



AGENDA
Regular Planning Board Meeting
July 26, 2022 - 7:30 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 June 28, 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 Bryton Townhomes - Parcel 2 Subdivision Sketch Plan, a request by Northbridge, LLC to subdivide 3.114-acres located at the northeast intersection of Statesville Road (NC 115) and Bryton Riddle Parkway (Parcel # 019-11-137) for a 25-unit townhome development.
 - 4.B. Consider Recommendation for Maxwell Avenue Townhomes Subdivision Sketch Plan, a request by Northstate Development to subdivide 2.79-acres located at southeast intersection of Old Statesville Road (NC 115) and Maxwell Avenue, Parcel #s 019-031-05, 019-031-22, 019-031-04, 019-031-03, 019-031-02 & 019-031-23 for a 35-unit townhome development.
- 5. Other Business**
 - 5.A. Consider appointments of the Chair and Vice-Chair of the Planning Board (*Tracy Barron*)
- 6. Adjourn**

Minutes of the Town of Huntersville Planning Board

The Town of Huntersville Planning Board met at 6:30 p.m. on Tuesday, June 28, 2022.

Call to Order/Roll Call

Chairman Swanick called the meeting to order at 6:30 pm.

Present: S. Swanick, J. Snyder, S. Hensley, G. Baber, C. Boyd, J. Wright, F. Gammon, J. Henson, and T. Loomis

Approval of Minutes

Item 2A. Consider approval of the revised May 24, 2022, Regular Meeting Minutes

Motion: F. Gammon made a Motion to Approve the revised May 24, 2022, minutes. C. Boyd seconded the motion.

Vote: The motion passed unanimously (9-0).

Public Comments

George Solomon, 13600 Toka Court, the HOA Treasurer for Plum Creek neighborhood - shared there is concern with the proposed development connecting to Plum Creek neighborhood due to the transient nature of the proposed development and the potential for speeding and cut-through traffic and safety of the residents and children. Neighborhood would rather have the connection to the west (toward County Recycling Center).

Travis Aspy, 13303 Toka Court stated - stated the residents of Plum Creek have begun a petition that currently has over 100 signatures in opposition to the connection of the proposed neighborhood to the Plum Creek neighborhood. If concern over safety is the reason for the proposed connection then the residents would like to see a fire gate installed at the connection so that the safety needs can be met without increasing traffic in the Plum Creek neighborhood.

Action Agenda

Item 4A: 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.

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 stated that the proposal is to subdivide 43.91 acres along Old Statesville Road north of Plum Creek Subdivision into a rental community of 187 single-family homes and 78 townhomes.

Two neighborhood meetings were held, on January 26, 2022 and April 20, 2022 to discuss the plan with anyone concerned. The plan has been modified, in part, due to comments received...

D. Peete stated that an appropriate transition from the adjoining Plum Creek neighborhood to the proposed subdivision has been provided by lowering the residential unit density along the Plum Creek border to 4.69 units per acre, as opposed to the 6.19 found within the rest of the development. Plum

Creek has a density of 2.67 units per acre. In addition, instead of the minimum 20-feet wide landscaped buffer, the project is proposing a total of 50-feet with a six-feet tall opaque fence integrated within to buffer the adjoining neighