single family for rent cottages and townhouses.

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 Middleburg Communities, LLC Phone 843-806-2801
☐ 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 for Special Use Permits and Subdivisions)

Signature _____ Printed Name: Steve Farmartino
Title Development Manager Email sfarmartino@livemiddleburg.com
Address of Applicant 1921 Gallows Rd. #700, Vienna, VA 22182

7. Property Owner (if different than applicant)

*Printed Name Donna Stancil Abbott Phone (757) 865-6719
☐ 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 for Special Use Permits and Subdivisions)

Signature Donna S. Abbott Printed Name Donna S. Abbott
Title Trustee Email abbottd618@gmail.com

Address of Property Owner 108 Nansemond Turn, Yorktown, VA 23693

* 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 application MUST be accompanied by a notarized Limited Power of Attorney signed by the property owner (s), 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.

8. Development/Design Firm Contact Information

Middleburg Communities, LLC	Steve Farmartino	843-806-2801	sfarmartino@livemiddleburg.com
Development Firm	Name of Contact	Phone	Email
Design Resource Group, P.A.	Sam Kelleher	704-343-0608	sam@drgrp.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

THE HAMLET AT HUNTERSVILLE

HUNTERSVILLE, NC

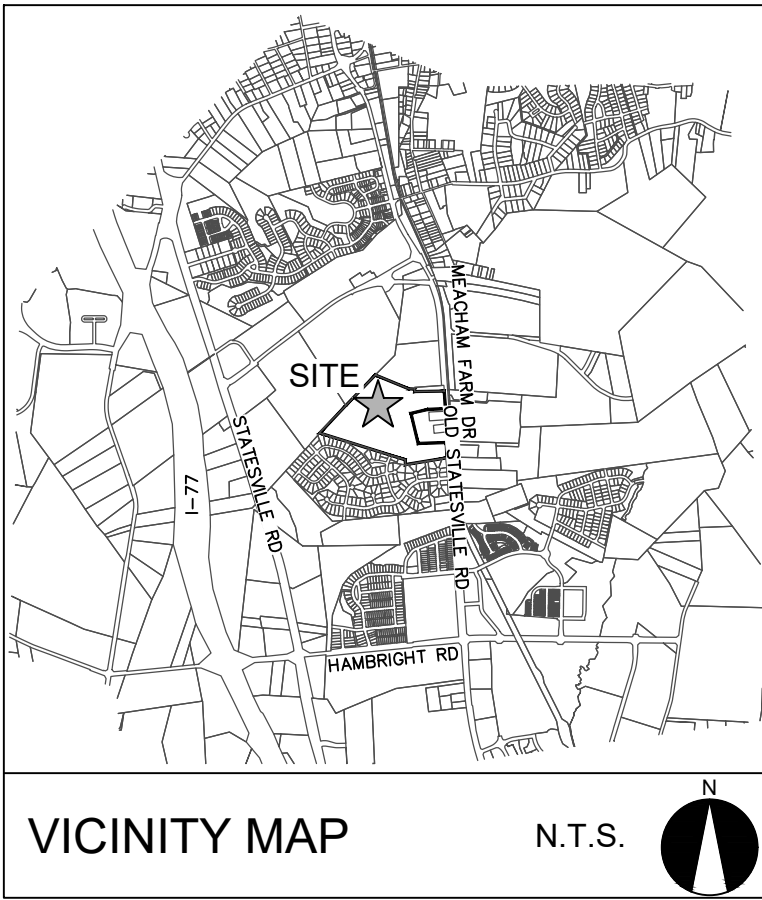
MIDDLEBURG COMMUNITIES

1921 GALLOWS RD. STE 700

VIENNA, VA 22182

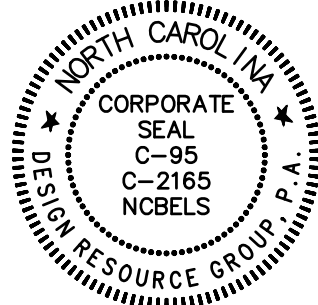
P: 703.291.0300

EPM# 425673



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

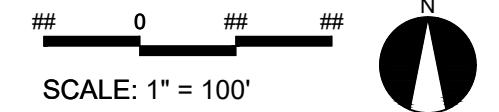
2459 Wilkinson Blvd., Ste 200 Charlotte, NC 28208
704.343.0608
www.drgroup.com



SKETCH PLAN

HAMLET AT
HUNTERSVILLE
HUNTERSVILLE, NORTH CAROLINA
MIDDLEBURG COMMUNITIES
1921 GALLOWS RD. STE 700
VIENNA, VA 22182
703.291.0300

COVER
SHEET



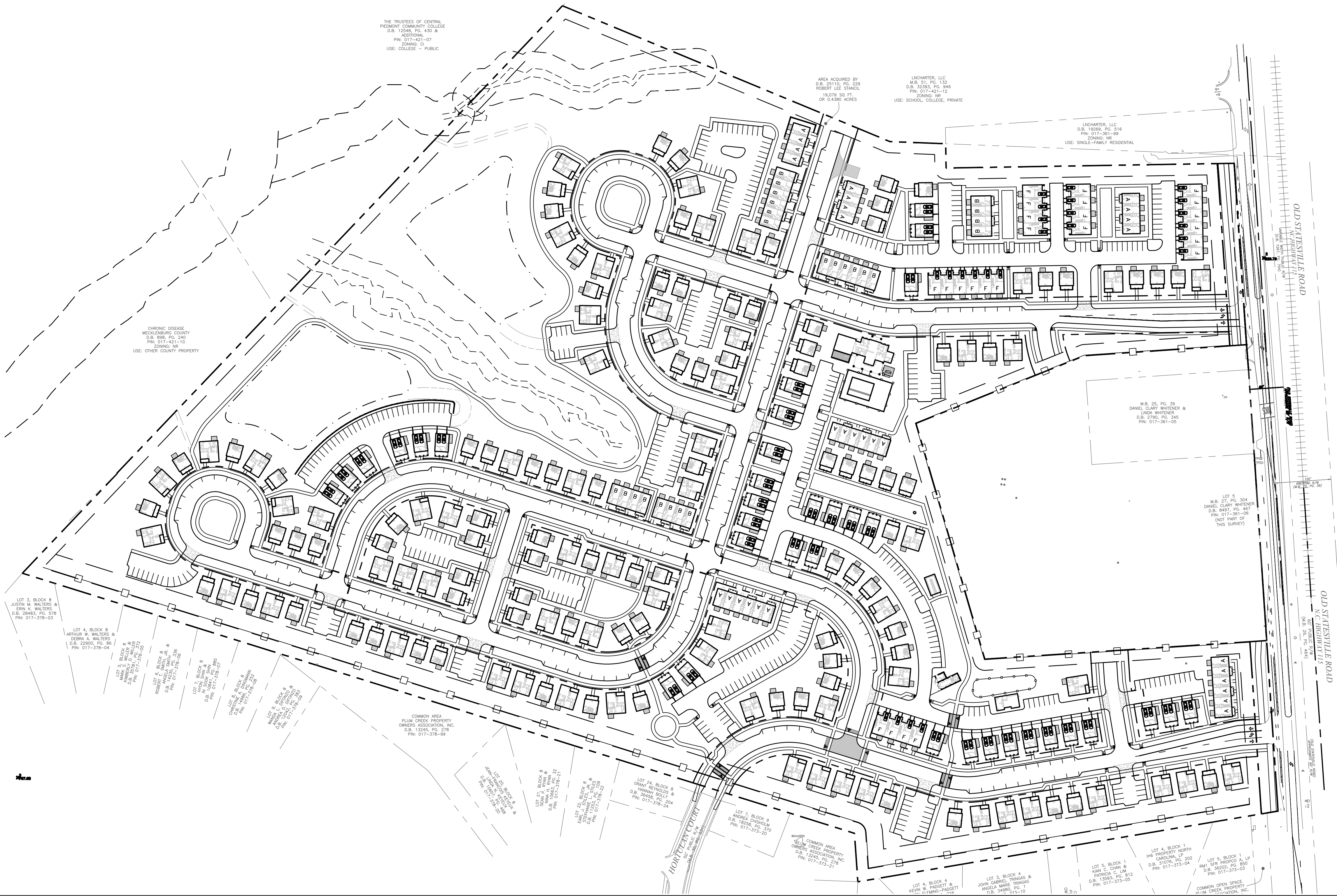
PROJECT #: 661-018
DRAWN BY: TTF
CHECKED BY: SVK

JUNE 10, 2022

REVISIONS:

SK0.00

SUBDIVISION SKETCH PLAN



Sheet List Table

Sheet Number	Sheet Title
SK0.00	COVER SHEET
SK0.10	EXISTING FEATURES PLAN
SK1.00A	SURVEY
SK1.00B	SURVEY
SK1.01	SKETCH PLAN
SK1.02	PARKING PLAN
SK1.03	POD ENLARGEMENT PLAN
SK1.04	POD ENLARGEMENT PLAN
SK1.05	POD ENLARGEMENT PLAN
SK1.06	POD ENLARGEMENT PLAN
SK1.07	GRADING PLAN
SK1.08	FIRE TRUCK ACCESS
SK1.09	STORMWATER MANAGEMENT PLAN
SK1.10	UTILITY PLAN
SK1.11	TREE INVENTORY PLAN
SK1.12	LANDSCAPE PLAN
SK1.13	FRONTAGE AND BLOCK LENGTH PLAN
SK1.14	URBAN OPEN SPACE ENLARGEMENT
SK1.15	URBAN OPEN SPACE ENLARGEMENT
SK1.16	URBAN OPEN SPACE ENLARGEMENT
SK1.17	URBAN OPEN SPACE ENLARGEMENT
SK1.18	UNIT DIAGRAMS & STREET SECTIONS
ARCH	ARCHITECTURAL ELEVATIONS

CONSULTANTS:

DEVELOPER: MIDDLEBURG COMMUNITIES
1921 GALLOWS RD., #700
VIENNA, VA 22182
703.291.0300

LANDSCAPE ARCH.: DESIGN RESOURCE GROUP, PA
2459 WILKINSON BOULEVARD
SUITE 200
CHARLOTTE, NC 28208
704.343.0608

CIVIL ENGINEER: DESIGN RESOURCE GROUP, PA
2459 WILKINSON BOULEVARD
SUITE 200
CHARLOTTE, NC 28208
704.343.0608

SURVEYOR: McADAMS
3430 TORINGDON WAY
SUITE 110
CHARLOTTE, NC 28277
704.527.0800

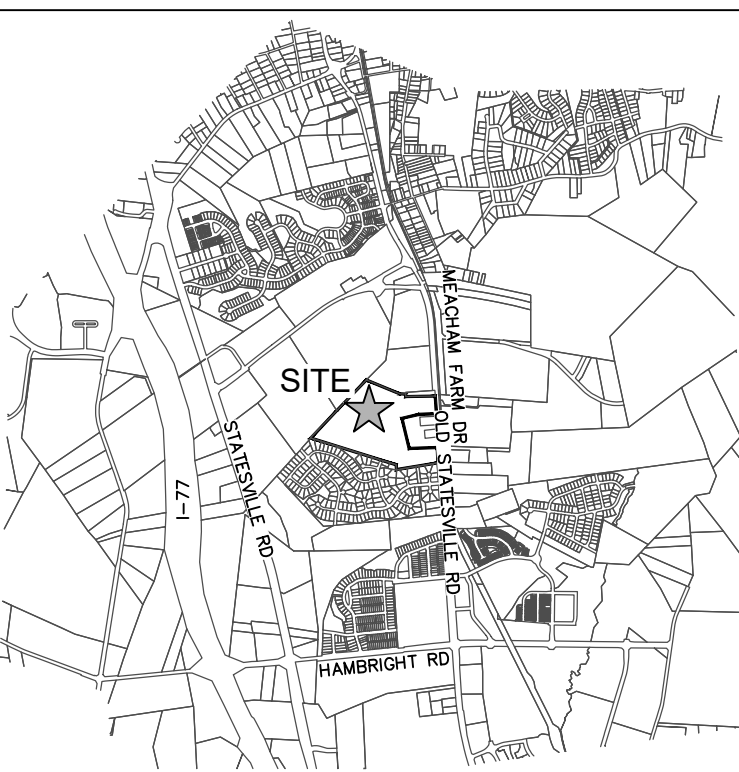
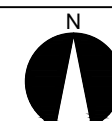
ARCHITECT: NARMOUR WRIGHT DESIGN
1815 S. TRYON ST.
SUITE A
CHARLOTTE, NC 28203
704.332.5668

TREE PRESERVATION AND CANOPY

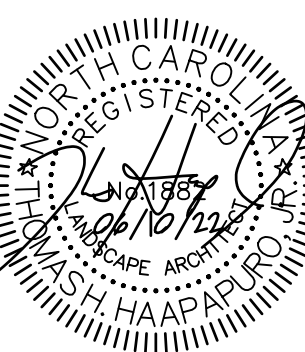
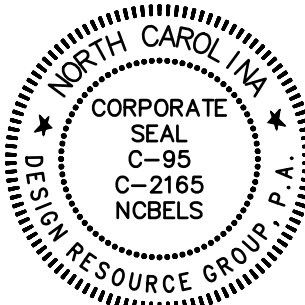
FOR MORE INFORMATION SEE SHEET SK1.11



N.T.S.

LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
704.343.0608
www.drgrp.com

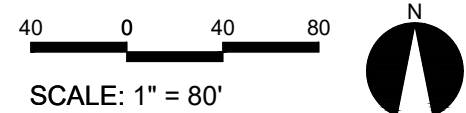


SKETCH PLAN

**HAMLET AT
HUNTERSVILLE**
HUNTERSVILLE, NORTH CAROLINA

MIDDLEBURG COMMUNITIES
1921 GALLOW'S RD. STE 700
VIENNA, VA 22182
703.291.0300

EXISTING FEATURES PLAN



PROJECT #: 661-018
DRAWN BY: TTF
CHECKED BY: SVK

JUNE 10, 2022

REVISIONS:

SK0.10

NOTES:

1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS 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.
5. ELEVATIONS BASED ON N.G.S. MONUMENT "M 022" ELEVATION = 819.40 FEET, NAVD 88.
6. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
7. OLD STATESVILLE ROAD IS SHOWN AS A "MAJOR THOROUGHFARE" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 30' FROM CENTERLINE.
8. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERLINED CERTIFIES ONLY TO THE RIGHT-OF-WAY SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
9. AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.
10. THE INSURED LEGAL DESCRIPTION IN TITLE COMMITMENT IS THE SAME PROPERTY AS SHOWN ON THE SURVEY.
11. THE PURPOSE OF THIS SURVEY IS TO DEPICT BOTH PROPERTIES SURVEYED BY R. B. PHARR & ASSOCIATES, P.A. ON ONE SURVEY SINCE BOTH SITES ARE ADJACENT TO ONE ANOTHER. THE NORTHERLY PARCELS WERE SURVEYED JULY 20, 2021 (JOB NO. 93533) AND THE SOUTHERLY PARCEL WAS SURVEYED DECEMBER 1, 2021 (JOB NO. 93533).



R. B. PHARR & ASSOCIATES JOB NO. 93533
TITLE COMMITMENT FOR TAX PARCELS: 017-361-04A
CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. 21-217518A, EFFECTIVE DATE: OCTOBER 21, 2021 at 08:00 AM
SCHEDULE B - II (EXCEPTIONS)

- (3) Any right, encumbrance, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Map Book 25, page 39 and Map Book 27, page 304.
- (10) Title to that portion of the Land containing 0.2878 conveyed to Arnold Wilson Johnson by Non-Warranty Deed in Book 267, page 756-757.
- (11) Title to that portion of the Land shown as "Overlap of adjoining Deeds" on plat recorded in Map Book 25, page 39.
- (12) Thirty-foot (30') Right-of-Way to Robert L. Stancil and wife, Sydney W. Stancil, as described in Deed Book 267, page 49, and as shown on plat recorded in Map Book 25, page 39, as affected by the Partition Deed recorded in Book 6983, pages 162-164, and rights of others in and to the use thereof.
- (13) Existing gravel driveway running from NC HWY 113 in a general westerly direction as shown on plat recorded in Map Book 25, page 39, and rights of others in and to the use thereof.
- (14) Two Thirty-foot (30') Access Easements running along a portion of the southern boundary of the Land, and rights of others in and to the use thereof, as shown on plats recorded in Map Book 27, page 304, and Map Book 25, page 36.
- (15) Right of Way Agreement between Daniel C. Whitener and wife, Linda L. Whitener, and Luke Norman Charter School recorded in Book 20713, page 944-949.

R. B. PHARR & ASSOCIATES JOB NO. 93533
SCHEDULE A PROPERTY DESCRIPTION:

The Land is described as follows:
Lying and being situate in Mecklenburg County, NC, and being more particularly described as follows:

- TRACT 1:**
BEING all of Lot 2 containing 23.3246 acres, more or less, as shown on survey recorded in Book of Maps 25, page 39, Mecklenburg County Registry.
- TRACT 2:**
BEING all of those two parcels containing 0.129 acres, and containing 2.228 acres, as shown on plat recorded in Book of Maps 27, page 304, Mecklenburg County Registry.

ZONING:

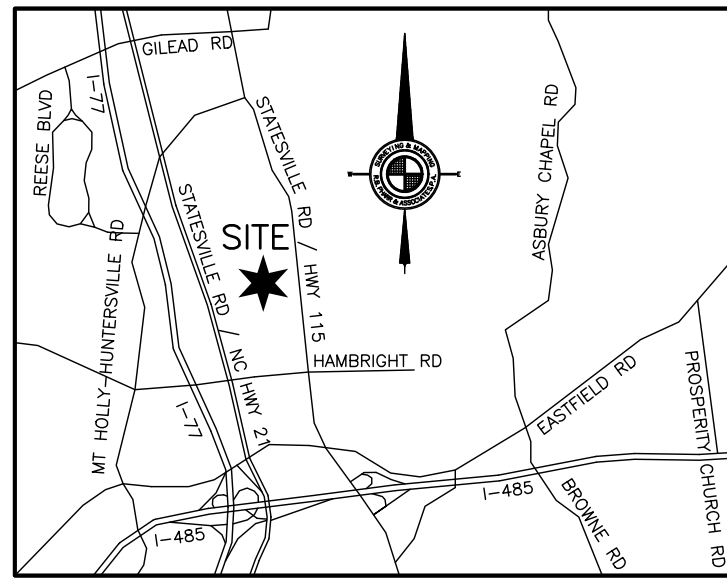
SUBJECT PROPERTY ZONED: NR (NEIGHBORHOOD RESIDENTIAL)

NOTE: NO ZONING REPORT HAS BEEN PROVIDED TO THE SURVEYOR. PURSUANT TO A TABLE A ITEM 6, OWNER, DEVELOPER TO FURNISH ZONING REQUIREMENTS PRIOR TO FURTHER DEVELOPMENT OF SITE.

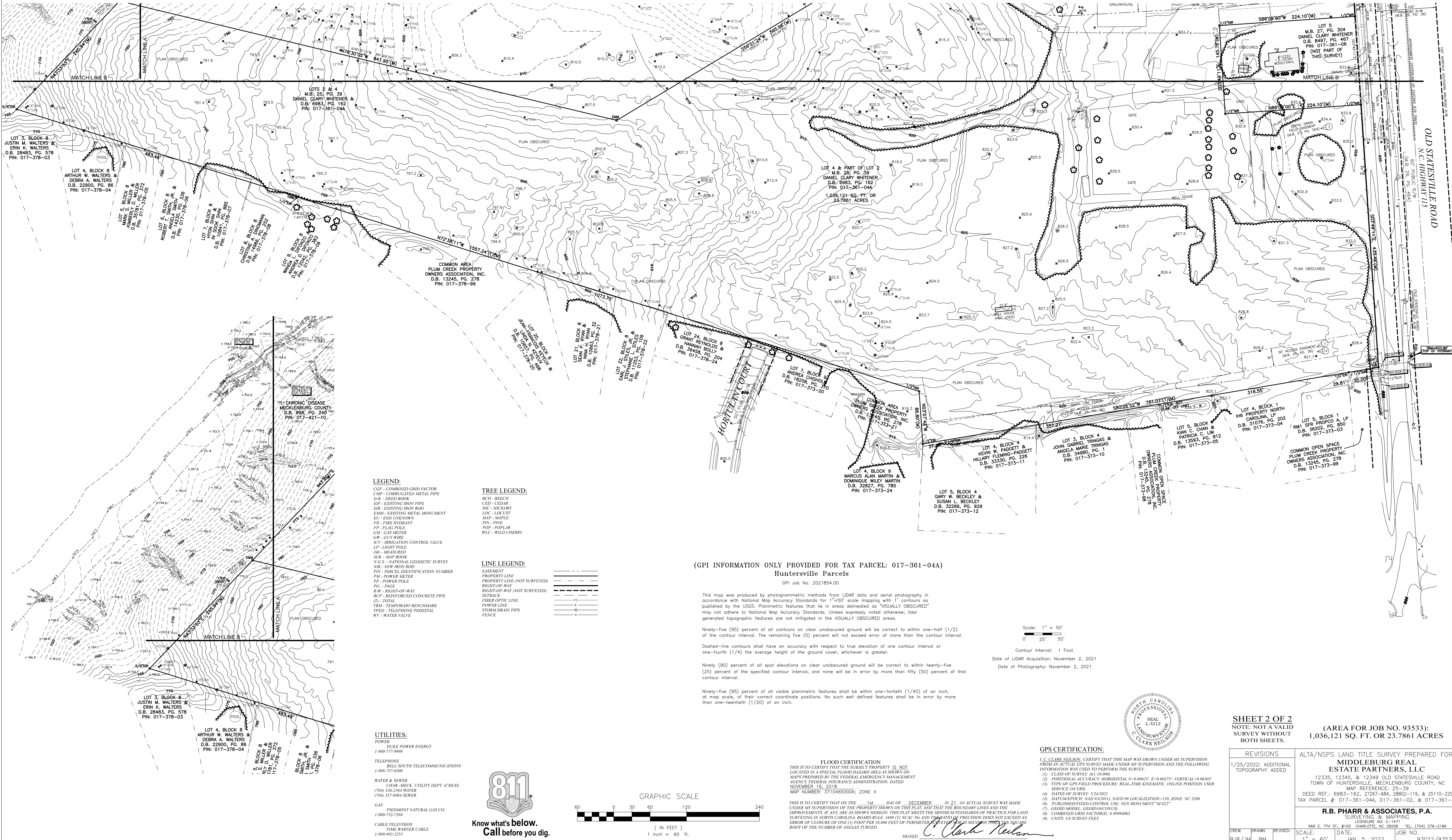
FOR FURTHER INFORMATION CONTACT THE TOWN OF HUNTERSVILLE PLANNING DEPARTMENT AT 704-875-7000.

PARKING:

THERE WERE NO DELINEATED PARKING SPACES ON THE SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.



VICINITY MAP
NOT TO SCALE



SITE DATA

TAX MAP NO:
STREET ADDRESS:
CURRENT ZONING:
SITE AREA:
NET SITE AREA:
D.U.A.:
ALLOWABLE D.U.A.:
EXISTING USE:
PROPOSED USE:
PROPOSED UNITS:
NUMBER OF LOTS CREATED:
PARKING REQUIRED:
PARKING PROVIDED:
BUILDING TYPE:
BUILDING HEIGHT:
SETBACKS:
FRONT:
BUILD TO RANGE:
MIN. BUILDING SEPARATION:
CORNER:
REAR:
SIDE:
REFERENCE SK1.18 FOR TYPICAL UNIT DIAGRAMS.
URBAN OPEN SPACE:
ESTIMATE TIMELINE:

01736102
12349 OLD STATESVILLE ROAD
NEIGHBORHOOD RESIDENTIAL (NR)
±43.91 ACRES (1,912,611 SF)
35.67 ACRES (1,553,588 SF)
6.15
N/A
FOREST-COMMERCIAL PRODUCTION
SINGLE-FAMILY RESIDENTIAL &
MULTI-FAMILY RESIDENTIAL
265 UNITS
187 SINGLE FAMILY AND 78 TOWNHOUSES
(% OF ATTACHED UNITS= 29.4%; NOT MORE
THAN 30% ATTACHED ALLOWED)
±3,200 SF CLUBHOUSE FOR RESIDENTIAL USE
1 LOT
383 (30 1 BEDROOM UNITS & 235 UNITS
WITH MORE THAN 1 BEDROOM)
(1 BEDROOM DWELLING UNIT: 1 SPACE)
(DWELLING UNITS WITH MORE THAN 1
BEDROOM: 1.5 SPACES)
401 STANDARD SPACES
172 ON-STREET SPACES
94 GARAGE SPACES
667 SPACES (2.52 SPACES PER UNIT)
SEE SHEET SK1.02 FOR POD PARKING
BREAKDOWN
ATTACHED HOMES AND DETACHED HOMES
(FOR RENT)
30' FOR DETACHED HOUSES
10'
5'-15'
10'
N/A
N/A
N/A
PER ORDINANCE REQUIREMENTS. SEE SHEETS
SK1.14 THROUGH SK1.17 FOR MORE DETAILS
2024

NOTE:

WHERE BUILDINGS HAVE BEEN HIGHLIGHTED IN RED, SPECIAL
TREATMENT FOR THESE FRONTAGE ELEVATIONS WILL BE PROVIDED
INCLUDING ADDITIONAL WINDOWS/ DETAILING TO MINIMIZE BLANK
WALL CONDITIONS. REFER TO ARCHITECTURAL ELEVATIONS FOR
MORE INFORMATION.*
*ALL B1, B3, AND C1 UNITS CONFORM TO BUILDING ORDINANCE
REQUIREMENTS. REFER TO ARCHITECTURAL ELEVATIONS FOR MORE
INFORMATION.

THE TRUSTEES OF CENTRAL
PIEDMONT COMMUNITY COLLEGE
D.B. 12545, PG. 430 &
ADDITIONAL
PIN: 017-431-07
ZONING: C1
USE: COLLEGE - PUBLIC

POTENTIAL FUTURE TRAIL CONNECTION
(ACCESS EASEMENT TO BE PROVIDED FOR
FUTURE CONSTRUCTION BY OTHERS)

URBAN OPEN SPACE: THE
LOOKOUT LOOP. SEE SHEET
SK1.17 FOR MORE DETAILS

BUILDING FRONTAGE, (TYP.)

6" ASPHALT PATH (NOT INCLUDED
AS URBAN OPEN SPACE)

20' SCM ACCESS
EASEMENT

POTENTIAL FUTURE TRAIL CONNECTION
(ACCESS EASEMENT
TO BE PROVIDED FOR FUTURE
CONSTRUCTION BY OTHERS)

SCM

TYPE II-MODIFIED DRIVEWAY DETAIL
WITH WIDE PLANTING STRIP AND
STANDARD CURB, (TYP.)

TOWNHOUSE UNIT B, (TYP.)
SEE ARCHITECTURAL ELEVATIONS

POTENTIAL FUTURE TRAIL CONNECTION
(ACCESS EASEMENT TO BE PROVIDED FOR
FUTURE CONSTRUCTION BY OTHERS)

URBAN OPEN SPACE: THE POND
WALK TERMINUS. SEE SHEET
SK1.16 FOR MORE DETAILS

LOT 3, BLOCK 8
JUSTIN M. WALTERS &
ERIN K. WALTERS
D.B. 28483, PG. 578
PIN: 017-378-03

LOT 4, BLOCK 8
ARTHUR W. WALTERS &
DEBRA A. WALTERS
D.B. 22200, PG. 86
PIN: 017-378-04

LOT 5, BLOCK 8
AMBER S. MULLER &
ANDREW J. MULLER
D.B. 17814, PG. 102
PIN: 017-378-05

LOT 6, BLOCK 8
ROBERT J. MULLER &
JENNIFER L. MULLER
D.B. 17815, PG. 103
PIN: 017-378-06

LOT 7, BLOCK 8
JAMES S. MULLER &
JENNIFER L. MULLER
D.B. 17816, PG. 104
PIN: 017-378-07

LOT 8, BLOCK 8
JAMES S. MULLER &
JENNIFER L. MULLER
D.B. 17817, PG. 105
PIN: 017-378-08

LOT 9, BLOCK 8
JAMES S. MULLER &
JENNIFER L. MULLER
D.B. 17818, PG. 106
PIN: 017-378-09

LOT 10, BLOCK 8
JAMES S. MULLER &
JENNIFER L. MULLER
D.B. 17819, PG. 107
PIN: 017-378-10

LOT 11, BLOCK 8
JAMES S. MULLER &
JENNIFER L. MULLER
D.B. 17820, PG. 108
PIN: 017-378-11

LOT 12, BLOCK 8
JAMES S. MULLER &
JENNIFER L. MULLER
D.B. 17821, PG. 109
PIN: 017-378-12

LOT 13, BLOCK 8
JAMES S. MULLER &
JENNIFER L. MULLER
D.B. 17822, PG. 110
PIN: 017-378-13

LOT 14, BLOCK 8
JAMES S. MULLER &
JENNIFER L. MULLER
D.B. 17823, PG. 111
PIN: 017-378-14

LOT 15, BLOCK 8
JAMES S. MULLER &
JENNIFER L. MULLER
D.B. 17824, PG. 112
PIN: 017-378-15

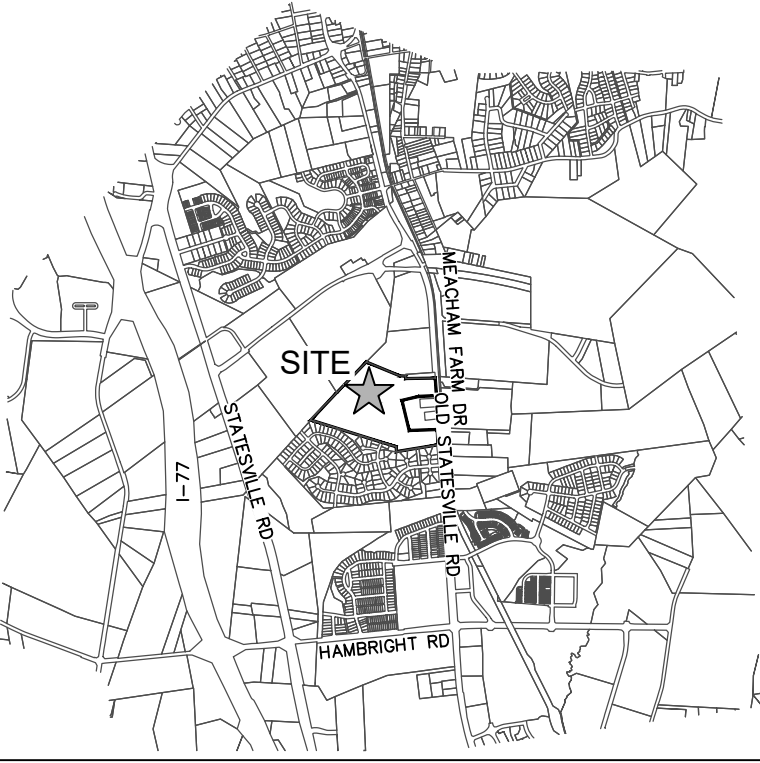
COMMON OPEN SPACE (NOT
INCLUDED AS URBAN OPEN SPACE)
B1 UNIT, (TYP.)
SEE ARCHITECTURAL ELEVATIONS
B3 UNIT, (TYP.)
SEE ARCHITECTURAL ELEVATIONS
C1 UNIT WITH (2) INTERNAL PARKING SPACES, (TYP.)
SEE ARCHITECTURAL ELEVATIONS

COMMON OPEN SPACE (NOT
INCLUDED AS URBAN OPEN SPACE)

20' UNDISTURBED BUFFER REQUIRED BY ORDINANCE (TYP.). NOTE: IF ANY
PORTION IF THE BUFFER DOES NOT MEET THE STANDARDS OF A 20' BUFFER
(AS DETERMINED DURING FIELD INSPECTION AT TIME OF CONSTRUCTION) DUE
TO UNHEALTHY OR MISSING VEGETATION, THE DEVELOPER WILL REMOVE ANY
DEAD VEGETATION AND REPLANT THOSE AREAS TO MEET THE MINIMUM
ORDINANCE STANDARDS FOR BUFFERS OF THIS SIZE AND TYPE. SEE TYPICAL
20' REPLANTED BUFFER SECTION ON SHEET SK1.12
30' ADDITIONAL BUFFER PROVIDED ALONG SOUTHERN PROPERTY
BOUNDARY FOR TOTAL OF 50' BUFFER TO INCLUDE A 6' TALL
OPAQUE FENCE AND TO BE PLANTED TO 2 EVERGREEN TREES
AND 4 EVERGREEN SHRUBS PER 1,000 SQUARE FEET. SEE
SHEET SK1.12 FOR MORE INFORMATION.

WATERSHED INFORMATION

REGULATED DRINKING WATERSHED: NO
WATERSHED DISTRICT: MOUNTAIN ISLAND PA-2
DENSITY: HIGH DENSITY
PERCENTAGE OF IMPERVIOUS ALLOWED: MAX. 70%
PERCENTAGE OF IMPERVIOUS AREA
SHOWN: 41.1% (792,272 SF)



VICINITY MAP

N.T.S.

FUTURE R/W, (TYP.)
60' DEDICATION

EX. R/W, (TYP.)

EX. ROAD
CENTERLINE, (TYP.)

TOWNHOUSE UNIT F WITH (1) INTERNAL
PARKING SPACE EACH, (TYP.)
SEE ARCHITECTURAL ELEVATIONS

OLD STATESVILLE ROAD

NEIGHBORHOOD STREET STANDARDS, (TYP.)

LANE TRANSITIONS AND
INTERNAL PROTECTED STEM PER
TOWN AND NCDOT STANDARDS

FUTURE VEHICULAR
CONNECTION

PUBLIC STREET 'A' BUILT TO
NEIGHBORHOOD STREET STANDARDS, (TYP.)

LANE TRANSITIONS AND
INTERNAL PROTECTED STEM PER
TOWN AND NCDOT STANDARDS

FUTURE VEHICULAR
CONNECTION

MAIL KIOSK

POOL AND CLUB AMENITIES NOT
INCLUDED IN URBAN OPEN SPACE
(SHOWN FOR REFERENCE ONLY)

URBAN OPEN SPACE: THE SERPENTINE COLONNADE.
SEE SHEET SK1.15 FOR MORE DETAILS

URBAN OPEN SPACE: THE ALLE. SEE
SHEET SK1.15 FOR MORE DETAILS

6' OPAQUE FENCE 1' OFF
PROPERTY LINE

20' DISTURBED BUFFER REQUIRED BY
ORDINANCE. PLANTINGS AND FENCE
INCLUDED PER CONTRACTUAL OBLIGATIONS
WITH THE WHITENERS

TRASH & RECYCLING, (TYP.)

DOG PARK (NOT INCLUDED
IN URBAN OPEN SPACE)

MAINTENANCE BUILDING

FUTURE VEHICULAR
CONNECTION

LANE TRANSITIONS AND
INTERNAL PROTECTED STEM PER
TOWN AND NCDOT STANDARDS

FULL ACCESS
DRIVEWAY

OLD STATESVILLE ROAD

NEIGHBORHOOD STREET STANDARDS, (TYP.)

LANE TRANSITIONS AND
INTERNAL PROTECTED STEM PER
TOWN AND NCDOT STANDARDS

FULL ACCESS
DRIVEWAY

OLD STATESVILLE ROAD

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NEIGHBORHOOD STREET STANDARDS, (TYP.)

LANE TRANSITIONS AND
INTERNAL PROTECTED STEM PER
TOWN AND NCDOT STANDARDS

FULL ACCESS
DRIVEWAY

OLD STATESVILLE ROAD

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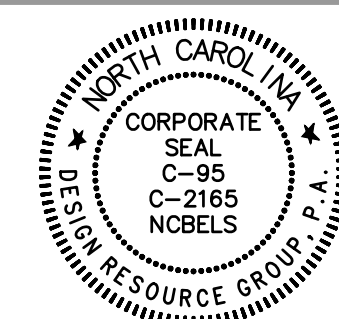
FULL ACCESS
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OLD STATESVILLE ROAD

NEIGHBORHOOD STREET STANDARDS, (TYP.)



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**HAMLET AT
HUNTERSVILLE**
HUNTERSVILLE, NORTH CAROLINA

MIDDLEBURG COMMUNITIES
1921 GALLOWAY RD., STE 700
VIENNA, VA 22182
703.287.10300

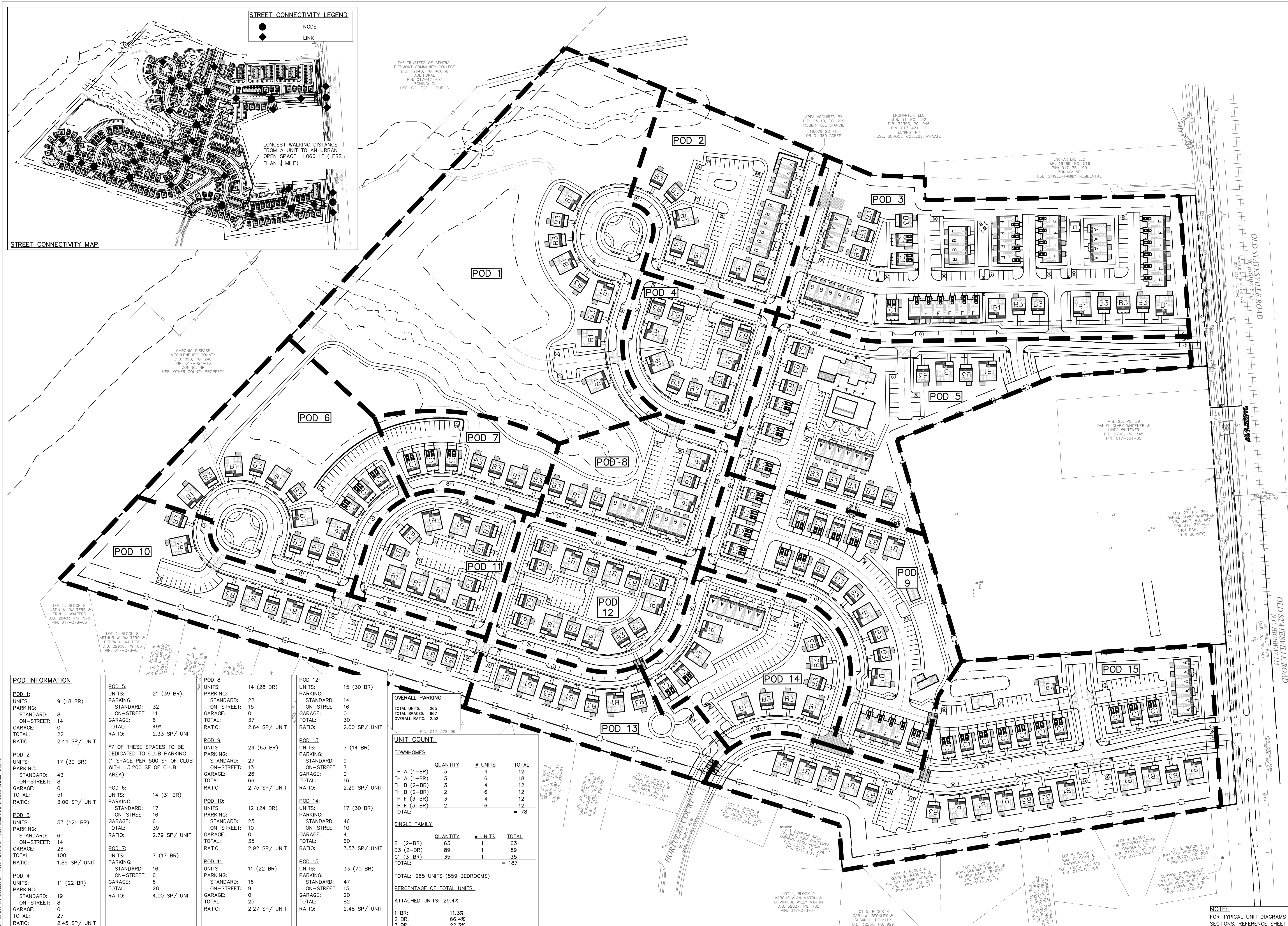
PROJECT #: 661-018
DRAWN BY: TTF
CHECKED BY: SVK

JUNE 10, 2022

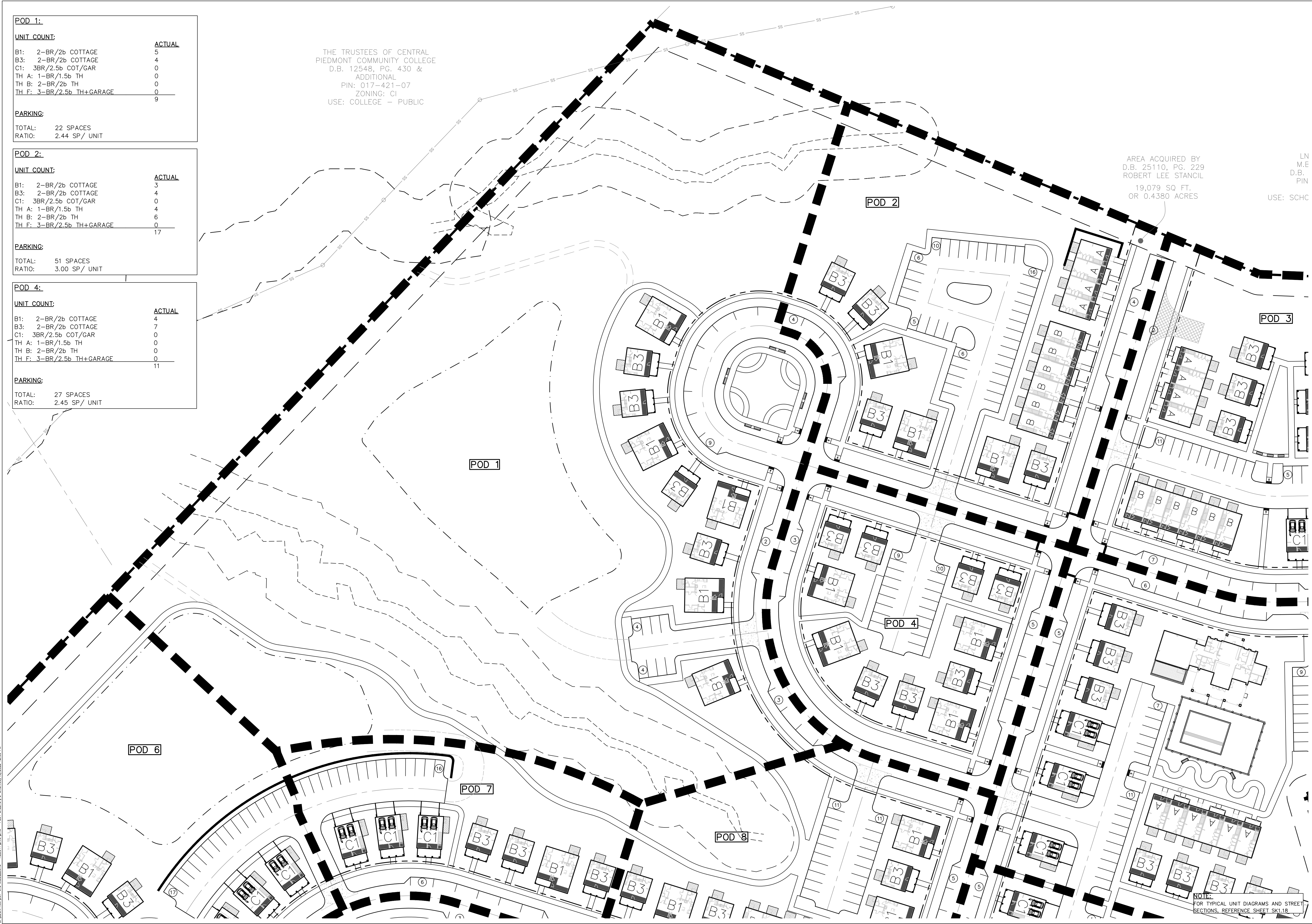
REVISIONS:

NOTE:
FOR TYPICAL UNIT DIAGRAMS AND STREET
SECTIONS, REFERENCE SHEET SK1.18

SK1.02



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POD 1:		
UNIT COUNT:		
B1:	2-BR/2b COTTAGE	ACTUAL
B3:	2-BR/2b COTTAGE	5
C1:	3BR/2.5b COT/GAR	4
TH A:	1-BR/1.5b TH	0
TH B:	2-BR/2b TH	0
TH F:	3-BR/2.5b TH+GARAGE	0
		9
PARKING:		
TOTAL:	22 SPACES	
RATIO:	2.44 SP/ UNIT	

POD 2:		
UNIT COUNT:		
B1:	2-BR/2b COTTAGE	ACTUAL
B3:	2-BR/2b COTTAGE	3
C1:	3BR/2.5b COT/GAR	4
TH A:	1-BR/1.5b TH	0
TH B:	2-BR/2b TH	4
TH F:	3-BR/2.5b TH+GARAGE	6
		17
PARKING:		
TOTAL:	51 SPACES	
RATIO:	3.00 SP/ UNIT	

POD 4:		
UNIT COUNT:		
B1:	2-BR/2b COTTAGE	ACTUAL
B3:	2-BR/2b COTTAGE	4
C1:	3BR/2.5b COT/GAR	7
TH A:	1-BR/1.5b TH	0
TH B:	2-BR/2b TH	0
TH F:	3-BR/2.5b TH+GARAGE	0
		11
PARKING:		
TOTAL:	27 SPACES	
RATIO:	2.45 SP/ UNIT	

THE TRUSTEES OF CENTRAL
PIEDMONT COMMUNITY COLLEGE
D.B. 12548, PG. 430 &
ADDITIONAL
PIN: 017-421-07
ZONING: C1
USE: COLLEGE - PUBLIC

AREA ACQUIRED BY
D.B. 25110, PG. 229
ROBERT LEE STANCIL
19,079 SQ. FT.
OR 0.4380 ACRES

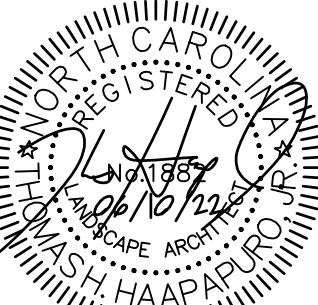
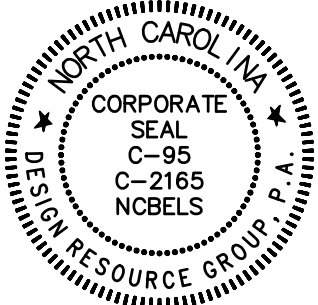
LN
M.E
D.B.
PIN

USE: SCHC



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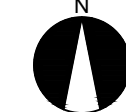


SKETCH PLAN

HAMLET AT
HUNTERSVILLE
HUNTERSVILLE, NORTH CAROLINA
MIDDLEBURG COMMUNITIES
1921 GALLOWAY RD. STE 700
VIENNA, VA 22182
703.291.0300

POD
ENLARGEMENT
PLAN

20 0 20 40
SCALE: 1" = 40'



PROJECT #: 661-018
DRAWN BY: TTF
CHECKED BY: SVK

JUNE 10, 2022

REVISIONS:

NOTE:
FOR TYPICAL UNIT DIAGRAMS AND STREET
SECTIONS, REFERENCE SHEET SK1.18

SK1.03

AREA ACQUIRED BY
D.B. 25110, PG. 229
ROBERT LEE STANCIL
19,079 SQ. FT.
OR 0.4380 ACRES

LNCHARTER, LLC
M.B. 51, PG. 132
D.B. 32393, PG. 946
PIN: 017-421-12
ZONING: NR
USE: SCHOOL, COLLEGE, PRIVATE

LNCHARTER, LLC
D.B. 19269, PG. 516
PIN: 017-361-99
ZONING: NR
USE: SINGLE-FAMILY RESIDENTIAL

M.B. 25, PG. 39
DANIEL CLARY WHITENER &
LINDA WHITENER
D.B. 2790, PG. 345
PIN: 017-361-05

LOT 5
M.B. 27, PG. 304
DANIEL CLARY WHITENER
D.B. 8497, PG. 467
PIN: 017-361-06
(NOT PART OF
THIS SURVEY)

POD 3:

UNIT COUNT:	ACTUAL
B1: 2-BR/2b COTTAGE	3
B3: 2-BR/2b COTTAGE	9
C1: 3BR/2.5b COT/GAR	3
TH A: 1-BR/1.5b TH	8
TH B: 2-BR/2b TH	10
TH F: 3-BR/2.5b TH+GARAGE	20
	53

PARKING:
TOTAL: 100 SPACES
RATIO: 1.89 SP/ UNIT

POD 5:

UNIT COUNT:	ACTUAL
B1: 2-BR/2b COTTAGE	2
B3: 2-BR/2b COTTAGE	10
C1: 3BR/2.5b COT/GAR	3
TH A: 1-BR/1.5b TH	6
TH B: 2-BR/2b TH	0
TH F: 3-BR/2.5b TH+GARAGE	0
	21

PARKING:
TOTAL: 49 SPACES*
RATIO: 2.33 SP/ UNIT

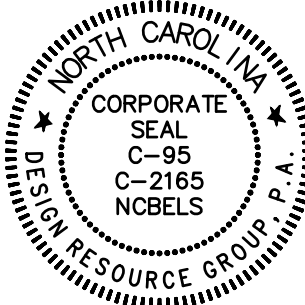
*7 OF THESE SPACES TO BE DEDICATED TO CLUB
PARKING (1 SPACE PER 500 SF OF CLUB WITH A
±3,200 SF OF CLUB AREA)

NOTE:
FOR TYPICAL UNIT DIAGRAMS AND STREET
SECTIONS, REFERENCE SHEET SK1.18



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MIDDLEBURG COMMUNITIES
1921 GALLOWS RD, STE 700
VIENNA, VA 22182
703.291.0300

POD
ENLARGEMENT
PLAN

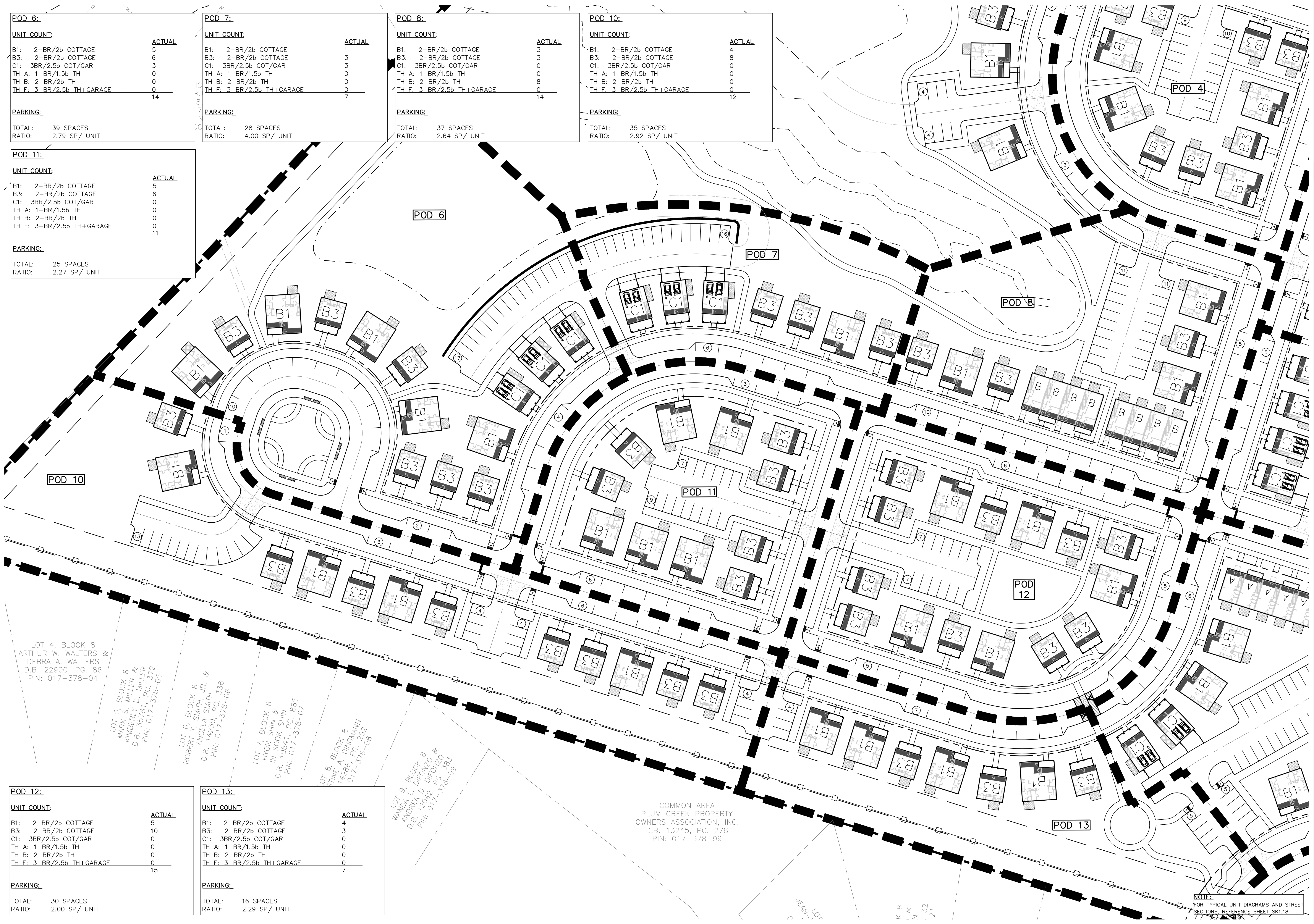
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PROJECT #: 661-018
DRAWN BY: TTF
CHECKED BY: SVK

JUNE 10, 2022

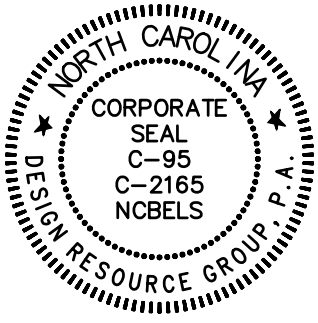
REVISIONS:

SK1.04



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703.291.0300

POD
ENLARGEMENT
PLAN

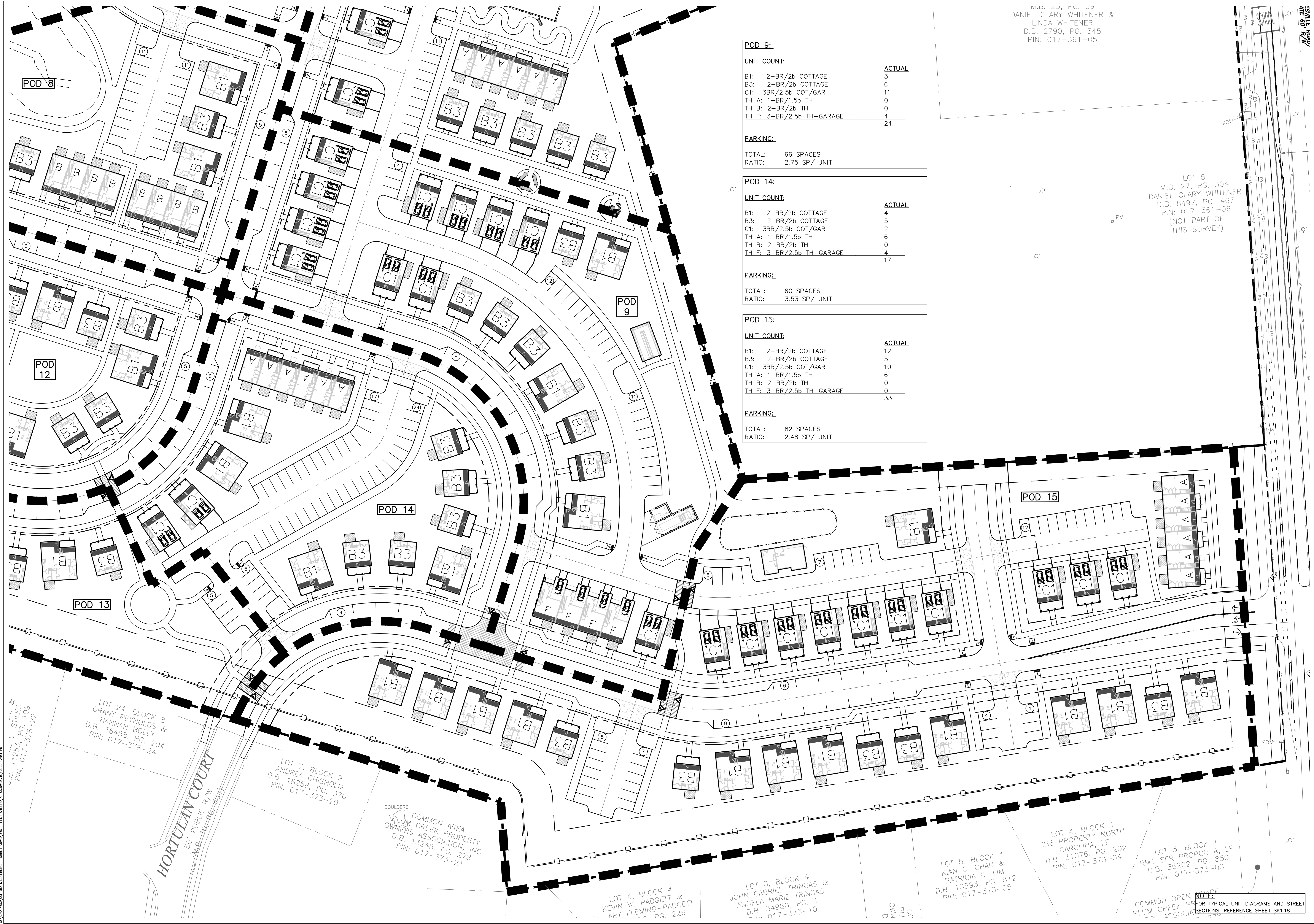
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SCALE: 1" = 40'

PROJECT #: 661-018
DRAWN BY: TTF
CHECKED BY: SVK

JUNE 10, 2022

REVISIONS:

SK1.05



POD 9:		
UNIT COUNT:		ACTUAL
B1:	2-BR/2b COTTAGE	3
B3:	2-BR/2b COTTAGE	6
C1:	3BR/2.5b COT/GAR	11
TH A:	1-BR/1.5b TH	0
TH B:	2-BR/2b TH	0
TH F:	3-BR/2.5b TH+GARAGE	4
		24
PARKING:		
TOTAL:	66 SPACES	
RATIO:	2.75 SP/ UNIT	

POD 14:		
UNIT COUNT:		ACTUAL
B1:	2-BR/2b COTTAGE	4
B3:	2-BR/2b COTTAGE	5
C1:	3BR/2.5b COT/GAR	2
TH A:	1-BR/1.5b TH	6
TH B:	2-BR/2b TH	0
TH F:	3-BR/2.5b TH+GARAGE	4
		17
PARKING:		
TOTAL:	60 SPACES	
RATIO:	3.53 SP/ UNIT	

POD 15:		
UNIT COUNT:		ACTUAL
B1:	2-BR/2b COTTAGE	12
B3:	2-BR/2b COTTAGE	5
C1:	3BR/2.5b COT/GAR	10
TH A:	1-BR/1.5b TH	6
TH B:	2-BR/2b TH	0
TH F:	3-BR/2.5b TH+GARAGE	0
		33
PARKING:		
TOTAL:	82 SPACES	
RATIO:	2.48 SP/ UNIT	

M.D. 20, P.G. 33
DANIEL CLARY WHITENER &
LINDA WHITENER
D.B. 2790, PG. 345
PIN: 017-361-05

LOT 5
M.B. 27, PG. 304
DANIEL CLARY WHITENER
D.B. 8497, PG. 467
PIN: 017-361-06
(NOT PART OF
THIS SURVEY)

LOT 24, BLOCK 8
GRANT REYNOLDS &
HANNAH BOLLY
D.B. 36458, PG. 204
PIN: 017-378-24

LOT 7, BLOCK 9
ANDREA CHISHOLM
D.B. 18258, PG. 370
PIN: 017-373-20

COMMON AREA
PLUM CREEK PROPERTY
OWNERS ASSOCIATION, INC.
D.B. 13245, PG. 278
PIN: 017-373-21

LOT 4, BLOCK 4
KEVIN W. PADGETT &
ANGELA MARIE TRINGAS
D.B. 34980, PG. 1
PIN: 017-373-10

LOT 3, BLOCK 4
JOHN GABRIEL TRINGAS &
ANGELA MARIE TRINGAS
D.B. 34980, PG. 1
PIN: 017-373-10

LOT 5, BLOCK 1
KIAN C. CHAN &
PATRICIA C. LIM
D.B. 13593, PG. 812
PIN: 017-373-05

LOT 4, BLOCK 1
IH6 PROPERTY NORTH
CAROLINA, LP
D.B. 31076, PG. 202
PIN: 017-373-04

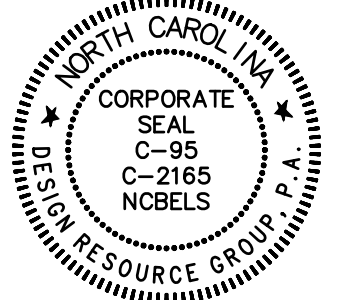
LOT 5, BLOCK 1
RM1 SFR PROPCO A, LP
D.B. 36202, PG. 850
PIN: 017-373-03

COMMON OPEN SPACE
PLUM CREEK PROPERTY
OWNERS ASSOCIATION, INC.
D.B. 13245, PG. 278
PIN: 017-373-21



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POD
ENLARGEMENT
PLAN

SCALE: 1" = 40'

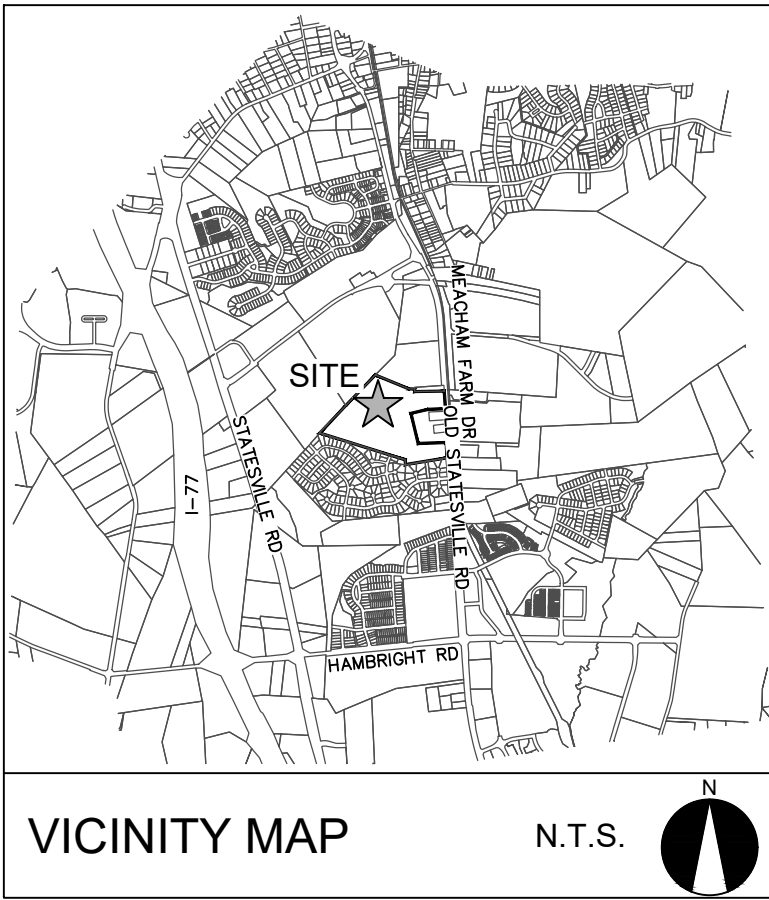
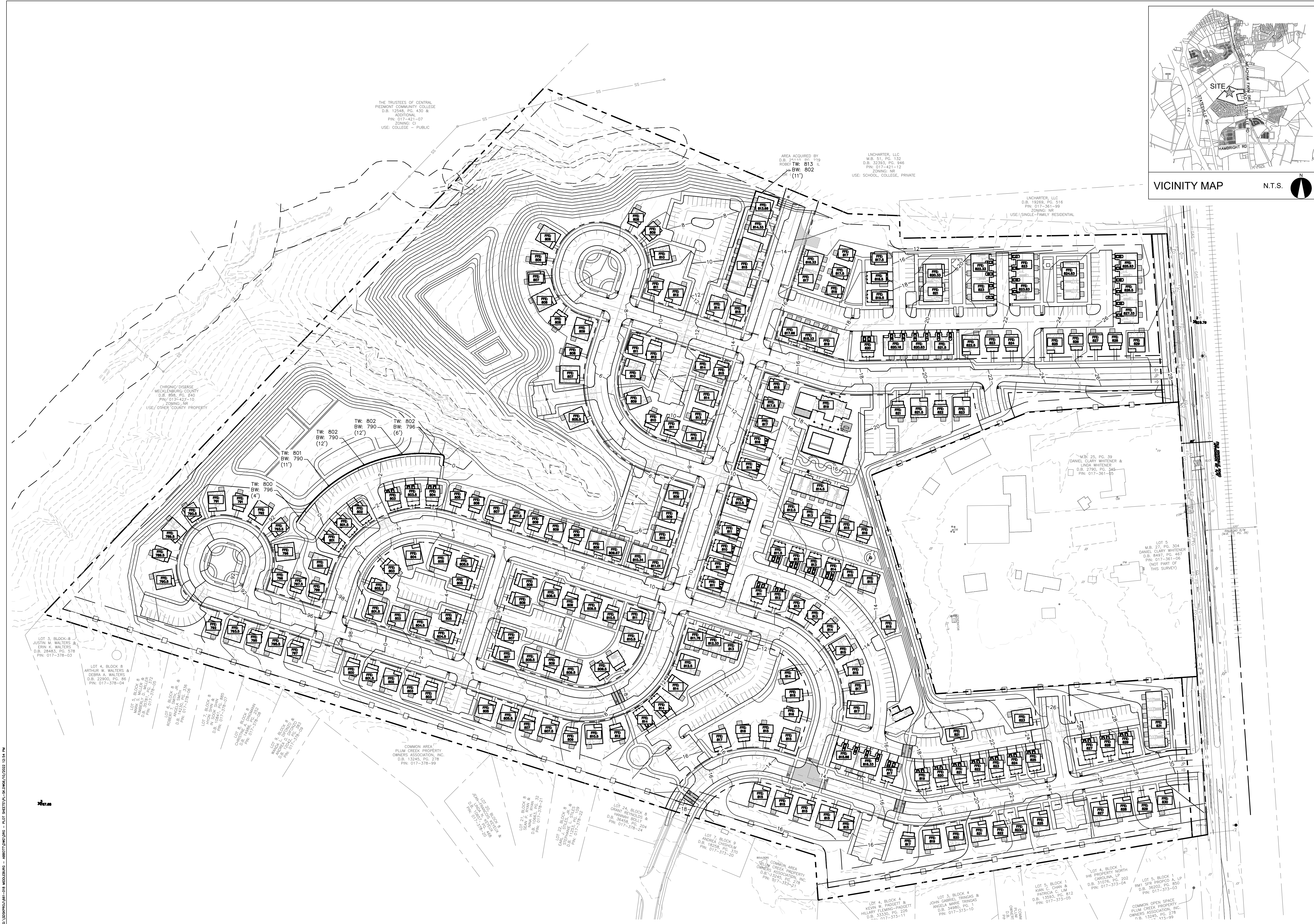
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DRAWN BY: TTF
CHECKED BY: SVK

JUNE 10, 2022

REVISIONS:

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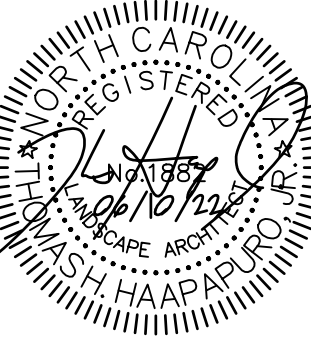
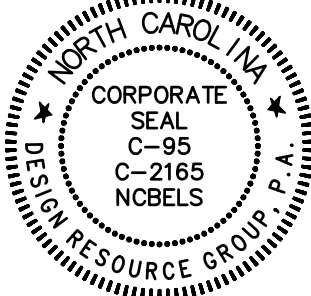
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GRADING
PLAN

40 0 40 80
SCALE: 1" = 80'

PROJECT #: 661-018
DRAWN BY: LSD
CHECKED BY: SK

JUNE 10, 2022

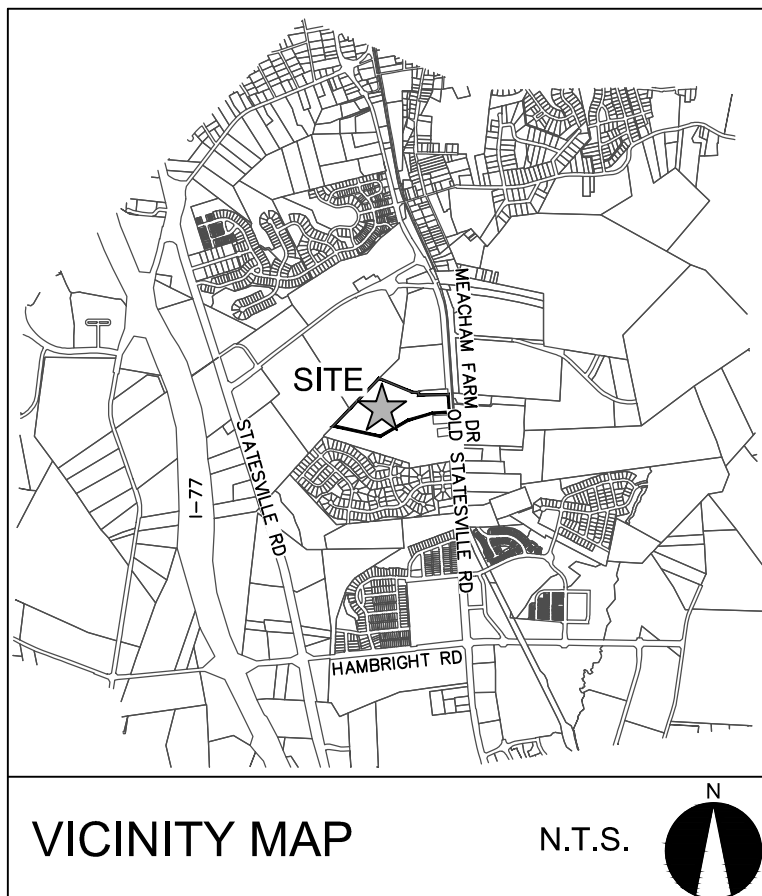
REVISIONS:

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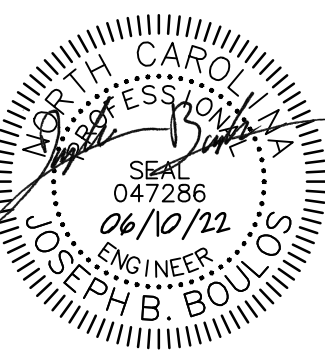


SK1.08

PRE AND POST DEVELOPMENT SUMMARY CHART				
	NORTH AREA	SOUTH AREA 1	SOUTH AREA 2	SOUTH AREA 3
PRE-DEVELOPMENT			COMBINED	
DRAINAGE AREA (AC)	17.42		15.00	
2-YR STORM EVENT BMP (CFS)	9.90		8.44	
10-YR STORM EVENT BMP (CFS)	22.08		18.92	
	WET POND	SAND FILTER	SAND FILTER	SAND FILTER
POST-DEVELOPMENT				
DRAINAGE AREA (AC)	17.42	5	5	5
PERCENT IMPERVIOUS AREA	60%	60%	60%	60%
2-YR STORM EVENT BMP (CFS)	4.68		8	
PRE VS POST DIFFERENCE (CFS)	-5.22		-0.44	
10-YR STORM EVENT BMP (CFS)	20.54		13.23	
PRE VS POST DIFFERENCE (CFS)	-1.54		-5.69	
WQ VOLUME REQUIRED (CF)	37,244	10,709	10,709	10,709
WQ VOLUME PROVIDED (CF)	37,244	10,709	10,709	10,709
CP _p VOLUME REQUIRED (CF)	96,921	26,857	26,857	26,857
CP _p VOLUME PROVIDED (CF)	96,921	26,857	26,857	26,857



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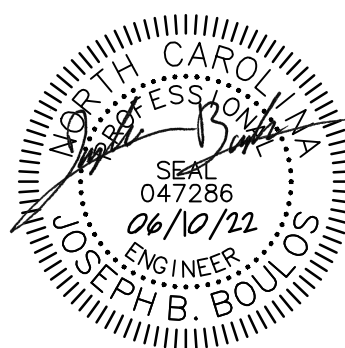
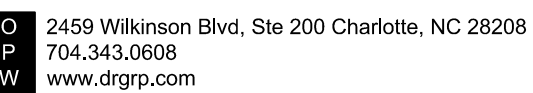
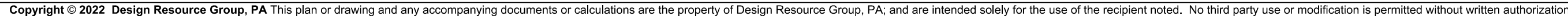
SCALE: 1"=80'

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JUNE 10, 2022

REVISIONS:

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SKETCH PLAN

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REVISIONS:

SK1.10

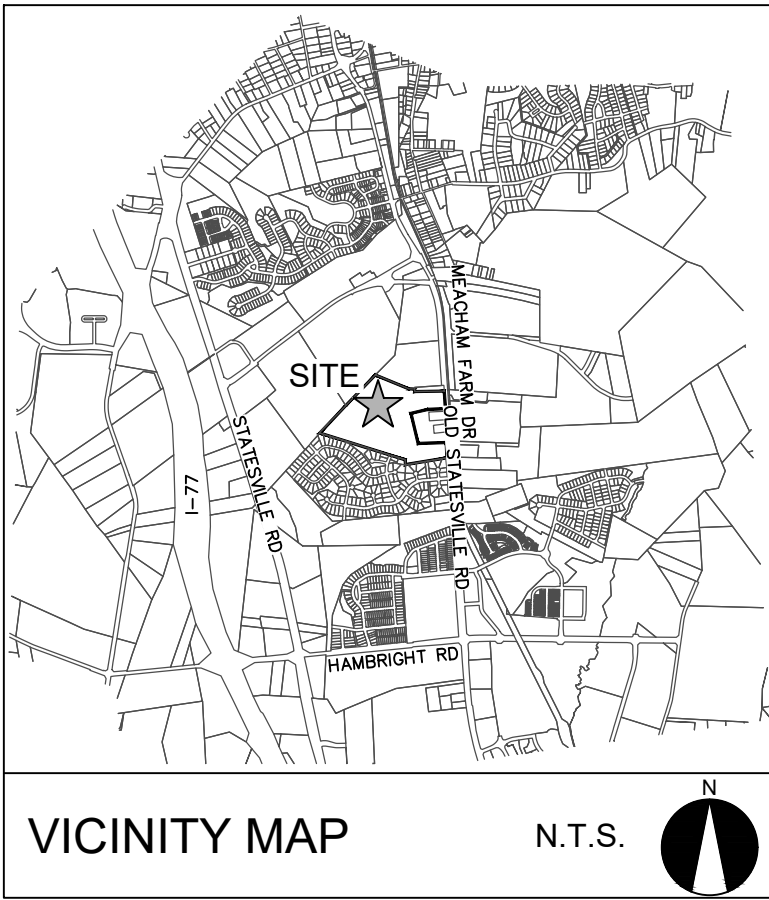
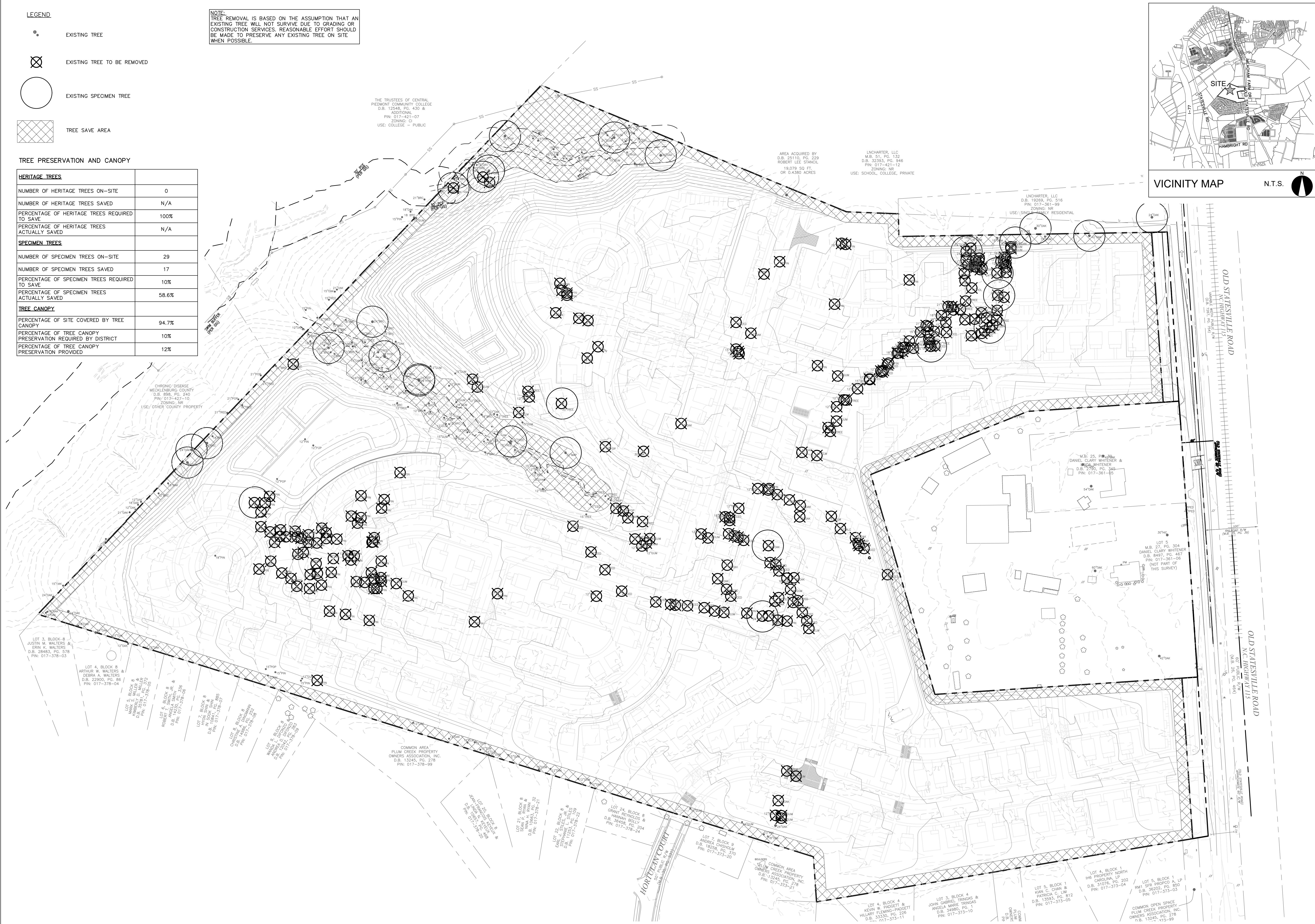
LEGEND

- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- EXISTING SPECIMEN TREE
- TREE SAVE AREA

NOTE:
TREE REMOVAL IS BASED ON THE ASSUMPTION THAT AN EXISTING TREE WILL NOT SURVIVE DUE TO GRADING OR CONSTRUCTION SERVICES. REASONABLE EFFORT SHOULD BE MADE TO PRESERVE ANY EXISTING TREE ON SITE WHEN POSSIBLE.

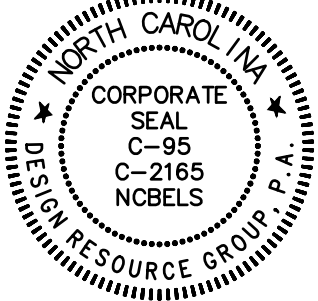
TREE PRESERVATION AND CANOPY

HERITAGE TREES	
NUMBER OF HERITAGE TREES ON-SITE	0
NUMBER OF HERITAGE TREES SAVED	N/A
PERCENTAGE OF HERITAGE TREES REQUIRED TO SAVE	100%
PERCENTAGE OF HERITAGE TREES ACTUALLY SAVED	N/A
SPECIMEN TREES	
NUMBER OF SPECIMEN TREES ON-SITE	29
NUMBER OF SPECIMEN TREES SAVED	17
PERCENTAGE OF SPECIMEN TREES REQUIRED TO SAVE	10%
PERCENTAGE OF SPECIMEN TREES ACTUALLY SAVED	58.6%
TREE CANOPY	
PERCENTAGE OF SITE COVERED BY TREE CANOPY	94.7%
PERCENTAGE OF TREE CANOPY PRESERVATION REQUIRED BY DISTRICT	10%
PERCENTAGE OF TREE CANOPY PRESERVATION PROVIDED	12%



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

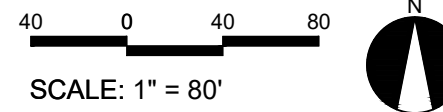
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SKETCH PLAN

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TREE
INVENTORY
PLAN



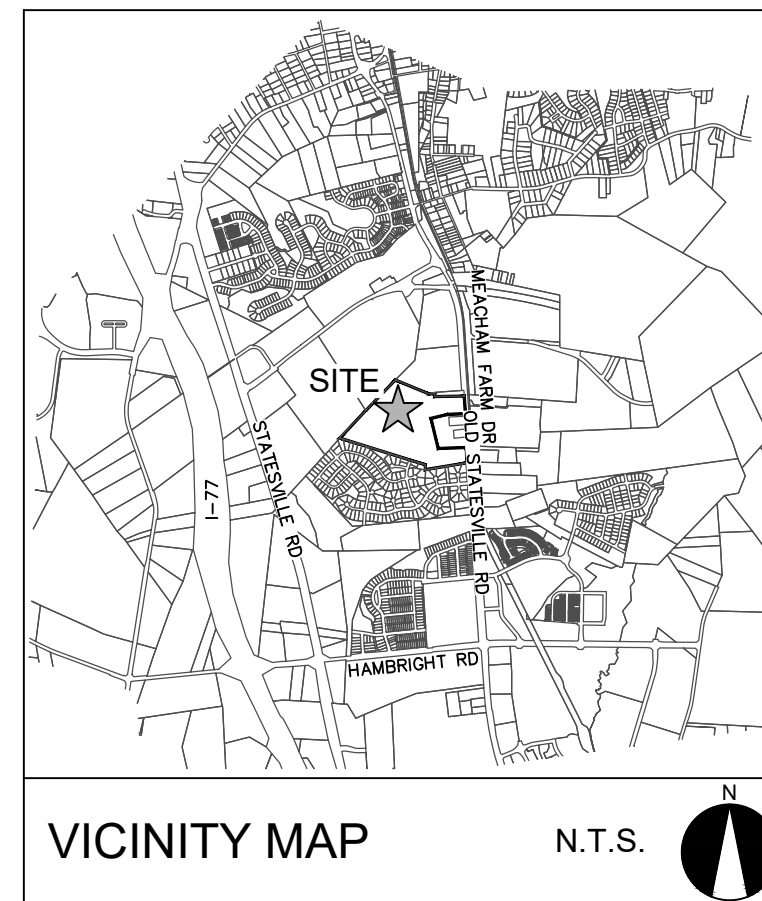
PROJECT #: 661-018
DRAWN BY: TTF
CHECKED BY: SVK

JUNE 10, 2022

REVISIONS:

SK1.11

KEY	QTY.	SCIENTIFICNAME	COMMONNAME	SPD.	HT.	NOTE
IC	236	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	24"-30"	24" MIN.	SCREENING SHRUB



LANDSCAPE ARCHITECTURE
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**O
P
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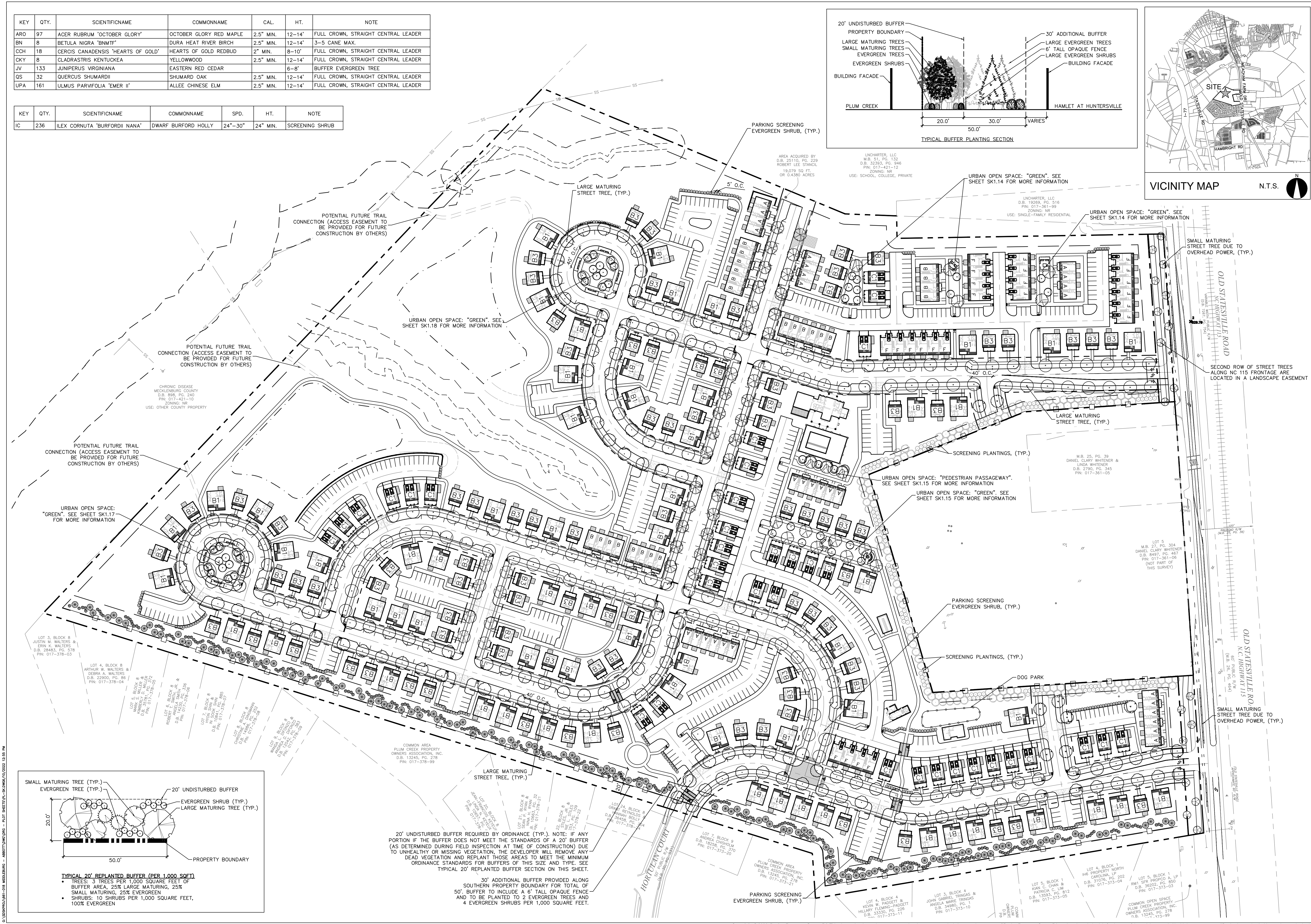
40 0 40 80

SCALE: 1" = 80'

N

REVISIONS:

SK1.12



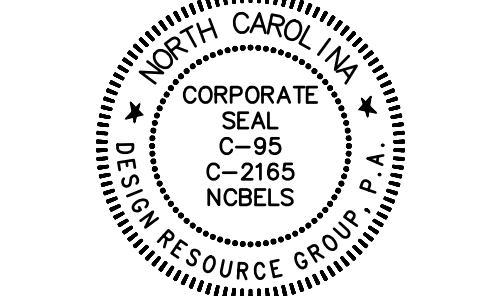
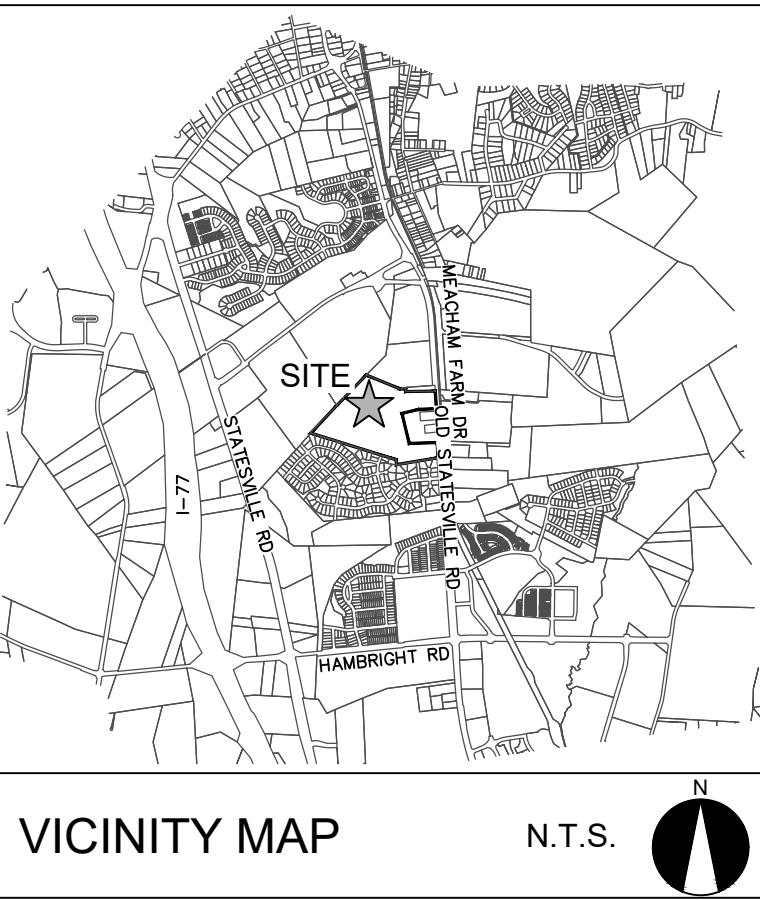
G:\SOSKPRO\661-018 MIDDLEBURG - ABBOTT\DWG\DRG - PLOT SHEETS\PL-SK.DWG6/10/2022 12:55 PM

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- LEGEND
- BUILDING FRONTAGE
 - STREET FRONTAGE
 - URBAN OPEN SPACE
 - LONGEST PATH BETWEEN AN URBAN OPEN SPACE AND A UNIT

BLOCK LENGTHS

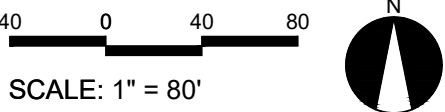
BLOCK #	LENGTH
BLOCK 1	287 LF
BLOCK 2	509 LF
BLOCK 3	285 LF
BLOCK 4	527 LF
BLOCK 5	530 LF
BLOCK 6	345 LF
BLOCK 7	271 LF
BLOCK 8	458 LF
BLOCK 9	258 LF
BLOCK 10	323 LF
BLOCK 11	254 LF
BLOCK 12	250 LF
BLOCK 13	455 LF
BLOCK 14	402 LF
BLOCK 15	270 LF
BLOCK 16	463 LF
BLOCK 17	329 LF



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FRONTAGE AND
BLOCK LENGTH
PLAN



PROJECT #: 661-018
DRAWN BY: TTF
CHECKED BY: SVK

JUNE 10, 2022

REVISIONS:

- TYPICAL SMALL MATURING TREES
FOREST PANSY REDBUD
KOUSA DOGWOOD
CRAPE MYRTLE
- TYPICAL LARGE MATURING TREES
SOUTHERN RED OAK
SUGAR MAPLE
CHINESE CHESTNUT
- TYPICAL EVERGREEN TREES
NELLIE STEVENS HOLLY
GREEN GIANT ARBORVITA
AMERICAN HOLLY
- TYPICAL EVERGREEN SHRUBS
KALEIDOSCOPE ABELIA
CAST IRON PLANT
AUTUMN SUNSET ENCORE AZALEA
- TYPICAL GRASSES/ GROUNDCOVERS
EVERCOLOR EMERALD CAREX
BRONZE BEAUTY CARPET BUGLE
PRAIRIE DROPSEED
- TYPICAL PERENNIALS
BLACK EYED SUSAN
HOLLY FERN
PURPLE CONEFLOWER



STAMPED CONCRETE



STAMPED CONCRETE



PARK-STYLE GRILL

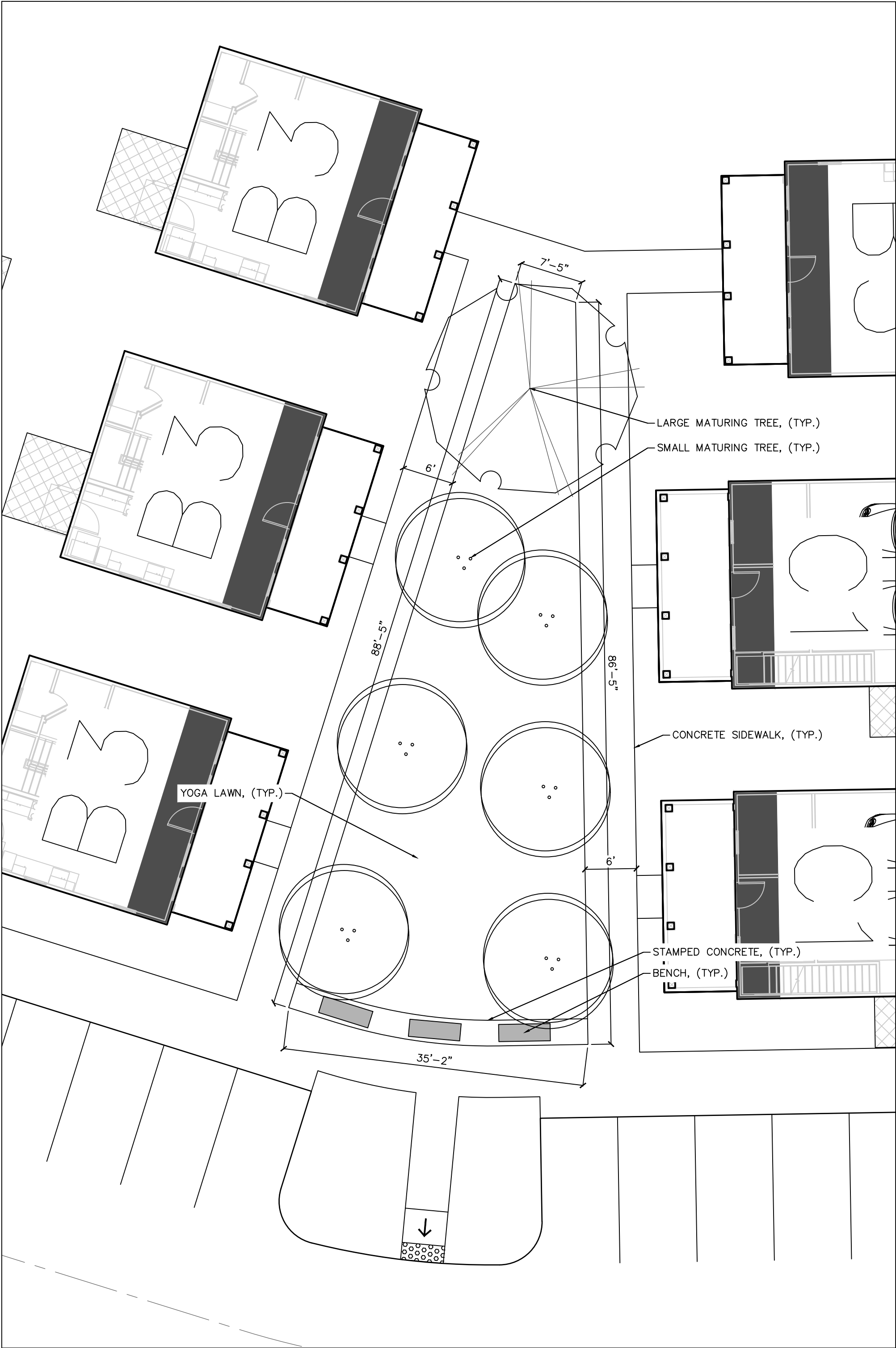


BENCH



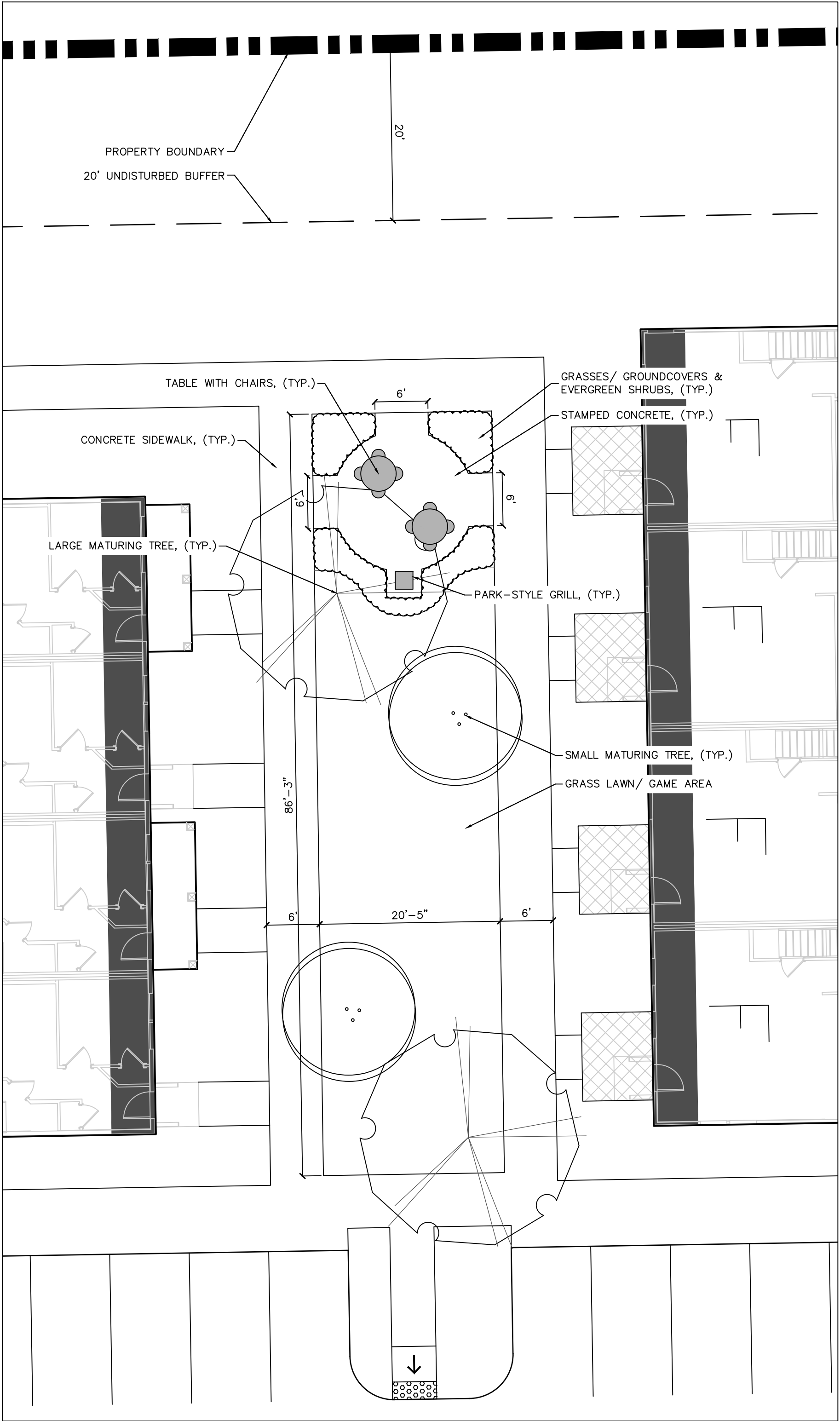
BENCH

URBAN OPEN SPACE INSPIRATION PHOTOS



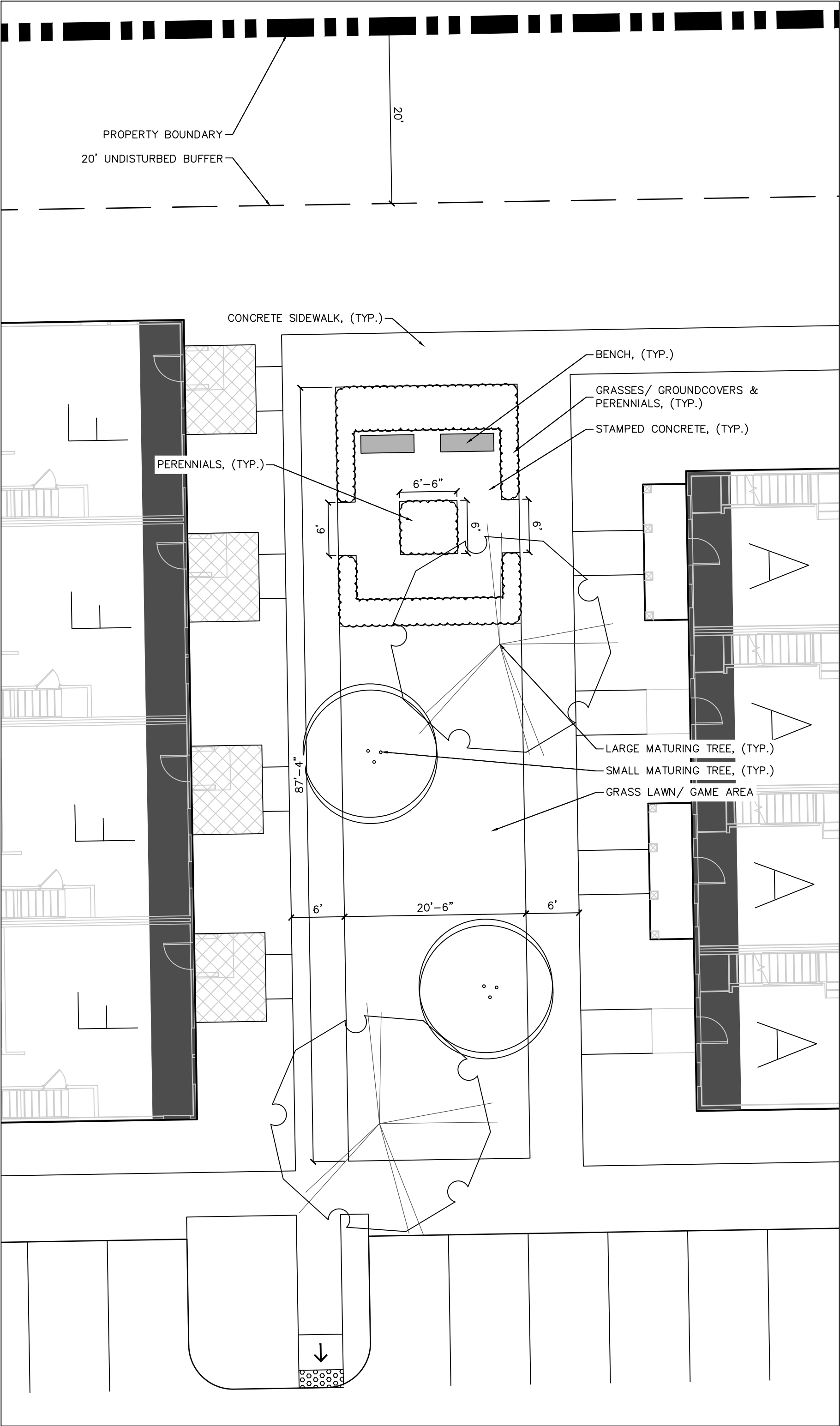
URBAN OPEN SPACE: THE NAMASTE GREEN

- TYPE OF URBAN OPEN SPACE PROVIDED: GREEN
- DEFINITION FROM ORDINANCE: A GREEN IS TYPICALLY LANDSCAPED WITH TREES AT THE EDGE AND AN OPEN EXPANSE OF GRASS IN THE CENTER THAT IS EXTERNALLY SURROUNDED DIRECTLY OR INDIRECTLY BY BUILDINGS



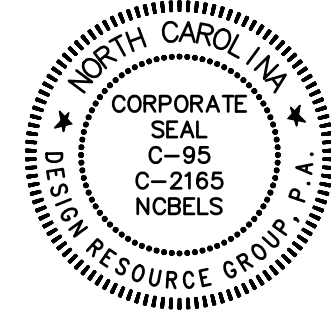
URBAN OPEN SPACE: THE BARBECUE GREEN

- TYPE OF URBAN OPEN SPACE PROVIDED: GREEN
- DEFINITION FROM ORDINANCE: A GREEN IS TYPICALLY LANDSCAPED WITH TREES AT THE EDGE AND AN OPEN EXPANSE OF GRASS IN THE CENTER THAT IS EXTERNALLY SURROUNDED DIRECTLY OR INDIRECTLY BY BUILDINGS



URBAN OPEN SPACE: THE WILDFLOWER GREEN

- TYPE OF URBAN OPEN SPACE PROVIDED: GREEN
- DEFINITION FROM ORDINANCE: A GREEN IS TYPICALLY LANDSCAPED WITH TREES AT THE EDGE AND AN OPEN EXPANSE OF GRASS IN THE CENTER THAT IS EXTERNALLY SURROUNDED DIRECTLY OR INDIRECTLY BY BUILDINGS

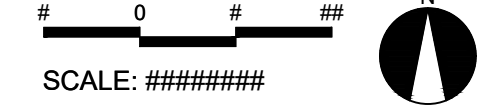


SKETCH PLAN

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**URBAN OPEN
SPACE
ENLARGEMENT**

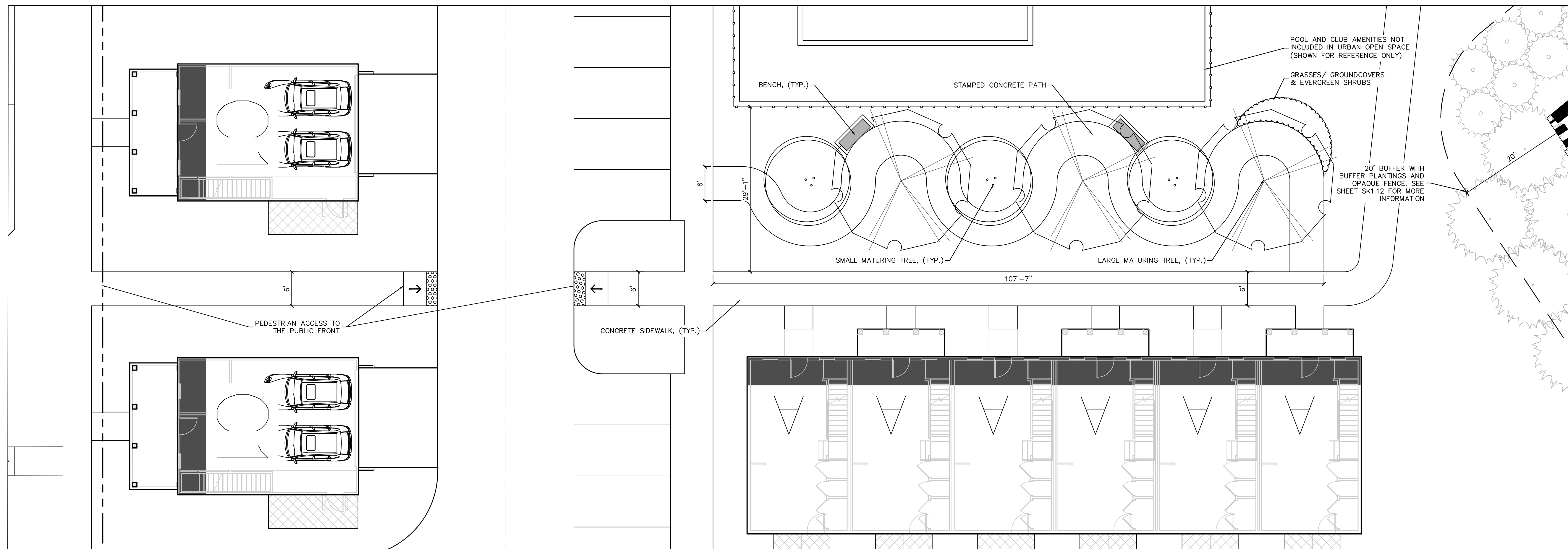


PROJECT #: 661-018
DRAWN BY: LSD
CHECKED BY: TH

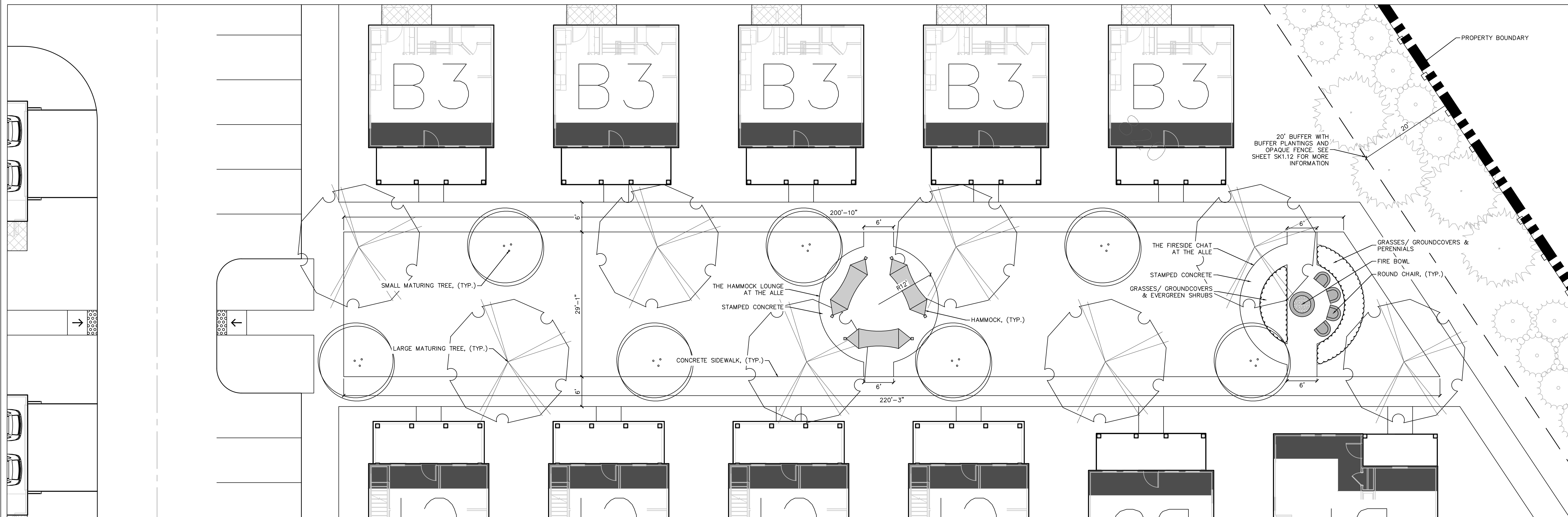
JUNE 10, 2022

REVISIONS:

TYPICAL PERENNIALS
BLACK EYED SUSAN
HOLLY FERN
PURPLE CONEFLOWER



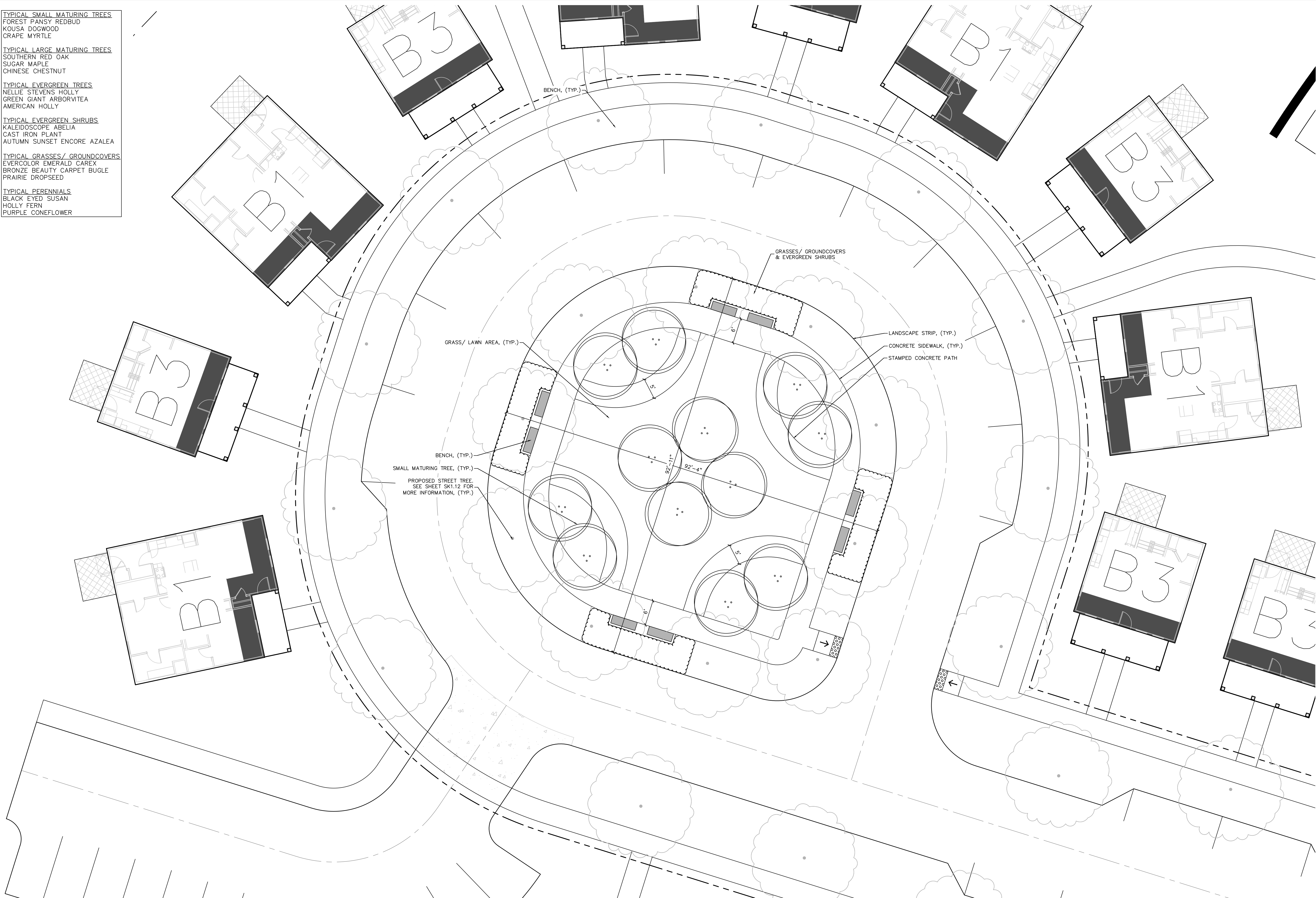
- TYPE OF URBAN OPEN SPACE PROVIDED: PEDESTRIAN PASSAGEWAY
- DEFINITION FROM ORDINANCE: PEDESTRIAN PASSAGEWAYS ARE RELATIVELY NARROW PUBLIC SPACES LOCATED IN DENSE AREAS BETWEEN BUILDINGS, ALLOWING PEDESTRIAN ACCESS TO THE PUBLIC FRONT. THESE PASSAGEWAYS CAN BE SUCCESSFUL LOCATIONS FOR STORE ENTRIES, WINDOW DISPLAYS, CAFÉ SEATING OR PUBLIC MEETING SPACE. THE PASSAGEWAY SHALL INCORPORATE FIXTURES SUCH AS, BUT NOT LIMITED TO FOUNTAINS, BENCHES, LANDSCAPE MATERIALS, SCULPTURES, AND OTHER DECORATIVE ELEMENTS.



- TYPE OF URBAN OPEN SPACE PROVIDED: GREEN
- DEFINITION FROM ORDINANCE: A GREEN IS TYPICALLY LANDSCAPED WITH TREES AT THE EDGE AND AN OPEN EXPANSE OF GRASS IN THE CENTER THAT IS EXTERNALLY SURROUNDED DIRECTLY OR INDIRECTLY BY BUILDINGS

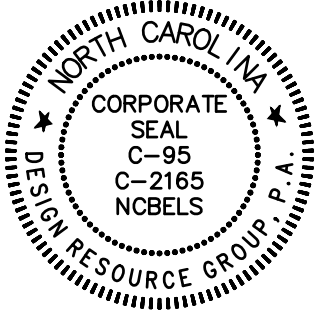
SK1.15

- TYPICAL SMALL MATURING TREES
FOREST PANSY REDBUD
KOUSA DOGWOOD
CRAPE MYRTLE
- TYPICAL LARGE MATURING TREES
SOUTHERN RED OAK
SUGAR MAPLE
CHINESE CHESTNUT
- TYPICAL EVERGREEN TREES
NELLIE STEVENS HOLLY
GREEN GIANT ARBORVITEA
AMERICAN HOLLY
- TYPICAL EVERGREEN SHRUBS
KALEIDOSCOPE ABELIA
CAST IRON PLANT
AUTUMN SUNSET ENCORE AZALEA
- TYPICAL GRASSES/ GROUNDCOVERS
EVERCOLOR EMERALD CAREX
BRONZE BEAUTY CARPET BUGLE
PRAIRIE DROPSEED
- TYPICAL PERENNIALS
BLACK EYED SUSAN
HOLLY FERN
PURPLE CONEFLOWER



URBAN OPEN SPACE: THE POND WALK TERMINUS

- TYPE OF URBAN OPEN SPACE PROVIDED: GREEN
- DEFINITION FROM ORDINANCE: A GREEN IS TYPICALLY LANDSCAPED WITH TREES AT THE EDGE AND AN OPEN EXPANSE OF GRASS IN THE CENTER THAT IS EXTERNALLY SURROUNDED DIRECTLY OR INDIRECTLY BY BUILDINGS



SKETCH PLAN

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**URBAN OPEN
SPACE
ENLARGEMENT**

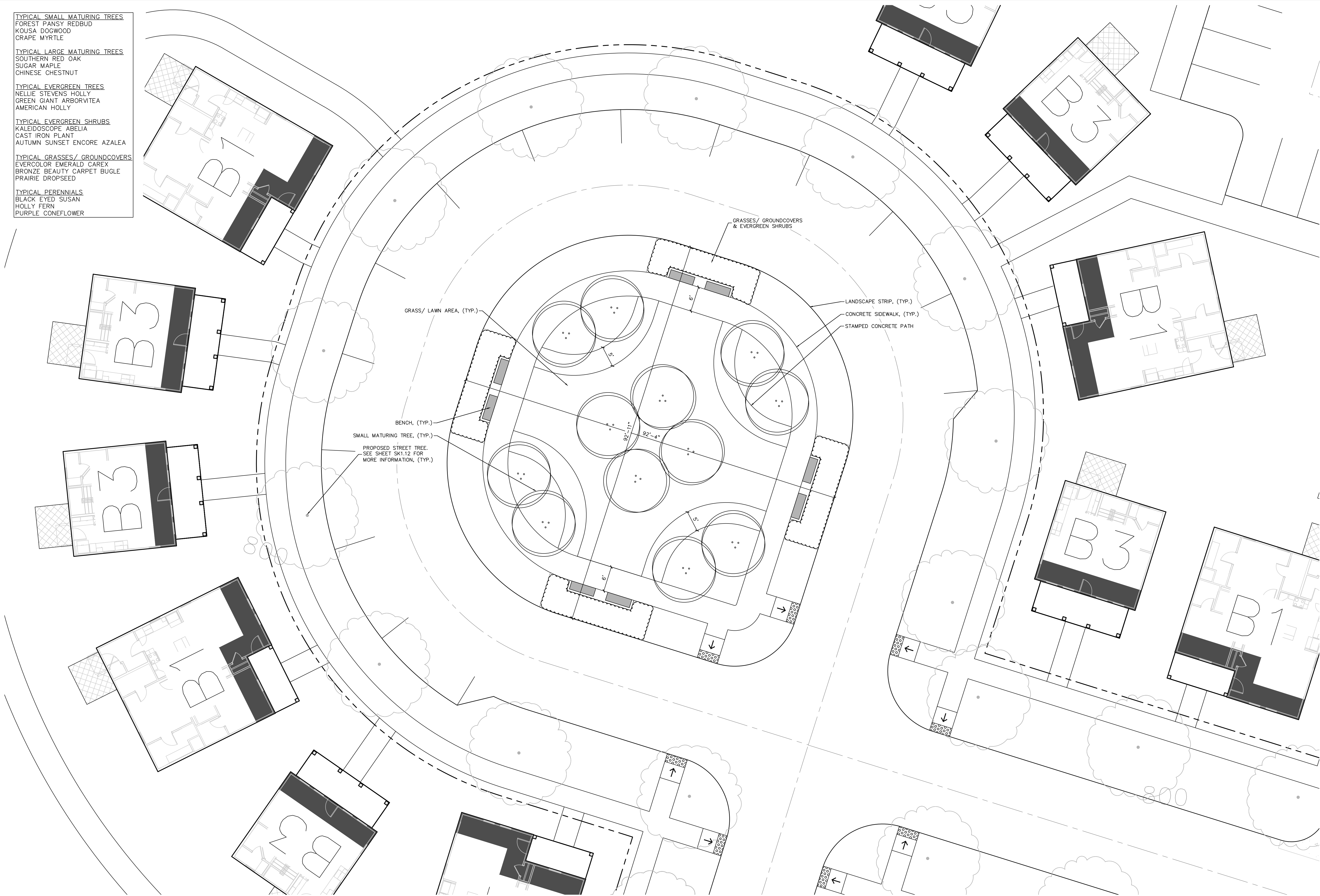
SCALE: #####

PROJECT #: 661-018
DRAWN BY: LSD
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JUNE 10, 2022

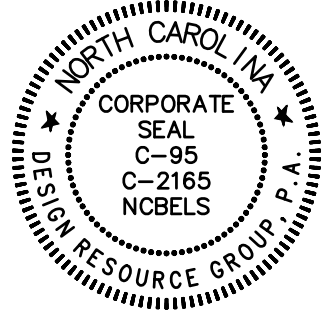
REVISIONS:

- TYPICAL SMALL MATURING TREES
FOREST PANSY REDBUD
KOUSSA DOGWOOD
CRAPE MYRTLE
- TYPICAL LARGE MATURING TREES
SOUTHERN RED OAK
SUGAR MAPLE
CHINESE CHESTNUT
- TYPICAL EVERGREEN TREES
NELLIE STEVENS HOLLY
GREEN GIANT ARBORVITEA
AMERICAN HOLLY
- TYPICAL EVERGREEN SHRUBS
KALEIDOSCOPE ABELIA
CAST IRON PLANT
AUTUMN SUNSET ENCORE AZALEA
- TYPICAL GRASSES/ GROUNDCOVERS
EVERCOLOR EMERALD CAREX
BRONZE BEAUTY CARPET BUGLE
PRAIRIE DROPSEED
- TYPICAL PERENNIALS
BLACK EYED SUSAN
HOLLY FERN
PURPLE CONEFLOWER



URBAN OPEN SPACE: THE LOOKOUT LOOP

- TYPE OF URBAN OPEN SPACE PROVIDED: GREEN
- DEFINITION FROM ORDINANCE: A GREEN IS TYPICALLY LANDSCAPED WITH TREES AT THE EDGE AND AN OPEN EXPANSE OF GRASS IN THE CENTER THAT IS EXTERNALLY SURROUNDED DIRECTLY OR INDIRECTLY BY BUILDINGS



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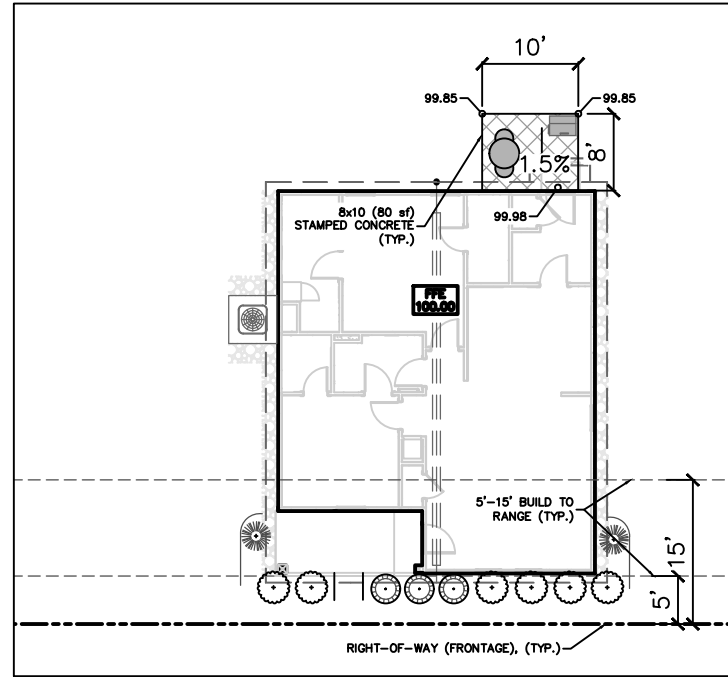
**URBAN OPEN
SPACE
ENLARGEMENT**

SCALE: #####

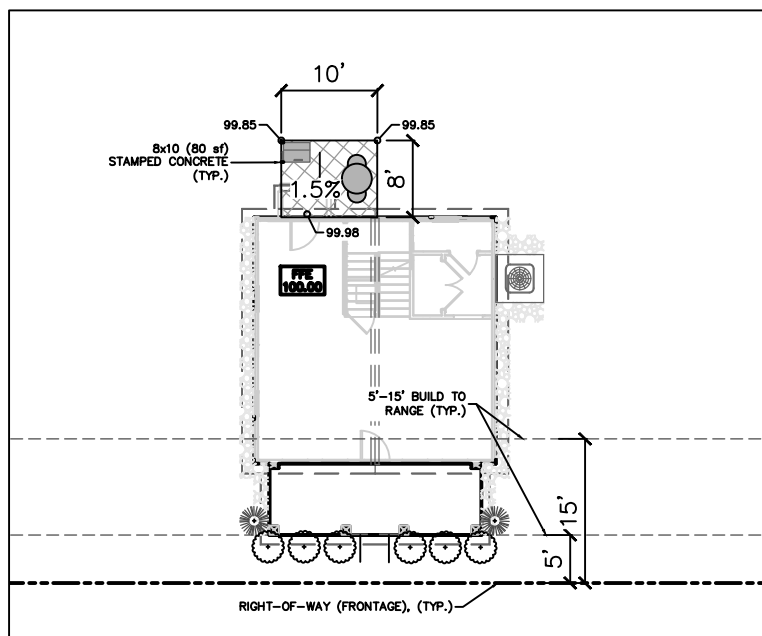
PROJECT #: 661-018
DRAWN BY: LSD
CHECKED BY: TH

JUNE 10, 2022

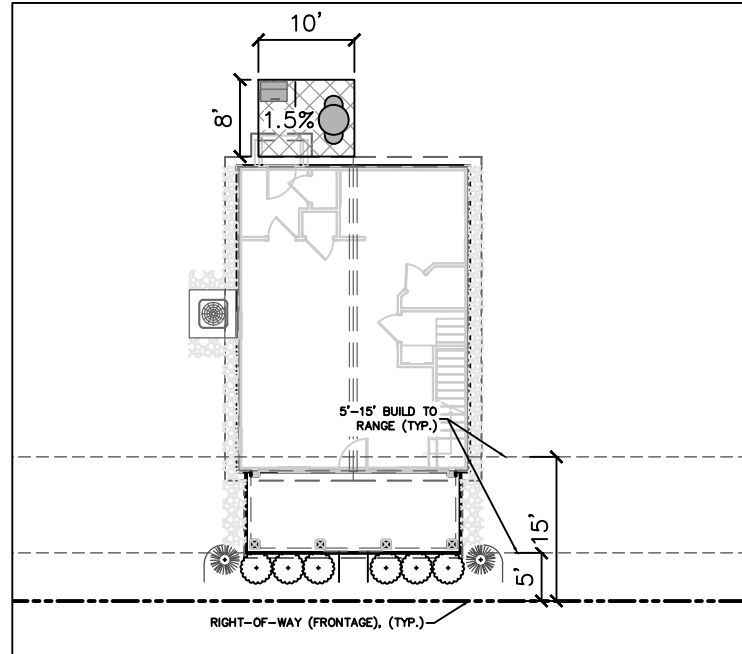
REVISIONS:



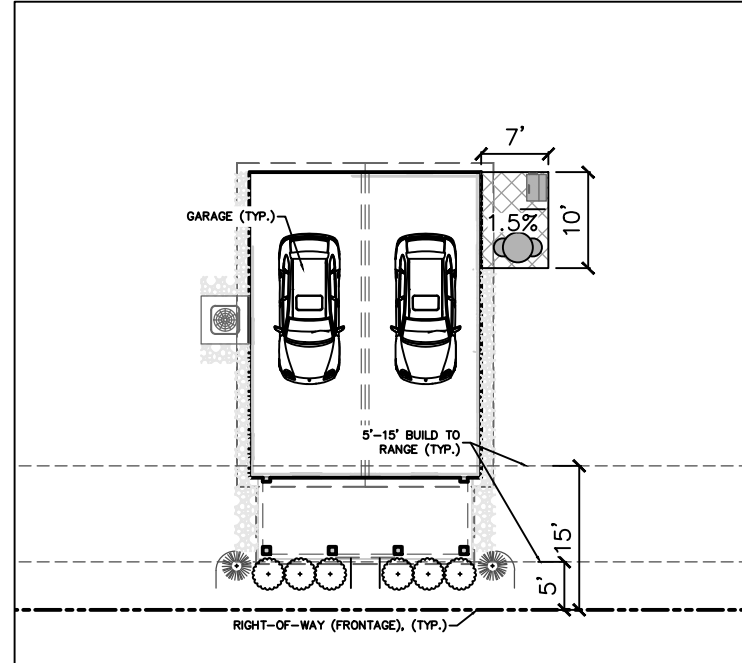
UNIT B-1 STANDARD PROTOTYPE PATIO DETAIL



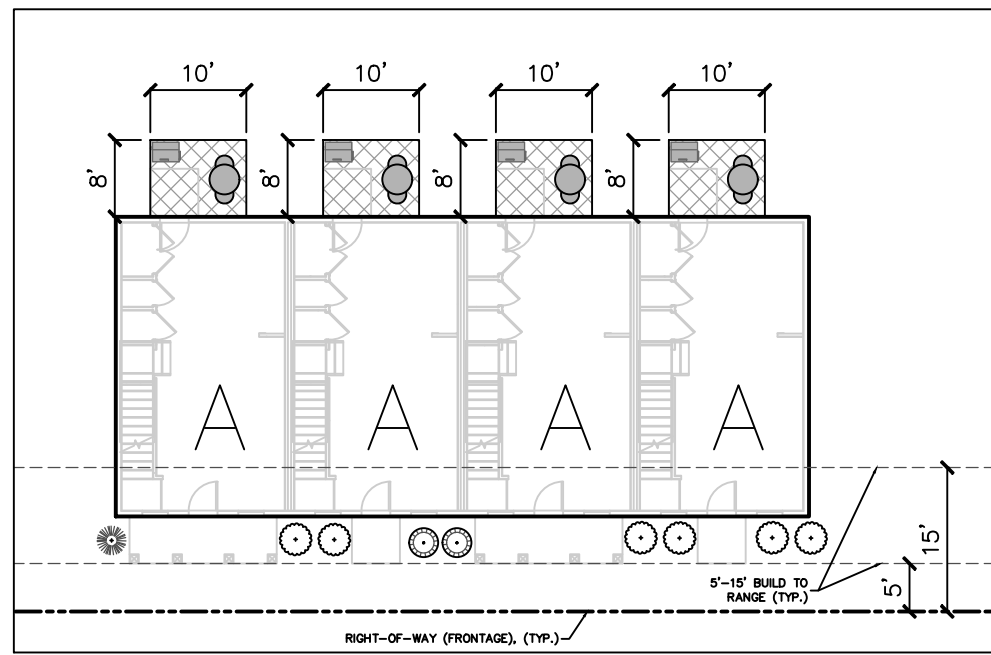
UNIT B-3 STANDARD PROTOTYPE PATIO DETAIL



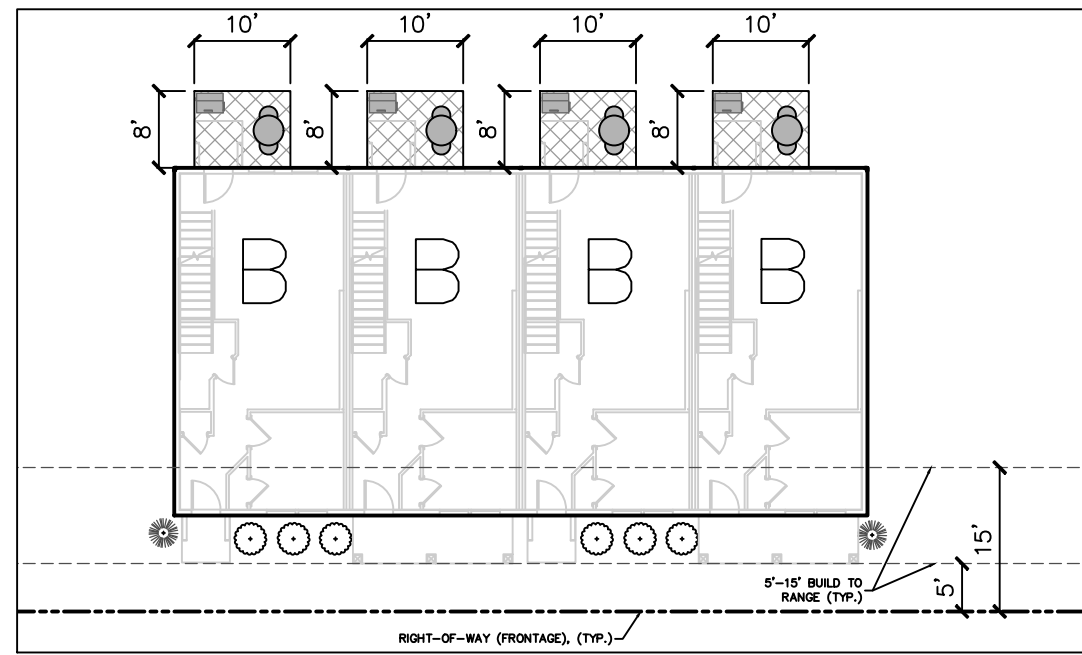
UNIT C-1 STANDARD PROTOTYPE PATIO DETAIL



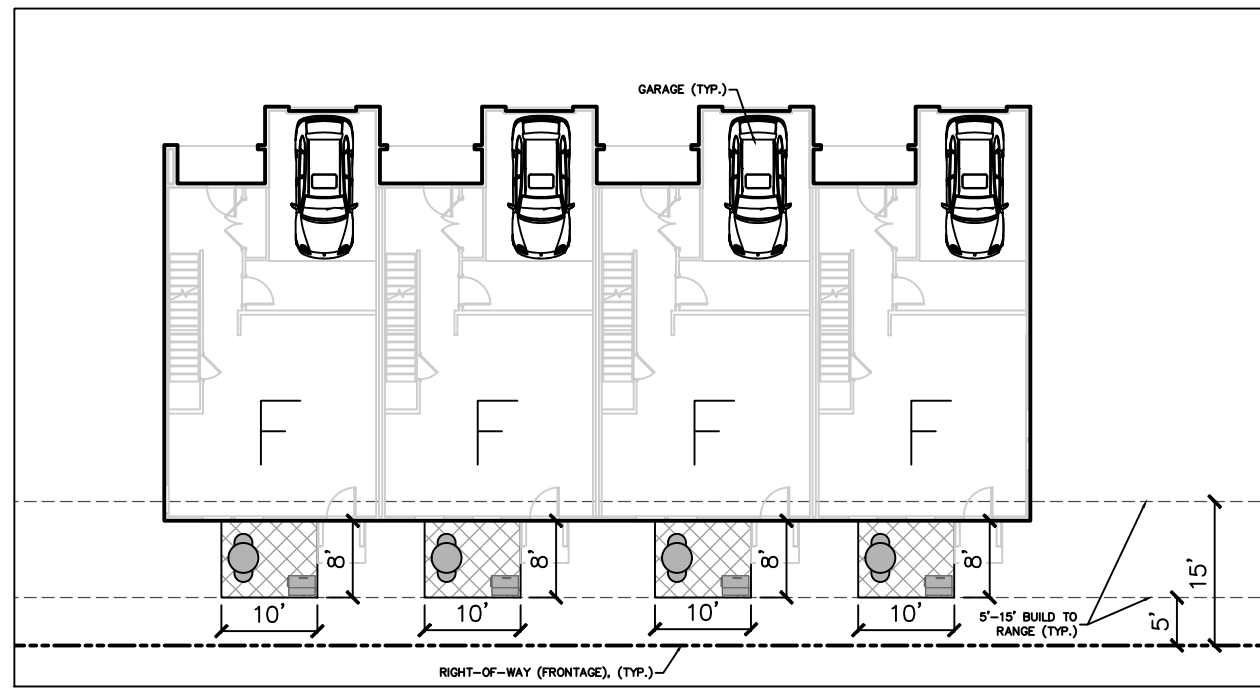
UNIT C-1 GARAGE PROTOTYPE PATIO DETAIL



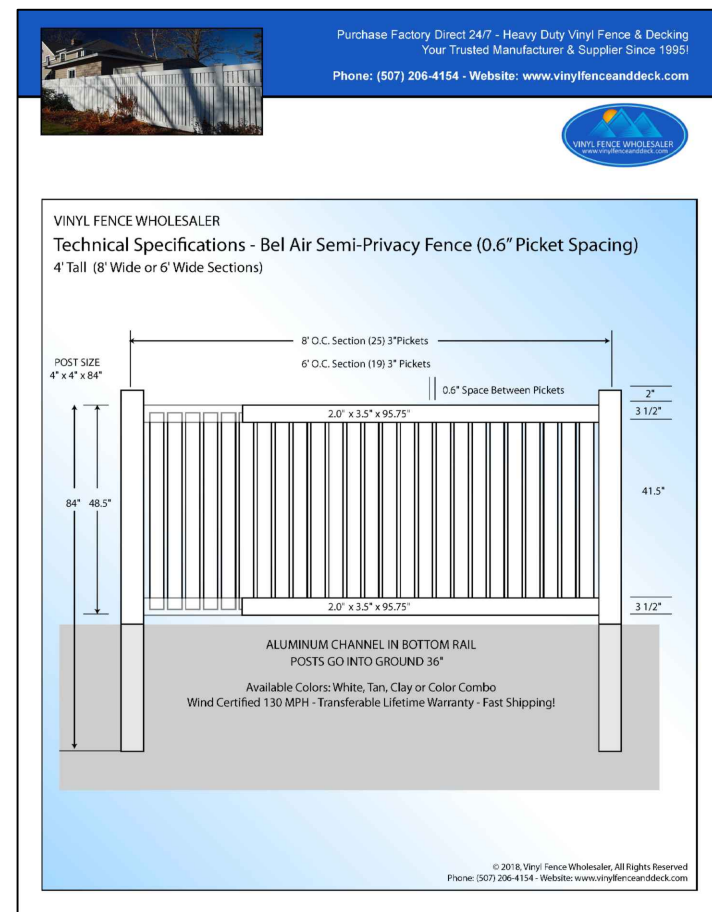
TOWNHOME A STANDARD PROTOTYPE PATIO DETAIL



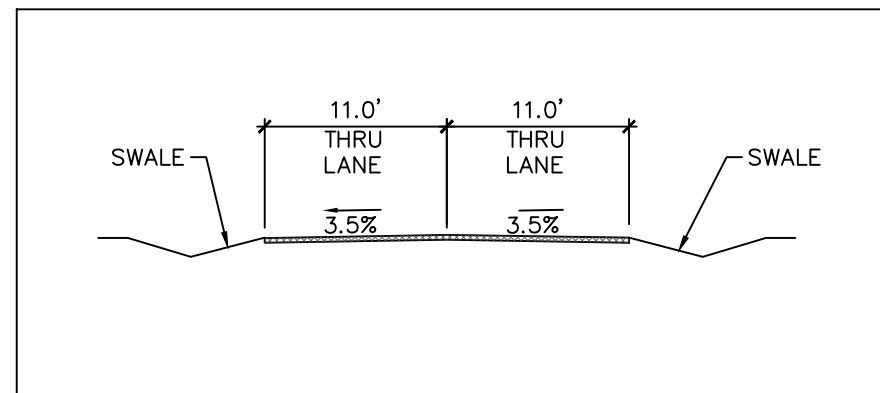
TOWNHOME B STANDARD PROTOTYPE PATIO DETAIL



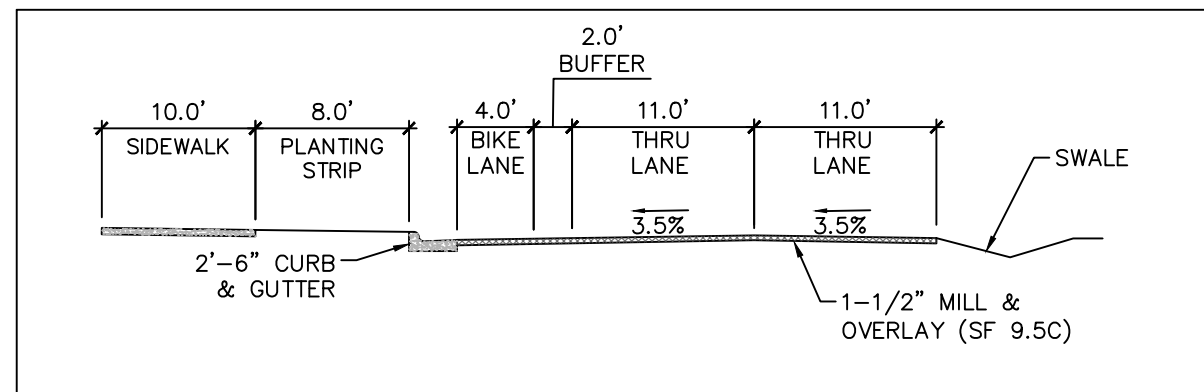
TOWNHOME F STANDARD PROTOTYPE PATIO DETAIL



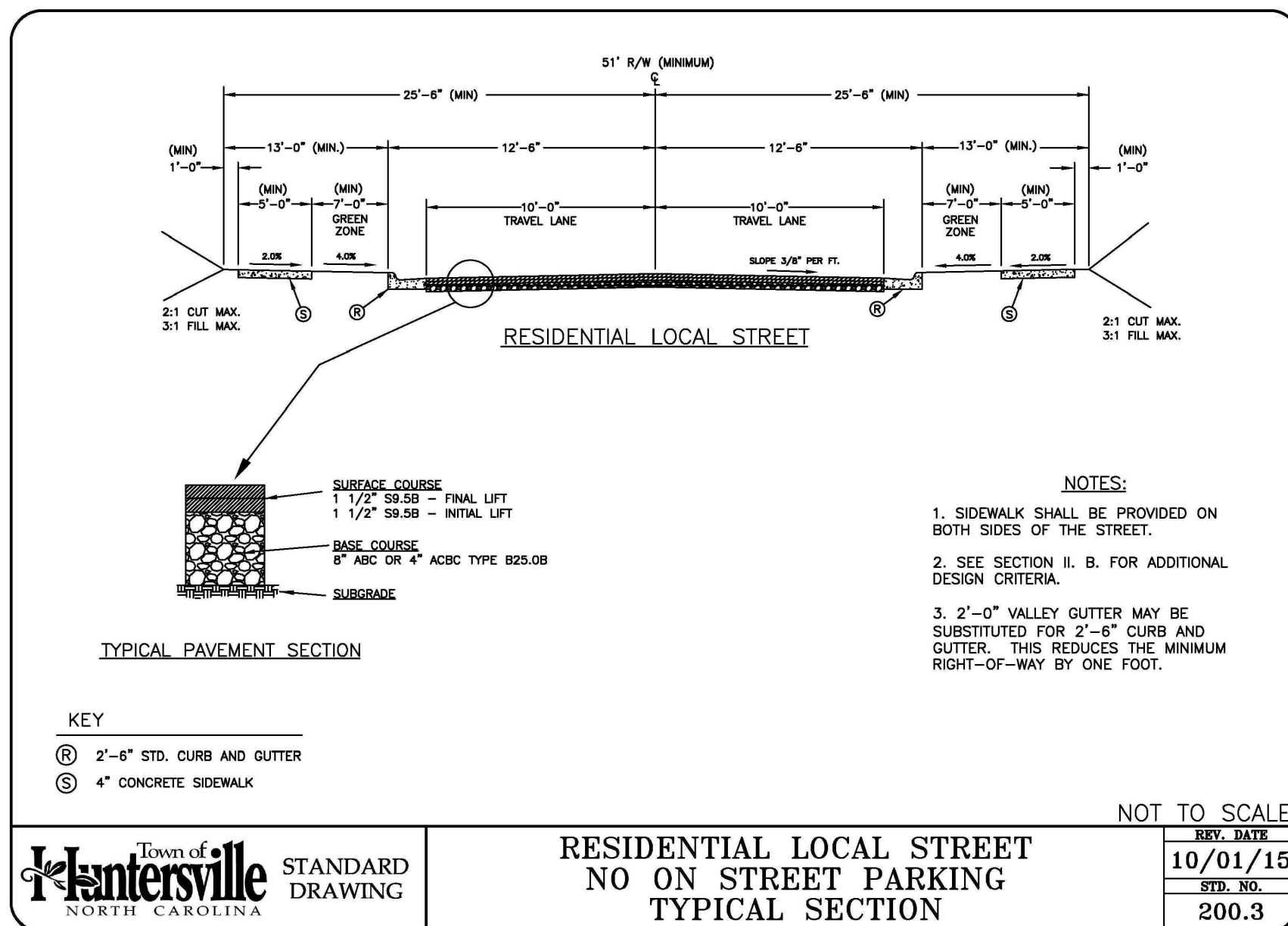
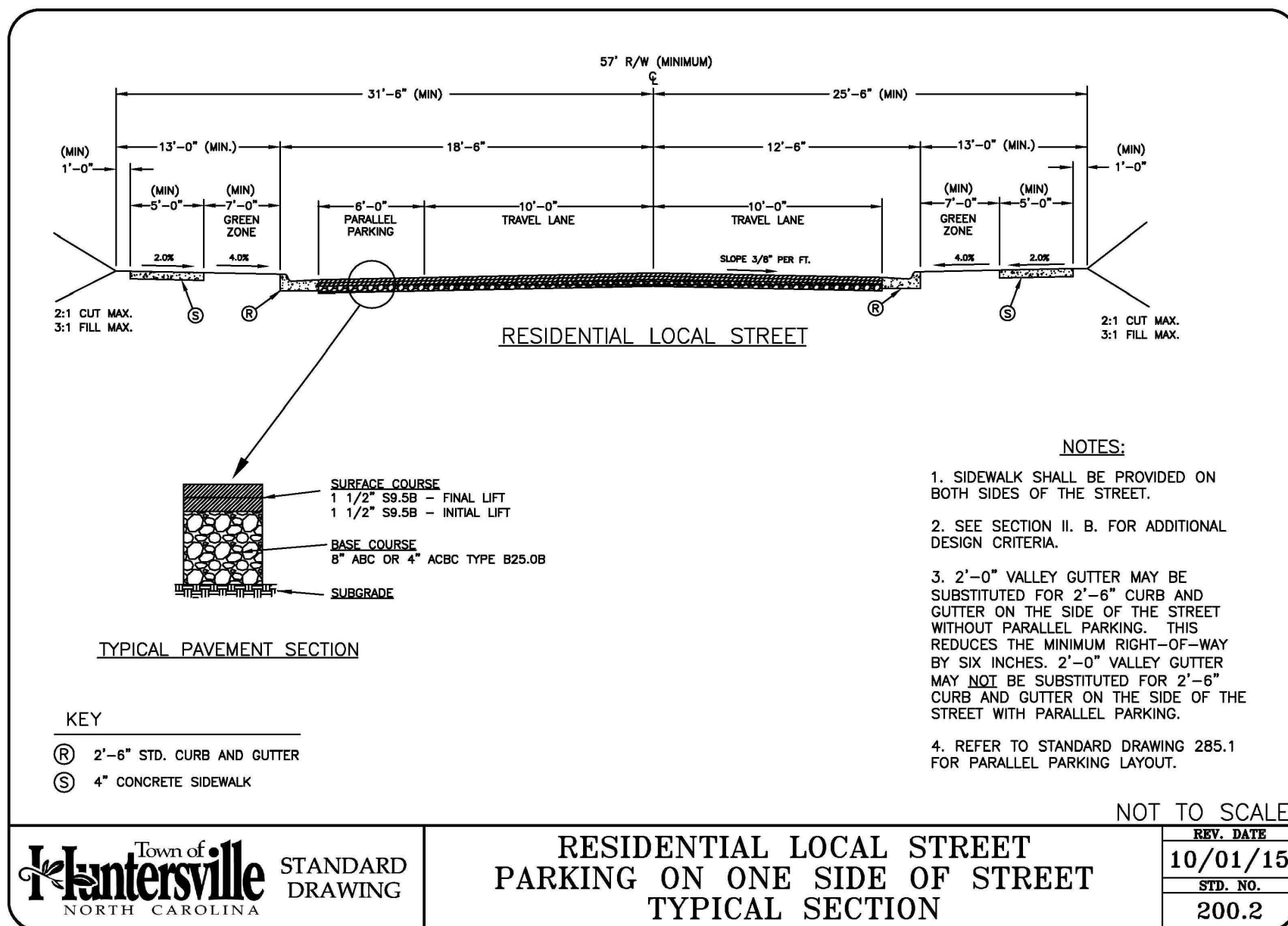
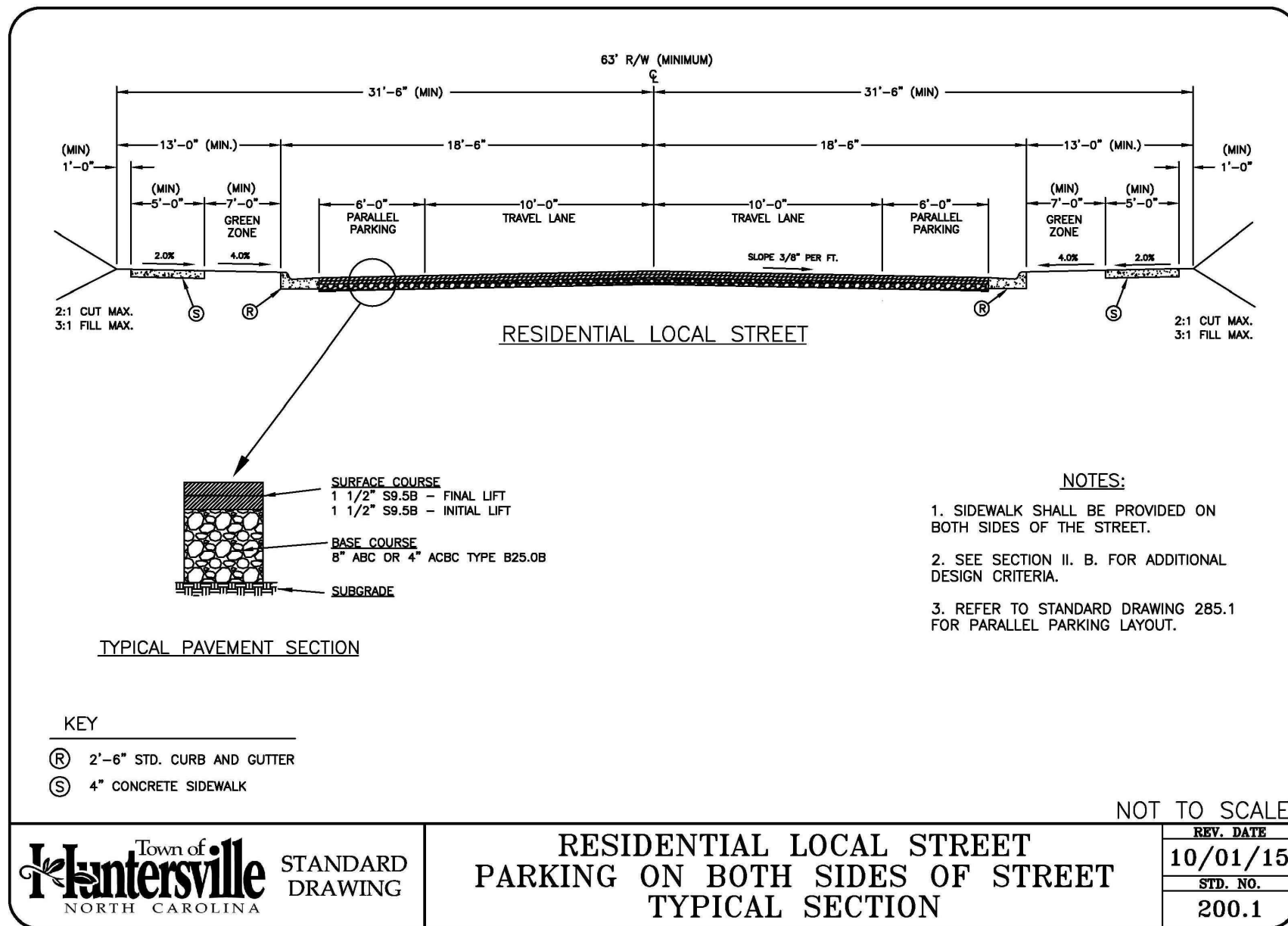
OPTIONAL PRIVACY FENCE BETWEEN UNITS



TYPICAL EXISTING OLD STATESVILLE ROAD CROSS SECTION



TYPICAL PROPOSED OLD STATESVILLE ROAD CROSS SECTION

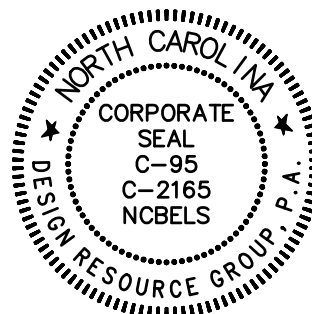


NOTE:
BUILDING FFE VARIES, PATIO TO
SLOPE AWAY FROM STRUCTURE AT
±1.5% (TYP.). SEE PROJECT
GRADING PLANS FOR ADDITIONAL
INFORMATION.



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UNIT DIAGRAMS
& STREET
SECTIONS

SCALE: #####

PROJECT #: 661-018
DRAWN BY: TTF
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JUNE 10, 2022

REVISIONS:

SK1.18

ABBREVIATIONS LEGEND

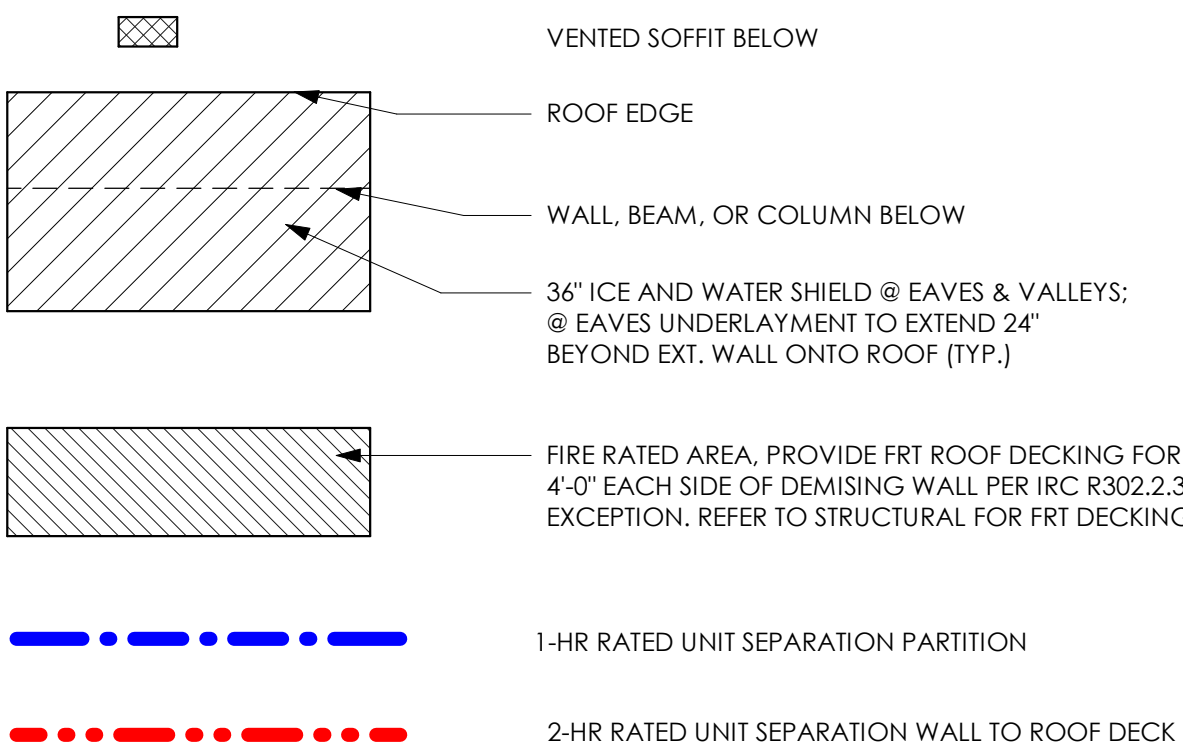
1S / 2S	1 SHELF / 2 SHELVES
DW	DISHWASHER
LIN	LINEN CABINET
MW	MICROWAVE
P	PANTRY
REF	REFRIGERATOR

B1 - AREA SCHEDULE	
NAME	AREA
B1 - MARKET NET	1139 SF
B1 - PATIO	98 SF
B1 - GROSS	1237 SF

BUILDING PLAN GENERAL NOTES:

- DO NOT SCALE OFF DRAWINGS; DIMENSIONS IN QUESTION SHALL BE CLARIFIED BY ARCHITECT.
- ALL EXTERIOR DIMENSIONS ARE SHOWN TO THE OUTSIDE FACE OF STUD UNO.
- ALL INTERIOR DIMENSIONS ARE SHOWN TO THE FACE OF STUD UNO.
- ALL DOORS SHALL BE 5" OFF NEAREST CORNER OR CENTERED ON WALL UNO.
- ALL FINISH AND COLOR SELECTIONS SHALL BE APPROVED BY OWNER AND/OR INTERIOR DESIGNER.
- MAX THRESHOLD HEIGHT SHALL BE 1/2" TO MEET ACCESSIBILITY (INCLUDING THRESHOLD).
- REFER TO A401 FOR TYPICAL UNIT DETAILS.
- WHERE ENLARGED PLANS ARE INDICATED, SEE ENLARGED PLAN SHEETS FOR WALL TYPES, DIMENSIONS AND OTHER DETAIL INFORMATION IN THOSE AREAS.
- ALL WALLS ARE DRAWN AT 45 DEGREES OR 90 DEGREES UNO. SEE G500 SERIES SHEETS FOR WALL TYPE INFORMATION.
- REFER TO SHEET AS101 FOR ARCHITECTURAL SITE PLAN.
- ALL INTERIOR WALLS ARE 2X4 STUDS UNO BY NOTES, WALL TYPE REFERENCE TAGS OR DIMENSIONS.
- ALL EXTERIOR WALLS ARE 2X6 STUDS UNO BY NOTES, WALL TYPE REFERENCE TAGS OR DIMENSIONS.
- ALL EXTERIOR WOOD STUD WALLS ARE UNRATED UNLESS NOTED ON BUILDING PLAN SHEETS.
- ALL INTERIOR SINGLE STUD WALLS ARE UNRATED UNLESS BEARING OR NOTED OTHERWISE.
- TENANT SEPARATION WALLS BETWEEN INDIVIDUAL UNITS ARE TO BE 1 HOUR RATED UL #U341 UNO.
- SEE STRUCTURAL DRAWINGS FOR LOAD BEARING WALL AND SHEARWALL LOCATIONS.
- SLOPE FLOOR 1/4" PER FOOT WHERE FLOOR DRAINS ARE INDICATED ON ARCH OR PME DRAWINGS.
- PROVIDE 1 HOUR RATED EXTERIOR WALLS EXPOSURE FROM BOTH SIDES (1EW3, REFER TO G501) WHERE MINIMUM FIRE SEPARATION DISTANCE IS LESS THAN 5 FEET, COORDINATE WITH CIVIL

ROOF LEGEND



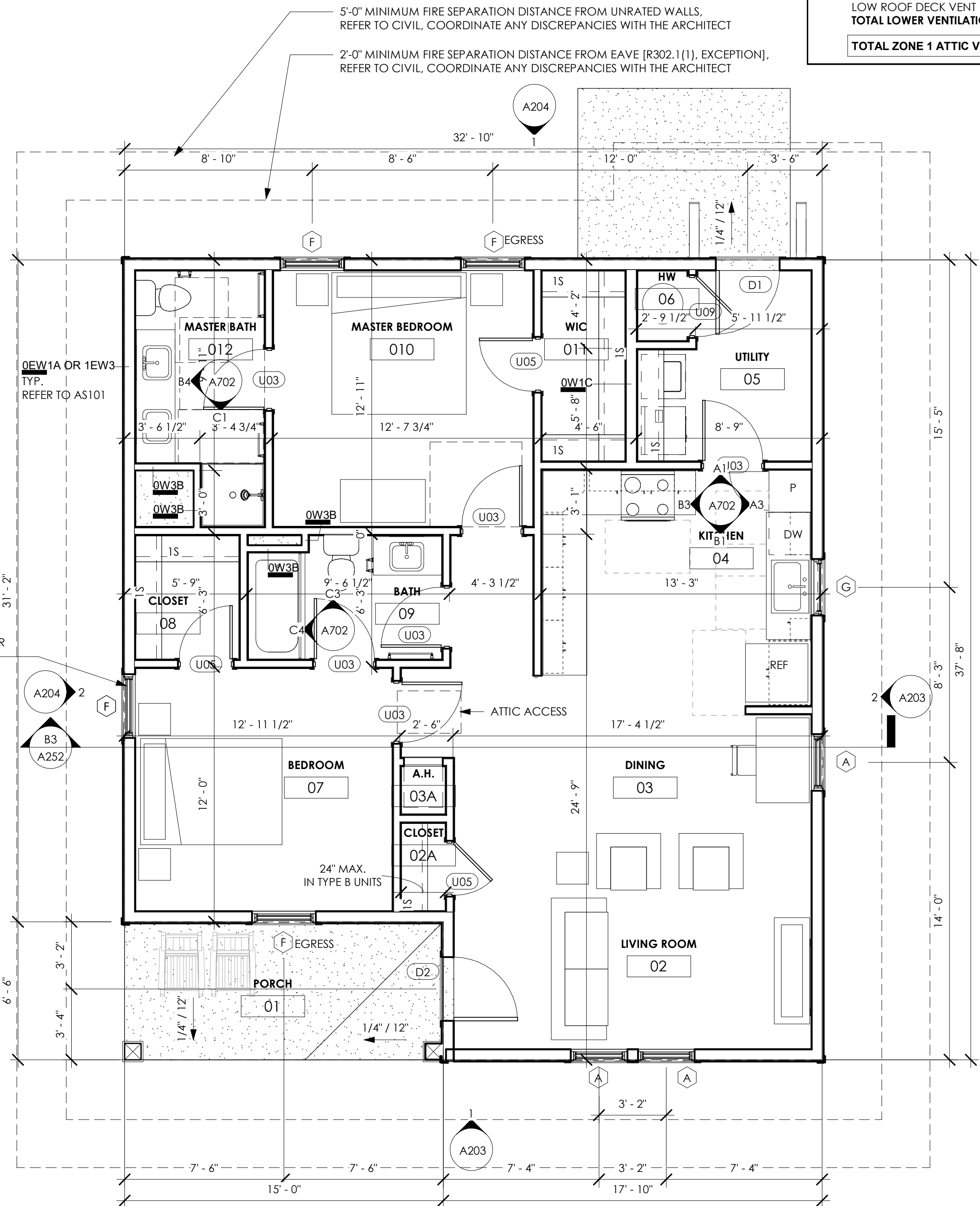
ATTIC CALCULATIONS- UNIT B1

CALCULATIONS PER 2018 NORTH CAROLINA RESIDENTIAL CODE SECTION 806.2

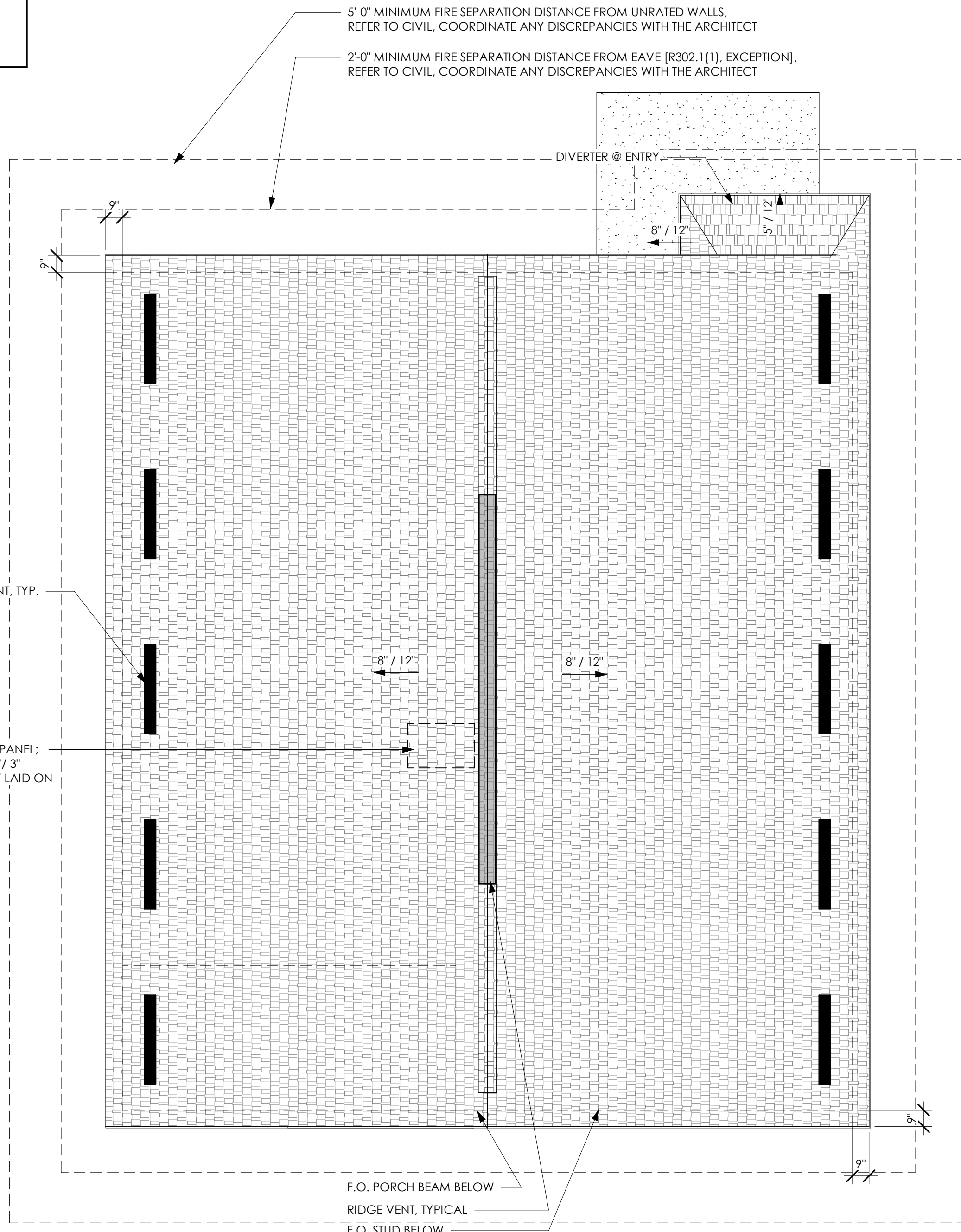
ATTIC ZONE 1 - 1,292.5 SQ.FT.
1345 SF x 144 = 193,680 SQ. IN./300 = **645.6 SQ. IN. REQUIRED**
(MIN. UPPER VENTILATION 40% $\times$ 645.6= 259 SI)
(MAX. UPPER VENTILATION 50% $\times$ 645.6= 322 SI)
VENTILATION AT MIN. 3'-0" ABOVE EAVE
RIDGE VENTS = 17.5 LF x 18 SIFL = 315 SQ. IN.
OFF RIDGE VENT = 0 LF x 9 SIFL = 0 SQ. IN.
TOTAL UPPER VENTILATION PROVIDED: = 315 SQ. IN.
LOWER VENTILATION AT MAX. 3'-0" ABOVE EAVE
SOFFIT VENT = 0 LF x 9 SI/LF = 0 SQ. IN.
LOW ROOF DECK VENT = 40 x 9 SI/LF = 360 SQ. IN.
TOTAL LOWER VENTILATION PROVIDED: = 360 SQ. IN.
TOTAL ZONE 1 ATTIC VENTILATION PROVIDED: = 675 SQ. IN.

ROOF GENERAL NOTES

- ROOF SHINGLES TO BE ARCHITECTURAL ASPHALT WITH A LIFETIME WARRANTY OR EQUAL. COLOR TO BE SELECTED BY OWNER.
- VALLEYS TO BE PROVIDED WITH 36" STRIP OF 60 MIL, SELF-ADHERING MEMBRANE FLASHING CENTERED IN THE VALLEYS INSTALLED DIRECTLY OVER THE SHEATHING.
- ROOF UNDERLAYMENT TO BE 30# ASPHALT IMPREGNATED FELT. ROOF UNDERLAYMENT AT ROOFS WITH LESS THAN 4:12 SLOPE TO BE 40MIL, SELF-ADHERING, SELF-HEALING RUBBERIZED UNDERLAYMENT.
- ROOF UNDERLAYMENT TO BE TERMINATED 6" VERTICALLY ONTO THE BASE OF ANY ADJACENT WALL ASSEMBLY, PRIOR TO THE INSTALLATION OF THE METAL 'L' OR STEP FLASHING.
- ROOF UNDERLAYMENT TO BE INSTALLED OVER THE EAVE DRIP EDGE AND BELOW THE EDGE FLASHING AT THE RAKES AS DETAILED ELSEWHERE.
- KICK-OUT/DIVERTER FLASHINGS TO BE INSTALLED AT ANY LOCATION WHERE THE EAVE OF THE ROOF ASSEMBLIES TERMINATES INTO AN ADJACENT WALL. THE KICK-OUT FLASHING IS NECESSARY TO DIVERT WATER AWAY FROM THE EXTERIOR WALL FINISHES AND OR STAINING OF THE EXTERIOR WALL.
- ROOF DECKING TO BE NAILED TO ROOF TRUSSES. SEE STRUCTURAL DRAWINGS FOR NAILING LOCATIONS.
- ROOFING / GENERAL CONTRACTOR TO PROVIDE ATTIC SPACE VENTILATION WITH RIDGE VENTS, OFF-RIDGE VENTS, AND CONTINUOUS VENT IN SOFFIT IN ACCORDANCE WITH LOCAL CODES AND JURISDICTIONS.
- PROVIDE GABLE END TRUSSES AT ALL GABLE END CONDITIONS.
- FLASH ALL ROOF AND WALL INTERSECTIONS WITH METAL FLASHING. FACTORY FINISHED.
- PROVIDE SCREENING AT ALL ROOF OPENINGS INTO THE ATTIC SPACE. OPENINGS IN SCREEN SHALL NOT EXCEED 1/4".
- OMISSIONS OF ANY ACCESSORY FROM THE ROOF PLAN SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITIES FOR SUCH ITEMS.
- INDICATES ROOF SLOPE DIRECTION
- INDICATES RIDGELINE
- FLASH ALL ROOF PENETRATIONS PER MFR. REQUIREMENTS TO PROVIDE CONTINUOUS WARRANTY. PITCH PANS NOT PERMITTED
- REFER TO STRUCTURAL DRAWINGS / ROOF TRUSS DRAWINGS FOR TRUSS PROFILES.



1 B1-FIRST FLOOR
1/4" = 1'-0"



2 B1-ROOF PLAN
1/4" = 1'-0"

SGA | NW

a GF design company

8263 Ocean Highway
Pawleys Island, SC 29585
p 843.237.3421
www.sganwdesign.com

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PROGRESS DRAWINGS

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MIDDLEBURG REAL ESTATE PARTNERS
HAMLET AT HUNTERSVILLE



SCHEMATIC DESIGN

HUNTERSVILLE, NC

REVISION SCHEDULE

#	DESCRIPTION	DATE
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SCHEMATIC DESIGN

SGA | NW DESIGN PROJECT NUMBER: 21-177-04
DESIGNED BY: CS, RC
DRAWN BY: AC, LH, HK, KL
CHECKED BY: KK, MR
ISSUE DATE: 06/02/2022

PLANS - UNIT B1

A102

SCALE: As indicated

ABBREVIATIONS LEGEND

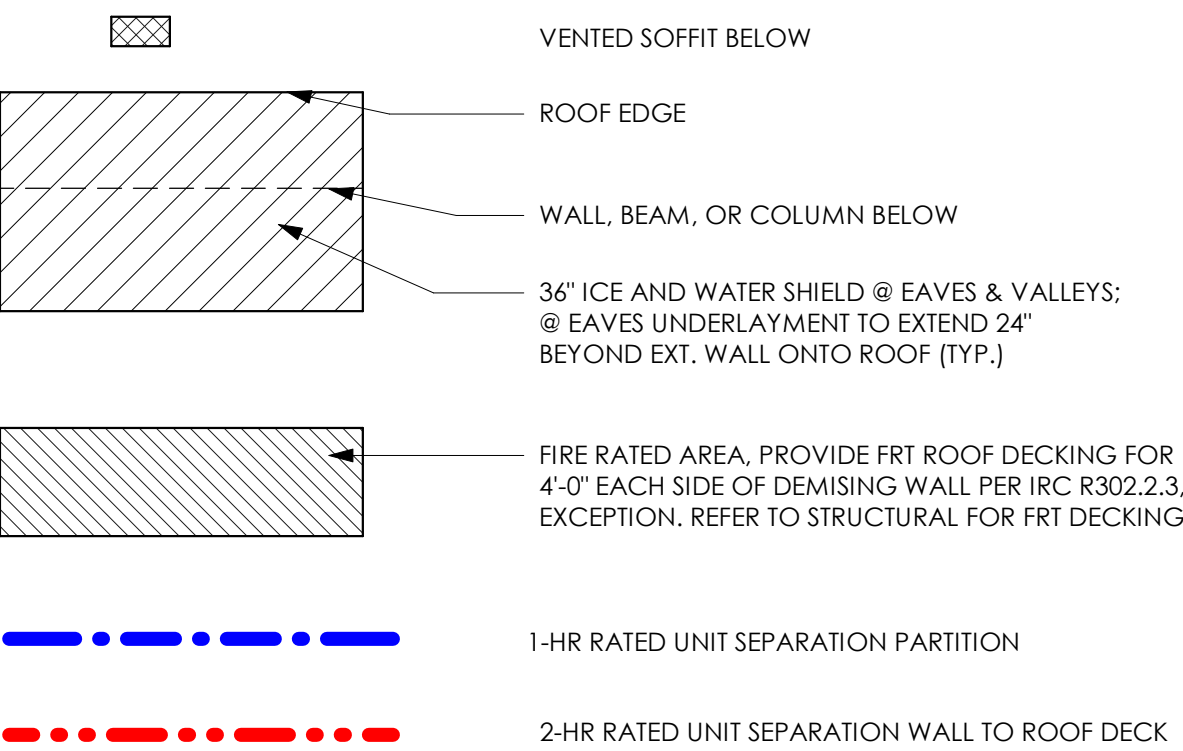
1S / 2S	1 SHELF / 2 SHELVES
DW	DISHWASHER
LIN	LINEN CABINET
MW	MICROWAVE
P	PANTRY
REF	REFRIGERATOR

B1 - AREA SCHEDULE	
NAME	AREA
B1 - MARKET NET	1139 SF
B1 - PATIO	98 SF
B1 - GROSS	1237 SF

BUILDING PLAN GENERAL NOTES:

- DO NOT SCALE OFF DRAWINGS; DIMENSIONS IN QUESTION SHALL BE CLARIFIED BY ARCHITECT.
- ALL EXTERIOR DIMENSIONS ARE SHOWN TO THE OUTSIDE FACE OF STUD UNO.
- ALL INTERIOR DIMENSIONS ARE SHOWN TO THE FACE OF STUD UNO.
- ALL DOORS SHALL BE 5" OFF NEAREST CORNER OR CENTERED ON WALL UNO.
- ALL FINISH AND COLOR SELECTIONS SHALL BE APPROVED BY OWNER AND/OR INTERIOR DESIGNER.
- MAX THRESHOLD HEIGHT SHALL BE 1/2" TO MEET ACCESSIBILITY (INCLUDING THRESHOLD).
- REFER TO A401 FOR TYPICAL UNIT DETAILS.
- WHERE ENLARGED PLANS ARE INDICATED, SEE ENLARGED PLAN SHEETS FOR WALL TYPES, DIMENSIONS AND OTHER DETAIL INFORMATION IN THOSE AREAS.
- ALL WALLS ARE DRAWN AT 45 DEGREES OR 90 DEGREES UNO. SEE G500 SERIES SHEETS FOR WALL TYPE INFORMATION.
- REFER TO SHEET AS101 FOR ARCHITECTURAL SITE PLAN.
- ALL INTERIOR WALLS ARE 2X4 STUDS UNO BY NOTES, WALL TYPE REFERENCE TAGS OR DIMENSIONS.
- ALL EXTERIOR WALLS ARE 2X6 STUDS UNO BY NOTES, WALL TYPE REFERENCE TAGS OR DIMENSIONS.
- ALL EXTERIOR WOOD STUD WALLS ARE UNRATED UNLESS NOTED ON BUILDING PLAN SHEETS.
- ALL INTERIOR SINGLE STUD WALLS ARE UNRATED UNLESS BEARING OR NOTED OTHERWISE.
- TENANT SEPARATION WALLS BETWEEN INDIVIDUAL UNITS ARE TO BE 1 HOUR RATED UL #U341 UNO.
- SEE STRUCTURAL DRAWINGS FOR LOAD BEARING WALL AND SHEARWALL LOCATIONS.
- SLOPE FLOOR 1/4" PER FOOT WHERE FLOOR DRAINS ARE INDICATED ON ARCH OR PME DRAWINGS.
- PROVIDE 1 HOUR RATED EXTERIOR WALLS EXPOSURE FROM BOTH SIDES (IEW3, REFER TO G501) WHERE MINIMUM FIRE SEPARATION DISTANCE IS LESS THAN 5 FEET, COORDINATE WITH CIVIL

ROOF LEGEND



ROOF GENERAL NOTES

- ROOF SHINGLES TO BE ARCHITECTURAL ASPHALT WITH A LIFETIME WARRANTY OR EQUAL. COLOR TO BE SELECTED BY OWNER.
- VALLEYS TO BE PROVIDED WITH 36" STRIP OF 60 MIL SELF-ADHERING MEMBRANE FLASHING CENTERED IN THE VALLEYS INSTALLED DIRECTLY OVER THE SHEATHING.
- ROOF UNDERLAYMENT TO BE 30# ASPHALT IMPREGNATED FELT. ROOF UNDERLAYMENT AT ROOFS WITH LESS THAN 4:12 SLOPE TO BE 40MIL, SELF-ADHERING, SELF-HEALING RUBBERIZED UNDERLAYMENT.
- ROOF UNDERLAYMENT TO BE TERMINATED 6" VERTICALLY ONTO THE BASE OF ANY ADJACENT WALL ASSEMBLY, PRIOR TO THE INSTALLATION OF THE METAL 'L' OR STEP FLASHING.
- ROOF UNDERLAYMENT TO BE INSTALLED OVER THE EAVE DRIP EDGE AND BELOW THE EDGE FLASHING AT THE RAKES AS DETAILED ELSEWHERE.
- KICK-OUT/DIVERTER FLASHINGS TO BE INSTALLED AT ANY LOCATION WHERE THE EAVE OF THE ROOF ASSEMBLIES TERMINATES INTO AN ADJACENT WALL. THE KICK-OUT FLASHING IS NECESSARY TO DIVERT WATER AWAY FROM THE EXTERIOR WALL FINISHES AND OR STAINING OF THE EXTERIOR WALL.
- ROOF DECKING TO BE NAILED TO ROOF TRUSSES. SEE STRUCTURAL DRAWINGS FOR NAILING LOCATIONS.
- ROOFING / GENERAL CONTRACTOR TO PROVIDE ATTIC SPACE VENTILATION WITH RIDGE VENTS, OFF-RIDGE VENTS, AND CONTINUOUS VENT IN SOFFIT IN ACCORDANCE WITH LOCAL CODES AND JURISDICTIONS.
- PROVIDE GABLE END TRUSSES AT ALL GABLE END CONDITIONS.
- FLASH ALL ROOF AND WALL INTERSECTIONS WITH METAL FLASHING. FACTORY FINISHED.
- PROVIDE SCREENING AT ALL ROOF OPENINGS INTO THE ATTIC SPACE. OPENINGS IN SCREEN SHALL NOT EXCEED 1/4".
- OMISSIONS OF ANY ACCESSORY FROM THE ROOF PLAN SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITIES FOR SUCH ITEMS.
- INDICATES ROOF SLOPE DIRECTION
- INDICATES RIDGELINE
- FLASH ALL ROOF PENETRATIONS PER MFR. REQUIREMENTS TO PROVIDE CONTINUOUS WARRANTY. PITCH PANS NOT PERMITTED
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SGA | NW

a GF design company

8263 Ocean Highway
Pawleys Island, SC 29585
p 843.237.3421
www.sganwdesign.com

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MIDDLEBURG REAL ESTATE PARTNERS
HAMLET AT HUNTERSVILLE



SCHEMATIC DESIGN

HUNTERSVILLE, NC

REVISION SCHEDULE

#	DESCRIPTION	DATE
---	-------------	------

SCHEMATIC DESIGN

SGA | NW DESIGN PROJECT NUMBER:
21-177-04
DESIGNED BY: CS, RC
DRAWN BY: AC, LH, HK, KL
CHECKED BY: KK, MR
ISSUE DATE:
06/02/2022

PLANS - UNIT B1 TYPE B

A102B

SCALE: As indicated

ABBREVIATIONS LEGEND

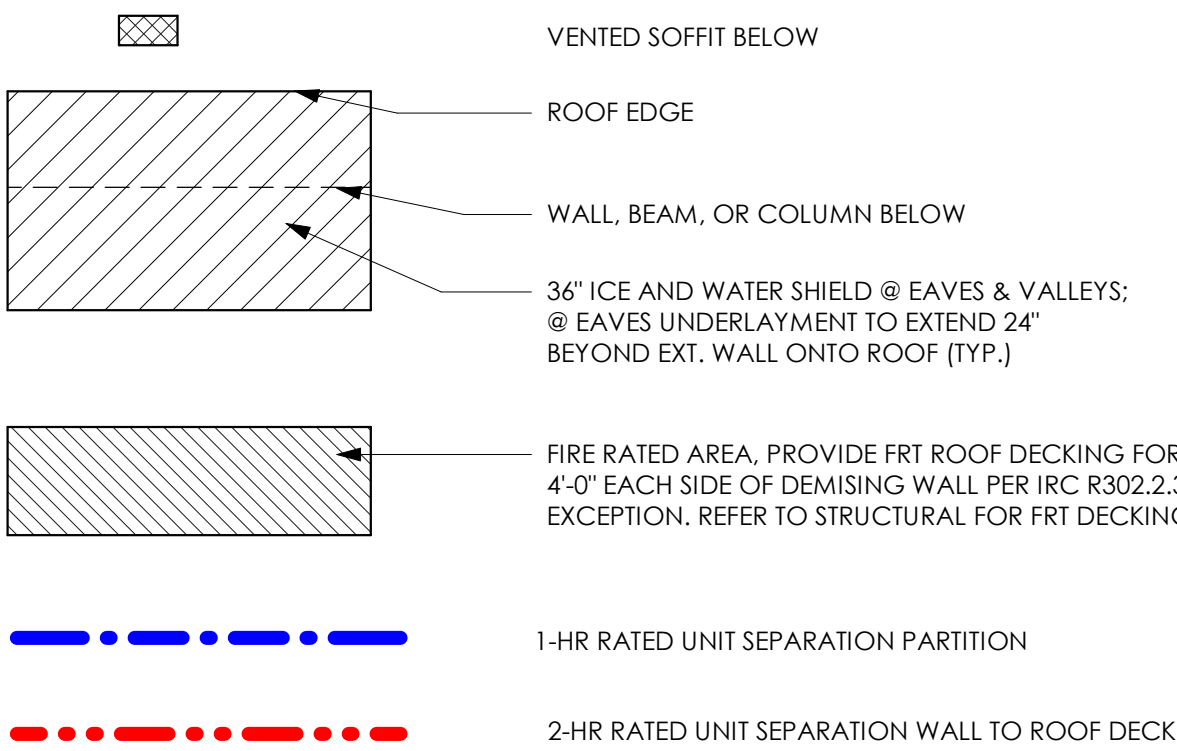
1S / 2S	1 SHELF / 2 SHELVES
DW	DISHWASHER
LIN	LINEN CABINET
MW	MICROWAVE
P	PANTRY
REF	REFRIGERATOR

B3 - AREA SCHEDULE	
NAME	AREA
B3 - MARKET NET	1165 SF
B3 - PATIO	165 SF
B3 - GROSS	1330 SF

BUILDING PLAN GENERAL NOTES:

- DO NOT SCALE OFF DRAWINGS; DIMENSIONS IN QUESTION SHALL BE CLARIFIED BY ARCHITECT.
- ALL EXTERIOR DIMENSIONS ARE SHOWN TO THE OUTSIDE FACE OF STUD UNO.
- ALL INTERIOR DIMENSIONS ARE SHOWN TO THE FACE OF STUD UNO.
- ALL DOORS SHALL BE 5" OFF NEAREST CORNER OR CENTERED ON WALL UNO.
- ALL FINISH AND COLOR SELECTIONS SHALL BE APPROVED BY OWNER AND/OR INTERIOR DESIGNER.
- MAX THRESHOLD HEIGHT SHALL BE 1/2" TO MEET ACCESSIBILITY (INCLUDING THRESHOLD).
- REFER TO A401 FOR TYPICAL UNIT DETAILS.
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- REFER TO SHEET AS101 FOR ARCHITECTURAL SITE PLAN.
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- ALL INTERIOR SINGLE STUD WALLS ARE UNRATED UNLESS BEARING OR NOTED OTHERWISE.
- TENANT SEPARATION WALLS BETWEEN INDIVIDUAL UNITS ARE TO BE 1 HOUR RATED UL #U341 UNO.
- SEE STRUCTURAL DRAWINGS FOR LOAD BEARING WALL AND SHEARWALL LOCATIONS.
- SLOPE FLOOR 1/4" PER FOOT WHERE FLOOR DRAINS ARE INDICATED ON ARCH OR PME DRAWINGS.
- PROVIDE 1 HOUR RATED EXTERIOR WALLS EXPOSURE FROM BOTH SIDES (1EW3, REFER TO G501) WHERE MINIMUM FIRE SEPARATION DISTANCE IS LESS THAN 5 FEET, COORDINATE WITH CIVIL.

ROOF LEGEND



ATTIC CALCULATIONS- UNIT B3

CALCULATIONS PER 2018 NORTH CAROLINA RESIDENTIAL CODE SECTION 806.2

ATTIC ZONE 1 - 689 SQ.FT.

689 SF x 144 = 186,120 SQ. IN./300 = **330.7 SQ. IN. REQUIRED**
(MIN. UPPER VENTILATION 40%x330.7= 133 SI)
(MAX. UPPER VENTILATION 50%x330.7= 165 SI)

VENTILATION AT MIN. 3'-0" ABOVE EAVE
RIDGE VENTS = 9 LF x 18 SI/LF = 162 SQ. IN.
OFF RIDGE VENT = 0 LF x 9 SI/LF = 0 SQ. IN.
TOTAL UPPER VENTILATION PROVIDED: = 162 SQ. IN.

LOWER VENTILATION AT MAX. 3'-0" ABOVE EAVE
SOFFIT VENT = 0 LF x 9 SI/LF = 0 SQ. IN.
LOW ROOF DECK VENT = 20 x 9 SI/LF = 180 SQ. IN.
TOTAL LOWER VENTILATION PROVIDED: = 180 SQ. IN.

TOTAL ZONE 1 ATTIC VENTILATION PROVIDED: = 342 SQ. IN.

ATTIC ZONE 2 - 189 SQ.FT.

189 SF x 144 = 27,072 SQ. IN./300 = **90 SQ. IN. REQUIRED**
(MIN. UPPER VENTILATION 40%x91= 36 SI)
(MAX. UPPER VENTILATION 50%x91= 45 SI)

VENTILATION AT MIN. 3'-0" ABOVE EAVE
RIDGE VENTS = 0 LF x 18 SI/LF = 0 SQ. IN.
OFF RIDGE VENT = 8 x 9 SI/LF = 72 SQ. IN.
TOTAL UPPER VENTILATION PROVIDED: = 72 SQ. IN.

LOWER VENTILATION AT MAX. 3'-0" ABOVE EAVE
SOFFIT VENT = 0 LF x 9 SI/LF = 0 SQ. IN.
LOW ROOF DECK VENT = 8 x 9 SI/LF = 72 SQ. IN.
TOTAL LOWER VENTILATION PROVIDED: = 72 SQ. IN.

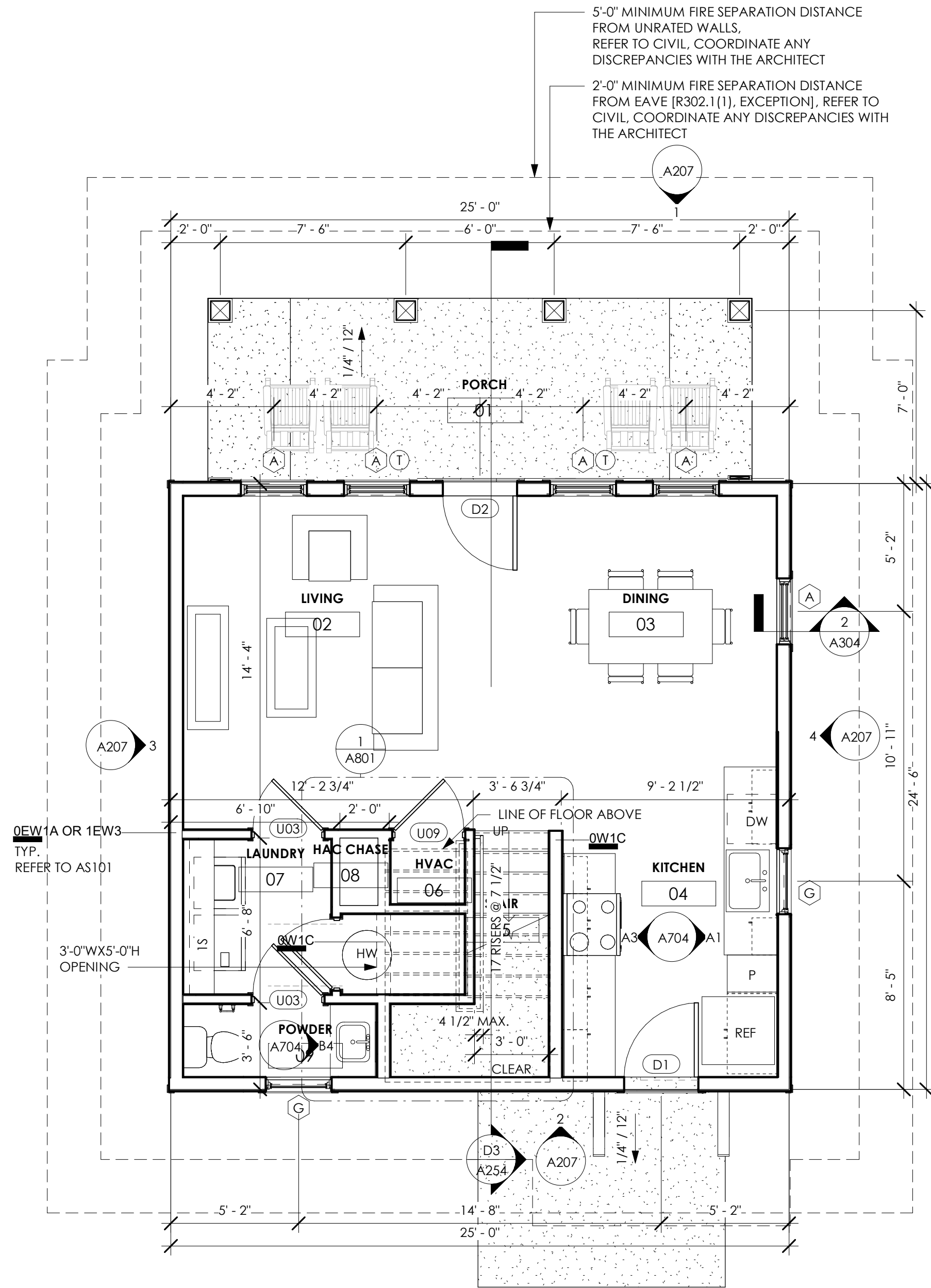
TOTAL ZONE 2 ATTIC VENTILATION PROVIDED: = 144 SQ. IN.

ROOF GENERAL NOTES

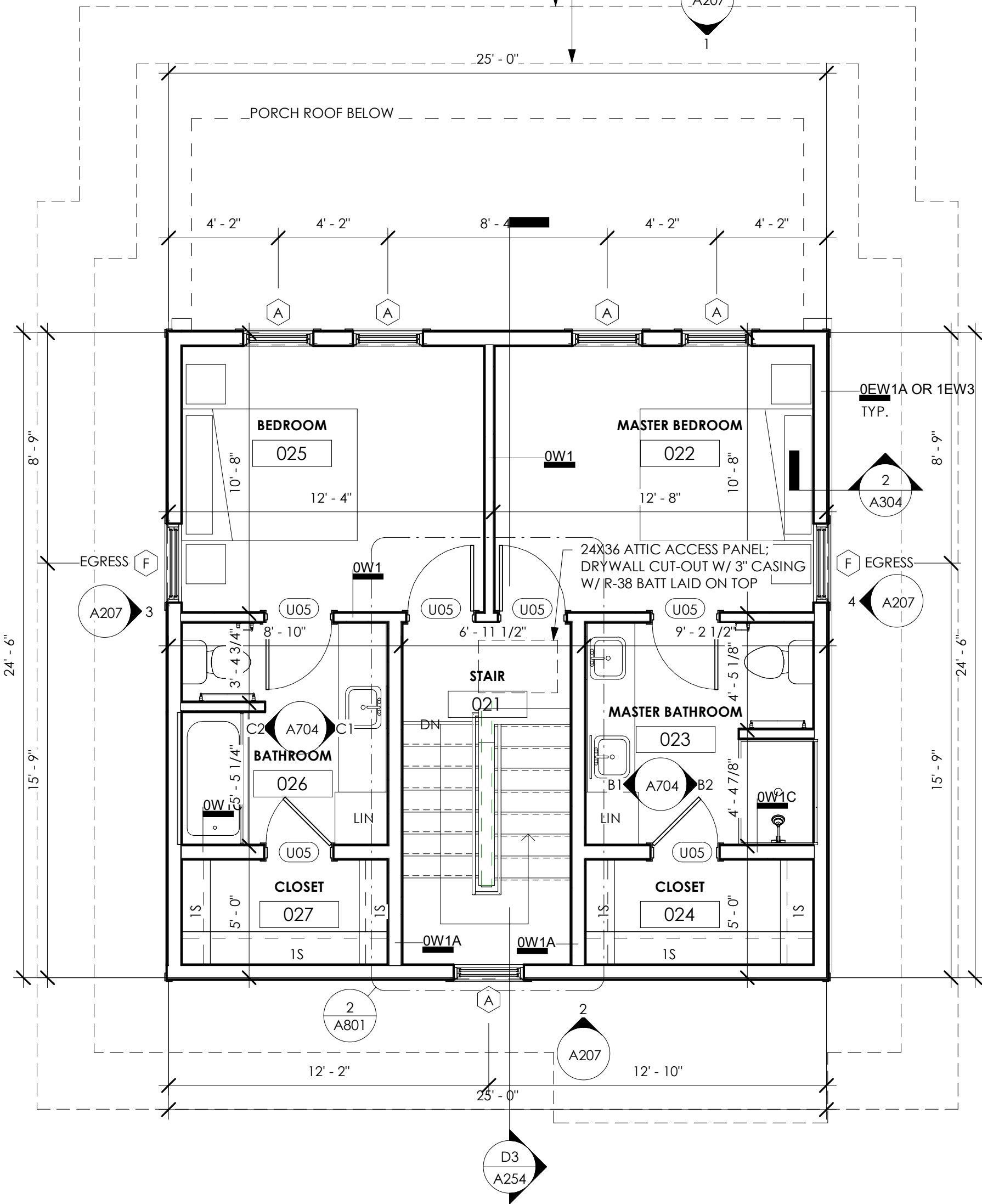
- ROOF SHINGLES TO BE ARCHITECTURAL ASPHALT WITH A LIFETIME WARRANTY OR EQUAL. COLOR TO BE SELECTED BY OWNER.
- VALLEYS TO BE PROVIDED WITH 36" STRIP OF 60 MIL, SELF-ADHERING MEMBRANE FLASHING CENTERED IN THE VALLEYS INSTALLED DIRECTLY OVER THE SHEATHING.
- ROOF UNDERLAYMENT TO BE 30# ASPHALT IMPREGNATED FELT. ROOF UNDERLAYMENT AT ROOFS WITH LESS THAN 4:12 SLOPE TO BE 40MIL, SELF-ADHERING, SELF-HEALING RUBBERIZED UNDERLAYMENT.
- ROOF UNDERLAYMENT TO BE TERMINATED 6" VERTICALLY ONTO THE BASE OF ANY ADJACENT WALL ASSEMBLY, PRIOR TO THE INSTALLATION OF THE METAL 'L' OR STEP FLASHING.
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- FLASH ALL ROOF AND WALL INTERSECTIONS WITH METAL FLASHING, FACTORY FINISHED.
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- OMISSIONS OF ANY ACCESSORY FROM THE ROOF PLAN SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITIES FOR SUCH ITEMS.
- INDICATES ROOF SLOPE DIRECTION
- INDICATES RIDGELINE
- FLASH ALL ROOF PENETRATIONS PER MFR. REQUIREMENTS TO PROVIDE CONTINUOUS WARRANTY. PITCH PANS NOT PERMITTED
- REFER TO STRUCTURAL DRAWINGS / ROOF TRUSS DRAWINGS FOR TRUSS PROFILES.

B

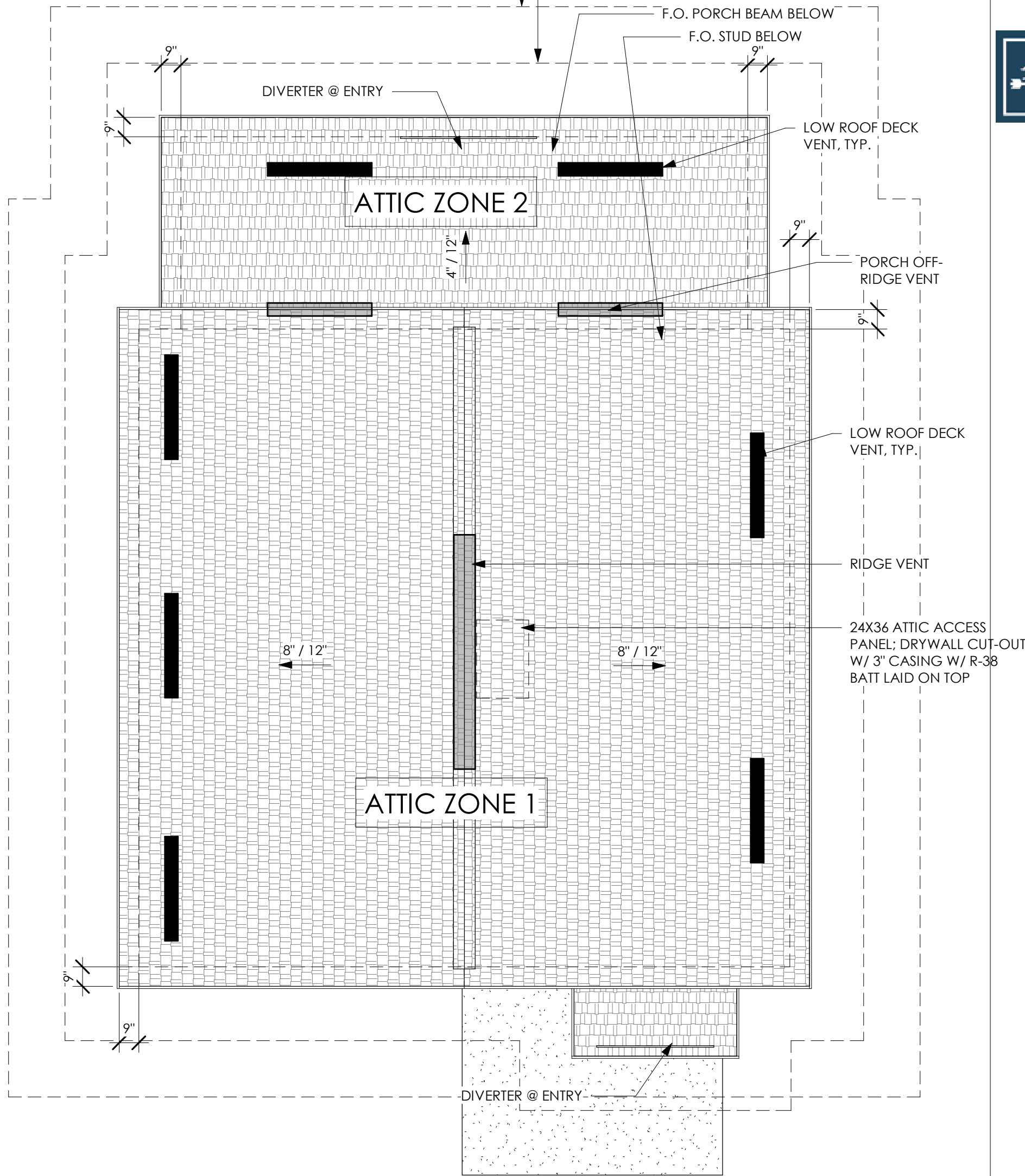
C



1 B3-FIRST FLOOR
1/4" = 1'-0"



2 B3-SECOND FLOOR
1/4" = 1'-0"



3 B3-ROOF PLAN
1/4" = 1'-0"

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Pawleys Island, SC 29585
p 843.237.3421
www.sganwdesign.com

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MIDDLEBURG REAL ESTATE PARTNERS
HAMLET AT HUNTERSVILLE



SCHEMATIC DESIGN

HUNTERSVILLE, NC

REVISION SCHEDULE

#	DESCRIPTION	DATE
---	-------------	------

SCHEMATIC DESIGN

SGA | NW DESIGN PROJECT NUMBER: 21-177-04
DESIGNED BY: CS, RC
DRAWN BY: AC, LH, HK, KL
CHECKED BY: KK, MR
ISSUE DATE: 06/02/2022

PLANS - UNIT B3

A104

SCALE: As indicated

ABBREVIATIONS LEGEND

1S / 2S	1 SHELF / 2 SHELVES
DW	DISHWASHER
LIN	LINEN CABINET
MW	MICROWAVE
P	PANTRY
REF	REFRIGERATOR

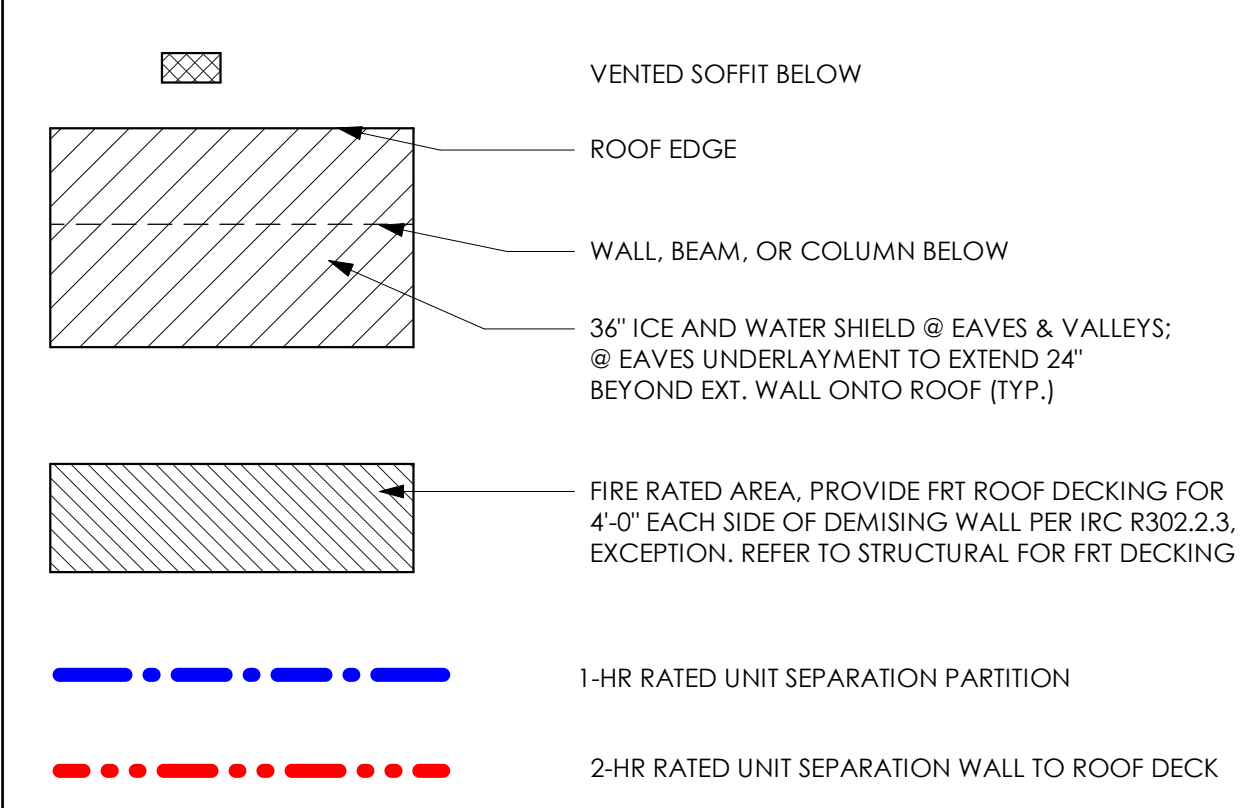
C1 RG 1 - AREA SCHEDULE	
NAME	AREA

C1 RG 1 - MARKET NET	1695 SF
C1 RG 1 - PATIO	191 SF
C1 RG 1 - UNHEATED	507 SF
C1 RG 1 - GROSS	2393 SF

BUILDING PLAN GENERAL NOTES:

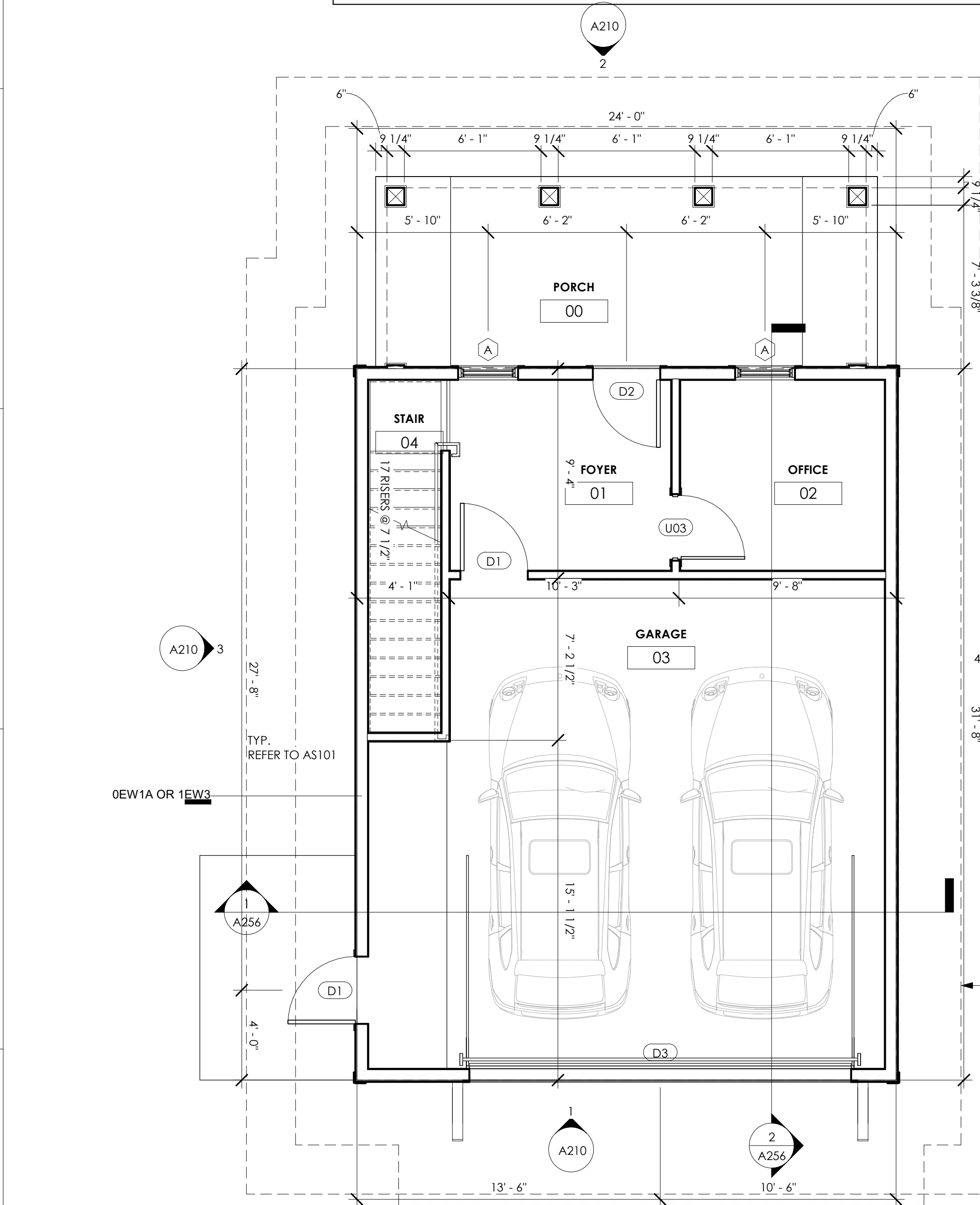
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- SLOPE FLOOR 1/4" PER FOOT WHERE FLOOR DRAINS ARE INDICATED ON ARCH OR PME DRAWINGS.
- PROVIDE 1 HOUR RATED EXTERIOR WALLS EXPOSURE FROM BOTH SIDES (1EW3. REFER TO G501) WHERE MINIMUM FIRE SEPARATION DISTANCE IS LESS THAN 5 FEET, COORDINATE WITH CIVIL

ROOF LEGEND

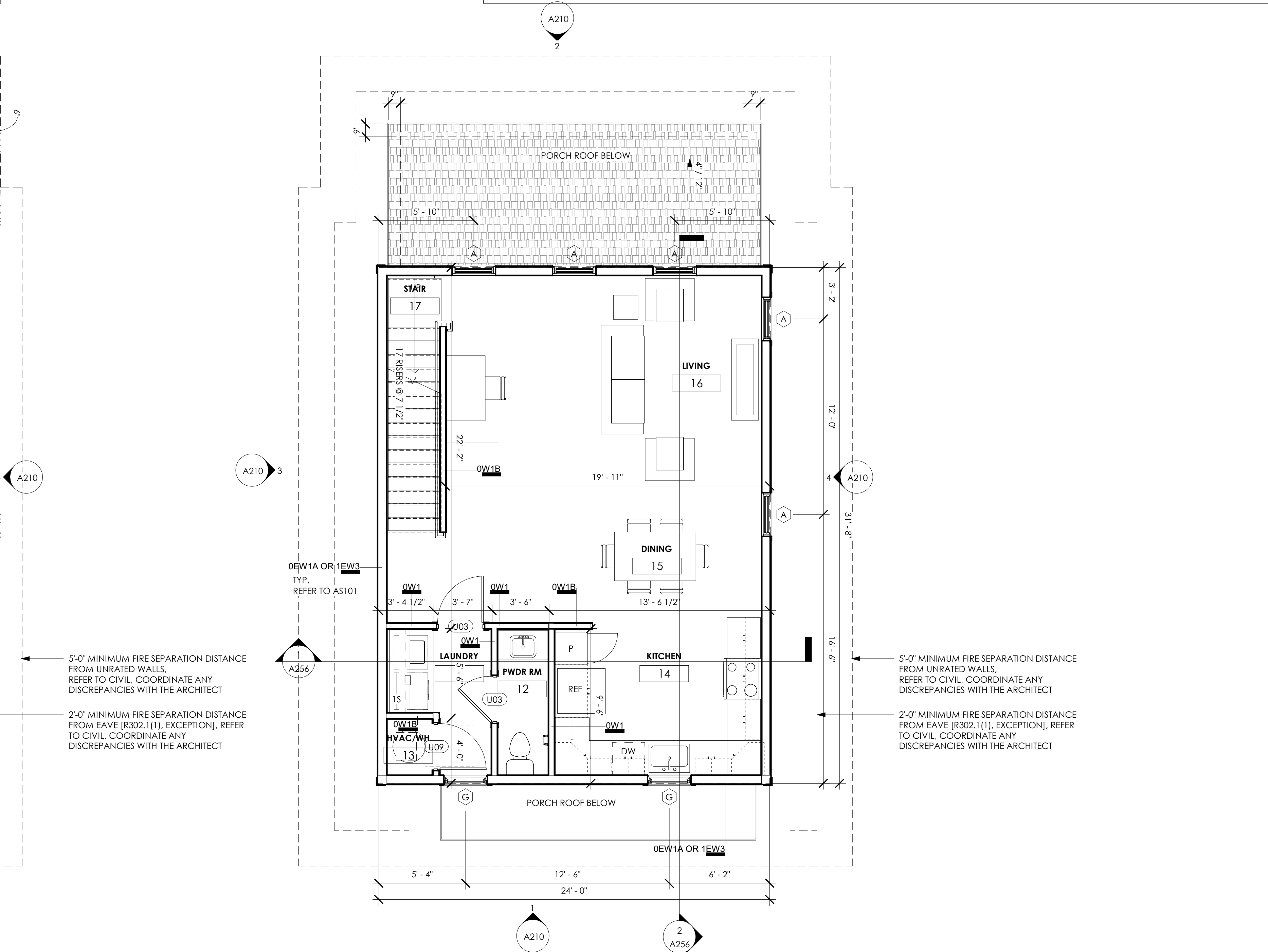


ROOF GENERAL NOTES

- ROOF SHINGLES TO BE ARCHITECTURAL ASPHALT WITH A LIFETIME WARRANTY OR EQUAL. COLOR TO BE SELECTED BY OWNER.
- VALLEYS TO BE PROVIDED WITH 36" STRIP OF 60 MIL SELF-ADHERING MEMBRANE FLASHING CENTERED IN THE VALLEYS INSTALLED DIRECTLY OVER THE SHEATHING.
- ROOF UNDERLAYMENT TO BE 30# ASPHALT IMPREGNATED FELT. ROOF UNDERLAYMENT AT ROOFS WITH LESS THAN 4:12 SLOPE TO BE 40MIL, SELF-ADHERING, SELF-HEALING RUBBERIZED UNDERLAYMENT.
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- REFER TO STRUCTURAL DRAWINGS / ROOF TRUSS DRAWINGS FOR TRUSS PROFILES.



1 C1 RG - FIRST FLOOR
1/4" = 1'-0"



2 C1 RG - SECOND FLOOR
1/4" = 1'-0"

SGA | NW
a GF design company
8263 Ocean Highway
Pawleys Island, SC 29585
p 843.237.3421
www.sganwdesign.com

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MIDDLEBURG REAL ESTATE PARTNERS
HAMLET AT HUNTERSVILLE
MIDDLEBURG REAL ESTATE PARTNERS

SCHEMATIC DESIGN
HUNTERSVILLE, NC

REVISION SCHEDULE		
#	DESCRIPTION	DATE

SCHEMATIC DESIGN
SGA | NW DESIGN PROJECT NUMBER: 21-177-04
DESIGNED BY: CS, RC
DRAWN BY: AC, LH, HK, KL
CHECKED BY: Checker
ISSUE DATE: 06/02/2022

PLANS - UNIT C1 RG1

A108
SCALE: As indicated

ABBREVIATIONS LEGEND

1S / 2S	1 SHELF / 2 SHELVES
DW	DISHWASHER
LIN	LINEN CABINET
MW	MICROWAVE
P	PANTRY
REF	REFRIGERATOR

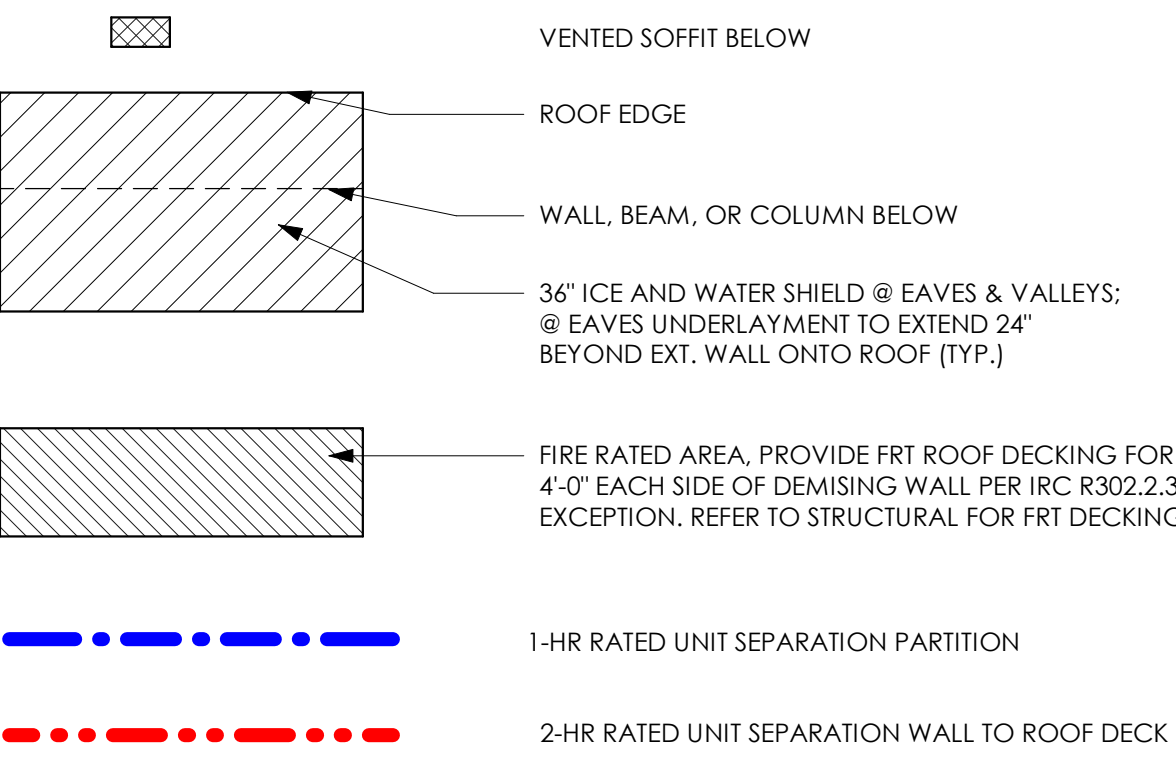
C1 RG 1 - AREA SCHEDULE	
NAME	AREA

C1 RG 1 - MARKET NET	1695 SF
C1 RG 1 - PATIO	191 SF
C1 RG 1 - UNHEATED	507 SF
C1 RG 1 - GROSS	2393 SF

BUILDING PLAN GENERAL NOTES:

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ROOF LEGEND



ATTIC CALCULATIONS- UNIT C1 RG

CALCULATIONS PER 2018 NORTH CAROLINA RESIDENTIAL CODE SECTION 806.2

ATTIC ZONE 1 - 846 SQ.FT.

846 SF x 144 = 121,824 SQ. IN./300 = **406 SQ. IN. REQUIRED**
(MIN. UPPER VENTILATION 40%x330.7= 163 SI)
(MAX. UPPER VENTILATION 50%x330.7= 203 SI)

VENTILATION AT MIN. 3'-0" ABOVE EAVE

RIDGE VENTS = 11 LF x 18 SI/LF = 198 SQ. IN.
OFF RIDGE VENT = 0 LF x 9 SI/LF = 0 SQ. IN.
TOTAL UPPER VENTILATION PROVIDED: = 198 SQ. IN.

LOWER VENTILATION AT MAX. 3'-0" ABOVE EAVE

SOFFIT VENT = 0 LF x 9 SI/LF = 0 SQ. IN.
LOW ROOF DECK VENT = 24 x 9 SI/LF = 216 SQ. IN.
TOTAL LOWER VENTILATION PROVIDED: = 216 SQ. IN.

TOTAL ZONE 1 ATTIC VENTILATION PROVIDED: = 414 SQ. IN.

ATTIC ZONE 2 - 201 SQ.FT.

201 SF x 144 = 28,944 SQ. IN./300 = **96.5 SQ. IN. REQUIRED**
(MIN. UPPER VENTILATION 40%x97= 39 SI)
(MAX. UPPER VENTILATION 50%x97= 48 SI)

VENTILATION AT MIN. 3'-0" ABOVE EAVE

RIDGE VENTS = 0 LF x 18 SI/LF = 0 SQ. IN.
OFF RIDGE VENT = 8 x 9 SI/LF = 72 SQ. IN.
TOTAL UPPER VENTILATION PROVIDED: = 72 SQ. IN.

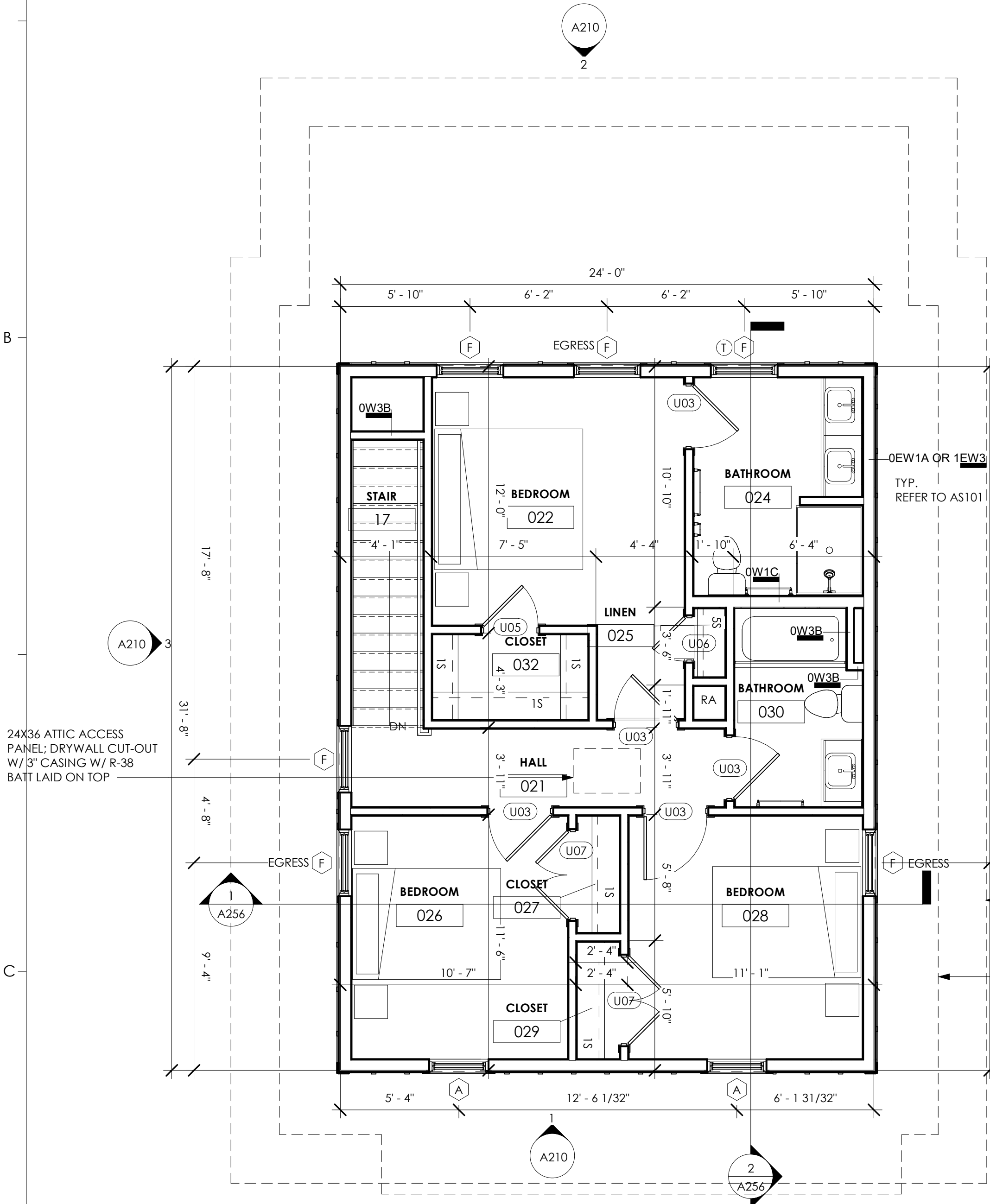
LOWER VENTILATION AT MAX. 3'-0" ABOVE EAVE

SOFFIT VENT = 0 LF x 9 SI/LF = 0 SQ. IN.
LOW ROOF DECK VENT = 8 x 9 SI/LF = 72 SQ. IN.
TOTAL LOWER VENTILATION PROVIDED: = 72 SQ. IN.

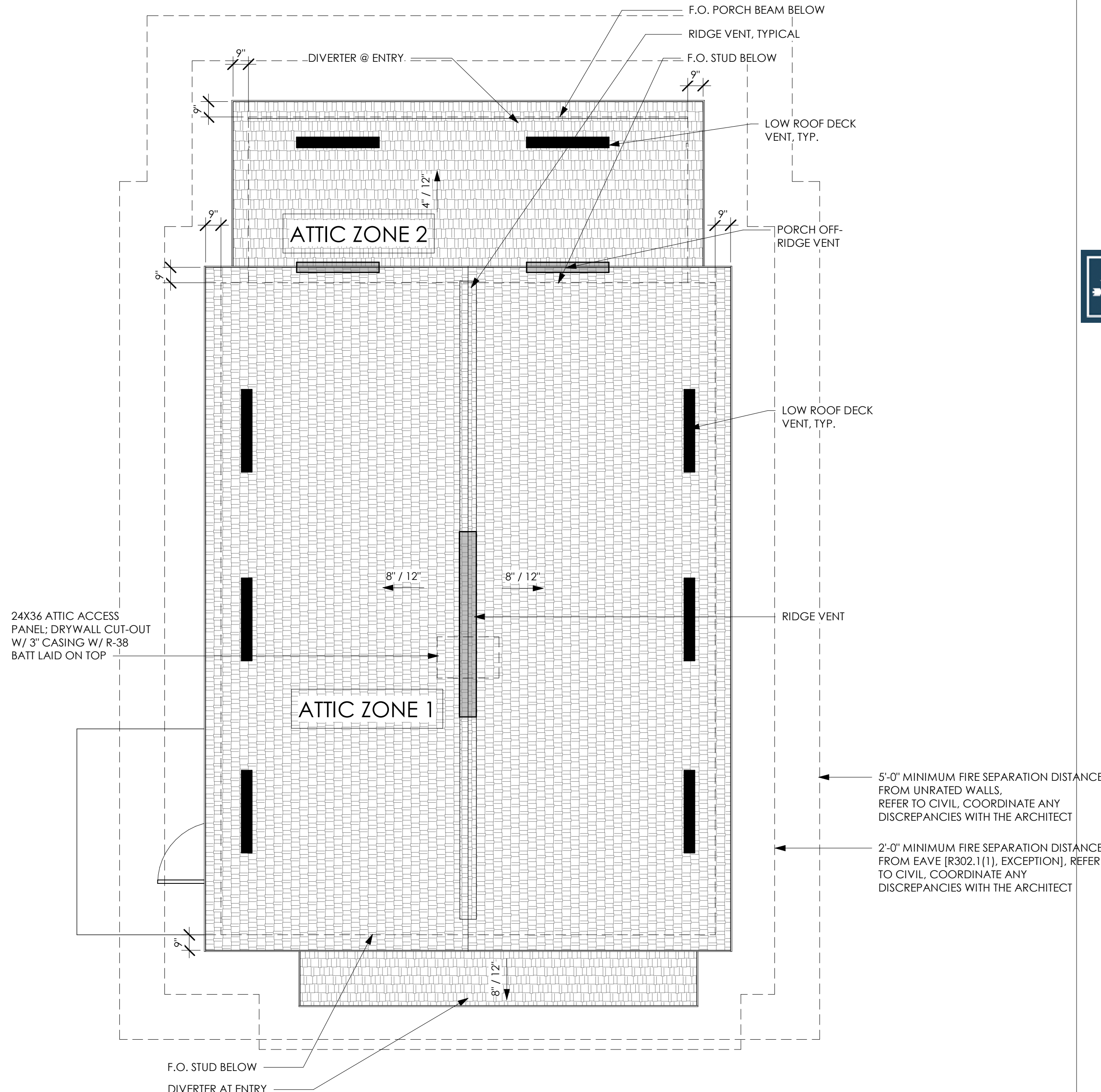
TOTAL ZONE 2 ATTIC VENTILATION PROVIDED: = 144 SQ. IN.

ROOF GENERAL NOTES

- ROOF SHINGLES TO BE ARCHITECTURAL ASPHALT WITH A LIFETIME WARRANTY OR EQUAL. COLOR TO BE SELECTED BY OWNER.
- VALLEYS TO BE PROVIDED WITH 36" STRIP OF 60 MIL SELF-ADHERING MEMBRANE FLASHING CENTERED IN THE VALLEYS INSTALLED DIRECTLY OVER THE SHEATHING.
- ROOF UNDERLAYMENT TO BE 30# ASPHALT IMPREGNATED FELT. ROOF UNDERLAYMENT AT ROOFS WITH LESS THAN 4:12 SLOPE TO BE 40MIL, SELF-ADHERING, SELF-HEALING RUBBERIZED UNDERLAYMENT.
- ROOF UNDERLAYMENT TO BE TERMINATED 6" VERTICALLY ONTO THE BASE OF ANY ADJACENT WALL ASSEMBLY, PRIOR TO THE INSTALLATION OF THE METAL 'L' OR STEP FLASHING.
- ROOF UNDERLAYMENT TO BE INSTALLED OVER THE EAVE DRIP EDGE AND BELOW THE EDGE FLASHING AT THE RAKES AS DETAILED ELSEWHERE.
- KICK-OUT/DIVERTER FLASHINGS TO BE INSTALLED AT ANY LOCATION WHERE THE EAVE OF THE ROOF ASSEMBLIES TERMINATES INTO AN ADJACENT WALL. THE KICK-OUT FLASHING IS NECESSARY TO DIVERT WATER AWAY FROM THE EXTERIOR WALL FINISHES AND OR STAINING OF THE EXTERIOR WALL.
- ROOF DECKING TO BE NAILED TO ROOF TRUSSES. SEE STRUCTURAL DRAWINGS FOR NAILING LOCATIONS.
- ROOFING / GENERAL CONTRACTOR TO PROVIDE ATTIC SPACE VENTILATION WITH RIDGE VENTS, OFF-RIDGE VENTS, AND CONTINUOUS VENT IN SOFFIT IN ACCORDANCE WITH LOCAL CODES AND JURISDICTIONS.
- PROVIDE GABLE END TRUSSES AT ALL GABLE END CONDITIONS.
- FLASH ALL ROOF AND WALL INTERSECTIONS WITH METAL FLASHING, FACTORY FINISHED.
- PROVIDE SCREENING AT ALL ROOF OPENINGS INTO THE ATTIC SPACE. OPENINGS IN SCREEN SHALL NOT EXCEED 1/4".
- OMISSIONS OF ANY ACCESSORY FROM THE ROOF PLAN SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITIES FOR SUCH ITEMS.
- INDICATES ROOF SLOPE DIRECTION
- INDICATES RIDGELINE
- FLASH ALL ROOF PENETRATIONS PER MFR. REQUIREMENTS TO PROVIDE CONTINUOUS WARRANTY. PITCH PANS NOT PERMITTED
- REFER TO STRUCTURAL DRAWINGS / ROOF TRUSS DRAWINGS FOR TRUSS PROFILES.



1 C1 RG -THIRD FLOOR
1/4" = 1'-0"



2 C1 RG -ROOF PLAN
1/4" = 1'-0"

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8263 Ocean Highway
Pawleys Island, SC 29585
p 843.237.3421
www.sganwdesign.com

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PROGRESS DRAWINGS

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MIDDLEBURG REAL ESTATE PARTNERS
HAMLET AT HUNTERSVILLE



SCHEMATIC DESIGN

HUNTERSVILLE, NC

REVISION SCHEDULE

#	DESCRIPTION	DATE
---	-------------	------

SCHEMATIC DESIGN

SGA | NW DESIGN PROJECT NUMBER: 21-177-04
DESIGNED BY: CS, RC
DRAWN BY: AC, LH, HK, KL
CHECKED BY: Checker
ISSUE DATE: 06/02/2022

PLANS - UNIT C1 RG1

A109

SCALE: As indicated

PROGRESS DRAWINGS

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**MIDDLEBURG REAL
ESTATE PARTNERS
HAMLET AT
HUNTERSVILLE**

**MIDDLEBURG**
REAL ESTATE PARTNERS

SCHEMATIC DESIGN

HUNTERVILLE, NC

REVISION SCHEDULE		
#	DESCRIPTION	DATE
1	Revision 1	Date 1

SCHEMATIC DESIGN

SGA | NW DESIGN PROJECT NUMBER:
21-177-04

DESIGNED BY: CS, RC
DRAWN BY: AC, LH, HK, KL
CHECKED BY: KK, MR

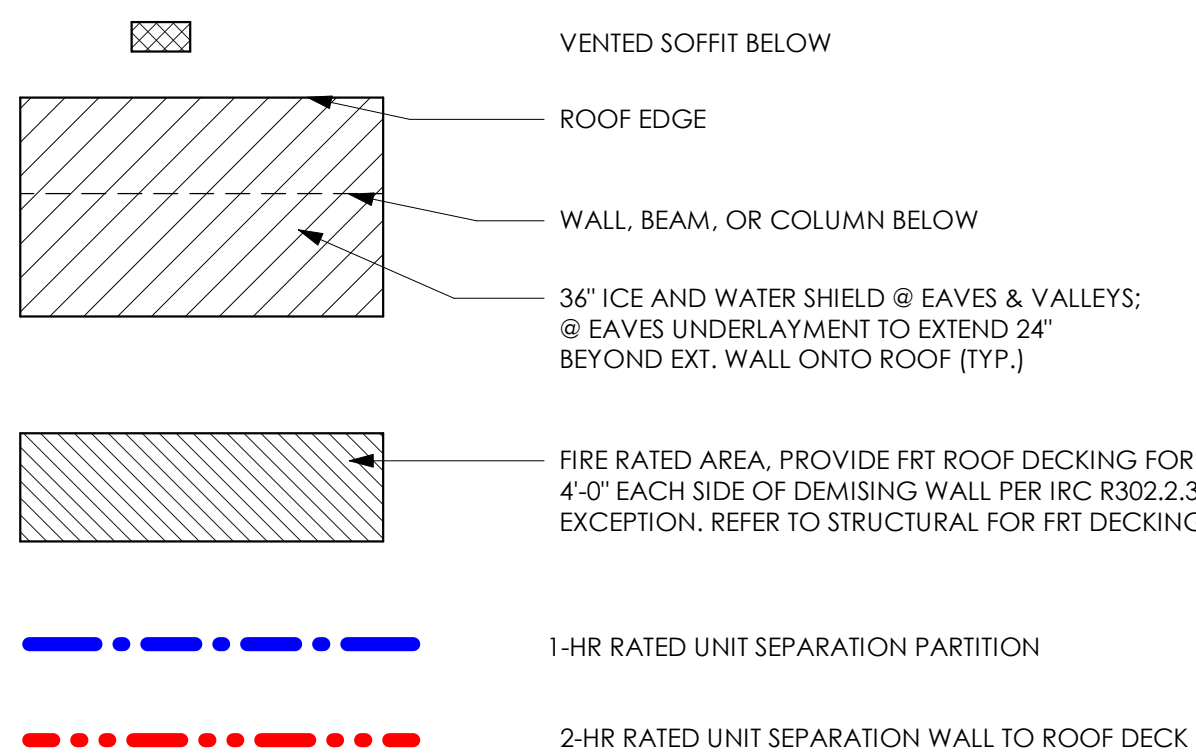
ISSUE DATE:
06/02/2022

PLANS - TOWNHOME
F4

A110

SCALE: As indicated

ROOF LEGEND



TH F, T1 - AREA SCHEDULE	
NAME	AREA
TH F, T1 - MARKET NET	1465 SF
TH F, T1 - PATIO	43 SF
TH F, T1 - UNHEATED	256 SF
TH F - GROSS	1764 SF

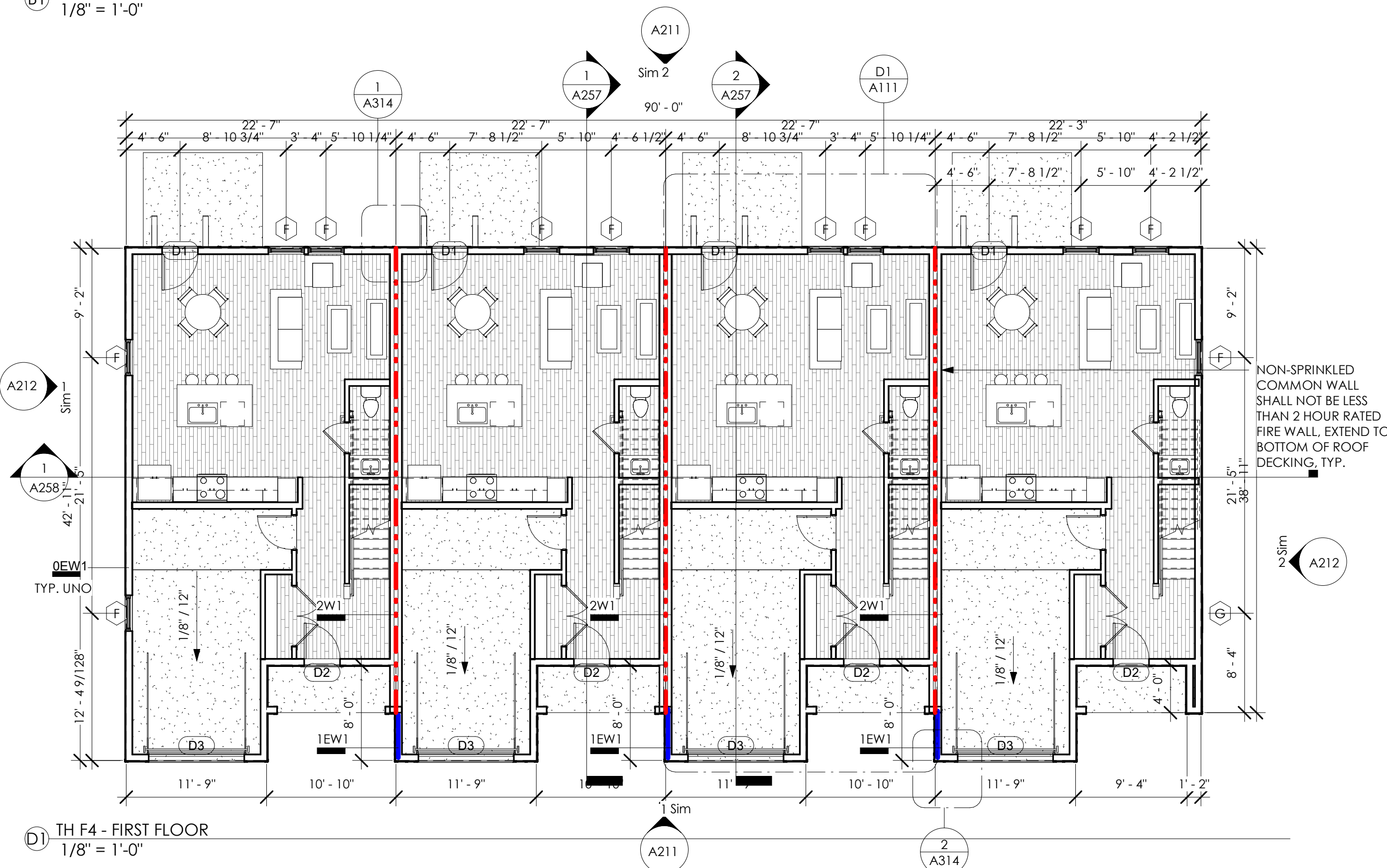
ROOF GENERAL NOTES

- | | | | |
|-----|---|-----|--|
| 1. | ROOF SHINGLES TO BE ARCHITECTURAL ASPHALT WITH A LIFETIME WARRANTY OR EQUAL. COLOR TO BE SELECTED BY OWNER. | 14. | OMISSIONS OF ANY ACCESSORY FROM THE ROOF PLAN SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITIES FOR SUCH ITEMS. |
| 2. | VALLEYS TO BE PROVIDED WITH 36" STRIP OF 60 MIL. SELF-ADHERING MEMBRANE FLASHING CENTERED IN THE VALLEYS INSTALLED DIRECTLY OVER THE SHEATHING. | 15. |  INDICATES ROOF SLOPE DIRECTION |
| 3. | ROOF UNDERLAYMENT TO BE 30# ASPHALT IMPREGNATED FELT. ROOF UNDERLAYMENT AT ROOFS WITH LESS THAN 4:12 SLOPE TO BE 40MIL. SELF-ADHERING, SELF-HEALING RUBBERIZED UNDERLAYMENT. | 16. |  INDICATES RIDGELINE |
| 4. | ROOF UNDERLAYMENT TO BE TERMINATED 6" VERTICALLY ONTO THE BASE OF ANY ADJACENT WALL ASSEMBLY, PRIOR TO THE INSTALLATION OF THE METAL 'L' OR STEP FLASHING. | 17. | FLASH ALL ROOF PENETRATIONS PER MFR. REQUIREMENTS TO PROVIDE CONTINUOUS WARRANTY. PITCH PANS NOT PERMITTED |
| 5. | ROOF UNDERLAYMENT TO BE INSTALLED OVER THE EAVE DRIP EDGE AND BELOW THE EDGE FLASHING AT THE RAKES AS DETAILED ELSEWHERE. | 19. | REFER TO STRUCTURAL DRAWINGS / ROOF TRUSS DRAWINGS FOR TRUSS PROFILES |
| 6. | KICK-OUT/DIVERTER FLASHINGS TO BE INSTALLED AT ANY LOCATION WHERE THE EAVE OF THE ROOF ASSEMBLIES TERMINATES INTO AN ADJACENT WALL. THE KICK-OUT FLASHING IS NECESSARY TO DIVERT WATER AWAY FROM THE EXTERIOR WALL FINISHES AND OR STAINING OF THE EXTERIOR WALL. | | |
| 7. | ROOF DECKING TO BE NAILED TO ROOF TRUSSES. SEE STRUCTURAL DRAWINGS FOR NAILING LOCATIONS. | | |
| 8. | ROOFING / GENERAL CONTRACTOR TO PROVIDE ATTIC SPACE VENTILATION WITH RIDGE VENTS, OFF-RIDGE VENTS, AND CONTINUOUS VENT IN SOFFIT IN ACCORDANCE WITH LOCAL CODES AND JURISDICTIONS. | | |
| 9. | PROVIDE GABLE END TRUSSES AT ALL GABLE END CONDITIONS. | | |
| 10. | FLASH ALL ROOF AND WALL INTERSECTIONS WITH METAL FLASHING, FACTORY FINISHED. | | |
| 11. | PROVIDE SCREENING AT ALL ROOF OPENINGS INTO THE ATTIC SPACE. OPENINGS IN SCREEN SHALL NOT EXCEED 1/4". | | |

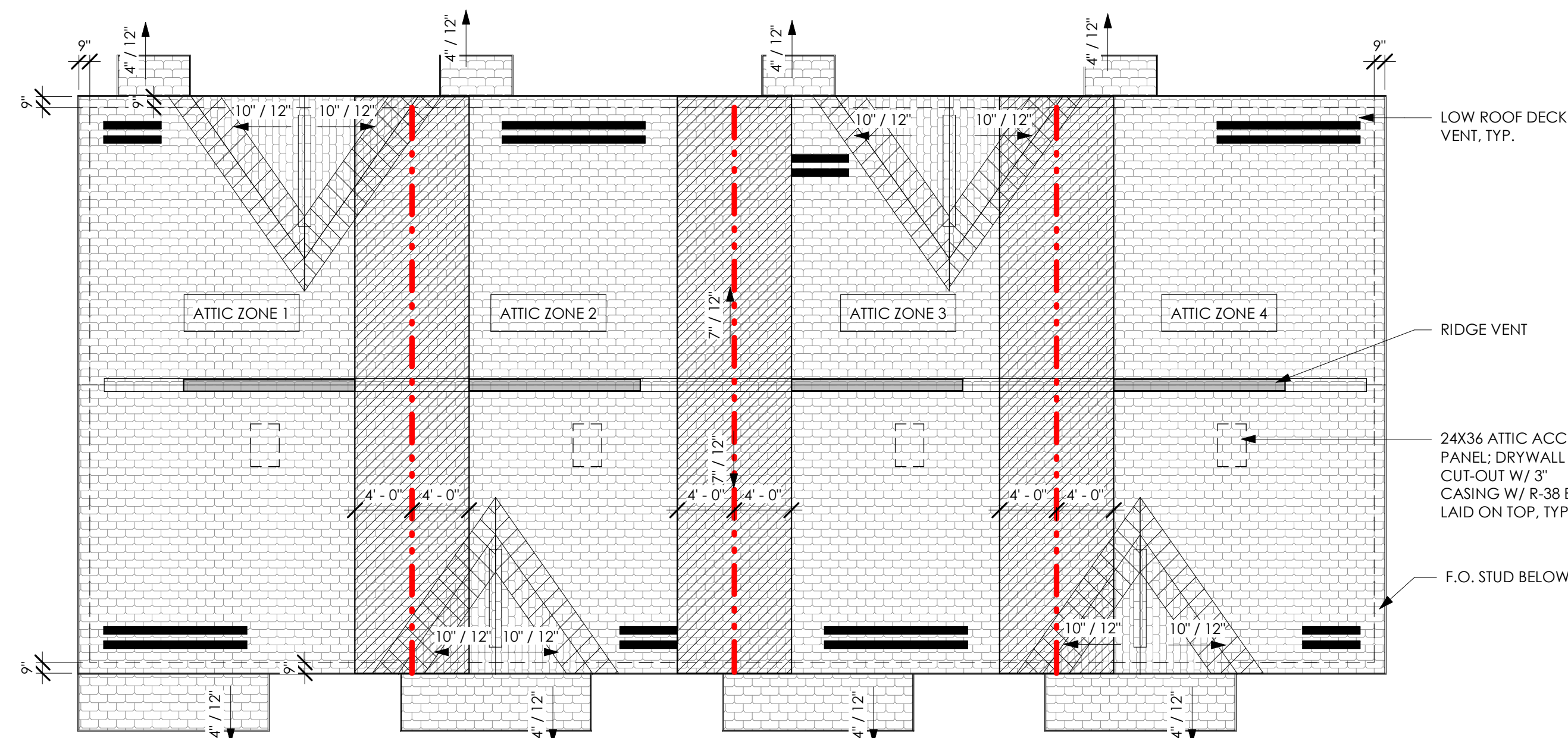
BUILDING PLAN GENERAL NOTES:

1. DO NOT SCALE OFF DRAWINGS; DIMENSIONS IN QUESTION SHALL BE CLARIFIED BY ARCHITECT.
2. ALL EXTERIOR DIMENSIONS ARE SHOWN TO THE OUTSIDE FACE OF STUD UNO.
3. ALL INTERIOR DIMENSIONS ARE SHOWN TO THE FACE OF STUD UNO.
4. ALL DOORS SHALL BE 5" OFF NEAREST CORNER OR CENTERED ON WALL UNO.
5. ALL FINISH AND COLOR SELECTIONS SHALL BE APPROVED BY OWNER AND/OR INTERIOR DESIGNER.
6. MAX THRESHOLD HEIGHT SHALL BE 1/2" TO MEET ACCESSIBILITY (INCLUDING THRESHOLD).
7. REFER TO A401 FOR TYPICAL UNIT DETAILS.
8. WHERE ENLARGED PLANS ARE INDICATED, SEE ENLARGED PLAN SHEETS FOR WALL TYPES, DIMENSIONS AND OTHER DETAIL INFORMATION IN THOSE AREAS.
9. ALL WALLS ARE DRAWN AT 45 DEGREES OR 90 DEGREES UNO. SEE G500 SERIES SHEETS FOR WALL TYPE INFORMATION.
10. REFER TO SHEET AS101 FOR ARCHITECTURAL SITE PLAN.
11. ALL INTERIOR WALLS ARE 2X4 STUDS UNO BY NOTES, WALL TYPE REFERENCE TAGS OR DIMENSIONS.
12. ALL EXTERIOR WALLS ARE 2X6 STUDS UNO BY NOTES, WALL TYPE REFERENCE TAGS OR DIMENSIONS.
13. ALL EXTERIOR WOOD STUD WALLS ARE UNRATED UNLESS NOTED ON BUILDING PLAN SHEETS.
14. ALL INTERIOR SINGLE STUD WALLS ARE UNRATED UNLESS BEARING OR NOTED OTHERWISE.
15. TENANT SEPARATION WALLS BETWEEN INDIVIDUAL UNITS ARE TO BE 1 HOUR RATED UL #U341 UNO.
16. SEE STRUCTURAL DRAWINGS FOR LOAD BEARING WALL AND SHEARWALL LOCATIONS.
17. SLOPE FLOOR 1/4" PER FOOT WHERE FLOOR DRAINS ARE INDICATED ON ARCH OR PME DRAWINGS.
18. PROVIDE 1 HOUR RATED EXTERIOR WALLS EXPOSURE FROM BOTH SIDES (**1EW3**, REFER TO G501) WHERE MINIMUM FIRE SEPARATION DISTANCE IS LESS THAN 5 FEET, COORDINATE WITH CIVIL

(B1) TH F4 - SECOND FLOOR
 1/8" = 1'-0"



① D3 TH F4 - ROOF RIDGE
1/8" = 1'-0"



ABBREVIATIONS LEGEND

1S / 2S	1 SHELF / 2 SHELVES
DW	DISHWASHER
LIN	LINEN CABINET
MW	MICROWAVE
P	PANTRY
REF	REFRIGERATOR

TH F, T1 - AREA SCHEDULE	
NAME	AREA
TH F, T1 - MARKET NET	1465 SF
TH F, T1 - PATIO	43 SF
TH F, T1 - UNHEATED	256 SF
TH F - GROSS	1764 SF

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MIDDLEBURG REAL ESTATE PARTNERS
HAMLET AT HUNTERSVILLE



SCHEMATIC DESIGN

HUNTERSVILLE, NC

REVISION SCHEDULE

#	DESCRIPTION	DATE
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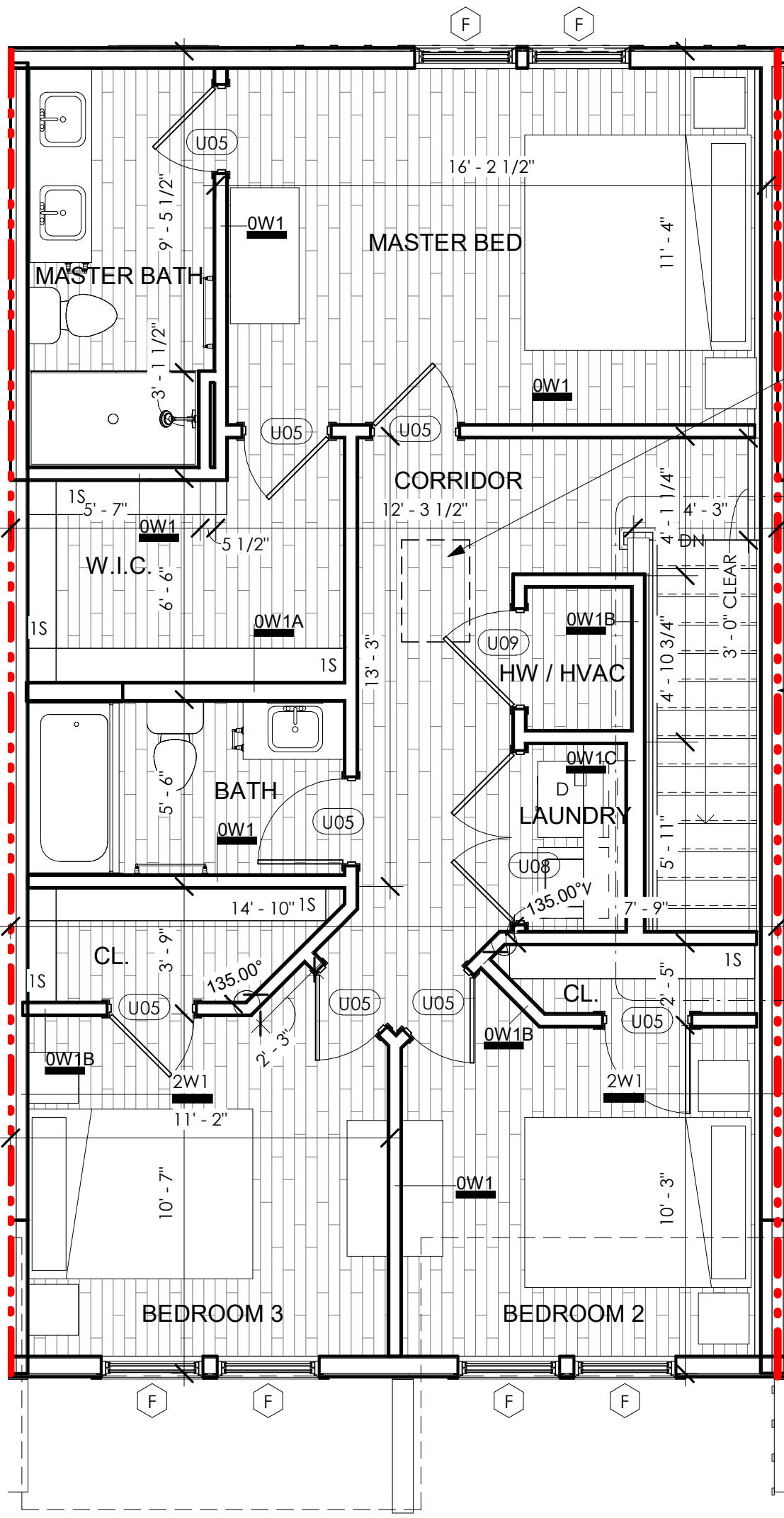
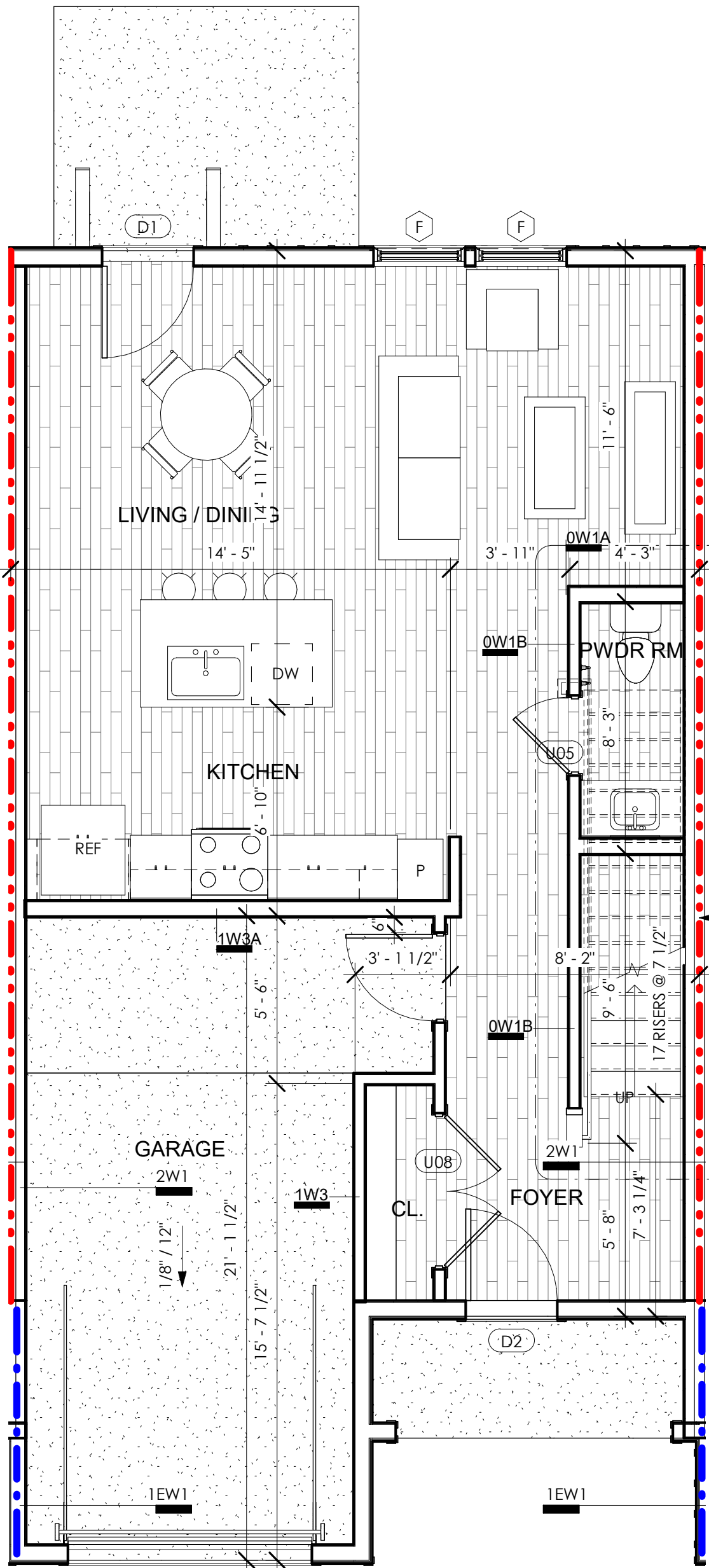
SCHEMATIC DESIGN

SGA | NW DESIGN PROJECT NUMBER:
21-177-04
DESIGNED BY: CS, RC
DRAWN BY: AC, LH, HK, KL
CHECKED BY: KK, MR
ISSUE DATE:
06/02/2022

PLANS - TOWNHOME
UNIT F

A111

SCALE: As indicated

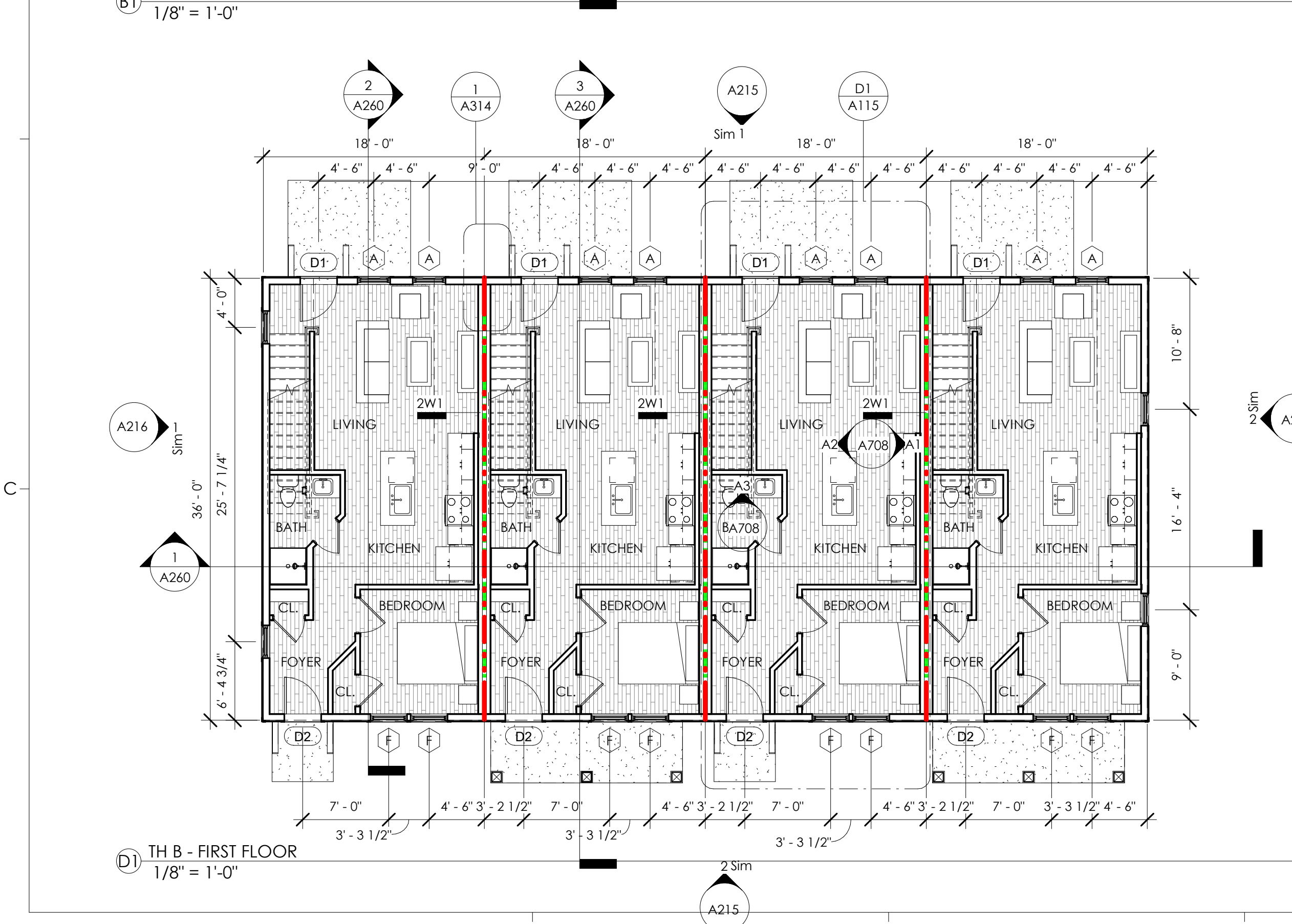
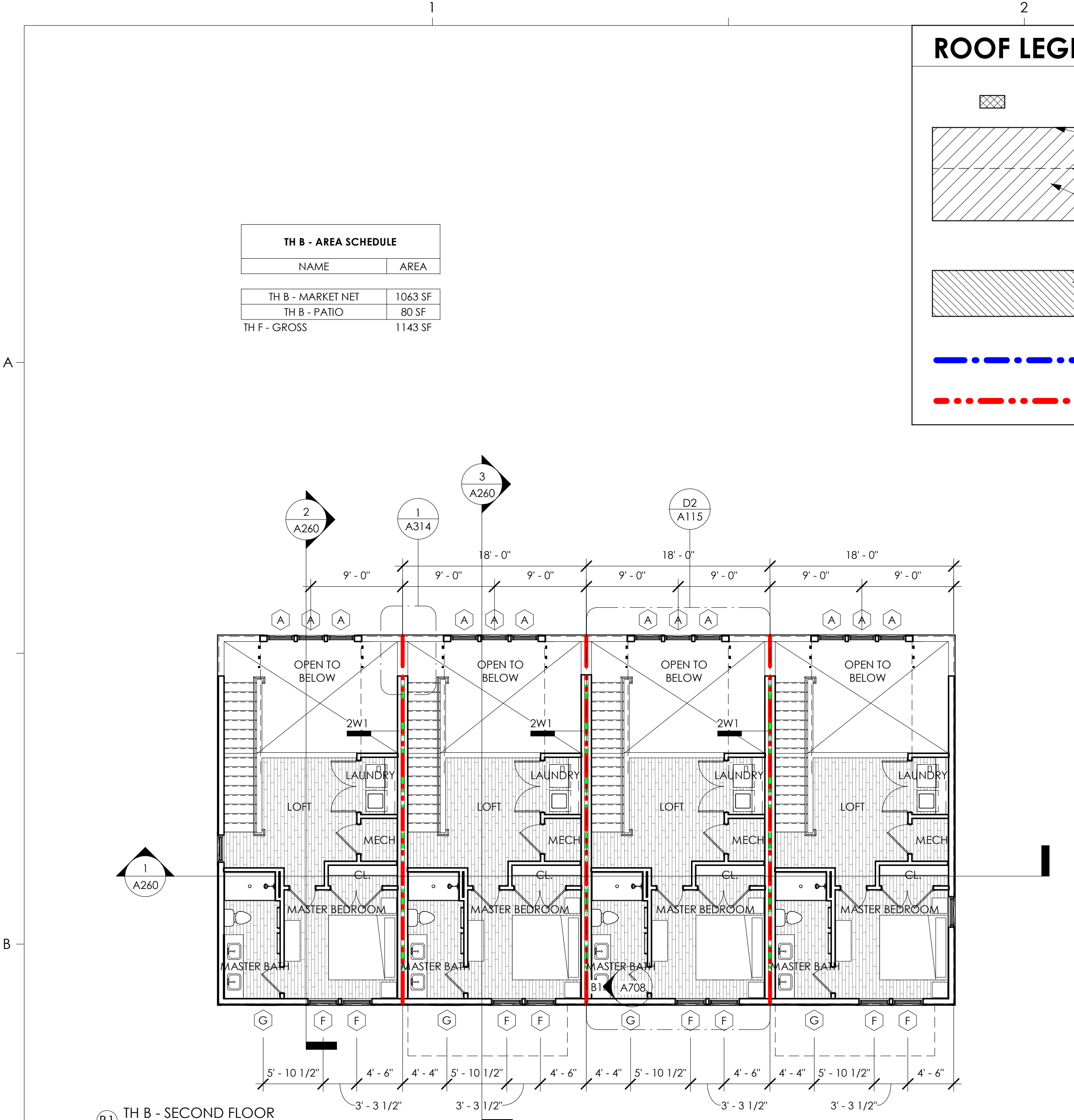


24X36 ATTIC ACCESS PANEL: DRYWALL CUT-OUT W/ 3" CASING W/ R-38 BATT LAID ON TOP, TYP.

NON-SPRINKLED COMMON WALL SHALL NOT BE LESS THAN 2 HOUR RATED FIRE WALL. EXTEND TO BOTTOM OF ROOF DECKING, TYP.

TH F, TYPE 1 - FIRST FLOOR UNIT
1/4" = 1'-0"

TH F, TYPE 1 - SECOND FLOOR UNIT
1/4" = 1'-0"



ROOF GENERAL NOTES

- ROOF SHINGLES TO BE ARCHITECTURAL ASPHALT WITH A LIFETIME WARRANTY OR EQUAL. COLOR TO BE SELECTED BY OWNER.
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- INDICATES RIDGELINE
- FLASH ALL ROOF PENETRATIONS PER MFR. REQUIREMENTS TO PROVIDE CONTINUOUS WARRANTY. PITCH PANS NOT PERMITTED
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- PROVIDE 1 HOUR RATED EXTERIOR WALLS EXPOSURE FROM BOTH SIDES (1EW3, REFER TO G501) WHERE MINIMUM FIRE SEPARATION DISTANCE IS LESS THAN 5 FEET, COORDINATE WITH CIVIL.

SGA | NW

a GF design company

8263 Ocean Highway
Pawleys Island, SC 29585
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MIDDLEBURG REAL ESTATE PARTNERS
HAMLET AT HUNTERSVILLE



SCHEMATIC DESIGN

HUNTERSVILLE, NC

REVISION SCHEDULE

#	DESCRIPTION	DATE
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SCHEMATIC DESIGN

SGA | NW DESIGN PROJECT NUMBER:

21-177-04

DESIGNED BY: CS, RC

DRAWN BY: AC, LH, HK, KL

CHECKED BY: Checker

ISSUE DATE:

06/02/2022

PLANS - TOWNHOME
B4

A114

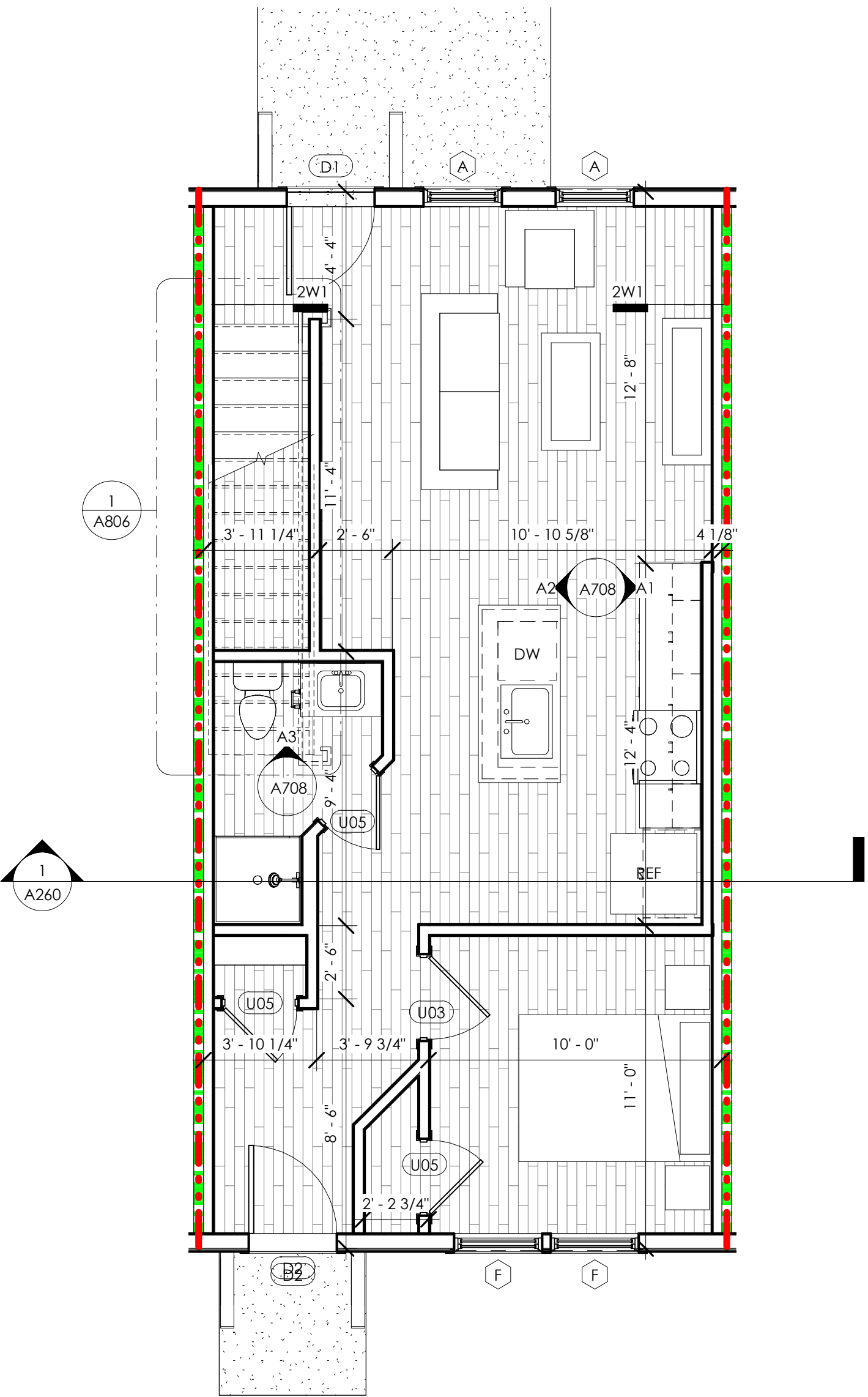
SCALE: As indicated

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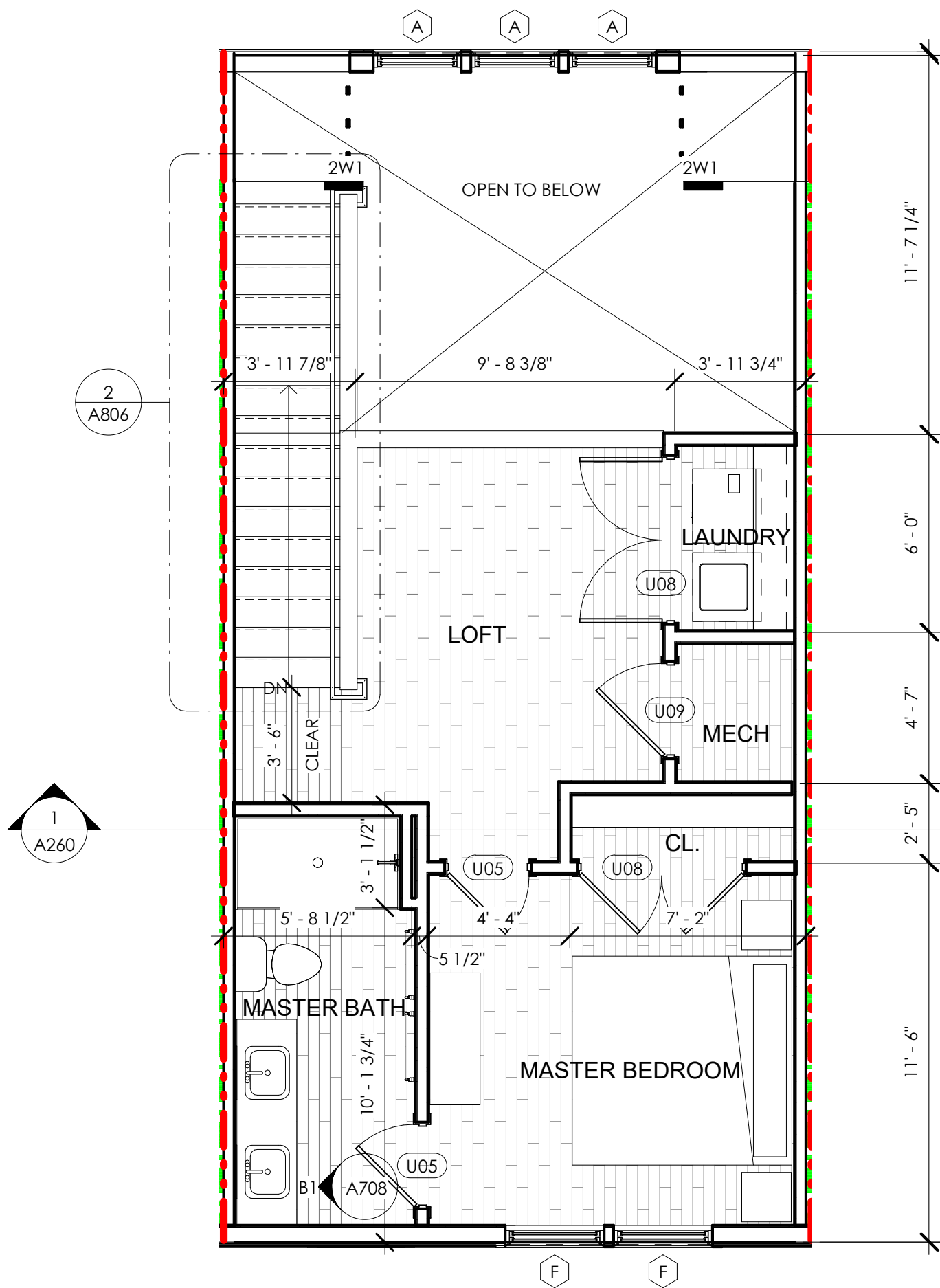
B

C

D1 TH B - FIRST FLOOR UNIT
1/4" = 1'-0"



D2 TH B - SECOND FLOOR UNIT
1/4" = 1'-0"



ABBREVIATIONS LEGEND

1S / 2S	1 SHELF / 2 SHELVES
DW	DISHWASHER
LIN	LINEN CABINET
MW	MICROWAVE
P	PANTRY
REF	REFRIGERATOR

TH B - AREA SCHEDULE	
NAME	AREA
TH B - MARKET NET	1063 SF
TH B - PATIO	80 SF
TH F - GROSS	1143 SF

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PROGRESS DRAWINGS

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MIDDLEBURG REAL ESTATE PARTNERS HAMLET AT HUNTERSVILLE



SCHEMATIC DESIGN

HUNTERSVILLE, NC

REVISION SCHEDULE

#	DESCRIPTION	DATE
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SCHEMATIC DESIGN

SGA | NW DESIGN PROJECT NUMBER:
21-177-04
DESIGNED BY: CS, RC
DRAWN BY: AC, LH, HK, KL
CHECKED BY: Checker
ISSUE DATE:
06/02/2022

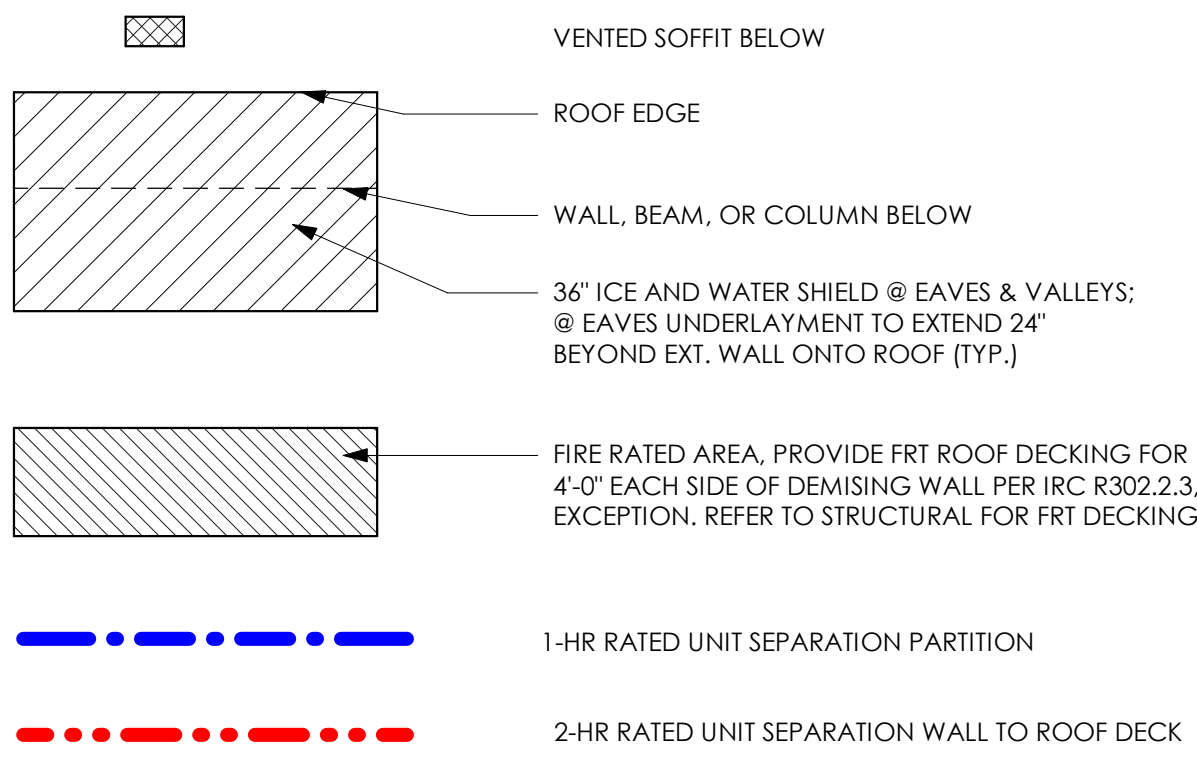
PLANS - TOWNHOME UNIT B

A115

SCALE: As indicated

TH A - AREA SCHEDULE	
NAME	AREA
TH A - MARKET NET	882 SF
TH A - PATIO	77 SF
TH F - GROSS	959 SF

ROOF LEGEND

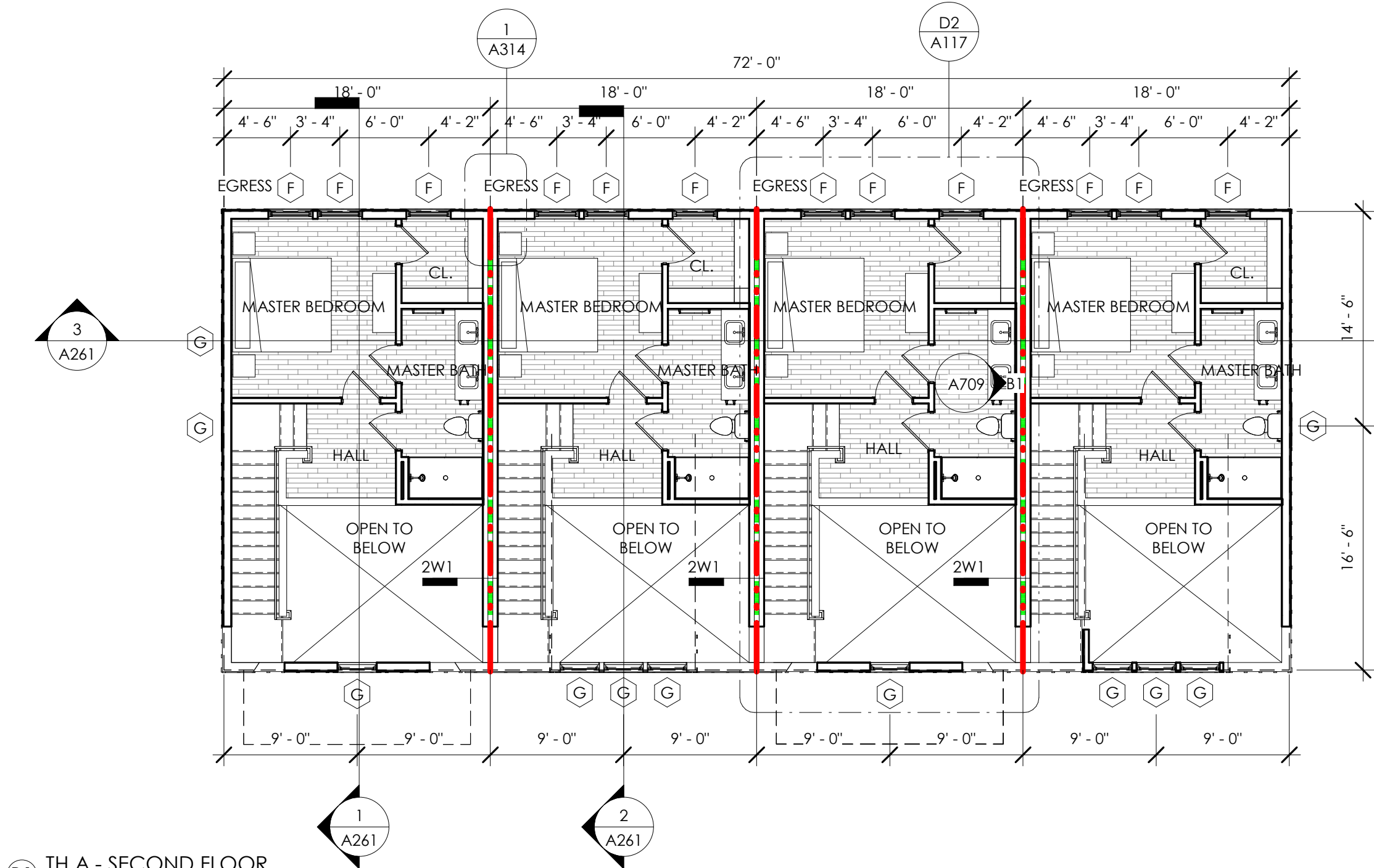


ROOF GENERAL NOTES

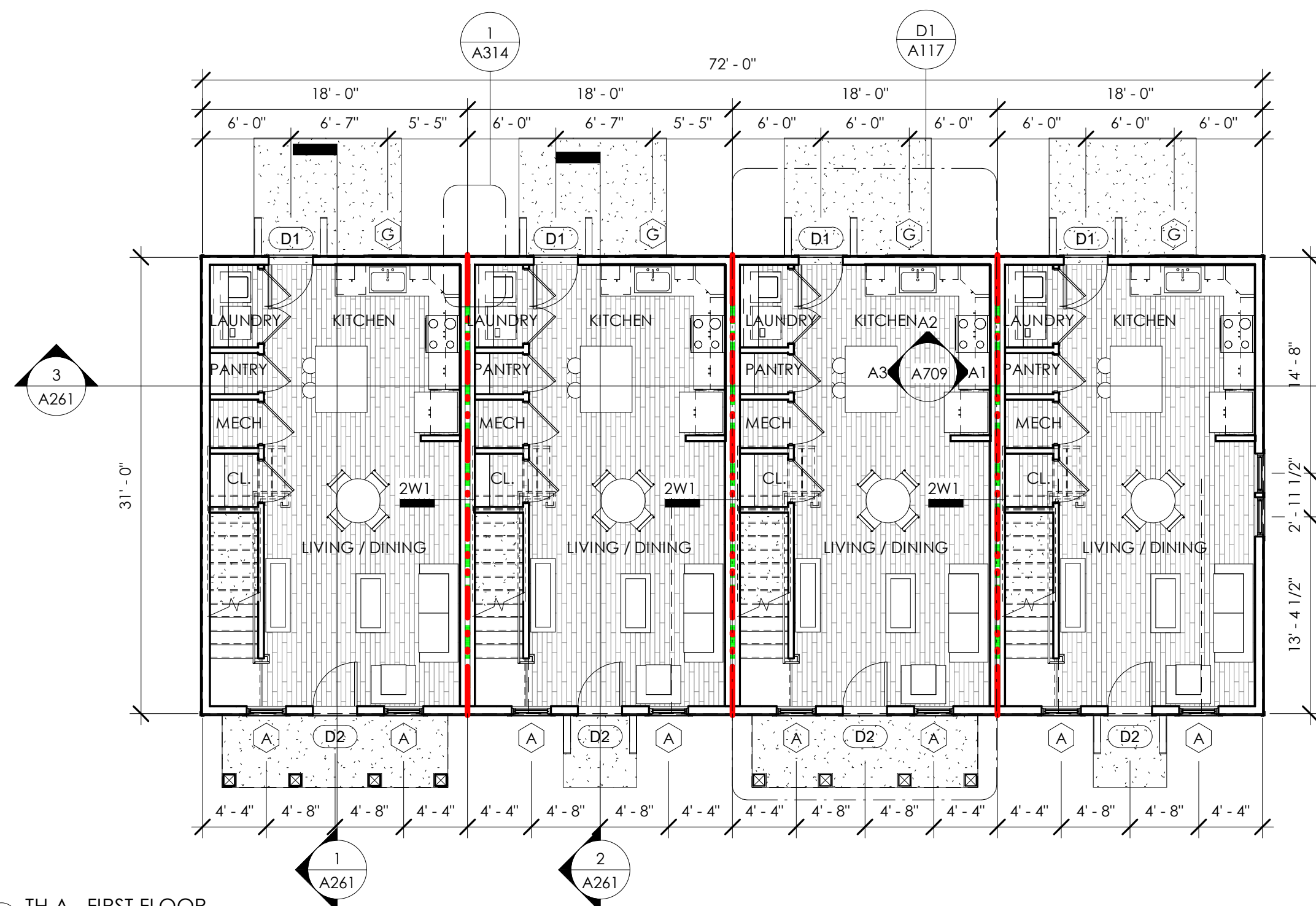
- ROOF SHINGLES TO BE ARCHITECTURAL ASPHALT WITH A LIFETIME WARRANTY OR EQUAL. COLOR TO BE SELECTED BY OWNER.
- VALLEYS TO BE PROVIDED WITH 36" STRIP OF 60 MIL, SELF-ADHERING MEMBRANE FLASHING CENTERED IN THE VALLEYS INSTALLED DIRECTLY OVER THE SHEATHING.
- ROOF UNDERLAYMENT TO BE 30# ASPHALT IMPREGNATED FELT. ROOF UNDERLAYMENT AT ROOFS WITH LESS THAN 4:12 SLOPE TO BE 40MIL, SELF-ADHERING, SELF-HEALING RUBBERIZED UNDERLAYMENT.
- ROOF UNDERLAYMENT TO BE TERMINATED 6" VERTICALLY ONTO THE BASE OF ANY ADJACENT WALL ASSEMBLY, PRIOR TO THE INSTALLATION OF THE METAL 'L' OR STEP FLASHING.
- ROOF UNDERLAYMENT TO BE INSTALLED OVER THE EAVE DRIP EDGE AND BELOW THE EDGE FLASHING AT THE RAKES AS DETAILED ELSEWHERE.
- KICK-OUT/DIVERTER FLASHINGS TO BE INSTALLED AT ANY LOCATION WHERE THE EAVE OF THE ROOF ASSEMBLY TERMINATES INTO AN ADJACENT WALL. THE KICK-OUT FLASHING IS NECESSARY TO DIVERT WATER AWAY FROM THE EXTERIOR WALL FINISHES AND OR STAINING OF THE EXTERIOR WALL.
- ROOF DECKING TO BE NAILED TO ROOF TRUSSES. SEE STRUCTURAL DRAWINGS FOR NAILING LOCATIONS.
- ROOFING / GENERAL CONTRACTOR TO PROVIDE ATTIC SPACE VENTILATION WITH RIDGE VENTS, OFF-RIDGE VENTS, AND CONTINUOUS VENT IN SOFFIT IN ACCORDANCE WITH LOCAL CODES AND JURISDICTIONS.
- PROVIDE GABLE END TRUSSES AT ALL GABLE END CONDITIONS.
- FLASH ALL ROOF AND WALL INTERSECTIONS WITH METAL FLASHING. FACTORY FINISHED.
- PROVIDE SCREENING AT ALL ROOF OPENINGS INTO THE ATTIC SPACE. OPENINGS IN SCREEN SHALL NOT EXCEED 1/4".
- OMISSIONS OF ANY ACCESSORY FROM THE ROOF PLAN SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITIES FOR SUCH ITEMS.
- INDICATES ROOF SLOPE DIRECTION
- INDICATES RIDGELINE
- FLASH ALL ROOF-PENETRATIONS PER MFR. REQUIREMENTS TO PROVIDE CONTINUOUS WARRANTY. PITCH PANS NOT PERMITTED
- REFER TO STRUCTURAL DRAWINGS / ROOF TRUSS DRAWINGS FOR TRUSS PROFILES.

BUILDING PLAN GENERAL NOTES:

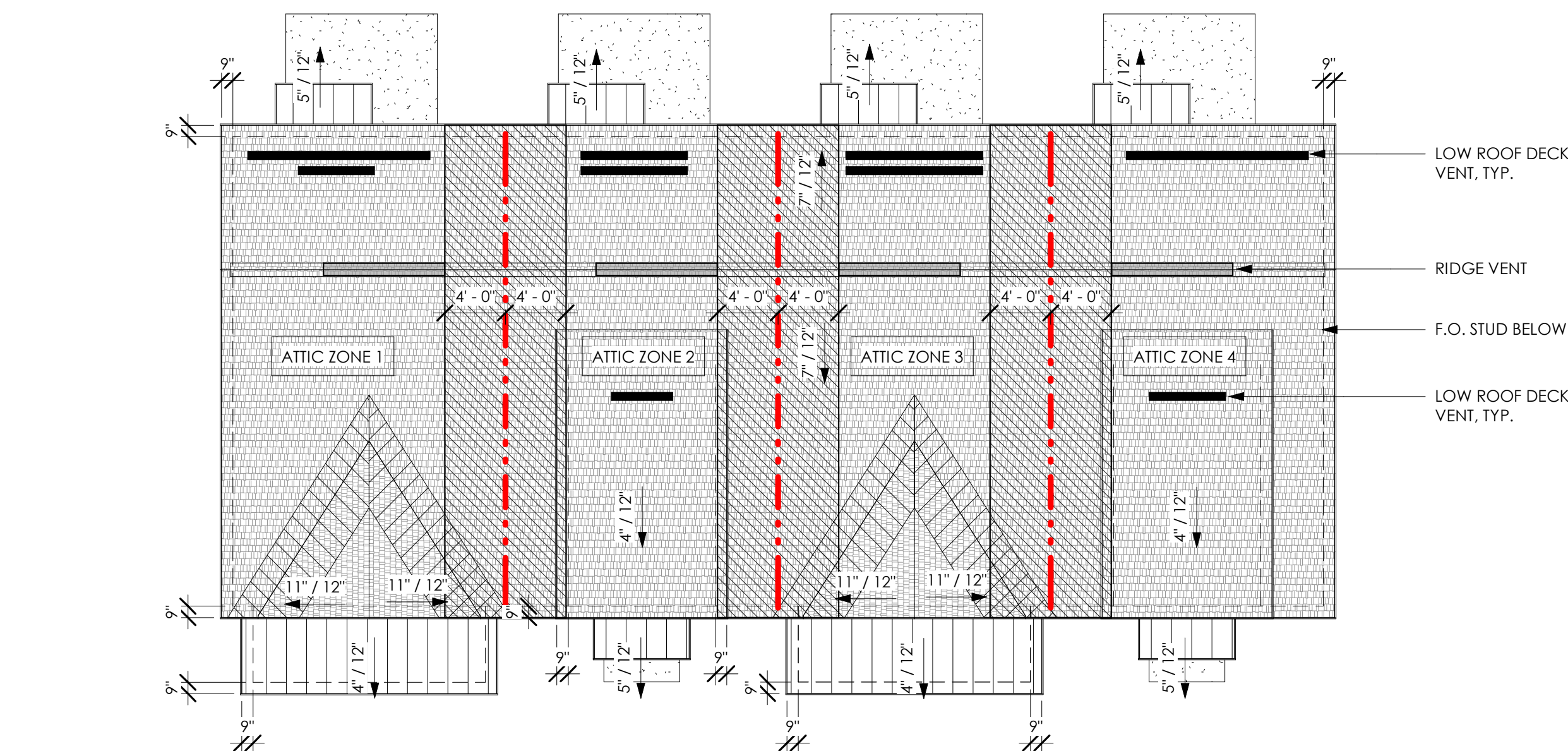
- DO NOT SCALE OFF DRAWINGS; DIMENSIONS IN QUESTION SHALL BE CLARIFIED BY ARCHITECT.
- ALL EXTERIOR DIMENSIONS ARE SHOWN TO THE OUTSIDE FACE OF STUD UNO.
- ALL INTERIOR DIMENSIONS ARE SHOWN TO THE FACE OF STUD UNO.
- ALL DOORS SHALL BE 5" OFF NEAREST CORNER OR CENTERED ON WALL UNO.
- ALL FINISH AND COLOR SELECTIONS SHALL BE APPROVED BY OWNER AND/OR INTERIOR DESIGNER.
- MAX THRESHOLD HEIGHT SHALL BE 1/2" TO MEET ACCESSIBILITY (INCLUDING THRESHOLD).
- REFER TO A401 FOR TYPICAL UNIT DETAILS.
- WHERE ENLARGED PLANS ARE INDICATED, SEE ENLARGED PLAN SHEETS FOR WALL TYPES, DIMENSIONS AND OTHER DETAIL INFORMATION IN THOSE AREAS.
- ALL WALLS ARE DRAWN AT 45 DEGREES OR 90 DEGREES UNO. SEE G500 SERIES SHEETS FOR WALL TYPE INFORMATION.
- REFER TO SHEET A5101 FOR ARCHITECTURAL SITE PLAN.
- ALL INTERIOR WALLS ARE 2X4 STUDS UNO BY NOTES, WALL TYPE REFERENCE TAGS OR DIMENSIONS.
- ALL EXTERIOR WALLS ARE 2X6 STUDS UNO BY NOTES, WALL TYPE REFERENCE TAGS OR DIMENSIONS.
- ALL EXTERIOR WOOD STUD WALLS ARE UNRATED UNLESS NOTED ON BUILDING PLAN SHEETS.
- ALL INTERIOR SINGLE STUD WALLS ARE UNRATED UNLESS BEARING OR NOTED OTHERWISE.
- TENANT SEPARATION WALLS BETWEEN INDIVIDUAL UNITS ARE TO BE 1 HOUR RATED UL #U341 UNO.
- SEE STRUCTURAL DRAWINGS FOR LOAD BEARING WALL AND SHEARWALL LOCATIONS.
- SLOPE FLOOR 1/4" PER FOOT WHERE FLOOR DRAINS ARE INDICATED ON ARCH OR PME DRAWINGS.
- PROVIDE 1 HOUR RATED EXTERIOR WALLS EXPOSURE FROM BOTH SIDES (1EW3, REFER TO G501) WHERE MINIMUM FIRE SEPARATION DISTANCE IS LESS THAN 5 FEET, COORDINATE WITH CIVIL.



B) TH A - SECOND FLOOR
1/8" = 1'-0"



D) TH A - FIRST FLOOR
1/8" = 1'-0"



D3 TH A - ROOF RIDGE
1/8" = 1'-0"

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PROGRESS DRAWINGS

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MIDDLEBURG REAL ESTATE PARTNERS
HAMLET AT HUNTERSVILLE



SCHEMATIC DESIGN

HUNTERSVILLE, NC

REVISION SCHEDULE

#	DESCRIPTION	DATE
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SCHEMATIC DESIGN

SGA | NW DESIGN PROJECT NUMBER: 21-177-04
DESIGNED BY: CS, RC
DRAWN BY: AC, LH, HK, KL
CHECKED BY: Checker
ISSUE DATE: 06/02/2022

PLANS - TOWNHOME
A4

A116

SCALE: As indicated

A

B

C

ABBREVIATIONS LEGEND

1S / 2S	1 SHELF / 2 SHELVES
DW	DISHWASHER
LIN	LINEN CABINET
MW	MICROWAVE
P	PANTRY
REF	REFRIGERATOR

TH A - AREA SCHEDULE	
NAME	AREA
TH A - MARKET NET	882 SF
TH A - PATIO	77 SF
TH F - GROSS	959 SF

BUILDING PLAN GENERAL NOTES:

- DO NOT SCALE OFF DRAWINGS; DIMENSIONS IN QUESTION SHALL BE CLARIFIED BY ARCHITECT.
- ALL EXTERIOR DIMENSIONS ARE SHOWN TO THE OUTSIDE FACE OF STUD UNO.
- ALL INTERIOR DIMENSIONS ARE SHOWN TO THE FACE OF STUD UNO.
- ALL DOORS SHALL BE 5" OFF NEAREST CORNER OR CENTERED ON WALL UNO.
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- ALL WALLS ARE DRAWN AT 45 DEGREES OR 90 DEGREES UNO. SEE G500 SERIES SHEETS FOR WALL TYPE INFORMATION.
- REFER TO SHEET AS101 FOR ARCHITECTURAL SITE PLAN.
- ALL INTERIOR WALLS ARE 2X4 STUDS UNO BY NOTES, WALL TYPE REFERENCE TAGS OR DIMENSIONS.
- ALL EXTERIOR WALLS ARE 2X6 STUDS UNO BY NOTES, WALL TYPE REFERENCE TAGS OR DIMENSIONS.
- ALL EXTERIOR WOOD STUD WALLS ARE UNRATED UNLESS NOTED ON BUILDING PLAN SHEETS.
- ALL INTERIOR SINGLE STUD WALLS ARE UNRATED UNLESS BEARING OR NOTED OTHERWISE.
- TENANT SEPARATION WALLS BETWEEN INDIVIDUAL UNITS ARE TO BE 1 HOUR RATED UL #U341 UNO.
- SEE STRUCTURAL DRAWINGS FOR LOAD BEARING WALL AND SHEARWALL LOCATIONS.
- SLOPE FLOOR 1/4" PER FOOT WHERE FLOOR DRAINS ARE INDICATED ON ARCH OR PME DRAWINGS.
- PROVIDE 1 HOUR RATED EXTERIOR WALLS EXPOSURE FROM BOTH SIDES (1EW3, REFER TO G501) WHERE MINIMUM FIRE SEPARATION DISTANCE IS LESS THAN 5 FEET, COORDINATE WITH CIVIL.

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MIDDLEBURG REAL ESTATE PARTNERS
HAMLET AT HUNTERSVILLE



SCHEMATIC DESIGN

HUNTERSVILLE, NC

REVISION SCHEDULE

#	DESCRIPTION	DATE
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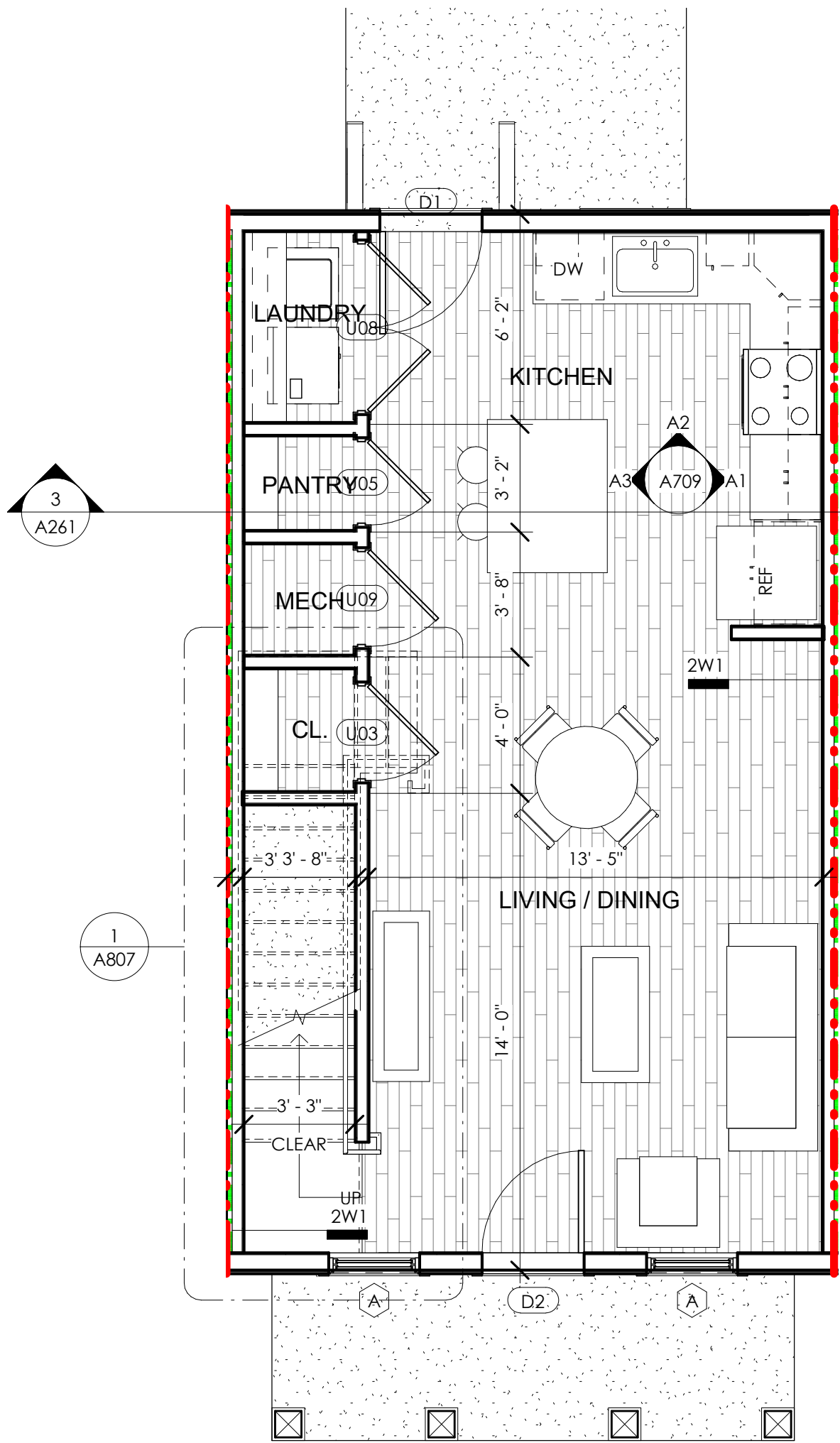
SCHEMATIC DESIGN

SGA | NW DESIGN PROJECT NUMBER: 21-177-04
DESIGNED BY: CS, RC
DRAWN BY: AC, LH, HK, KL
CHECKED BY: Checker
ISSUE DATE: 06/02/2022

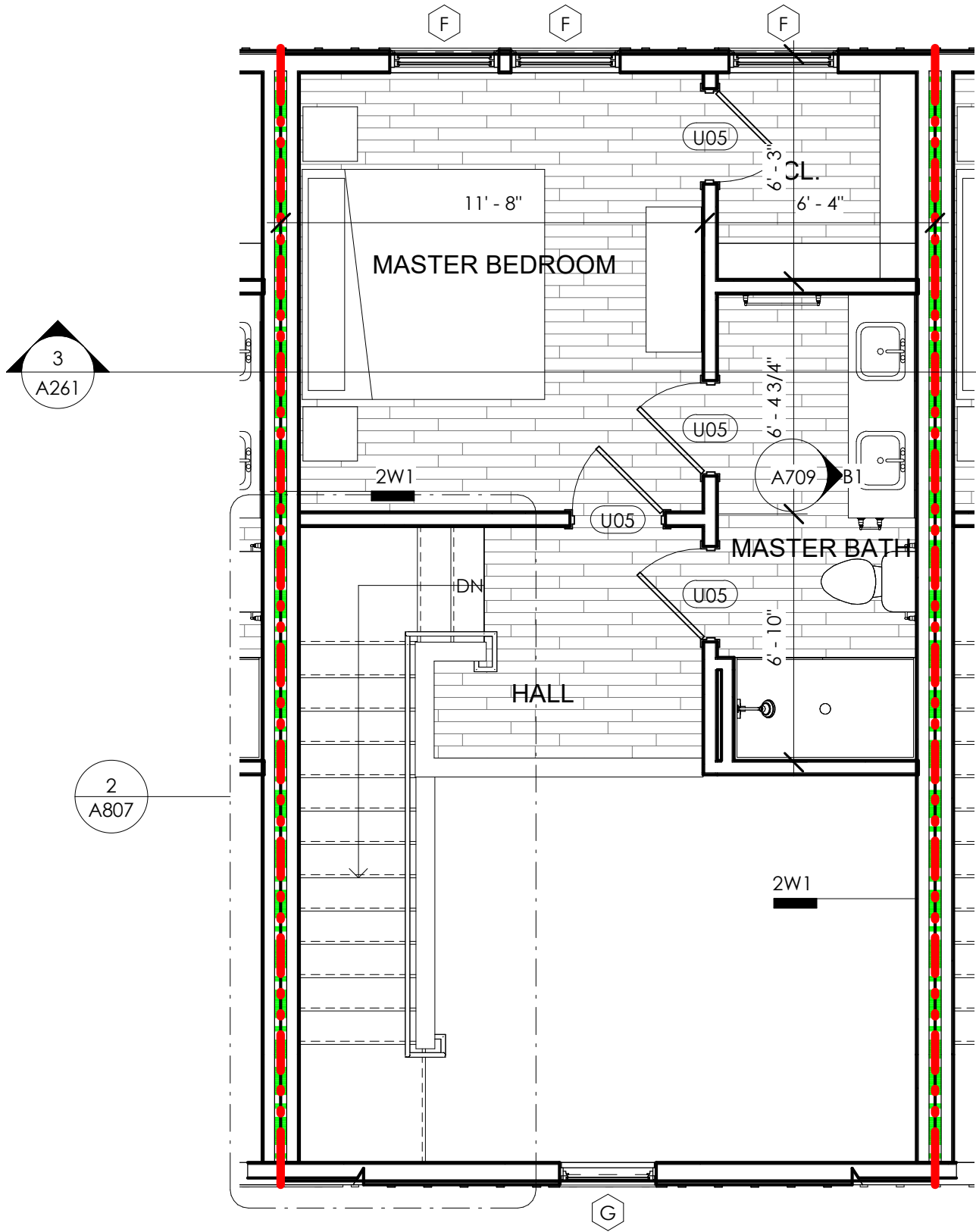
PLANS - TOWNHOME UNIT A

A117

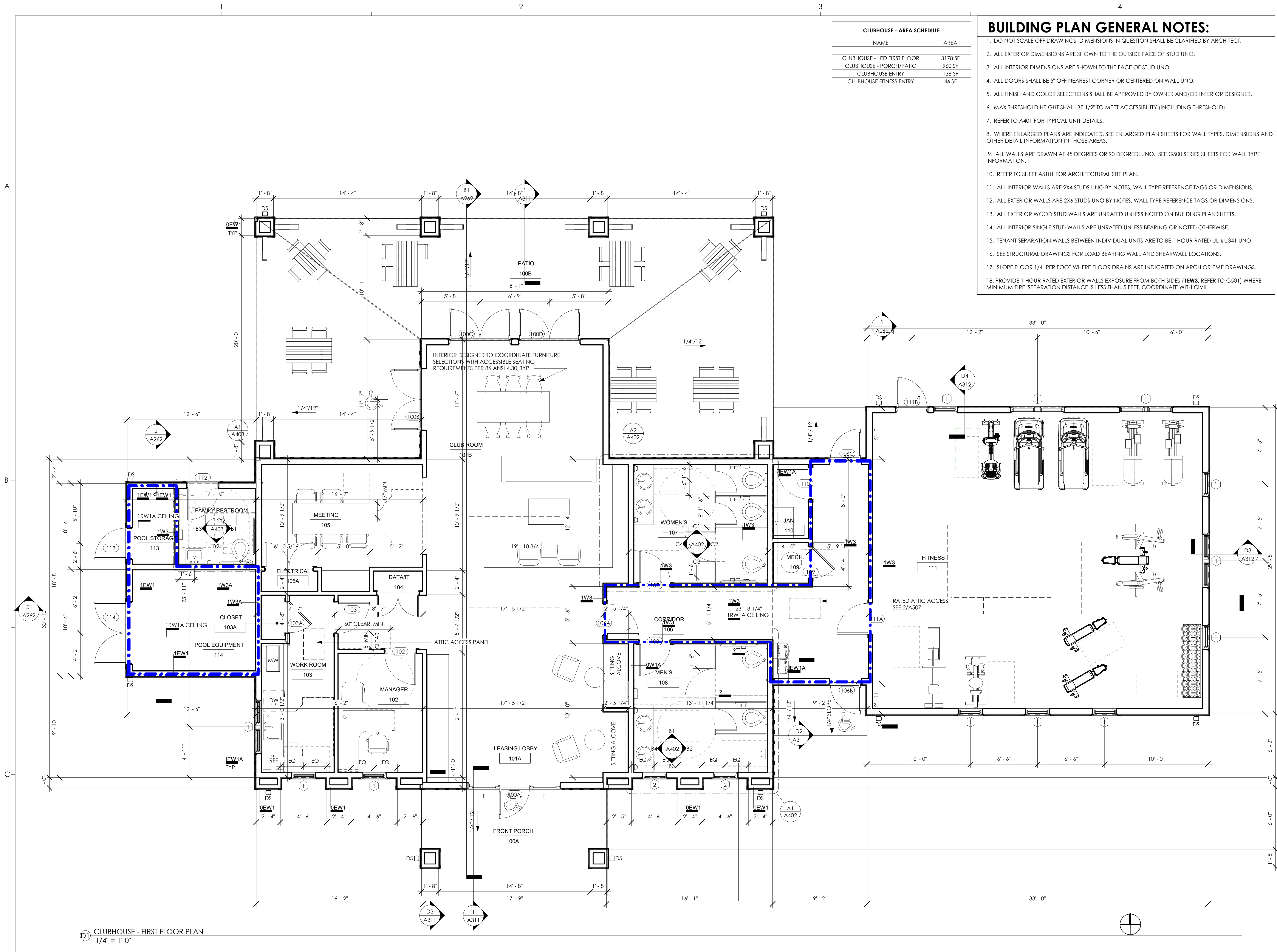
SCALE: As indicated



D1 TH A - FIRST FLOOR UNIT
1/4" = 1'-0"



D2 TH A - SECOND FLOOR UNIT
1/4" = 1'-0"



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MIDDLEBURG REAL ESTATE PARTNERS
HAMLET AT HUNTERSVILLE



SCHEMATIC DESIGN

HUNTERSVILLE, NC

REVISION SCHEDULE

#	DESCRIPTION	DATE
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SCHEMATIC DESIGN

SGA | NW DESIGN PROJECT NUMBER:
21-177-04
DESIGNED BY: CS, RC
DRAWN BY: AC, LH, HK, KL
CHECKED BY: KK, MR
ISSUE DATE:
06/02/2022

PLANS - CLUBHOUSE

A120

SCALE: As indicated

6/6/2022 8:46:19 AM

ATTIC CALCULATIONS- CLUBHOUSE:

CALCULATIONS PER 2015 IBC SECTION 1203.2

ATTIC ZONE 1 - 2,169 SQ.FT.

2,169SF x 144 = 312,336 SQ. IN./300 = **1,041 SQ. IN. REQUIRED**
(MIN. UPPER VENTILATION 40% $\times$ 1041= 416.4 SI)
(MAX. UPPER VENTILATION 50% $\times$ 1041= 520.5 SI)

VENTILATION AT MIN. 3'-0" ABOVE EAVE

TAMCO ROLL RIDGE VENTS = 29 LF $\times$ 18 S/LF = 504 SQ. IN.
TAMCO OFF RIDGE VENT = 0 LF $\times$ 35 S/LF = 0 SQ. IN.
TOTAL UPPER VENTILATION PROVIDED: = 504 SQ. IN.

LOWER VENTILATION

CONT. SOFFIT VENT = 235 LF $\times$ 9 S/LF = 2115 SQ. IN.
TOTAL LOWER VENTILATION PROVIDED: = 2115 SQ. IN.

TOTAL ZONE 1 ATTIC VENTILATION PROVIDED: = 2,619 SQ. IN.

ATTIC ZONE 2 - 2,212 SQ.FT.

2,212 SF $\times$ 144 = 318,528 SQ. IN./300 = **1061.8 SQ. IN. REQUIRED**
(MIN. UPPER VENTILATION 40% $\times$ 1437.6= 424.7 SI)
(MAX. UPPER VENTILATION 50% $\times$ 1437.6= 530.9 SI)

VENTILATION AT MIN. 3'-0" ABOVE EAVE

TAMCO ROLL RIDGE VENTS = 29 LF $\times$ 18 S/LF = 522 SQ. IN.
TAMCO OFF RIDGE VENT = 0 LF $\times$ 35 S/LF = 0 SQ. IN.
TOTAL UPPER VENTILATION PROVIDED: = 522 SQ. IN.

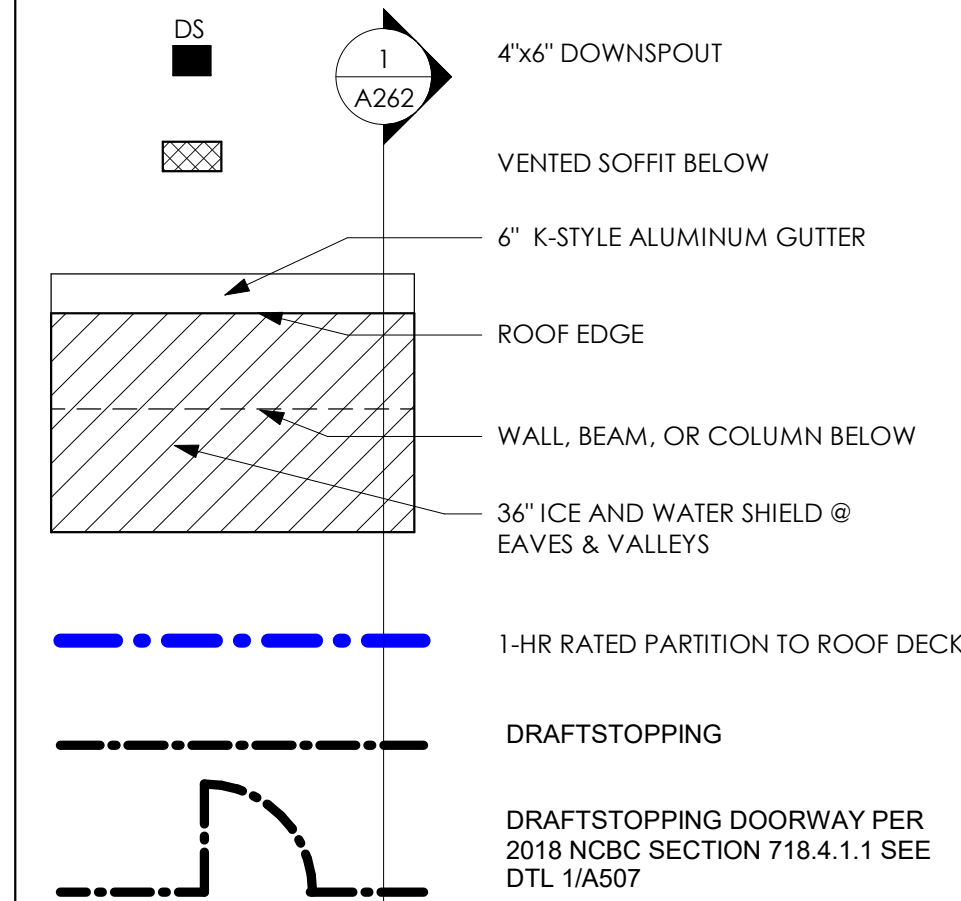
LOWER VENTILATION

CONT. SOFFIT VENT = 145 LF $\times$ 9 S/LF = 1305 SQ. IN.
TOTAL LOWER VENTILATION PROVIDED: = 1305 SQ. IN.

TOTAL ZONE 2 ATTIC VENTILATION PROVIDED: = 1,827 SQ. IN.

STANDING SEAM METAL ROOFS TO
RECEIVE HIGH-TEMP ICE & WATER
SHIELD ON BUILDING FELT PER
ROOFING MANF. REQUIREMENTS,
TYPICAL

ROOF LEGEND



ROOF GENERAL NOTES

1. ROOF SHINGLES TO BE GAF TIMBERLINE HIGH DEFINITION DIMENSIONAL LIFETIME OR EQUAL. COLOR TO BE SELECTED BY OWNER.
2. VALLEYS TO BE PROVIDED WITH 36" STRIP OF 40 MIL MIN. SELF-ADHERING MEMBRANE FLASHING CENTERED IN THE VALLEYS INSTALLED DIRECTLY OVER THE SHEATHING.
3. ROOF UNDERLAYMENT TO BE 30# ASPHALT IMPREGNATED FELT AT ASPHALT SHINGLE ROOFING, ROOF UNDERLAYMENT TO BE 40 MIL MIN. SELF ADHERING HIGH TEMP MEMBRANE AT METAL ROOFING.
4. ROOF UNDERLAYMENT TO BE TERMINATED 8" VERTICALLY ONTO THE BASE OF ANY ADJACENT WALL ASSEMBLY, PRIOR TO THE INSTALLATION OF THE METAL 'L' OR STEP FLASHING.
5. ROOF UNDERLAYMENT TO BE INSTALLED OVER THE EAVE DRIP EDGE AND BELOW THE EDGE FLASHING AT THE RAKES.
6. KICK-OUT/DIVERTER FLASHINGS TO BE INSTALLED AT ANY LOCATION WHERE THE EAVE OF THE ROOF ASSEMBLY TERMINATES INTO AN ADJACENT WALL. THE KICK-OUT FLASHING IS NECESSARY TO DIVERT WATER AWAY FROM THE EXTERIOR WALL FINISHES AND OR STAINING OF THE EXTERIOR WALL.
7. ROOF DECKING TO BE NAILED TO ROOF TRUSSES. SEE STRUCTURAL DRAWINGS FOR NAILING LOCATIONS.
8. ROOFING CONTRACTOR TO PROVIDE ATTIC SPACE VENTILATION WITH RIDGE VENTS, OFF-RIDGE VENTS, AND CONTINUOUS VENT IN SOFFIT IN ACCORDANCE WITH LOCAL CODES AND JURISDICTIONS.
9. PROVIDE GABLE END TRUSSES AT ALL GABLE END CONDITIONS.
10. FLASH ALL ROOF AND WALL INTERSECTIONS WITH METAL FLASHING, FACTORY FINISHED.
11. FOR GUTTERS AND DOWNSPOUTS, REFER TO LEGEND FOR DISCHARGE INTO STORM SEWER WITH PIPE UNDERGROUND.
12. PROVIDE SCREENING AT ALL ROOF OPENINGS INTO THE ATTIC SPACE. OPENINGS IN SCREEN SHALL NOT EXCEED 1/4".
13. DOWNSPOUTS SHALL BE PREFINISHED 3"x4" ALUMINUM PIPE WITH BELL FITTINGS.
14. OMISSIONS OF ANY ACCESSORY FROM THE ROOF PLAN SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITIES FOR SUCH ITEMS.
15. INDICATES ROOF SLOPE DIRECTION
16. REFER TO STRUCTURAL DRAWINGS / ROOF TRUSS DRAWINGS FOR TRUSS PROFILES.
17. ROOF CRICKET SLOPES TO BE MIN. 1/2" PER FOOT.
18. ALL GUTTERS TO BE 6" WIDE U.N.O.

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MIDDLEBURG REAL ESTATE PARTNERS
HAMLET AT HUNTERSVILLE



SCHEMATIC DESIGN

HUNTERSVILLE, NC

REVISION SCHEDULE

#	DESCRIPTION	DATE
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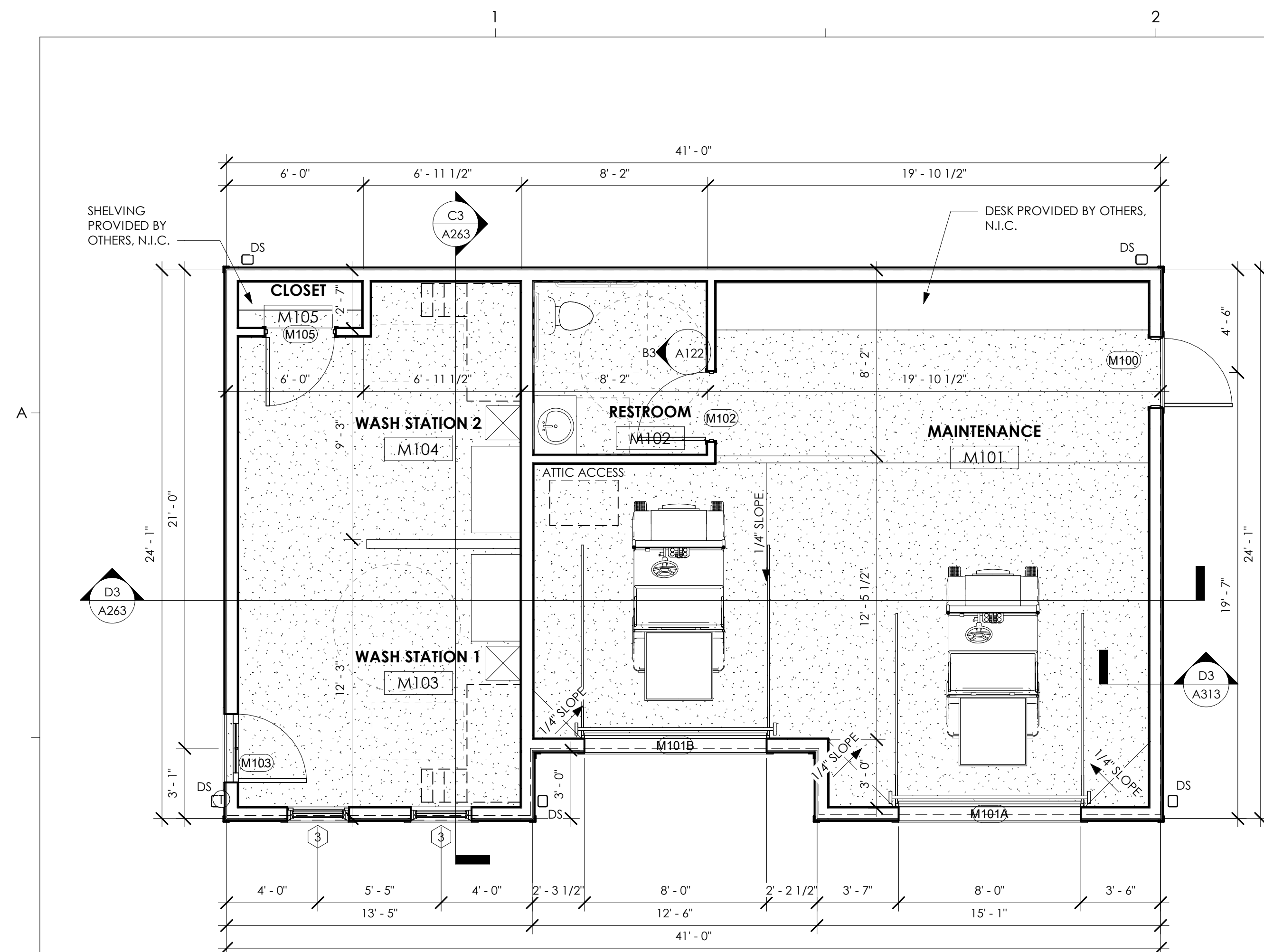
SCHEMATIC DESIGN

SGA | NW DESIGN PROJECT NUMBER:
21-177-04
DESIGNED BY: CS, RC
DRAWN BY: AC, LH, HK, KL
CHECKED BY: KK, MR
ISSUE DATE:
06/02/2022

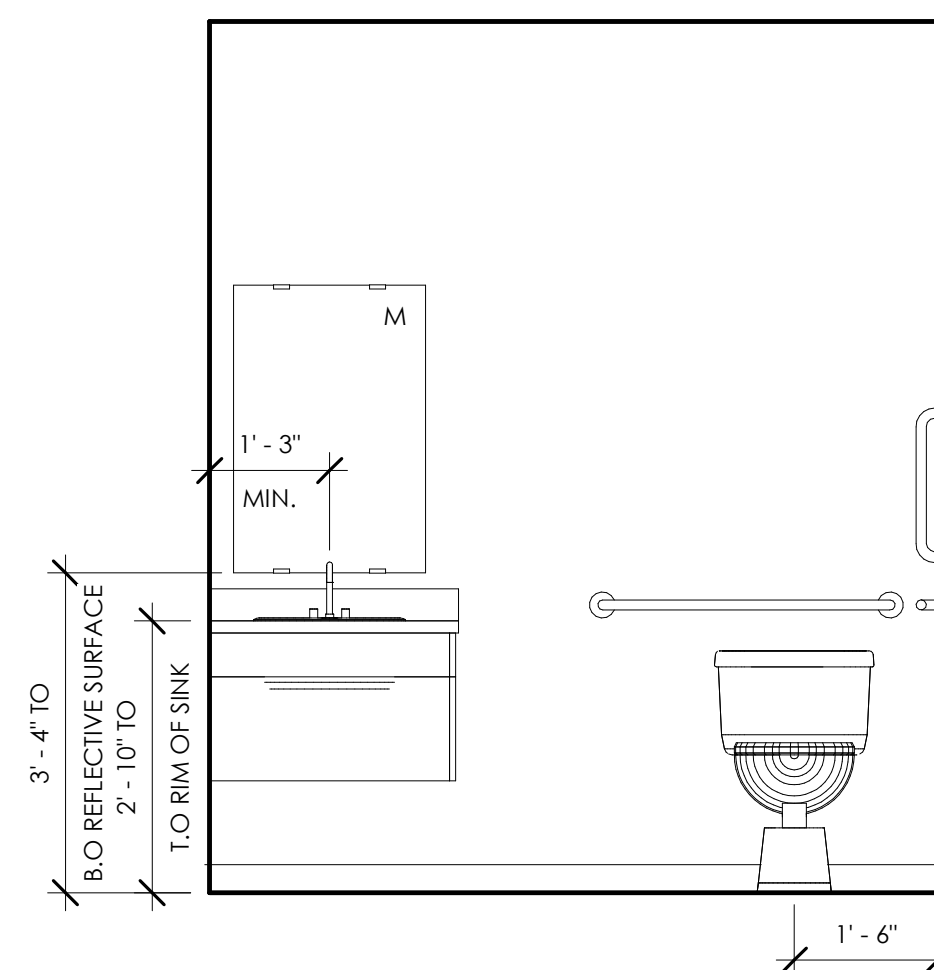
ROOF PLAN - CLUBHOUSE

A121

SCALE: As indicated



D3 MAINTENANCE - FIRST FLOOR PLAN
1/4" = 1'-0"



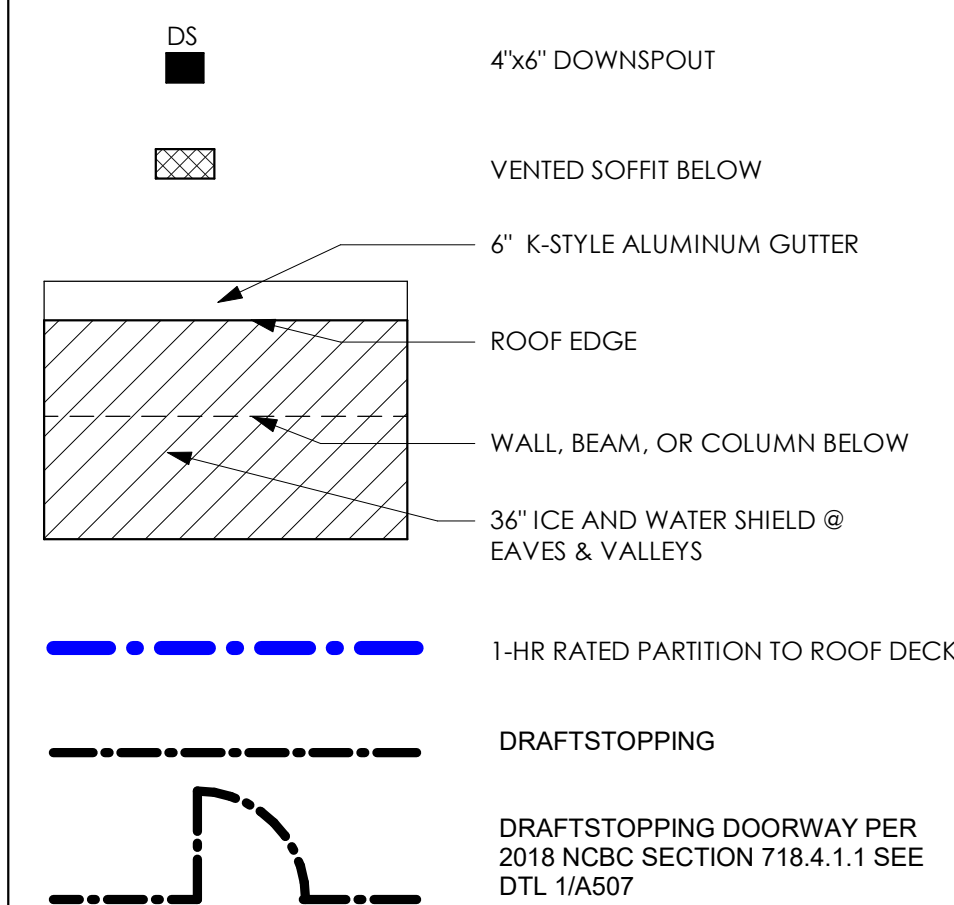
ⓑ3 MAINTENANCE - RESTROOM ELEVATION
1/2" = 1'-0"

MAINTENANCE - AREA SCHEDULE	
NAME	AREA
MB - SHOP	592 SF
MB - PET WASH	362 SF

BUILDING PLAN GENERAL NOTES:

1. DO NOT SCALE OFF DRAWINGS; DIMENSIONS IN QUESTION SHALL BE CLARIFIED BY ARCHITECT.
2. ALL EXTERIOR DIMENSIONS ARE SHOWN TO THE OUTSIDE FACE OF STUD UNO.
3. ALL INTERIOR DIMENSIONS ARE SHOWN TO THE FACE OF STUD UNO.
4. ALL DOORS SHALL BE 5' OFF NEAREST CORNER OR CENTERED ON WALL UNO.
5. ALL FINISH AND COLOR SELECTIONS SHALL BE APPROVED BY OWNER AND/OR INTERIOR DESIGNER.
6. MAX THRESHOLD HEIGHT SHALL BE 1/2" TO MEET ACCESSIBILITY (INCLUDING THRESHOLD).
7. REFER TO A401 FOR TYPICAL UNIT DETAILS.
8. WHERE ENLARGED PLANS ARE INDICATED, SEE ENLARGED PLAN SHEETS FOR WALL TYPES, DIMENSIONS AND OTHER DETAIL INFORMATION IN THOSE AREAS.
9. ALL WALLS ARE DRAWN AT 45 DEGREES OR 90 DEGREES UNO. SEE G500 SERIES SHEETS FOR WALL TYPE INFORMATION.
10. REFER TO SHEET AS101 FOR ARCHITECTURAL SITE PLAN.
11. ALL INTERIOR WALLS ARE 2X4 STUDS UNO BY NOTES, WALL TYPE REFERENCE TAGS OR DIMENSIONS.
12. ALL EXTERIOR WALLS ARE 2X6 STUDS UNO BY NOTES, WALL TYPE REFERENCE TAGS OR DIMENSIONS.
13. ALL EXTERIOR WOOD STUD WALLS ARE UNRATED UNLESS NOTED ON BUILDING PLAN SHEETS.
14. ALL INTERIOR SINGLE STUD WALLS ARE UNRATED UNLESS BEARING OR NOTED OTHERWISE.
15. TENANT SEPARATION WALLS BETWEEN INDIVIDUAL UNITS ARE TO BE 1 HOUR RATED UL #U341 UNO.
16. SEE STRUCTURAL DRAWINGS FOR LOAD BEARING WALL AND SHEARWALL LOCATIONS.
17. SLOPE FLOOR 1/4" PER FOOT WHERE FLOOR DRAINS ARE INDICATED ON ARCH OR PME DRAWINGS.
18. PROVIDE 1 HOUR RATED EXTERIOR WALLS EXPOSURE FROM BOTH SIDES (**1EWS**, REFER TO G501) WHERE MINIMUM FIRE [SP; 2 HOURS MINIMUM FIRE RATING] MEET ACCESSIBILITY CIVIL

ROOF LEGEND



ATTIC CALCULATIONS- MAINTENANCE

CALCULATIONS PER 2015 IBC SECTION 1203.2

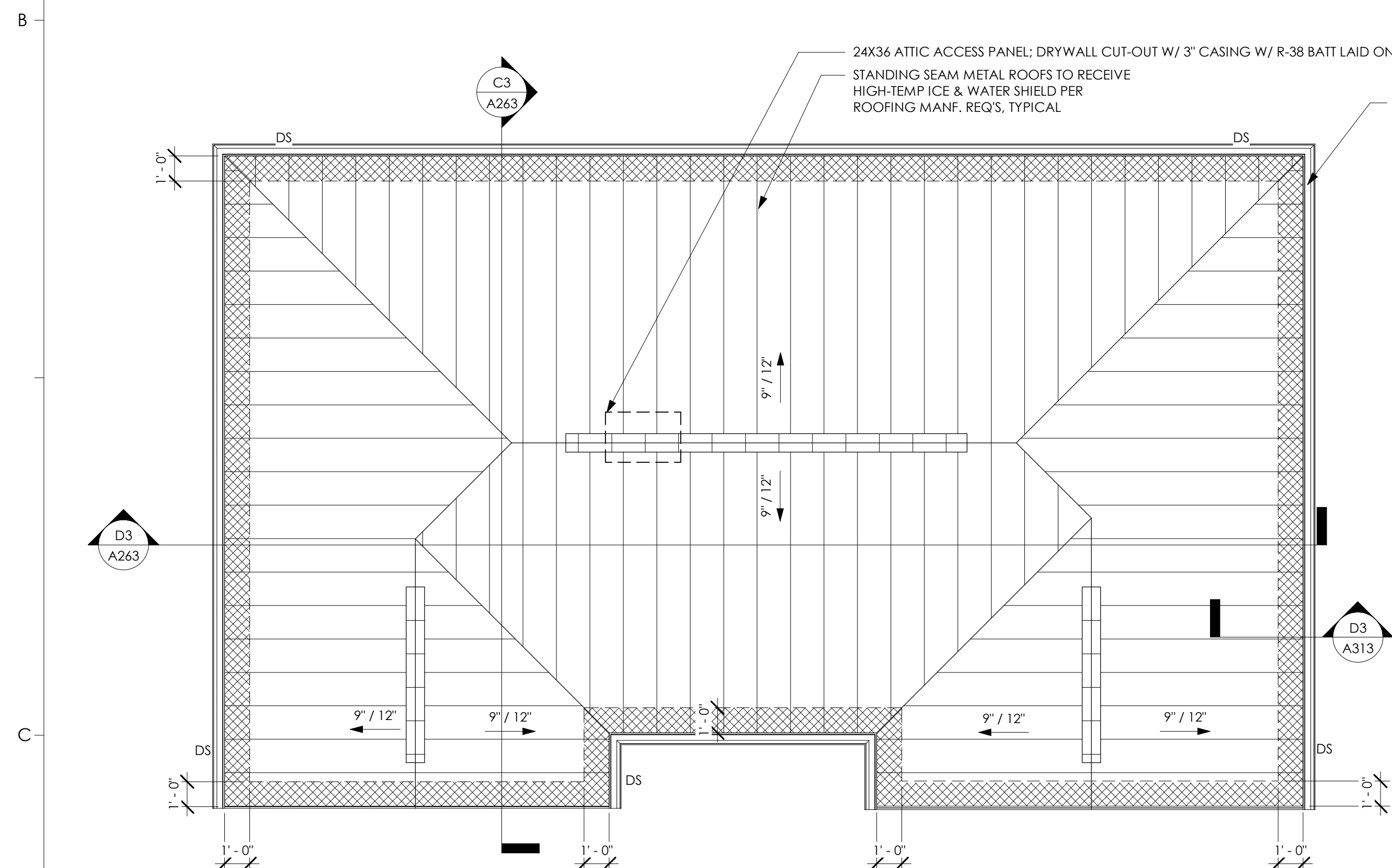
ATTIC ZONE 1, 1,084 SQ.FT.
 1,084 SF x 14" = 156,096 SQ. IN/300 = **520.3 SQ. IN. REQUIRED**
 (MIN. UPPER VENTILATION 40% $\times$ 520.3 = 208.1 SI)
 (MAX. UPPER VENTILATION 50% $\times$ 520.3 = 260.1 SI)
VENTILATION AT MIN. 3'-0" ABOVE EAVE
RIDGE VENTS = 30 FLF x 18 SI/FLF = 540 SQ. IN.
OFF RIDGE VENT = 0 FLF x 35 SI/FLF = 0 SQ. IN.
TOTAL UPPER VENTILATION PROVIDED: = 540 SQ. IN.

LOWER VENTILATION
CONT. SOFFIT VENT = 140 FLF x 9 SI/FLF = 1260 SQ. IN.
TOTAL LOWER VENTILATION PROVIDED: = 1260 SQ. IN.

TOTAL ZONE 1 ATTIC VENTILATION PROVIDED: = 1,800 SQ. IN.

ROOF GENERAL NOTES

1. ROOF SHINGLES TO BE GAF TIMBERLINE HIGH DEFINITION DIMENSIONAL LIFETIME OR EQUAL. COLOR TO BE SELECTED BY OWNER.
2. VALLEYS TO BE PROVIDED WITH 36" STRIP OF 40 MIL MIN. SELF-ADHERING MEMBRANE FLASHING CENTERED IN THE VALLEYS INSTALLED DIRECTLY OVER THE SHEATHING.
3. ROOF UNDERLAYMENT TO BE 30# ASPHALT IMPREGNATED FELT AT ASPHALT SHINGLE ROOFING. ROOF UNDERLAYMENT TO BE 40 MIL MIN. SELF ADHERING HIGH TEMP MEMBRANE AT METAL ROOFING.
4. ROOF UNDERLAYMENT TO BE TERMINATED 8" VERTICALLY ONTO THE BASE OF ANY ADJACENT WALL ASSEMBLY, PRIOR TO THE INSTALLATION OF THE METAL 'L' OR STEP FLASHING.
5. ROOF UNDERLAYMENT TO BE INSTALLED OVER THE EAVE DRIP EDGE AND BELOW THE EDGE FLASHING AT THE RAKES.
6. KICK-OUT/DIVERTER FLASHINGS TO BE INSTALLED AT ANY LOCATION WHERE THE EAVE OF THE ROOF ASSEMBLY TERMINATES INTO AN ADJACENT WALL. THE KICK-OUT FLASHING IS NECESSARY TO DIVERT WATER AWAY FROM THE EXTERIOR WALL FINISHES AND OR STAINING OF THE EXTERIOR WALL.
7. ROOF DECKING TO BE NAILED TO ROOF TRUSSES. SEE STRUCTURAL DRAWINGS FOR NAILING LOCATIONS.
8. ROOFING CONTRACTOR TO PROVIDE ATTIC SPACE VENTILATION WITH RIDGE VENTS, OFF-RIDGE VENTS, AND CONTINUOUS VENT IN SOFFIT IN ACCORDANCE WITH LOCAL CODES AND JURISDICTIONS.
9. PROVIDE GABLE END TRUSSES AT ALL GABLE END CONDITIONS.
10. FLASH ALL ROOF AND WALL INTERSECTIONS WITH METAL FLASHING, FACTORY FINISHED.
11. FOR GUTTERS AND DOWNSPOUTS, REFER TO LEGEND FOR DISCHARGE INTO STORM SEWER WITH PIPE UNDERGROUND.
12. PROVIDE SCREENING AT ALL ROOF OPENINGS INTO THE ATTIC SPACE. OPENINGS IN SCREEN SHALL NOT EXCEED 1/4".
13. DOWNSPOUTS SHALL BE PREFINISHED 3"x4" ALUMINUM PIPE WITH BELL FITTINGS.
14. OMISSIONS OF ANY ACCESSORY FROM THE ROOF PLAN SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITIES FOR SUCH ITEMS.
15.  INDICATES ROOF SLOPE DIRECTION
16. REFER TO STRUCTURAL DRAWINGS / ROOF TRUSS DRAWINGS FOR TRUSS PROFILES.
17. ROOF CRICKET SLOPES TO BE MIN. 1/2" PER FOOT.
18. ALL GUTTERS TO BE 6" WIDE U.N.O.



① MAINTENANCE - ROOF PLAN
1/4" = 1'-0"

PROGRESS DRAWINGS

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**MIDDLEBURG REAL
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HAMLET AT
HUNTERSVILLE**



SCHEMATIC DESIGN

HUNTERVILLE, NC

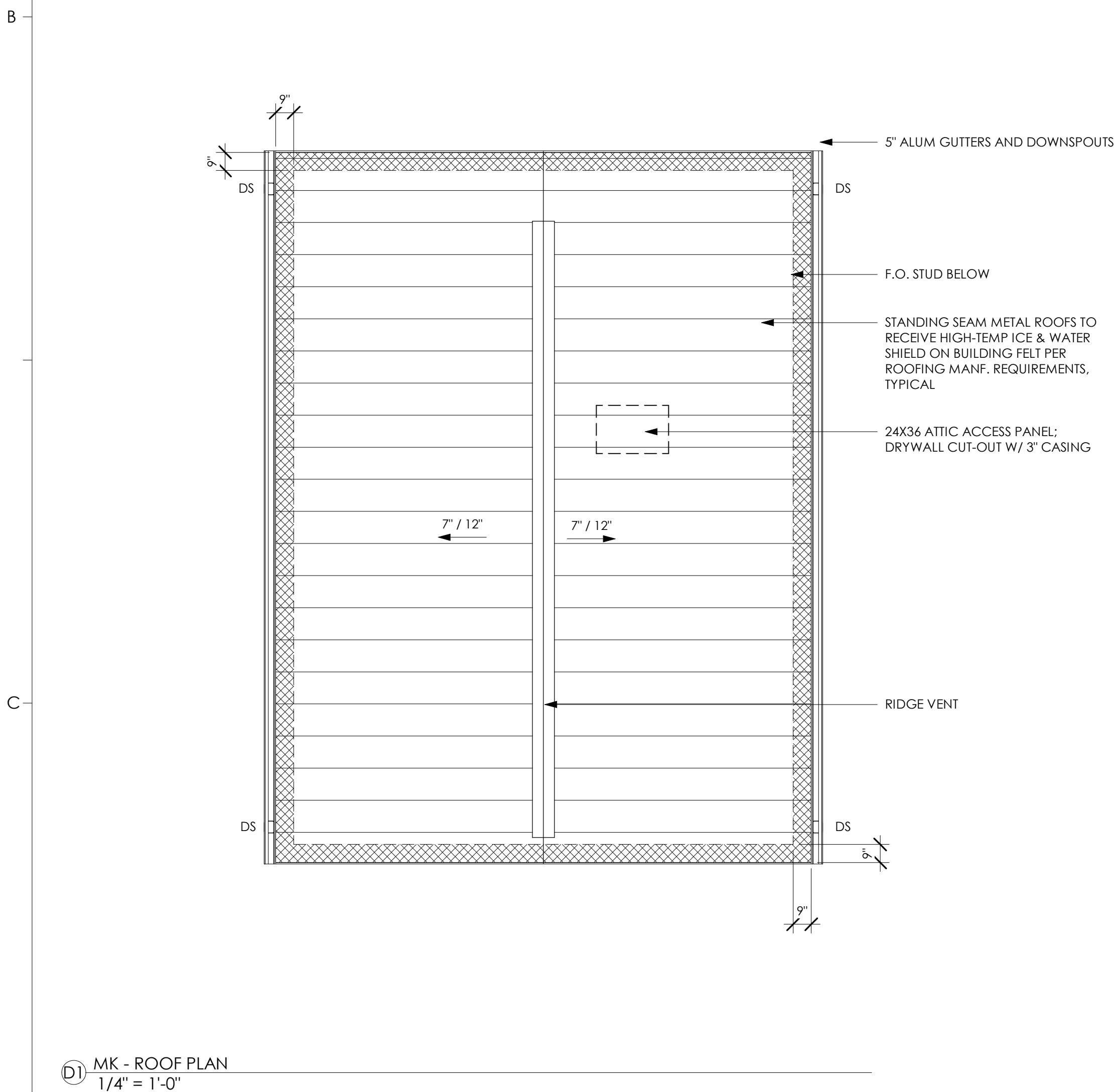
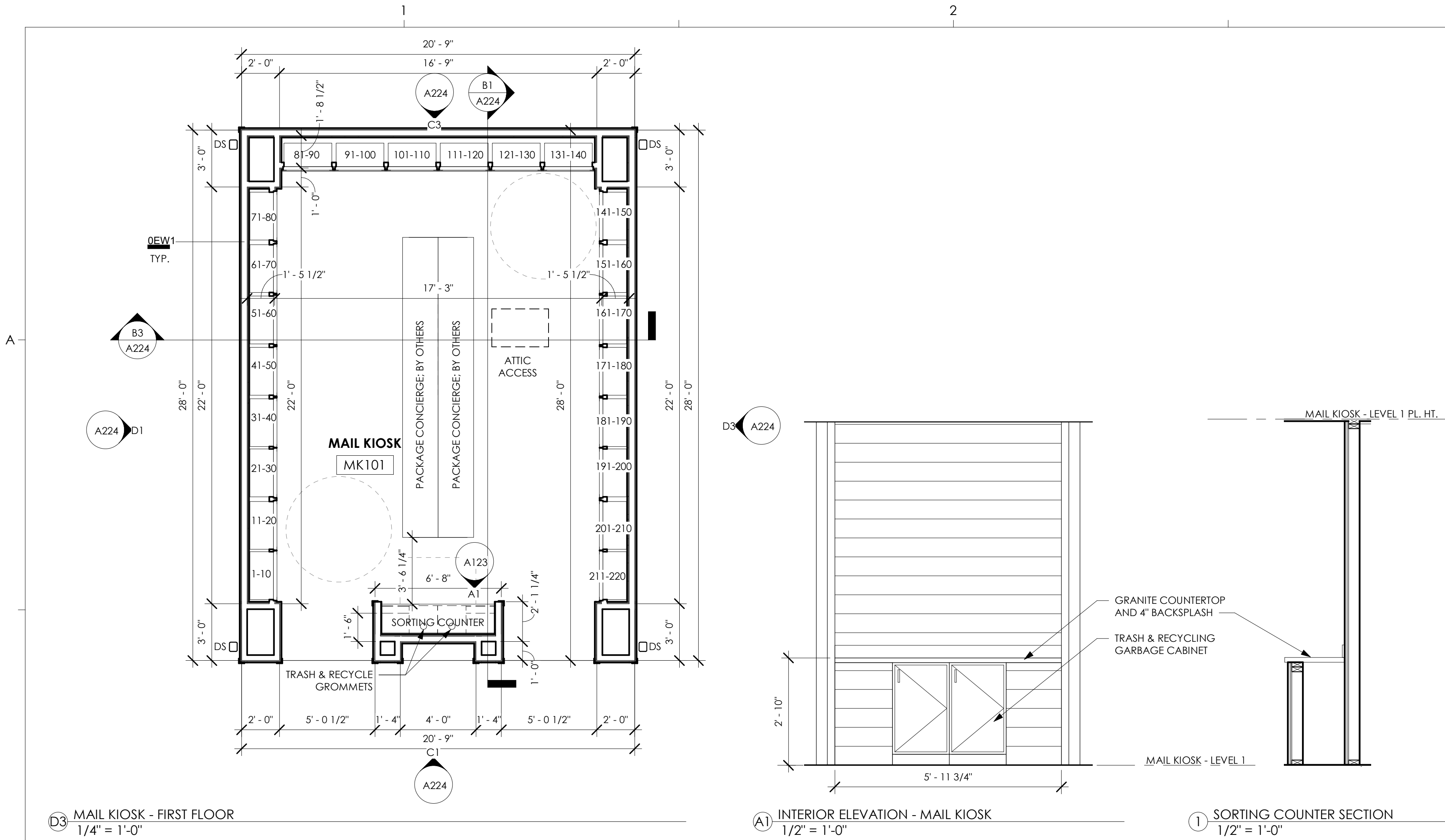
SCHEMATIC DESIGN

SGA | NW DESIGN PROJECT NUMBER:
21-177-04
DESIGNED BY: CS, RC
DRAWN BY: AC, LH, HK, KL
CHECKED BY: KK, MR
ISSUE DATE:
06/02/2022

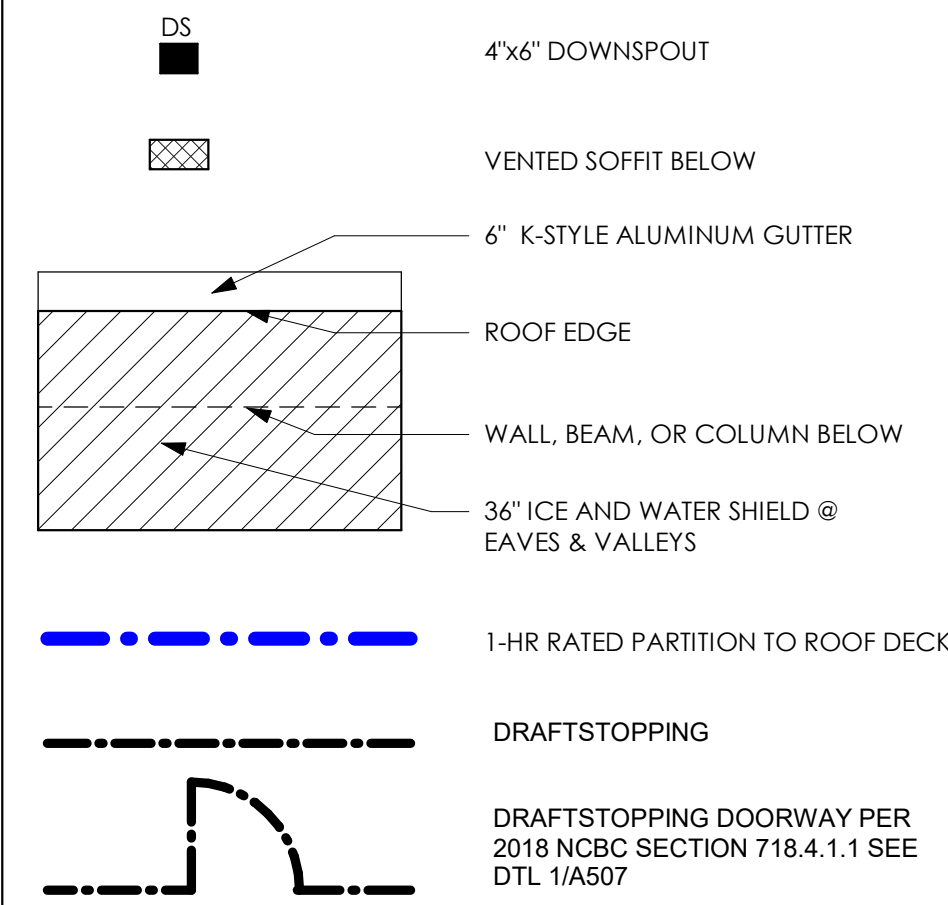
PLANS - MAINTENANCE BUILDING

A122

SCALE: As indicated



ROOF LEGEND



ATTIC CALCULATIONS- MAIL KIOSK

CALCULATIONS PER 2015 IBC SECTION 1203.2

ATTIC ZONE 1 - 682.5 SQ.FT.
682.5 SF x 144 = 98,280 SQ. IN./300 = **327.6 SQ. IN. REQUIRED**
(MIN. UPPER VENTILATION 40%x327.6= 131 SI)
(MAX. UPPER VENTILATION 50%x327.6= 163.8 SI)
VENTILATION AT MIN. 3'-0" ABOVE EAVE
RIDGE VENTS = 7.33 LF x 18 S/LF = **132 SQ. IN.**
OFF RIDGE VENT = 0 LF x 35 S/LF = **0 SQ. IN.**
TOTAL UPPER VENTILATION PROVIDED: = 132 SQ. IN.
LOWER VENTILATION
CONT. SOFFIT VENT = 101.5 LF x 9 S/LF = **913.5 SQ. IN.**
TOTAL LOWER VENTILATION PROVIDED: = 913.5 SQ. IN.
TOTAL ZONE 1 ATTIC VENTILATION PROVIDED: = 1,045.5 SQ. IN.

ROOF GENERAL NOTES

1. ROOF SHINGLES TO BE GAF TIMBERLINE HIGH DEFINITION DIMENSIONAL LIFETIME OR EQUAL. COLOR TO BE SELECTED BY OWNER.
2. VALLEYS TO BE PROVIDED WITH 36" STRIP OF 40 MIL MIN. SELF-ADHERING MEMBRANE FLASHING CENTERED IN THE VALLEYS INSTALLED DIRECTLY OVER THE SHEATHING.
3. ROOF UNDERLAYMENT TO BE 30# ASPHALT IMPREGNATED FELT AT ASPHALT SHINGLE ROOFING. ROOF UNDERLAYMENT TO BE 40 MIL MIN. SELF ADHERING HIGH TEMP MEMBRANE AT METAL ROOFING.
4. ROOF UNDERLAYMENT TO BE TERMINATED 8" VERTICALLY ONTO THE BASE OF ANY ADJACENT WALL ASSEMBLY, PRIOR TO THE INSTALLATION OF THE METAL 'L' OR STEP FLASHING.
5. ROOF UNDERLAYMENT TO BE INSTALLED OVER THE EAVE DRIP EDGE AND BELOW THE EDGE FLASHING AT THE RAKES.
6. KICK-OUT/DIVERTER FLASHINGS TO BE INSTALLED AT ANY LOCATION WHERE THE EAVE OF THE ROOF ASSEMBLY TERMINATES INTO AN ADJACENT WALL. THE KICK-OUT FLASHING IS NECESSARY TO DIVERT WATER AWAY FROM THE EXTERIOR WALL FINISHES AND OR STAINING OF THE EXTERIOR WALL.
7. ROOF DECKING TO BE NAILED TO ROOF TRUSSES. SEE STRUCTURAL DRAWINGS FOR NAILING LOCATIONS.
8. ROOFING CONTRACTOR TO PROVIDE ATTIC SPACE VENTILATION WITH RIDGE VENTS, OFF-RIDGE VENTS, AND CONTINUOUS VENT IN SOFFIT IN ACCORDANCE WITH LOCAL CODES AND JURISDICTIONS.
9. PROVIDE GABLE END TRUSSES AT ALL GABLE END CONDITIONS.
10. FLASH ALL ROOF AND WALL INTERSECTIONS WITH METAL FLASHING, FACTORY FINISHED.
11. FOR GUTTERS AND DOWNSPOUTS, REFER TO LEGEND FOR DISCHARGE INTO STORM SEWER WITH PIPE UNDERGROUND.
12. PROVIDE SCREENING AT ALL ROOF OPENINGS INTO THE ATTIC SPACE. OPENINGS IN SCREEN SHALL NOT EXCEED 1/4".
13. DOWNSPOUTS SHALL BE PREFINISHED 3"x4" ALUMINUM PIPE WITH BELL FITTINGS.
14. OMISSIONS OF ANY ACCESSORY FROM THE ROOF PLAN SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITIES FOR SUCH ITEMS.
15. INDICATES ROOF SLOPE DIRECTION
16. REFER TO STRUCTURAL DRAWINGS / ROOF TRUSS DRAWINGS FOR TRUSS PROFILES.
17. ROOF CRICKET SLOPES TO BE MIN. 1/2" PER FOOT.
18. ALL GUTTERS TO BE 6" WIDE U.N.O.

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HAMLET AT HUNTERSVILLE



SCHEMATIC DESIGN

HUNTERSVILLE, NC

REVISION SCHEDULE

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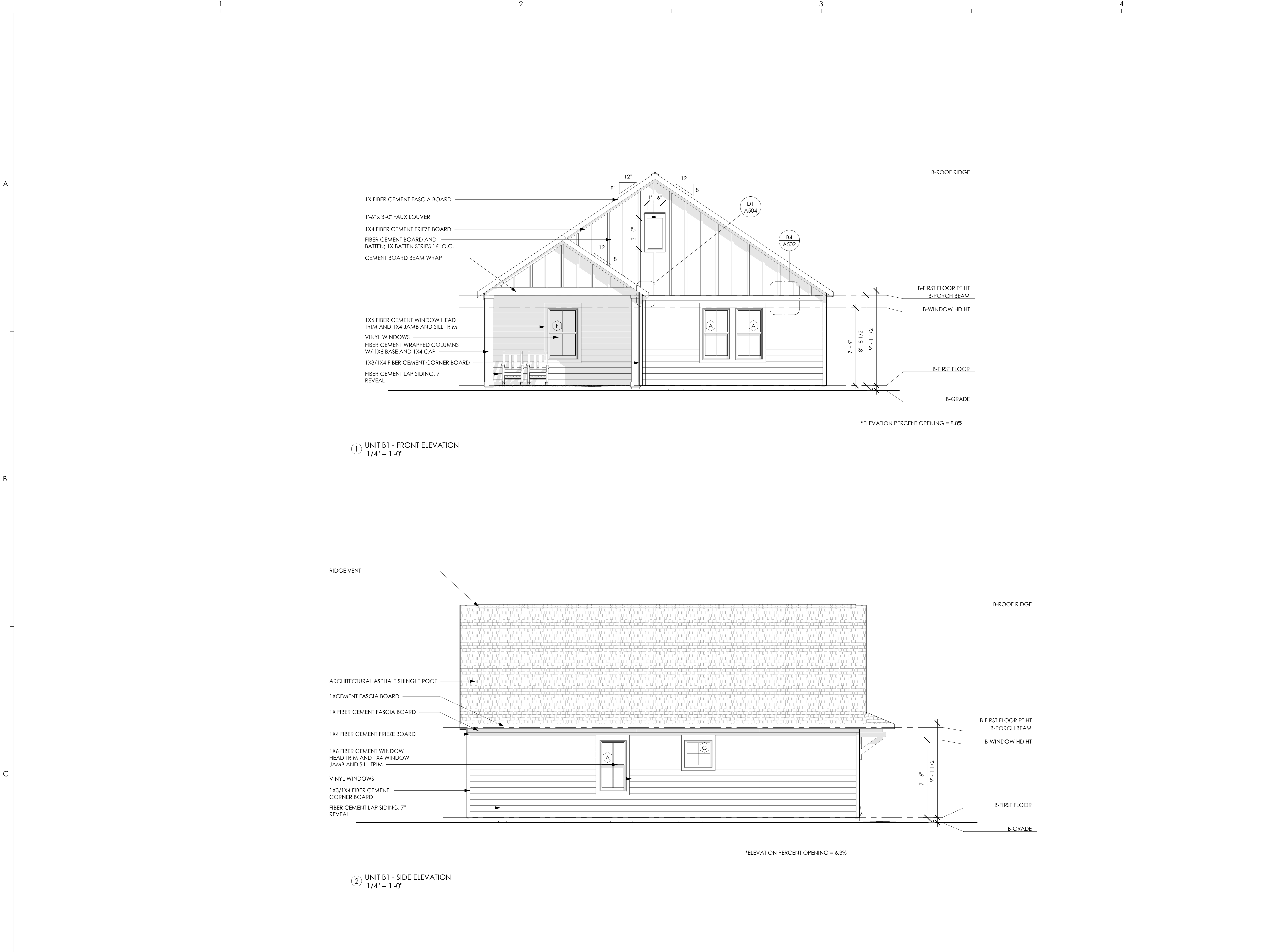
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PLANS - MAIL KIOSK

A123

SCALE: As indicated



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HUNTERSVILLE, NC

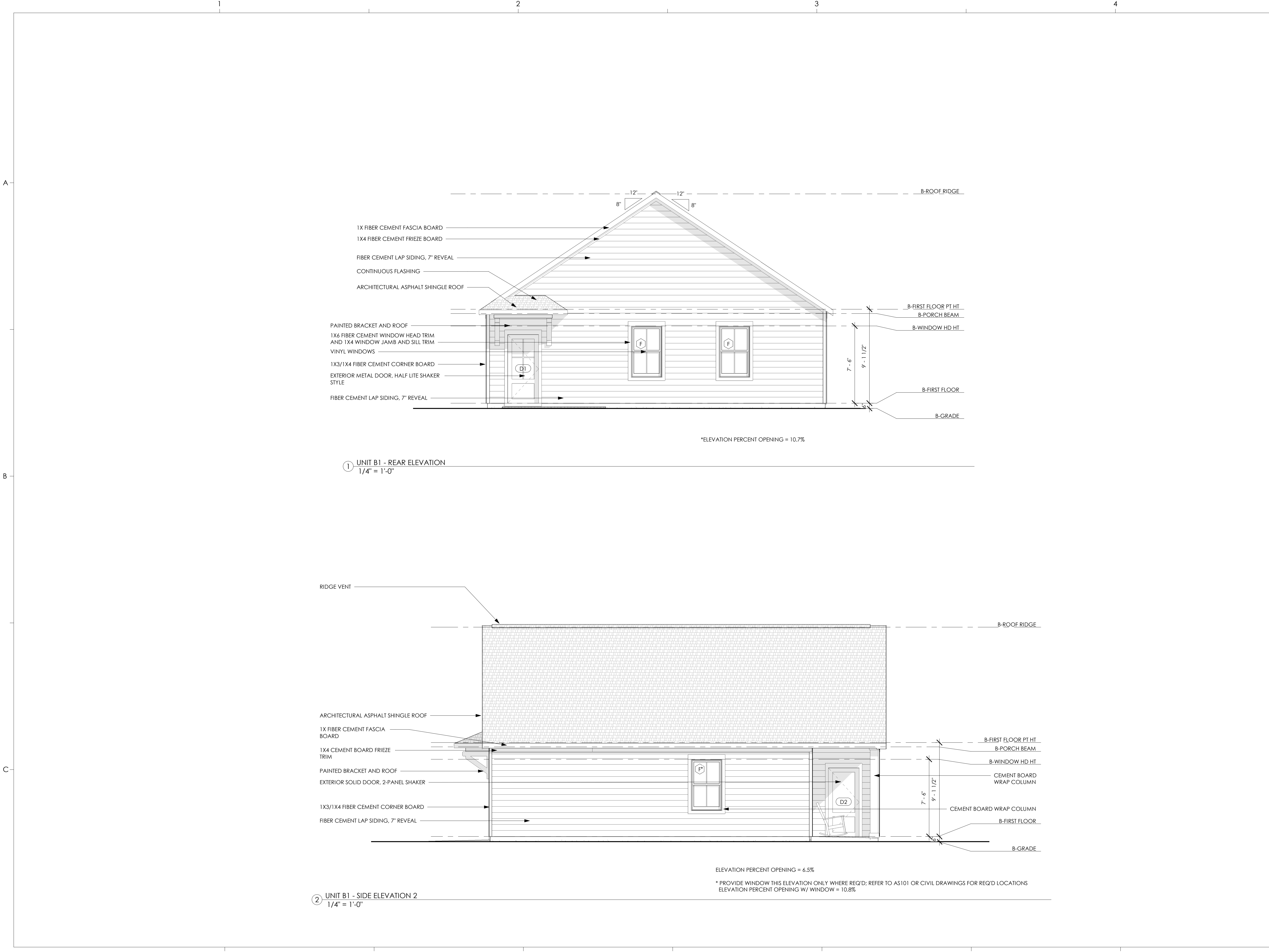
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ELEVATION - UNIT B1



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ELEVATIONS - UNIT B1

A204

SCALE: 1/4" = 1'-0"

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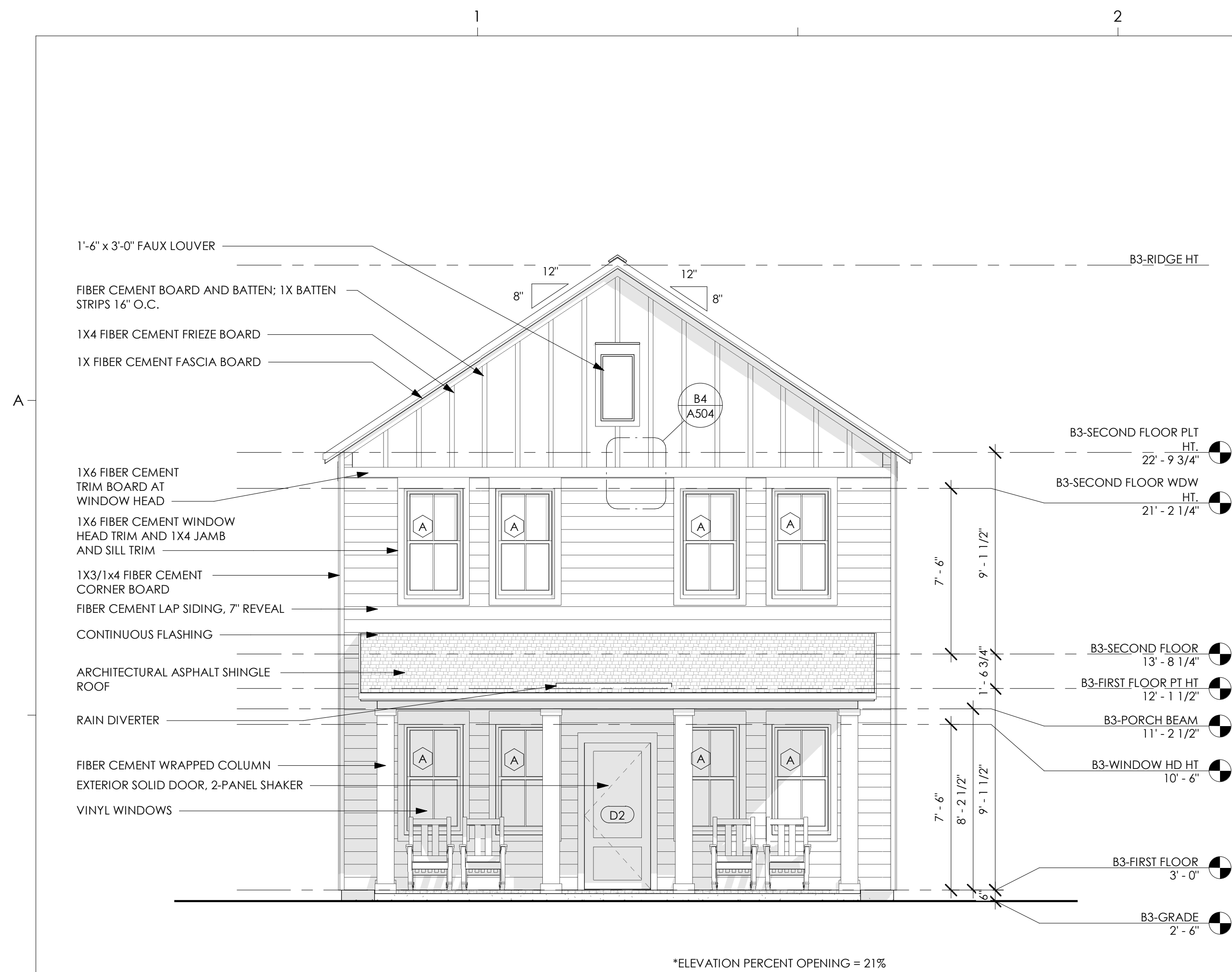
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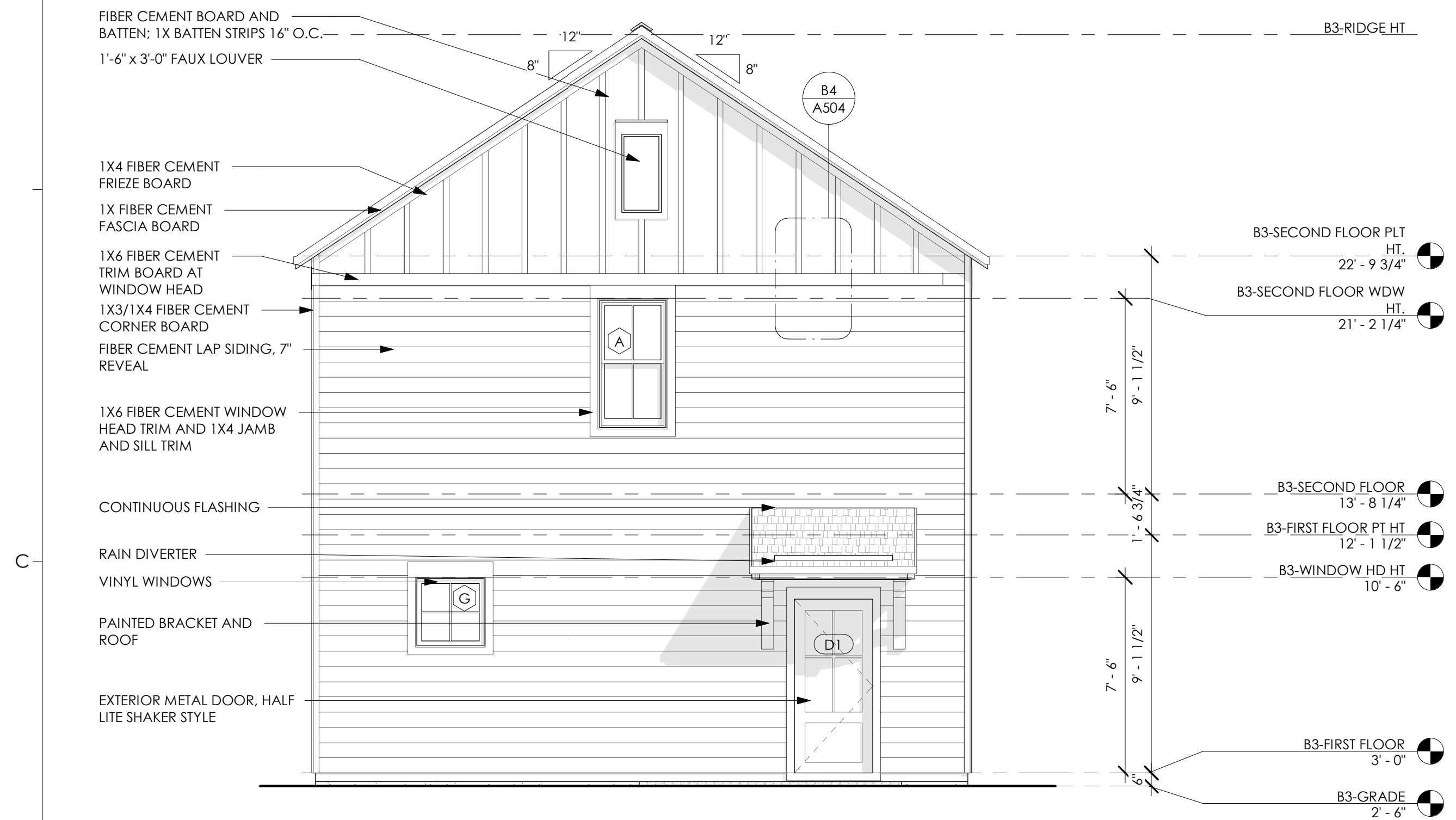
ELEVATIONS - UNIT B3

A207

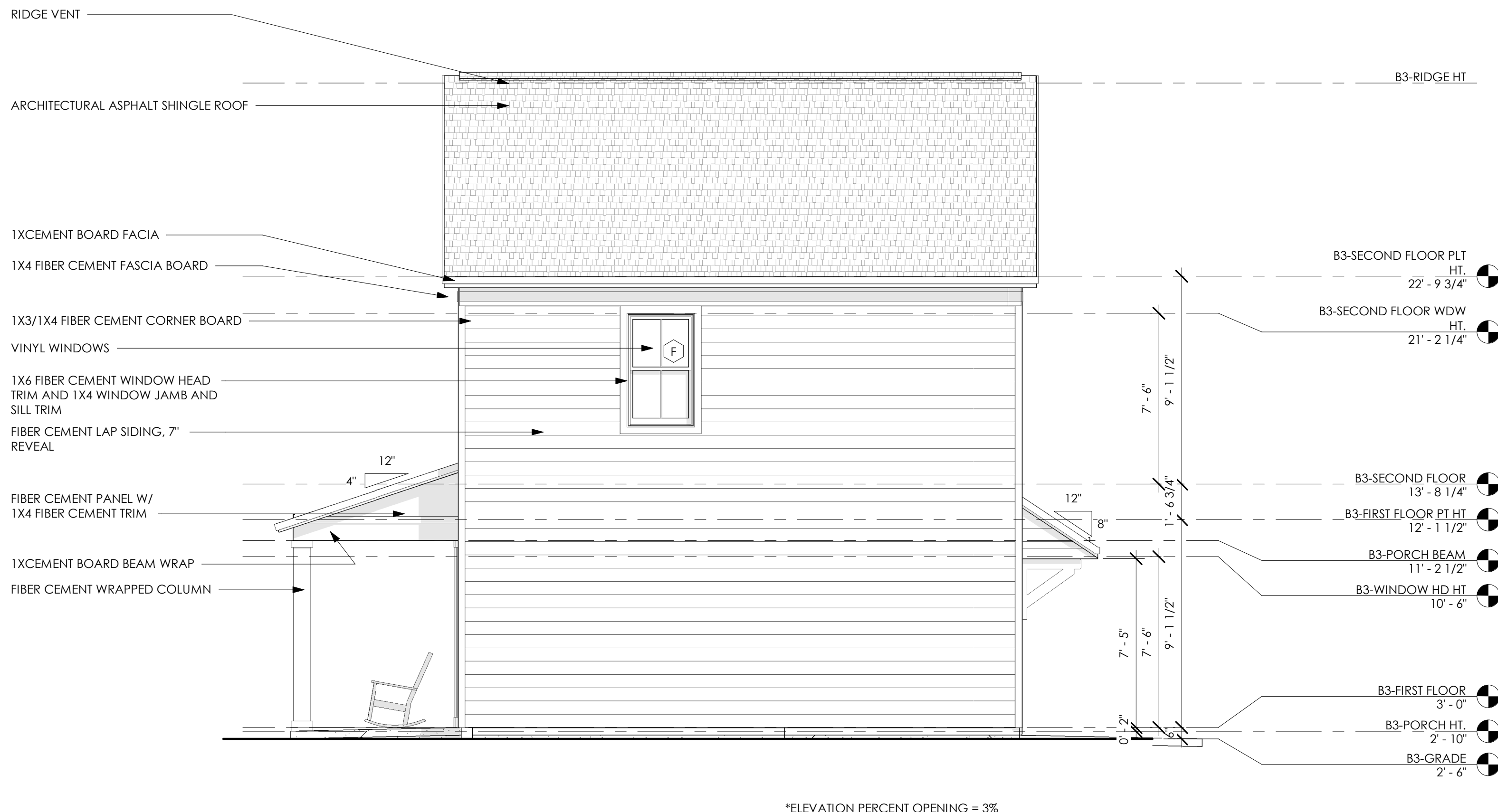
SCALE: 1/4" = 1'-0"

① UNIT B3 - FRONT ELEVATION
1/4" = 1'-0"

B

② UNIT B3 - REAR ELEVATION
1/4" = 1'-0"

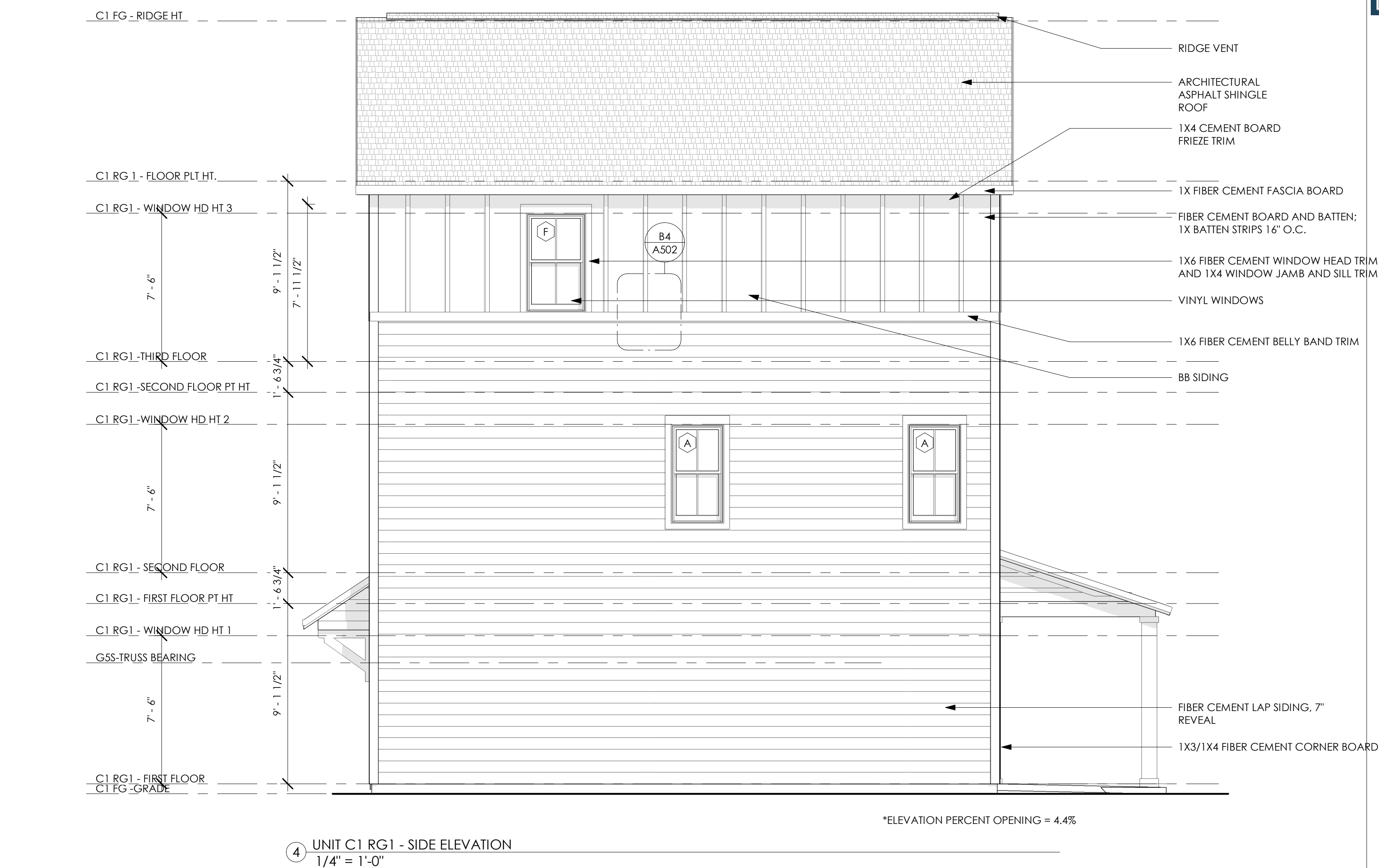
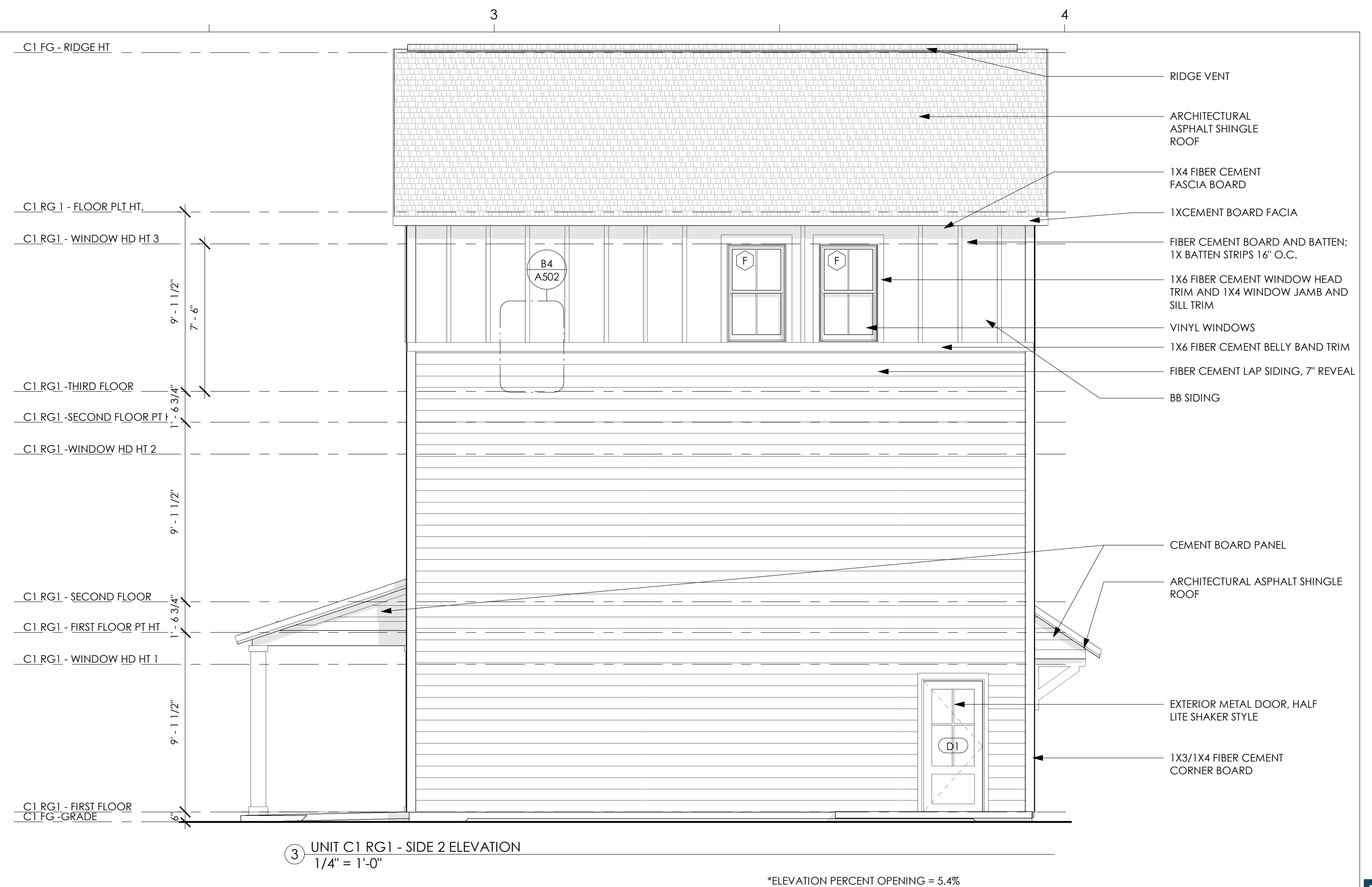
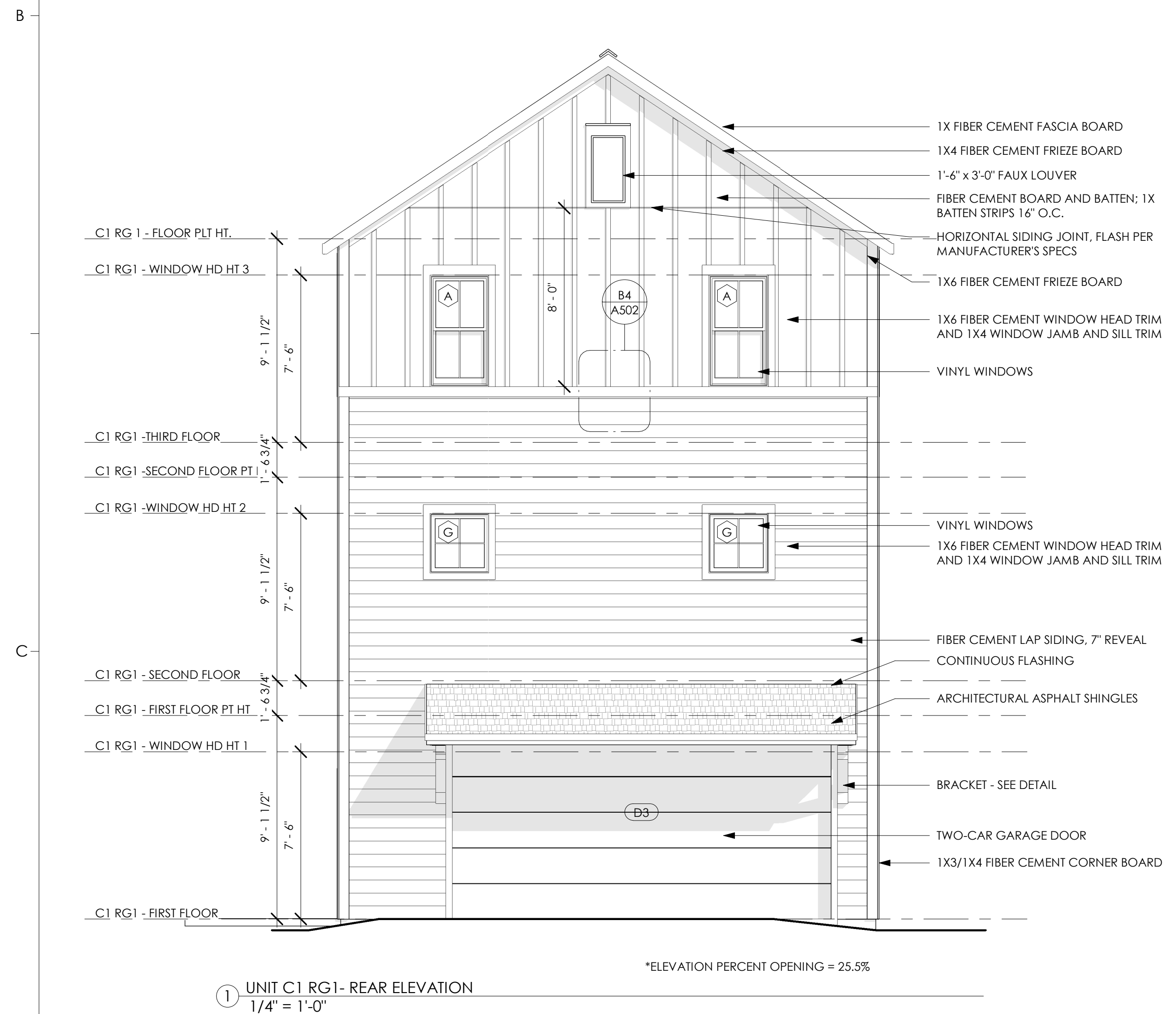
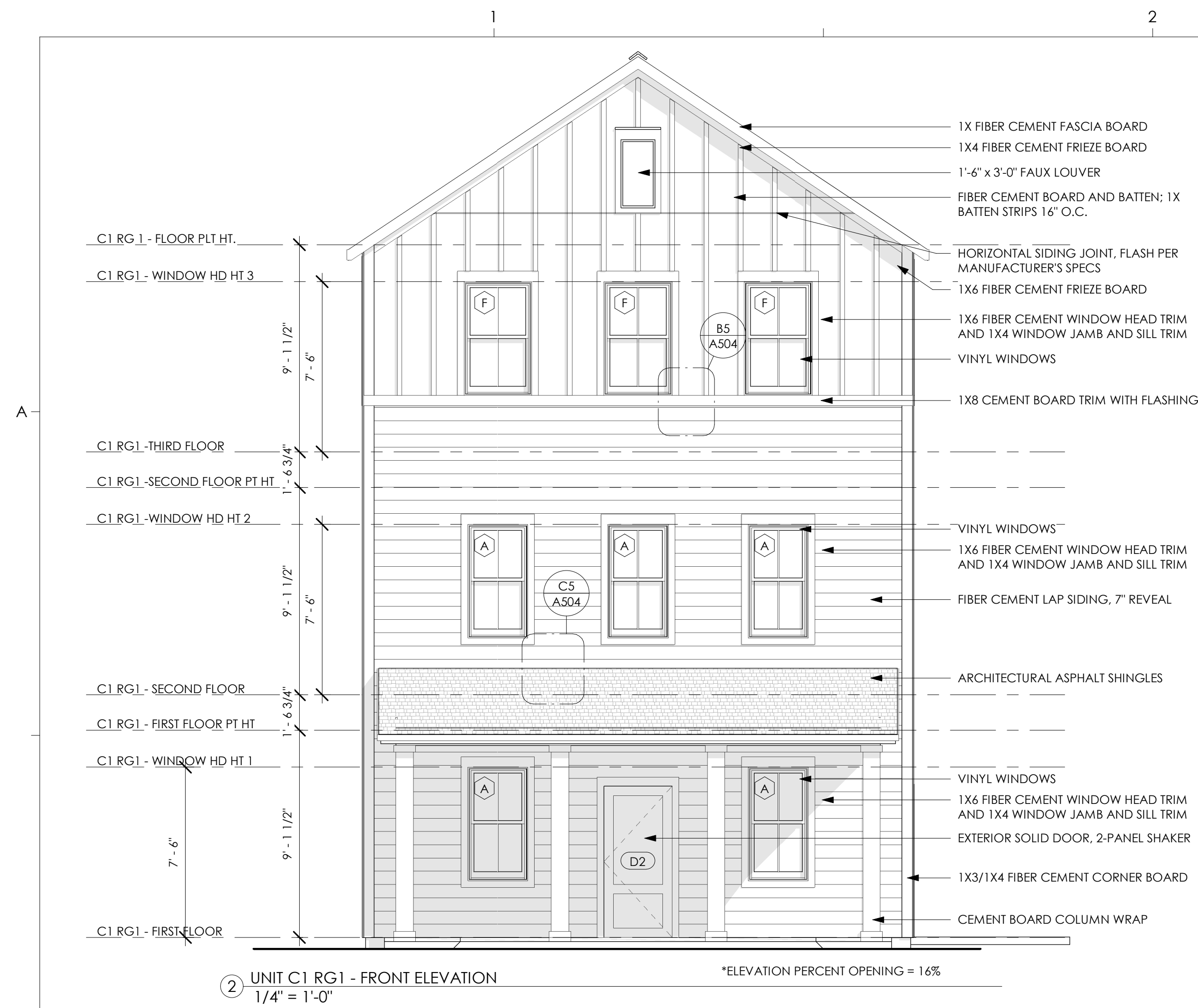
C

③ UNIT B3 - SIDE ELEVATION
1/4" = 1'-0"

3

④ UNIT B3 - SIDE ELEVATION 2
1/4" = 1'-0"

4



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HAMLET AT HUNTERSVILLE**



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**ELEVATIONS - UNIT C1
REAR LOADED
GARAGE 1**

A210

SCALE: 1/4" = 1'-0"

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ELEVATIONS -
TOWNHOME F4

A211

SCALE: 1/4" = 1'-0"

① TOWNHOUSE F4 - FRONT ELEVATION
1/4" = 1'-0"② TOWNHOUSE F4 - REAR ELEVATION
1/4" = 1'-0"



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ELEVATIONS -
TOWNHOME F

A212

SCALE: 1/4" = 1'-0"

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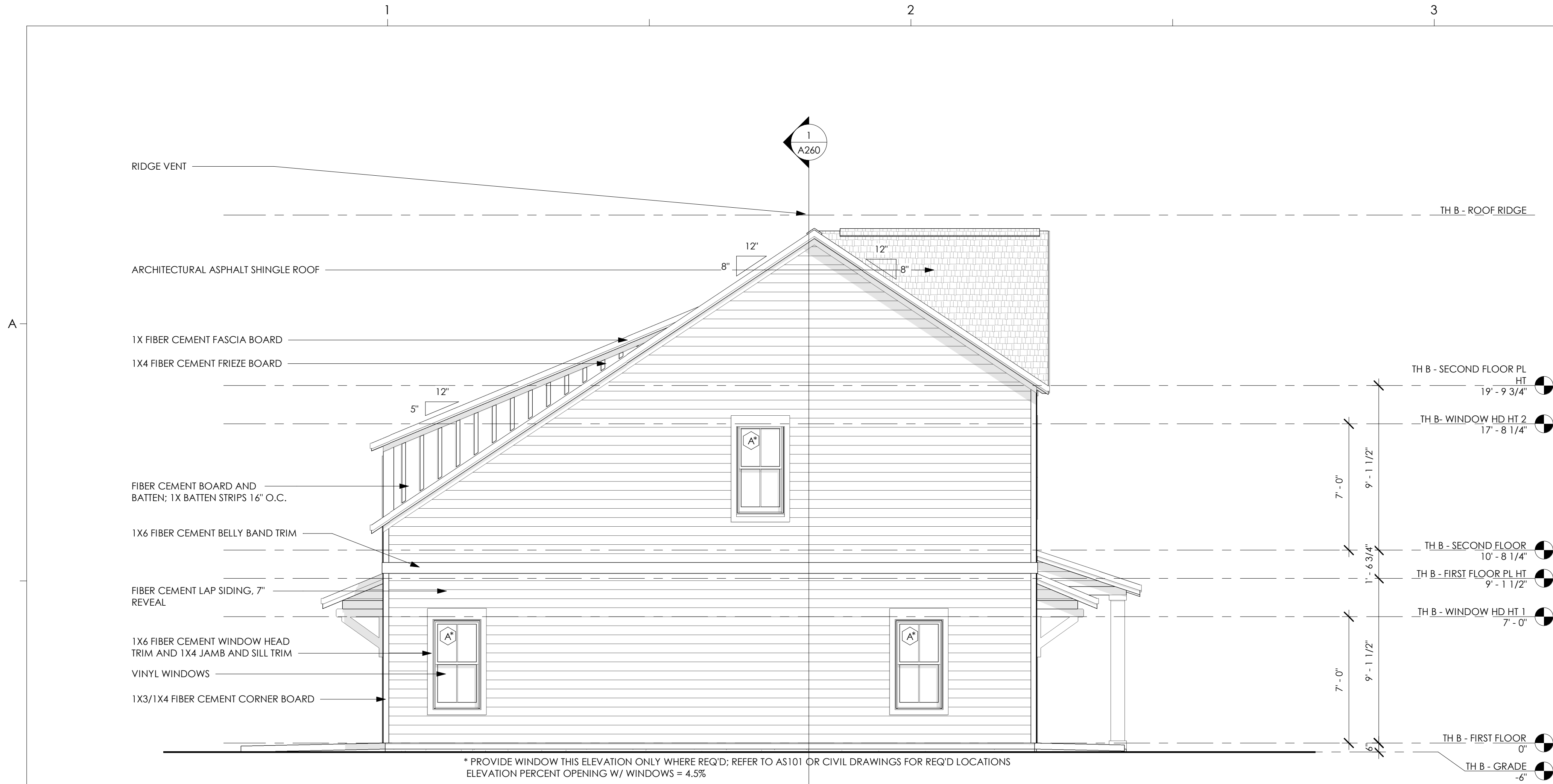
06/02/2022

ELEVATIONS -
TOWNHOME B4

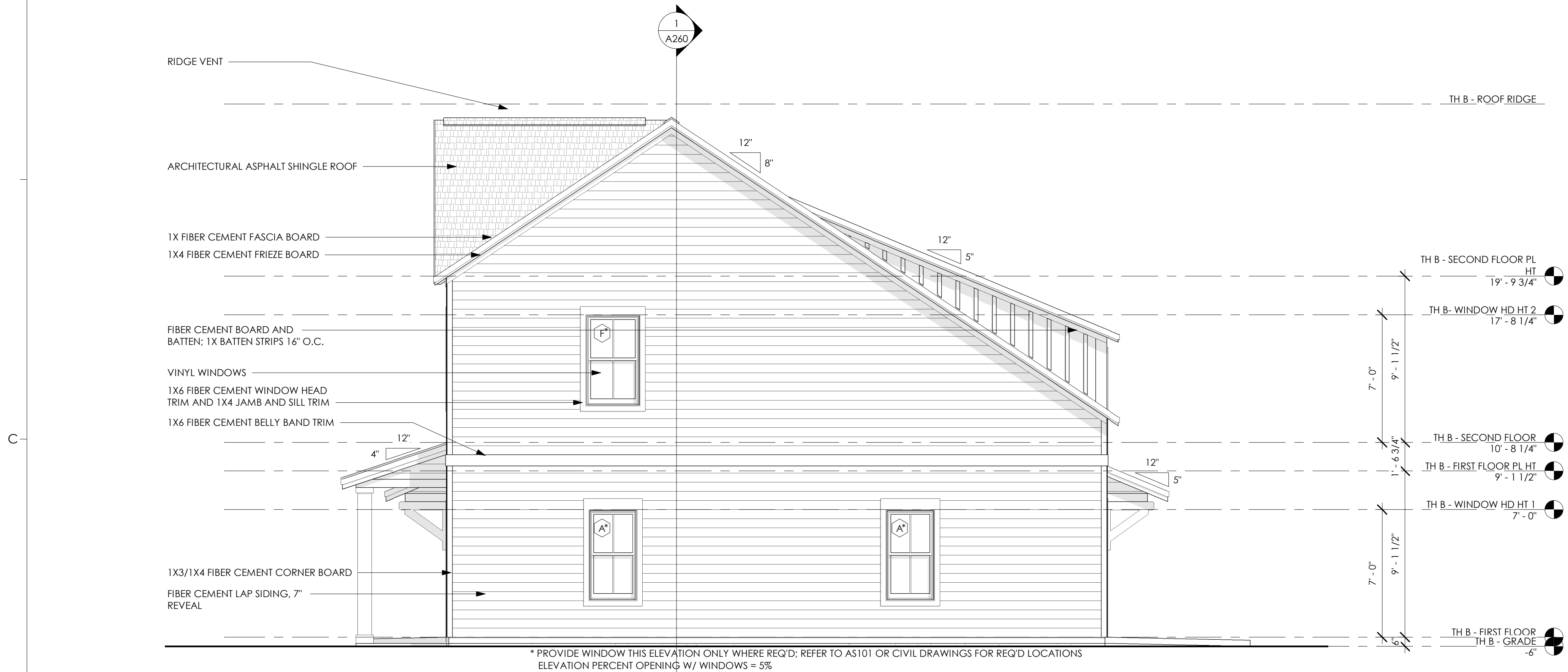
A215

SCALE: 1/4" = 1'-0"

1 TOWNHOUSE B - FRONT ELEVATION
1/4" = 1'-0"2 TOWNHOUSE B - REAR ELEVATION
1/4" = 1'-0"



① TOWNHOUSE B - SIDE ELEVATION 1
1/4" = 1'-0"



② TOWNHOUSE B - SIDE ELEVATION 2
1/4" = 1'-0"

ELEVATION NOTES:

1. EXTERIOR MATERIALS, DETAILING AND COLORS TO WRAP CORNER AT ALL BAY CONDITIONS AND TERMINATE AT THE INSIDE CORNER, UNO.
2. SEAL ALL WALL PENETRATIONS WITH MEMBRANE FLASHING AT SURFACE OF EXTERIOR SHEATHING, UNO. SEE WATERPROOFING DETAILS.
3. PROVIDE 3/8" JOINT SPACE WITH SEALANT INTERFACE BETWEEN DISSIMILAR EXTERIOR FINISHES.
4. ALL FIBER CEMENT (FC) TO BE PRIMED AND PAINTED, SMOOTH PANEL WITH BATTENS PAINTED TO MATCH.
5. GC TO CONSOLIDATE AND ALIGN (VERTICALLY AND HORIZONTALLY) ALL DRYER AND EXHAUST VENTS. PROVIDE FLAT FC TRIM BLOCK AT EACH LOCATION. COORDINATE WITH MEP, ARCHITECTURAL AND STRUCTURAL. GC TO REVIEW TRUSS SHOP DRAWINGS AND CONFIRM SPACING PRIOR TO APPROVAL. PAINT TO MATCH ADJACENT SURFACE.
6. FACTORY FINISH CONDUCTORS, SCUPPER AND DOWNSPOUTS TO MATCH ADJACENT SURFACES.
7. INSTALL 12" SELF-ADHERING MEMBRANE AT ALL INSIDE/OUTSIDE CORNERS. OVERLAP EACH SIDE 6". APPLY DIRECTLY OVER SHEATHING.
8. PROVIDE PREFABRICATED FLASHING COMPONENTS AT DRYER/EXHAUST VENTS. SEAL ALL DUCT PENETRATIONS WITH QUICK FLASH COMPONENTS.
9. ALL WINDOWS AND DOORS IN FC WALLS TO RECEIVE FC TRIM SURROUNDS.

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HAMLET AT HUNTERSVILLE



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HUNTERSVILLE, NC

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ELEVATIONS -
TOWNHOME B

A216

SCALE: As indicated

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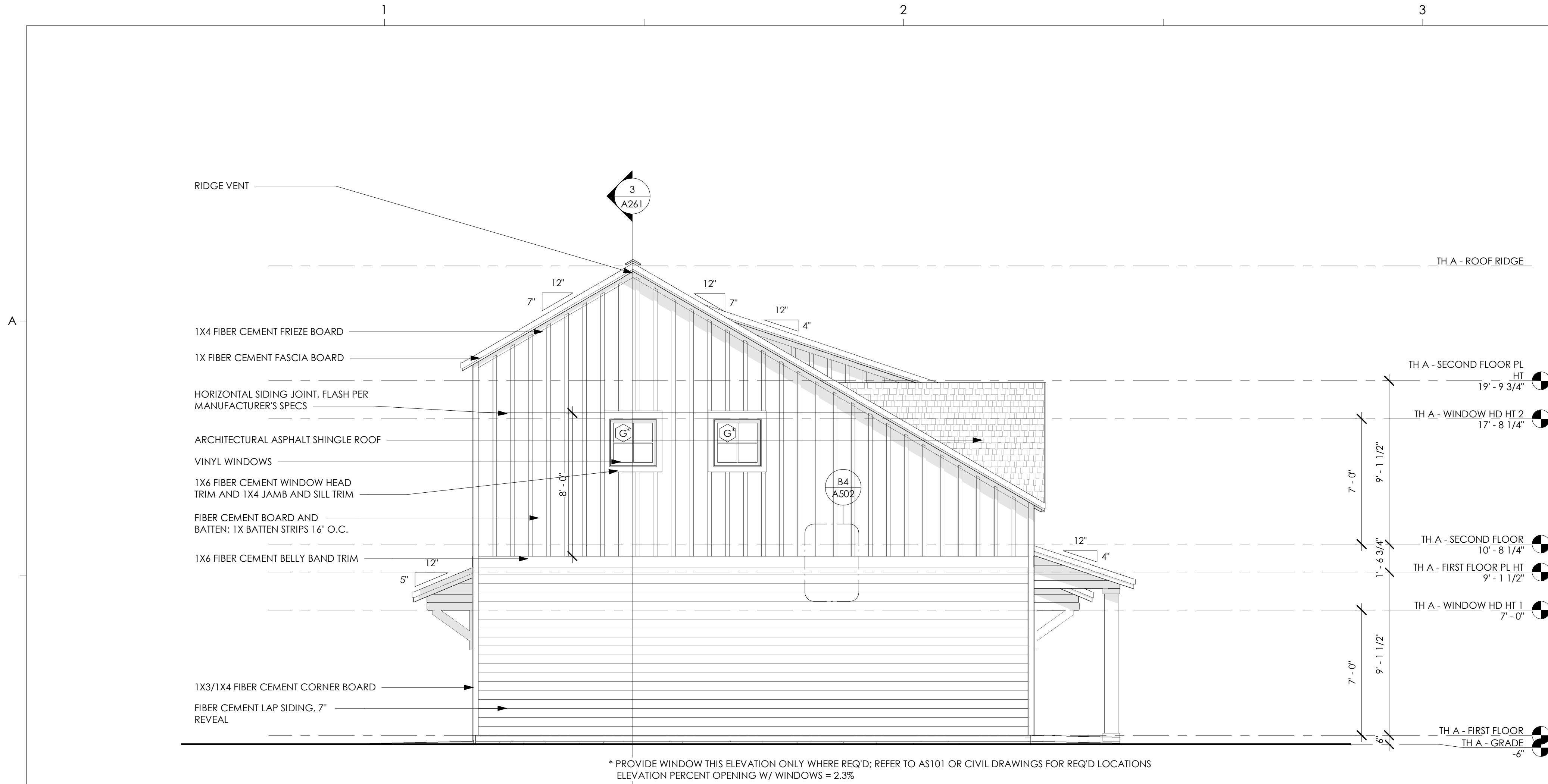
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ELEVATIONS -
TOWNHOME A4

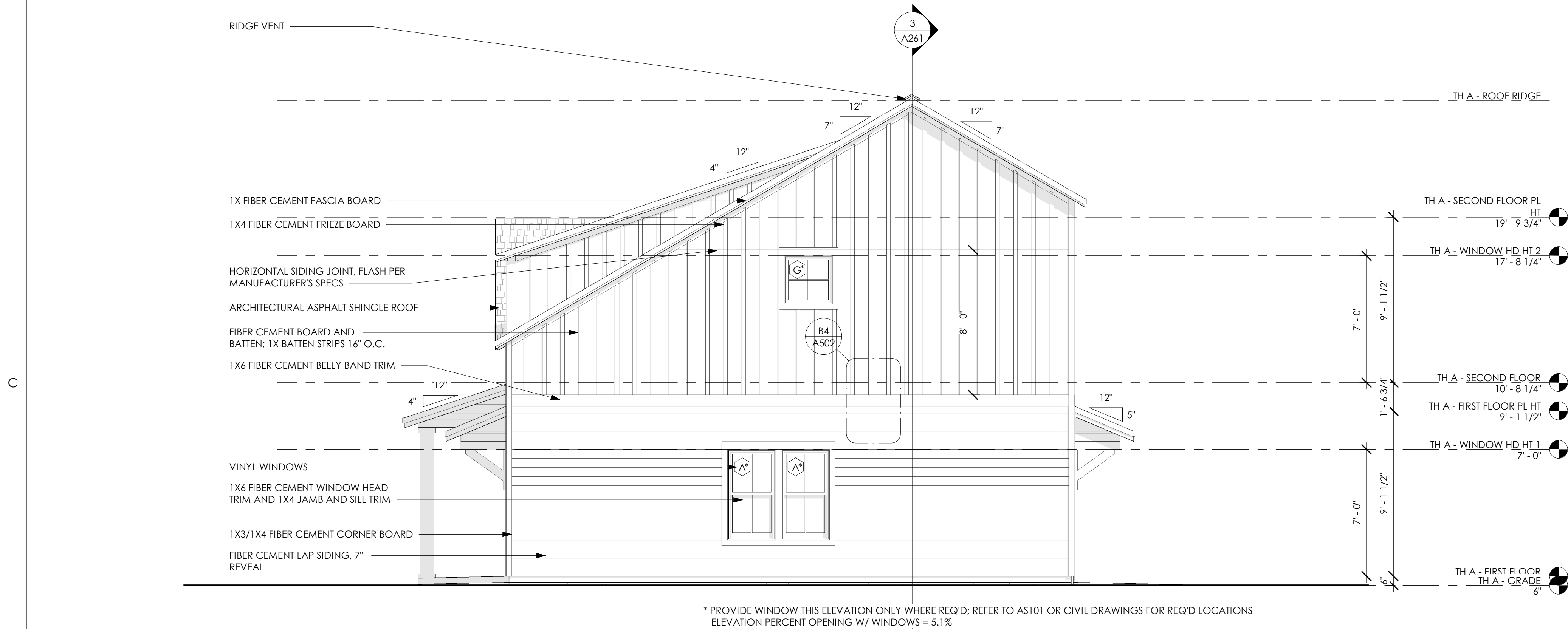
A217

SCALE: 1/4" = 1'-0"

① TOWNHOUSE A - FRONT ELEVATION
1/4" = 1'-0"② TOWNHOUSE A - REAR ELEVATION
1/4" = 1'-0"



① TOWNHOUSE A - SIDE ELEVATION 1
1/4" = 1'-0"



② TOWNHOUSE A - SIDE ELEVATION 2
1/4" = 1'-0"

ELEVATION NOTES:

1. EXTERIOR MATERIALS, DETAILING AND COLORS TO WRAP CORNER AT ALL BAY CONDITIONS AND TERMINATE AT THE INSIDE CORNER, UNO.
2. SEAL ALL WALL PENETRATIONS WITH MEMBRANE FLASHING AT SURFACE OF EXTERIOR SHEATHING, UNO. SEE WATERPROOFING DETAILS.
3. PROVIDE 3/8" JOINT SPACE WITH SEALANT INTERFACE BETWEEN DISSIMILAR EXTERIOR FINISHES.
4. ALL FIBER CEMENT (FC) TO BE PRIMED AND PAINTED, SMOOTH PANEL WITH BATTENS PAINTED TO MATCH.
5. GC TO CONSOLIDATE AND ALIGN (VERTICALLY AND HORIZONTALLY) ALL DRYER AND EXHAUST VENTS. PROVIDE FLAT FC TRIM BLOCK AT EACH LOCATION. COORDINATE WITH MEP, ARCHITECTURAL AND STRUCTURAL. GC TO REVIEW TRUSS SHOP DRAWINGS AND CONFIRM SPACING PRIOR TO APPROVAL. PAINT TO MATCH ADJACENT SURFACE.
6. FACTORY FINISH CONDUCTORS, SCUPPER AND DOWNSPOUTS TO MATCH ADJACENT SURFACES.
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HUNTERSVILLE, NC

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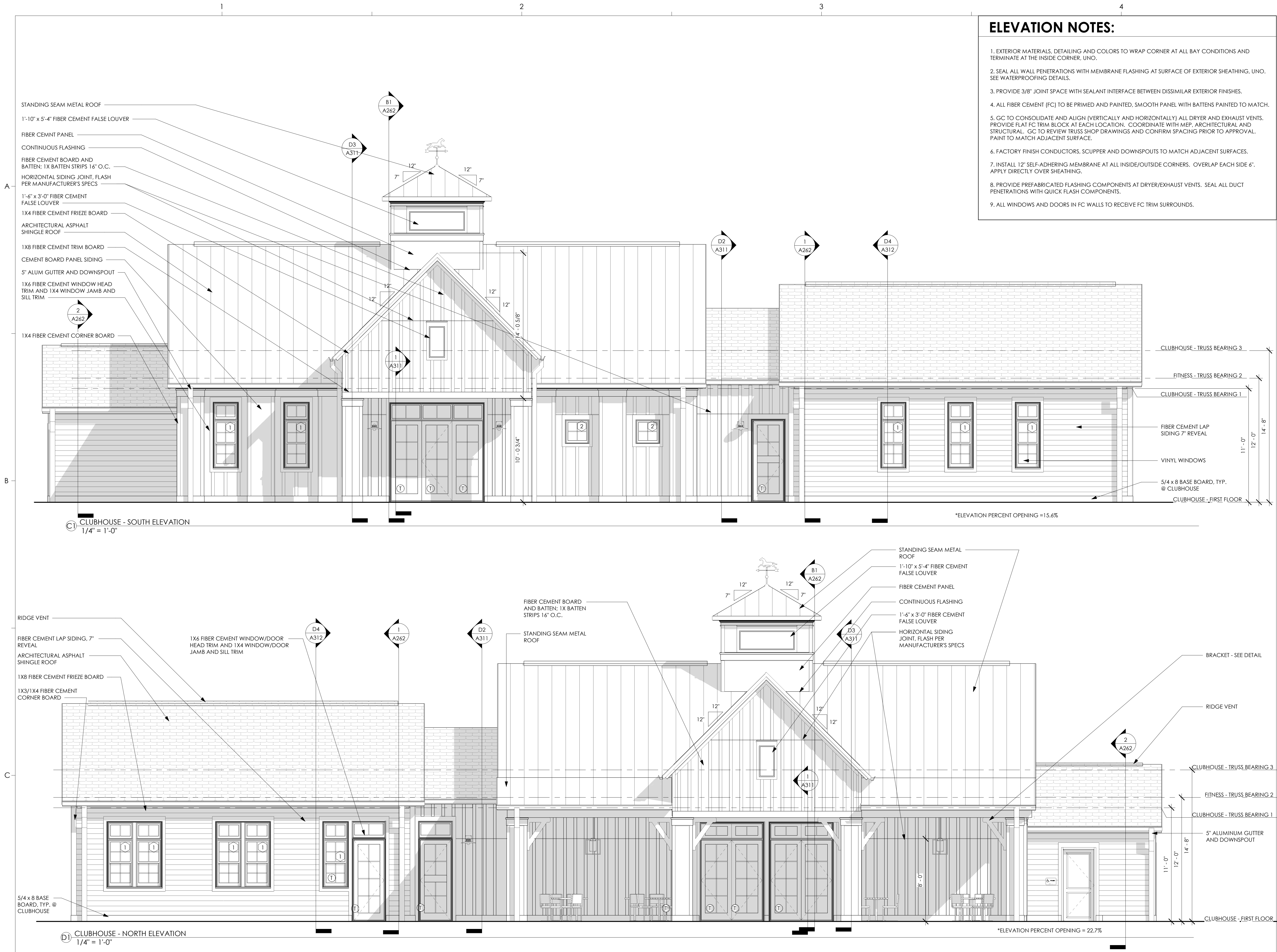
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ELEVATIONS - TOWNHOME A

A218

SCALE: As indicated



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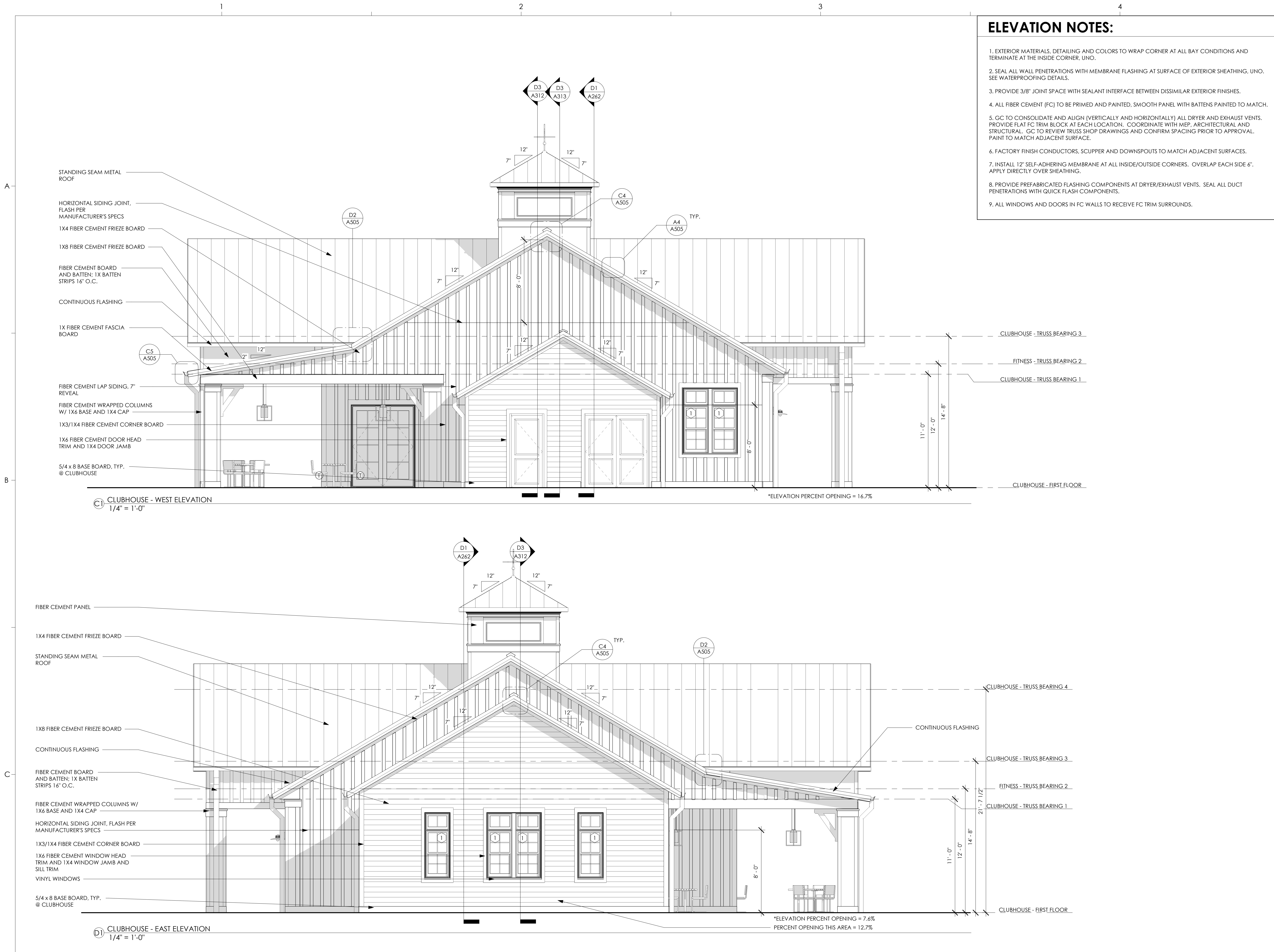
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ELEVATIONS - CLUBHOUSE

A221
SCALE: As indicated



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HAMLET AT HUNTERSVILLE

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SCHEMATIC DESIGN

HUNTERSVILLE, NC

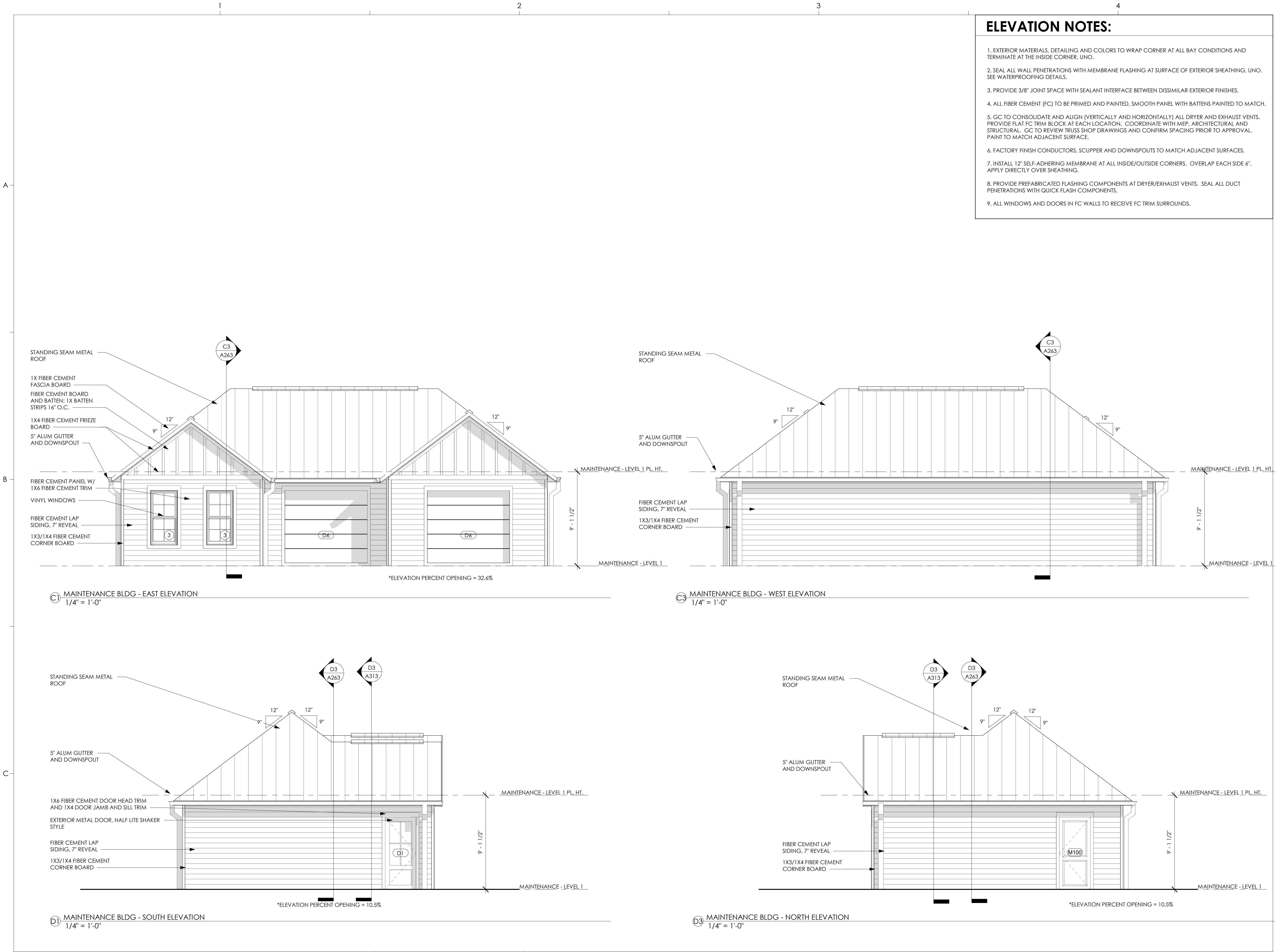
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ELEVATIONS - CLUBHOUSE

A222

SCALE: As indicated



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PROGRESS DRAWINGS

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MIDDLEBURG REAL ESTATE PARTNERS
HAMLET AT HUNTERSVILLE



SCHEMATIC DESIGN

HUNTERSVILLE, NC

REVISION SCHEDULE

#	DESCRIPTION	DATE
1	Revision 1	Date 1

SCHEMATIC DESIGN

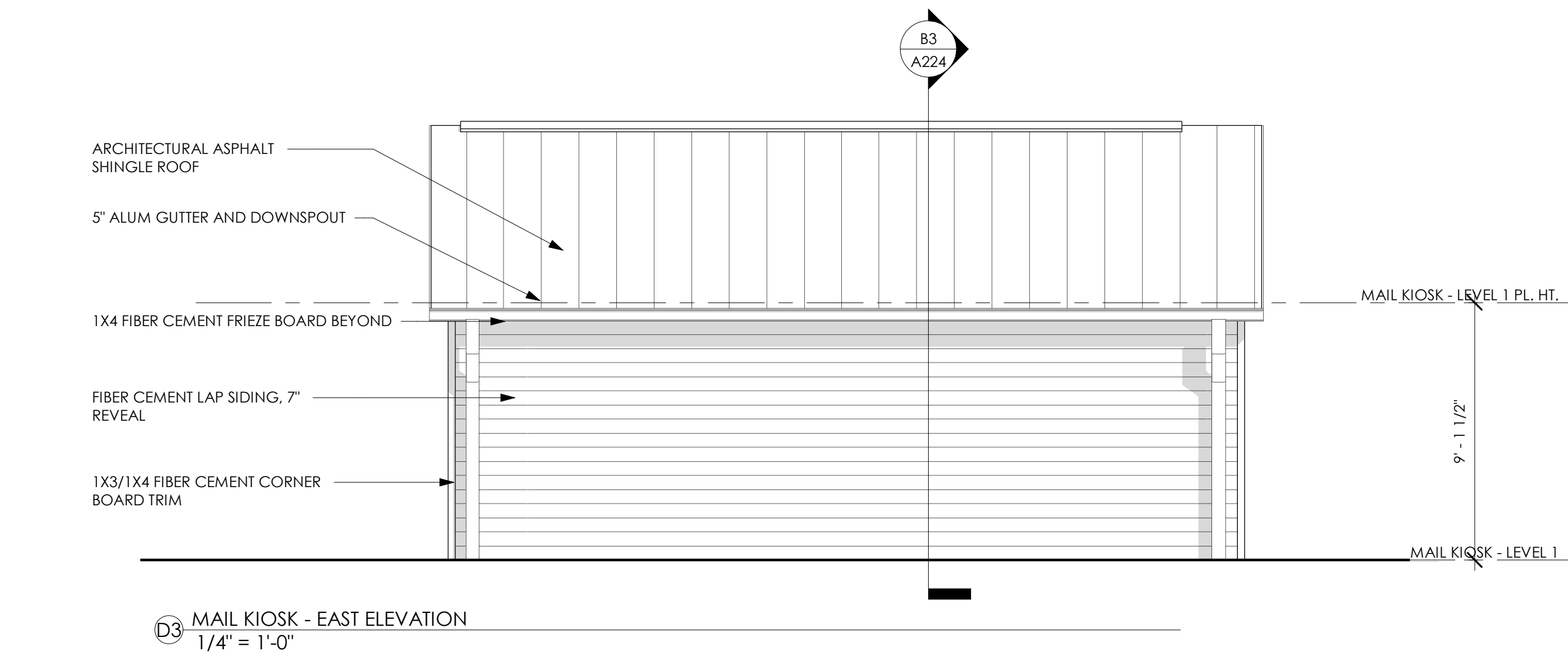
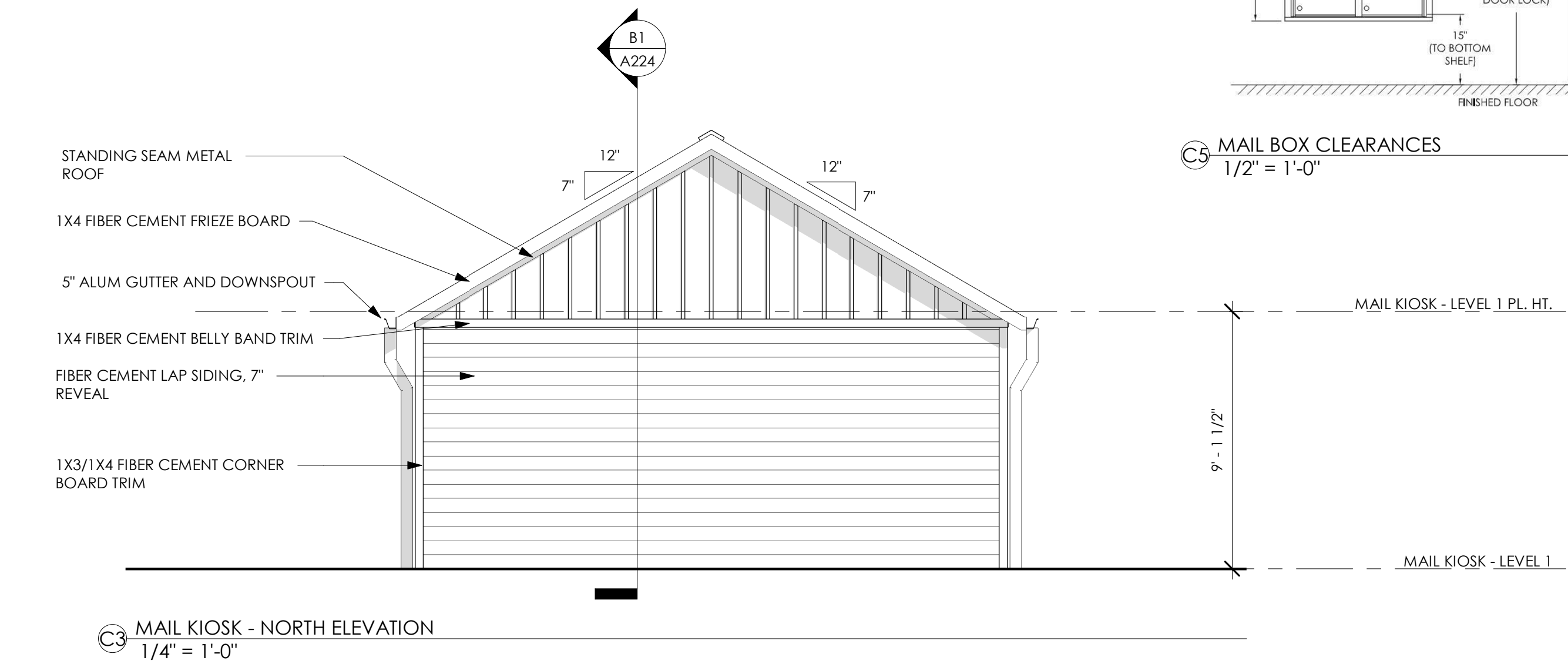
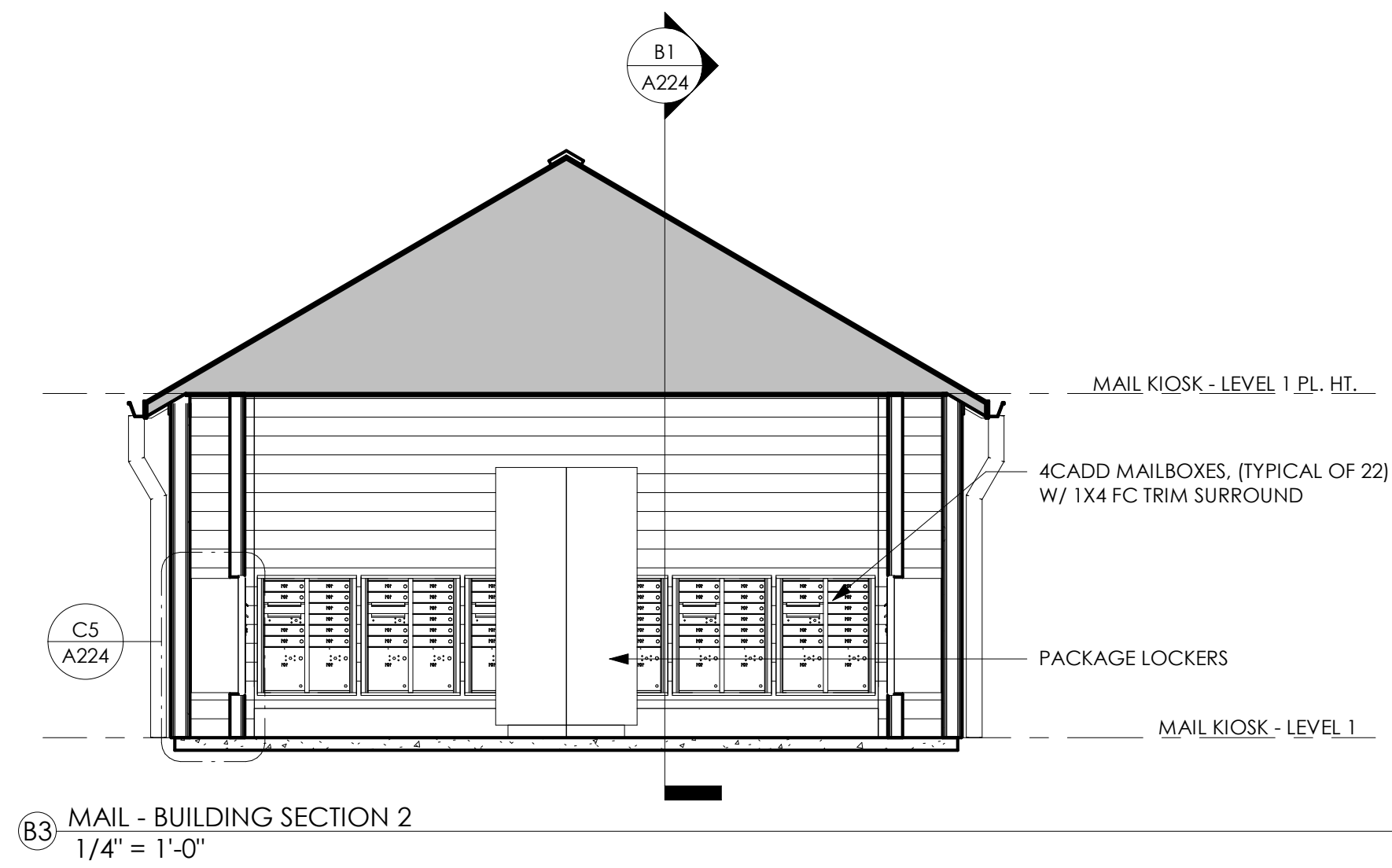
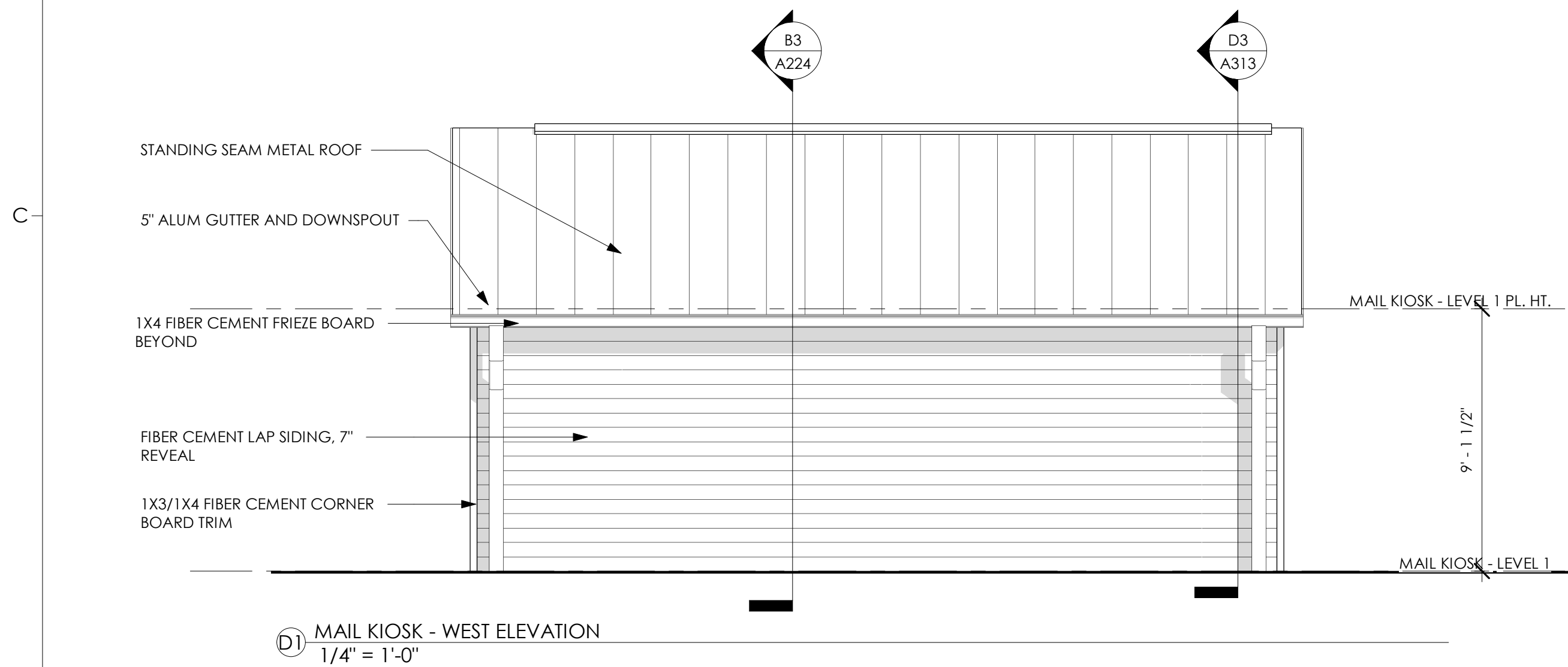
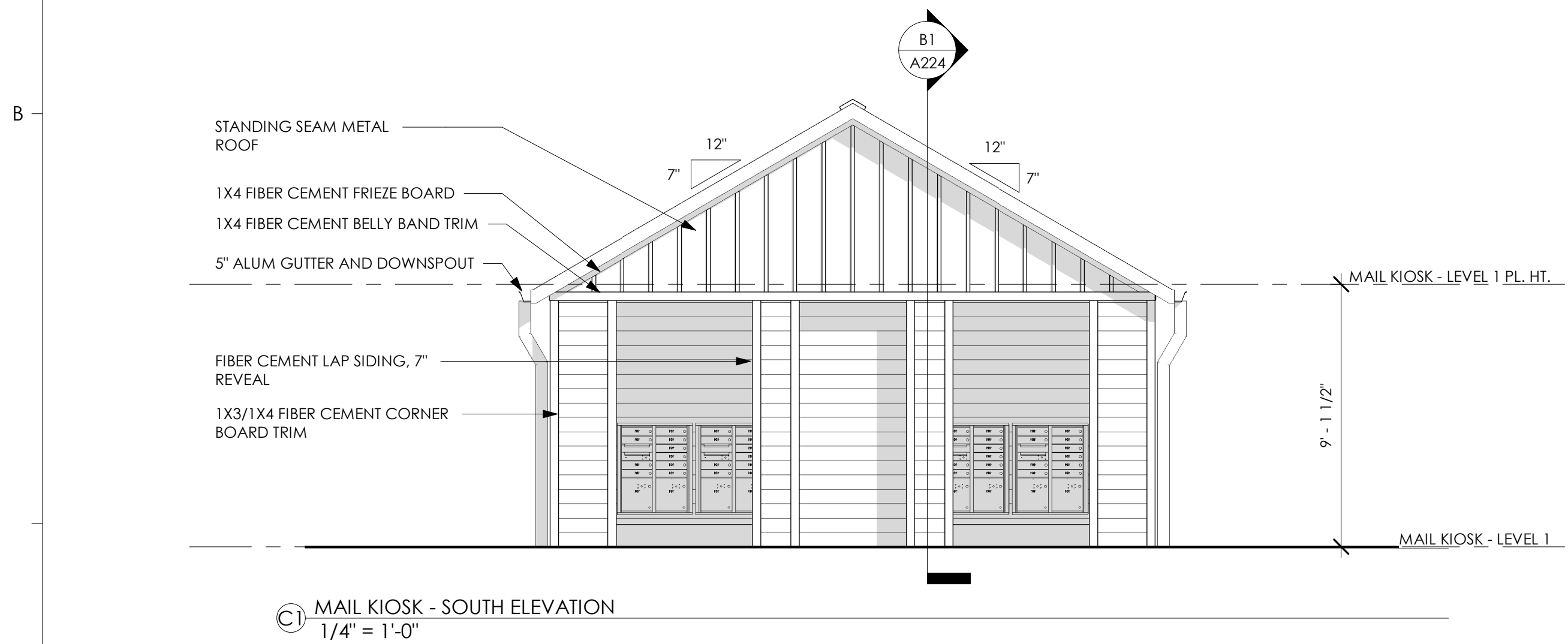
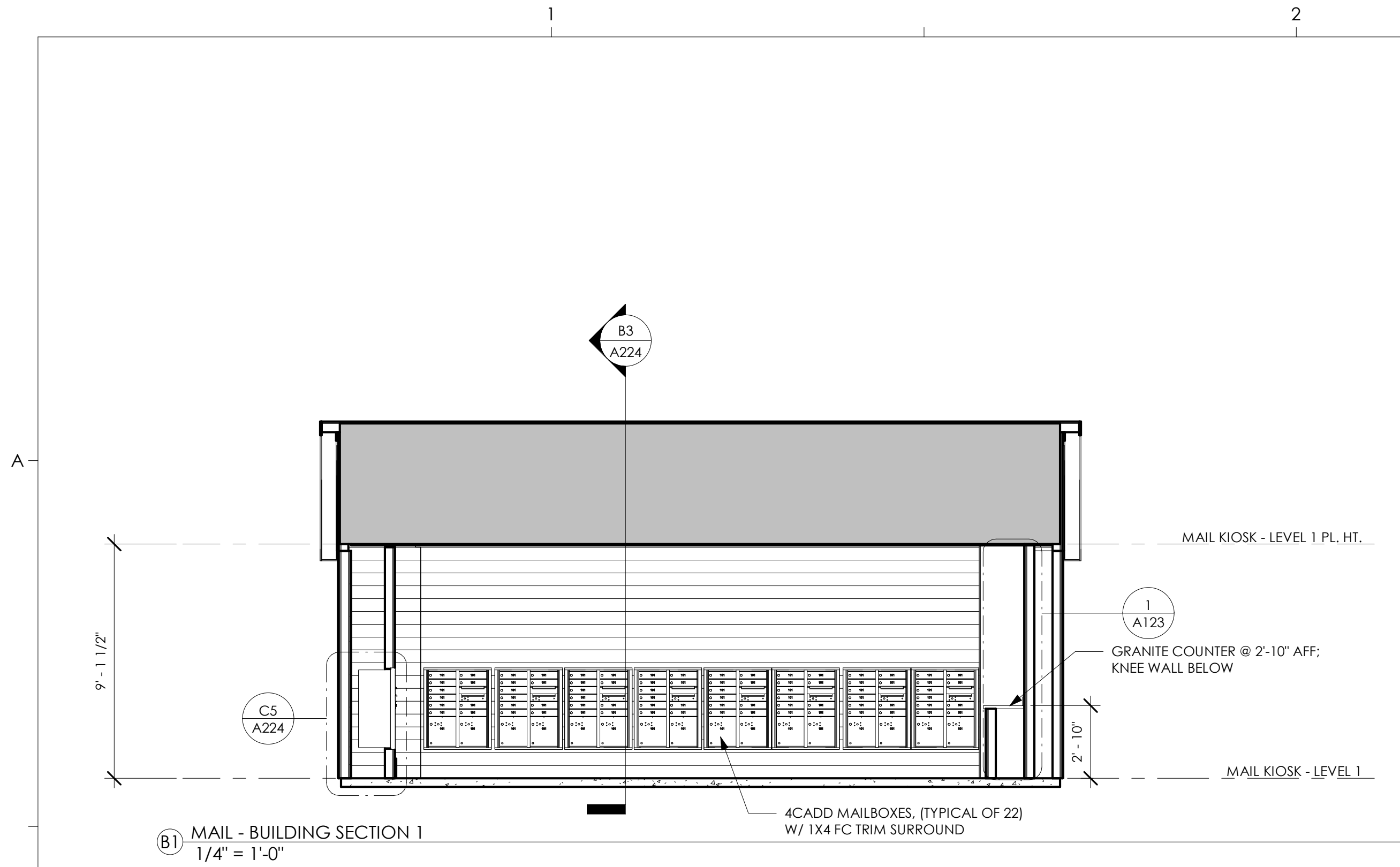
SGA | NW DESIGN PROJECT NUMBER:
21-177-04
DESIGNED BY: CS, RC
DRAWN BY: AC, LH, HK, KL
CHECKED BY: KK, MR
ISSUE DATE:
06/02/2022

ELEVATIONS -
MAINTENANCE BLDG

A223

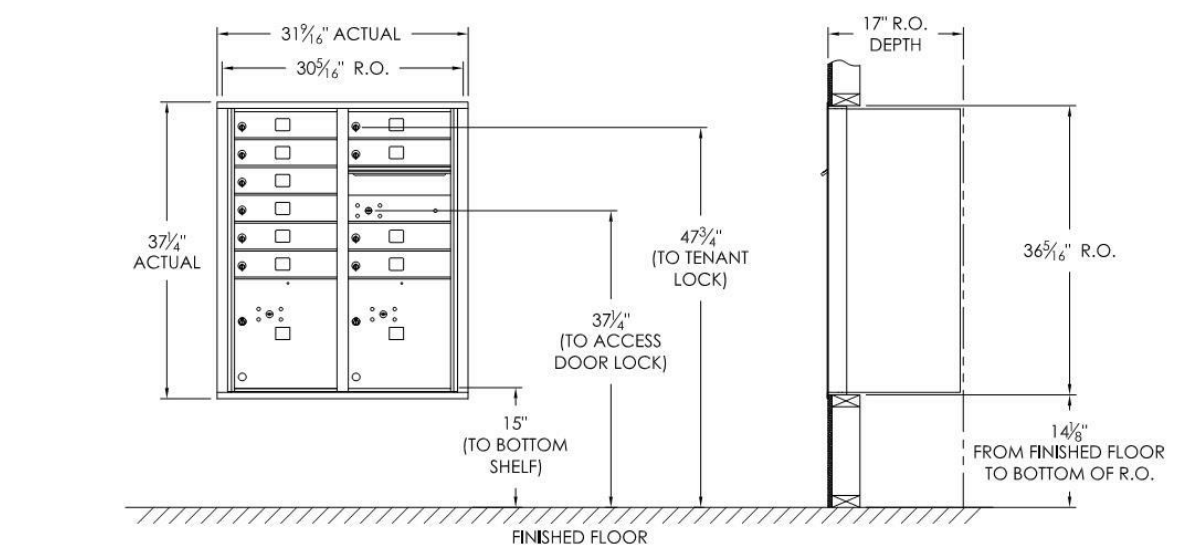
SCALE: As indicated

6/6/2022 8:48:05 AM



ELEVATION NOTES:

1. EXTERIOR MATERIALS, DETAILING AND COLORS TO WRAP CORNER AT ALL BAY CONDITIONS AND TERMINATE AT THE INSIDE CORNER, UNO.
2. SEAL ALL WALL PENETRATIONS WITH MEMBRANE FLASHING AT SURFACE OF EXTERIOR SHEATHING, UNO. SEE WATERPROOFING DETAILS.
3. PROVIDE 3/8" JOINT SPACE WITH SEALANT INTERFACE BETWEEN DISSIMILAR EXTERIOR FINISHES.
4. ALL FIBER CEMENT (FC) TO BE PRIMED AND PAINTED, SMOOTH PANEL WITH BATTENS PAINTED TO MATCH.
5. GC TO CONSOLIDATE AND ALIGN (VERTICALLY AND HORIZONTALLY) ALL DRYER AND EXHAUST VENTS. PROVIDE FLAT FC TRIM BLOCK AT EACH LOCATION. COORDINATE WITH MEP, ARCHITECTURAL AND STRUCTURAL. GC TO REVIEW TRUSS SHOP DRAWINGS AND CONFIRM SPACING PRIOR TO APPROVAL. PAINT TO MATCH ADJACENT SURFACE.
6. FACTORY FINISH CONDUCTORS, SCUPPER AND DOWNSPOUTS TO MATCH ADJACENT SURFACES.
7. INSTALL 12" SELF-ADHERING MEMBRANE AT ALL INSIDE/OUTSIDE CORNERS. OVERLAP EACH SIDE 6". APPLY DIRECTLY OVER SHEATHING.
8. PROVIDE PREFABRICATED FLASHING COMPONENTS AT DRYER/EXHAUST VENTS. SEAL ALL DUCT PENETRATIONS WITH QUICK FLASH COMPONENTS.
9. ALL WINDOWS AND DOORS IN FC WALLS TO RECEIVE FC TRIM SURROUNDS.



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MIDDLEBURG REAL ESTATE PARTNERS HAMLET AT HUNTERSVILLE



SCHEMATIC DESIGN

HUNTERSVILLE, NC

REVISION SCHEDULE

#	DESCRIPTION	DATE
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SCHEMATIC DESIGN

SGA | NW DESIGN PROJECT NUMBER:
21-177-04
DESIGNED BY: CS, RC
DRAWN BY: AC, LH, HK, KL
CHECKED BY: KK, MR
ISSUE DATE:
06/02/2022

ELEVATIONS & BUILDING SECTIONS - MAIL KIOSK

A224

SCALE: As indicated

Neighborhood Meeting Report for The Hamlet at Huntersville

The neighborhood meeting for The Hamlet at Huntersville was held from 4:30-6:00 PM on January 26, 2022, at the Lake Norman Charter School. Approximately 35-40 adjacent property owners attended the meeting (see attached attendance sheets), all of which were residents of the Plum Creek neighborhood which is immediately adjacent to the project. The meeting was conducted by Jason Pfister, Steve Farmartino and Reece Kimsey of Middleburg Communities. In addition, David Peete from the Town of Huntersville, Thomas Haapapuro of Design Resource Group (Middleburg's land planner) and Gary Knox (owners' representative) also attended the meeting.

At the meeting, a general overview of the project was presented to the attendees, along with a discussion of the buffering that will be provided between the project and the Plum Creek neighborhood. Middleburg explained to the residents that the buffer will be significantly larger than is required by the Town's Zoning Ordinance (50' proposed vs. 20' required) and will also include a 6' tall buffer fence even though there is no requirement to provide such fencing.

After providing an overview of the project and discussing the buffer, the discussion was opened to answer attendees' questions and hear their concerns. Far and away the most common objection raised by the attendees related to the required stub connection to Hortulan Court. The attendees were uniformly opposed to the stub connection because they felt it would increase traffic within Plum Creek by creating a cut through to Old Statesville Road. Middleburg explained that it was not the applicant's desire to connect the project to Hortulan Court, but it was a required under the Town's Zoning Ordinance. David Peete confirmed that the stub connection was required and also explained that the stub connection would provide a secondary emergency access point to Plum Creek. In response, the attendees requested that the connection to Hortulan Court be gated to limit traffic to emergency vehicles only. Mr. Peete explained to the residents that gating of public roads was not permissible in the Town of Huntersville. The residents also expressed general concerns about the potential for increased traffic and congestion along Old Statesville Road (Hwy 115). Middleburg explained that the Traffic Impact Analysis for the project recommended a traffic light at either of the two proposed entrances to the project, but the ultimate decision as to whether or not it will be required will be made by the NCDOT. David Peete also reiterated this point and also added that the NCDOT has plans to widen Old Statesville Road but indicated that the timing of such widening is unknown at this time.

Finally, some residents expressed concerns that some of the Plum Creek residents were unable to attend the meeting due to the time of the meeting and/or Covid related concerns. It should be noted that the meeting was held in person at the request of the Plum Creek HOA. In response, Middleburg offered to schedule additional neighborhood meetings (or smaller group meetings) either in person or individually with anyone who could not attend. In addition, Middleburg has provided a copy of the poster boards that were used at the meeting to Linda Hopkins of the Plum Creek HOA to distribute to the community and offered to provide her with any additional information that is requested.

Second Neighborhood Meeting Report for The Hamlet at Huntersville

The second neighborhood meeting for The Hamlet at Huntersville was held from 6:00-8:00 PM on April 20, 2022, at the Huntersville Arts & Cultural Center. Eleven adjacent property owners attended the meeting (see attached attendance sheets), all of which were residents of the Plum Creek neighborhood who had also attended the first neighborhood meeting. The meeting was conducted by Jason Pfister, Steve Farmartino of Middleburg Communities. In addition, David Peete from the Town of Huntersville, Thomas Haapapuro of Design Resource Group (Middleburg's land planner) and Gary Knox (owners' representative) also attended the meeting.

The main purpose of the meeting was to provide the Plum Creek residents with an explanation and overview of the changes to the site plan that were made in response to the feedback Middleburg received at the first neighborhood meeting. More specifically, the changes to the site plan that addressed the residents' concerns about density immediately adjacent to Plum Creek as well as the Hortulan Court road connection were discussed with the attendees. Middleburg explained to the attendees that the overall site layout was redesigned in order to reduce the number of units that directly abut the Plum Creek neighborhood in order to make a smoother transition between the project and the Plum Creek neighborhood. In addition, Middleburg demonstrated that the internal road structure was redesigned in order to reduce the likelihood that future residents of the project would use the Hortulan Court road connection as a cut-through to the Plum Creek residents. The attendees still strongly prefer to eliminate the required Hortulan Court connection, but they realize that this connection is a requirement of the Town's subdivision ordinance that is beyond Middleburg's control. At the meeting, several attendees noted that Middleburg made substantial changes to address their concerns and expressed appreciation for Middleburg's continued willingness to work with them.

**Town of Huntersville: 12349 Old Statesville Road
Hamlet at Huntersville**

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: 258 single family detached, and 45 single family attached

CMS Planning Area: North

Average Student Yield per Unit: 0.5118 (single family detached) = 132
0.1812 (single family attached) = 8

This development may add 140 students to the schools in this area.

The following data is as of 20th Day of the 2021-22 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>
LEGETTE BLYTHE ELEMENTARY	49.50	50	855	864	99%	57	105%
JM ALEXANDER MIDDLE	50.8	54	856	910	94%	35	98%
NORTH MECKLENBURG HIGH	118.5	108	2095	1909	110%	48	113%

The total estimated capital cost of providing the additional school capacity for this new development is \$4,050,000; calculated as follows:

Elementary School: **57** x \$34,000 = \$1,938,000

High School: **48** x \$44,000 = \$2,112,000

RECOMMENDATION

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

David Peete

From: Cathy Horridge <chorridge123@gmail.com>
Sent: Monday, April 11, 2022 4:13 PM
To: Melinda Bales; Stacy Phillips; Dan Boone; Rob Kidwell; Amber Kovacs; Imunter@huntersville.org; Derek Partee; Jack Simoneau; Brian Richards; Au'Darius Blackwood; Nathan Farber; Dave Hill; Paul Lowe; Kayleigh Mielenz; David Peete; Bradley Priest; Claudia Schruhl; Lauren Speight; Kimberly Tejeda; Frances Tucker; Stephen Trott; Andrew Cheek; Eian Fowler; Kevin Garton; Emily Sloop; Jacob Glass
Subject: Proposed Development Next to Plum Creek
Follow Up Flag: Flag for follow up
Flag Status: Completed

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Cathy Horridge
13403 Damson Drive
Huntersville, NC 28078

It is with sadness and concern that I write to you today. As a resident in the Plum Creek community, I find it quite disturbing that our beautiful town is being turned upside down with building projects, road projects and super highways. Our area in particular, is being choked out with large rental communities. The huge Luxe complex and Stonybrook Station development are right in our backyards. And these communities are being built on extremely small lots to squeeze in as many units as possible. Also, The Arden 55+ community will add another 160 units. So, in the trickle down, The Recycling Center is sure to ask to increase their size in the coming years as Huntersville explodes. I ask you all to please, stop and take a breath.

As far as infrastructure goes, I'm not sure I've seen sufficient data to support 270 rental units to be built next to Plum Creek. When did they get permission to increase the number of units to 270 (100% rental units)? And, it was also mentioned that Hortulan Court be opened up as a cut through. It is unreasonable to propose that this many cars have access to our neighborhood. I also received information that the current development group, Middleburg Communities, will have the right to sell at any time. So, then what happens to any promises the current group may make? Please, stop and take a breath.

The schools are already overcrowded and there are not enough teachers. Our children are suffering because of this. Police and Fire Departments are also stretched to the limit. A few of our neighbors have expressed concern that when they called 911 they were greeted by a recording. The speed of traffic along 115 is extremely dangerous. Trying to get onto 115 at certain times of the day is frightening. The condition of the roads and trash along the sides of the roads is getting worse all the time. As I drive along 115 tears well up as I see all of the old growth trees cut down, in the name of progress. Please, stop and take a breath.

As far as Pottstown is concerned, this community should be revered and supported. You should not allow it to be squeezed out and gentrified. It has been there since the early 1900s with many of the homes built by former slaves. Let's support our neighbors, not drive them out.

Please don't allow our beautiful Huntersville to be blacktopped and overbuilt. In the long run, I believe continuing on this track will be detrimental to all of us. We've all been through some very trying years recently and many of us feel hopeless as you all hand our town over to developers and investment groups. So, for the sake of us all, please stop and take a breath.

God Bless each of you as you direct our town.

Sincerely,

Cathy Horridge

David Peete

From: Brian Richards
Sent: Wednesday, February 16, 2022 9:04 AM
To: james meadows; David Peete
Subject: FW: Plum Creek and potential Middleburg Community apartments
Attachments: Subdivision Sketch Plan Quasi Judicial Information Sheet.pdf

Mr. Meadows,

Thank you for sharing your concerns with the Mayor. As you may know this project is a "by right" subdivision project and is subject to the Town Quasi-Judicial hearing process. Attached is an information sheet that outlines the process. Please feel free to let me know if you have any questions.

Also below is a link to the project page for the proposed development. The applicant is currently revising the proposed subdivision based upon feedback that they received from the Public and Staff. We are awaiting them to resubmit plans to be reviewed. With that being said the Planning Board meeting has been pushed back to April 26 (tentative) and the Town Board hearing to May 16th (tentative).

I have copied David Peete (Town Staff – Project Manager ph. 704-766-2216) on this email if you have specific questions regarding the project that we can answer.

<https://www.huntersville.org/2718/The-Hamlet-at-Huntersville>

Again thank you for reaching out and please let us know how we can assist.

Brian Richards
Assistant Planning Director
Huntersville Planning Dept.
105 Gilead Rd 3rd Floor
Huntersville, NC 28078

Mailing address
PO BOX 664
Huntersville, NC 28070
Ph 704 766 2218
Fx 704 992 5528
brichards@huntersville.org

From: Anthony Roberts <aroberts@huntersville.org>
Sent: Tuesday, February 15, 2022 9:34 PM
To: Melinda Bales <mbales@huntersville.org>
Cc: james meadows <ayeayecapn@hotmail.com>; Emily Sloop <esloop@huntersville.org>; Jack Simoneau <jsimoneau@huntersville.org>; Brian Richards <brichards@huntersville.org>
Subject: Re: Plum Creek and potential Middleburg Community apartments

Jack or Brian:

Please provide Mr. Meadows with information on the process and application. Thanks.

Anthony Roberts,

Town Manager

On Feb 15, 2022, at 11:15 AM, Melinda Bales <mbales@huntersville.org> wrote:

Mr. Meadows-

Thank you for your email. It is my understanding that this project coming before the Board is considered quasi-judicial and will be heard through the quasi-judicial process.

This process does not allow myself or Board members to hear about or discuss the project outside the quasi-judicial process.

I have copied the Town Manager, Planning Director and Town Attorney on this email.

They can provide you with more information about this process.

I am sorry that I cannot have a conversation with you but it is my hope that staff will be able to answer any of your questions regarding this process.

Warmest Regards,
Melinda

--

Melinda Bales
Huntersville Mayor
Lake Norman Education Collaborative
Mbales@huntersville.org
704-728-9643

On Feb 13, 2022, at 3:51 PM, james meadows <ayeayecapn@hotmail.com> wrote:

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Good afternoon Mayor Bales,

I regret to have to be contacting you regarding this matter. Recently, Plum Creek residents were told we would have YET ANOTHER group of apartments encroaching upon our neighborhood. However, unlike the other developments, we would have to share a cut through with them. That is simply unacceptable. Of course, when we met with the property developers, we were given the spill about how they will be high end rentals only. Sadly, I've seen this sad story play out time and again and it never ends well. More recently, the Luxe has brought an increase of crime to this area that is incredibly unfortunate to say the least. There's not even any provision in place to keep the current development group from selling to an investment group.

I vote in all elections- not just presidential elections. Most recently, I voted for you and hope I can depend on your support in this matter. This is a decision that is contingent upon my vote. I will actively seek out people in this neighborhood and community and let them know how this entire matter plays out. Thank you for your time.

James Meadows

David Peete

From: Jack Simoneau
Sent: Monday, January 31, 2022 12:31 PM
To: David Peete
Subject: FW: Stop The Hamlet of Huntersville - Middleburg Communiities

Can you send Angela (and any other Plum Creek residents) a follow-up email like I sent to Martha Olstin.

Thanks,
Jack

From: Angela Smith <13419as@gmail.com>
Sent: Monday, January 31, 2022 8:44 AM
To: Melinda Bales <mbales@huntersville.org>; Stacy Phillips <sphillips@huntersville.org>; Dan Boone <dboone@huntersville.org>; Rob Kidwell <rkidwell@huntersville.org>; Amber Kovacs <akovacs@huntersville.org>; Imunger@huntersville.org; Derek Partee <dpartee@huntersville.org>; Jack Simoneau <jsimoneau@huntersville.org>; brichards@huntersville.org; Au'Darius Blackwood <ablackwood@huntersville.org>; Nathan Farber <nfarber@huntersville.org>; Dave Hill <dhill@huntersville.org>; Paul Lowe <plowe@huntersville.org>; Kayleigh Mielenz <kmielenz@huntersville.org>; dpette@huntersville.org; bprriest@huntersville.org; cschruhl@huntersville.com; lspeigh@huntersville.org; Kimberly Tejeda <ktejeda@huntersville.org>; Frances Tucker <ftucker@huntersville.org>; Stephen Trott <strott@huntersville.org>; Andrew Cheek <acheek@huntersville.org>; Eian Fowler <efowler@huntersville.org>; Kevin Garton <kgarton@huntersville.org>; Emily Sloop <esloop@huntersville.org>; Jacob Glass <jglass@huntersville.org>; Unknown <tom.smith@duke-energy.com>; angela.smith2@wellsfargo.com
Subject: Stop The Hamlet of Huntersville - Middleburg Communiities

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Please do not approve the request from Middleburg Communities, LLC to build rental cottages which start out at much lower price point than other nearby apartments on Hwy 115. The average rental price in Statenville Rd / Verhoeff Dr is currently \$1,865, based on NeighborhoodScout's exclusive analysis. The Hamlet of Hunterville starts out at \$1400 which is much lower than the average and may attract tenants that are not favorable.

The entire Plum Creek neighborhood is opposed to rental cottages being next to our neighborhood and below are some but not all of our concerns.

- Traffic patterns are already heavy with schools and other new neighborhoods; it is already very challenging to get out of Plum Creek at rush hour
- Rental properties have a higher crime rate than traditional single family - Per Property Mgmt web site 10% of renters say there is a lot of serious crime in their neighborhood; 25% report a lot of petty crime.
- By allowing a connection to our neighborhood the amount of traffic and noise that will be generated will be unbearable for Plum Creek residents and lead to folks leaving Huntersville

- A decrease in the market value of my home
- Rental cottages do not fit into the single family neighborhood demographic of Plum Creek
- The loss of neighborhood and community character
- The loss of green space buffer around Lake Norman Charter

Thank you for your consideration of my concerns.

Angie Smith

David Peete

From: Jack Simoneau
Sent: Friday, January 28, 2022 5:51 PM
To: Anthony Roberts
Cc: David Peete
Subject: FW: Plum Creek Resident Concern

FYI

From: Jack Simoneau
Sent: Friday, January 28, 2022 5:28 PM
To: Olstin, Martha A <Martha.Olstin@atriumhealth.org>
Cc: David Peete <dpeete@huntersville.org>
Subject: RE: Plum Creek Resident Concern

Ms. Olstin,

Thank you for your email regarding opposition to the proposed street connection of the Hamlet at Huntersville to Hortulan Court in Plum Creek. The proposed subdivision Sketch Plan for The Hamlet at Huntersville will go through a "Quasi-Judicial" process. As you can see from the information sheet on quasi-judicial meetings below, the Town Board is limited to input except under sworn testimony at their meeting (set for March 21, 2022 as of now).

David Peete with our office is handling this proposed subdivision. David, is it your intention to collect all related emails such as those provided by Martha Olstin and include them in the Town Board agenda packet for presentation at the Town Board meeting?

Ms. Olstin, David Peete and I stand ready to assist you in any way possible to provide information about the proposed development or how best to let your concerns be heard. Please feel free to contact David (704-766-2216) or myself (704-766-2211) by phone or email.

Thank you and have a great weekend.

Jack Simoneau

Subdivision Sketch Plan Quasi-Judicial Meeting Information Sheet

- A **neighborhood meeting** is required for all Subdivision Sketch Plans.
- Subdivision Sketch Plans go to the **Huntersville Planning Board for a recommendation** and to the **Huntersville Town Board for action**.
- All subdivision Sketch Plans in Huntersville are handled as **quasi-judicial** evidentiary hearings at the **Town Board** meeting.
- As a quasi-judicial hearing, all testimony provided is **sworn under oath**.
- The Huntersville Town Board **cannot** speak to the applicant, town staff, or anyone else on the subject **except under sworn testimony at the hearing**. It is recommended the Planning Board also observe this practice.
- The burden of producing **competent, material, and substantial evidence** establishing the proposed subdivision sketch plan **meets or does not meet** all applicable zoning/subdivision standards is on the person taking that position.
- Only persons who have **standing** in a particular subdivision sketch proposal will be recognized as a party to the hearing. Other interested persons who do not have standing may testify but will not be allowed to offer opening or closing statements, call witnesses, or cross examine witnesses.
- Below is a guideline as to who would be considered as having **standing**:
 1. A person with a legal interest in the subject property
 2. The applicant before the decision making board
 3. A person who will suffer special damages as a result of the decision (i.e. proximity to subdivision, typically adjacent; property value damage as determined by **expert** and not an opinion; secondary adverse impacts such as noise, traffic, stormwater runoff, as determined by an **expert** and not an opinion)
 4. An association organized to promote the interests of a particular area (i.e. homeowners association) so long as one member has standing
- Examples of **expert** opinion include a **qualified appraiser** when determining property value impact and a **transportation engineer** when determining traffic impact.
- Testimony provided at a quasi-judicial evidentiary hearing on which decisions are made must be **factual**, not **personal opinions**.

Jack Simoneau, AICP
Huntersville Planning Director
704-766-2211; jsimoneau@huntersville.org

From: Olstin, Martha A <Martha.Olstin@atriumhealth.org>

Sent: Friday, January 28, 2022 2:32 PM

To: Melinda Bales <mbales@huntersville.org>; Stacy Phillips <sphillips@huntersville.org>; Dan Boone <dboone@huntersville.org>; Rob Kidwell <rkidwell@huntersville.org>; Amber Kovacs <akovacs@huntersville.org>; Lance Munger <lmunger@huntersville.org>; Derek Partee <dpartee@huntersville.org>

Cc: Jack Simoneau <jsimoneau@huntersville.org>

Subject: Plum Creek Resident Concern

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To whom it may concern,

I have lived in Huntersville since 2008. I first lived in Monteith Place and now live in Plum Creek with my husband and 2 yo son. My husband and I decided to remain in the area because we enjoyed the feel of a smaller town with schools, parks, etc. We gladly invest our time, money, and our family's future in Huntersville. I understand and appreciate the 2040 plan for the community's continued growth. However, I ask that you vote no/change the plan to have a road constructed from The Hamlet into the Plum Creek subdivision via Hortulan Court. We have had only one entrance since the community was constructed and that's how I, as well as many other neighbors, want it to remain. No one has shown outward concern for the one entrance for decades prior. Whether the purposed road stems from a newer ordinance or a group's opinion, please respect our community. Plum Creek is facing many other changes around us (new apartments, new subdivision, recycle center wants to encroach on our property lines). I cringe to think how putting in this road would bring down our home values, potentially increase crime, and make us somewhat more vulnerable. People like living in Plum Creek because it is quiet and nestled within the town limits. Don't take that away from us.

Thank you in advance,
Martha
13303 Toka Court

Martha Olstin, LCSW
Clinical Social Worker II

Clinical Care Management

Atrium Health

(p): 704-446-7267

(f): 704.355-9390



To improve Health, elevate Hope, and advance Healing – for all

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Thank you.

David Peete

From: Linda Hopkins <linda_hopkins_2010@yahoo.com>
Sent: Monday, November 8, 2021 3:47 PM
To: David Peete; Jason Pfister; Tracy Barron; Bill Alt; Brian Richards
Cc: Steve Farmartino; Travis A; Maggie Piccirilli; Eric Knesel; George Solomon
Subject: RE: Middleburg development 12349 Old Statesville Road - The Hamlet at Huntersville

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Thank you David. We will be keeping a closer eye on this project.

Travis – FYI.

Sent from Linda R. Hopkins professional [Mail](#) for Windows 10 account

From: [David Peete](#)
Sent: Monday, November 8, 2021 3:32 PM
To: [Linda Hopkins](#); [Jason Pfister](#); [Tracy Barron](#); [Bill Alt](#); [Brian Richards](#)
Cc: [Steve Farmartino](#); [Travis A](#); [Maggie Piccirilli](#); [Eric Knesel](#); [George Solomon](#)
Subject: RE: Middleburg development 12349 Old Statesville Road - The Hamlet at Huntersville

Ms. Hopkins,
Thank you for the email.

Let me provide a brief outline of where this project stands:

A subdivision sketch plan was submitted, as you can clearly see on our website. Once submitted, all plans must receive a minimum of two (2) 15-day reviews before they are eligible to go to Planning Board & Town Board.

After our first staff review, our comments were quite extensive and led the applicants to redo their plan – which we have discussed with them on several occasions. To date, they still have not resubmitted their plan for 2nd review (and depending on how that review goes, a 3rd may be required before it can go for Board review.

Once we are ready to take the plan to the Boards, a neighborhood meeting – hosted by the applicant – must be held and report generated. After that, the Town sends out notices and posts signs prior to Planning Board meeting to announce when the Town Board will review a subdivision.

You have not missed any notification, the applicants, by virtue of significantly revising their plan and altering the process, have slowed things down. We do not have a new timeline to post, but we can post “TBD” for the meeting dates until they are known.

As you can see below, we do add “tentative” simply because these plans very often do not follow the estimated timeline.

Again, there will be 3 public opportunities to review and comment on the plans prior to any possible action by Town Board.

The plans are always available online and written comments may be emailed or submitted to me at any time.

I hope this offers some clarification and I apologize that the website was not as clear as it should be.

Thank you.

	Phone: 704-766-2216
Neighborhood Meeting	To be scheduled and conducted by the Developer no later than September 28,
Planning Board Meeting	October 26, 2021 (tentative)
Town Board Meeting	November 15, 2021 (tentative)
Application:	Application (PDF)
Plan Documents:	Sketch Plan (PDF)
Subdivision Sketch Plan Quasi-Judicial Meeting Information	Subdivision Sketch Plan Quasi-Judicial Meeting Information

David F. Peete, AICP

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

Connect with Town of Huntersville!



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

From: Linda Hopkins <linda_hopkins_2010@yahoo.com>
Sent: Monday, November 8, 2021 3:09 PM
To: Jason Pfister <jpfister@livemiddleburg.com>; Tracy Barron <tbarron@huntersville.org>; Bill Alt <altb@mindspring.com>; David Peete <dpeete@huntersville.org>; Linda Hopkins <linda_hopkins_2010@yahoo.com>
Cc: Steve Farmartino <sfarmartino@livemiddleburg.com>; Travis A <travisaspy@gmail.com>; Maggie Piccirilli <mpoutdoorz@yahoo.com>; Eric Knesel <knesel_e@bellsouth.net>; George Solomon <wallst71@gmail.com>
Subject: RE: Middleburg development 12349 Old Statesville Road - The Hamlet at Huntersville
Importance: High

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

Good afternoon Jason, David & Tracy,

I recently reviewed the Planning Department Projects and found the following information recently updated to said Project:

The Hamlet at Huntersville - Middleburg development 12349 Old Statesville Road. (see links below).

Upon attending the Pre-Development Zoning meeting on May 21, 2021, I was informed by Tracey Barron with my attending and speaking at this meeting, I would receive further updates and forthcoming information on this project as provided by the Town of Huntersville. The new information and updates as attached as links *have not* been communicated to me as a Board of Director for Plum Creek Community. This responsibility would have fallen on the Town of Huntersville planning to keep Plum Creek informed of the updates.

Per my research on 11/07: Planning Department>Projects>**Projects List**
<https://www.huntersville.org/1189/Projects-List>
<https://www.huntersville.org/2718/The-Hamlet-at-Huntersville>

To provide some quick updates to the addressees of this email
(black - the Towns updates) (red – PC: Linda input)

Neighborhood Meeting - To be scheduled and conducted by the Developer no later than 9/28/2021

– **Not completed nor communicated to Plum Creek community.**

Board of Adjustment (if Variance) - N/A

Public Hearing - N/A – **David, Why would there not be a Public Hearing?**

Planning Board (Recommendation) - 10/26/2021 (tentative) – **Why Tentative?**

Town Board (Final Action) - 11/15/2021 (tentative) – **Why Tentative?**

Plum Creek addressees: Huntersville Town Planning Dept. meet on the following dates:

6:30 p.m. on the Fourth (4th) Tuesday of each and every month unless otherwise noted or changed upon compliance of the Open Meeting Law. (i.e.) 11/23, 12/28

Their meetings are live via [Facebook Town Meeting](#).

Meeting Agendas and Minutes

Tracey Barron – Town of Huntersville Administrative Assistant

David Peete – Assigned Town Reviewer

Steve Farmartino – Middleburg Development Manager for this project

Jason Pfister – Middleburg Development representative

Bill Alt, Eric Knesel, Linda Hopkins – Plum Creek Board of Directors

George Solomon – Plum Creek Officer of Treasury.

Travis Aspy & Maggie Piccirilli – Plum Creek leads for this project.

Sent from Linda R. Hopkins professional [Mail](#) for Windows 10 account

----- Original message -----

From: Jason Pfister <jpfister@livemiddleburg.com>

Date: 6/21/21 9:20 AM (GMT-05:00)

To: Linda Hopkins <linda_hopkins_2010@yahoo.com>, Bill Alt <altb@mindspring.com>, Eric Knesel <knesel_e@bellsouth.net>, Travis A <travisaspy@gmail.com>, Maggie Piccirilli <mpoutdoorz@yahoo.com>

Cc: Steve Farmartino <sfarmartino@livemiddleburg.com>, Jason Pfister <jpfister@livemiddleburg.com>

Subject: RE: Middleburg development off Old Statesville Road

Thank you for the feedback Linda. We have not yet filed the rezoning application and have not even had the pre-application meeting yet. I will update you as we proceed.



JASON C. PFISTER | Vice President, Land Entitlements

D: 919.589.1088 | C: 919.824.6088 |

E: jpfister@livemiddleburg.com | MiddleburgCommunities.com

From: Linda Hopkins <linda_hopkins_2010@yahoo.com>

Sent: Friday, June 18, 2021 6:00 PM

To: Jason Pfister <jpfister@livemiddleburg.com>; Bill Alt <altb@mindspring.com>; Eric Knesel <knesel_e@bellsouth.net>; Travis A <travisaspy@gmail.com>; Maggie Piccirilli <mpoutdoorz@yahoo.com>

Cc: Steve Farmartino <sfarmartino@livemiddleburg.com>

Subject: RE: Middleburg development off Old Statesville Road

EXTERNAL email: Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.

Jason/ Steve

1. What are Middleburg's next steps?
 - a. Neighborhood/ Community meeting?
 - i. *As described in the Conditional District (CD) Rezoning Review Checklist*
2. Has a Huntersville Project planning manager been assigned?
3. Have the additional required reviews been addressed as the project is located along the Mountain Island and Lake Norman Watersheds?
4. You are aware of the following requirements for Conditional District (CD) Rezoning Review Process have not or were not met by Middleburg:
 - Owner of each property across a street, easement, or right-of-way (public or private) and within 250 feet of the right-of way boundary opposite the petitioned property.
 - Neighborhood associations, property owner associations, and homeowner associations registered with the Huntersville Planning Department within 2,000 feet of any portion of the subdivision site (distance scaled on a TOH or Mecklenburg County official map).

It may be suggested for Middleburg to looking into developing at this site as it lends itself to be more advantageous to apartments and mixed-use housing.

**Town of Huntersville
Planning Board
June 28, 2022**

To: Town Board

From: Lauren Speight, Planner II

Date: June 28, 2022

Subject: R21-13 Calamar at Caldwell Station

EXPLAIN REQUEST:

R21-13 is an application by Caldwell Station Properties, LLC to amend the Traditional Neighborhood Development Overlay District (TND-OD) for the Caldwell Station Senior Living Center at 11130, 11124, and 11116 Will Knox Road (Parcels # 00544332, 00544328, 00544329). The purpose of the rezoning is to increase the units allowed and to modify the rezoning plan to a single unit senior living facility.

ACTION RECOMMENDED:

Consider a recommendation on R21-13, an application by Caldwell Station Properties, LLC to amend the Traditional Neighborhood Development Overlay District (TND-OD) for the Caldwell Station Senior Living Center at 11130, 11124, and 11116 Will Knox Road (Parcels # 00544332, 00544328, 00544329). The purpose of the rezoning is to increase the units allowed and to modify the rezoning plan to a single unit senior living facility.

FINANCIAL IMPLICATIONS:

n/a

ATTACHMENTS:

1. Rezoning Plan Planning Board 06 28 22
2. Elevation Planning Board 06 28 22
3. Determination_of_TIA_Need_Application_-_7-28-21
4. R06-13 Caldwell Station Senior Condos Sketch Rezoning Plan
5. R06-13 Retirement center elevations
6. Caldwell Station Sketch 12-21-98
7. Caldwell Station Senior Condos Sketch UNsigned 1-5-07
8. Neighborhood Meeting Notice
9. 220526 Neighborhood Meeting Minutes

10. Community Meeting Minutes - 220426
11. Town_of_Huntersville_-_Signed_General_Application

Petition R21-13: Calamar Senior Living Facility

PART 1: PROJECT SUMMARY

Application Summary:

- Petition #R21-13 is an application by Caldwell Station Properties, LLC to amend the Traditional Neighborhood Development Overlay District (TND-OD) for the Caldwell Station Senior Living Center at 11130, 11124, and 11116 Will Knox Road (Parcels # 00544332, 00544328, 00544329). The purpose of the rezoning is to increase the units allowed and to modify the rezoning plan to a single unit senior living facility.

Applicant: Calamar Lifestyle Senior Housing Fund, LLC

Property Owners: Caldwell Station Properties, LLC

Property Address: 11130, 11124, 11116 Will Knox Road

Project Size: 6.99 acres

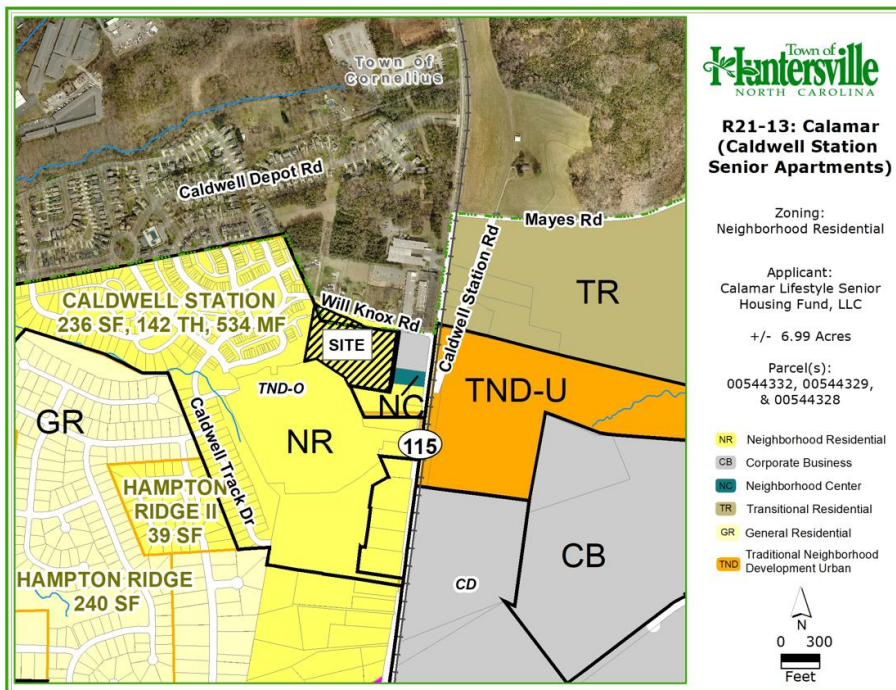
Parcel Numbers:
00544332, 00544328, 00544329

Existing Zoning:

Neighborhood Residential (NR) and Traditional Neighborhood Development Overlay (TND-O)

Proposed Zoning:

Same Zoning – Amended Site Plan



1. Adjoining Zoning and Land Uses

North: Neighborhood Residential (Town of Cornelius Zoning), Single family residential, River Church Facility and School.

South: Neighborhood Residential (NR) and Traditional Neighborhood Development Overlay (TND-O), Caldwell Station Apartments. Single family residential.

East: Corporate Business (CB), Neighborhood Center (NC), Vacant parcels. Traditional Neighborhood Development – Urban (TND-U), approved but unbuilt Caldwell Crossing Mixed Use Development.

West: Neighborhood Residential (NR) and General Residential (GR), Caldwell Station and Hampton Ridge single family residential development and town homes.

- The application submitted is to develop a 128,925 ft² senior living apartment building on Will Knox Road. This is a one building one lot development therefore no subdivision or re-subdivision is required.
- The Caldwell Station development was rezoned to Neighborhood Residential (NR) and Traditional Neighborhood Development Overlay (TND-O) in 1998. At that time, the parcels in question were proposed to be developed as

office buildings (R98-08). In 2006 the rezoning plan was amended for this parcel to allow senior living condominiums rather than office (R06-13). Please see the R98-08 and R06-13 site plans included in the agenda packet for reference.

4. The purpose of the conditional district rezoning application is to modify the site plan again to increase the allowable senior living units to 134 units, up from 108. The modification would also permit one single, 3-story building versus the five 3-story buildings currently approved.
5. As a condition of the application, the conceptual architectural elevations of the proposed buildings have been submitted. Please find them attached in the agenda packet.
6. Two neighborhood meetings for this application were advertised and held. The first on Tuesday April 26th, 2022. The second was held on Thursday May 26th, 2022. An attendance list and meeting summary for the meetings are included in the agenda packet.
7. A Traffic Impact Analysis (TIA) Determination of Need form was submitted and reviewed by Transportation Staff for the proposed application. Upon staff review, it was found that a Traffic Impact Analysis was not required. The difference between the new proposed use and the vested existing approved use would not create enough trips to cross the threshold of requiring a TIA. The completed TIA determination form is attached in the agenda packet.
8. Brad Priest of the Planning Staff certifies that the required notifications were made for the application's public hearing. Notice was advertised in the local paper, adjacent property owner notice post cards were sent and a sign was installed at the subject property per state statute requirements.

PART 2: REZONING/SITE PLAN ISSUES

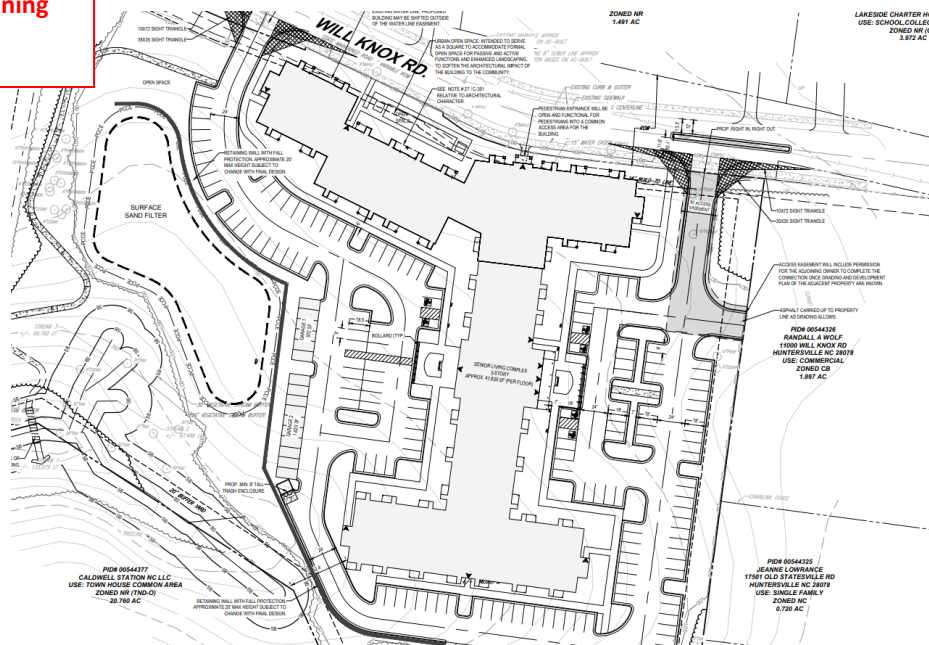
- Site Plan Updated Submittal: Please find the site plan submittal below on page 3.
- Plan Vesting: The conditional rezoning application is to amend a portion of the Caldwell Station rezoning plan that was submitted and approved in 1998. The applicants wish to keep the vesting of the plan intact although the intensification from the approved 2006 plan requires a rezoning. However, since the modification is less intense than the original 1998 use of the property (office to senior living) staff is supportive of keeping the original vesting in this case. To accomplish this, staff recommends the applicants add a note to the plan requesting the Town Board continue the vesting through the zoning modification. Aspects of the plan that would remain vested include tree save, storm water, lighting, landscaping, and traffic impact analysis determination (TIA). Please find both the 1998 and 2006 plan attached in the agenda package.
 - UPDATE 6/16/22: The applicants added a note to the site plan requesting "vesting of the 1998 development ordinance be maintained and applicable to this rezoning plan. Aspects of the plan that would remain vested include tree save, storm water, lighting, landscaping, and traffic impact analysis determination (TIA).
- Building Massing: Please see the proposed street elevation attached here. The rezoning modification changes the senior living facility from 5 separate 3 story buildings to one large 3 story building. The result along the street is a continuous 300-foot-wide building along Will Knox Road. On the other side of Will Knox Road are existing individual single-family homes. The large massing of the proposed building then is inconsistent with the smaller buildings on the other side of the street. West of the proposed structure are townhome buildings that although larger than the single-family homes, are smaller in mass than the proposed complex. Article 3.2.3 D 1 of the 1998 Zoning Ordinance (NR Zoning) requires that new



development respect the massing of existing adjacent development. Staff has worked with the applicant to break up the footprint and setbacks of the building to more resemble two different masses, closer to the original 2006 plan. Staff and the applicant continue to discuss how to reduce the perceived scale of the building and will present these changes at the public hearing.

- **UPDATE 6/16/22:** The applicants indicated they evaluated if the finished floor elevation could be reduced and it is fixed to ensure the high side of the site at Will Knox Road can meet and match existing conditions.
- **Front Street Entrance:** Article 4 requires that a main pedestrian entrance for the building face the street. The current plan has a secondary entrance along the street and needs to be updated per ordinance. The updated plan does make these changes and will be presented at the hearing.
 - **UPDATE 6/16/22:** The applicants added a note to the site plan at the pedestrian entrance indicating, "Pedestrian entrance will be open and functional for pedestrians into a common access area for the building."
- **20-foot buffer:** The 2006 plan approved had a required 20-foot buffer around the perimeter of the property. This buffer is currently wooded with existing mature trees. The plan proposes to grade much of the buffer to the property line. Staff recommends a modification note be added to the plan requesting approval of grading in the buffer, and a note describing how the buffer would be replanted.
 - **UPDATE 6/16/22:** The applicants added a note to the site plan indicating, "The plan intends to preserve existing trees where possible and/or are serving to fulfill the 20' perimeter buffer. However, should grading impacts into the buffer be necessary, the petitioner requests approval of any such grading to accommodate site improvements. In this scenario, the petitioner will replant per Article 7.5.3"
- **Caldwell Station Trail:** The Caldwell station apartments to the south of the development established a walking trail that stubs to this parcel for future connection. The applicants are proposing to continue the trail near the sidewalk stub, but the plan shows it stopping short of connecting. Staff recommends the trail include a bridge over the stream to finish the connection.
 - **UPDATE 6/16/22:** The applicants show the walking trail connecting with the greenway path.

Proposed Rezoning Plan



PART 3: TRANSPORTATION ISSUES

- **Traffic Impact Analysis (TIA):** A Traffic Impact Analysis (TIA) Determination of Need form was submitted and reviewed by Transportation Staff for the proposed application. Upon staff review, it was found that a Traffic Impact Analysis was not required. The difference between the new proposed use and the vested existing approved use would not create enough trips to cross the threshold of requiring a TIA. The completed TIA determination form is attached in the agenda packet.
 - NCDOT has reviewed the plans and will also not require a TIA. The eastern most driveway will be required to be a right in right out only.

PART 4: REZONING CRITERIA

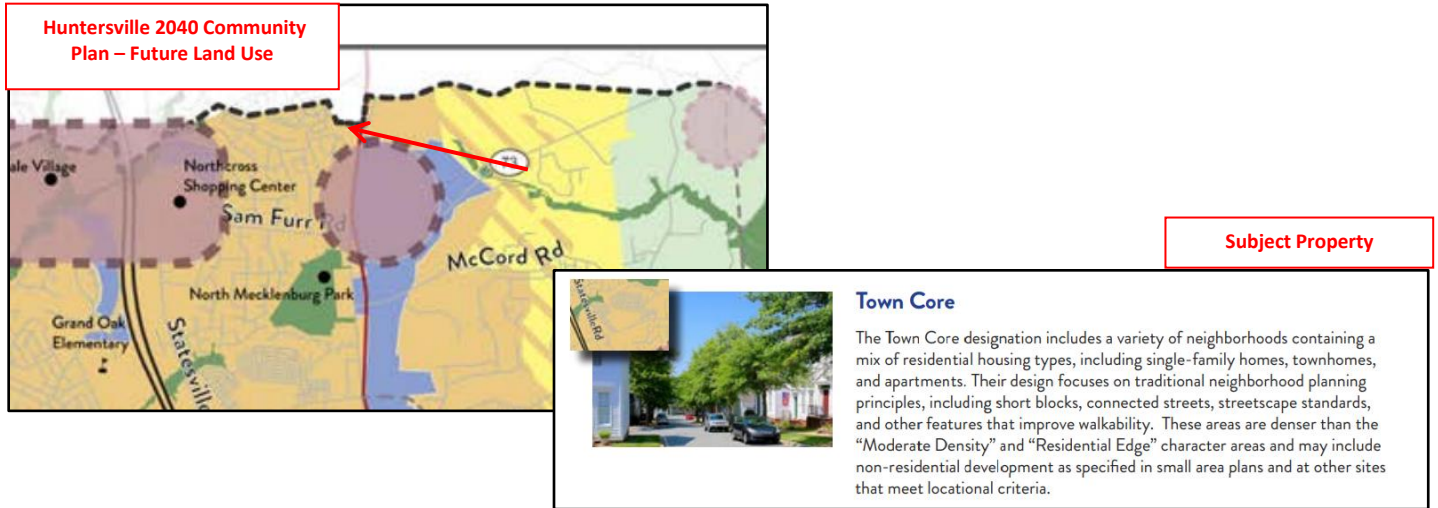
Article 11.4.7(d) of the Zoning Ordinance states that “in considering any petition to reclassify property, the Planning Board in its recommendation and the Town Board in its decision shall take into consideration any identified relevant adopted land-use plans for the area including, but not limited to,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

STAFF COMMENT – Staff finds the proposed use consistent with the following policies of the **Huntersville 2040 Community Plan:**

- **Policy LU 1.1** – *Utilize the Future Land Use Map during development approval process to ensure compatibility with long-range plans.* **STAFF COMMENT:** The application is located in the Town Core land use area of the Huntersville 2040 plan. (See below at bottom of the page). Apartment buildings and various housing types are encouraged in this area and the higher density development is appropriately located.
- **Policy LU 10.5** – *New, larger scale senior housing structures should be located within Mixed Use Centers, Activity Centers, or the Town Core future land use areas and should have a maximum of 4 stories.* **STAFF COMMENT:** The proposed application is located in the Town Core future land use area and has a maximum of 3 stories.

STAFF COMMENT – Staff finds the proposed use **NOT** consistent with the following policies of the **Huntersville 2040 Community Plan:**

- **Policy LU 11.1:** *Protect and enhance the unique character of Huntersville neighborhood by using planning tools to safeguard from potentially negative impacts of development and redevelopment.*
- **Policy LU 11.2:** *Along existing streets, encourage new buildings to respect the general spacing of structures, building mass and scale, and street frontage relationships of existing buildings.* **STAFF COMMENT:** Staff is working with the applicants on modifying the site plan and building elevations to reduce the perceived scale of the large structure along the street and blend it in more with existing homes in the neighborhood.



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:

- Whether the proposed reclassification is consistent with the overall character of existing development in the immediate vicinity of the subject property.**

STAFF COMMENTS:

- The rezoning application would modify the approved 2006 rezoning plan for senior housing with 26 additional senior housing units. The property is thus intensified but not significantly from what is already approved. In addition, staff would consider the modification from the original 1998 office development to senior housing as a reduction in intensity.
 - The proposed development is located adjacent to Neighborhood Residential / Traditional Neighborhood Development (NR/TND) zoning with both apartments to the south and town homes to the west. Corporate Business (CB) and Neighborhood Center (NC) commercial zoning is located immediately east. East of Old Statesville Road is the TND Caldwell Crossing Mixed Use Development. Therefore, higher density development is located in the immediate vicinity of the development.
 - The larger proposed building would be significantly greater in height and width than the single-family development north of Will Knox Road. However, Article 3.2.3 of the 1998 Zoning Ordinance states that “new buildings which exceed the scale and volume of existing buildings may demonstrate compatibility by varying the massing of the buildings to reduce perceived scale and volume”. The applicant has been responsive to staff’s recommendation to reduce the scale and volume of the building and continues to make changes to the site plan and building elevations with that intent.
 - Considering the information above, staff recommends that the application to modify the rezoning plan into one building with more units may be consistent with the existing character of development in the immediate vicinity.
- 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:

- In regard to the roadway system, please see Part 3 above concerning the Traffic Impact Analysis.
- Staff has no findings to show that there would not be adequate public facilities to service the intended development. The concept plan for storm water drainage systems is currently under review and must meet ordinance requirements. A willingness to serve letter from Charlotte Water will need to be provided for utilities once the applicants submit for the land development permits.

3. Whether the proposed reclassification will adversely affect a known archeological, environmental, historical or cultural resource.”

STAFF COMMENT:

- Staff has no findings to show that other archeological, environmental, historical or cultural resources will be negatively affected by the application.

PART 5: PUBLIC HEARING

The Public Hearing took place June 6th, 2022.

PART 6: STAFF RECOMMENDATION

Staff is supportive of the proposed modification. Three story buildings along Will Knox Road were already approved as part of the 2006 rezoning (see attached). Therefore, allowing added height to the street scape along Will Knox Road has already been established. The pertinent change in this application is the added mass and width of the building. Staff has worked with the applicant to vary the mass and lower the perceived scale with significant changes in the updated plan recently submitted. Staff will update the Board on those changes at the public hearing. Once the building elevation changes are complete and in harmony with Article 3.2.3 D 1, staff can support the application as being consistent with policies LU 1.1 and 10.5 of the Huntersville 2040 Community Plan and with the character of existing adjacent development.



PART 7: PLANNING BOARD RECOMMENDATION
--

The Planning Board meeting is tentatively scheduled for June 28th, 2022.

PART 8 CONSISTENCY STATEMENT – R21-13 – Calamar Senior Living Facility

Planning Board:

Approve (Consistent w/ Plans)	Approve (Inconsistent w/ Plans and Plans Change___?)	Deny (Inconsistent w/ Plans)
In considering the proposed rezoning petition R21-13, Calamar Senior Living Facility, the Planning Board recommends approval based on the amendment being consistent with <u>[insert applicable plan reference(s)]</u> It is reasonable and in the public interest to amend the Zoning Ordinance because...<u>[Explain]</u>	In considering the proposed rezoning petition R21-13, Calamar Senior Living Facility, the Planning Board recommends approval of the amendment but finds the request inconsistent with <u>[insert applicable plan reference(s)]</u>, therefore amends <u>[insert plan reference(s)] AND detail the ways the policy or reference is to be amended</u>. The Planning Board took into account the following change in conditions in recommending approval to meet the development needs in Huntersville: <u>[List and explain the change in conditions]</u> It is reasonable and in the public interest to amend the approve the rezoning because...<u>[Explain]</u>	In considering the proposed rezoning petition R21-13, Calamar Senior Living Facility, the Planning Board recommends denial based on the amendment being <u>[consistent OR inconsistent]</u> with <u>[insert applicable plan reference(s)]</u>. It is not reasonable and in the public interest to amend the Zoning Ordinance because...<u>[Explain]</u>

Town Board:

Approve (Consistent w/ Plans)	Approve (Inconsistent w/ Plans and Plans Change___?)	Deny (Inconsistent w/ Plans)
In considering the proposed rezoning Petition R21-13, Calamar Senior Living Facility, the Town Board recommends approval based on the amendment being consistent with <u>[insert applicable plan reference(s)]</u> It is reasonable and in the public interest to amend the Zoning Ordinance because...<u>[Explain]</u>	In considering the proposed rezoning petition R21-13, Calamar Senior Living Facility, the Town Board recommends approval of the amendment but finds the request inconsistent with <u>[insert applicable plan reference(s)]</u>, therefore amends <u>[insert plan reference(s)] AND detail the ways the policy or reference is to be amended</u>. The Town Board took into account the following change in conditions in recommending approval to meet the development needs in Huntersville: <u>[List and explain the change in conditions]</u> It is reasonable and in the public interest to amend the approve the rezoning because...<u>[Explain]</u>	In considering the proposed rezoning petition R21-13, Calamar Senior Living Facility, the Town Board recommends denial based on the amendment being <u>[consistent OR inconsistent]</u> with <u>[insert applicable plan reference(s)]</u>. It is not reasonable and in the public interest to amend the Zoning Ordinance because...<u>[Explain]</u>

FOR

CALAMAR

PROPOSED

**CALDWELL STATION
SENIOR APARTMENTS**

<i><u>SHEET INDEX</u></i>	
Sheet Number	Sheet Title
C-101	COVER SHEET
C-201	EXISTING CONDITIONS
C-202	ALTA/TREE SURVEY (DRAFT)
C-301	SITE PLAN
C-401	SWM & UTILITY PLAN
C-501	LANDSCAPE PLAN

THIS PLAN TO BE UTILIZED FOR
INFORMATIONAL
PURPOSES ONLY

REFERENCES

◆ **ARCHITECTURAL PLAN:**

RACONA ARCHITECTURE & DESIGN
145 SCALEYBARK RD A
CHARLOTTE, NC 28209

GOVERNING AGENCIES

◆ **PLANNING DEPARTMENT**
TOWN OF HUNTERSVILLE
PLANNING DEPARTMENT
105 GILEAD ROAD, 3RD FLOOR
HUNTERSVILLE, NC 28070
PHONE: (704) 875-7000 (ATTN: PLANNING)
FAX: (704) 892-5528

◆ **ENGINEERING & PUBLIC WORKS**
ENGINEERING & PUBLIC
WORKS DEPARTMENT
PO BOX 664
HUNTERSVILLE, NC 28070
ENGINEERING PHONE: (704) 766-2220
PUBLIC WORKS PHONE: (704) 875-7007

◆ **FIRE & RESCUE**
TOWN OF HUNTERSVILLE TOWN HALL
101 HUNTERSVILLE-CONCORD ROAD
HUNTERSVILLE, NC 28078
PHONE: (704) 875-6541

◆ **ELECTRIC (ELECTRICITIES)**
11316 SAM FURR ROAD
HUNTERSVILLE, NC 28078
PHONE: (704) 866-6950
FAX: (704) 948-1111

* THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

CALDWELL STATION PROPERTIES LLC
10700 SIKES PLACE STE 300
CHARLOTTE NC 28277

CALAMAR
JIM JERVIS - DIRECTOR OF
BUSINESS DEVELOPMENT
3949 FOREST PARKWAY, SUITE 100
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F: 716-693-0006
P: 716-693-3590
EMAIL: JJERVIS@CALMAR.COM

BOHLER 
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132

CONTACT: STEVEN SINGLETON
PHONE: 980-272-3400
EMAIL: SSINGLETON@BOHLERENG.COM

[illegible]

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REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	NCC212038
DRAWN BY:	AA
CHECKED BY:	AA
DATE:	07/30/2021
CAD I.D.:	CNDS-0

PROJECT:

**PROP.
REZONING PLAN
DOCUMENTS**

_____ FOR _____

CALDWELL STATION
SENIOR APARTMENTS
11130 WILL KNOX RD.
HUNTERVILLE, NC

BOHLER 
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132

1927 S. TRYON STREET, SUITE 310
CHARLOTTE, NC 28203
 Phone: (980) 272-3400
 Fax: (980) 272-3401
NC@BohlerEng.com



SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-101

ORG. DATE - 07/30/2021

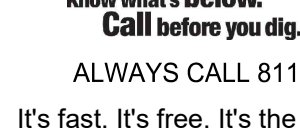


PARCEL(S) INFORMATION
PID #S: 00544328, 00544329, 00544332
LOCATION: WILL KNOX RD.
HUNTERVILLE, NORTH CARO
MELENBURG COUNTY
SITE AREA: +/- 6.95 AC

ZONING / USE
ZONED: NR (TND-O)
USE: SENIOR LIVING APARTMENTS, DEED RESTRICTED

NOTES:

1. SITE NOT WITHIN FEMA REGULATED FLOODPLAIN FEMA PANEL #: 370478702 FEMA FLOOD ZONE: OUT FEMA PANEL DATE 02/04/2004
2. EXISTING CONDITIONS (INCLUDING TOPO DATA) BASED ON MCGLEBURG COUNTY GIS
3. A TREE SURVEY OF TREES 8" AND GREATER WILL BE PROVIDED WITH SECOND SUBMISSION.
4. SANITIZER WILL BE PROVIDED TO MEET THE LID REQUIREMENTS.
5. THERE ARE NO SLOPES GREATER THAN 25% ON SITE.
6. NO HISTORIC, ARCHEOLOGICAL OR CULTURAL FEATURES LISTED ON THIS PROPERTY.
7. NO SIGNIFICANT WILDLIFE HABITAT OR PRIME AGRICULTURAL FARMLAND IS KNOWN TO EXIST ON SITE.
8. NO EXISTING STRUCTURES, CEMETERIES, ROADS, TRACKS, OR TRAILS ARE KNOWN TO EXIST ON SITE.



FOR CONCEPT
PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	NCC212038
DRAWN BY:	AA
CHECKED BY:	AA
DATE:	07/30/2021
CAD I.D.:	EXST-0

PROJECT:

**PROP.
REZONING PLAN
DOCUMENTS**

_____ FOR _____

CALAMAR

CALDWELL STATION.
SENIOR APARTMENTS
11130 WILL KNOX RD.
HUNTERSVILLE, NC

BOHLER 
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132

1927 S. TRYON STREET, SUITE 310
CHARLOTTE, NC 28203
 Phone: (980) 272-3400
 Fax: (980) 272-3401
NC@BohlerEng.com



EXISTING CONDITIONS

SHEET NUMBER

C-201

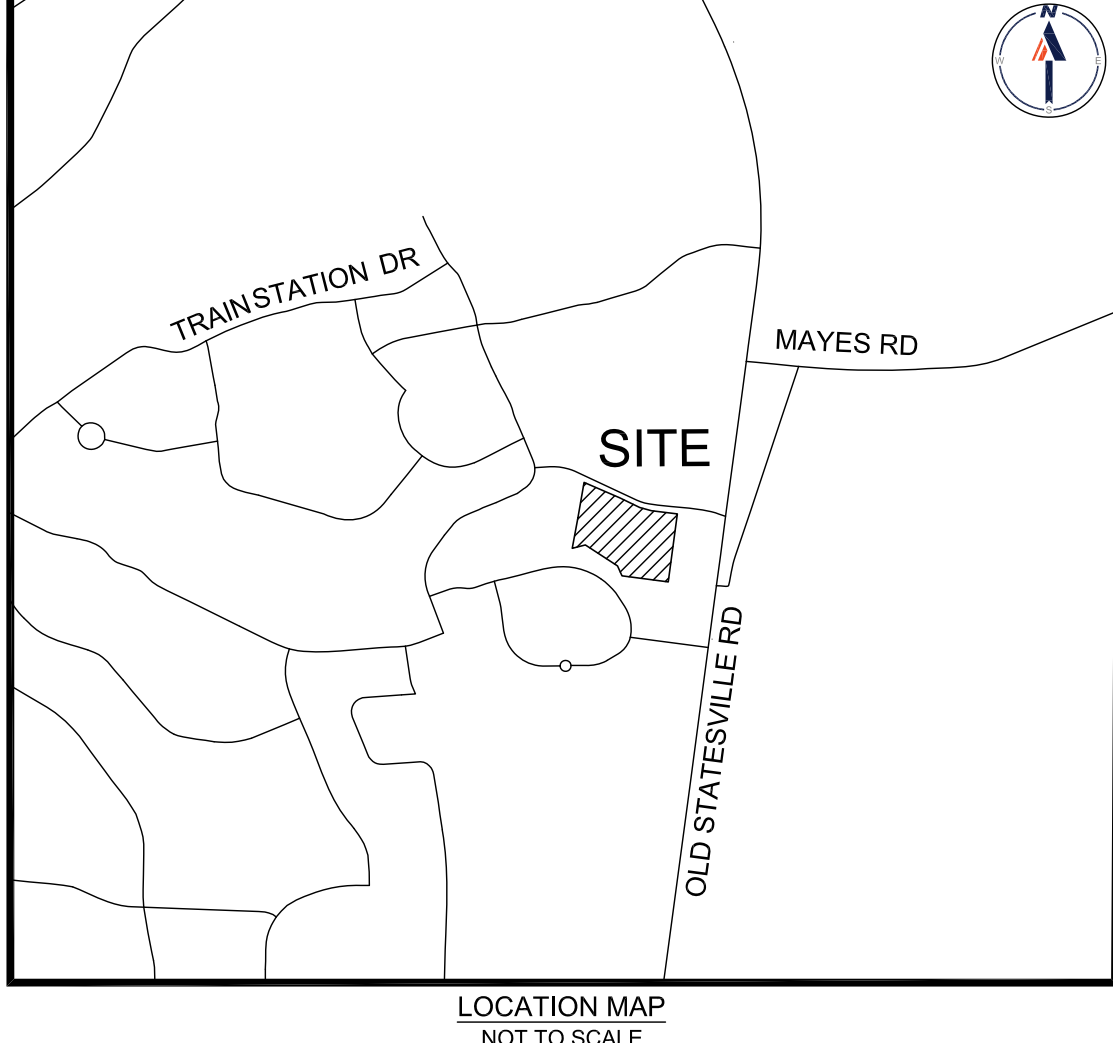
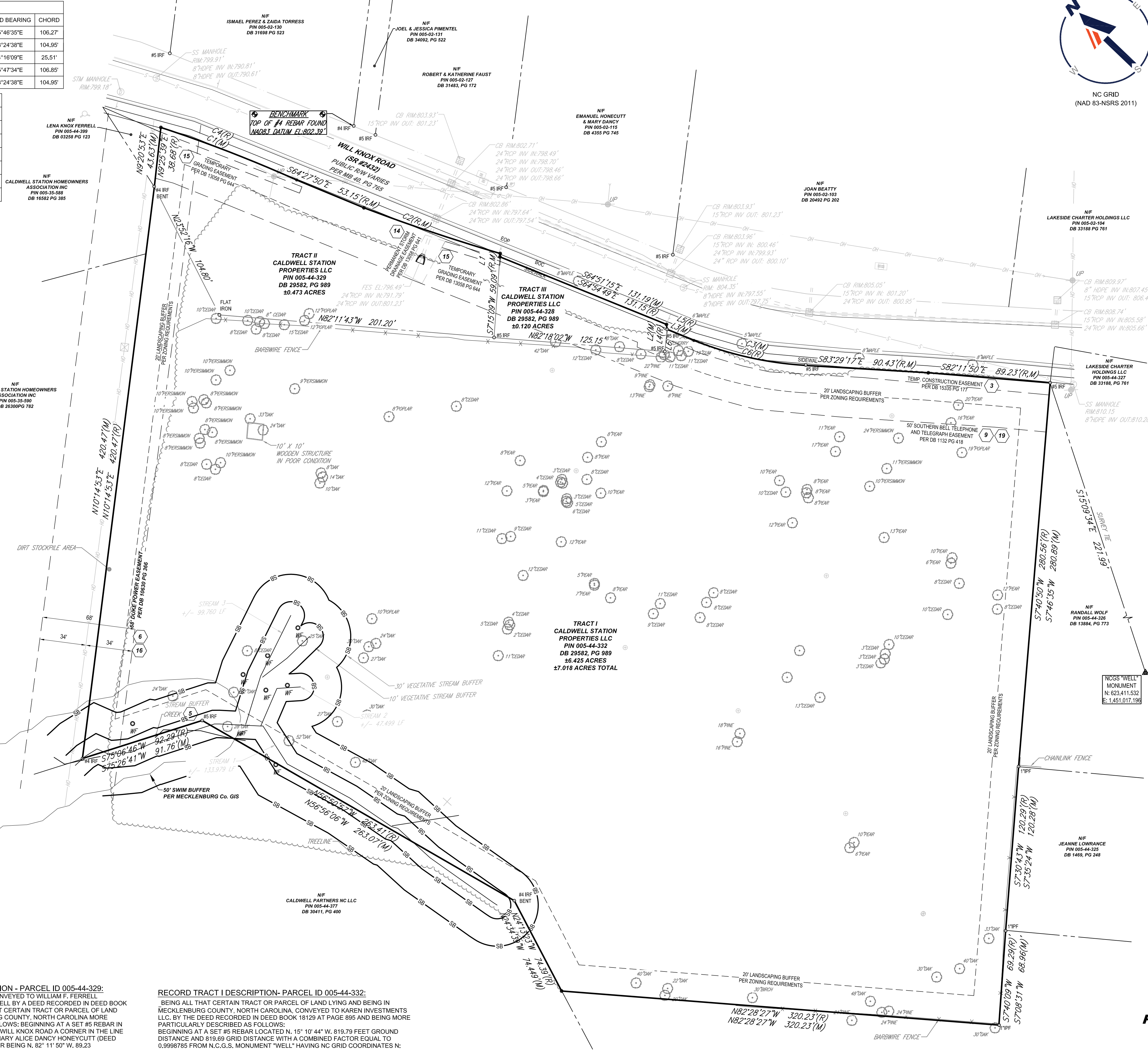
ORG. DATE - 07/30/2021

- | CURVE TABLE | | | | |
|-------------|---------|---------|---------------|---------|
| CURVE | RADIUS | LENGTH | COR'D BEARING | CHORD |
| C1(M) | 1023.94 | 108.31' | S65°46'35"E | 106.27' |
| C2(R/M) | 1303.13 | 104.98' | S68°24'38"E | 104.95' |
| C3(M) | 262.73 | 83.24' | S74°16'09"E | 25.51' |
| C4(R) | 1023.94 | 106.50' | S65°47'34"E | 106.85' |
| C5(R) | 1303.13 | 104.98' | S68°24'38"E | 104.95' |
-
- | PROPERTY LINE TABLE | | | | |
|---------------------|---------------|----------|--|--|
| LINE | BEARING | DISTANCE | | |
| L1(R/M) | S04° 31' 56"E | 3.63' | LENA K
PIN
DB 0 | |
| L2(M) | S04° 31' 21"E | 3.63' | | |
| L3(M) | S64° 42' 7"E | 21.73' | | |
| L4(R) | S07° 45' 46"E | 3.52' | | |
| L5(R) | S64° 56' 09"E | 21.92' | | |
| L6(R) | N08° 48' 29"E | 16.21' | N/F
CALDWELL STATION HORN
ASSOCIATION INC
DE 1552 PG 38 | |

FILE NO: 20-0700122CO DATED: JANUARY 17, 2007 AT 2.28 PM

- | PROPERTY LINE TABLE | | |
|---------------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L1(RM) | S04° 31' 56"E | 3.63' |
| L2(M) | S04° 31' 21"E | 3.63' |
| L3(M) | S64° 42' 78"E | 21.73' |
| L4(R) | S07° 45' 46"E | 3.52' |
| L5(R) | S64° 56' 09"E | 21.92' |
| L6(R) | N08° 48' 29"E | 16.21' |

LYING AND BEING SITUATE IN MECKLENBURG COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible][illegible][illegible]

LEGEND			
	PROPERTY LINE		TREE
	ADJACENT PROPERTY LINE		TOWER
	RIGHT-OF-WAY		BORE LOCATION
	ADJACENT RIGHT-OF-WAY		WETLAND FLAG
	CONTOUR		BUILDING
	WETLANDS / STREAM		SIGN
	SANITARY SEWER EASEMENT		TELEPHONE PEDESTAL
	TREE LINE		MAILBOX
	FENCE LINE		SANITARY SEWER MANHOLE
	SANITARY SEWER LINE		STORM INLET
	STORM DRAIN LINE		WATER METER
	GAS LINE		FIRE HYDRANT
	OVERHEAD ELECTRIC LINE		WATER VALVE
	IRON FOUND AS DESCRIBED		WATER ACCESS BOX
	IRON SET		LIGHT POLE
	RIGHT-OF-WAY MONUMENT FOUND		UTILITY POLE
	NCGS GRID MONUMENT		GUY WIRE
	TEMPORARY BENCHMARK		TITLE EXCEPTION

TO: WILL KNOX ROAD, L.P.; INVESTORS TITLE INSURANCE COMPANY; WILL KNOX ROAD SENIOR APARTMENTS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 8, 9, 11(a), 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 26, 2021

I, CARY H. WATTS, PLS. NO. 4202, CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION CONDUCTED ON AUGUST XX, 2021 AND REFLECTS VISIBLE CONDITIONS EXISTING AT THAT TIME; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED IN A BROKEN LINE TYPE AND ARE DRAWN FROM INFORMATION SOURCES OF REASONABLE ACCURACY; THAT THIS MAP CONFORMS TO THE STANDARDS OF THE NATIONAL GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT THE 0.020" (6 mm) ACCURACY CLASSIFICATION (95% CONFIDENCE) USING NETWORK; THAT A TRADITIONAL TRAVERSE WAS PERFORMED; AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH TITLE 21, CHAPTER 56, NCAC, AS AMENDED.

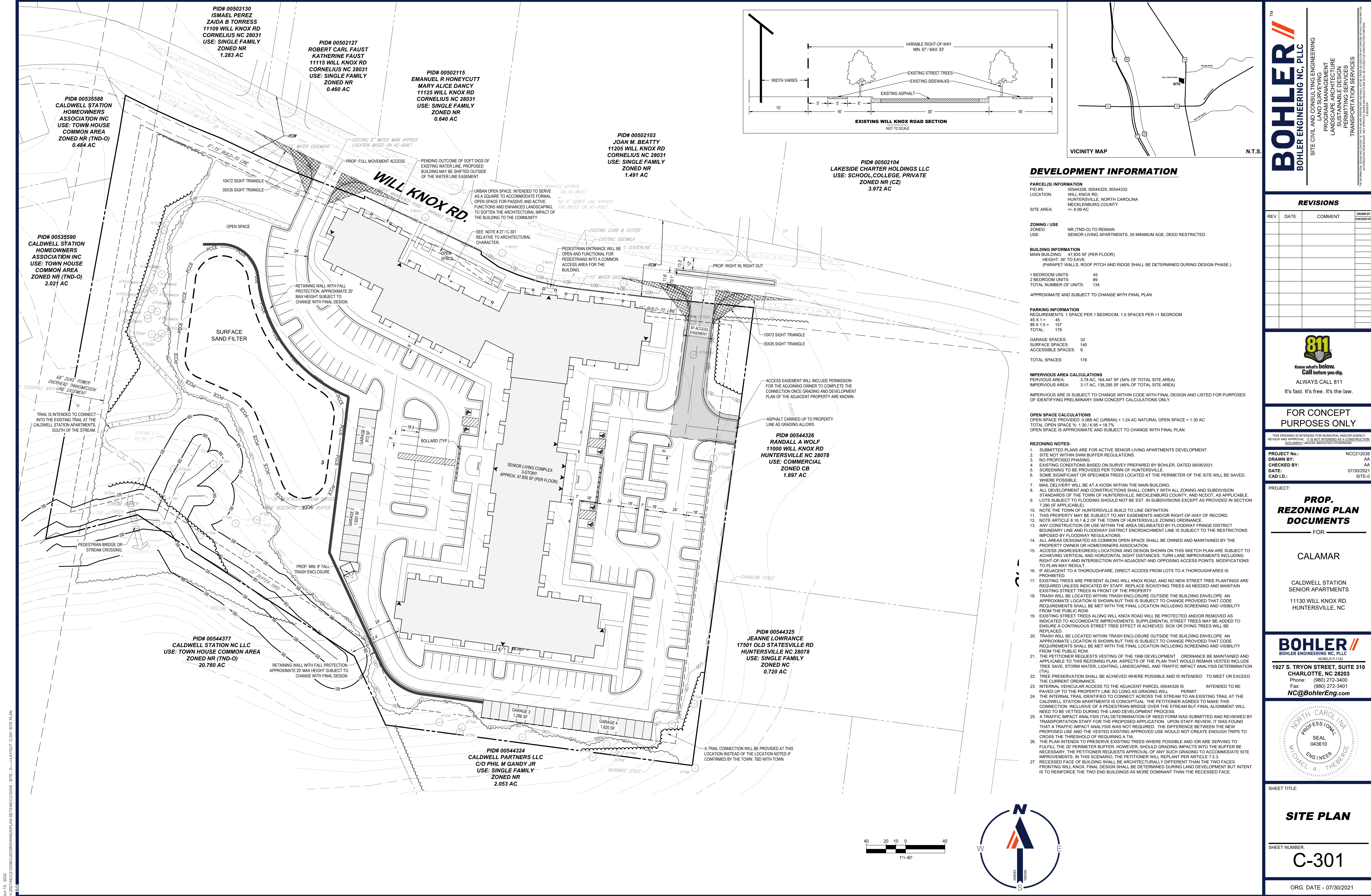
WITNESSED BY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 9th DAY OF
SEPTEMBER, 2021.

CARY H. WATTS, PLS L-4202
cwatts@bohlereng.com

ALTA/NSPS AND LAND TITLE SURVEY
FOR
WILL KNOX RD L.P.
PINS: 005-44-329, 005-44-328, 005-44-332
DEEDS: 29582-989, 24300-285
11124 & 11116 WILL KNOX RD
TOWN OF HUNTERSVILLE
MECKLENBURG COUNTY, NORTH CAROLINA

FILE NO. NSSCC21038				1927 S. TRYON STREET SUITE 700 CHARLOTTE, NC 28203 800.772.3400 www.bohlerbolting.com NCBELS P1-132	
DATE 03/09/2021		UPDATE NEW YORK, BOSTON, NEW YORK METRO, PHARRIS, NJ, PHILADELPHIA, SOUTHERN NJ, LEBEN VALLEY PA, SOUTHEASTERN PA, BALTIMORE, MD, JARVISBURG, WV, NORTHWEST MISSOURI, NORTHWEST INDIANA, INDIANAPOLIS, IN, CENTRAL VIRGINIA, CHARLOTTE, NC, BOULDER, CO			
FIELD DATE 08/26/2021	CREW CHIEF CJK	DRAWN JMC	REVIEWED CHW	APPROVED CHW	SCALE 1" = 40'
					DWG. NO. 1 OF 1

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- 210728 - Will Knox** Type II 24-hr 50 YR Rainfall=6.48'
 Prepared by Bohler Engineering Printed 6/14/2022
 HydroCAD® 10.00-24 s/n 03478 © 2018 HydroCAD Software Solutions LLC Page 33

[95] Warning: Outlet Device #2 rise exceeded

Routing by Dyn-Stor-Ind method, Time Span= 0.00-96.00 hrs, dt= 0.05 hrs
Peak Elev= 781.93' @ 12.05 hrs Surf.Area= 12,696 sf Storage= 50,903 cf

Plug-Flow detention time= 1,002.5 min calculated for 2.468 af (95% of inflow)
Center-of-Mass det. time= 976.3 min (1,778.2 - 801.9)

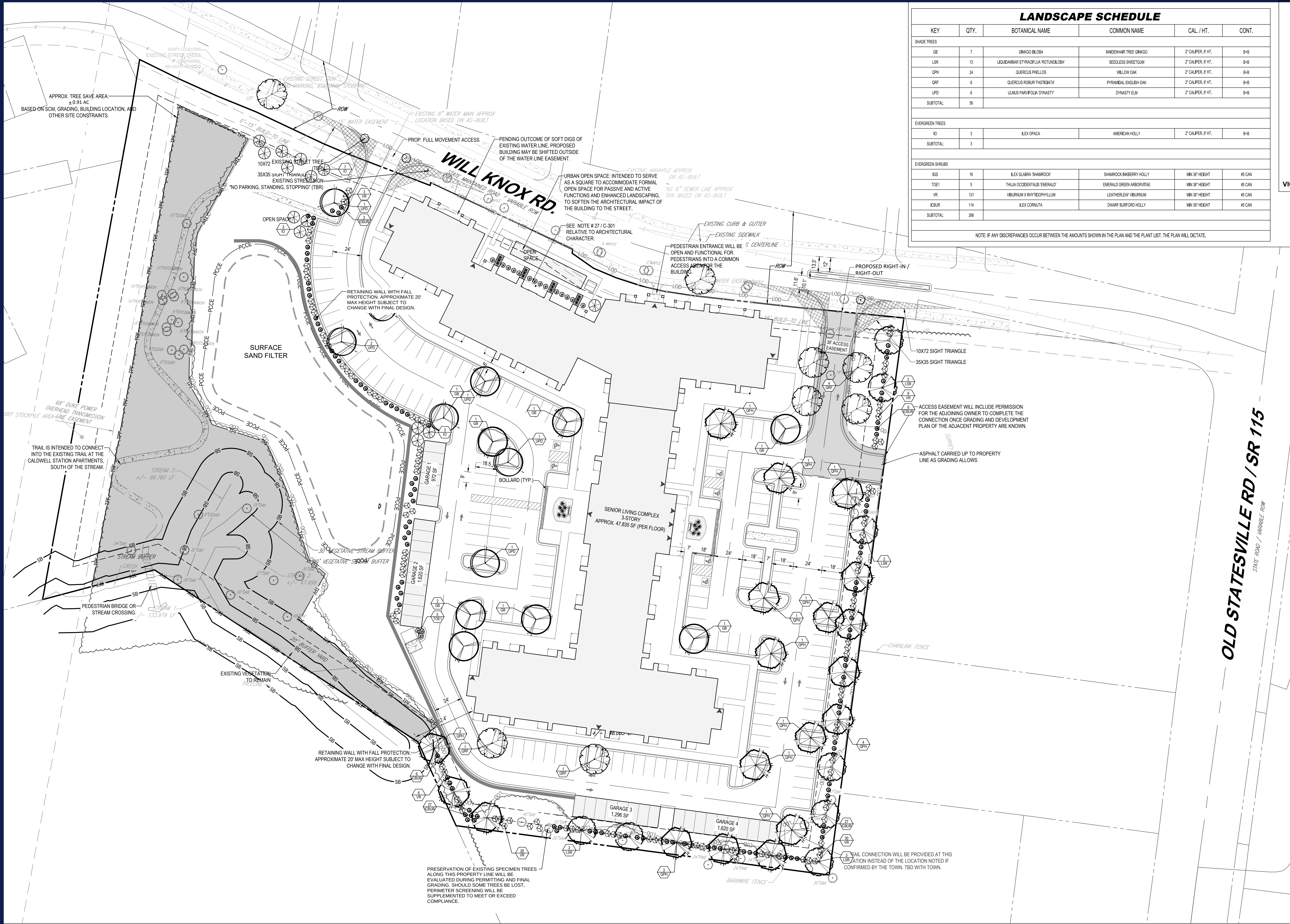
Device	Routing	Invert	Outlet Devices
#1	Primary	773.00'	18.0" Round RCP, Round 18" L= 50.0' RCP, sq.cut end projecting, Ke= 0.500 Inlet / Outlet Invert= 773.00' / 772.00' S= 0.0200' / 1' Cc= 0.900 n= 0.012 Concrete pipe, finished, Flow Area= 1.77 sf
#2	Device 1	777.00'	Infiltration Head (feet) 0.00 0.01 0.25 0.50 0.75 1.00 1.25 1.50 1.75 2.0 2.25 2.50 Disch. (cfs) 0.000 0.081 0.089 0.097 0.105 0.113 0.122 0.130 0.138 0.146 0.154 0.162
#3	Primary	781.25'	16.0" long Sharp-Crested Rectangular Weir 0 End Contraction(s)

NOTE: GRADING AND SWM DESIGN SHOWN IS CONCEPTUAL AND SUBJECT TO CHANGE WITH FINAL DESIGN WITHIN THE TOWN OF HUNTERSVILLE REGULATIONS.

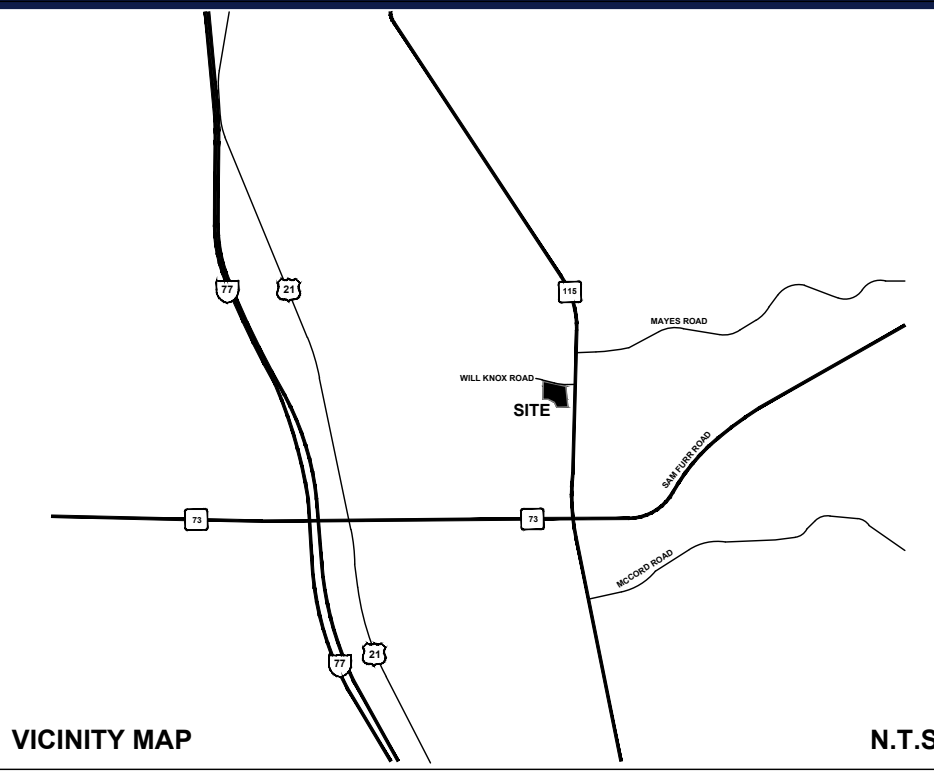


THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.

G. BOHLER



LANDSCAPE SCHEDULE					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL. / HT.	CONT.
SHADE TREES					
GB	7	QINGDO BLOBA	WADENHAR TREE QINGDO	2" CALIPER @ HT.	B+B
LSR	13	LIQUIDAMBAR STYRACIFLUA ROTUNDIFOLIA	SEEDLESS SWEETGUM	2" CALIPER @ HT.	B+B
QPH	24	QUERCUS PHELLOS	WILLOW OAK	2" CALIPER @ HT.	B+B
QRF	6	QUERCUS ROBUR FASTIGIATA	PYRAMIDAL ENGLISH OAK	2" CALIPER @ HT.	B+B
UPD	6	ULMUS PARVIFOLIA DYNASTY	DYNASTY ELM	2" CALIPER @ HT.	B+B
SUBTOTAL: 56					
EVERGREEN TREES					
EO	3	ILEX OPACA	AMERICAN HOLLY	2" CALIPER @ HT.	B+B
SUBTOTAL: 3					
EVERGREEN SHRUBS					
IGS	16	ILEX GLABRA SHAMROCK	SHAMROCK KIMBERRY HOLLY	MIN 30" HEIGHT	45 CAN
TOE1	5	THAUJA OCCIDENTALIS EMERALD	EMERALD GREEN ARBOREVITAE	MIN 30" HEIGHT	45 CAN
VR	131	VERBUM X BROTODORICUM	LEATHERLEAF VERBURNUM	MIN 30" HEIGHT	45 CAN
KBUR	114	ILEX CORNUTA	DWARF BURROF HOLLY	MIN 30" HEIGHT	45 CAN
SUBTOTAL: 266					
NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN THE AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN WILL DICTATE.					



LANDSCAPING NOTES

1. ANY DEAD OR MISSING PARKING LOT LANDSCAPING WILL NEED TO BE REPLACED BEFORE FINAL CO IS ISSUED.

2. ALL LANDSCAPED AND LAWN AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.

3. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.

4. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.

5. ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD AND MEET ALL REQUIREMENTS SPECIFIED.

6. ALL LAWN AREAS TO BE SEEDED SHALL USE A LOCALLY GROWN COMMERCIAL BERMUDA SEED MIX MEETING LATEST NORTH CAROLINA AGRICULTURE STANDARDS FOR SEED AND PLANT CERTIFICATION.

7. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.

8. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.

9. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.

11. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.

12. THE CONTRACTOR SHALL COMPLETELY GUARANTEE AND BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR A ONE YEAR GROWING PERIOD.

13. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.

14. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.

15. WHERE SHOWN ON THE PLANS AND DETAILS, PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH A MINIMUM 4" DEPTH OF TRIPLE SHRED HARDWOOD MULCH FROM A LOCAL MULCH SOURCE HARVESTED IN A SUSTAINABLE MANNER.

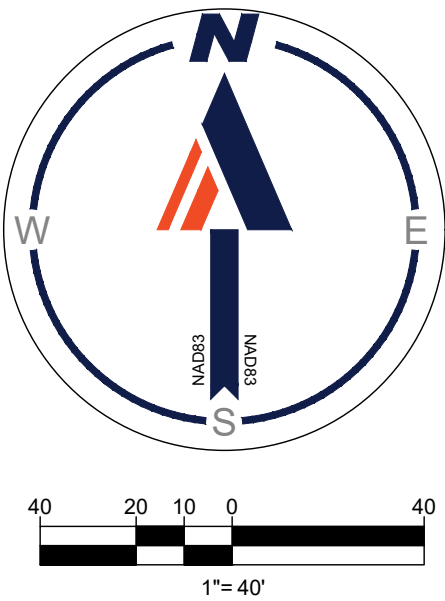
16. BIODEGRADABLE WEED MATTING (ALL-PRO WEED MAT OR APPROVED EQUAL) SHALL BE REQUIRED IN SHRUB BEDS AT BUILDING FACADE.

17. ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.

18. THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING.

LANDSCAPE COMPLIANCE CHART

SECTION	REQUIREMENT	PROVIDED	COMPLIANCE
ARTICLE 6. OFF-STREET PARKING DESIGN	REQUIREMENTS - PERIMETER LANDSCAPING OF PARKING LOT A. SCREENING SHALL BE PROVIDED... CONTINUOUS ROW OF EVERGREEN SHRUBS C. LARGE MATURING CANOPY TREES SHALL LINE THE PARKING LOT; PLANTED AT A MAXIMUM OF 40' ON CENTER	PERIMETER LANDSCAPING SEE PLANTINGS WITHIN "PERIMETER LANDSCAPING OF PARKING LOT" CLOUD	COMPLIES.
B) LANDSCAPING OF PARKING LOTS	REQUIREMENTS - INTERIOR LANDSCAPING OF PARKING LOTS. LARGE MATURING CANOPY TREES PLACED SUCH THAT EACH SECTION OF PARKING IS ENCLOSED BY TREES.	INTERIOR LANDSCAPING SEE PLANTS INTERIOR TO PARKING LOT	
	REQUIREMENTS - DUMPSTER SCREENING DUMPSTER SHALL BE HIDDEN BY AN OPAQUE FENCE OR WALL...	DUMPSTER SCREENING DUMPSTER IS COVERED WITH AN OPAQUE FENCE, AND A PLANTED OPAQUE SCREEN NO LESS THAN 6' TALL.	



BOHLER

BOHLER ENGINEERING NC, PLLC

SITE CIVIL AND CONSULTING ENGINEERING

PROGRAM MANAGEMENT

LANDSCAPE ARCHITECTURE

SUSTAINABLE DESIGN

PERMITTING SERVICES

TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	DRAWN BY / CHECKED BY	

811

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PROJECT No.: NCC212038
DRAWN BY: AA
CHECKED BY: AA
DATE: 07/30/2024
CAD ID: LSCP-0

PROP. REZONING PLAN DOCUMENTS

FOR

CALAMAR

CALDWELL STATION SENIOR APARTMENTS
11130 WILL KNOX RD.
HUNTERSVILLE, NC

BOHLER

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NCELS P-1132

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NORTH CAROLINA PROFESSIONAL SEAL 043610 MICHAEL A. THEBERGE ENGINEER

SHEET TITLE: LANDSCAPE PLAN

SHEET NUMBER: C-501

ORG. DATE - 07/30/2024



**CALDWELL
STATION
SENIOR
APARTMENTS**

11130 WILL KNOX RD.
HUNTERSVILLE, NC

KEY PLAN

Revisions		
#	Date	Description

Project Number: 21153
Issued for: CONCEPT
Issue Date: 12/21/21

DRAWING TITLE
**WILL KNOX RD.
FLOOR PLAN**

SHEET NUMBER
A.100

1 FLOOR PLAN
SCALE: 1/16" = 1'-0"

**CALDWELL
STATION
SENIOR
APARTMENTS**

11130 WILL KNOX RD.
HUNTERSVILLE, NC

KEY PLAN

Revisions		
#	Date	Description

Project Number: 21153
Issued for: CONCEPT
Issue Date: 12/21/21

DRAWING TITLE
**WILL KNOX RD.
EXTERIOR
ELEVATIONS**

SHEET NUMBER
A.101



3 FRONT ELEVATION 'B'

SCALE: 3/16" = 1'-0"



2 FRONT ELEVATION 'A'

SCALE: 3/16" = 1'-0"



1 FRONT ELEVATION

SCALE: 1" = 10'-0"



**CALDWELL
STATION
SENIOR
APARTMENTS**

11130 WILL KNOX RD.
HUNTERSVILLE, NC
KEY PLAN

Revisions		
#	Date	Description

Project Number: 21153
Issued for: CONCEPT
Issue Date: 12/21/21

DRAWING TITLE
RENDERINGS

SHEET NUMBER
A.102



**CALDWELL
STATION
SENIOR
APARTMENTS**

11130 WILL KNOX RD.
HUNTERSVILLE, NC
KEY PLAN

Revisions		
#	Date	Description

Project Number: 21153
Issued for: CONCEPT
Issue Date: 12/21/21

DRAWING TITLE
RENDERINGS

SHEET NUMBER
A.103





Traffic Impact Analysis (TIA) Application for Determination of TIA Need

Article 14.2 of the Zoning Ordinance requires that a Traffic Impact Analysis (TIA) be performed for any residential subdivision, multifamily site plan, or non-residential development, or portion thereof, which is expected to create one hundred (100) or more peak hour vehicle trips or 1,000 or more daily trips.

In order to determine whether a TIA will be required for your proposed development, please fill out the form below and submit to the Planning Department. A "Determination of TIA Need" will be made within 10 working days.

Applicant: Calamar Lifestyle Senior Housing Fund, LLC

Project Name: Will Knox Rd. Senior Apartments

Project Address: Will Knox Road, Huntersville, NC 28031 (Parcel #00544332)

Project Description (including square footage for each proposed land use):

134 senior apartment units off Will Knox Road. The proposed building will be 3 stories tall and include related parking.

Applicant

Printed Name Jim Jervis Phone (716) 693-0006

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

Signature Jim Jervis

Title Director Of Business Development Email jjervis@calamar.com

Contact Information

Town of Huntersville Engineering Department
(704) 766 - 2220

For Town Staff Use Only

Project File # _____

Date Submitted 7/26/21

Daily Trips Anticipated 104

Peak Hour Trips Anticipated AM 6 PM 6

TIA Required (Yes/No) No

Date of Determination: 7/28/21

Comments: Determination based on 134 proposed age restricted apartment units minus 108 vested age restricted apartment units.

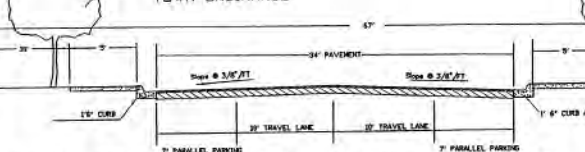
GENERAL NOTES

- Mail Delivery will be to a Kiosk.
- All development and construction shall comply with all zoning and subdivision standards of the Town of Huntersville, Mecklenburg County, and NCDOT, as applicable.
- Lots subject to flooding should not be set. In subdivisions except as provided in Section 7.280 (If applicable).
- The Town of Huntersville Build to Line for TND-U is 15' from ROW. Buildings along Will Knox Rd to touch Build to Line. All buildings will front a public road, or a pedestrian way, per Article 6.1.4 General Provisions. Bldgs 1 and 5 will front Will Knox Road and Bldgs 2, 3, and 4 will front a pedestrian way.
- This property may be subject to easements and right-of-way of record.

- Note Article 8.16.1 & 2 of the Town of Huntersville Zoning Ordinance: On lots greater than 60' in width, front loading garages shall be recessed at least 10' behind the primary plane of the front facade of the structure.
- On lots 60' in width or less, alley access is required if on-site parking is provided.
- 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.
- All areas designated as common open space shall be owned and maintained by the homeowners association.

- 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.
- If adjacent to a thoroughfare—direct access from lots to a thoroughfare is prohibited.
- 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.
- Garbage collection system will be roll out. Trash cans will be located inside the building envelope.

STREET TREE AS PER TOWN ORDINANCE

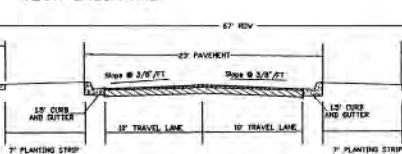


TYPICAL SECTION FOR PARALLEL PARKING INTERIOR ACCESS

Washington St, Abernathy St, Cornwell St. see note #14

SCALE: N.T.S.

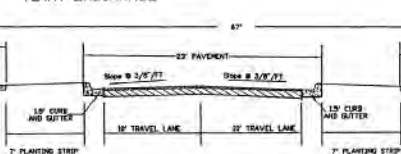
STREET TREE AS PER TOWN ORDINANCE



TYPICAL SECTION FOR WILL KNOX RD

SCALE: N.T.S.

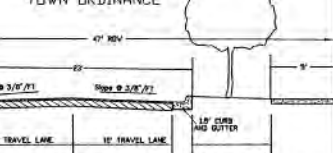
STREET TREE AS PER TOWN ORDINANCE



TYPICAL SECTION FOR WASHINGTON ST, ABERNATHY ST, CORNWELL ST.

SCALE: N.T.S.

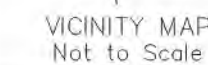
STREET TREE AS PER TOWN ORDINANCE



TYPICAL SECTION FOR GABRIEL STREET

SCALE: N.T.S.

VICINITY MAP
Not to Scale



SITE INFORMATION

BUILDING ONE	25,380 SF (24 UNITS)
BUILDING TWO	25,380 SF (24 UNITS)
BUILDING THREE	25,380 SF (24 UNITS)
BUILDING FOUR	14,860 SF (12 UNITS)
BUILDING FIVE	25,380 SF (24 UNITS)
CLUBHOUSE	5,890 SF
TOTAL	122,270 SF

Total Number of Units: 108 Units
Building Height not to exceed 36' height.

PARKING SPACES: 174 SPACES (INCLUDES 10 HD)
Bldg. 3 and 5 have 90 underground spaces
Bldg. 4 has 18 underground spaces
above surface parking has 64 spaces

PID #00544329, #00544332 and #00544328

Site Area: 6.95 ac

Proposed Use: Retirement Community

Block Length	220 ft
Abernathy Street	240 ft
West Washington Street	440 ft
East Washington Street	540 ft
Cornwell Street	137 ft

Impervious Area Calculations	50 ac
Asphalt and Curb and Gutter	1.66 ac
Buildings and Clubhouse	1.54 ac
Total	3.7 ac

Open Space Calculations	
Open Space Provided	= 6.95 - 3.7 = 3.25 ac
Urban Open Space	total of .78 ac (11%)
Community Square	= 26,819 sf (.61 ac)
Parkway paved	= 5,400 sf (.12 ac)
Parkway mulched	= 2,290 sf (.052 ac)
Other pervious area	= 2.9 ac
Total Open Space Percentage	= 3.25/6.95 = 46.7%

Zoning Classification: NR/TND-U

NOTES:
1. Submitted plans changes the use from Commercial Development to Senior Living.

2. Original Petition R98-08, Approved Dec. 21, 1998, the proposal is a revision to this petition. Revisions include relocating adjacent property connection. Changing the use from 108,000 sf of Commercial to Senior Living, underground parking and Water Quality Pond.

3. Boundary Survey completed by Environmental Design

4. Site Not within FEMA Regulated Floodplain:
FEMA Panel #: 370478047E
FEMA Flood Zone: OUF FEMA
Panel Date: 02/04/2004

5. Site Not Within SWM Buffer Regulations

6. No Proposed Phasing

7. Existing Topo is Mecklenburg Cty. GIS.

8. Screening to be provided per Town of Huntersville Ordinance.

9. The change in use will not increase the approved Traffic Impact Analysis.

10. No "Significant" trees are located on the property.

11. All ADA accessible routes will be ADA Accessible.

12. Underground Parking is not part Site Plan Review. Underground Parking is an architectural review. Parking will conform to CMLDS 50.09, or will be a standard parallel parking space.

13. The Top of Dam of Water Quality will be lower than the Finished Floor Elevation of all underground parking. Water Quality Features will be located on site to meet the requirements of the Town of Huntersville Water Quality Ordinance.

14. A 7' wide planting strip between sidewalk and road, as per Town of Huntersville Zoning Ordinance, is typical of road sections where there is no parallel parking. When parallel parking is provided, the sidewalk shall abut the curb for ease of egress from automobiles and accessibility.

15. All street signage to be provided in accordance with the Town of Huntersville requirements.

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environmental DESIGN

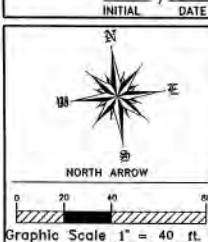
landscape architecture
civil engineering
land planning
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20816 n. main street suite 204
 Huntersville, NC 28031
 P: 704.894.8020
 F: 704.893.5479
 E: edpa@edesign.net



THIS PLAN IS A FINAL DESIGN-NOT RELEASED FOR CONSTRUCTION UNLESS INITIALED/DATED AS APPROVED BY ENGINEER.

INITIAL DATE



Graphic Scale 1" = 40' ft.

SKETCH PLAN

CALDWELL STATION
SENIOR CONDOMINIUMS
Will Knox Road
Huntersville, NC

Project Location Sheet Title

DEVELOPER/OWNER

Gary T. Knox
17824 Statesville Road
Cornelius, NC 28031
(704) 892-3522

Designed By EDPA

Drawn By JDL

Date 6/22/06

Revisions

11/06/06: Town and Client Comments

11/06/06: Town and Client Comments

11/06/06: Town and Client Comments

11/06/06: Town and Client Comments

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11/06/06: Town and Client Comments

11/06/06: Town and Client Comments

Sheet 1 of 3

Project Number 06042

Project Number 06042

Project Number 06042

Project Number 06042

Project Number 06042



SITE INFORMATION

- NOTES:
1. Site Not within FEMA Regulated Floodplain
FEMA Panel # : 370478047E FEMA Flood Zone: OUT FEMA
Panel Date: 02/04/2004
 2. There is not a SWM Buffer located on this site.
 3. Existing Topo is provided by Mecklenburg County GIS.
 4. No Significant trees are located on the property.
 5. A Water Quality Features will be provided to meet the LID Requirements.
 6. There are no slopes greater than 25% onsite.
 7. There are no constraining features located onsite.
 8. No historic, archeological and cultural features listed on the property.
 9. No significant wildlife habitat or prime agricultural farmland.
 10. No existing structures, cemeteries, roads, tracks or trails.

environmental DESIGN

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PROFESSIONAL SEAL

SEAL 028396

1/5/07

THIS PLAN IS A FINAL DESIGN - NOT RELEASED FOR CONSTRUCTION UNLESS INITIALED/DATED AS APPROVED BY ENGINEER.

INITIAL DATE

NORTH ARROW

Graphic Scale 1" = 100 ft.

CALDWELL STATION SENIOR CONDOMINIUMS

Will Knox Road
Huntersville, NC

EXISTING FEATURES

Project Location Sheet Title

DEVELOPER/OWNER

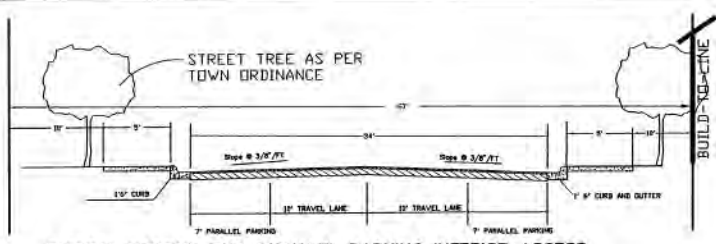
Gary T. Knox
17824 Statesville Road
Cornellus, NC 28031
(704) 892-3322

Designed By EDPA
Drawn By JDL
Date 6/22/06

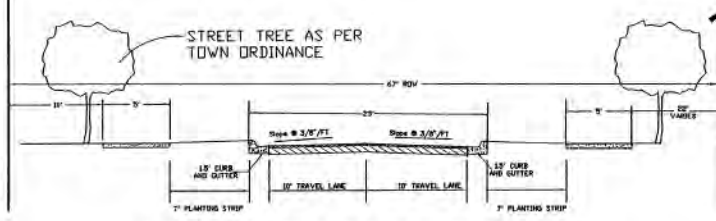
Revisions
Revised 10/16/06 Comments
Revised 10/27/06 Comments
1/15/07 County Comments

Sheet 2 of 3
Project Number 06042

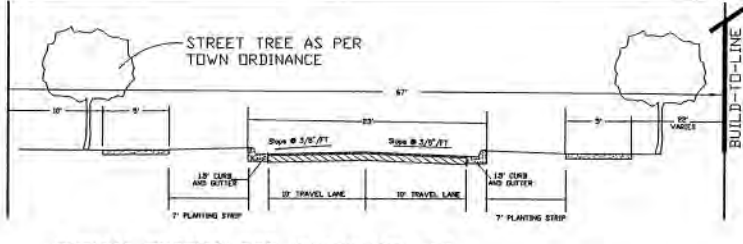
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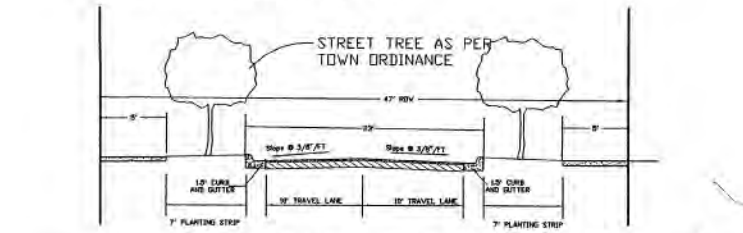
TYPICAL SECTION FOR PARALLEL PARKING INTERIOR ACCESS
Washington St., Abernathy St., Cornwell St. see note #14
SCALE: N.T.S.



TYPICAL SECTION FOR WILL KNOX RD
SCALE: N.T.S.



TYPICAL SECTION FOR WASHINGTON ST.,
ABERNATHY ST., CORNWELL ST.
SCALE: N.T.S.



TYPICAL SECTION FOR GABRIEL STREET
SCALE: N.T.S.

	HUNTERSVILLE	CORNELIUS	TOTALS
SINGLE FAMILY	236	220	456
TOWNHOUSES	142	92	234
APARTMENTS	534	0	534
SENIOR LIVING	108	0	0
RESIDENTIAL TOTALS	1020	312	1224
RETAIL AREA	14,250 SF		

BUILDING ONE	25,380 SF (24 UNITS)
BUILDING TWO	25,380 SF (24 UNITS)
BUILDING THREE	25,380 SF (24 UNITS)
BUILDING FOUR	14,860 SF (12 UNITS)
BUILDING FIVE	25,380 SF (24 UNITS)
CLUBHOUSE	5,890 SF
TOTAL	122,270 SF
Total Number of Units	108 Units
Building Height not to exceed	36' height.
PARKING SPACES	174 SPACES (INCLUDES 10 HC)
blgd. 3 and 5 have 80 underground spaces	
blgd. 4 has 18 underground spaces	
above surface parking has 84 spaces	

PID #00544320, #00544332 and #00544328	
Site Area	6.95 ac
Proposed Use	Retirement Community
Block Length	
Abernathy Street	220 ft
West Washington Street	240 ft
East Washington Street	440 ft
Cornwell Street	540 ft



SITE INFORMATION

Impervious Area Calculations	
Open Space Provided	50 ac
Asphalt and Curb and Outter	1.66 ac
Buildings and Clubhouse	1.54 ac
Total=3.7 ac	
Open Space Calculations	
Open Space Provided	=6.95-3.7=3.25 ac
Urban Open Space	Total of .78 ac (11%)
Community Square	=26,819 sq ft (.61 ac)
Parkway paved	=5,400 sq ft (.12 ac)
Parkway mulched	=2,280 sq ft (.052 ac)
Other pervious area	=2.8 ac
Total Open Space Percentage	=3.25/6.95= 46.7%
Zoning Classification	NR/TND-U

- NOTES:
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FEMA Flood Zone: OUI FEMA
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SEAL
028336
1/5/07

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AS APPROVED BY ENGINEER.

INITIAL DATE

Graphic Scale 1" = 100 ft.

CALDWELL STATION
SENIOR CONDOMINIUMS
Will Knox Road
Huntersville, NC

TEXT AMENDMENT
SKETCH PLAN

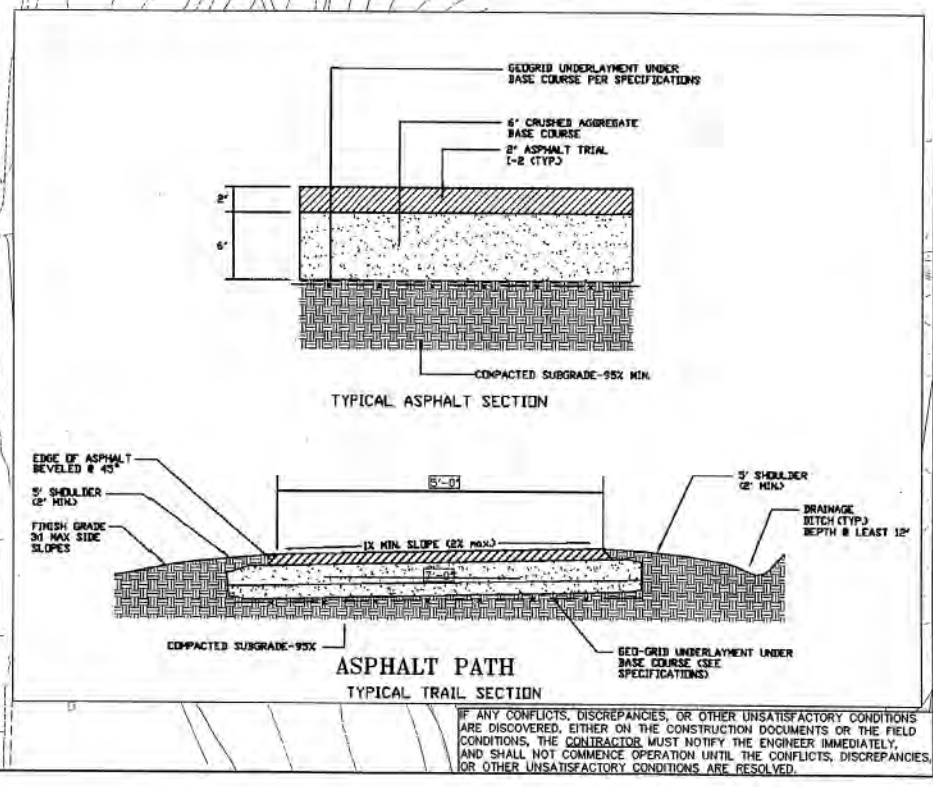
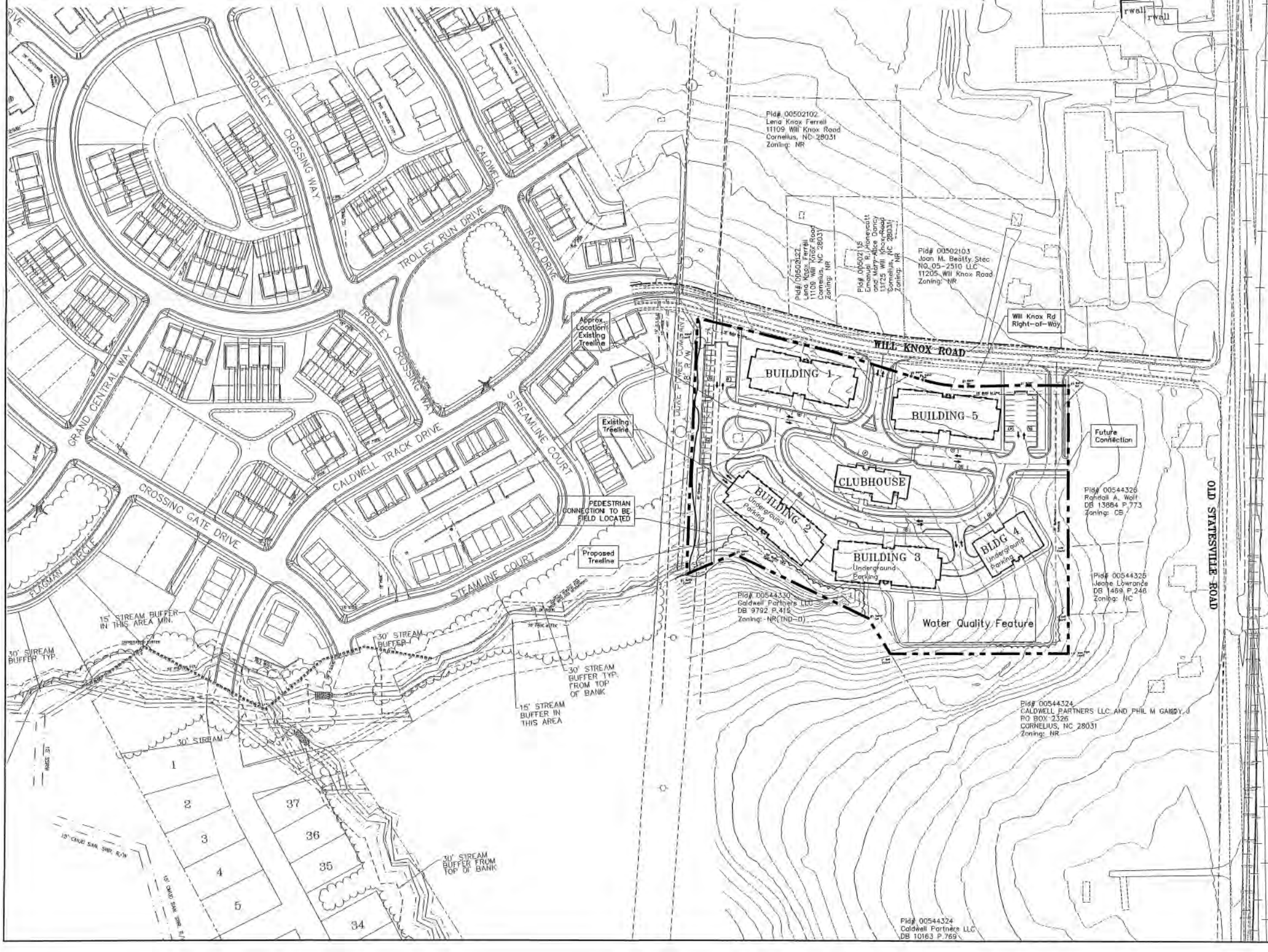
Project Location Sheet Title

DEVELOPER/OWNER
Caldwell Station
Gary T. Knox
17824 Stateville Road
Cornelius, NC 28031
(704) 892-3322

Designed By EDPA
Drawn By JDL
Date 6/22/06

Revisions
Revised 10/16/06 Comments
Revised 10/27/06 Comments
11/16/06 County Comments

Sheet 3 of 3
Project Number 00042



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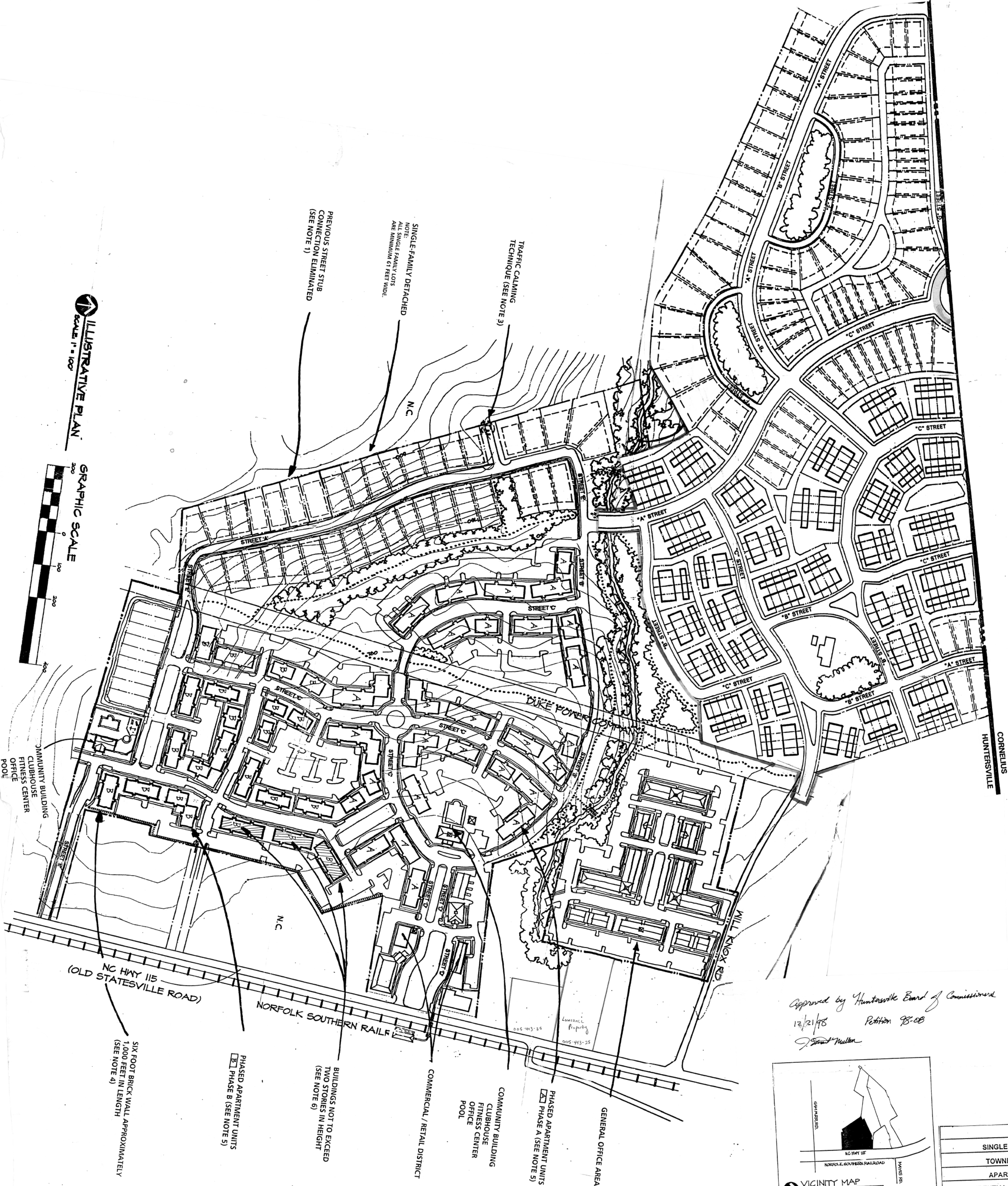
CALDWELL STATION SENIOR CONDOMINIUMS

1/8" = 1'-0"

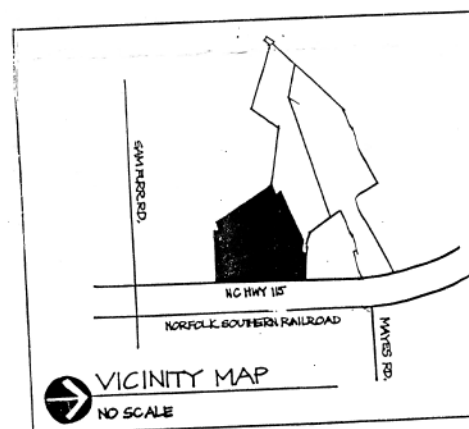
6/21/06

ILLUSTRATIVE PLAN
SCALE: 1" = 100'

GRAPHIC SCALE
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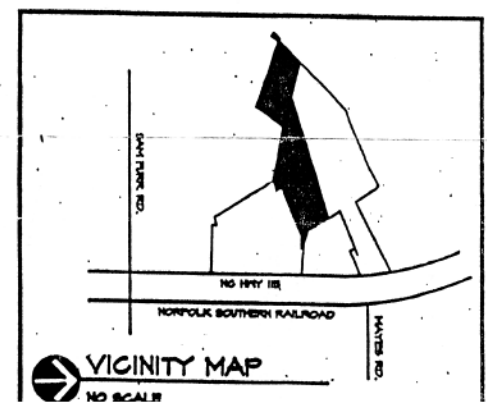


Approved by Huntersville Board of Commissioners
12/21/98 Petition 98-08
J. Stuart Mullen



	HUNTERSVILLE	CORNELIUS	TOTALS
SINGLE FAMILY	236	220	456
TOWNHOUSES	142	92	234
APARTMENTS	534	0	534
RESIDENTIAL TOTALS	912	312	1224
RETAIL AREA	14,250 SQ FT		
GENERAL OFFICE AREA	108,050 SQ FT		

Petition 98-08 Approved by Huntersville
Board of Commissioners
12/21/98 J. Stuart Mullen



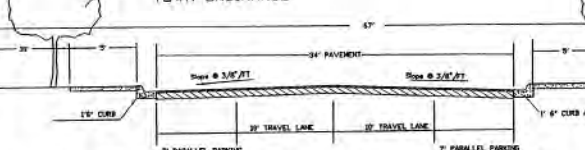
GENERAL NOTES

- Mail Delivery will be to a Kiosk.
- All development and construction shall comply with all zoning and subdivision standards of the Town of Huntersville, Mecklenburg County, and NCDOT, as applicable.
- Lots subject to flooding should not be set. In subdivisions except as provided in Section 7.280 (If applicable).
- The Town of Huntersville Build to Line for TND-U is 15' from ROW. Buildings along Will Knox Rd to touch Build to Line. All buildings will front a public road, or a pedestrian way, per Article 6.1.4 General Provisions. Bldgs 1 and 5 will front Will Knox Road and Bldgs 2, 3, and 4 will front a pedestrian way.
- This property may be subject to easements and right-of-way of record.

- Note Article 8.16.1 & 2 of the Town of Huntersville Zoning Ordinance: On lots greater than 60' in width, front loading garages shall be recessed at least 10' behind the primary plane of the front facade of the structure.
- On lots 60' in width or less, alley access is required if on-site parking is provided.
- 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.
- All areas designated as common open space shall be owned and maintained by the homeowners association.

- 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.
- If adjacent to a thoroughfare—direct access from lots to a thoroughfare is prohibited.
- 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.
- Garbage collection system will be roll out. Trash cans will be located inside the building envelope.

STREET TREE AS PER TOWN ORDINANCE

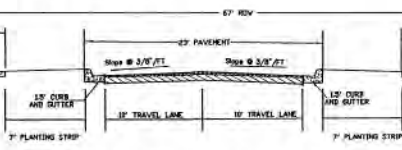


TYPICAL SECTION FOR PARALLEL PARKING INTERIOR ACCESS

Washington St, Abernathy St, Cornwell St. see note #14

SCALE: N.T.S.

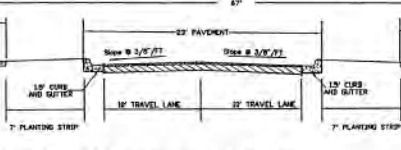
STREET TREE AS PER TOWN ORDINANCE



TYPICAL SECTION FOR WILL KNOX RD

SCALE: N.T.S.

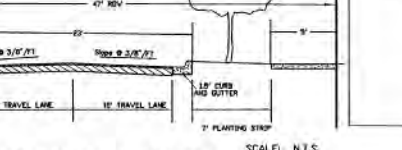
STREET TREE AS PER TOWN ORDINANCE



TYPICAL SECTION FOR WASHINGTON ST, ABERNATHY ST, CORNWELL ST.

SCALE: N.T.S.

STREET TREE AS PER TOWN ORDINANCE



TYPICAL SECTION FOR GABRIEL STREET

SCALE: N.T.S.

VICINITY MAP
Not to Scale

2415
115
73

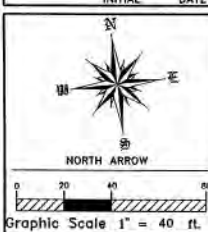
environmental DESIGN

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 Huntersville, NC 28031
 P: 704.894.8020
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 E: edpa@edesign.net



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SITE INFORMATION

BUILDING ONE	25,380 SF (24 UNITS)
BUILDING TWO	25,380 SF (24 UNITS)
BUILDING THREE	25,380 SF (24 UNITS)
BUILDING FOUR	14,860 SF (12 UNITS)
BUILDING FIVE	25,380 SF (24 UNITS)
CLUBHOUSE	5,890 SF
TOTAL	122,270 SF

Total Number of Units: 108 Units
Building Height not to exceed 36' height.

PARKING SPACES: 174 SPACES (INCLUDES 10 HO)
Bldg. 3 and 5 have 90 underground spaces
Bldg. 4 has 18 underground spaces
above surface parking has 64 spaces

PID #00544329, #00544332 and #00544328
Site Area: 6.95 ac
Proposed Use: Retirement Community

Block Length	220 ft
Abernathy Street	240 ft
West Washington Street	440 ft
East Washington Street	540 ft
Cornwell Street	137 ft

Impervious Area Calculations	50 ac
Sidewalk	1.66 ac
Asphalt and Curb and Gutter	1.54 ac
Buildings and Clubhouse	1.54 ac
Total	3.7 ac

Open Space Calculations	6.95 - 3.7 = 3.25 ac
Open Space Provided	total of .78 ac (11%)
Urban Open Space	= 26,819 sf (.61 ac)
Community Square	= 5,400 sf (.12 ac)
Parkway paved	= 2,290 sf (.052 ac)
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Zoning Classification: NR/TND-U

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CALDWELL STATION
SENIOR CONDOMINIUMS
Will Knox Road
Huntersville, NC

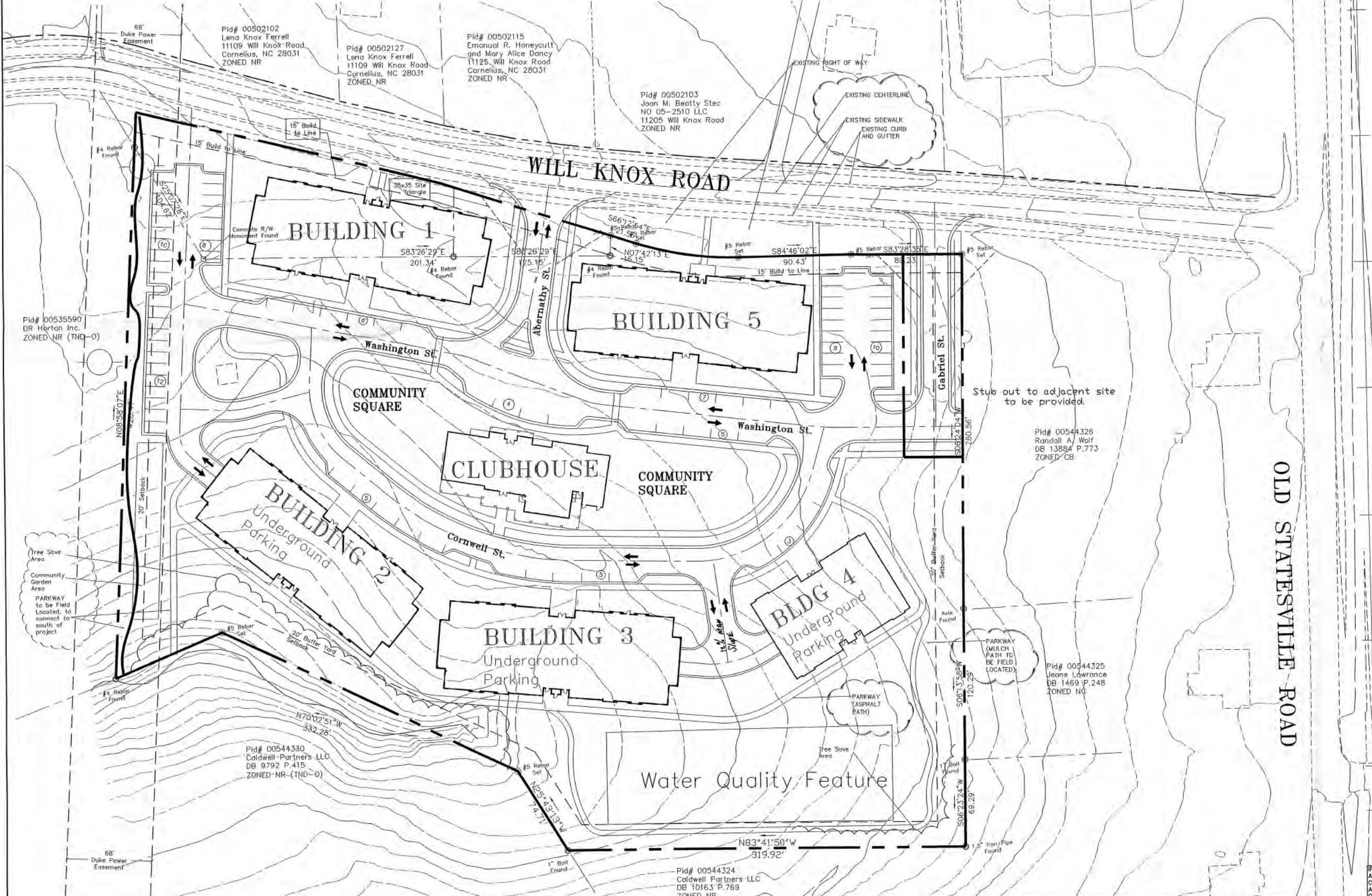
SKETCH PLAN

DEVELOPER/OWNER
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(704) 892-3522

Designed By: EDPA
Drawn By: JDL
Date: 6/22/06

Revisions
11/06/06: Town and Client Comments
11/06/06: Town and Client Comments
11/06/06: Town and Client Comments
11/06/06: County Comments

Sheet 1 of 3
Project Number 06042



PID# 00535590
DR Horton Inc.
ZONED NR (TND-0)

PID# 00502102
Lena Knox Ferrell
11109 Will Knox Road
Cornellus, NC 28031
ZONED NR

PID# 00502127
Lena Knox Ferrell
11109 Will Knox Road
Cornellus, NC 28031
ZONED NR

PID# 00502115
Emanuel R. Honeycutt
and Mary Alice Dancy
11125 Will Knox Road
Cornellus, NC 28031
ZONED NR

PID# 00502103
Joan M. Beatty Stec
NO 05-2510 LLC
11205 Will Knox Road
ZONED NR

PID# 00544326
Randall A. Wolf
DB 13884 P.773
ZONED CB

PID# 00544325
Jeane Lawrence
DB 1469 P.248
ZONED NG

PID# 00544330
Caldwell-Partners LLC
DB 9792 P.415
ZONED NR-(TND-0)

PID# 00544324
Caldwell-Partners LLC
DB 10163 P.769
ZONED NR

OLD STATESVILLE ROAD



SITE INFORMATION

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environmental DESIGN

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PROFESSIONAL SEAL

SEAL 028396

1/5/07

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INITIAL DATE

NORTH ARROW

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CALDWELL STATION SENIOR CONDOMINIUMS

Will Knox Road
Huntersville, NC

EXISTING FEATURES

Project Location Sheet Title

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Gary T. Knox
17824 Stateville Road
Cornellus, NC 28031
(704) 892-3322

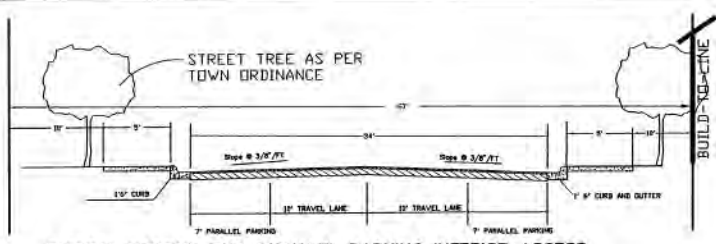
Designed By EDPA
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Revisions

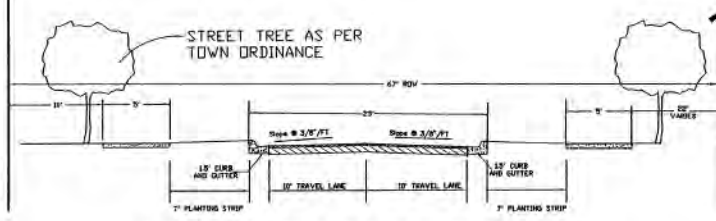
Revised	By	Comments
10/16/06		Comments
10/27/06		Comments
1/15/07		Comments

Sheet 2 of 3
Project Number 06042

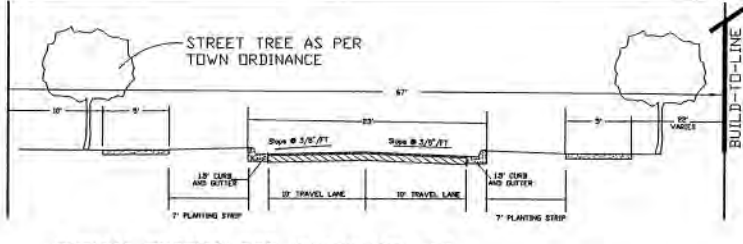
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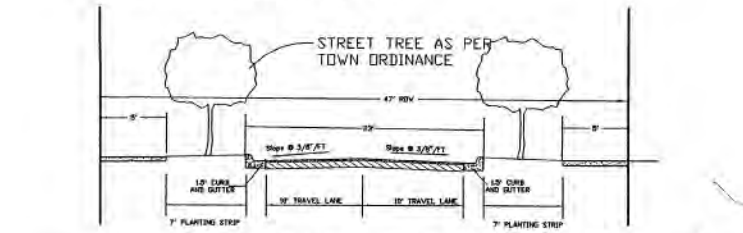
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SCALE: N.T.S.



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SCALE: N.T.S.



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ABERNATHY ST., CORNWELL ST.
SCALE: N.T.S.



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CLUBHOUSE	5,890 SF
TOTAL	122,270 SF
Total Number of Units	108 Units
Building Height not to exceed	36' height.
PARKING SPACES	174 SPACES (INCLUDES 10 HC)
blgd. 3 and 5 have 80 underground spaces	
blgd. 4 has 18 underground spaces	
above surface parking has 84 spaces	

PID #00544320, #00544332 and #00544328	
Site Area	6.95 ac
Proposed Use	Retirement Community
Block Length	
Abernathy Street	220 ft
West Washington Street	240 ft
East Washington Street	440 ft
Cornwell Street	540 ft



SITE INFORMATION

Impervious Area Calculations	
Asphalt and Curb and Gutter	5.0 ac
Buildings and Clubhouse	1.66 ac
Total=3.7 ac	
Open Space Calculations	
Open Space Provided	=6.95-3.7=3.25 ac
Urban Open Space	Total of .78 ac (11%)
Community Square	=26,819 sq ft (.61 ac)
Parkway paved	=5,400 sq ft (.12 ac)
Parkway mulched	=2,280 sq ft (.052 ac)
Other pervious area	=2.8 ac
Total Open Space Percentage	=3.25/6.95= 46.7%
Zoning Classification	NR/TND-U

- NOTES:
- Submitted plans changes the use from Commercial Development to Senior Living.
 - Original Petition R08-08, Approved on Dec. 21, 1998. The proposal is a revision to this petition. Revisions include relocating adjacent property connection. Changing the use from 108,000 sq ft of Commercial to Senior Living, underground parking and Water Quality Pond.
 - Boundary Survey completed by Environmental Design.
 - Site Not within FEMA Regulated Floodplain
FEMA Panel # 1: 370478047C
FEMA Flood Zone: OUI FEMA
Panel Date: 02/04/2004
 - Site Not Within SWIM Buffer Regulations
 - No Proposed Phasing
 - Existing Topo is Mecklenburg City, GIS.
 - Screening to be provided per Town of Huntersville Ordinance.
 - The change in use will not increase the approved Traffic Impact Analysis.
 - No Significant trees are located on the property.
 - All ADA accessible routes will be ADA Accessible.
 - Underground Parking is not part Site Plan Review. Underground Parking is a architectural review. Parking will conform to GMLDS 50.09, or will be a standard parallel parking space.
 - The Top of Dam of Water Quality will be lower than the Finished Floor Elevation of all underground parking. Water Quality Features will be located on site to meet the requirements of the Town of Huntersville Water Quality Ordinance.
 - A 7' wide planting strip between sidewalk and road, as per Town of Huntersville Zoning Ordinance, is typical of road sections where there is no parallel parking. When parallel parking is provided, the sidewalk shall abut the curb for ease of egress from automobiles and accessibility.
 - All street signage to be provided in accordance with the Town of Huntersville requirements.

landscape architecture
civil engineering
land planning
land surveying

20816 E. Main Street Suite 204
Cornelius, NC 28031
t: 704.892.5479
e: edesign@edesign.net

SEAL
028396
1/5/07

THIS PLAN IS A FINAL DESIGN-
NOT RELEASED FOR CONSTRUCTION
UNLESS INITIALED/DATED
AS APPROVED BY ENGINEER.

INITIAL DATE

Graphic Scale 1" = 100 ft.

CALDWELL STATION
SENIOR CONDOMINIUMS
Will Knox Road
Huntersville, NC

TEXT AMENDMENT
SKETCH PLAN

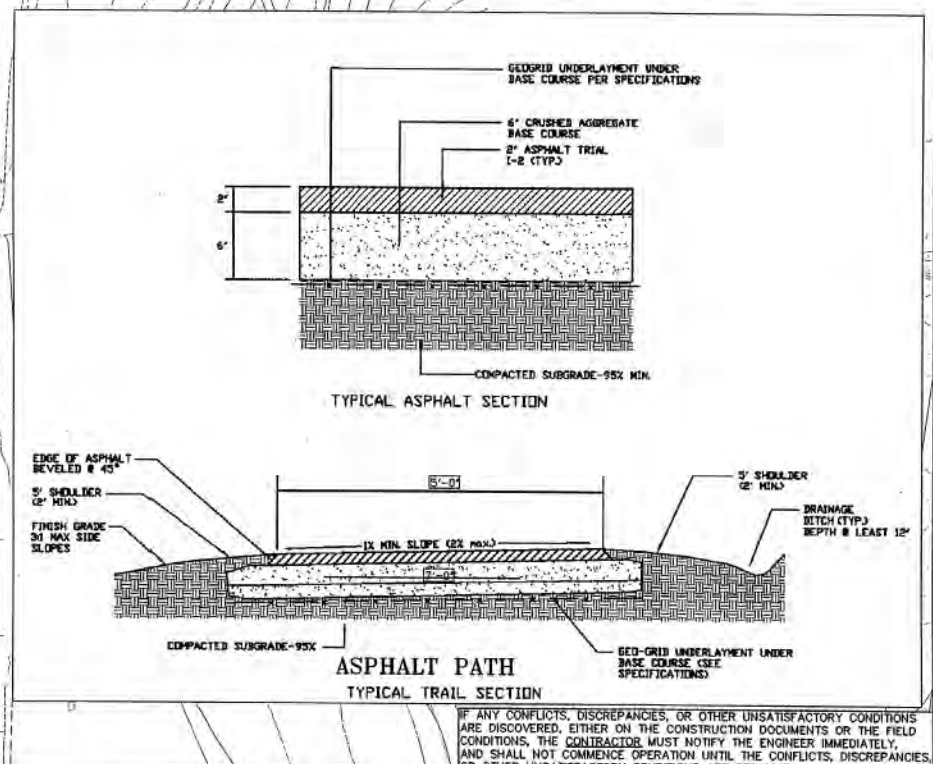
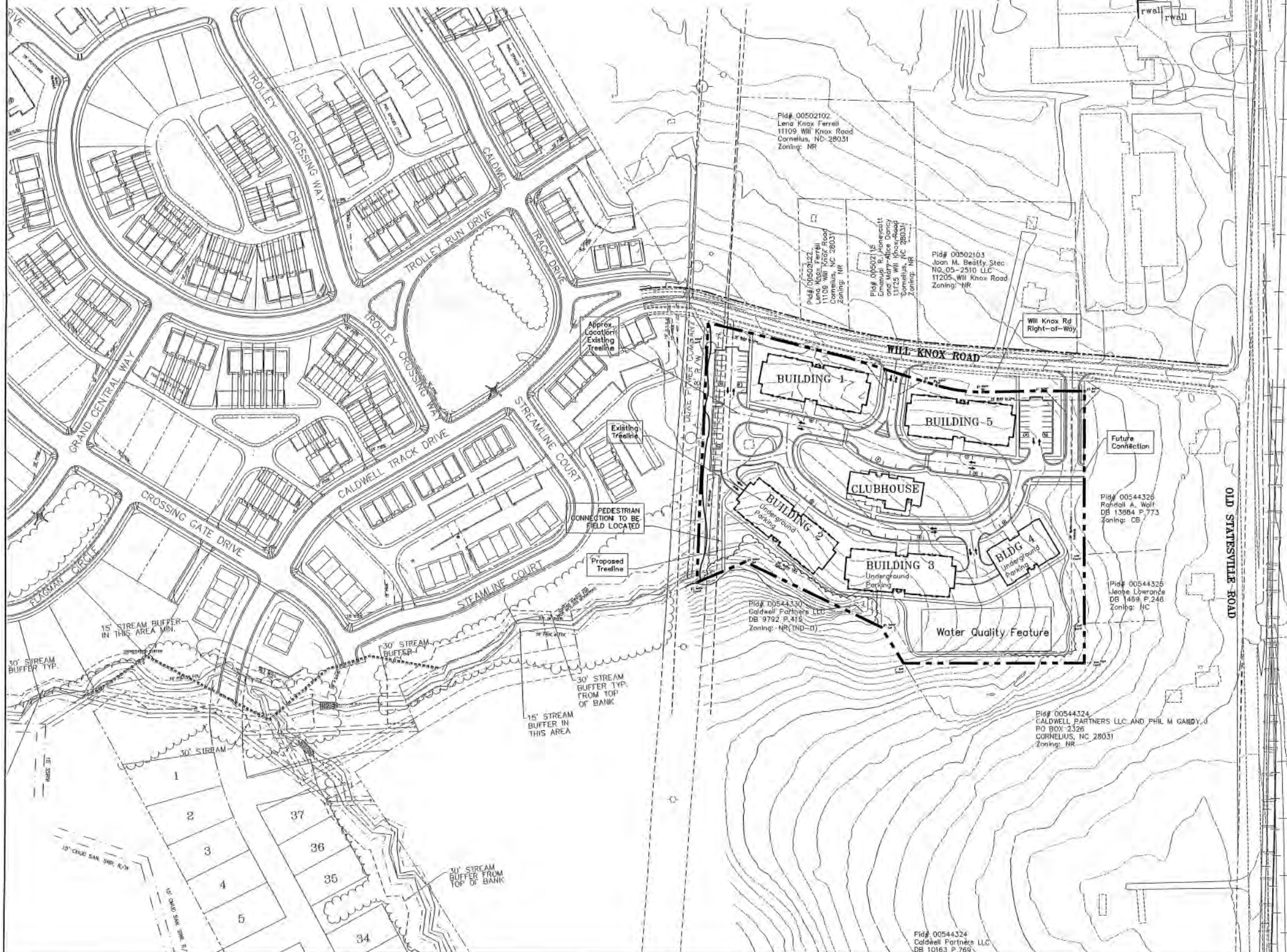
Project Location Sheet Title

DEVELOPER/OWNER
Caldwell Station
Gary T. Knox
17824 Stateville Road
Cornelius, NC 28031
(704) 892-3322

Designed By EDPA
Drawn By JDL
Date 6/22/06

Revisions
Revised 10/16/06 Comments
Revised 10/27/06 Comments
11/16/06 County Comments

Sheet 3 of 3
Project Number 00042



1:100000-Will Knox Rd, Caldwell Station, 1/5/2007 2:36:59 PM, NW-4899W.pcl



RE: Community Meeting for Proposed Senior Apartment Development
Petitioner/Developer: Calamar Lifestyle Senior Housing Fund, LLC
Current Land Use: Vacant
Existing Zoning: NR (TND-O)
Rezoning Requested: R21-13
Date and Time of Meeting: *Tuesday April 26, 2022 at 6:00 p.m.*

Meeting Location: The Community Meeting will be held at Lakeside Charter Academy, located at 17609 Old Statesville Rd, Cornelius, NC 28031

To whom it may concern,

The Charlotte Planning, Design and Development Department's records indicate that either you are a representative of a registered neighborhood organization or an owner of a property that adjoins, is located across the street from, or is in close proximity to a site located at the corner of Will Knox Rd and Hwy 115 with address of 11130 Will Knox Rd, Huntersville, NC 28078. This site is being pursued by Calamar Lifestyle Senior Housing Fund, LLC for a senior apartment community development. Enclosed is a map showing the subject site in red. We are hosting a neighborhood meeting to share our plans, introduce our company, and answer any questions you may have.

Residents or property owners who expect to attend the meeting are asked to email ADMIN-Charlotte-NC@bohlereng.com so we have an anticipated headcount.

Residents or property owners who expect they will be unable to attend the meeting are asked to email ADMIN-Charlotte-NC@bohlereng.com to make alternative arrangements for receiving the presentation information.

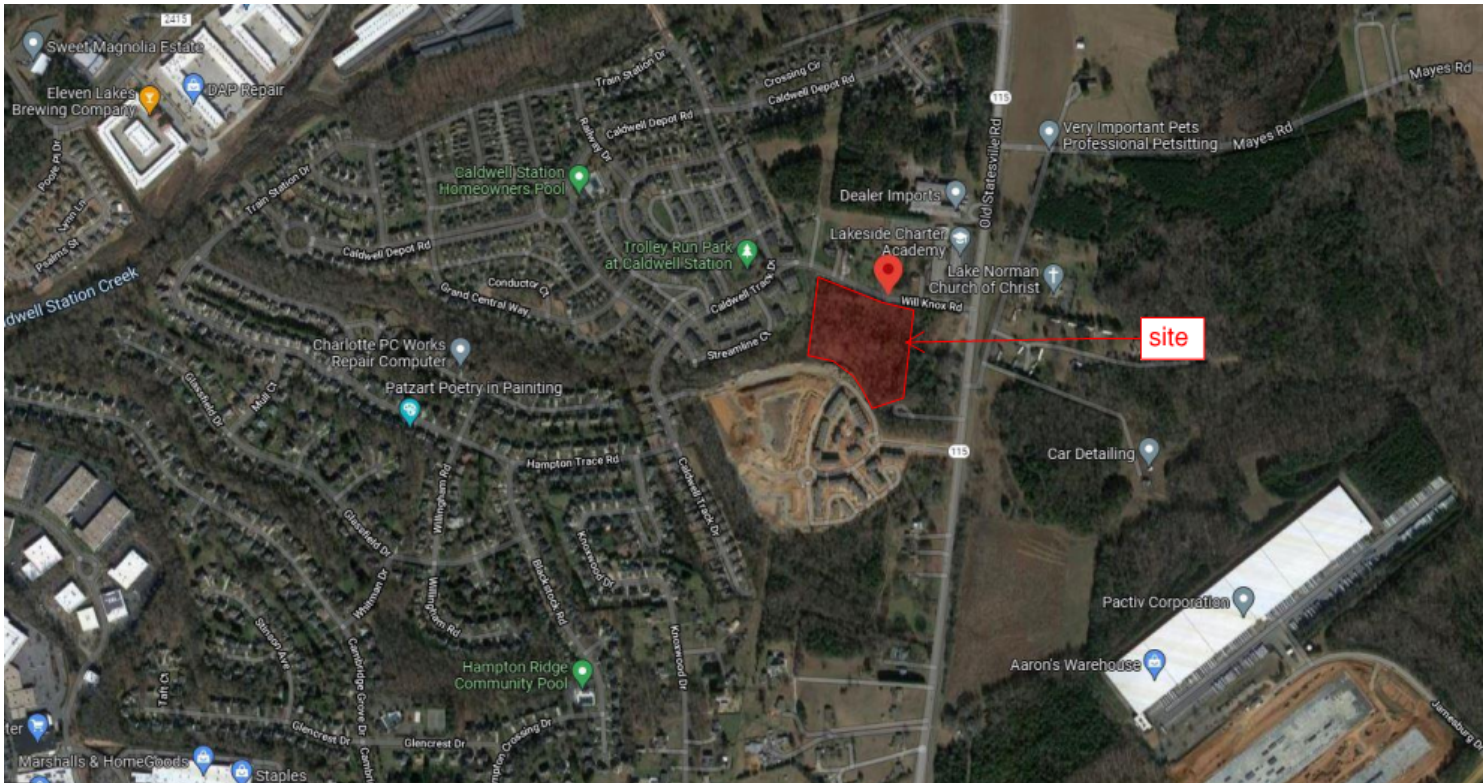
Background and Summary of Request:

This Petition involves a request to rezone the ± 6.95 acre site to accommodate the development of a Senior Apartment Community. The site plan associated with this rezoning petition proposes to develop the Senior Apartment use with one, three story building, resident and visitor parking, and generous open spaces. Buffer areas are anticipated around the perimeter of the Site as required and or abutting single-family homes. Tree save, natural areas and storm water management will be integrated into the Site.

We hope you will consider joining us at this time.

Jim Jervis
Calamar Lifestyle Senior Housing Fund, LLC
JJervis@calamar.com
716.240.0823

Site Location – 11130 Will Knox Rd, Huntersville, NC 28078



Date Mailed: 4/15/2021

Community Meeting Minutes



Date: May 26, 2022

RE: Brad Priest
Town of Huntersville Town Hall
101 Huntersville-Concord Road
Huntersville, NC 28078

Attendees: Jim Jervis, Calamar
Andy Filcik, Bohler
Steven Singleton, Bohler
Brad Priest, Town of Huntersville
Bill Latta, Latta Realty, Inc.
Robert Faust, neighbor (PID: 00502127)
Katherine Faust, neighbor (PID: 00502127)
Valerie Croce, Lakeside Charter Board of Directors

Meeting Minutes

General

- Traffic impacts on adjacent charter school were discussed. Senior apartment use will not increase traffic per traffic consultant report on anticipated trip generation.
- Consider larger, more mature trees and shrubs along Will Knox Rd. A conversation was had about what types of vegetation will be planted in order to achieve adequate privacy for future tenants and adjacent neighbors.
- Concern for losing existing trees along Will Knox frontage. Intent is to preserve most trees other than those necessary for improvements and/or any which are not healthy.
- Concern over Will Knox widening which is not anticipated. Only known condition for subject property per NCDOT is for Right-In / Right-Out scenario with median at proposed driveway closest to Old Statesville road.
- Concern with location of construction access and duration of construction and any resulting hardships posed as result of the construction process.
- Concern for screening of the proposed sand filter. Intent is to provide enhanced landscape to screen this area.
- Brief conversation of building color and questions if it could change from what is currently shown on the architectural elevations. Intent is to have this discussion at a later date when architect is involved again.
- Questions as to whether or not there is a deed restriction on the parcel. Yes there will be.
- Discussion was had about the type of residents who will be living in these apartments and what the lifestyle is like of the community.
-

End of Document

Meeting Discussion



Date: May 26, 2022

Attendees: Jim Jervis, Calamar
Andy Filcik, Bohler
Steven Singleton, Bohler
Brad Priest, Town of Huntersville
Bill Latta, Latta Realty, Inc.

Meeting Minutes

Action Items

- Send traffic technical memorandum to planning for inclusion in staff report.
- Modified storm pond, report and calcs, ASAP!

Plan updates:

- Add note of petitioner's desire to maintain vesting from 1998 ordinance
- Note needed ensuring proposed walk connection to the existing multi-use path south of parcel
- Make sure "Apartment" use is clearly indicated on the plans. Important to negate any confusion regarding 50' buffer along south property line.
- Consider saving larger trees where possible. Target the south property line where "specimen" trees reside.

June 6th Public Hearing

- Be prepared to present to Planning Commission and Town Council
- Have a Narrative: history, massing concerns, solutions and process to date, current plan
- Perhaps "giving tree" or "Freddie the Leaf"
- Any plan updates, notes, revisions due back to Brad no later than June 13th, EOD.
- Planning Board meets June 28th for recommendation
- Targeting Final Council vote on July 18th

End of Document

Community Meeting Minutes



Date: April 26, 2022

RE: Brad Priest
Town of Huntersville Town Hall
101 Huntersville-Concord Road
Huntersville, NC 28078

Attendees: Jim Jervis, Calamar
Andy Filcik, Bohler NC, PLLC
Brad Priest, Town of Huntersville
Bill Latta, Latta Realty, Inc.
Randall Wolf, neighbor (PID: 00544326)
Robert Faust, neighbor (PID: 00502127)
Katherine Faust, neighbor (PID: 00502127)
Mary Garten, neighbor, Caldwell Station (PID: 00535588)

Meeting Minutes

General

- A major concern is what the landscape design aesthetic will be along Will Knox Rd frontage. The neighbors don't want to be staring at a tall, cold looking building.
- Questions from neighbors on if we can add larger, more mature trees and shrubs at install along Will Knox Rd. A conversation was had about what types of vegetation will be planted in order to achieve adequate privacy for future tenants and adjacent neighbors. Potentially more dense species are used along the road frontage.
- Another option discussed was to potentially lower the grade of the site so only two stories are seen as opposed to all three currently proposed.
- Some questions were asked on what the grade change from road to site is and if that will have any impact on how much of the building can be seen from adjacent properties.
- Questions arose on whether any trees will be saved along frontage. TBD but will follow town ordinance.
- Question was asked on if road will be widened. No.
- Neighbors have issues with speeding cars along Will Knox Rd.
- There are questions as to where the dumpster will be located in relation to the adjacent townhomes. Worried about the smell.
- Neighbor across the street wonders where the water line is. They are on a well and are wondering if they can tie into whatever water line may be proposed with the site.
- Question: Will the entire road (Will Knox) be re-paved after proposed utilities are installed or will there just be patches of asphalt?
- There was a question on what the setbacks on the site are.
- One neighbor wanted to know if construction services would be causing power surges and how that would be handled. TBD.
- Concern on how big the detention pond will be and whether a fence will be provided around the perimeter for extra safety measures. It was noted the design team will follow the town ordinance requirements for pond design and safety

End of Document



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 Amendment to R06-13 TND Overlay

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 7/30/21

Name of Project Will Knox Road Senior Apartments at Caldwell Station Phase # (if subdivision) _____

Project Address Will Knox Road, Huntersville, NC 28031

Parcel Identification Number(s) (PIN) 00544332

Current Zoning District NR (TND-0) Proposed District (for rezoning only) Same

Property Size (acres) +/-6.99 AC Street Frontage (feet) +/-682 LF

Current Land Use Vacant

Proposed Land Use(s) Senior Living Facility

Is the project within Huntersville's corporate limits?

Yes x 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.

Modifying the approved zoning case for density and layout of the site.

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>.

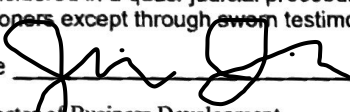
5. Outside Agency Information

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 Calamar Lifestyle Senior Housing Fund, LLC Phone (716) 693-0006
☐ 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 for Special Use Permits and Subdivisions)

Signature  Printed Name: Jim Jervis

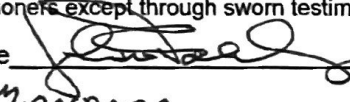
Title Director of Business Development Email jjervis@calamar.com

Address of Applicant 3949 Forest Parkway, Ste. 100, Wheatfield, NY 14120

7. Property Owner (if different than applicant)

*Printed Name Caldwell Station Properties, LLC Phone 704 904 0108
☐ 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 for Special Use Permits and Subdivisions)

Signature  Printed Name John W. Falkenbury

Title Manager Email falkenbj@me.com

Address of Property Owner PO Box 78056, Charlotte, NC 28271

* 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 application **MUST** be accompanied by a notarized Limited Power of Attorney signed by the property owner (s), 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**.

8. Development/Design Firm Contact Information

<u>Calamar Lifestyle Senior Housing Fund, LLC</u>	<u>Jim Jervis</u>	<u>(716) 693-0006</u>	<u>jjervis@calamar.com</u>
Development Firm	Name of Contact	Phone	Email
<u>Bohler Engineering</u>	<u>Michael Theberge, PE</u>	<u>(980) 272-3400</u>	<u>mtheberge@bohlereng.com</u>
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

**Town of Huntersville
Planning Board
June 28, 2022**

To: Town Board

From: Jack Simoneau, Planning Director

Date: June 28, 2022

Subject: TA 22-05

EXPLAIN REQUEST:

Consider a decision Petition #TA22-05, a request by the Huntersville Town Board to amend the Subdivision and Zoning Ordinance by changing subdivision sketch plan decisions from a quasi-judicial process (Planning Board recommendation, Town Board decision) to an administrative process (staff decision) and other clerical adjustments.

ACTION RECOMMENDED:

Make a recommendation on TA 22-05.

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. TA22-05 PB Staff Report 6-28-22
2. Subdivision Ordinance with Administrative Approval Process PB
3. Zoning Ordinance Amendments April 2022
4. TA 22-05 Text Amendment Application
5. School of Government Survey
6. Subdivision Process of Neighboring Areas
7. May 2022 HOAB Minutes
8. June 2022 HOAB Minutes
9. TA 22-05 Amendments Exlcuding Quasi-Judicial Change

TA 22-05 – Town of Huntersville: Changing Subdivision Process from Quasi-Judicial to Administrative

PART 1: DESCRIPTION

TA 22-05 is a text amendment to the Subdivision and Zoning Ordinance sponsored by the Huntersville Town Board to change the subdivision sketch plans process from a quasi-judicial decision to an administrative decision. In addition, the proposed ordinance amendments also contain minor grammatical/formatting/citation/consistency adjustments that are not substantive in nature.

PART 2: BACKGROUND

If any subdivision standard requires judgement and discretion, then the subdivision must be considered under a **quasi-judicial process** (i.e., develop in a way that is advantageous to the neighboring area). If all subdivision standards are objective, then the subdivision will be considered under an **administrative process** (i.e., density shall not exceed “x” units per acre).

Because some current subdivision standards require judgement and discretion, **subdivision sketch plans follow a quasi-judicial process in Huntersville** (Planning Board makes a recommendation, Huntersville Town Board holds a quasi-judicial hearing). Among the concerns expressed by the Town Board with the quasi-judicial process is the inability to discuss cases with applicants, staff or interested citizens outside sworn testimony at the quasi-judicial hearing. Elements of a quasi-judicial hearing are as follows:

- All subdivision Sketch Plans in Huntersville are handled as **quasi-judicial** evidentiary hearings at the **Town Board** meeting.
- As a quasi-judicial hearing, all testimony provided is **sworn under oath**.
- The Huntersville Town Board **cannot** speak to the applicant, town staff, or anyone else on the subject **except under sworn testimony at the hearing**. It is recommended the Planning Board also observe this practice.
- The burden of producing **competent, material, and substantial evidence** establishing the proposed subdivision sketch plan **meets or does not meet** all applicable zoning/subdivision standards is **on the person taking that position**.
- Only persons who have **standing** in a particular subdivision sketch proposal will be recognized as a party to the hearing. Other interested persons who do not have standing may testify but will not be allowed to offer opening or closing statements, call witnesses, or cross examine witnesses.
- Below is a guideline as to who would be considered as having **standing**:
 - A person with a legal interest in the subject property
 - The applicant before the decision-making board
 - A person who will suffer special damages as a result of the decision (i.e., proximity to subdivision, typically adjacent; property value damage as determined by **expert** and not an opinion; secondary adverse impacts such as noise, traffic, stormwater runoff, as determined by an **expert** and not an opinion)
 - An association organized to promote the interests of a particular area (i.e., homeowners association) so long as one member has **standing**
- Examples of **expert** opinion include a **qualified appraiser** when determining property value impact and a **transportation engineer** when determining traffic impact.
- Testimony provided at a quasi-judicial evidentiary hearing on which decisions are made must be **factual**, not **personal opinions**.

The Huntersville Town Board requested an amendment to the Subdivision Ordinance and related Zoning Ordinance provisions be prepared changing sketch plan decisions from a quasi-judicial process to an administrative process (Attachment 1, 2). To achieve this, there can be no subjective standards requiring judgement and discretion. All subdivision sketch plan standards will have to be objective. A comparison summary of the existing and proposed subdivision sketch plan regulations is provided below.

CURRENT Some Subjective Standards (follow <u>quasi-judicial</u> process)	Sketch Plan Application	Neighborhood Meeting	Planning Board Recommendation	DECISION Town Board Quasi- Judicial Hearing
PROPOSED All Objective Standards (follow <u>administrative</u> process)	Sketch Plan Application	Neighborhood Meeting (used to inform neighbors; with objective standards, subdivision plan must be approved if standards met)	N/A	Staff Decision (NC School of Government recommends staff approval since no room for policy choices or discretion; could be Planning Board or Town Board)

A 2018 survey by the UNC School of Government showed that 72% of the 275 jurisdictions who responded had objective subdivision standards and 28% had discretionary standards like Huntersville (Attachment 4). Further, a review of subdivision processes of neighboring areas showed that Huntersville was the only jurisdiction using a quasi-judicial process for subdivisions (Attachment 5).

In addition to modifying the Subdivision and Zoning Ordinance making subdivision sketch plan consideration an administrative decision, the proposed ordinance amendments also contain minor grammatical/formatting/citation/consistency adjustments that are not substantive in nature.

PART 3: RELEVANT SECTIONS OF THE HUNTERSVILLE 2040 COMMUNITY PLAN

The proposed text amendment **could be supported** by the following policies in the Huntersville 2040 Community Plan:

Policy LU-1: Encourage a development pattern that follows the Future Land Use Map.

Policy LU-2: Encourage residential development that follows the pattern outlined in the future land use map.

Policy LU-3: Manage residential growth in the eastern and western parts of Huntersville's planning jurisdiction.

Policy LU-4: Limit the scale of new development in Critical Watersheds.

STAFF COMMENT: Existing Zoning and Subdivision regulations are consistent with these policies. Therefore, it is not necessary to requires a quasi-judicial process for subdivision sketch plan approval

The proposed text amendment **may not be supported** by the following policy in the Huntersville 2040 Community Plan:

Policy LU-11: Protect Existing Housing Stock.

LU 11.1: Protect and enhance the unique character of Huntersville's neighborhoods by using planning tools to safeguard from potentially negative impacts of development and redevelopment.

STAFF COMMENT: Subjective criteria in the subdivision ordinance, such as requiring subdivisions "... to facilitate the most advantageous development of the entire neighboring area" could provide the ability to negotiate modification of the subdivision in light of adjoining development.

PART 4: STAFF RECOMMENDATIONS

Per details outlined in Part 9 below, staff recommends approval of TA 22-05 making subdivision sketch plan approval an administrative process in addition to minor grammatical/formatting/citation/consistency adjustments that are not substantive in nature.

In the event to Town Board does not approve changing subdivision sketch plan approval from a quasi-judicial process to an administrative process, staff still recommends the minor grammatical/formatting/citation/consistency adjustments that are art of TA 22-05 as found in attachment 8.

PART 5: HUNTERSVILLE ORDINANCE ADVISORY BOARD

First heard on April 7, 2022. On May 5, 2022, by a 5-4 vote, the HOAB recommended making subdivision sketch plan an administrative staff approval subject to the text being thoroughly reviewed at the June meeting (attachment 6). On Wednesday, June 1, 2022, the HOAB reviewed the text (see attachment 7).

PART 6: PUBLIC HEARING

May 2, 2022, and June 6, 2022

PART 7: PLANNING BOARD RECOMMENDATION

June 28, 2022, 2022

PART 8: ATTACHMENTS

1. Subdivision Ordinance Amendments
2. Zoning Ordinance Amendments
3. Application
4. UNC School of Government Survey
5. Comparison of Local Jurisdiction Subdivision Process
6. Huntersville Ordinances Advisory Board May 5, 2022, Minutes
7. Huntersville Ordinances Advisory Board June 1, 2022, Minutes
8. TA 22-05 Minor Grammatical/Formatting/Citation/Consistency Adjustments

PART 9: STATEMENT OF CONSISTENCY

Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed amendment TA22-05, the Planning Staff recommends approval based on the amendment being consistent with policies LU 1, LU 2, LU 3, and LU 4 of the Huntersville 2040 Community Plan. It is reasonable and in the public interest to amend the Zoning Ordinance because the Huntersville Town Board has determined that subdivision sketch plans should be considered under an administrative process as opposed to a quasi-judicial process.	APPROVAL: In considering the proposed amendment TA22-05, the Planning Board recommends approval based on the amendment being consistent with <u>(insert applicable plan reference)</u> of the Huntersville 2040 Community Plan. It is reasonable and in the public interest to amend the Zoning Ordinance because...(Explain)	APPROVAL: In considering the proposed amendment TA22-05, the Town Board recommends approval based on the amendment being consistent with <u>(insert applicable plan reference)</u> of the Huntersville 2040 Community Plan. It is reasonable and in the public interest to amend the Zoning Ordinance because...(Explain)
	DENIAL: In considering the proposed amendment TA22-05, the Planning Board recommends denial based on the amendment being <u>(consistent OR inconsistent)</u> with <u>(insert applicable plan reference)</u> of the Huntersville 2040 Community Plan. It is not reasonable and in the public interest to amend the Zoning Ordinance because.... (Explain)	DENIAL: In considering the proposed amendment TA22-05, the Town Board recommends denial based on the amendment being <u>(consistent OR inconsistent)</u> with <u>(insert applicable plan reference)</u> of the Huntersville 2040 Community Plan. It is not reasonable and in the public interest to amend the Zoning Ordinance because.... (Explain)



Subdivision Ordinance

Adopted November 19, 1996
As Amended Through June 21, 2021 (1-7-22)

Commented [ES1]: Update

SECTION 1.	<u>44</u>
1.000 PURPOSE AND APPLICABILITY	<u>44</u>
1.100 SHORT TITLE	<u>44</u>
1.200 PURPOSE	<u>44</u>
1.300 JURISDICTION	<u>44</u>
1.400 SEPARABILITY	<u>44</u>
1.500 COMPLIANCE WITH ORDINANCE	<u>44</u>
1.600 EFFECTIVE DATE	<u>4</u>
2.000 DEFINITIONS AND RULES OF CONSTRUCTION	<u>4</u>
2.100 DEFINITIONS	<u>4</u>
2.200 RULES OF CONSTRUCTION	<u>10</u>
3.000 DECISION MAKING AND ADMINISTRATIVE BODIES	<u>10</u>
3.100 TOWN STAFF	<u>10</u> 11
3.200 PLANNING BOARD	<u>11</u>
3.300 TOWN BOARD OR DESIGNATED ADMINISTRATIVE AGENT	<u>12</u> 12
3.400 STAFF TO THE PLANNING BOARD	<u>12</u>
4.000 APPEALS AND VARIANCES	<u>12</u>
4.100 AUTHORITY	<u>12</u>
4.200 INITIATION	<u>12</u>
4.210 FILING OF NOTICE OF APPEAL	<u>12</u> 13
4.220 STANDARDS FOR GRANTING AN APPEAL	<u>13</u> 13
4.300 FILING OF VARIANCE PETITION	<u>13</u> 13
4.400 STANDARDS FOR GRANTING A VARIANCE	<u>13</u> 13
4.500 PLANNING BOARD REVIEW	<u>13</u>
4.600 ACTION BY TOWN BOARD	<u>13</u>
4.700 REHEARING	<u>13</u> 14
4.800 EFFECT OF GRANT OF VARIANCE	<u>14</u> 14
5.000 AMENDMENTS	<u>14</u>14
6.000 THE SUBDIVISION PROCESS	<u>14</u>
6.100 COMPLIANCE REQUIRED	<u>14</u>
6.200 GENERAL REQUIREMENTS	<u>14</u>
6.300 SKETCH PLAN REQUIRED FOR MAJOR SUBDIVISIONS	<u>18</u> 18
6.310 SKETCH PLAN ALSO REQUIRED FOR MINOR SUBDIVISIONS	<u>19</u>
6.315 SKETCH PLAN NOT REQUIRED FOR CONSERVATION SUBDIVISIONS	<u>19</u>
6.3.16 SKETCH PLAN NOT REQUIRED FOR EXPEDITED SUBDIVISION REVIEW	<u>20</u>
6.320 REVIEW OF MAJOR SUBDIVISION SKETCH PLAN	<u>20</u>
6.400 PRELIMINARY PLAN REQUIREMENTS	<u>23</u> 22
6.500 PROCEDURES FOR APPROVAL	<u>25</u> 24
6.510 PRELIMINARY PLAN: SUBMISSION AND APPROVAL	<u>25</u> 24
6.520 EXCEPTIONS: WHEN PRELIMINARY PLAN NOT REQUIRED	<u>24</u>
6.530 EFFECT OF APPROVAL OF PRELIMINARY PLAN	<u>26</u> 25
6.540 RELEASE OF GRADING PERMIT	<u>25</u>
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SECTION 1.

1.000 PURPOSE AND APPLICABILITY

1.100 SHORT TITLE

This ordinance will be known and may be cited as the Huntersville Subdivision Ordinance.

1.200 PURPOSE

The provisions of this ordinance are adopted pursuant to the authority conferred by Section 160D-801 through Section 160D-808 of the General Statutes of North Carolina for the purpose of providing for the orderly development of the Town of Huntersville, North Carolina and its environs by regulating the subdivision of land. The regulations contained herein are intended to coordinate proposed development with existing development and with officially adopted plans for future development of the town; to coordinate transportation networks and utilities within subdivisions with existing or planned streets or with public facilities; to secure or protect adequate rights-of-way and easements for street or utility purposes; to secure adequate spaces for recreation and school sites; to provide for the distribution of population and traffic in a manner which shall avoid congestion and overcrowding; to protect and enhance environmental quality; to ensure the proper legal description, monumentation, and recording of subdivided land; and to create conditions that substantially promote public health, safety, convenience, and the general welfare.

1.300 JURISDICTION

The provisions of this ordinance shall apply to all subdivision activities, as defined in Section 2.100 of this ordinance, within the corporate limits and the extraterritorial zoning jurisdiction of the Town of Huntersville, North Carolina as now or hereafter established. Any subdivision for which a preliminary plan has been approved by Mecklenburg County prior to becoming subject to the Huntersville Subdivision Ordinance, may, at the option of the developer, be developed in its entirety in accordance with the Mecklenburg County Subdivision Ordinance. Any subdivision for which a preliminary plan has been submitted to Mecklenburg County, but not approved prior to becoming subject to the Huntersville Subdivision Ordinance, shall comply with Huntersville ordinance standards.

1.400 SEPARABILITY

If any section, paragraph, subdivision, clause, or provision of this ordinance is adjudged invalid by a court of competent jurisdiction, such adjudication will apply only to such section, paragraph, subdivision, clause, or provision so adjudged, and the remainder of this ordinance will be deemed valid and effective.

1.500 COMPLIANCE WITH ORDINANCE

All plats for the subdivision of land must conform to the requirements of this ordinance and be submitted in accordance with the procedures and specifications established herein. The description by metes and bounds in an instrument of transfer or other document used in the process of selling or transferring land will not exempt the transaction from compliance with this ordinance. No utility shall be extended, nor any permit be issued by an administrative agent of the Town of Huntersville for the construction of any building or other improvement upon any land for which a plat is required until the requirements of this ordinance have been met and the final plat approved.

1.600 EFFECTIVE DATE

This ordinance shall become effective November 1, 1989.

2.000 DEFINITIONS AND RULES OF CONSTRUCTION

2.100 DEFINITIONS

As used in this ordinance, the following terms will have the meanings indicated in this section:

Alley.

A vehicular way used for providing service access along rear or side property lines of lots which are also served by one of the listed street types defined herein or in Article 5 of the Huntersville Zoning Ordinance. An alley may be accepted for public maintenance only if it serves a broad public function. Residential alleys will generally remain private.

Administrative Decision.

Decisions made in the implementation, administration, or enforcement of development regulations that involve the determination of facts and the application of objective standards set forth in this ordinance. These are sometimes referred to as ministerial decisions or administrative determinations.

Appeal.

An action requesting reversal or modification of an interpretation or decision made by Town Staff or Administrative Agent in the application of these regulations.

Board of Adjustment.

The Zoning Board of Adjustment of the Town of Huntersville.

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 principle vertical plane of the front building elevation, exclusive of porches, bay windows and similar appurtenances, must be erected; intended to create an even building façade line on a street. The build-to line is established on the record plat (final plat).

Building Setback Line.

A line extending through a lot which is parallel to the front property line and between which and such line no building shall be erected.

Conservation Easement.

A conservation agreement as defined by N.C.G.S. § 121-35(1) in the form of an easement.

Consulting Engineer.

A North Carolina Registered Engineer appointed from time to time by the Town Board of Huntersville.

Corner Lot.

A lot which abuts the right-of-way of two streets at their intersection.

Designated Administrative Agent (also Designee).

A government agency or consulting professional which has been designated by the Huntersville Board of Commissioners through contract or agreement to administer the Subdivision Ordinance.

Easement.

A grant by the property owner for use by the public, a corporation, or person(s) of a strip of land for specified purposes.

Expedited Subdivision Review.

The review and approval of the division of a tract or parcel of land in ~~single-ownership~~ [single ownership](#) for which only a Final Plat Review is required. Any subdivision of land, whether major, minor, or other will qualify for Expedited Subdivision Review if in single ownership and all of the following criteria are met:

1. The tract or parcel to be divided is not already exempt as a division of land under Section 2.100 DEFINITION, "Subdivision", paragraph 2 of the Subdivision Ordinance (which

- exempts the division of land into parcels greater than 5 acres where street right-of-way dedication or reservation is not involved).
2. No part of the tract of parcel to be divided has been divided under this subsection in the 10 years prior to division.
 3. The entire area of the tract or parcel to be divided is greater than five acres.
 4. After division, no more than three lots result from the division.
 5. After division, all resultant lots comply with all of the following:
 - a. Any lot dimension size requirements of the applicable land-use regulations, if any.
 - b. The use of lots is in conformity with the applicable zoning requirements, if any.
 - c. A permanent means of ingress and egress is recorded for each lot.

Land Development Standards Manual.

The most recent edition of the Town of Huntersville Engineering Standards and Procedures Manual, which sets forth standard details for the design and construction of various aspects of development.

Lot.

A portion of a subdivision or other parcel of land intended as a unit for transfer of ownership or for development.

Lot Front.

That side of a lot which fronts on a street. In the case of a corner lot, the subdivider shall designate the front of the lot for purposes of these regulations and the Huntersville Zoning Ordinance by labeling the front and side building lines as such on the final plat.

Open Space.

Any area which is not divided into private or civic building lots, streets, rights-of-way, parking, or easements for purposes other than open space conservation. Unless specifically allowed by this ordinance in the Farmhouse Cluster, Conservation Subdivisions, and Minor Subdivisions. Reference Article 7.11 Urban, Agricultural, Common, Natural and Recreational Open Space for specific qualitative criteria.

Planning Board.

The Planning Board of the Town of Huntersville established pursuant to [N.C.G.S. § 160D-301](#).

Plat

A map or plan of a parcel of land which is to be, or which has been, subdivided.

Streets (by classification).

Freeway.

High volume, high speed highways with access only at interchanges. Freeways are typically constructed to Interstate Highway standards. May incorporate special management techniques and may contain specialized accommodations for multi-occupant or transit vehicles. No parallel accommodation for non-motorized users.

Boulevards.

Moderate to high volume, moderate speed roadway. Includes median and may incorporate interchanges as appropriate. Access strongly controlled, typically provided at street intersections and may be directional in nature (i.e. not full movement.) Shall incorporate provisions for transit, bicycle, and pedestrian users depending on context.

Other Major Thoroughfares.

Multi-lane, moderate to high volume roadway, speed limits vary according to context. Often incorporate auxiliary lanes for turning vehicles. Typically includes median, individual driveways discouraged. Shall incorporate provisions for transit, bicycle, and pedestrian users.

Minor Thoroughfare.

~~Generally, Usually~~ two-lane roadways with low to moderate speeds depending on context.

Balance of mobility and access functions. May include transit user provisions, shall incorporate non-motorized users.

Collector.

A roadway which assembles traffic from local streets and distributes it to the nearest thoroughfare street. The collector road provides direct primary access to low/medium density land uses. It is designed to carry low to moderate traffic volumes at low to moderate speeds.

Local.

This is a two-lane roadway which provides access directly to adjoining low/medium density land uses. It also conducts traffic to collector streets which serve the area. The local road is designed to accommodate low volumes of traffic at low speeds.

Cul-de-sac.

A short minor street having one end open to traffic and the other permanently terminated by a vehicular turnaround. Cul-de-sacs may not exceed 350 feet in length and must be accessed from a street providing internal or external connectivity. They are permitted where topography makes a street connection impracticable.

Marginal Access Street.

A public or private street adjoining or parallel to an arterial street to relieve the arterial street of the necessity of providing access to abutting property.

Town Streets.

Town Street classification refers to the hierarchy of low speed, interconnected streets with pedestrian orientation of buildings and a fine-grained section which includes street tree plantings and sidewalks on either side of pavement. The required street elements can be assembled in a variety of ways depending on the fronting uses and the function/rank of the street in the hierarchy. Streets meeting the standards of [Article 5](#) and the Engineering Standards and Procedures Manual (ESAPM) are eligible for acceptance and maintenance by the Town as public streets. Residential alleys will generally remain private.

Street, Private.

An interior circulation road designed and constructed to carry vehicular traffic from public streets within or adjoining a site to parking and service areas; it is not maintained nor intended to be maintained by the public.

Street Right-of-Way.

Street right-of-way shall mean any public right-of-way set aside for public travel which has been accepted for maintenance by the State of North Carolina or the Town of Huntersville or Mecklenburg County, if so authorized, or has been dedicated for public travel by the recording of a plat or a subdivision which has been approved or is subsequently approved by the Town of Huntersville or has otherwise been established as a public street prior to the adoption of this ordinance.

Subdivision.

A subdivision will include all divisions of a tract or parcel of land into two or more lots, building sites, or other divisions when any one or more of those divisions is created for the purpose, whether immediate or future, of sale or building development of any type (including both residential and non-residential multiple building sites and multi-site projects even if there is no division of the underlying land into separate parcels for recordation with the Register of Deeds) and also includes all divisions of land involving the dedication of a new street or a new street right-of-way or a change in existing streets; provided, however, that the following will not be included within this definition nor be subject to the requirements of this ordinance:

1. The combination or recombination of portions of previously subdivided and recorded lots prior to the effective date of this ordinance, or portions of previously subdivided and recorded lots platted in compliance with this ordinance after its effective date, where the total number of lots is not increased and the resultant lots are equal to or exceed the standards of this ordinance and the appropriate zoning classification.
2. The division of land into parcels greater than 5 acres where street right-of-way dedication is not involved.
3. The public acquisition by purchase of strips of land for the widening or opening of streets or for public transportation system corridors or the location of public utility rights-of-way.
4. The division of a tract in single ownership whose entire area is no greater than two acres into not more than three lots, where street right-of-way dedication is not involved and where the resultant lots are equal to or exceed the standards of the appropriate Zoning Ordinance classification and Subdivision Ordinance.
5. The division of land into plots or lots for use as a cemetery.
6. The creation of a separate lot or property interest by a less than fee simple instrument, such as a lease, when the property interest created is divided from the original parcel for less than 10 years including option to renew.
7. The division of a tract or parcel into separate tracts or parcels, or the creation of interest in lots or parcels, by means of (a) a deed of trust, mortgage, or similar security interest solely for the purpose of securing any bona fide obligation (including transfers of such parcels or tracts pursuant to foreclosure or deeds in lieu of foreclosure) and (b) releases from the liens and operation of such deeds of trust, mortgages, or similar security interests.
8. Easements for the purposes of utilities, driveways, parking, footpaths, trails, or other similar purposes.
9. Proceedings to partition interests in lots or parcels pursuant to Chapter 46 of the North Carolina General Statutes (or any successor statute) resulting in the division of a lot or parcel into two or more lots or parcels except where the partition proceeding is brought to circumvent the provisions of this Ordinance.
10. Transfers of tracts or parcels by inheritance or bona fide gift.
11. Condemnation or deed in lieu of condemnation, by either a public or private condemner; provided, however, that the condemner must comply with the requirements of this

Commented [ES3]: Edits made to more closely align with 160D-802

ordinance as to the property acquired, either prior to the commencement of any development of the property acquired, or prior to the issuance of any building permit on the property acquired, or within six months following the date of acquisition, whichever occurs first.

Subdivision, Conservation

A tract of land 40 acres or more that is subdivided into single family building lots at a gross density not exceeding 1 dwelling unit per 20 acres, where no new streets are created through the development process and use of the land is restricted by an irrevocable conservation easement held by a conservation organization authorized by N.C.G.S. [§ 121-35\(1\)](#) et seq.

Subdivision, Limited.

A subdivision that is not otherwise exempt from the provisions of this ordinance and where the tract or parcel of land retained by the owner submitting the land for subdivision approval is in excess of ten (10) acres. For such subdivisions the owner shall be required to plat only the parcel(s) to be transferred or leased and only said parcel(s) shall be subject to the requirements of this ordinance.

Subdivision, Major.

A subdivision not otherwise exempt from these regulations that involves any of the following:

1. The creation of any new public street but does not include the public acquisition by purchase of strips of land for the widening or opening of streets or for public transportation system corridors or the location of public utility rights-of-way.
2. A future public school, park, greenway, or open space site shown in any adopted plan or policy document.
3. A multi-building site.
4. The installation of drainage improvements through one or more lots to serve one or more other lots.
5. The installation of a private wastewater treatment plant or a private water supply system for more than one lot or building site.

Subdivision, Minor.

A subdivision that is not otherwise exempt from the provisions of this ordinance and that is not a “Major Subdivision” as that term is defined in this Ordinance.

For purposes of these regulations, Farmhouse Cluster developments are considered a minor subdivision, except as provided below, ~~and require Town Board approval~~. Farmhouse Cluster developments do not require a Sketch Plan, except as specifically set out hereinbelow. A Farmhouse Cluster Plan shall demonstrate compliance with requirements of the Zoning Ordinance and include the following: an “Existing Features (Site Analysis) Plan” as detailed in Section 6.300 (1)(1-14), (2), and (3) of this Ordinance; a Four-Step Process as detailed in Section 6.300 (3) of this Ordinance; and a Preliminary Plan as detailed in Section 6.400 of this Ordinance.

Thoroughfare.

Any street (existing or proposed) on the adopted Comprehensive Transportation Plan (CTP) Highway Map. The words thoroughfare and arterial are used synonymously and indicate streets which are designated as freeways, boulevards, other major thoroughfares or minor thoroughfares.

Thoroughfare Plan.

The most recent map adopted by the Metropolitan Planning Organization which indicates the system of roads expected to serve major access and travel needs with regard to auto, truck, and transit transportation. The words thoroughfare plan and arterial street plan are used synonymously.

Through Lot.

A lot other than a corner lot with frontage on more than one street.

Town Board.

The Board of Commissioners of the Town of Huntersville.

Town Manager.

The Town Manager of the Town of Huntersville.

Variance.

An action requesting consideration for relief from the strict enforcement of the standards of the ordinance where special circumstances or unusual considerations may exist on the parcel of land.

2.200 RULES OF CONSTRUCTION

For the purposes of these regulations, the following rules of construction apply.

1. These regulations will be construed to achieve the purposes for which they are adopted.
2. In the event of any conflict in limitations, restrictions, or standards applying to a project, the provision more consistent with the Huntersville Zoning Ordinance shall apply.
3. The words "shall", "must", and "will" are mandatory in nature, implying an obligation or duty to comply with the particular provision.
4. The word "may" is permissive in nature except when used in the negative.
5. References to "days" will always be construed to be working days, as defined in Article 12 of the Zoning Ordinance, unless the context of the language clearly indicates otherwise.

3.000 DECISION MAKING AND ADMINISTRATIVE BODIES

3.100 PLANNING STAFF

In addition to any authority granted to the Planning Director by other ordinances of the Town of Huntersville, the Planning Director, and the employees under his or her direction, or other Designee, may, from time to time, be designated by the Board of Commissioners to administer the Subdivision Ordinance, and will have the following duties in accordance with these regulations.

1. To review all petitions for subdivisions of land, within the authority and jurisdiction of these regulations, and comment on completeness of petitions and conformity to the requirements of these regulations.
2. To review and provide comments on variance petitions.
3. To maintain files and other public records related to the administration and enforcement of these regulations.
4. To comment on proposed amendments to these regulations.
5. To interpret the provisions of these regulations.
6. To coordinate all local, state, and other appropriate agency review and comment on all subdivisions proposed under these regulations.

7. To establish such procedures as necessary and proper for the administration of their responsibilities under these regulations.
8. To approve for recordation in the Mecklenburg County Register of Deeds those divisions of land which, according to the definition of Subdivision found in Section 2.100, are not subject to the requirements of this ordinance.
9. To approve for recordation in the Mecklenburg County Register of Deeds those divisions of land, defined as Limited Subdivisions and Minor Subdivisions in Section 2.100, which meet the standards of the Subdivision Ordinance and Zoning Ordinance, except as otherwise provided in Section 6.550.
10. To approve Major ~~and Minor~~ Subdivision ~~Sketch Plans, Preliminary Plans, and Final Plats, which are identical to, or include only minor revision(s) to, the approved sketch plan. Minor revisions include, but are not limited to, minor shifts in streets to adjoining properties, shift in streets internal to the subdivision, minor shifts in open space location, reduction of lot(s) and/or unit(s) count not inconsistent with the intent of the most detailed plan approved by the Board of Commissioners, and other changes which do not alter the overall layout of the plan. Major revisions include, but are not limited to, the addition of lots, the addition of streets, change(s) to the pattern of street connections, changes to open space provisions, reduction in dedications to the public, or any other feature(s) of the subdivision which assumed significance at the time of sketch plan approval.~~
11. To approve minor revisions to sketch plans, preliminary plans, and final plats; ~~Minor revisions include, but are not limited to, minor shifts in streets to adjoining properties, shift in streets internal to the subdivision, minor shifts in open space location, reduction of lot(s) and/or unit(s) count not inconsistent with the intent of the most detailed plan approved by the Board of Commissioners, and other changes which do not alter the overall layout of the plan.~~
12. To approve subdivision sketch plans that are consistent with or show minor changes to an approved conditional rezoning plan. Minor changes to a conditional rezoning plan shall include, but not be limited to, minor shifts in street and open space location (not less open space), fewer lots and other changes which do not alter the overall layout of the plan or which were significant at the time of the conditional rezoning plan approval.
- 13.11. To approve final plats for recordation in conjunction with an Expedited Subdivision Review.

3.200 PLANNING BOARD

In addition to any authority granted to the Planning Board by other ordinances of the Town of Huntersville, the Planning Board will have the following powers and duties to be carried out in accordance with these regulations.

1. To ~~hear~~ and make advisory recommendations on proposed amendments to the text of these regulations; to propose, as needed, amendments to change the text of these regulations.
2. To ~~review and make recommendation on sketch plans for major subdivisions (unless otherwise provided) and major changes to approved sketch or preliminary plans for major subdivisions in accordance with the regulations set forth by the zoning and subdivision ordinances.~~
23. To ~~hear~~ ~~make advisory recommendations on~~ and comment on requests for variances from the standards of this ordinance in accordance with the provisions of Section 4.000.
34. To ~~hear and~~ make ~~advisory~~ recommendations on appeals from the interpretation of any provisions of this ordinance by the Town Staff or Designated Administrative Agent. The Planning Board may recommend reversal or modification of any action under appeal upon finding an error in the application of these regulations.

Commented [ES4]: Joint public hearing with Town Board

Commented [ES5]: They don't hold quasi-judicial hearings

Commented [ES6]: They don't hold quasi-judicial hearings

In all of these matters, the Planning Board may recommend approval of the request, denial of the request, or approval of the request with modifications conditions relating to the intent and standards of this ordinance.

3.300 TOWN BOARD OR DESIGNATED ADMINISTRATIVE AGENT

In addition to all other authority reserved to the Town Board by other ordinances, the Town Board will have the following powers and responsibilities in accordance with these regulations.

1. To hear and decide proposed amendments to the text of these regulations.
2. ~~To review and decide all applications for approval of Major Subdivision Sketch Plans (unless otherwise provided); major changes to approved sketch plans or preliminary plans for Major Subdivisions, and Farmhouse Clusters as provided in Article 3 of the Zoning Ordinance.~~
23. To hear and decide requests for variances from the standards of this ordinance in accordance with the provisions of Section 4.000.
34. To hear and decide appeals from the interpretation of any provisions of this ordinance by the Town Staff or Designated Administrative Agent. The Town Board may reverse or modify any action under appeal upon finding an error in the application of these regulations.

In all of these matters, the Town Board may approve the request, deny the request, or approve the request with conditions modifications relating to the intent and standards of this ordinance.

3.400 PLANNING STAFF ADDITIONAL POWERS

The Planning Director and the employees under his or her direction will have the following additional powers and duties to be carried out in accordance with these regulations:

1. To maintain the text of these regulations.
2. To recommend and prepare amendments to the text of these regulations.
3. To accept and file petitions for variances.
4. To accept and file notices of appeals within ten (10) days of the day an administrative interpretation or decision is issued.

4.000 APPEALS AND VARIANCES

4.100 AUTHORITY

The Planning Board may make recommendations on, and the Town Board shall hear and decide petitions for appeals from an interpretation or decision made by Planning Staff or Designated Administrative Agent and petitions for variances from the requirements of these regulations. Any reversal, modification, or affirmation of an interpretation or any variance thus authorized will be entered in writing in a decision of the Town Board with the justification set forth.

4.200 INITIATION

Any person who has standing under N.C.G.S. § 160D-1402(c) or the local government may appeal an administrative decision made pursuant to this ordinance to the board. An appeal is taken by filing a notice of appeal with the Planning Staff. The notice of appeal shall state the grounds for the appeal. A petition for variance may be initiated only by the owner of the affected property, an agent authorized in writing to act on the owner's behalf, or a person having a written contractual interest in the affected property.

4.210 FILING OF NOTICE OF APPEAL

The owner or other party has 30 days from receipt of the written notice of the determination within which to file an appeal. Any other person with standing to appeal has 30 days from receipt from any source of actual or constructive notice of the determination within which to file an appeal. A notice of appeal, in the form prescribed by the Planning Director, must be filed with the Planning Staff, accompanied by a

Commented [ES7]: Modifications seems to be the more appropriate word here and below since addressing text amendments, appeals, and variances. As noted below in Section 4, conditions can be added to variances.

Commented [ES8]: There is no designated agent that makes quasi-judicial decisions associated with Subdivision Ordinance

Commented [ES9]: I changed to make recommendations on vs. just recommend as they can recommend to reverse, modify, or affirm vs. just recommend approve.

nonrefundable filing fee as established by the Huntersville Board of Commissioners. The official who made the decision shall transmit to the board all documents and exhibits constituting the record upon which the decision appealed from is taken. The official shall also provide a copy of the record to the appellant and to the owner of the property that is the subject of the appeal if the appellant is not the owner.

4.220 STANDARDS FOR GRANTING AN APPEAL

The Planning Board may recommend, and the Town Board may decide to [affirm or reverse, wholly or partly, or reverse or](#) modify the decision or interpretation under appeal. [The decision to reverse or modify may be made](#) upon finding an error in the application of these regulations on the part of the administrative official rendering the decision or interpretation.

4.300 FILING OF VARIANCE PETITION

A petition for a variance from the requirements of this ordinance, in the form prescribed by the Planning Director, must be filed with the Planning Staff, accompanied by a nonrefundable filing fee as established by the Town Board.

4.400 STANDARDS FOR GRANTING A VARIANCE

Before granting a variance from the requirements of this ordinance, the Town Board must determine that:

- (1) Unnecessary hardship would result from the strict application of the regulation. It is not necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
- (2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability.
- (3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance is not a self-created hardship.
- (4) The requested variance is consistent with the spirit, purpose, and intent of the regulation, such that public safety is secured, and substantial justice is achieved

~~(5) No change in permitted uses may be authorized by variance. Appropriate conditions may be imposed on any variance, provided that the conditions are reasonably related to the variance.~~

Commented [ES10]: This is not a required variance finding. As such, made it a separate paragraph.

4.500 PLANNING BOARD REVIEW

After receipt of a complete variance petition, the Planning Board will review the petition and send a recommendation and supporting reasons for granting or denying the variance to the Town Board. Recommendation and supporting reasons shall be recorded in the minutes of the Planning Board.

4.600 ACTION BY TOWN BOARD

The Town Board ~~of Adjustment~~ may approve or deny the variance application or approve with conditions relating to the intent and standards of the ordinance. The [Town B](#)oard shall follow all procedures as specified in [N.C.G.S. § 160D-406](#) and [N.C.G.S. § 160D-705](#). The findings of fact used by the [Town B](#)oard to reach its decision shall be recorded in the written decision.

Commented [ES11]: Typo

4.700 REHEARING

When the Town Board has denied any petition for a variance, it will not thereafter accept any other petition for the same variance affecting the same subdivision or any portion thereof, unless it finds that there have been substantial changes in the conditions or circumstances relating to the matter.

4.800 EFFECT OF GRANT OF VARIANCE

After the approval of a variance by the Town Board, the petitioner will be required to follow the procedures for preliminary and final plat approval in order to proceed with development of the subject property. All decisions made by administrative officers under those procedures will comply with the variance to these regulations granted to the petitioner by the Town Board.

5.000 AMENDMENTS

The Planning Staff may from time to time, and at the request of the [Huntersville Ordinances Advisory Board](#), Huntersville Town Board or Planning Board shall, prepare certain amendments to the text of the [Subdivision Ordinance](#) to correct errors, update or modify the requirements, or otherwise modify the operation of the ordinance in regulating the subdivision of land.

Amendments to this ordinance may only be enacted pursuant to public notice and public hearing on the proposed amendments. Notice of such public hearing shall be published once per week for two successive weeks in a newspaper of general circulation in the Town of Huntersville. The notice shall be first published not less than ten (10) days nor more than twenty-five (25) days prior to the date fixed for the hearing. The notice shall indicate the date, time, and place of the hearing and shall include a statement of the substance of the proposed amendment.

All text amendments must be referred to the Planning Board for a recommendation prior to final action by the Town Board. If no written report is received from the Planning Board within 30 days of referral of the amendment to that board, the governing board may act on the amendment without the Planning Board report.

6.000 THE SUBDIVISION PROCESS

6.100 COMPLIANCE REQUIRED

After the effective date of this ordinance, no plat of a subdivision of land subject to the jurisdiction of this ordinance will be filed or recorded by the Mecklenburg County Register of Deeds until it has been submitted to and approved by the Town of Huntersville in accordance with these regulations, and until this approval shall have been entered on the face of the plat in writing by an authorized representative of the local government. This applies to all subdivision activities included in the definition of Subdivision, found in Section 2.100.

6.200 GENERAL [GUIDELINES AND REQUIREMENTS](#)

The following statements provide general ~~requirements and policies~~[guidelines and requirements](#) to be used in the design, ~~review, and approval~~ of any subdivision under the jurisdiction of this ordinance. Questions of interpretation of any of these provisions should be discussed with the Planning Director or Designated Administrative Agent at the earliest possible time in the development of a subdivision proposal. (*See Section 4.000 for appeal process*).

[6.200-A GENERAL GUIDELINES](#)

~~1. Consistency with adopted public plans and policies.~~

~~All subdivision of land approved under these regulations should be consistent with the most recently adopted public plans and policies for the area in which it is located. This includes general policy regarding development objectives for the area as well as specific policy or plans for public facilities such as streets, parks and open space, schools, and other similar facilities. Plans and policies for the community are on file in the offices of the Town of Huntersville.~~

Commented [JS12]: Moved to General Requirements

2. Conformity.

All proposed subdivisions ~~should~~[shall](#) be planned so as to facilitate the most advantageous development of the entire neighboring area. In areas with established and/or approved development, new subdivisions

~~should~~ be planned to protect and enhance the stability, environment, health, and character of neighboring areas. The geometry of streets and intersections and the location of street connections ~~should~~ be assessed to minimize the detrimental effects of high volume, high speed neighborhood through traffic. This assessment will consider the location of large-scale traffic generating uses as well as the adopted thoroughfare plan and other adopted plans. Proposed subdivisions ~~should~~ not endanger the public health and safety of the community, further, orientation of principal structures ~~should~~ avoid backing up to public streets because of lack of privacy and inappropriate relationship to the public realm. Use of single-loaded streets where development is only on one side of the street or providing large expanses of open space where principal structures are visually buffered from the road may be appropriate in circumstances where such structures should not front on the existing public street. ~~The Town Board of Commissioners may allow a deviation to the orientation due to topography issues or existing vegetation visually buffering structures from the public street.~~

3. Access Between Adjoining Properties.

~~To the extent practicable, all streets shall connect to create a comprehensive transportation network, which allows free movement of automobiles, bicyclists, and pedestrians. The purposes and design standards for Town streets, as further described in Article 5 of the Huntersville Zoning Ordinance, shall be met.~~

Commented [ES13]: Moved below

34. Relation to topography.

In sloping terrain, streets ~~should~~ generally parallel the contours of the land insofar as practicable, to avoid steep grades and the concentration of surface storm water runoff. Variations are allowed to meet design objectives for the development and/or to calm vehicular speeds.

45. Mature trees and natural vegetation.

~~Streets and development sites should be designed to protect and preserve, to the greatest extent practicable, stands of mature trees and other areas of significant natural vegetation. Minor adjustment of street alignment on the ground is permitted to achieve this objective, so long as standard drainage requirements continue to be met and the actual location of the street on the ground is reflected on the final plat or an amended final plat.~~

Commented [JS14]: Moved below

6. Access to parks, schools, etc.

~~Streets and sidewalks shall be designed to assure convenient access to parks, greenways, playgrounds, schools, and other places of public assembly. Supplemental walkways not associated with streets may not be less than 10 feet in width and may be required to be large enough to provide vehicular access for maintenance vehicles.~~

Commented [ES15]: Moved below

7. Discourage through traffic.

~~Methods to discourage high volume, high speed through traffic should consider street geometry, intersection design, and other traffic calming measures.~~

Commented [JS16]: Moved below

48. Relationship to railroad rights-of-way.

When a subdivision adjoins a railroad right-of-way, the subdivider may be required to arrange the street pattern to provide for future grade separation of street and railroad crossings.

6.200-B GENERAL REQUIREMENTS:

1. Consistency with adopted public plans and policies.

~~All subdivision of land approved under these regulations must comply with the most recently adopted public plans and policies for the area in which it is located. This includes general policy regarding~~

development objectives for the area as well as specific policy or plans for public facilities such as streets, parks and open space, schools, and other similar facilities. Plans and policies for the community are on file in the offices of the Town of Huntersville.

1. Access to parks, schools, etc.

Streets and sidewalks shall be designed to access to parks, greenways, playgrounds, schools, and other places of public assembly. Supplemental walkways not associated with streets may not be less than 10 feet in width and may be required to be large enough to provide vehicular access for maintenance vehicles.

29. Half Streets.

Whenever an existing half street is adjacent to a tract of land to be subdivided the other half of the street shall be platted within such tract. New half streets are prohibited except when essential to the reasonable development of the subdivision in conformity with the other requirements of these regulations, and where it will be practicable to require the dedication of the other half when the adjoining property is subdivided.

3. Access Between Adjoining Properties.

The purposes and design standards for Town streets, as further described in Article 5 of the Huntersville Zoning Ordinance, shall be met.

10. Parallel streets along thoroughfares.

Where a tract of land to be subdivided adjoins a federal or state highway or a major arterial street, the subdivider may be required to provide a marginal access street parallel to the highway.

441. Reservation and Dedication of Public School and Public Park Sites.

The subdivider shall determine if the tract of land to be subdivided appears in any adopted plan or policy document as a future public school or public park (including public greenways, and/or open spaces) site by contacting the appropriate agency. The subdivider shall provide certification to the Planning Director or Designated Administrative Agent to indicate whether or not the area proposed to be subdivided includes any identified future public school or public park site. If no certification is provided, the Planning Director or Designee shall make the determination by contacting the appropriate agencies. If such site(s) are included in the area to be subdivided, the Planning Director or Designee will notify the appropriate agency of the proposed subdivision and its effect on the future public site. The appropriate agency must decide within 30 days if it wishes to reserve the site for future acquisition. If the site is not to be reserved, then the subdivision will be processed in the normal fashion. If the agency does wish to reserve the site, then the subdivision will not be approved without such reservation. With regards to future school sites, the appropriate agency will have 18 months for future school sites and 12 months for future public park sites from the date of final approval of the subdivision or site plan to acquire the site by purchase, receipt of a dedication, or by initiating condemnation proceedings. If, at the end of the 18-month applicable period, none of the actions listed above have commenced, the subdivider may consider the land free of any reservation. The developer may also offer dedication of any public park that appears in any adopted plan or policy document as a future public park (including public greenways and open spaces).

As an alternate to the above for public park sites, the Town Board may accept payment of funds to be used to acquire or develop recreation areas serving residents of the development or subdivision or more than one subdivision or development within the immediate area. All funds received pursuant to this subsection shall be used only for the acquisition or development of recreation, park, or open space sites. The formula to determine the amount of funds that are to be provided under this subsection shall be based on the value of the development or subdivision for property tax purposes. A combination or partial payment of funds and partial dedication of land may be allowed when the governing board determines that this combination is in the best interests of the citizens of the area to be served.

Commented [JS17]: Changes consistent with Statute 160D-804.

Pursuant to N.C.G.S. § 160D-804(d), the Town, may accept payment of funds to be used to acquire or develop the open space and/or recreation areas which serve residents of more than one subdivision or development within the immediate area. All funds received pursuant to this subsection shall be used only for the acquisition or development of recreation, park, or open space sites. The formula to determine the amount of funds that are to be provided under this subsection shall be 3200 percent of the pre-development property tax value of the subdivision site to be developed. A combination or partial payment of funds and partial dedication of land may be allowed when the Town Board determines that this combination is in the best interests of the citizens of the area to be served.

Commented [ES18]: Acceptance of funds doesn't require Town Board approval, only the acceptance of partial dedication and partial funds.

Commented [ES19]: Concord uses 300% of tax value and Durham uses 200%.

512. Community Service Facilities.

When a tract of land that appears in any adopted plan or policy document as a future site for any community service facility, including but not limited to police and fire stations, libraries, public housing, and other public uses, falls within an area proposed to be subdivided, the Planning Director or Designated Administrative Agent will notify the appropriate agency of the proposed subdivision and its effect on the future community service facility site. The appropriate agency must decide within 30 days if it wishes to reserve the site for future acquisition. If the site is not to be reserved, then the subdivision will be processed in the normal fashion. If the agency does wish to reserve the site, then the subdivision will not be approved without such reservation. The subdivider may choose to dedicate the area to be reserved.

613. Proposed Sstreet Nnames.

Proposed street names shall be coordinated with Mecklenburg County Charlotte-Mecklenburg Planning Commission staff, Town Engineering Department, or other designee.

Commented [ES20]: Per Jack, avoided specific department as department name changes.

714. Easements.

Easements established to the width and in the locations required by the Consulting Engineer, Utility Department, or Town Engineering Department, shallould be provided for open or piped storm drainage, sanitary sewers, water lines, and other utilities. This requirement applies to such lines installed at the time of the development of the subdivision, and to easements for such lines which may reasonably be expected to be installed in the future.

815. Proposed Wwater and Ssewerage Ssystem.

At the sketch plan stage, the subdivision plan shall contain information as to the availability and method of providing potable water and a system of sanitary sewage collection and disposal. The preliminary subdivision plan must be accompanied by satisfactory evidence as to the proposed method of providing potable water and a system of sanitary sewage collection and disposal.

- (a) Where, at the time of preliminary plan approval, these systems are to be a part of the public water and sanitary sewerage system owned and operated by the Charlotte-Mecklenburg Utility Department, the preliminary subdivision plan shall be accompanied by a complete set of construction plans for the proposed systems, prepared by a registered engineer, which shall be required to meet the standards established by said utility owner/operator for connection to the system upon completion and dedication.
- (b) Where, at the time of preliminary plan approval, the proposed systems to serve more than one structure do not contemplate the use of facilities owned and operated by the Charlotte-Mecklenburg Utility Department, the proposed systems must be reviewed and approved by the agency or agencies with jurisdiction over the approval. This shall also include, but not be limited to, review and approval by Charlotte-Mecklenburg Utility Department to establish that construction plans meet public utility standards for adequacy and compatibility with the public system(s) in order to provide for the future orderly development of the town. Whether the proposed system serves one structure or more than one structure the developer must provide evidence prior to preliminary plan approval of the required discharge permit or a perk test for sewage disposal on each lot, whichever is applicable. Where lots are to be served by septic tank

systems, the preliminary plan and the final plat shall clearly label any lots which do not perk and for which a building permit shall not be issued until alternate sewage disposal methods are available to such lots. Prior to final plat approval, evidence must be provided that both the sewage and water system designs have been approved for construction. Prior to the issuance of any certificate of occupancy for any structure, evidence must be provided that both the water and sewer systems have been approved and are operational for the structures in question.

~~Where local standards exceed those of State or Federal agencies and where those standards may be enforced over those of State or Federal agencies, then the Department of Environmental Protection will coordinate all reviews for such standards. However, the approval of the proposed systems remains with the responsible agency or agencies, which may include the Department of Environmental Protection.~~

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

Lots that are subject to flooding ~~should not be established in subdivisions except as provided in~~ shall comply with the provisions of Section 7.280.

17. Reserved.

~~Neighborhood Parks: Dedication of Land or Fees in Lieu of Dedication of Land.~~

1048. Open Space

Open space, where required, shall be consistent with the standards established in Article 7 of the Huntersville Zoning Ordinance.

,11. Mature Trees and Vegetation

~~The purposes and development standards for landscaping, as further defined in Article 7 of the Zoning Ordinance, shall be met.~~

12. Through Traffic

~~Methods to prevent high-volume, high-speed traffic shall be employed using street geometry, intersection design, and other traffic calming measures.~~

139. Impact of Development on Public Facilities

When reviewing ~~certain~~ subdivisions, the town shall consider the impacts the proposed development will have on public facilities, ~~including traffic network infrastructure~~, in light of the requirements of Section 6.300(13) and Article 14 of the Town Zoning Ordinance, as applicable. The developer shall demonstrate the proposed subdivision ~~is in compliance with the Intersection Capacity Utilization Percentage Standards as set forth in does not Article 14.4 of the Zoning Ordinance adversely affect the health, safety, and welfare of the community~~, and where applicable, the developer may provide mitigation measures to ~~satisfy the requirements of Article 14 of the Zoning Ordinance minimize adverse impacts~~. Examples of mitigation measures include altering development layout and plans, providing improvements at nearby intersections to address impacts of that development (not existing deficiencies), and providing street connections to adjoining property for safe and efficient movement of traffic, as further provided in Section 6.300(13) and 14 of the Zoning Ordinance.

6.300 SKETCH PLAN REQUIRED FOR MAJOR SUBDIVISIONS

1. Prior to the filing of an application for approval of a major subdivision Preliminary Plan, a Sketch Plan shall be submitted to the Planning Director and any Designated Administrative Agent for review. When submitted, this **Sketch Plan shall be on a topographical map showing original contours at intervals of not less than four feet highlighting slopes over 25% and existing tree lines.** It ~~should~~ **shall** show in sketch form the proposed layout of streets, lots, and other features in relation to existing conditions. It ~~should~~ **shall** include the following information:

1. The boundary lines of the property being subdivided;
2. Water courses on the land to be subdivided;
3. The location, names, and rights-of-way of any existing streets on or within 300 feet of the land to be subdivided;
4. The location of all property lines which intersect the boundaries of the property being subdivided; the zoning district of each adjacent property;
5. Rough finished grades, the location of proposed streets, lots, parks or other open spaces, reservations, building lines, street cross-sections, number and type of buildings, and the location of any building restriction flood lines required by Section 7.280;
6. Zoning information for the proposed project site;
7. Proposed front, rear, and side yard dimensions for each building type along each street type;
8. For projects within a regulated watershed protection area, the location of required buffers and high-density option detention, if applicable;
9. The location of general buffers or screens required for the project area, as a whole;
10. The scale of the plan, which shall not be smaller than 100 feet to the inch; north point; date;
11. A small-scale vicinity map.
12. Information necessary to evaluate the proposed development site for compliance with the water quality standards of Section 8.17 of the Huntersville Zoning Ordinance and the Performance Criteria as detailed in Section 9 of the Huntersville Water Quality Design Manual. Further, the Site Evaluation Tool (SET) output shall be submitted for each proposed development site. Section 9 of the Huntersville Water Quality Design Manual contains detailed information concerning the submission requirements for SET.
13. Traffic Impact Assessments; Physical Analysis.
 - (a) a Traffic Impact Assessment for certain subdivisions, as required by Article 14 of the Town Zoning Ordinance, which is hereby incorporated by this reference.
 - (b) For developments of twenty (20) or more residential units or equivalent traffic generation a physical analysis (type of units expected, including number of bedrooms, projected values, size, and timing of phases, etc.).
14. An "Existing Features (Site Analysis) Plan" shall be submitted as part of the sketch plan application and for Farmhouse Cluster developments in order to determine significant features to be preserved. It is recommended a pre-application meeting with the administrator be held to review the Existing Features Plan prior to submission of the sketch plan. The Existing Features (Site Analysis) Plan analyzes each site's special features, as they form the basis of the design process for open space lands, building locations, street alignments, and lot lines. Detailed requirements for Existing Features Plans at the minimum must include:
 - (a) The location and area calculations of constraining features including wetlands, slopes over 25%, watercourses, intermittent streams and floodways, S.W.I.M. buffers (outside of floodways), watershed buffers, and all rights-of-way and easements (current and future);
 - (b) The location of significant features such as woodlands, tree lines, specimen and heritage trees, open fields or meadows, scenic views into or out of the property, watershed divides and drainage ways; existing structures, cemeteries, roads, tracks and trails; significant wildlife habitat; prime agricultural farmland; historic, archeological and cultural features listed (or eligible to be listed) on national, state or county registers or inventories; and aquifers and their recharge areas;

- (c) The location of existing or planned utility easements (above and below ground) to include, but not limited to power/transmission, water, sewer, gas, phone, and cable;
 - (d) A topographical map showing original contours at intervals of not less than four feet and existing tree lines;
- 2. The Existing Features (Site Analysis) Plan shall identify areas to be preserved as described in Section 7.12 of the Huntersville Zoning Ordinance. These areas comprise the development's proposed open space, the location of which shall be consistent with the locational design criteria listed in Section 7.12 of the Huntersville Zoning Ordinance. The Existing Features (Site Analysis) Plan shall form the basis for the conceptual Sketch Plan, which shall show the tentative location of buildings, streets, lot lines and greenway lands in new subdivisions, according to the four-step design process described below.
- 3. Four-Step Process: **Within the Rural and Transitional zoning district**, each Sketch Plan shall follow a four-step design process as described below. When the conceptual Sketch Plan is submitted, applicants shall be prepared to demonstrate to the town that these four design steps were followed by their site designers in determining the layout of their proposed streets, house lots, and open space.
 - (a) Designating the Open Space: During the first step all potential preservation areas are identified, using the Existing Features (Site Analysis) Plan. Areas to be designated should consist of wetlands, floodways, flood fringe, and significant trees as well as sensitive and noteworthy natural, scenic, and cultural resources on the property.
 - (b) Location of House Sites: During the second step, potential house sites are tentatively located. Because the proposed location of houses within each lot represents a significant decision with potential impacts on the ability of the development to meet the evaluation criteria contained in Section 7.13 of the Huntersville Zoning Ordinance, subdivision applicants shall identify tentative house sites on the conceptual Sketch Plan.
 - (c) Street and Lot Layout: The third step consists of aligning proposed streets to provide vehicular access to each house in the most reasonable and economical way. When lots and access streets are laid out, they shall be located in a way that avoids or at least minimizes adverse impacts on both the Primary and Secondary Conservation Areas. To the greatest extent practicable, wetland crossings shall be strongly discouraged.
 - (d) Lot Lines: The fourth step is simply to draw in the lot lines where applicable.

6.310 SKETCH PLAN NOT REQUIRED FOR MINOR SUBDIVISIONS

A sketch plan shall not be required for a Multi-Building Site or a Minor Subdivision, except for Section 6.300(1)(14) and Section 6.300(3), which are required for Farmhouse Cluster developments.

6.315 SKETCH PLAN NOT REQUIRED FOR CONSERVATION SUBDIVISIONS

To offer property owners an incentive to maintain land in the Open Space zoning district in a largely undeveloped and rural condition, conservation subdivisions as defined in the Huntersville Zoning and Subdivision Ordinances are eligible for a streamlined approval process. Compliance with the requirements below, and with Section 3.2.1(f) of the zoning ordinance, shall entitle the subdivider to choose to divide the property by deed, as a metes and bounds subdivision, or by final plat according to the requirements of subdivision ordinance Section 6.600.

- 1. Documents prepared by the property owner in association with an authorized conservation organization that have resulted in the grant of an irrevocable conservation easement will be accepted in lieu of the sketch plan requirements of the preceding Sections 6.300 and 6.310.

2. The submitted documents must show that the following conditions have been met:
 - (a) An irrevocable conservation easement held by a conservation organization has been recorded on the tract(s) to be subdivided; documentation of the easement includes a boundary description of the area subject to the conservation easement.
 - (b) Limits on location and extent of land disturbance and building construction have been set out in the conservation easement(s), which at a minimum preserve the rural appearance of the land when viewed from public roads and from abutting properties.
 - (c) Treatment of floodplain(s) and required water quality buffers, as described in the conservation easement(s), conform to the minimum standards of the Huntersville Zoning and Subdivision ordinances.
 - (d) The proposed subdivision conforms to the minimum project size of 40 acres and the maximum gross density of one dwelling unit per 20 acres.
 - (e) All parcels within the conservation subdivision have been provided with permanent access by way of public road frontage or a permanent 20-foot wide access easement that connects to a public right-of-way. Landlocked parcel(s) are not created.
 - (f) Where the parent tract(s) abuts or includes a segment of a thoroughfare that is shown on the adopted thoroughfare plan and for which an engineered alignment has been selected, any right of way reservation required by the subdivision regulations has been made, either by the filing of a deed or the filing of a plat map.

6.316 SKETCH PLAN NOT REQUIRED FOR EXPEDITED SUBDIVISION REVIEW

A sketch plan shall not be required for divisions of land qualifying for Expedited Subdivision Review.

6.320 REVIEW OF MAJOR SUBDIVISION SKETCH PLAN

- ~~1. 4.—~~ Upon submission, the Planning Director and any Designated Administrative Agent shall have fifteen (15) working days to review and comment on the Sketch Plan. Upon completion of review, Planning Staff shall provide comments to the subdivider on any portions of the Sketch Plan that are not in compliance with the Town's Sketch Plan submission requirements or the Town's Zoning and Subdivision Ordinances. A technically deficient sketch plan shall be returned to the subdivider with comments once final adjustments are made by the applicant to address staff comments and minimum submission requirements are met, the sketch plan, shall be forwarded by the staff to the Planning Board to place on the Planning Board's agenda for their next scheduled meeting. Mailed notice about the request shall be sent to all owners of property within 250 feet of proposed subdivision prior to the Planning Board meeting. Prior to the Planning Board meeting,
- ~~2. The subdivider shall~~ must address all Planning Town Staff comments prior to refileing a revised Sketch Plan with the Planning Department file with the Planning Department. If subsequent corrections or changes to a sketch plan are necessary, the reviewer shall have fifteen (15) working days to review any revised sketch plan.
- ~~1-3. Aa~~ written report of at least one community meeting held by the subdivider must be submitted within forty-five (45) days of the initial filing of the sketch plan for review by the Planning Department. The community meeting shall not be held on regularly scheduled Town Board and Planning Board meeting nights. Notice of such a meeting shall be given to all of the following using the parcel ownership information listed in the current Mecklenburg County tax records:
 - a. Owner of each property petitioned for subdivision
 - b. Owner of each abutting property
 - c. Owner of each property within 250 feet of the petitioned property
 - d. Owner of each property directly across a street, easement, or right-of-way, public or private, from the petitioned property

- e. Owner of each property across a street, easement, or right-of-way, and within 250 feet of the right-of-way boundary opposite the petitioned property
- f. Contact person for each neighborhood association, property owner association, and homeowner association registered with the Town Planning Department that has jurisdiction over property within 2000 feet of any portion of the subdivision site (distance scaled on a Town of Huntersville or Mecklenburg County official map).
- g. The report shall include, among other things, a listing of those persons and organizations contacted about the meeting and the manner and date of contact, the date, time, and location of the meeting, a roster of the persons in attendance at the meeting, a copy of any materials presented at the meeting, a summary of issues discussed at the meeting, including changes suggested by the participants and a description of any changes to the subdivision petition made by the petitioner as a result of the meeting. In the event the subdivider has not held at least one meeting pursuant to this paragraph, the subdivider shall file a report documenting efforts that were made to arrange such a meeting and stating the reasons such a meeting was not held. The adequacy of a meeting held or report filed pursuant to this paragraph shall be considered, ~~by the Town Board~~ but shall not be subject to judicial review.

~~If, however, a sketch plan shows only minor revisions (see 3.100.11) to a sketch plan or is consistent with or shows minor changes to a conditional zoning district plan(s) approved by the Huntersville Board of Commissioners and remaining in effect on all of the property subject to the sketch plan submittal, then the Planning Director or staff under his direction is authorized to approve the sketch plan, approve with conditions, or deny the plan. Administrative decisions to deny approval of a sketch plan may be appealed to the Huntersville Board of Commissioners.~~

~~4. 2.—Within 30 days of receiving the final Sketch Plan and community meeting report, Town staff the Planning Director or Designated Administrative Agent shall prepare a written decision report setting forth the proposed findings concerning the application's compliance with applicable regulations. If the staff decision report proposes a finding or conclusion that the application fails to comply with applicable regulations, it shall identify the requirement in question and specifically state supporting reasons for the proposed findings or conclusions. Notice of the decision to approve or deny a sketch plan shall be provided in accordance with N.C.G.S. § 160D-403. Administrative decisions to deny approval of a sketch plan may be appealed in accordance with Section 4.000.~~

~~3.—Sketch Plan documents shall be submitted in accordance with published review schedules in order to be placed on the applicable Planning Board or Town Board agenda~~

~~4.—The Planning Board shall have forty-five (45) consecutive days from their first meeting to review and make a recommendation to the Town Board on the Sketch Plan. However, the developer may request one additional regular Planning Board meeting to address any issues raised, subject to approval by the Planning Board. The Planning Board shall report to the Board of Commissioners whether it concurs in whole or in part with the staff's proposed findings, and to the extent there are differences the Planning Board shall propose its own recommendations and the reasons therefore. In response to the Planning Board's recommendations, the applicant may modify his application prior to submission to the Town Board, and the staff may likewise revise its recommendations.~~

~~5.—A Sketch Plan subdivision hearing will be conducted as a quasi-judicial hearing before the Town Board. The applicant has the burden of producing competent, material, and substantial evidence establishing that the proposed subdivision will comply with all of the applicable standards which apply. The burden of producing competent, material, and substantial evidence establishing the proposed subdivision should be denied for any of the reasons set forth in these regulations rests on the party or parties urging that the requested Sketch Plan should be denied. In considering whether to approve an application for a subdivision Sketch Plan, the Town Board shall proceed according to the following format:~~

- ~~(a) the Board shall consider whether the application is complete. If no member moves that the application be found incomplete (specifying either the particular type of information lacking or the particular requirement with respect to which the application is incomplete) then this shall be taken as an affirmative finding by the Board that the application is complete;~~

- (b) ~~the Board shall consider whether the application complies with all of the applicable requirements. Separate votes may be taken with respect to each requirement not met by the application. If the Town Board concludes that all applicable requirements are met, it shall approve the Sketch Plan. If the Board concludes that the application fails to comply with one (1) or more of the applicable requirements, it shall adopt a motion to deny the application for one (1) or more of the reasons set forth within this ordinance. Such a motion shall propose specific findings, based upon the evidence submitted, justifying such a conclusion.~~

6.400 PRELIMINARY PLAN REQUIREMENTS

The preliminary subdivision plan must be drawn to the following specifications and must contain or be accompanied by the information listed below. No processing or review of a preliminary plan will proceed without all of the information listed. ~~Detailed standards and specifications for~~ Construction of state standard roads shall be in accordance with NCDOT regulations, are contained in the Mecklenburg County Land Development Standards Manual available from the Mecklenburg County Land Use and Environmental Services Agency. For Town streets, the standards of Article 5 of the Huntersville Zoning Ordinance and Engineering Standards and Procedures Manual shall control.

1. ~~1-~~ The boundary of the area to be subdivided and the location within the area, or contiguous to it, of any existing streets, railroad line, water courses, easements, or other significant features of the tract.
2. ~~2-~~ The location, size, elevations of existing sanitary sewers, storm drains, and culverts within the tract and immediately adjacent thereto.
3. ~~3-~~ Original contours, including tree lines, shown at intervals of not less than 4 feet for the entire area to be subdivided and extended into adjoining property for a distance of 300 feet at all points where street rights-of-way connect to the adjoining property. These contours shall be referenced to mean sea level datum established by the U.S. Coast and Geodetic survey. Proposed contours for the full width of all street rights-of-way, along open drainage channels and in all other portions of the subdivision where extensive grading is proposed must be shown. These requirements shall not apply where the size of the subdivision and the topography make such information unnecessary.
4. ~~4-~~ The location of proposed streets, alleys, easements, lots, parks or other open spaces, reservations, other property lines, front build-to lines and rear and side yard dimensions for each lot, street dimensions, tentative building locations, and the location of any building restriction flood lines required by Section 7.280. The location and area calculations of constraining features including wetlands, slopes over 25%, watercourses, intermittent streams and floodways, S.W.I.M. buffers (outside of floodways), watershed buffers, and all rights-of-way and easements (current and future)
5. ~~5-~~ The location of all proposed storm drains and appurtenances with grades, inverts, and sizes indicated, together with a map of the drainage area or areas tributary to the proposed storm drains, a copy of the data used in determining the sizes of drainage pipes and structures, and the Building Restriction Floodline and Flood Protection Elevation for each lot subject to flooding as defined in Section 7.280.
6. ~~6-~~ The name of the subdivision; the name and signature of the owner or the owner's duly authorized agent; the name of the surveyor, engineer or designer; the names of proposed streets; the names of adjoining subdivisions or property owners. The name assigned to the subdivision and the names assigned to streets at this time will be used throughout the review and approval process for preliminary and final plats and may not be changed without approval of the Planning Director and or Designated Administrative Agent.
7. ~~7-~~ The scale of the plan which shall not be smaller than 100 feet to the inch, north point, date.
8. ~~8-~~ Typical cross sections of internal or abutting streets showing width, sidewalk, and planting details and proposed construction of roadways.

- ~~9.~~ 9. Proposed profiles of roadways. Where a proposed street is an extension of an existing street the profile shall be extended to include 300 feet of the existing roadway and storm drains if present and a cross section of the existing street shall be shown. Where a proposed street within the subdivision abuts a tract of land that adjoins the subdivision and where said street may be expected to extend into said adjoining tract of land, the profile shall be extended to include 300 feet of the said adjoining tract.
- ~~10.~~ 10. The proposed method of water supply and sewer disposal.
- ~~11.~~ 11. A small-scale vicinity map showing the location of the subdivision with respect to adjacent streets and properties.
- ~~12.~~ 12. The location of any existing LCID landfills on the site and the location of any proposed LCID landfills on the site.
- ~~13.~~ 13. A timetable for estimated project completion of the area covered by the preliminary plan.
- ~~14.~~ 14. The zoning district(s) in which the project is located.
- ~~15.~~ 15. For projects in the Mountain Island Lake Watershed Overlay District, the calculated built-upon area permitted for each building lot, taking into account permanently preserved open space.
- ~~16.~~ 16. For subdivisions within which open space is required, a draft of the documents by which irrevocable preservation of open space shall be assured.
- ~~17.~~ 17. A Landscape/Preservation Plan is required for all subdivisions. Items to be included on the plan are as follows:
- (a) Project Name
 - (b) Owner Name
 - (c) Landscape Architect's seal and signature
 - (d) Tree save calculations
 - (e) Tree save areas – must also be shown on all sheets to be included within the Preliminary Plan
 - (f) Street Trees Proposed
 - (g) Additional trees to be planted to meet minimum tree save requirements and appropriate table (if any)
 - (h) Individual residential lot trees and a table showing total amount by lot type
 - (i) Internal/Perimeter landscaping for parking lots
 - (j) Landscape easements properly labeled – must also be shown on the site plan and final plat
 - (k) Notes on plan related to maintenance of street trees by individual homeowner or homeowners association – must also be noted on all preliminary plans and final plats to be recorded and documented within the homeowner's covenants and restrictions.
 - (l) Proposed utilities in relation to tree save areas.
- ~~18.~~ 18. Storm Water Permit Application. A Storm Water Permit Application shall be submitted along with preliminary plans for each proposed development. The permit application shall demonstrate compliance with [Section 8.17.6](#), Performance Criteria of the Huntersville Zoning Ordinance, unless otherwise exempted. The storm water permit application shall contain computations, drawings, soil analyses, calculations for each BMP, and overall site hydrology calculations as well as other information sufficient to describe the manner, location, and type of measures for managing storm water from the development in compliance with [Section 8.17.6](#). In addition, the

permit application shall specify those parties responsible for long-term maintenance of all BMPs. The Town Staff of Huntersville shall review the permit application to determine compliance with the approved Performance Criteria. Approval of the storm water permit application by the Town of Huntersville is required prior to the initiation of land disturbing activities and said storm water permit application shall serve as the basis for all subsequent construction.

6.500 PROCEDURES FOR APPROVAL

6.510 PRELIMINARY PLAN: SUBMISSION AND APPROVAL

A preliminary plan of the proposed subdivision developed in accordance with the specifications set forth in Section 6.400 must be submitted to the Planning Director or Designated Administrative Agent. The plan must be accompanied by an application in duplicate signed by the owner or his duly authorized agent on application forms to be furnished by the Planning Director or Designated Administrative Agent. At the time of submission, the applicant will be advised as to the number of copies of the plan and related data required in Section 6.400. Application for preliminary plan approval shall be accompanied by the appropriate development review fee(s) as established by ordinance.

The Planning Director or Designee shall have twenty (20) working days to review and comment on the initial preliminary plan. If subsequent corrections or changes to the initial preliminary plan are necessary, the reviewer shall have fifteen (15) working days to review any revised plan. The preliminary plan time limits listed above do not apply to plans for which no sketch plan has been submitted, nor to plans which contain any proposed school, park, greenway, or other public facility for which reservation is required. The applicant may consent to an extension of any of the time limits. Upon determination by the Planning Director or Designee and Town Engineering Department, or such other engineering agent designated by the Town Board to review Subdivision Plans, that the preliminary plan is complete, correct, and in compliance with Section 6.200 as submitted, or has been resubmitted and found complete and correct, the plan is eligible for approval.

~~If the preliminary plan shows only minor revisions (see 3.100.11) to the approved sketch plan, the Planning Director or staff under his direction is authorized to approve the plan, approve with conditions, or deny the plan. The Planning Director or Designated Administrative Agent shall prepare a written decision setting forth findings concerning the plan's compliance with applicable regulations. Notice of the decision to approve or deny a preliminary plan shall be provided in accordance with N.C.G.S. § 160D-403.~~

~~Administrative decisions to deny approval of a preliminary plan may be appealed to the Town Board in accordance with Section 4.000.~~

~~If the preliminary plan includes major revisions (see 3.100.10) to the approved sketch plan, or if a sketch plan has not been submitted and approved by the Town Board, the Planning Director will schedule consideration of the preliminary plan before the Planning Board within 30 working days. Upon receipt of the Planning Board's recommendation, the Planning Director will, within 30 working days, place the preliminary plan and the Planning Board's recommendation for approval, denial, or approval with conditions on the agenda of the Town Board. The time limits do not apply to plans for which no sketch plan has been submitted to the Planning Director, nor to plans which contain any proposed street, school, park, greenway, or other public facility for which reservation may be required. The applicant may consent to an extension of any of the above time limits. Should the Planning Director or Designated Administrative Agent fail to respond within the time limits set out above, the application will be considered recommended for denial.~~

~~The Town of Huntersville reserves the right to approve, disapprove in whole or in part, or condition its approval of the whole or any of its parts upon such requirements of this ordinance as may be necessary for the health, safety and general welfare, and to achieve compliance with Section 6.200. If a preliminary plan is disapproved, the Planning Director will furnish a written notice of the denial and the reasons for the denial upon request of the applicant. An administrative disapproval may be appealed to the Planning Board and Town Board in accordance with the provisions of Section 4.000.~~

6.520 EXCEPTIONS: WHEN PRELIMINARY PLAN NOT REQUIRED

The required preliminary plan may be waived by the Planning Director or Designee for subdivisions defined as Minor Subdivisions or divisions of land qualifying for Expedited Subdivision Review in Section 2.100 of these regulations provided:

1. A plat of the tract being subdivided, accompanied by two (2) applications signed by the owner or his duly authorized agent has been filed with the Planning Director or Designee, and the required fee submitted; and
2. The subdivider, has provided topographic information to determine flood elevations whenever the property proposed to be subdivided, or re-subdivided, is traversed by or adjacent to a known watercourse.

The required preliminary plan may also be waived by the Planning Director for those subdivisions, including Limited Subdivisions, which do not involve the dedication of a new street or site designated for a future public facility.

However, a final plat must be prepared and recorded as provided in Section 6.600.

6.530 EFFECT OF APPROVAL OF PRELIMINARY PLAN

An approved preliminary plan will be valid for a period of two (2) years from the date of approval. If no work in furtherance of the plan except grading on the site has commenced within the two-year period, the preliminary plan approval will become null and void and a new application will be required to develop the site. If work on the site in furtherance of the plan has commenced, and such work involves any utility installations or street improvements except grading, the plan will remain valid and in force.

6.540 RELEASE OF GRADING PERMIT

Preliminary Plan approval is required for the issuance of a grading permit for any grading work on the site for the installation of any improvements in furtherance of the development. Once the preliminary plan is approved, further approvals under this provision are not required for grading permits for individual sites within the development, so long as grading conforms to the approved Preliminary Plan.

6.550 FINAL PLAT: SUBMISSION AND APPROVAL

Upon approval of the preliminary subdivision plan, the subdivider may proceed to comply with the other requirements of this ordinance, and the preparation of the final subdivision plat. The final plat may include all or only a portion of the subdivision as proposed and approved on the preliminary subdivision plan, provided that all required improvements to any existing or new streets shown on the preliminary plan within the boundaries of the final plat have been provided for or been assured by the posting of a surety as provided for in Section 8.400.3 prior to any final plat approval.

For Limited Subdivisions the owner shall be required to plat only the parcel to be transferred or leased and only that parcel shall be subject to the requirements of this ordinance.

Commented [ES21]: Moved up from below for better flow.

The final ~~subdivision~~ plat must be developed in accordance with the specifications set forth in Section 6.600. The official plat or plats, together with copies thereof sufficient for distribution, shall be presented for approval to the Planning Director or Designated Administrative Agent for review. The plat shall be accompanied by an application for final plat approval, submitted in duplicate and signed by the owner and/or his duly authorized agent. The reviewer shall have fifteen (15) working days to review and comment on the final plat.

The subdivider must address all **Planning Staff** comments prior to resubmitting a revised final plat for approval. If the final plat for a major subdivision shows only minor revisions (see 3.100.11) to the approved preliminary plan and/or sketch plan, the Planning Director or staff under his direction is authorized to approve the plat.

If the final plat for a major subdivision includes major revisions (see 3.100.10) to the approved preliminary plan and/or sketch plan, the staff's comments along with final plat copies will be forwarded to the staff to the Huntersville Planning Board for Planning Board review at their next scheduled meeting date. The staff to the Planning Board must receive the final plat and staff comments at least fourteen (14) days before the next regularly scheduled meeting of the Planning Board in order to place the final plat on their agenda. If subsequent corrections or changes to the ~~initial~~ **revised** final plat are necessary, the reviewer shall have fifteen (15) working days to review any revised **final** plat.

~~The Planning Board-Director or Designated Administrative Agent shall recommend approval or, disapproval, or approval with conditions of the final said plat. The final plat and Planning Board recommendation shall within 30 working days be presented to the Town Board, which shall approve, disapprove, or approve with conditions. The Town Board shall approve the final plat if all requirements of this ordinance, including Section 6.200, have been met. The Planning Director or the Planning Director's Designee shall prepare a written decision setting forth findings concerning the plat's compliance with applicable regulations. Notice of the decision to approve or deny a final plat shall be provided in accordance with N.C.G.S. § 160D-403. Administrative decisions to deny approval of a final plat may be appealed in accordance with Section 4.000.~~

~~The Planning Director or staff under his direction is authorized to approve final plats of minor subdivisions and limited subdivisions which meet all the requirements of this ordinance, including Section 6.200. If the Planning Director determines that the final plat fails to meet any of the requirements of Section 6.200, or that the manner in which the tract is proposed for subdivision significantly affects the implementation of adopted public plans or policies, the Planning Director shall present the final plat to the Planning Board for recommendation and to the Town Board for approval, approval with conditions, or disapproval, in the manner provided in this section. For Limited Subdivisions the owner shall be required to plat only the parcel to be transferred or leased and only that parcel shall be subject to the requirements of this ordinance. If a final plat is disapproved, the Planning Director will furnish a written notice of the denial and the reasons for the denial upon request of the applicant. An administrative disapproval may be taken to the Planning Board and Town Board in accordance with the provisions of Section 4.000.~~

Upon approval, the final plat will be noted approved and made available to applicant for recordation in the Office of the Register of Deeds for Mecklenburg County, North Carolina, which such Register of Deeds is authorized to accept the plat for recordation.

6.600 FINAL PLAT REQUIREMENTS

The final plat will be prepared by a registered surveyor and must be drawn to scale not smaller than 100 feet equal 1 inch, and must contain the following information:

1. The exact boundary of the tract of land being subdivided, ~~showing clearly~~clearly showing the disposition of all portions of the tract.
2. The lines and names of all streets, alley lines, lot lines, lot and block numbers, front build-to line and side and rear yard dimensions for each lot, easements, reservations, and areas dedicated to public purposes with notes stating their purposes. In addition, on-site LCID landfills must be shown on the final plat and on deed(s) for affected lot(s). Also, the plat for all lots subject to flooding shall include a statement as follows: "This lot is subject to flooding during heavy rainfall and the construction of buildings or structures below the flood protection elevation of _____ is prohibited", as further described by Section 7.200 of this ordinance. Plats for multiple lots may include the flood protection elevations in tabular form.

In areas where the floodway regulations are applicable, the following statement shall be inscribed on the plat:

"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."

For subdivisions within which open space is required, a designation on the plat denoting the area of preservation and the limitations on its use and a reference to the recorded documents by which irrevocable preservation of open space shall be assured. A copy of such documents shall also be provided to the Planning Department.

Any amendment to a previously approved final plat must note in writing on the amended plat the nature and extent of the changes and the deed or plat book and page number where previously recorded.

- ~~3.~~ 3. Sufficient data to determine readily and reproduce accurately on the ground the location, bearing, and length of every street and alley line, lot line, building line, easements required

hereunder or of record in Mecklenburg County or ascertainable by physical inspection of the property, and boundary lines of reserved or dedicated areas. All linear dimensions shall be in feet and hundredths thereof. The maximum allowable error of linear closure shall not be in excess of 1: 10,000. In closed traverses the sum of the measured angles shall vary with the theoretical sum by a difference not greater than an average of 7.5 seconds per angle, or the sum of the total shall not differ from the theoretical sum by more than 90 seconds, whichever is smaller.

4. ~~4.~~ Sufficient data to determine readily and reproduce accurately on the ground the location and extent of rural and/or urban open space to be preserved, the method of preservation, and any limits on use. In addition, the subdivider shall provide to the ~~Huntersville~~ Planning Staff a copy of any covenants and restrictions governing disposition and use of preserved open space.
5. ~~5.~~ "As built" drawings and plans of all water system, sewer system, and storm drainage system facilities. Such plans should show all easements and rights-of-way to demonstrate that the facilities are properly placed. These drawings need not be placed on the final plat but must be submitted at the time of request for final plat approval or release of any surety for required improvements, whichever comes later.
6. ~~6.~~ "As built" cross-sections of each town street type used in the development. Such cross-sections should show improvements in the public rights-of-way and in any easement associated with the detail of the street. Features to be shown will usually include: travel lanes, parking lanes (if any), curb and gutter (or ditch), planting strip, sidewalk, utility allocation. These drawings need not be placed on the final plat, but must be submitted at the time of request for final plat approval or release of any surety for required improvements, whichever comes later.
7. ~~7.~~ For projects in the Mountain Island Lake or Lake Norman Watershed Overlay Districts, the calculated built-upon area permitted for each building lot, taking into account permanently preserved open space.
8. ~~8.~~ The name of the township in which the subdivision is located, the name of the subdivision, the zoning district, the name of the owner, the name, registration number and seal of the registered surveyor under whose supervision the plat was prepared, the date of the plat and north point, with indication of whether the north point is true, magnetic, or grid, and a small vicinity map showing the location of the subdivision with respect to adjacent streets and properties.
9. ~~9.~~ Control corners and permanent markers with adequate and sufficient description to enable a surveyor to locate such control corners or markers shall be shown on the plat. One or more corners shall be designated as control corners, and shall establish two or more street center lines or offset lines within or on the street right-of-way lines to be permanently monumented at intersecting center line or offset lines, points of curvature or such other control points, which monuments shall also be designated as control corners. In addition to the above, control corners must be established along the rear property lines of lots with a minimum of two (2) per block located along a common line. Coordinates must be computed from North Carolina Plane Rectangular Coordinate System and the City of Charlotte Primary Control System monuments, as extended therefrom, provided such a control monument is within two thousand (2,000) feet of the subdivision. Design and material of the concrete monument must be in accordance with the standard detail contained in the Mecklenburg County Land Development Standards Manual. The corners of all lots and parcels must be marked with iron pins driven flush with the ground. The iron pins must be placed where lot boundaries intersect railroad and public street rights-of-way.
10. ~~10.~~ The following signed certificates (lettered or stamped) shall appear on each copy of the final plat submitted by the subdivider:
 - (a) Certificate of Ownership and Dedication:

I hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this plan of subdivision with my free consent, and dedicate all streets, alleys, walks, parks, and other sites and easements to public or private use as noted. Furthermore, I dedicate all sewer lines and all water lines to the Charlotte-Mecklenburg Utility Department, if applicable.

Date Owner(s)

Final written approval by the Planning Director or staff under his direction must be entered on the plat for recording. Changes or amendments to an approved final plat which already bears the written approval prior to recording the plat constitutes a violation of this ordinance. A copy of the sealed and recorded final plat must be delivered to the [Huntersville](#) Planning Department within 5 days of recording.

- ~~11. 11.~~ The exact boundary of all water quality best management practices shall be shown on final plats prepared by a registered surveyor. Final plats shall contain the following statement: ~~“This lot contains a water quality feature that must be maintained in accordance with the recorded Maintenance Covenant as specified in Section 8.17.21(a) of the Huntersville Zoning Ordinance.”~~

6.700 PLATS ALREADY ESTABLISHED BY SURVEY AND RECORD

Plats already established by survey and recorded in the Mecklenburg County Register of Deeds prior to the effective date of this ordinance will be eligible for development and other administrative permits without complying with the requirements of this ordinance, but must be developed in accordance with the provisions of the subdivision ordinance in effect at the time of the approval.

A subdivision for which a preliminary plan has been approved but for which a final plat has not been recorded in the Mecklenburg County Register of Deeds prior to November 1, 1989 shall be approved for recording without complying with the requirements of this ordinance if final plats conform to the requirements of the subdivision ordinance in effect at the time of preliminary plan approval. Such subdivision will be inspected and must be developed in accordance with the provisions of the subdivision ordinance in effect at the time of preliminary plan approval.

6.800 MULTI-BUILDING SITES

The ~~following~~ requirements ~~set forth in Sections 6.810 to 6.840~~ will apply for the preparation, submission, and approval of preliminary site plans for both residential and non-residential developments with more than one principal building on a single lot.

6.810 PRE-APPLICATION CONFERENCE DAYS

A ~~pre-application~~[preliminary site plan](#) conference will be arranged by the developer with both the Planning Staff and any other Designated Administrative Agent prior to the submission of a preliminary site plan for a multi-building site.

6.820 PRELIMINARY PLAN REQUIREMENTS

A developer must submit to the Planning Director or Designee a preliminary [multi-building](#) site plan and supplemental documents for review and approval. The preliminary site plan must be prepared in accordance with the requirements of Section 6.400 and must include the following additional information:

- ~~1. 1.~~ The use, approximate height, bulk, and location of all buildings and structures.
- ~~2. 2.~~ All proposed land uses and, for residential development, the densities of dwelling units.

3. ~~3-~~In the case of plans which call for development over a period of years, a schedule showing the time within which application for final approval of all parts of the development are intended to be filed.
4. ~~4-~~The proposed location, use, improvements, ownership, and manner of maintenance of common open space areas.
5. ~~5-~~Final drafts of legal documents dedicating and restricting the common areas and establishing the means of common area ownership and maintenance.
6. ~~6-~~Proposed off-street parking and circulation plan showing the location and arrangement of parking spaces and any driveways for ingress and egress to and from adjacent streets and highways.

6.830 PRELIMINARY PLAN REVIEW CRITERIA ~~AND APPROVAL~~

The Planning Director or employees under his or her direction will review the preliminary multi-building site plan within 15 working days to ensure conformance with the requirements of the Zoning and Subdivision Ordinances. ~~The Planning Director or Designated Administrative Agent will review the preliminary site plan to insure conformance with the requirements of this ordinance.~~ In addition, the multi-building site plans will be evaluated on the standards listed below.

1. ~~1-~~The character, amount and arrangement of open space areas will meet the requirements of Article 7 of the Zoning Ordinance. ~~adequately serve the needs of residential or non-residential occupants.~~
2. ~~2-~~Proposed means of dedication, ownership, and maintenance of all common areas, the restrictions on its uses, and the organization and authority of such associations as may be established for ownership and maintenance of common areas will assure the continuance of such space for its designed purpose.
3. ~~3-~~Site planning for the overall development will provide protection of the development from potentially adverse surrounding influences and protection of surrounding areas from potentially adverse influences within the development.
1. ~~4-~~The terms and conditions proposed for development over a period of years are sufficient to protect the interests of the public and the occupants of the development.

Commented [ES22]: Removed subjective language.

All Planning Staff comments must be addressed prior to the resubmission of any revised preliminary multi-building site plan for approval. If subsequent corrections are required, Planning Staff shall have 15 working days to review and comment on any revised preliminary multi-building site plan.

The Planning Director or staff under his direction is authorized to approve or disapprove the preliminary site plan for a multi-building site. The Planning Director or the Planning Director's Designee shall prepare a written decision setting forth findings concerning the preliminary multi-building site plan's compliance with applicable regulations. Notice of the decision to approve or deny a final plat shall be provided in accordance with N.C.G.S. § 160D-403. Administrative decisions to deny approval of a preliminary multi-building site plan may be appealed in accordance with Section 4.000.

6.840 ~~PRELIMINARY PLAN APPROVAL AND OF FINAL PLAT~~

~~The Planning Director or staff under his direction is authorized to approve, approve with conditions, or disapprove the preliminary site plan for a multi-building site which adheres to or shows only minor revisions (Section 3.100.11) to:~~

- (1) ~~An approved parallel conditional district or overlay district zoning plan which specifies the location of open space, edge conditions, approximate location of buildings, internal circulation, and relationship to public streets; or~~
- (2) ~~A sketch plan which has been reviewed by the Planning Board and approved by the Town Board in accordance with Section 6.300f.~~

Commented [ES23]: These are subjective and need to be removed.

For multi-building sites which do not adhere to a detailed approved plan as described in (1) or (2) above, the Planning Board will recommend and the Town Board will take action to approve, tentatively approve with conditions, or deny the preliminary site plan. When granted tentative approval with conditions, the developer must submit a revised plan that is in conformance with those conditions. If a preliminary site plan is disapproved, the Planning Director will furnish a written notice of the denial and the reasons for the denial upon request of the applicant.

Upon approval of a preliminary plan for a multi-building site, ~~t~~The final plat for ~~thea~~ multi-building site ~~or innovative housing development~~ shall be prepared in accordance with the requirements of Section 6.600 and shall contain the following additional information:

- (a) The use, height, bulk, and location of all buildings and structures;
- (b) All land uses; and
- (c) The location, use, improvements, ownership, and manner of maintenance for all open space and for all common areas.

Planning Staff shall have 15 working days to review and comment on the final plats for multi-building sites to ensure compliance with the applicable requirements. All staff comments should be addressed prior to the resubmission of a revised final plat for review. If subsequent corrections are needed, Planning Staff shall have 15 working days to review any revised final plat.

The Planning Director or the Planning Director's Designee shall prepare a written decision setting forth findings concerning the final plat's compliance with applicable regulations. Notice of the decision to approve or deny the final plat for a multi-building site shall be provided in accordance with N.C.G.S. § 160D-403. Administrative decisions to deny approval of a final plat may be appealed in accordance with Section 4.000.

~~The Planning Director or staff under his direction is authorized to approve, approve with conditions, or disapprove the final plat for a multi-building site which adheres to or shows only minor revisions (3.100.11) to an approved preliminary plan. If the final plat includes major revisions to the approved preliminary plan, it will be placed on the agendas of the Planning Board for recommendation and the Town Board for approval, approval with conditions, or disapproval.~~

~~An administrative disapproval may be appealed to the Planning Board and Town Board in accordance with the provisions of Section 4.000.~~

6.850 -TRAFFIC IMPACT ANALYSIS

When re required, a Traffic Impact Analysis shall be provided by the applicant, in accordance with Article 14 of the Town Zoning Ordinance, which are incorporated by this reference.

7.000 SUBDIVISION DEVELOPMENT REQUIREMENTS.

7.100 DESIGN STANDARDS FOR STREETS

Detailed construction standards and specifications for state standard streets are contained in the Mecklenburg County Land Development Standards Manual. For Town Streets, the standards of Article 5 of the Huntersville Zoning Ordinance and the Huntersville Land Development Standards Manual shall control.

7.110 RIGHT-OF-WAY

1. On proposed streets, right-of-way must be of sufficient width to accommodate the required cross section. However, in no case will the dedicated and/or reserved right-of-way be proposed to be less than the standards below. The Town Board, on the advice of the Town Engineer or their designee or other designated consulting engineer, may certify that special circumstances exist which make the dedication and/or reservation of the full right-of-way unnecessary or impractical.

Minimum R.O.W. by Street Classification

Street Type	Feet
Freeway	250-350
Boulevard	100-200
Other Major Thoroughfare	100-120
Minor Thoroughfare	70-100
Town Streets (Collector, Local, Alley)	Varies according to the standards of Article 5 of the Huntersville Zoning Ordinance and Town's Engineering Standards and Procedures Manual.

These street types (above) are consistent with the Comprehensive Transportation Plan (CTP)-Highway Map (as adopted by the Charlotte Regional Transportation Planning Organization (CRTPO)) and the Town Engineering Standards and Procedures Manual. These standards represent the normally required rights-of-way for highways designated on the CTP. These widths may be modified by contextual design, environmental impact studies, or other adopted planning documents. Additional right-of-way may be necessary in the area of interchanges, intersections, cut/fill areas, or areas where horizontal or vertical alignments must be improved and will be determined on a case-by-case basis.

2. Along existing streets, neither right-of-way dedication nor reservation is required unless:

- (a) An existing street has a right-of-way less than 60 feet wide and will provide access to the subdivision, in which case a right-of-way up to 30 feet on each side of the centerline may be required to be dedicated; or
- (b) An existing street will provide access to the subdivision and volume of traffic projected to be generated by the subdivision necessitates intersection and/or other improvement(s), in which case dedication of right-of-way sufficient for the subdivision developer to make intersection and/or other improvements to serve said subdivision may be required.

The Town Board, after consulting applicable plans and programs and after consulting with appropriate county, state, and/or federal officials, is responsible for classifying streets or segments thereof within the zoning and subdivision jurisdiction of the Town of Huntersville.

7.120 FREEWAYS (NEW)

Whenever a tract of land to be subdivided includes any part of the right-of-way of a planned freeway or extension of a freeway, as shown on the adopted Comprehensive Transportation Plan, and whenever such a right-of-way has been further defined by acceptable locational procedures sufficient to identify properties to be affected, the right-of-way for the freeway must be reserved, platted in the location and to the width specified in the plan, and remain undeveloped pending future acquisition by the state or other governmental unit. The subdivider is responsible for the reservation of the right-of-way in accordance with the provisions of Section 8.110, Improvement Responsibility. The entire right-of-way must be shown as such on the final plat. All measurements involving minimum lot standards under this ordinance and under the [Zoning Ordinance](#) will be made at the edge of the full right-of-way. Right-of-way that is dedicated by the subdivider will count toward the transfer of development rights in accordance with Section 7.135.

7.130 ARTERIAL STREET RIGHT-OF-WAY (NEW STREETS)

Whenever a tract of land to be subdivided includes any part of a planned arterial or extension of an existing arterial street shown on the adopted Comprehensive Transportation Plan, and whenever a right-of-way for such a street has been further defined by acceptable locational procedures sufficient to identify properties to be affected, a right-of-way for the arterial street must be platted in the location and to the width specified in the plan. The subdivider is responsible for the dedication and/or reservation of the right-of-way in accordance with the provisions of Section 8.110, Improvement Responsibility. The entire right-of-way (that which has been reserved and that which has been dedicated) must be shown as such on the final plat.

All measurements involving minimum lot standards under this ordinance and under the zoning ordinance will be made at the edge of the full right-of-way. Arterial Street right-of-way that is dedicated by the subdivider will count toward the transfer of development rights in accordance with Section 7.135.

7.135 TRANSFER OF DEVELOPMENT RIGHTS — R/W DEDICATION

All of the area dedicated by the developer as right-of-way for any public street may be used in the computation of development rights, but may not be used for the computation of lot area or open space, or fulfill storm water detention, or any other mandatory requirement. On-street parking which is planned, provided for, and approved will, however, be applied to the mandatory parking requirement. A developer may choose to dedicate the full right-of-way and thereby use the entire dedicated area for the density calculation.

7.150 CUL-DE-SAC

Cul-de-sacs (streets designed to be permanently closed at one end), may not be longer than 350 feet and must be terminated by a vehicular turnaround design as accepted by the Town Engineering Department; provided, however, that this requirement may be waived where topographical or other unusual conditions exist.

7.170 STREET OFF-SETS

Where there is an offset in the alignment of a street across an intersection, the offset of the centerlines should not be less than 300 feet for arterials. Offsets for other street types will be determined based upon projected traffic volumes and the applicability of traffic calming measures.

7.180 BLOCK LENGTHS AND WIDTHS

Block lengths may generally not exceed the standards established in Article 5 of the Zoning Ordinance, except as hereinafter provided. Where a longer block will reduce the number of railroad grade crossings, major stream crossings, or where longer blocks will result in an arrangement of lots and public space more consistent with Articles 5 and 7 of the Huntersville Zoning Ordinance, ~~the Town Board may authorize~~ greater block lengths may be authorized.

7.200 DESIGN STANDARDS FOR LOTS

7.210 FRONTAGE ON STREET

Each lot must have frontage on a street, but with the following exceptions:

1. ~~4.~~ Any lot for which a residential use has been legally established prior to the effective date of this ordinance in accordance with provisions of ~~Section Article~~ 8.1.1 of the Zoning Ordinance permitting establishment of use on a lot served by a private and exclusive recorded easement of at least 15 feet in width connecting said lot to a public street, may be used as if it abutted a street, provided that it is served by a driveway located on said easement.
2. ~~2.~~ Any lot for which a non-residential use has been legally established prior to the effective date of this ordinance in accordance with ~~provisions Section 8.1.2 of the Zoning Ordinance~~ permitting establishment of use on a lot served by a private, exclusive recorded easement of at least 15 feet in width connecting said lot to a public street, may be construed in the same manner as a lot abutting a street provided that it is served with a driveway built to appropriate standards located on the permanent, recorded easement.
3. ~~3.~~ Up to six residential lots may be served by a privately maintained easement with a minimum right-of-way designed according to the specifications of the Rural (R) and Transitional Residential (TR) Districts' Farmhouse Cluster development (Section 3.2.1(e) & Section 3.2.2(e)). Any lots created pursuant to Section 3.2.1(f) & Section 3.2.2(f), Conservation Subdivision, may also be served by a privately maintained easement with a minimum 20-foot right-of-way.
4. ~~4.~~ A site-specific development plan may be considered for approval in the TC, NC, NR, OPS, and TND-O districts where residential and/or non-residential structures front upon a private courtyard,

carriageway, or pedestrian way, where adequate access by emergency vehicles is maintained by way of a rear alley and where the off-street placement of uses does not diminish the orientation of building fronts on the public street.

5. ~~5.~~A site-specific development plan may be considered for approval in the Campus Institutional and Corporate Business Districts to permit interior lot access by private drives so long as business and emergency access is furnished to all interior building sites, and proposed buildings at the perimeter of the campus and corporate development front upon public street(s) or are buffered in accordance with this ordinance. It is intended that subdivisions be primarily served by public streets and use of private drives is minimal. Private drives may be appropriate where property configuration or environmental constraints make their use a practical alternative. Private drives shall be constructed in accordance with Mixed Use/Retail and Industrial Street Standards as found in the Engineering Standards and Procedures Manual and sidewalks shall be provided on at least one side of the private drive. See the Campus and Corporate Business Districts.

6. ~~6.~~To access a lot or lots in the Highway Commercial District, where factors beyond developer control, such as a limited access highway, an existing development, or the location of an existing intersection, prohibit completing a street connection, a private drive may be substituted for the interior street which cannot be connected to the public network.

7.220 SIDE 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. The requirement of this paragraph shall not be applicable to lots in Conservation Subdivisions.

7.230 LOT SIZES

Lot dimensions and yard dimensions are controlled by the Huntersville Zoning Ordinance.

7.240 BUILDING LINES

Building lines shall be established on all lots in residential subdivisions and shall be determined on the basis of zoning district and classification of any abutting streets, existing or planned, in accordance with Section 8.15 of the Huntersville Zoning Ordinance.

7.270 DRIVEWAY CONNECTIONS

Prior to the construction of any driveway or other connection within the right-of-way of a public street, a permit must be secured from the North Carolina Department of Transportation or the Town of Huntersville, for a state or a local road respectively. However, in a residential major subdivision, access to individual lots from streets constructed as part of the subdivision shall be reviewed and approved at the time each building permit is issued and individual driveway permits will not be required on a ~~lot-by-lot~~lot-by-lot basis.

7.280 LOTS SUBJECT TO FLOODING

The Land Use and Environmental Services Agency (LUESA) will determine which lots are subject to significant flooding, which will include those lots along any significant water course, whether or not the stream is enclosed with pipes or culverts, and may also include areas where it can reasonably be expected that significant overland flow of stormwater or flooding will occur. If any part of a proposed lot is subject to flooding, subdivider shall make a determination of the crest elevation of the 1% annual chance flood level (the "100-year flood") in accordance with generally accepted engineering practice, which is to be submitted with the seal and signature of a professional engineer to the Town Engineering Department. This determination must reflect the actual conditions imposed by the completed subdivision and must give due consideration to the effects of urbanization and obstructions.

No proposed building lot that is wholly or partly subject to flooding shall be approved unless there is established on the final plat a line representing an actual contour, as determined by field survey, at an

elevation one foot above the 100-year flood crest. Such line shall be known and identified on the final plat as the “Storm Water Elevation Line” (SWEL). In addition, a “Storm Water Protection Elevation” for each lot subject to flooding shall be noted on the lot plan as determined by the Huntersville Engineering Department staff based on the “Storm Water Elevation Line” (SWEL), or for lots upstream of street crossings, the low elevation of the street plus one foot, whichever is greater.

All habitable buildings or structures shall be located outside the “Storm Water Elevation Line”, or the lowest usable and functional part of the structure shall not be below the Storm Water Protection Elevation. “Usable and functional part of the structure” shall be defined as being inclusive of living areas, basements, sunken dens, basement utility rooms, crawlspaces, attached carports, and mechanical appurtenances such as furnaces, air conditioners, water pumps, electrical conduits, and wiring, but shall not include water lines or sanitary sewer traps, piping and clean-outs; provided, openings serving the structure are above the Storm Water Protection Elevation.

Where only a portion of a proposed lot is subject to flooding as defined herein, such lot may be approved only if there will be available for building a usable lot area of not less than 1200 square feet. The usable lot area shall be determined by deducting from the total lot area the area of all yards and setbacks required by the applicable zoning district regulations and any remaining area of the lot lying below the Storm Water Elevation Line.

During the construction of a subdivision, the developer shall maintain the streambed of each stream, creek, or backwash channel contiguous to the subdivision in an unobstructed state and shall remove from the channel and bank of the stream all debris resulting from the land development process, including logs, timber, junk, and other accumulations of a nature that would, in time of flood, clog or dam the passage of waters in their downstream course. Installation of appropriately sized stormwater drains, culverts, bridges, or erosion control devices will not be construed as obstructions in the stream. In areas of the county that are covered by the provisions of the Floodplain Regulations, the Floodplain Regulations will supersede the provisions of this ordinance regarding land within the Community and FEMA Special Flood Hazard Areas.

7.290 LOTS WITHIN THE MOUNTAIN ISLAND LAKE WATERSHED PROTECTION AREA

The purpose of the Mountain Island Lake Watershed Protection Area is to provide for the protection of public water supplies as required by the North Carolina Water Supply Watershed Protection Act and regulations promulgated thereafter.

Mountain Island Lake Watershed Protection Area is that area within Mecklenburg County which contributes surface drainage into Mountain Island Lake and which is bounded as follows: Beginning at the Mountain Island Lake Dam on the Catawba River and proceeding along the ridgeline in an easterly direction to Rozzelle’s Ferry Road and proceeding thence in a south easterly direction, along Rozzelle’s Ferry Road to the intersection of Mt. Holly-Huntersville Road, and thence proceeding along Mt. Holly-Huntersville Road in a northeasterly direction to the intersection of Hambright Road and thence proceeding in an easterly direction along Hambright Road to N.C. 115 and thence proceeding in a northerly direction along N.C. 115 to the intersection of N.C. 73 and thence in a westerly-southwesterly direction along N.C. 73 to the Lake Norman Dam and thence proceeding in a southerly direction along the Catawba River to the beginning point.

A map showing the Mountain Island Lake Watershed Protection Area and the subareas CA1, CA2, CA3, CA4, PA1, PA2, and PA3 is incorporated into the Official Zoning Map. In any event of any difference or inconsistency between the areas as depicted on the map and the definition, the map or definition which describes or depicts the greater geographical area shall control. Should these subareas be more specifically defined in the Huntersville Zoning Ordinance by use of major landmarks such as roads and property lines to adjust the subarea boundaries, the subarea boundaries as described in the Zoning Ordinance shall control over those described in this ordinance.

1. EXCEPTIONS TO APPLICABILITY.

- (a) ~~(a)~~ Existing development, as defined in this section, is not subject to the requirements of the Mountain Island Lake Watershed Overlay District.

(a)(b) An existing lot owned prior to the effective date of this ordinance, regardless of whether or not a vested right has been established, may be developed for single family residential purposes subject only to the buffer requirements of sub-sections 3. or 4. of this section, whichever is applicable; however, this exemption is not applicable to multiple contiguous lots under single ownership.

(b)(c) Existing public utilities may expand without being subject to the restrictions of this part provided that:

(i) (i) Such expansion complies with all applicable laws of the State of North Carolina and the United States of America; and

(ii) (ii) Discharges associated with the existing public utilities may be expanded, however the pollutant load shall not be increased beyond presently permitted levels.

(d) This Section 7.290 shall not require private property owners to install new or increased stormwater controls for (i) preexisting development or (ii) redevelopment activities that do not remove or decrease existing stormwater controls. When a preexisting development is redeveloped, either in whole or in part, increased stormwater controls shall only be required for the amount of impervious surface being created that exceeds the amount of impervious surface that existed before the redevelopment. Provided, however, a property owner may voluntarily elect to treat all stormwater from preexisting development or redevelopment activities described herein for the purpose of exceeding allowable density under the applicable water supply watershed rules as provided in N.C.G.S. § 143-214.5(d3) and as further described in Article 3 of the Town of Huntersville Zoning Ordinance.

Commented [JS24]: Required per HB 218 Statute Amendment

Commented [ES25R25]: Made separate paragraph

2. DEFINITIONS.

For the purpose of this section, the following terms will have the definitions indicated below.

BMPs. Best Management Practices.

A structural or non-structural management-based practice used singularly or in combination to reduce non-point source input to receiving waters in order to achieve water quality protection goals.

Non-structural BMPs.

Non-engineered methods to control the amount of non-point source pollution. These may include land-use controls and vegetated buffers.

Structural BMPs.

Engineered structures that are designed to reduce the delivery of pollutants from their source or to divert contaminants away from the water supply. Structural BMPs allowed for use under the High Density Option are those which have been approved by the North Carolina Division of Water Quality and Mecklenburg County. These are wet detention ponds, extended dry detention ponds, and grass swales.

Buffer.

A natural or vegetated area through which stormwater runoff flows in a diffuse manner so that the runoff does not become channelized, and which provides for infiltration of the runoff and filtering of pollutants. The buffer is measured landward from the normal pool elevation of impounded structures and from the bank of each side of streams or rivers.

Built-upon Area (B.U.).

Built-upon areas shall include that portion of a development project and/or lots that are covered by impervious or partially impervious cover including buildings, pavement, gravel areas (e.g. roads, parking

lots, paths), recreation facilities (e.g. tennis courts), etc. (NOTE: Wooden slatted decks and the water area of a swimming pool are considered pervious.)

Critical Area.

The area adjacent to a water supply intake where risk associated with pollution is greater than from the remaining portions of the watershed. The critical area of the Mountain Island Lake Watershed Protection Area is divided into four subareas as follows:

CA1 - Lower Gar Creek.

From normal pool elevation of Mountain Island Lake extending up Gar Creek to Beatties Ford Road and to approximately the ridgeline along the north side of Gar Creek and to Mt. Holly-Huntersville Road on the south side of Gar Creek.

CA2 - Upper Gar Creek.

From Beatties Ford Road upstream along Gar Creek to the limits of the Gar Creek drainage basin and to approximately the ridgeline along either side of Gar Creek.

CA3 - McDowell Creek.

From normal pool elevation of Mountain Island Lake extending one mile upstream on McDowell Creek and to approximately the ridgeline along either side of McDowell Creek.

CA4 - Lake Front.

Extending landward ~~one-half~~^{one-half} mile from normal pool elevation along Mountain Island Lake and the Catawba River between Cowan's Ford Dam and Mountain Island Lake Dam.

Discharging Landfill.

A landfill which discharges treated leachate and which requires a National Pollution Discharge Elimination System (NPDES) permit.

Existing Development.

Existing development, as defined for the purpose of this section, means projects that are built or projects that at a minimum have established a vested right under North Carolina zoning law as of the effective date of the amendment incorporating Water Supply Watershed Regulations into the Huntersville Subdivision Ordinance based on at least one of the following criteria:

- (1) ~~(4)~~ Substantial expenditures of resources (time, labor, money) based on a good faith reliance upon having received a valid local government approval to proceed with the project; or
- (2) ~~(2)~~ Having an outstanding valid building permit; or
- (3) ~~(3)~~ Having an approved site specific or phased development plan under the provisions of Section 2.2.2 of the Huntersville Zoning Ordinance.

Nonconforming Lot of Record.

A lot described by a plat or added that was recorded prior to the effective date of this ordinance (or its amendments) that does not meet the minimum lot size or other development requirements of this ordinance.

Normal Pool Elevation.

The Mountain Island Lake normal pool elevation which is at contour interval 648 feet above the Mean Sea Level, United States Geological Survey (U.S.G.S.) Datum.

Perennial Stream.

A stream or creek containing a continuous natural flow of water throughout the year except possibly under exceptionally dry conditions. They are identified on United States Geological Survey Quadrangle Maps by solid blue lines.

Protected Area.

The area adjoining and upstream of the Critical Areas and encompassing the remainder of the watershed where risk of water quality degradation from pollution is less than in the Critical Area. The Protected Area is divided into three subareas as follows:

PA1

The area extending from the outer limits of the critical areas to five hydrologic miles from the normal pool elevation and draining to Mountain Island Lake.

PA2

The area extending from the outer limit of the PA1 area where it intersects with N.C. 73 and running in a north-northeasterly direction along N.C. 73 to the intersection of I-77 and thence proceeding in a southerly direction along I-77 to the intersection of Gilead Road and thence in an easterly direction along Gilead Road to the intersection of N.C. 115 and thence in a southerly direction along N.C. 115 to the intersection of Hambright Road and thence in a westerly direction along Hambright Road to the intersection of Mt. Holly-Huntersville Road and thence in a northwesterly direction along the outer limits of the CA2 and PA1 areas to the beginning point.

PA3

The area extending from the outer limits of the PA2 area to the limits of the Mountain Island Lake Watershed.

Septic Tank System.

A ground absorption sewage disposal system consisting of a holding or settling tank and a ground absorption field.

Watershed.

The entire land area contributing surface drainage into a stream, creek, lake, or other body of water.

Water Dependent Structures.

Those structures for which the use requires access or proximity to or siting within surface waters to fulfill its basic purpose, such as boat ramps, boat houses, docks, piers, bulkheads, and similar structures. Ancillary facilities such as restaurants, outlets for boat supplies, parking lots, and commercial boat storage areas are not water dependent structures.

3. CRITICAL AREA DEVELOPMENT STANDARDS.

Only development activities that require an erosion/ sedimentation control plan under Mecklenburg County regulations, as may be amended from time to time, are required to meet the development standards of this subsection.

For individual buildings or for development projects within the Critical Areas, the following **impervious area limitations** are established on a building or project basis, respectively:

CA1	6% B.U. ¹
CA2	12% B.U. ¹
CA3	12% B.U. ¹
CA4	24% B.U. ¹

1 Residential subdivisions approved after 2/17/03 shall reserve, at minimum, 1% of the lot area but in no case less than 150 sq. ft. impervious area per lot to allow for addition of future impervious areas by homeowner/occupant

Notwithstanding the above, an applicant shall be allowed to exceed the allowable Built-Up-on Area (density) under the water supply watershed rules if all of the following circumstances apply:

- 1) ~~(1)~~ The property was developed prior to October 1, 1993, the effective date of the local water supply watershed program.
- 2) ~~(2)~~ The property has not been combined with additional lots after January 1, 2021.
- 3) ~~(3)~~ The property has not been a participant in a density averaging transaction as provided in Article 3 of the Zoning Ordinance.
- 4) ~~(4)~~ The current use of the property is nonresidential.
- 5) ~~(5)~~ In the sole discretion, and at the voluntary election, of the property owner, the stormwater from all of the existing and new built-upon area on the property is treated in accordance with all applicable local government, State, and federal laws and regulations.
- 6) ~~(6)~~ The remaining vegetated buffers on the property are preserved in accordance with this Section.

Commented [JS26]: Required by HB 218 State Statute

Vegetative buffers are required in the Critical Areas along the shoreline of Mountain Island Lake, measured from the normal pool elevation, and along all perennial streams, measured from the bank on each side of the stream.

CA1	100 feet or 100-year flood plain boundary, whichever is greater
CA2	100 feet or 100-year flood plain boundary, whichever is greater
CA3	100 feet or 100-year flood plain boundary, whichever is greater
CA4 (lake shore)	100 feet

No permanent structures, impervious covers, septic tank systems or any other disturbance of existing vegetation shall be allowed within the buffer except as follows:

- a. No trees larger than ~~2-inch~~2-inch caliper are to be removed except for dead or diseased trees. Undergrowth and trees less than 2 inch caliper may be removed to be replaced by an effective stabilization and filtering ground cover based upon Mecklenburg County Water Quality Program guidelines and as approved on a plan submitted to the Mecklenburg County Water Quality Program.
- b. Streambank or shoreline stabilization is allowed as approved on a plan submitted to the Town Engineering Department and the Mecklenburg County Water Quality Program.
- c. Water dependent structures and public projects such as road crossings and greenway paths are allowed where no practical alternatives exist. These activities should minimize built-upon area, direct runoff away from surface waters, and maximize the utilization of nonstructural BMP's and pervious materials.
- d. The Town can require enhancement of the existing vegetation in the buffer if necessary so that the buffer can effectively perform its filtering and absorption functions based on the most recent edition of the "Watershed Buffer Guidelines for Mecklenburg County, NC".

4. PROTECTED AREA DEVELOPMENT STANDARDS.

Only development activities that require an erosion/sedimentation control plan under the Town of Huntersville regulations, as may be amended from time to time, are required to meet the development standards of Section 7.290.4 of this ordinance.

For individual buildings or for development projects within Protected Areas 1 and 2, the following **impervious area limitations** are established on a building or project basis, respectively:

PA1 and PA2, low density option	24% B.U. with curb and gutter streets ¹ 36% B.U. without curb and gutter streets ¹
PA1 and PA2, high density option, where permitted**	70% B.U. with BMP

¹ **Residential subdivisions approved after 2/17/03 shall reserve, at minimum, 1% of the lot area but in no case less than 150 sq. ft. impervious area per lot to allow for addition of future impervious areas by homeowner/occupant**

Notwithstanding the above, an applicant shall be allowed to exceed the allowable Built-Up-On Area (density) under the water supply watershed rules if all of the following circumstances apply:

- 1) The property was developed prior to October 1, 1993, the effective date of the local water supply watershed program.
- 2) The property has not been combined with additional lots after January 1, 2021.
- 3) The property has not been a participant in a density averaging transaction as provided in Article 3 of the Zoning Ordinance.
- 4) The current use of the property is nonresidential.
- 5) In the sole discretion, and at the voluntary election, of the property owner, the stormwater from all of the existing and new built-upon area on the property is treated in accordance with all applicable local government, State, and federal laws and regulations.
- 6) The remaining vegetated buffers on the property are preserved in accordance with this Section.

Commented [JS27]: Required by HB 218 State Statute

Vegetative buffers are required in the Protected Areas along all perennial streams, measured from the bank on each side of the stream.

** STRUCTURAL BMP^{§§}. Wet detention ponds, or alternative stormwater management measures limited to extended dry detention ponds and grass swales, are required where the **High Density** Option is permitted within the Protected Area. Other types of Structural BMP's may also be required.

PA1, low density option	50 feet
PA2, low density option	30 feet; 50 feet for agricultural uses
PA1, high density option	100 feet
PA2, high density option	100 feet

In the PA1 and PA2 subareas non-impervious recreational development and non-impervious pedestrian trails may be allowed in the required buffer if located a minimum of 30 feet from the stream bank.

High-density option is permitted in subareas PA1 and PA2.

5. POSTING OF FINANCIAL SECURITY REQUIRED

When Structural BMPs (wet detention ponds and all other BMPs) are required under the High-Density Option, the approval of the High-Density Development Permit will be subject to developer compliance with Section 8.400 of the Huntersville Subdivision Ordinance.

7.295 LOTS WITHIN THE LAKE NORMAN WATERSHED PROTECTION AREA

The purpose of the Lake Norman Watershed Overlay District is to provide for the protection of public water supplies as required by the North Carolina Water Supply Watershed Protection Act and regulations promulgated thereafter.

The Lake Norman Watershed Protection Area is that area within the jurisdiction of the Town of Huntersville which contributes surface drainage into that portion of the Catawba River known as Lake Norman and its tributaries. The Lake Norman Watershed Protection area is specifically defined on the Huntersville Zoning Maps with the designation LN-O (Lake Norman Overlay District).

1. EXCEPTIONS TO APPLICABILITY.

- (a) Existing development, as defined in Section 7.290, subsection 2., is not subject to the requirements of the Lake Norman Watershed Overlay District.
- (b) An existing lot owned prior to the effective date of this ordinance, regardless of whether or not a vested right has been established, may be developed for single family residential purposes subject only to the buffer requirements of subsection 3. of this section; however, this exemption is not applicable to multiple contiguous lots under single ownership.
- (c) Existing public utilities may expand without being subject to the restrictions of this part provided that:
 - (i) ~~(i)~~ Such expansion complies with all applicable laws of the State of North Carolina and the United States of America; and
 - ~~(i)(ii)~~ ~~(ii)~~ Discharges associated with the existing public utilities may be expanded, however the pollutant load shall not be increased beyond presently permitted levels.

~~(d) This Section 7.290 shall not require private property owners to install new or increased stormwater controls for (i) preexisting development or (ii) redevelopment activities that do not remove or decrease existing stormwater controls. When a preexisting development is redeveloped, either in whole or in part, increased stormwater controls shall only be required for the amount of impervious surface being created that exceeds the amount of impervious surface that existed before the redevelopment. Provided, however, a property owner may voluntarily elect to treat all stormwater from preexisting development or redevelopment activities described herein for the purpose of exceeding allowable density under the applicable water supply watershed rules as provided in N.C.G.S. § 143-214.5(d3) and as further described in Article 3 of the Town of Huntersville Zoning Ordinance.~~

Commented [JS28]: Required per HB 218 Statute Amendment

Commented [ES29R29]: Make separate paragraph

2. DEFINITIONS.

The definitions below supplement the definitions of section 7.290, subsection 2.

Lake Norman Watershed Critical Area

The Lake Norman Critical Area is defined as the land area which begins at the normal pool elevation of Lake Norman and extends one-half mile inland or to the ridgeline, whichever is closest, as shown more specifically on the Huntersville Zoning Maps. Lake Norman Normal Pool Elevation.

The Lake Norman normal pool elevation, which is at contour interval 760 feet above Mean Sea Level, as determined by United States Geological Survey (U.S.G.S.) Datum.

3. LAKE NORMAN CRITICAL AREA DEVELOPMENT STANDARDS

Only development activities that require an erosion/sedimentation control plan under the Town of Huntersville regulations, as may be amended from time to time, are required to meet the development standards of this subsection.

For individual buildings or for development projects within the Lake Norman Watershed Critical Area, the following impervious area limitations are established on a building or project basis, respectively:

CA, low density option	24% B.U. ¹
CA, high density option	50% B.U. with Structural BMP ¹

¹ Residential subdivisions approved after 2/17/03 shall reserve, at minimum, 1% of the lot area but not less than 150 sq. ft. impervious area per lot to allow for addition of future impervious areas by homeowner/occupant

Notwithstanding the above, an applicant shall be allowed to exceed the allowable Built-Up-on Area (density) under the water supply watershed rules if all of the following circumstances apply:

- 1) The property was developed prior to October 1, 1993, the effective date of the local water supply watershed program.
- 2) The property has not been combined with additional lots after January 1, 2021.
- 3) The property has not been a participant in a density averaging transaction as provided in Article 3 of the Zoning Ordinance.
- 4) The current use of the property is nonresidential.
- 5) In the sole discretion, and at the voluntary election, of the property owner, the stormwater from all of the existing and new built-upon area on the property is treated in accordance with all applicable local government, State, and federal laws and regulations.
- 6) The remaining vegetated buffers on the property are preserved in accordance with this Section.

Commented [JS30]: Required by HB 218 State Statute

Vegetative buffers are required along the shoreline of Lake Norman measured from the normal pool elevation and along each side of all perennial streams measured from the top of stream bank. Minimum buffer widths are:

CA, low density option	50 feet
CA, high density option	100 feet

No permanent structures, impervious covers, septic tank systems or any other disturbance of existing vegetation shall be allowed within the buffer except as follows:

- a. No trees larger than 2-inch caliper are to be removed except for dead or diseased trees. Undergrowth and trees less than ~~2-inch~~ 2-inch caliper may be removed to be replaced by an effective stabilization and filtering ground cover based upon the most recent edition of the "Watershed Buffer Guidelines for Mecklenburg County, NC" and as approved by the Mecklenburg County Water Quality Program.
- b. Stream bank or shoreline stabilization is allowed as approved on a plan submitted to the Town Engineering Department and the Mecklenburg County Water Quality Program.

- c. Water dependent structures and public projects such as road crossings and greenway paths are allowed where no practical alternatives exist. These activities should minimize built-upon area, direct runoff away from surface waters, and maximize the utilization of nonstructural BMP's and pervious materials.
- d. The Town can require enhancement of the existing vegetation in the buffer, if necessary, so that the buffer can effectively perform its filtering and absorption functions based on Mecklenburg County Water Quality Program guidelines.
- e. Non-impervious recreational development and non-impervious pedestrian trails are allowed in the required buffer if located a minimum of 30 feet from the stream bank.

High-density option is permitted in the Lake Norman Critical Area.

4. POSTING OF FINANCIAL SECURITY REQUIRED

When Structural BMPs (wet detention ponds and all other BMPs) are required under the High-Density Option, the approval of the High-Density Development permit will be subject to developer compliance with Section 8.400 of the Huntersville Subdivision Ordinance.

7.300 DESIGN STANDARDS FOR S.W.I.M. (SURFACE WATER IMPROVEMENT AND MANAGEMENT) STREAM BUFFERS

1. PURPOSE.

The purpose of a stream buffer network is to filter pollutants, store floodwaters, provide habitat, and contribute to the "green infrastructure." Stream systems are comprised of each stream and its respective drainage basin.

- Streams have the primary natural functions of conveying storm and ground water, storing floodwater, and supporting aquatic life.
- Vegetated lands adjacent to the stream channel in the drainage basin serve as "buffers" to protect the stream's ability to fulfill its natural functions. Buffers have the primary natural functions of protecting water quality by filtering pollutants, providing intermittent storage for floodwaters, allowing channels to meander naturally, and providing suitable habitat for wildlife.

2. DEFINITIONS.

For the purposes of this section, the following words and phrases shall be defined as specified below:

Best Management Practices (BMPs)

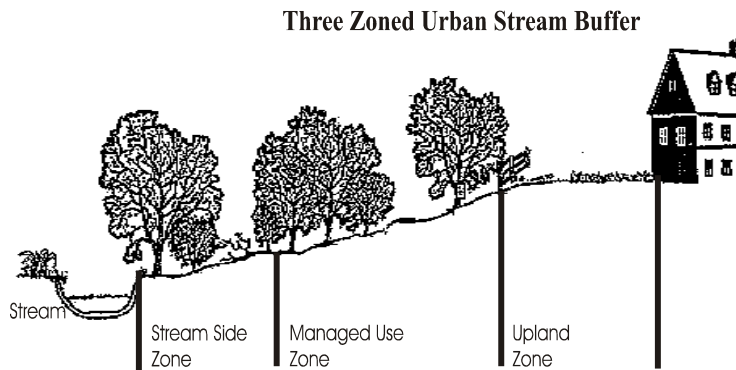
A structural or nonstructural management-based practice used singularly or in combination to reduce non-point source input to receiving waters in order to achieve water quality protection goals.

Buffer.

A vegetated area through which storm water runoff flows in a diffuse manner so that the runoff does not become channelized and which provides for infiltration of the runoff and filtering of pollutants.

Buffer Zones.

Buffer widths are measured in three (3) zones as shown below. The buffer width is measured horizontally on a line parallel to the surface water, landward from the top of the bank on each side of the stream.



Drainage Basin.

The area of land which drains to a given point on a body of water.

Floodway.

The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than the allowable surcharge (currently one foot).

Flood Fringe.

The land area located between the limits of the floodway and the maximum elevation subject to inundation by the base (1% chance) flood.

Floodplain.

The low, periodically flooded lands adjacent to rivers and lakes. For land use planning purposes, the regulatory floodplain is usually viewed as all alongside a watercourse that would be inundated by the base (1% chance) flood; the floodway plus the flood fringe.

Mitigation.

Actions taken on-site and/or off-site to offset the effects of temporary or permanent loss of a buffer.

Top of Bank.

The landward edge of the stream channel during high water, ~~bankfull~~bank full conditions at the point where water begins to overflow onto the floodplain.

3. APPLICABILITY.

- (a) All properties shall comply with the buffer requirements of this Section except those which, as of the effective date of October 19, 1999, have previously secured a right to proceed by:
 - Being subject to a recorded subdivision plat;
 - Being subject to a subdivision sketch plan ~~approved by the Board of Commissioners~~ prior to the effective date of this Section;

- Being subject to a site specific development plan defined under [Section 2.2.2](#) of these ~~Zoning Ordinances~~; or
- Having otherwise secured a vested property right under state law.

(b) Redevelopment or expansion of development projects included in a), above, shall comply with the buffer requirements of this Section; however, uses and structures previously approved and constructed in a buffer may remain.

(c) A site-specific vesting plan amended ~~by action of the Board of Commissioners~~ subsequent to adoption of this Section shall comply, in its amended form, with the S.W.I.M. buffer requirements. However, uses and structures previously approved for construction in a buffer may remain.

~~(e)~~(a) Where stream buffers are also required as part of the Lake Norman or Mountain Island Lake Watershed Overlay Districts, the more stringent of the stream buffer requirements shall apply.

4. BUFFER DELINEATION.

S.W.I.M. Stream Buffers, throughout the jurisdiction of the Town of Huntersville shall be delineated **for the purposes of land development permits by an on-site stream delineation prepared by a certified professional using U.S. Army Corps of Engineers and/or N.C. Division of Water Quality methodology, which has been approved by the Town. Delineation** by Mecklenburg County through its geographic information system (GIS) ~~using the most current digital elevation model (DEM) of no greater than 10-foot cells~~ **is allowed for development not requiring a land development permit.** This stream buffer delineation including buffer widths shall be periodically updated as new data becomes available. The most recent delineation shall be provided for public use through Mecklenburg County's website.

Commented [JS31]: Consistent with Zoning Ordinance TA 21-08

5. MINIMUM BUFFER WIDTHS.

All perennial and intermittent streams draining less than 50 acres shall have a minimum 30-foot vegetated buffer including a 10-foot zone adjacent to the bank. Disturbance of the buffer is allowed; however, any disturbed area must be revegetated and disturbance of the 10-foot zone adjacent to the bank shall require stream bank stabilization using bioengineering techniques as specified in the Design Manual. All perennial and intermittent streams draining greater than or equal to 50 acres and less than 300 acres shall have a 35-foot buffer with two (2) zones, including a 20-foot stream side and 15-foot upland zone. Streams draining greater than or equal to 300 acres and less than 640 acres shall have a 50-foot buffer with three (3) zones, including a 20-foot stream side, 20-foot managed use and 10-foot upland zone. Buffers for streams draining greater than or equal to 640 acres shall be a 100 feet in width or include the entire floodplain, whichever is greater. This buffer shall consist of a 30-foot stream side, 45-foot managed use and 25-foot upland zone or the entire FEMA floodplain, whichever is greater. All buffers shall be measured from the top of the bank on both sides of the stream. A summary of minimum buffer widths is provided in the table below.

Table of Minimum Buffer Widths by Basin Size and Buffer Zone

Area Designation	Stream Side Zone	Managed Use Zone	Upland Zone	Total Buffer Width each side of Stream	Notes
< 50 acres	N/A	N/A	30	30 feet	(1), (2)
> 50 acres	20 feet	None	15 feet	35 feet	(2)
> 300 acres	20 feet	20 feet	10 feet	50 feet	(2)
> 640 acres	30 feet	45 feet	25 feet or balance of floodplain, whichever is	100 feet or entire floodplain, whichever is	(2), (3)

			greater	greater	
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Notes:

1. All perennial and intermittent streams draining less than 50 acres shall have a minimum 30-foot vegetated buffer including a 10-foot zone adjacent to the bank. Disturbance of the buffer is allowed; however, any disturbed area must be revegetated and disturbance of the 10-foot zone adjacent to the bank shall require stream bank stabilization using bioengineering techniques as specified in the Design Manual.
2. Buffer widths are surveyed horizontally on a line parallel to the surface water, landward from the top of the bank on each side of the stream.
3. Floodplain and buffer calculations will be based upon the FEMA flood fringe and floodway encroachment lines, as locally adopted and as may be amended from time to time.

6. BUFFER DESCRIPTION.

Buffer function, vegetation and use vary according to the different buffer zones and are described in the following table.

Table of Buffer Treatment by Buffer Zone

	Stream Side Zone	Managed Use Zone	Upland Zone	Notes
Function	Protect the integrity of the ecosystems	Provide natural filter; provide distance between upland development and the stream side zone	Prevent encroachment and filter runoff	
Land Disturbance/ Vegetative Requirements	<u>Undisturbed (no cutting, clearing or grading).</u> If existing tree density is inadequate, reforestation is required.	<u>Limited clearing (no grading).</u> Existing tree density must be retained to a minimum of 8 healthy trees of a minimum 6-inch caliper per 1,000 square feet. If existing tree density is inadequate, reforestation is encouraged.	<u>Herbaceous ground cover,</u> including grass, is allowed; maintenance of existing forest or reforestation is encouraged. <u>Limited grading</u> that does not change the functionality or extent of the floodplain is permitted.	(1)
Development Uses	<u>Very restricted.</u> Limited to flood control structures and bank stabilization (where permitted) as well as installation of parallel or near perpendicular ($\geq 75^\circ$) water and sewer utilities and near perpendicular road crossings ($\geq 75^\circ$) with stabilization of disturbed areas as specified in Section 7.300.10.	<u>Restricted.</u> Limited to those allowed in the Stream Side Zone, as well as bike paths and greenway trails up to 10 feet in width.	<u>Restricted.</u> Limited to those allowed in Stream Side and Managed Use Zones, as well as gazebos, non-commercial storage buildings less than 150 square feet, limited grading that does not change the functionality or extent of the floodplain, and storm water structural best management practices (BMPs) if approved in accordance with Section 7.300 11. b), as a condition of a buffer width variance or if they are located a	(2), (3), (4)

			minimum distance of 100 feet from the stream bank.	
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Notes:

- (1) When reforestation of disturbed buffers is required, tree planting shall be as specified in the Water Quality Buffer Implementation Guidelines.
- (2) Fill material **cannot** be brought into any required buffer. In the Upland Zone only, limited grading that does not change the extent or functional characteristics of the floodplain is permitted. Uses permitted in the buffer zones should be coordinated to ensure minimal disturbance of the buffer system. For example, if it is necessary to install utilities within the buffer, then if greenway trails are built they should follow these cleared areas instead of necessitating additional clearing.
- (3) Notwithstanding the uses and structures permitted in the "Upland Zone", the stricter standards of floodway regulations, if applicable, shall apply.
- (4) Greenway Trails referenced in this table refer exclusively to those approved by and dedicated to the Town of Huntersville or Mecklenburg County Parks and Recreation Departments. Other paths or trails in the buffer shall be in accordance with the Charlotte-Mecklenburg SWIM Stream Buffer Implementation Guidelines.

7. DIFFUSE FLOW REQUIREMENT.

Diffuse Flow Requirement. Diffuse flow of runoff shall be maintained in the buffer by dispersing concentrated flow through the use of level spreaders or other such devices to create sheet flow and by reestablishing vegetation. Techniques for providing diffuse flow are specified in the Charlotte-Mecklenburg BMP Design Manual.

- Maximum drainage area size shall be no greater than 10 acres for all outfalls discharging directly into a stream buffer.
- When practical, a drop structure should be installed prior to the last section of outfall pipe discharging to a buffer. A short length of outfall pipe should be laid flat (0% Slope Energy Dissipater), prior to the riprap apron or other energy dissipater.
- Concentrated runoff from ditches or other manmade conveyances shall be diverted to diffuse flow before the runoff enters the buffer.
- Periodic corrective action to restore diffuse flow shall be taken by the property owner as necessary to impede the formation of erosion gullies

8. PONDS THAT INTERSECT THE STREAM CHANNEL.

Ponds that intersect the stream channel shall have the same buffers as the original stream. Buffer requirements do not apply to wet ponds used as structural BMPs.

9. BUFFER DELINEATION.

The following buffer delineations are required:

- a) Buffer boundaries including all buffer zones must be clearly delineated on all site-specific plans for Board of Commissioner approval, on all construction plans, including grading and clearing plans, erosion and sediment control plans, and site plans.
- b) -The surveyed outside buffer boundary, including all buffer zones, must be clearly marked on-site with orange "tree-protection" or "high-hazard" fence prior to any land disturbing activities. Tree protection is required by Section 7.4(3) of this Ordinance. Where existing trees are to be preserved in a buffer zone, the limits of grading shall equal the drip line of those trees plus an additional five (5) feet on the upland side of the buffer. All Specimen and Heritage trees require a tree survey prior to land-disturbing activity and shall be saved in all buffer zones.
- c) The surveyed outside boundary of the buffer must be permanently marked with an iron pin at the intersection of the watershed buffer and each property line on each parcel following the completion of land disturbing activities and prior to occupancy. Properties greater than 200' in width shall be marked at a maximum of 100' intervals.
- d) Separate buffer zones must be permanently marked at highway stream crossings.
- e) Buffer boundaries including all buffer zones as well as all buffer requirements must be specified on the record plat, on individual deeds, and in property association documents for lands held in common.

10. BUFFER IMPACTS PERMITTED UNDER SECTION 7.300.

The following buffer impacts are permitted, but design and construction shall comply with the specifications provided in the Charlotte-Mecklenburg Buffer Implementation Guidelines and/or Design Manual for stabilization of disturbed areas to minimize negative effects on the quality of surface waters.

- Near perpendicular (75° or greater) road crossings for connectivity or transportation links where the Town of Huntersville has granted site plan approval.
- Near perpendicular (75° or greater) utility crossings as approved by Charlotte-Mecklenburg Utilities.
- Parallel water and sewer utility installation as approved by Charlotte-Mecklenburg Utilities, where a logical and appropriate basis for the impact is demonstrated, where disturbance of the Stream Side Zone is minimized to the maximum extent practicable, and where guidelines for restoring vegetation within buffers disturbed as a result of parallel utility installation are met. These guidelines are specified in the Charlotte-Mecklenburg Buffer Implementation Guidelines.
- Public paths and trails parallel to the creek outside the Stream side Zone and near perpendicular stream crossings in any zone. Pathways must use existing and proposed utility alignments or previously cleared areas and minimize tree cutting to the maximum extent practicable. To the extent possible, pathways shall preserve existing drainage patterns and avoid drainage structures that concentrate storm water.
- Incidental drainage improvements/repairs for maintenance.
- Individual pedestrian paths connecting homeowners to the stream in the form of narrow, pervious footpaths with minimal tree disturbance.
- New domesticated animal trails (farming) where existing trails are lost as a result of action beyond the farmer's control. Stream crossings should be constructed to minimize impacts to

the Stream Side Zone and be maintained with fencing perpendicular to and through the buffer to direct animal movement.

- Mitigation approved by a state or federal agency acting pursuant to Sections 401 or 404 of the federal Clean Water Act.

11. APPEALS AND VARIANCES.

- a) An appeal to reverse or modify the order, decision, determination, or interpretation of the Zoning Administrator shall comply with the procedures and standards of [Section 4.000](#) of these ordinances as well as the requirements of the Huntersville Zoning Ordinance.
 - b) Special Variance Provisions/Mitigation Techniques.
 - When a “unnecessary hardship” would result from adherence to the buffer width requirements and/or buffer treatment standards, a petition for variance may be filed with the [Huntersville](#) Planning Staff in compliance with the procedures of [Section 4.300](#).
 - The Standards for Granting a Variance, as set out in [Section 4.400](#) of these ordinances shall be met. Site-specific mitigation plans using the techniques below, and approved by the designated agency, shall constitute conditions relating to the intent and standards of this ordinance, and may be attached to variance approval by the Town Board. Specifications for these mitigation techniques are provided in the Charlotte-Mecklenburg Buffer Implementation Guidelines. The techniques below are not construed to offset the requirement of Section 7.300 6. for diffuse flow.
- (1) Installation of Structural BMPs. The installation of an on-site structural BMP designed to achieve specified pollutant removal targets will allow for all proposed stream buffer impact on the specific site. The BMP must remain outside of the Stream Side Zone and Managed Use Zone. A detailed BMP design plan must be submitted to Charlotte-Mecklenburg Storm Water Services for approval based on specifications contained in the Charlotte-Mecklenburg Buffer Implementation Guidelines. This plan must also include a long-term maintenance strategy for the BMP, complete with the establishment of adequate financing to support the proposed maintenance practices.
 - (2) Stream Restoration. The owner may restore and preserve the buffer area on any stream of equivalent or greater drainage area the condition of which is determined to be qualified for restoration by Charlotte-Mecklenburg Storm Water Services on a 1:1 basis in linear feet of stream. This restoration shall include stream bank improvements and Stream Side and Managed Use Zone re-vegetation, in accordance with the Charlotte-Mecklenburg Buffer Implementation Guidelines and receive approval from the Charlotte-Mecklenburg Storm Water Services.
 - (3) Stream Preservation. The owner may purchase, fee simple, other stream segments at equivalent or greater drainage area on a 1:1 linear foot basis and convey fee simple and absolute title to the land to the Town of Huntersville, Mecklenburg County, or conservation trust, with a plan approved from the Charlotte-Mecklenburg Storm Water Services.
 - (4) Wetlands Restoration. On a 2:1 acreage basis for disturbed stream and buffer area (2 acres of wetland for each acre of disturbed area), the owner may provide a combination of the preservation and/or restoration of wetlands with protective easements and the implementation of structural or non-structural BMPs to achieve

specific pollutant removal targets within the impacted area. Restoration plan must be approved by Charlotte-Mecklenburg Storm Water Services.

- (5) Bottom Land Hardwood Preservation. On a 2:1 acreage basis for impacted stream and buffer area 2 acres of bottomland hardwood for each acre of disturbed area), the owner may provide a combination of the preservation of existing bottom land hardwood forest or other specifically approved natural heritage area by conservation easement or other legal instrument, and the implementation of structural or non-structural BMPs to achieve specific pollutant removal targets within the impacted area. Plan to be approved by Charlotte-Mecklenburg Storm Water Services.
- (6) Controlled Impervious Cover for Disturbance landward of Stream Side Zone. The owner may commit to, and provide, a specific site development plan for the parcel with requested buffer disturbance. The plan shall limit overall site impervious cover to less than or equal to 24%. Preservation of the Stream Side Zone is still required. Plan to be approved by Mecklenburg County Land Use and Environmental Services Agency.
- (7) Open Space Development. The submission of a site-specific development plan that preserves 50% of the total land area as undisturbed open space. Plan to be approved by Charlotte-Mecklenburg Storm Water Services.
- (8) Mitigation Credits: The purchase of mitigation credits through the Stream Restoration Program on a 1:1 basis, utilizing linear feet of stream impacted and the prevailing rate of purchase as established by the Charlotte-Mecklenburg Buffer Implementation Guidelines. Mitigation credits purchased under any other program (i.e., U.S. Army Corp of Engineers) shall not cover this requirement unless the issuing agency agrees to relinquish the funds to the appropriate local government agency.
- (9) Alternative mitigation. The list of mitigation techniques shall not prevent the creative development of alternative mitigation plans that achieve the purposes of this section.

12. POSTING OF FINANCIAL SECURITY REQUIRED.

When structural BMPs (set detention ponds and other BMPs) are approved for mitigation of a buffer disturbance, the approval will be subject to the owner filing a surety bond or letter of credit or making other financial arrangements which are acceptable to Charlotte-Mecklenburg Storm Water Services, in a form which is satisfactory to the County Attorney, guaranteeing the installation and maintenance of the required structural BMPs until the issuance of certificates of occupancy for seventy-five percent (75%) of all construction which might reasonably be anticipated to be built within the area which drains into the BMPs, allowing credit for improvements completed prior to the submission of the final plat. At such time that this level of occupancy is achieved, written notice thereof must be submitted by the owner to Charlotte-Mecklenburg Storm Water Services. The owner must also verify the adequacy of the maintenance plan for the BMPs, including the necessary financing to support the proposed maintenance practices. Charlotte-Mecklenburg Storm Water Services will inspect the structural BMPs and verify the effectiveness of the maintenance plan; if both are found to be satisfactory, the department will notify the owner within 30 days of the date of notice.

13. MAINTENANCE REQUIREMENTS FOR STRUCTURAL BMPS – CIVIL PENALTIES.

Maintenance of all structural BMPs will be the responsibility of the property owner or his designee. Any ~~person-responsible party~~ who fails to maintain the required BMPs in accordance with the approved maintenance plan will be subject to a civil penalty of not more than \$5,000. Each day that

the violation continues shall constitute a separate violation. No penalties shall be assessed until the person alleged to be in violation has been notified in writing of the violation by registered or certified mail, return receipt requested, or by other means which are reasonably calculated to give actual notice. The notice shall describe the nature of the violation with reasonable particularity, specify a reasonable time period within which the violation must be corrected, and warn that failure to correct the violation within the time period will result in assessment of a civil penalty or other enforcement action.

14. REQUEST FOR DETERMINATION OF BUFFER REQUIREMENT.

When a landowner or other affected party believes that the S.W.I.M stream buffer delineation maps described in Section 8.25.4 inaccurately depict buffer requirements, he or she shall request a determination from the Storm Water Administrator. Such determinations shall be made by the Storm Water Administrator based on an on-site evaluation using the U.S. Army Corps of Engineers and N.C. Division of Water Quality methodology for stream delineation as well as information from databases maintained for stream delineation by Mecklenburg County. Such determinations can also be made at the discretion of the Storm Water Administrator in the absence of a request from a landowner or other concerned party. The buffer requirements of this ordinance shall apply based on determinations made by the Storm Water Administrator. Surface waters that appear on the maps shall not be subject to this ordinance if an on-site determination by the Storm Water Administrator shows that they fall into one of the following categories.

- (1) Ditches and manmade conveyances other than modified natural streams.
- (2) Manmade ponds and lakes that are not intersected by a buffered stream segment and that are located outside natural drainage ways.
- (3) Ephemeral (storm water) streams.

8.000 REQUIRED WORK ON THE GROUND

8.100 STANDARDS AND SPECIFICATIONS

1. Unless specifically noted, before any final plat of a subdivision is eligible for final approval, and before any street is accepted for maintenance by the Town or the State Department of Transportation, minimum improvements (including drainage and soil erosion) must have been completed by the developer and approved by the Town Engineering/[Public Works](#) Departments, or other designated engineer, in accordance with the standards and specifications of the Land Development Standards Manual or Article 5 of the Huntersville Zoning Ordinance, whichever applies. Minimum improvements not completed and approved must be guaranteed in accordance with the provisions of Section 8.400.3 prior to final plat approval.
2. The intent of the specifications set out in this sub-section is to prescribe minimum requirements for storm drainage and street improvements to be undertaken by the developer. Satisfactory completion of these improvements, attested by approval of the Town Engineering/[Public Works](#) Departments, will qualify streets in the town to be accepted for maintenance by the town and streets in the extraterritorial jurisdiction to be accepted for maintenance by the town upon annexation or, in the case of state-standard streets, to be considered for maintenance by the state.

8.110 STREET IMPROVEMENT RESPONSIBILITY

In order to facilitate the provision of street rights-of-way and necessary improvements, the following sections establish responsibilities for the installation of streets and related improvements for each class of street. Any area of right-of-way which must be reserved for future acquisition may be dedicated at the option of the developer or property owner in return for the transfer of development rights, as

provided for in Section 7.100 of this ordinance. In addition, all streets built by the developer will be credited to the developer for the transfer of development rights.

Freeway-:

- New or extension of existing -Freeway or street:
 - **Right-of-way** — Entire width reserved by developer for future acquisition, provided the certification in Section 8.115 can be made
 - **Improvements** — Installed by public
- Existing Freeway:
 - No right-of-way or improvements required of developer

Boulevard:

- **Right-of way**— For new Boulevard, the developer is responsible for the dedication of up to 200 feet of right-of-way (100 feet each side of the centerline).

Other Major Thoroughfare:

- **Right-of-way** — For new Other Major Thoroughfare, the developer is responsible for the dedication of up to ~~400-120~~feet of right-of-way (~~50-60~~ feet each side of the centerline). Along existing Other Major Thoroughfare, any development which requires specific improvements of the street to meet vehicular and/or pedestrian access needs of the particular development must dedicate the right-of-way necessary to accommodate those improvements.
- **Improvements** — Installed by the public in accordance with a schedule of public street improvements, except on existing streets where specific improvements are required to meet vehicular and/or traffic needs of the particular development in which case the developer must install the necessary improvements at the time of development. If, however, a public improvement project for the street is programmed and funded, the developer may be relieved of the actual construction, but remains liable for the costs of the improvements for which he or she would otherwise be responsible. The developer has the option, after consultation with the Town Manager and Town Engineering Department, to construct all or a portion of a new or extended street if the developer wants to make use of the street for access to the development. Development along new ~~Class III streets or extensions of Class III~~ Other Major Thoroughfare streets must limit access points to public streets or specifically approved street type entrances.

Commented [JS32]: Consistent with Comprehensive Transportation Plan and Section 7.110

Minor Thoroughfare

- **Right-of-way** — For new Minor Thoroughfare streets the developer is responsible for the dedication of up to ~~70-100~~ feet of right-of-way (~~35-50~~ feet each side of the centerline). Along existing Minor Thoroughfare streets any development which requires improvements of the street to meet vehicular and/or pedestrian access needs of the particular development must dedicate the right-of-way necessary to accommodate those improvements.
- **Improvements** — Installed by the public in accordance with a schedule of public street improvements, except where specific improvements are required to meet the vehicular and/or pedestrian access needs of the particular development in which case the developer must install the necessary improvements at the time of development. If, however, a public improvement project for the street is programmed and funded, the developer may be relieved of the actual construction, but remains liable for the costs of the improvements for which he or she would otherwise be liable. The developer has the option, after consultation with the Town Manager and Town Engineering Department, to

Commented [JS33]: Consistent with Comprehensive Transportation Plan and Section 7.110

construct all or a portion of a new or extended street if the developer wants to make use of the street for access to the development. Development along new ~~Class IV streets or extensions of Class IV~~ Minororor Thoroughfare streets must limit access points to public streets or specifically approved street type entrances.

Town Streets:

- **Right-of-way** -- Dedicated by the developer.
- **Improvements** -- Constructed by the developer.

All streets must be constructed to comply with the minimum standards shown in the Land Development Standards Manual or Article 5 of the Huntersville Zoning Ordinance, whichever applies, and all applicable town or state requirements. Public improvements will be made in accordance with adopted plans, programs, and budgets. It should not be expected that the occurrence of development will result in the immediate installation of public street improvements by the public sector unless those improvements are scheduled and funded in accordance with public policies and programs.

In lieu of required street construction, ~~and subject to approval by the Town Board of Commissioners,~~ a developer may provide the Town with funds to use for the construction of roads to serve the occupants, residents, or invitees of the subdivision or development, and these funds may be used for roads which serve more than one subdivision or development within the area. All funds received by the Town pursuant to this provision shall be used only for development of roads, including design, land acquisition, and construction. The Town may undertake these activities in conjunction with the Department of Transportation under an agreement between the Town and the Department of Transportation. The amount of funds the developer pays in lieu of required street construction ~~shall be based on the trips generated from the subdivision or development.~~ A combination of partial payment of funds and partial dedication of constructed streets may be permitted when the Town Board determines that a combination is in the best interests of the citizens of the area to be served

Commented [ES34]: Only partial dedication and partial construction requires town board approval.

Commented [ES35]: We still need a formula for this calculation.

8.115 RESPONSIBILITY FOR STATE ROADS

No dedication or reservation of right-of-way for a new street or highway within a corridor for a street or highway on a plan established and adopted pursuant to N.C.G.S. § 136-66.2 for a street or highway that is included in the Department of Transportation's "Transportation Improvement Program" will be required by the provisions of this ordinance unless and until the Town Manager has determined and certified in writing: (1) that the dedication or reservation does not result in the deprivation of a reasonable use of the original tract and (2) that the dedication or reservation is either reasonably related to the traffic generated by the proposed subdivision or use of the land remaining in the original tract, or the impact of the dedication or reservation is mitigated by measures provided in this ordinance. For these purposes the term 'original tract' will mean all contiguous land owned by the applicant. The ability of the applicant to transfer density credits attributable to the dedicated right-of-way to contiguous land owned by the applicant is deemed to be a measure which mitigates the impact of the dedication or reservation.

8.120 DRAINAGE

1. Storm drainage adequate to accommodate a 10-year storm must be provided throughout the subdivision by means of storm drainage pipe or properly graded channels or natural drainage. Where adequate storm drainage has been provided by means of approved storm drainage pipe, and the necessary easements to provide access to the drainage facilities, in accordance with the standards of the Town and the Town Engineering Department ~~have, and has~~ been dedicated and accepted or otherwise conveyed to the Town, the Town will assume the responsibility for maintenance of the drainage pipe. Where adequate storm drainage has been provided by means of properly graded channels or ditches, the maintenance thereof will remain the responsibility of the property owner and must be so noted on the final plat and on deeds for the affected lots.

2. In addition to drainage improvements as required by this section, the subdivider may provide for storm water detention to serve the entire subdivision as part of the drainage plan to be approved by Town Engineering Department. For the purposes of this subsection, the subdivision shall include the streets, sidewalks, driveways, rooftops, and other impervious surfaces proposed to be constructed upon completion of the subdivision.
3. Reserved.

8.130 CURB AND GUTTER

~~Curb and gutter is required on all arterial and collector streets and on all Town streets with the exception of alleys, lanes, and other rural street applications. Location and type of curb and gutter is determined through the design process outlined in Article 5 of the Zoning Ordinance. Standard curb and gutter is recommended for curb and gutter installations on all street types. However, valley (mountable) curb and gutter may be used in lieu of standard curb and gutter on collector streets, and on Town streets that serve less urban purposes, such as Residential Local and Collector streets. Standard curb and gutter is required where formal parking is used. Standard curb and gutter are required on all streets except for residential local streets, alleys, and rural ditch type streets. Residential local streets, except where formal parking is used, may utilize valley gutter or ditch type streets per standards in the Town Engineering Standards and Procedures Manual. Standard curb and gutter is required on residential local streets where formal parking is adjacent. Alleys may utilize valley gutter or ribbon curb per standards in the Town Engineering Standards and Procedures Manual.~~

Commented [JS36]: Consistent with current practice

8.140 SIDEWALK

Sidewalk width should be established using the Design Process found in Article 5 of the Zoning Ordinance and in accordance with the Engineering Standards and Procedures Manual (ESAPM) or thoroughfare design process. In all cases, a minimum of a five (5) foot wide sidewalk is required on both sides of new or existing collector streets, on both sides of local streets except lanes, alleys, and on the developed side of Residential Local streets with Greenway/Belt. Installation of sidewalks is the responsibility of the developer. However, to reduce impervious cover and promote Low Impact Development, sidewalks on one side of Town streets may be waived by the Town in the Rural Zoning District.

Sidewalks are required on both sides of new or existing arterial streets with installation by developer to meet the pedestrian access requirements of the development. Sidewalk construction may be waived by the Town Board when accessibility by pedestrians does not now exist and is not expected to exist in the future. Conservation Subdivisions are exempt from the requirement to construct or escrow funds for sidewalks or alternative pedestrian paths along existing arterials

Location. Approval of sidewalk construction plans must be obtained from the Town Engineering Department as part of the subdivision review process. Town Engineering will review and comment on the location of the required facilities at the time of plan review. Except in unusual circumstances, sidewalks may not be located less than 75 feet, but preferably 7-10 feet, from the back of the curb or a minimum of 22' from the edge of pavement when no curb and gutter is required. If existing public street right-of-way is not available, the developer will be required to construct the sidewalk outside the street right-of-way on a permanent easement. While in most instances a sidewalk will be placed parallel to and offset from the curb line, developers are encouraged and expected to meander sidewalks to preserve existing trees of significance. Adjustments may be made in the field to accommodate such circumstances. Sidewalk location on NCDOT maintained state streets is governed by NCDOT requirements and guidelines where applicable.

8.150 STREET TREES

The developer shall install street trees along all streets within a development and along the abutting side of streets forming the perimeter of the development. Street trees shall be placed between the sidewalk, if present, and the back of curb or back of ditch, when no curb and gutter is required. Street trees must be planted in accordance with the applicable standard found in the Engineering Standards

and Procedures Manual (ESAPM) and NCDOT Guidelines. Large maturing trees should be planted 40' on center; small maturing trees should be planted 30' on center. Street tree plantings conceived to produce a clear vertical edge to a street or plaza may require denser spacing. The planting plan shall adhere to Article 7 of the Huntersville Zoning Ordinance. In Conservation Subdivisions where existing, mature trees are to be preserved as a condition of the conservation easement, the requirement for street tree planting shall be waived.

8.160 STREET LIGHTS

Street lighting will be installed in each new subdivision pursuant to a street lighting plan which shall be submitted to the Town for approval. This shall be the responsibility of the developer. Street lights compatible in height and scale with the streetscape are strongly recommended. Further,

1. Street lights shall, in all cases, use fully shielded fixtures except that decorative street light fixtures shall be designed with caps so that light does not shine upward at more than a 135-degree angle measured above straight down (three-quarters of the way between straight down and straight to the top) from the pole or mounting wall.
2. Fixtures with minimal across-road and "house side" waste shall be used, ~~especially in residential areas~~, taking into consideration the details of roadway geometry and width.
3. ~~Low pressure sodium lights are strongly encouraged.~~
- 4.3. A street lighting plan must be approved by the Town prior to Preliminary Plan or Commercial Site Plan approval.

8.170 STREET MARKERS AND BARRICADES

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 Engineering Standards and Procedures Manual unless an alternative design is approved. Alternatives to the standard design for street markers may be submitted by the developer for consideration by the Town Board. If an alternative design is approved by the Town Board, responsibility for the installation, maintenance, and replacement of non-standard street markers remains with the developer and subsequently with the homeowners. If maintenance and replacement of non-standard street markers is not provided by the developer or homeowners, the Town shall install standard street markers as replacements are needed. All standard street markers will be maintained and replaced by the Town once initial installation has been completed and streets are accepted for maintenance.
2. Barricades must be installed at the end of all dead-end streets except cul-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 Engineering Standards and Procedures Manual (ESAPM).

8.200 NO SERVICE UNLESS STREET ACCEPTED/APPROVED

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:

1. 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
2. For any new street, such street corresponds in its location and lines with a street shown on an ~~approved final subdivision plat~~ preliminary subdivision plan, tentatively approved by the Town Board or Designated Administrative Agent; or

3. 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
4. Such street has been accepted as a public street by the State of North Carolina; or
- 4- Such street is an approved private street built in conformance with the provisions of all applicable ordinances.

8.300 OTHER PUBLIC FACILITIES

Reserved.

8.400 MODIFICATION OF REQUIREMENTS; PERFORMANCE GURANTEE

1. In subdivisions adjoining already established streets that have been accepted for maintenance by the North Carolina Department of Transportation, the requirements of Section 8.000 will apply as hereinafter provided; those requirements that would necessitate the general removal and reconstruction of established permanent pavements will not be applicable; where the adjoining established street is a part of the North Carolina Department of Transportation's street system, the adjoining street must be improved in accordance with either the requirements of Section 8.000 and the requirements of the Town of Huntersville or the North Carolina Department of Transportation, whichever establishes the higher standard.
2. Plats for new lots fronting on already dedicated or established streets or roads that have not been accepted for maintenance by the Town Board or the North Carolina Department of Transportation or which have been accepted for maintenance by the North Carolina Department of Transportation, but have not been improved with a paved roadway, will be eligible for final approval when the requirements of Section 8.000 have been complied with as closely as may be reasonably required considering the existing condition of the road, the extent of area to be platted and the cost of required improvements in relation to the comparative benefits to accrue to the subdivider and the other owners of property on both sides of the street or road.
3. Where the improvements required by the Zoning Ordinance and Subdivision Ordinance (i.e. streets, alleys, improved open space, landscaping, drainage, etc.) have not been completed prior to the submission of the final subdivision plat for approval, the approval of the plat will be subject to the owner providing a performance guarantee in the form of a surety bond, irrevocable letter of credit, or other form of guarantee that provides equivalent security to a surety bond or letter of credit with the Town Manager or designated agent. The amount of the performance guarantee shall be in an amount determined by the Town Manager in consultation with the Town Engineer or their designee, and affected agencies such as the department of Environmental Health, sufficient to guarantee the installation of the required improvements, allowing credit for improvements completed prior to the submission of the final plat. The amount so determined shall not to exceed 125% of the reasonably estimated cost of completion of the required improvements at the time the guarantee is issued. For landscaping required by this ordinance, the developer shall provide a contractor's estimate for provision and installation of such landscaping, the estimate shall be reviewed for adequacy, and a performance guarantee sufficient to guarantee the provision and installation of required landscaping shall also be filed in the manner provided above. Upon completion of the improvements and the submission of 'as built' drawings, written notice thereof must be given by the subdivider to the Town Engineering/[Public Works](#) Departments and the Town of Huntersville Planning Department. The Engineering/[Public Works](#) Departments and Huntersville Planning Department will arrange for an inspection of the improvements. If the improvements are found satisfactory, the Town Manager will be notified who will, within 30 days of the date of such notification, authorize in writing the release of the performance guarantee, subject to the warranty requirement below.

4. Warranty. All improvements required by this ordinance shall be warranted against defects in workmanship and materials by the subdivider for a period of not less than one (1) year, but not more than two (2) years 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 Manager a warranty surety listing the Town as beneficiary in an amount of 15% of the estimated value of the warranted development-related improvements for the warranty period.

8.500 INSPECTION

1. Town Engineering/~~Public Works~~ Departments must be notified two days in advance of the work to be started so that an authorized representative of the Town ~~Engineer or their designee~~ or other responsible agency may be assigned to make any and all necessary inspections of the work performed.
2. The inspector must be allowed access to all parts of the work and must be furnished with every reasonable facility to ascertain whether or not the work as performed is in compliance with the specifications.
3. No materials may be placed, nor any work performed except in the presence of the inspector without special permission of the appropriate agency. Such inspection, however, does not relieve the contractor from any obligation to perform all of the work strictly in accordance with the specifications.
4. In the case of any disputes arising as to the material furnished or the manner of performing the work, the inspector will have authority to reject materials or suspend work until the question or issue can be referred to and decided by the appropriate agency. The contractor must remove any work or material condemned as unsatisfactory by the inspector and must rebuild and replace the work or material to the standard required by the specifications, all at his or her own expense.

9.000 ENFORCEMENT

1. After the effective date of this ordinance, any person who, being the owner or the agent of the owner of any land located within the area of jurisdiction of this ordinance, subdivides land in violation of this ordinance or transfers or sells land by reference to, exhibition of, or any other use of a plat showing a subdivision of the land before the plat has been properly approved under this ordinance and recorded in the Office of the Register of Deeds of Mecklenburg County shall result in the assessment of a civil penalty of \$500.00 per offense and may result in other enforcement actions as allowed by law. The description by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring land does not exempt the transaction from this penalty. The Town of Huntersville through the Town Attorney may bring an action for injunction of any illegal subdivision, transfer, conveyance, or sale of land, and the court shall, upon appropriate findings, issue an injunction and order requiring the offending party to comply with the subdivision regulation. All administrative actions relating to such land, including the issuance of any grading, construction, building, or occupancy permit will be suspended. This ordinance will not affect the sale or transfer of any land, a plat of which was recorded prior to the effective date of this ordinance. No penalties shall be assessed until the person alleged to be in violation has been notified in writing of the violation by registered or certified mail, return receipt requested, or by other means which are reasonably calculated to give actual notice. The notice shall describe the nature of the violation with reasonable particularity, specify a reasonable time period within which the violation must be corrected, and warn that failure to correct the violation within the time period will result in assessment of a civil penalty or other enforcement action as allowed by law. Each day's continuing violation shall be a separate and distinct offense.
2. In order to properly enforce the provisions of the subdivision regulations as stated in this ordinance prior to the beginning of any construction, reconstruction, use, or alteration of any

land, building, or structure, the appropriate permit must be obtained from Mecklenburg County and the Town of Huntersville. No permit will be issued unless there has been a determination made that the proposed use, building, or structure complies with the requirements of this ordinance. Building permits required pursuant to [N.C.G.S. § 160D-1110](#) may be denied for lots that have been illegally subdivided. In addition to other remedies, the Town may institute any appropriate action or proceedings to prevent the unlawful subdivision of land, to restrain, correct, or abate the violation, or to prevent any illegal act or conduct.

10.000 APPLICATION AND PROCESSING FEES

Fees for the submittal of preliminary and/or final subdivision plats shall be established, and from time to time revised, by the Board of Commissioners of the Town of Huntersville and shall be collected when a subdivision application is submitted. Fees shall be collected by the Town Manager, employees under his or her direction, or an Administrative Agent designated by the Board of Commissioners to administer the subdivision ordinance.

Fees for variances and appeals of administrative decisions or interpretations shall be in accordance with the fee schedule established by the Huntersville Board of Commissioners and shall be collected by the Town Manager or employees under his or her direction at the time a variance or appeal is submitted.

SECTION 2

That this ordinance shall become effective November 1, 1989.

TA 22-05 ZONING ORDINANCE AMENDMENTS (ATTACHMENT 2)

Section 3.2.1(d)(2)(h) and (i)

h. In order to preserve the low intensity development character found in the Rural zoning district, along existing state-maintained roads and future thoroughfares a visually opaque landscaped buffer of native vegetation at least 80 feet in width shall be required for major subdivisions unless a more restrictive buffer is established elsewhere in these regulations. ~~The Board of Commissioners may allow modification to the buffer width when special site conditions exist such as topography or the site has multiple road frontages.~~ The buffer shall be in common area and shall be counted towards meeting open space requirements.

i. In major residential subdivisions, a landscaped median at least 20' in width shall be required at all entrances into the subdivision. ~~Modification to this standard may be allowed by the Board of Commissioners in the interest of traffic safety.~~

Section 3.2.1(e)(11)

- 1) A Farmhouse Cluster requires an approved **Farmhouse Cluster subdivision plan**, according to the requirements of the Huntersville Subdivision Ordinance including approval by ~~the Town Planning Board Staff~~ and shall meet all other requirements for review and approval, which may include preliminary plan approval prior to approval of a final plat.

Section 3.2.2(e)(11)

- 1) A Farmhouse Cluster requires an approved **Farmhouse Cluster subdivision plan**, according to the requirements of the Huntersville Subdivision Ordinance including approval by ~~the Town Planning Board Staff~~ and shall meet all other requirements for review and approval, which may include preliminary plan approval prior to approval of a final plat.

Section 3.2.2(d)(2)(h) and (i)

h. In order to preserve the low intensity development character found in the Transitional Residential zoning district, along existing state-maintained roads and future thoroughfares a visually opaque landscaped buffer of native vegetation at least 80 feet in width shall be required for major subdivisions unless a more restrictive buffer is established elsewhere in these regulations. ~~The Board of Commissioners may allow modification to the buffer width when special site conditions exist such as topography or the site has multiple road frontages.~~ The buffer shall be in common area and shall be counted towards meeting open space requirements.

i. In major residential subdivisions, a landscaped median at least 20' in width shall be required at all entrances into the subdivision. ~~Modification to this standard may be allowed by the Board of Commissioners in the interest of traffic safety~~

3.2.3 GENERAL RESIDENTIAL DISTRICT (GR)

Intent: The General Residential District is coded to permit the completion and conformity of conventional residential subdivisions already existing or approved in sketch plan form ~~by the Town Planning Staff~~ ~~Huntersville Board of Commissioners~~ prior to the effective date of these regulations ~~or by the Charlotte-Mecklenburg Planning~~

~~Commission under the prior jurisdiction of Mecklenburg County.~~ The application of the General Residential District is not intended for development projects in the Huntersville jurisdiction which are initiated after the effective date of this ordinance (November 19, 1996).

Section 3.2.13(d)(5)

5) A master subdivision sketch plan shall be provided with any application for development approval. It shall comply with the standards of this district and with the most detailed development policies and/or plans adopted by the Town Board for the station's catchment area. The master plan shall include a topographic survey and shall show the location and hierarchy of streets and public open spaces, location of residential, commercial, and civic building lots, street sections and/or plans, approximate unit count, square footage on non-residential buildings and uses, proposed building heights, an outline of any additional regulatory intentions, phasing, and any other information, including building elevations, which may be required to evaluate the interior pedestrian environment and conditions at project edges. Phasing of development to provide for future horizontal and vertical intensification to meet the standards of this section is permitted. ~~Notwithstanding the provisions of Section 6.320 of the Huntersville Subdivision Ordinance,~~ Approval of the master sketch plan will be administrative.

Section 3.2.14(d)(3)

3) A master subdivision sketch plan in compliance with this district shall be provided with any application for development approval. It shall comply with the standards of this district and with the most detailed development policies and/or plans adopted by the Town Board for the station's catchment area. The master plan shall include a topographic survey and shall show the location and hierarchy of streets and public open spaces, location of residential, commercial, and civic building lots, street sections and/or plans, approximate square footage of office/commercial buildings and uses, residential unit count, proposed building heights, an outline of any additional regulatory intentions, phasing, and any other information, including building elevations, which may be required to evaluate the interior pedestrian environment and conditions at project edges. Phasing of development to provide for future horizontal and vertical intensification to meet the standards of this section is permitted. ~~Notwithstanding the provisions of Section 6.320 of the Huntersville Subdivision Ordinance,~~ Approval of the master sketch plan will be administrative.

Section 5.2

5.2 Blocks, Intersections, and Traffic Calming

a. Blocks

Street blocks defined by public streets are the foundation of traditional neighborhoods. Block dimensions are as follows:

New Development Type	Linear feet as measured between cross streets
Urban Conditions	250 to 500 feet
Major Residential Subdivisions	Not to exceed 800 feet
Large Lot Subdivisions/Industrial Areas	Not to exceed 1500 feet

The block pattern should continue to establish the development pattern at the project edge. Where a longer block will reduce the number of railroad grade crossings, major stream crossings, or where longer blocks will result in an arrangement of street connections, lots, and public space ~~that comply more consistent~~ with this Article and Article 7 of these regulations, ~~the Town Planning Board Staff may authorize up to 30% greater block lengths at the time of subdivision sketch plan review and approval. Any block length extension beyond 30% shall be processed as a subdivision variance in accordance with 4.000 of the Subdivision Ordinance.~~

Commented [JS1]: This language is changed to remove subjectivity.

Section 7.5.3

~~Except where street connectivity between subdivisions is required by block length standards found in Article 5, appropriate for high quality neighborhood design, the Town Board may reduce or waive the required buffer yard.~~

Commented [JS2]: Change reflects current standards and is less subjective.

Section 8.15

.1 Minimum Setbacks Along Thoroughfares. The build-to or set back line for any lot which abuts a thoroughfare classified on the Comprehensive Thoroughfare Plan shall be measured from the proposed right-of-way line, if existing right-of-way is of lesser width. The Proposed Right-Of-Way Line established for each classification of thoroughfare is as follows:

<u>Thoroughfare Classification</u>	<u>Feet</u>
Freeway or Expressway	250-350
Boulevard	<u>100-200</u>
Other Major Thoroughfare	100- 150 <u>120</u>
<u>Minor Thoroughfare</u>	<u>70-100</u>
Town Streets (Collector, Local, Alley)	Varies according to the standards of Article 5 of the Huntersville Zoning Ordinance and the Town’s Engineering Standards and Procedures Manual

Commented [JS3]: Changes to match Comprehensive Transportation Plan and 7.110 of Subdivision Ordinance

8.25.3(c)

c) A site-specific development plan amended ~~by action of the Board of Commissioners~~ subsequent to adoption of this Section shall comply, in its amended form, with the S.W.I.M. buffer requirements, however uses and structures previously approved for construction in a buffer may remain.

8.25.9(a)

a) Buffer boundaries including all buffer zones must be clearly delineated on all site-specific plans for ~~Board of Commissioner~~ approval, on all construction plans, including grading and clearing plans, erosion and sediment control plans, and site plans.

Section 11.3.3

3. Standards for Granting an Administrative Waiver

a) Purpose and Intent

Unless otherwise provided in the Zoning Ordinance, The Zoning Administrator (which term shall include an administrative official designated by the Town Manager to perform these functions) is authorized to grant an administrative waiver of minor deviations from measurable and quantifiable standards of this ordinance subject to the following limitations:

- 1) The standard for which the waiver can be granted must be a quantifiable and/or measurable standard set forth in the ordinance. Such standards may include, but are not necessarily limited to, height requirements and limitation, yard requirements, parking requirements, screening or buffer requirements, planting requirements, ratio requirements, density requirements, spacing requirements, signage requirements and other similar measurable and quantifiable standards.
- 2) The Zoning Administrator shall grant such waiver only after the requesting party has demonstrated that such minor deviation was a result of an unintended error or unique conditions of the property, does not and will not violated the spirit and harmony of the ordinance, and does not and will not adversely affect the rights of other property owners in any material manner.
- 3) The minor administrative waiver may not deviate by more than three percent (3%) any of the standards for which the waiver is given.

Construction. The authority given to the Zoning Administrator to grant such waivers shall be construed to be permissive and not mandatory and the Zoning Administrator may decline to make such waiver, and instead, require that the applicant seek a variance from the Board of Adjustment. The Zoning Administrator may not grant any waiver affecting the use or zoning classification; however, this shall not be construed as limiting the zoning Administrator's duties and rights under the ordinance, and whose decisions are appealable to the Board of Adjustment.

Commented [JS4]: To acknowledge the 30% block length provision in Section 5.2

Section 11.4.2(d)

b) d) Powers and Duties.

- 1) The Planning Board shall serve as the advisory board on all requests for changes in the zoning regulations and ordinances of the Town of Huntersville (the "Town"). As such, and pursuant to any authorities set forth in the Zoning Ordinance, the Planning Board shall hear all requests for zoning changes or other zoning action and shall, upon such hearings, make a recommendation to the Town Board as to any requested changes or action regarding this ordinance. Hearings on zoning petitions may, by joint decision of the Town Board and the Planning Board, be held at joint meetings, or may be held separately. The Planning Board is hereby empowered to set procedures for the filing of zoning petitions so long as said procedures do not conflict with or are not in derogation of the then existing regulations and ordinances of the Town.
- ~~2) The Planning Board shall review and make recommendations on applications for approval of subdivisions pursuant to the Subdivision Ordinance, and shall make such recommendations as may be permitted by said subdivision ordinance and as the Planning Board deems to be in the best interest of the Town.~~
- ~~3)~~ 2) The Planning Board is empowered to make recommendations to the Town Board or other governmental agencies consistent with the Planning Board's charged obligation to provide for proper planning for the future growth of the Town and its environs.

Section 14.2.3

14.2.3 TIA Submission and Completion Requirement

Once the Town has made a Determination of Need for a TIA, the applicant may proceed with the TIA scoping. Once the TIA scoping is complete, the applicant may proceed with the TIA, in accordance with the terms of the most recent version of the *Town of Huntersville TIA Process and Procedures Manual*, as approved by the Town Engineer and all applicable Zoning Ordinance and Subdivision Ordinance requirements. The draft TIA shall be submitted to Town staff 30 days prior to ~~either the Town Board Public Hearing (for rezoning cases) or the Planning Board Meeting (subdivisions)~~ or as provided in the Subdivision Ordinance. Resubmittals of TIAs shall be submitted a minimum of 20 business days prior to the scheduled Town Board final action. The final sealed TIA shall be completed and accepted by Town staff prior to final action by the Town Board or permit issuing authority.

Section 14.3

14.3 Impact Study Area

The impact study area designates the intersections for a TIA study where potential increases in traffic from the development may cause degradation of levels of service. Where traffic from the proposed development is anticipated to increase a signalized or major unsignalized intersection single approach by 40 vehicles in a peak hour or increase the total of all approaches by 70 vehicles in a peak hour, the intersection shall be studied in the TIA. Should an intersection be considered at its ultimate buildout laneage or configuration or within the delivery portion of the current NCDOT State Transportation Investment Program (STIP) prior to final action taken by the Town Board or permit issuing authority, the Town Engineer may waive the requirement to include the intersection for study in the TIA.



Text Amendment Application

Date of Application March 1, 2022

Fee

See Current Town of Huntersville Fee Schedule for Text Amendment to the Zoning/Subdivision Ordinance

Type of Change

☒ New Addition to text of Zoning Ordinance / Subdivision Ordinance / Other

☒ Revision/Modification to text of Zoning Ordinance / Subdivision Ordinance / Other

Description of Change

Proposed text amendment will affect the following:

Ordinance(s): Subdivision & Zoning Article(s): See attached Section(s): See attached

Current Ordinance

See attached

Proposed Text

See attached

Reason for Proposed
Change

To remove the quasi-judicial subdivision process (Planning Board recommendation, Town Board decision) and make it an administrative approval. Also includes minor adjustments to clarify standards and comply with 160D

Attach additional pages if needed.

NOTE: If the proposed text amendment effects property located along Hwy 73; is 2000 feet from an adjoining municipality, and/or the Mountain Island and Lake Norman Watersheds, additional peer review is required.

Applicant

Printed Name Jack Simoneau

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☒ Other: Staff member on behalf of Town Board

Signature Jack Simoneau Date March 1, 2022

Title Planning Director Email jsimoneau@huntersville.org

Address of Applicant 105 Gilead Road

Property Owner (if different than applicant)

* Printed Name N/A

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

Signature _____ Date _____

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.**

Contact Information

**Town of Huntersville
Planning Department**
PO Box 664
Huntersville, NC 28070

Phone: 704-875-7000
Fax: 704-875-6546
Physical Address: 105 Gilead Road, Third Floor, Huntersville, NC 28078
Website: <https://www.huntersville.org/228/Planning-Department>

Date Received By Planning Department: March 1, 2022

Staff Initials: JS

2018 Survey Report: Adoption and Administration of Local Development Regulations, Conditional Zoning, and Subdivision Administration

David W. Owens

Table B19. Use of Discretionary Standards in Subdivision Regulations

Population size	Total respondents	Only objective standards (%)	Discretionary standards also included (%)
Municipalities	206	75	25
1–999	35	74	26
1000–9999	105	74	26
10,000–24,999	35	69	31
25,000+	31	84	16
Counties	69	65	35
1000–24,999	16	69	31
25,000+	53	64	36
All jurisdictions	275	72	28

Subdivision Process For Neighboring Cities/Towns

JURISDICTION	SKETCH PLAN	Neighborhood Meeting	Staff Approval	Planning Board Recommend	Town Board Decision
Huntersville CURRENT	Yes	Yes	No; Recommendation	Yes	Yes
Charlotte	Recommended	No	Yes	No	No (Preliminary Plan approved by staff)
Mint Hill	Yes	No	Yes	No	No
Pineville	Yes	No	Yes, if under 100 lots	No	Yes, conditional approval if 100+ lots
Matthews	Yes	No	Yes	No	No
Davidson	Yes (called Master Plan)	Yes, if required by Planning Director	Yes	Optional, comment only	No
Cornelius	No	No	No	No	Over 4 lots CD rezoning required
City of Concord	No	No	No	No	No (Preliminary Plan approved by staff)

Minutes of the Town of Huntersville Ordinance Advisory Board

The Town of Huntersville Ordinance Advisory Board met virtually at 3:30 p.m. on Thursday, May 5, 2022.

Call to Order/Roll Call

Chairman Jones called the virtual meeting to order at 3:30 pm.

Voting Members Present: M. Jones, T. Taylor, T. Finlay, F. Gammon, A. Hallman, K. Jones, J. Kluttz, B. Skelly, H. Whittaker

Non-Voting Members Present: Commissioner Munger, J. Simoneau, E. Sloop, T. Barron

Approval of Minutes

Item 2A. Consider approval of the April 7, 2022, Regular Meeting Minutes

Motion: B. Skelly made a Motion to Approve the April 7, 2022, minutes. A. Hallman seconded the motion.

Vote: The motion passed unanimously (9-0).

Public Comments

No comments.

Action Agenda

Item 4A: Consider a recommendation on TA22-05, a request by Huntersville Town Board to remove quasi-judicial process for major subdivision sketch plans and make it an administrative staff approval. There are also several minor edits related to state statute references that are rewording of provisions that are not substantive in nature.

J. Simoneau, Planning Director reviewed that this request is being proposed at the request of the Huntersville Town Board that would require extensive changes to the Subdivision Ordinance and Zoning Ordinance.

The Town Board continued the Public Hearing on this item to June 6, 2022. There were a lot of questions regarding this proposed change.

The School of Government states that the subdivision process must be either objective or if any standards are subjective, requiring judgment or discretion, then it must be quasi-judicial. The state statutes state that if the decision is administrative then it may be assigned to staff or any appointed Board. However, if the decision is quasi-judicial it has to be assigned to a governing Board, Planning Board or Board of Adjustments that is appointed pursuant to the chapter.

The UNC report from December 2020 containing the results of the 2018 survey showed that 72% of the 275 jurisdictions that were surveyed had only objective standards, 28% had subjective/discretionary standards.

Subdivision of land is a three-step process. The sketch plan is general in nature and reflects roads, lot layouts, and concepts for stormwater. The developer holds a neighborhood meeting. The Planning Board makes a recommendation and then it goes to the Town Board as a quasi-judicial decision. Once that subdivision is approved then the developer prepares a preliminary plan. Once that is administratively approved the infrastructure is installed and then the applicant returns for a final plat.

This proposal is to create objective standards for the subdivision sketch plan process, maintain the neighborhood meeting to notify nearby residents of what is being developed, and then administratively approve the development if it meets the standards.

Staff reviewed the current Section 6.200 General Requirements which are things the developer shall do. The proposed amendment would create a Section 6.200(A) Guidelines and a Section 6.200(B) Requirements.

Staff drew attention to the current Section 6.200, Item 1. Consistency with adopted public plans and policies which staff and the Legal department have reviewed as an item that could be moved to the proposed Section 6.200(B) Requirements. Additionally, any requests to modify traffic impact standards; variances, appeals, interpretation from the Subdivision Ordinance would continue as they are currently to be Town Board decisions.

Chairman Jones requested that Commissioner Munger relate a synopsis of the Town Board discussion related to this topic from the Town Board May 2, 2022, meeting. Commissioner Munger stated the Board struggles with this topic greatly. There is a desire to have some input as to what type of developments can be approved and have some negotiating ability and the difficulty of not having any discussions prior to the hearing causes a lot of angst among the Board and residents. Additionally, one of the issues is someone who wants to come before the Board during quasi-judicial must have a determination of standing which is not always clear. There has been discussion about moving these hearings to the Board of Adjustments which would allow the Town Board to have discussion prior to the hearing but they would have no say in how the Board of Adjustments decides and their decision is final.

It appears that there are three options related to the proposed amendment to the process. To either leave it with the Town Board as quasi-judicial, shift it to the Board of Adjustments as quasi-judicial, or join the 72% of the state and make it an administrative decision with objective standards and essentially if you check all the boxes, you can build it. Currently he has not formed an opinion as to what he thinks would be the best decision and he looks forward to hearing what the Ordinance Advisory Board discussion is on this.

F. Gammon restated that one of his questions was if the quasi-judicial process moved to the Board of Adjustments, if the Town Commissioners could then speak with constituents which from Commissioner Mungers comments sounded like they could though they would have no impact on the Board of Adjustments decision.

F. Gammon then asked if the hearing went to the Planning Board is there an appeal process to their decision? E. Sloop responded that it depends on if it remains quasi-judicial. All quasi-judicial appeals go to the court.

F. Gammon asked if the process becomes administrative if Planning Staff takes the Community Plan, Small Area Plan and impact upon residents into the consideration or if the standards are strictly the Ordinances. Staff confirmed that the current Section 6.200, Item 1. Consistency with adopted plans and policies, could be adjusted to fall under Section 6.200(B) General Requirements as something administration would consider in approval. This would include the Huntersville 2040 Community Plan.

E. Sloop followed up to point out that if this item is moved and becomes a General Requirement then there would only be two remaining items that would be Guidelines; Conformity and Relation to topography. All other standards would become objective decisions under General Requirements.

A. Hallman asked if the General Guidelines would be relevant if this process becomes administrative as the developer would not be required to apply those. Staff stated that there are recommendations within the ordinances to highlight their importance but the developer is not required to do them. E. Sloop stated that all proposed projects under conditional rezoning would be able to discuss/negotiate for changes in the development plan for that individual site. A. Hallman asked if this conditional rezonings are a legislative versus quasi-judicial process. E. Sloop confirmed that is correct and stated many proposed subdivisions complete a conditional rezoning first and then submit a subdivision plan.

A. Hallman asked how a developer would find themselves under a quasi-judicial hearing. Staff responded that the current standards are discretionary which requires the process to be quasi-judicial. E. Sloop stated that it is largely due to how some of these requirements are worded. She provided an example of the current language which states, "as so far as practicable" which is a subjective standard versus a objective standard such as "20 foot setback" that you either meet or you do not.

A. Hallman asked if sketch plans would still be required if the process is no longer quasi-judicial. Staff confirmed that we would still have the requirement, but it would be an objective approval either by staff, a technical review committee, or a Board. E. Sloop added that if the standards were objective and approved administratively then if the decision were appealed it would be run through the Board of Adjustment which hears all appeals of administrative decisions made by staff. If you have the administrative decision, go to the Town Board then it would no longer be appealed through the Board of Adjustment it would have to go straight to court. E. Sloop followed up and stated that if the standards become objective, we are not recommending that the decision be made by the Town Board as it would add time to a non-subjective decision, and it removes the Board of Adjustment appeal process.

A. Hallman asked for clarification on the differences between objective and subjective related to wiggle room/negotiations/conversations. E. Sloop stated that when it is purely objective the decision is black and white, either you meet it or you don't. There is no wiggle room in that. However, even when it is quasi-judicial in a by-right subdivision (meaning there is not a conditional rezoning), as long as they meet the requirements they must be approved. Under the current ordinances there really are only a few subjective standards and that is the only current place where there is any wiggle room.

Staff reviewed an example of Mayes Road subdivision and the neighborhood meeting requesting additional buffer due to the existing neighboring lots being much larger. The developer met the minimum requirement. Staff reviewed the conformity section of the ordinance which states it shall be most advantageous to neighborhood. The developer was advised that the neighbors would have standing and could come speak at the meeting to state they don't think the development complies with conformity and the developer would be risking being turned down for the entire development. The developer modified their plan and created the additional buffer.

H. Whittaker stated he has confidence that staff can handle what is being proposed. He expressed concern about the Town Board only being to approve and removing them from the decision altogether does not seem to be what the public would want.

H. Whittaker asked if either the existing or proposed process would allow more citizens to have input. Staff stated that it is their opinion that the neighbors have more input in a quasi-judicial process. E. Sloop stated that simply being a neighbor does not mean that they automatically have standing at an evidentiary hearing. Typically standing is simply the Town, the applicant or property owner, and someone who can prove special damages. Special damages must be proven with specificity. To fully participate in the quasi-judicial hearing the parties must have standing. The neighborhood meeting is an opportunity for the citizens to come out and speak and share their concerns which is a meeting format that is being recommended to continue even if the process becomes an administrative objective process.

K. Jones stated that she watched the quasi-judicial hearing for The Hills subdivision on Asbury Chapel Road and asked E. Sloop to clarify how someone is determined to be a person with standing versus an interested party. E. Sloop responded that the statutes only allow parties that can establish standing to fully participate in the hearing. Once they have established standing they can call witnesses, present evidence, offer rebuttal, etc. If you are a person of interest then you may not participate in the hearing. The Town may allow you to speak in their discretion but anything that someone says typically is not something the Board can rely on to make their decision. The decision must be based on information that is competent material, substantial evidence in the record and typically persons that are just interested are not offering that type of evidence. There may be an occasion where the interested person states something that is not objected to by an actual party.

K. Jones asked what a witness is allowed to say versus an interested party. E. Sloop stated that an interested party with standing may call witnesses. An interested person may be allowed to speak but may not present evidence. Staff stated that following The Hills quasi-judicial case there were great concerns from the Town Board related to staff attending and addressing more of the neighborhood concerns at the neighborhood meeting and to communicate and provide the residents with more information related to how the quasi-judicial process works.

F. Gammon followed up with stating again that the only way the Town Board can have any influence is for the process to remain quasi-judicial so that at least those with standing and possibly interested parties can express themselves to the Board. While either process has their own set of frustrations and limitations, at least the Board gets to communicate with their constituents through the hearing process. Staff responded that if it became administrative the Town Board would be able to attend the neighborhood meetings to listen/speak with people.

Commissioner Munger stated that he appreciates the dialogue. He described the current quasi-judicial setting as the illusion of choice. Unless the item being requested has a fundamental issue with expert testimony and compelling evidence as to why it should be denied, it will be approved. Based on the discussion and the point E. Sloop provided that an administrative decision could be appealed to the Board of Adjustments versus the court, he stated he is leaning towards an administrative decision being the way to go.

A. Hallman asked if the neighborhood meeting would become more of a for your information setting if quasi-judicial goes away. Staff stated that technically the neighborhood meeting is a for your information event now. They referred back to the Mayes Subdivision example and stated that if the process changes to administrative, staff would not have the conformity statement to request plan adjustments

A. Hallman asked how the standing is determined. E. Sloop responded that the state statutes define who has standing and it is the Town, the Town Board, the applicant/land owner and anyone who can establish special damages. More than one person can establish special damages, its just that they have to be established with specific showings of evidence.

A. Hallman recommended that additional examples/education be provided to explain quasi-judicial and what qualifies as standing so that residents can understand the process to identify how they can be heard and perhaps get something done.

T. Finlay stated that the quasi-judicial process seems to protect and make it an even playing field where Board members do not have the ability to impact and influence things as much, he then asked staff if the process becomes administrative what protections would be in place so that Board members would not have the ability to influence staff in the decision. Staff responded that for the decision to be administrative the standards must be objective. They are black and white or yes and no, if it meets the standards then it would be approved, there is no wiggle room or subjectivity.

K. Jones asked if modifications may still be requested of developers if the process becomes administrative. Staff responded they would still request it but the developer would not be required to comply, they would only have to meet the minimums. In the event an issue was identified repeatedly then the only means of change would be to adjust the objective standard in the ordinance.

K. Jones asked if “Conformity” standards as listed in the Subdivision Ordinance could be moved to General Requirements as well since this is one of the main ways that citizens can express their concern and be heard. Staff responded that under the current language it is too subjective. M. Jones followed up and said that defining things like a detrimental effect, most advantageous development, etc. must become objective standards.

K. Jones asked if under the quasi-judicial process the Town Board members are not allowed to have any ex-parte communications, why the minutes from the neighborhood meetings are included in the agenda packets. Staff stated that the Board Members can be provided the information but they are not allowed to use that to make a determination. E. Sloop confirmed that they can use that information to review what questions were raised but it is not considered evidence that they can base their decision on.

K. Jones asked if the process changes to administrative if minutes of the neighborhood meeting will still be recorded and provided with the staff report, and if staff verifies that all relative information is included in the minutes. Staff stated that there would no longer be a need to take the minutes as the decision would become objective and staff, Town Board and Planning Board would be invited to attend the meetings. The nature of a neighborhood meeting is that there are multiple conversations going on at once and the minutes recorded are not verbatim, the goal is to cover the gist of what was discussed and issues that were raised that addresses main topics covered.

K. Jones asked if it is possible to keep the quasi-judicial process but allow citizens to have input. Staff stated that in the past the Town Board has allowed interested parties to provide commentary to understand where the citizens are coming from. E. Sloop added that if everyone is allowed to speak at a quasi-judicial hearing it is a slippery slope because it becomes difficult to determine if a Board member, after hearing so many different things from people without standing, can remain impartial when making the quasi-judicial decision. She referenced the findings emailed to the NC Supreme Court fining Board members for compensatory damages when even one member of a Board is biased in a quasi-judicial decision.

K. Jones expressed her concerns on behalf of the citizen and requirements to be an expert witness, costs involved in hiring someone, and what is required to be heard. Staff responded that there are zoning, lighting, storm water, landscaping, and parking standards to protect the public. M. Jones commented that many of these standards are more restrictive than most of the neighboring municipalities as well. Staff commented that these development standards are in place and developers have the right to develop land as well, if they meet the standards then it is going to get approved.

H. Whittaker asked if a final version of the proposed changes would be provided prior to making a decision and it would be his preference to keep the Town Board involved. E. Sloop recommended the Board first consider if they want the process to remain quasi-judicial or become administrative; and if administrative is selected, then you determine who would make that decision. As discussed, based on the School of Government recommendation, it is recommended that an administrative decision be made by staff to not unnecessarily delay the developer in waiting for a Town Board meeting when it is a simple yes or no decision; and in the event of an appeal, if the decision is made by staff then the appeal would go to the Board of Adjustment versus going straight to court if the decision is made by the Town Board.

Motion: F. Gammon made a Motion to Approve the Subdivision Approval process remain a Town Board conducted quasi-judicial process as stated within the ordinance. K. Jones seconded the motion.

F. Gammon commented that he thinks that the public will have more input if the process remains quasi-judicial and the primary reason for this process to change was out of Commissioner frustration.

A. Hallman agreed that the major frustration was the citizen outcry and it does not seem to get resolved with an administrative decision. At the moment she is not sure the citizens or the Board members can get the communication with either option but at least there is a small amount in the quasi-judicial format.

Vote: The motion failed (4-5) with T. Taylor, T. Finlay, J. Kluttz, B. Skelly, M. Jones opposed.

Motion: T. Finlay made a Motion to Approve the Subdivision Approval process of sketch plan, preliminary plat and final plat move to an administrative process for approval. J. Kluttz seconded the motion.

M. Jones recommended an amendment to the motion with the additional caveat that some of the overriding issues be commented on and the text be thoroughly reviewed in the next meeting. T. Finlay and J. Kluttz accepted the amendment.

M. Jones restated that we are voting only on whether the process should go from quasi-judicial to administrative and not the final version of the proposed text, which we will discuss further at the next meeting.

Vote: The amended motion passed (5-4) with F. Gammon, A. Hallman, K. Jones, and H. Whittaker opposed.

Other Business

T. Finlay asked about returning to in-person meetings. H. Whittaker, K. Jones, T. Taylor, J. Kluttz, F. Gammon, and B. Skelly expressed their support for returning to in-person. Staff stated they

would investigate what option for in-person meeting and streaming are available and report back to the Board. The Board was unanimous to return to in-person meetings (9-0).

Adjourn

Motion: M. Jones made a Motion to Adjourn. A. Hallman seconded the motion.

Vote: The motion passed unanimously (9-0).

Approved this ____ day of _____ 2022.

Chairman or Vice Chairman

Board Secretary

Minutes of the Town of Huntersville Ordinance Advisory Board

The Town of Huntersville Ordinance Advisory Board met at 3:30 p.m. on Wednesday, June 1, 2022.

Call to Order/Roll Call

Chairman Jones called the virtual meeting to order at 3:30 pm.

Voting Members Present: M. Jones, T. Taylor, F. Gammon, A. Hallman, K. Jones, and J. Kluttz

Voting Members Absent: B. Skelly, H. Whittaker, T. Finlay

Non-Voting Members Present: J. Simoneau, T. Barron, J. Glass

Non-Voting Members Absent: Commissioner Munger, E. Sloop

Approval of Minutes

Item 2A. Consider approval of the May 5, 2022, Regular Meeting Minutes

Motion: K. Jones made a Motion to Approve the May 5, 2022, minutes. T. Taylor seconded the motion.

Vote: The motion passed unanimously (6-0).

Public Comments

No comments.

Action Agenda

Item 4A: Continued discussion of TA 22-05, a request by the Huntersville Town Board to remove the quasi-judicial process for major subdivision sketch plans and make it an administrative staff approval. There are also several minor edits related to State Statute references and rewording of provisions that are not substantive in nature.

J. Simoneau, Planning Director followed up on the questions posed at the May meeting and shared the Legal departments summary of the current guidelines for quasi-judicial hearings as it relates to legal standing, how to establish special damages, and the differences between witnesses and parties with standing.

The redline version of the Subdivision Ordinance section 6.200 was reviewed related to the proposed changes. Examples of previously approved subdivision sketch plans for Mayes Road, Ranson Road, and The Hills were shared to show the differences between what was initially proposed and how it was adjusted based on the neighborhood input and then later approved by the Town Board.

There are two instances when a developer would still need to go before the Town Board if the subdivision approval process becomes an administrative decision versus quasi-judicial. One is if they request a modification of traffic impact mitigation and the second is if they want a variance, appeal or interpretation from the Subdivision Ordinance.

In reviewing Subdivision Ordinance, Section 4.00; Appeals and Variances, M. Jones asked if the Town Board wants to minimize the amount of quasi-judicial hearings if it would make more sense to adjust the current process of a variance going before the Planning Board for recommendation and to the Town Board as a quasi-judicial hearing, and instead send it to the Board of Adjustments, making the applicant only have to go to one meeting. Staff confirmed that what is proposed is what staff is recommending, and the Ordinance Advisory Board can recommend removing the Planning Board recommendation or having it decided by only the Town Board or the Board of Adjustments. As the elected officials it seemed to make the most sense for the Town Board to be the board that heard the variance.

M. Jones followed up that given the driving purpose of these changes was to minimize quasi-judicial cases before the Town Board that this adjustment would seem in line with that request.

F. Gammon asked how many appeals and variances have gone before the Planning Board. Staff stated that they do not really happen. Currently a block-length modification is the most common request and if the process becomes administrative then staff would have a set standard that can be approved, or the developer would have to request a variance. It is staff's experience that if a developer is facing a 60–90-day delay to approve what is typically a 30–50-foot block-length modification that they will probably figure out how to comply.

F. Gammon followed up that this explanation to him is a pro for keeping Section 4.00 as proposed. In addition, it would give the public another opportunity to speak up at the Planning Board meeting which could potentially have an impact on the decision.

K. Jones asked how this would be affected by a buffer reduction request. Staff confirmed it would be a similar process.

A. Hallman asked if some modification decisions are currently administrative for block length or right-of-way. Staff confirmed the Engineering manual allows for administrative modification of right-of-way but the block length modification requires Town Board action.

In reviewing the Subdivision Ordinance, Section 6.200-A; General Guidelines and Requirements, Item 2. Conformity. M. Jones expressed concern about language that is subjective remaining in the Subdivision Ordinance based on the email that he forwarded to the Board related to Professor Adam Lovelady's comments and case citation of how this can be an issue. Staff confirmed that Legal has reviewed this proposed language and is comfortable with the statement, He also indicated Item 2 was a guideline and not a requirement.

M. Jones restated in his opinion the Zoning and Subdivision Ordinance terms that are vague and subjective should be clearly defined so that we do not face issues similar to Pineville. Staff confirmed that they will go back and confirm with Legal to ensure the legal liability is considered.

In reviewing Section 6.200-B; General Requirements, Item 1. Consistency with adopted public plans and policies, M. Jones asked what happens when someone wants to develop a by-right subdivision according to current zoning but it is not in compliance with the adopted Comprehensive Plan. Staff provided an example of a property in a mixed-use node that has identified a property for a potential mixed-use, this would open the door if the current zoning does not permit this use, for a rezoning. It would not however stop an approval of a by-right use under the current zoning.

A. Hallman asked how often staff looks at the public plans and may make modifications in the 20 years that it is forecasted, or is that strictly by Town Board approval. Staff responded that the Town Board consistently updates the long-range plan every 7-9 years since 1995 and then there are small-area plans that are typically updated less frequently.

In reviewing Item 4 regarding fee in lieu for open space and the proposed 300% of the pre-development property tax value. M. Jones commented that the Concord version this was drawn from has a limitation to the value of the open space land only, whereas how the proposed language is it would be a 300% fee on the total acreage which in his opinion breaches the rough proportionality test. J. Glass commented that Legal can review the statute language and confirm if any additional adjustments need to be made to the language. M. Jones confirmed that he is okay with the proposed 300% and responded that there are two issues here he suggests be reviewed, 1. Rough proportionality on the fee being limited to the open space land and 2. Can the language be enhanced to accelerate community assets and come up with an arrangement with the county.

F. Gammon commented he has no issue with the process being administrative, quasi-judicial, or changing which Board may hear a quasi-judicial hearing but he does not know how the Town Board will decide so it seems early to have a discussion related to the wording without knowing what they will decide.

Motion: F. Gammon made a Motion to Approve the changes to the Zoning and Subdivision Ordinance as written based upon the Town Board making the decision to make this an administrative decision process versus quasi-judicial. J. Kluttz seconded the motion.

Staff confirmed that the comments and concerns from the Ordinance Advisory Board will be forward to the Town Board for consideration.

A. Hallman commented that with discretionary standards that are in place now will be removed if this becomes an administrative process. As she reviews the changes to conformity, we are going from shall to should, and sometimes those developers are the same that write the community plans which is something she is still struggling with. She would like for the Boards to be able to ensure accountability of any developer as well as to the existing neighborhoods so that it is fair and across the board for everyone.

Vote: The motion passed (5-1) with A. Hallman opposed.

Item 4B: Discussion related to stormwater runoff from new development impacting adjoining property

B. Richards, Assistant Planning Director followed up on the concerns posed and current status.

K. Jones stated that the Robinette's on Second Street & Huntersville-Concord Road are still flooding, have not received the gravel for their driveway and they were told via an email that a 'hump' would be added to divert the water run-off into the drain. The issues on the Walker property have been resolved. K. Fox, Director of Public Works commented that the commitment to the stone is still in place and he will follow up with them to find out the status on the 'hump' that they agreed to install.

K. Fox also stated that the lack of crown on Second Street adds to the issue, therefore the Town is working to hire a contractor to mill and reinstall a crown on Second Street which will further assist the alley.

K. Jones stated that her concern is for more than her immediate neighborhood because this issue affects many areas of Huntersville. She believes an amendment to the minor subdivision to minimize as much as possible any negative impact to existing property owners that are in close proximity to the project. Specifically grade changes that create flooding and soil erosion and the steps required to mitigate those issues or concerns would be required and not just suggested. Whether that is through an erosion control study, grading plan, or stormwater review that should be required and existing homeowners need to be protected.

K. Fox agreed that staff would like to see that as well since homeowners who buy a home that is not done correctly ultimately end up complaining to Public Works despite the fact that the builder is the one that created the problem. K. Jones stated that the builders will not talk with the neighbors directly so the neighbors are left with no other recourse but to call Town Hall.

Staff confirmed that some additional requirements have been put on our forms above the County requirements and additional amendments are being reviewed to confirm they are within the legal rights to require which may lead to a future text amendment.

M. Jones asked if a grading plan is required on small lots. Staff stated that 1 acre or less does not require a grading plan but does require an erosion control. Staff is reviewing what administrative requirements can be required in the erosion control.

K. Jones asked what constitutes a minor subdivision. Staff responded that historically it was a farm that cut off an acre for a relative to build on. Now there are many different versions of minor subdivisions so in reviewing the standards we have to come up with something fair and equitable to all.

K. Jones asked if the minor subdivisions can be listed on the website in addition to the current development that is listed. Staff responded they will have to review if there is a way to

differentiate the minor subdivisions to identify a list of projects that staff would be able to realistically maintain.

Other Business

No other business.

Adjourn

Motion: T. Taylor made a Motion to Adjourn. J. Klutz seconded the motion.

Vote: The motion passed unanimously (6-0).

TA 22-05 (Attachment 8)

TA 22-05 was primarily intended to remove the subdivision sketch plan from a quasi-judicial process to an administrative process. In addition, TA 22-05 also included some technical clean-up of multiple provisions.

In the event the Huntersville Town Board does not approve moving subdivision sketch plans from a quasi-judicial process to an administrative process, staff recommends the technical clean-up changes be approved. **Below are the applicable Sections from the Subdivision Ordinance:**

1. Expedited Subdivision Review definition (pg. 5)
2. Planning Board definition (pg. 6)
3. Minor Thoroughfare definition (pg. 7)
4. Subdivision definition (pg. 8)
5. Subdivision Minor definition (pg. 9)
6. Section 4.100
7. Section 4.200
8. Section 4.220
9. Section 4.400
10. Section 4.600
11. Section 5.000
12. Section 6.200.11
13. Section 6.200.13
14. Section 6.200.15
15. Section 6.200.19
16. Section 6.400
17. Section 6.600
18. Section 6.850
19. Section 7.120
20. Section 7.210
21. Section 7.270
22. Section 7.290
23. Section 7.295
24. Section 7.300
25. Section 8.100
26. Section 8.110
27. Section 8.130
28. Section 8.140
29. Section 8.160
30. Section 8.200
31. Section 8.400
32. Section 8.500
33. Section 6.800
34. Section 6.810
35. Section 6.820
36. Section 8.120

Below are the applicable Sections from the Zoning Ordinance:

1. Section 3.2.3
2. Section 8.15
3. Section 14.3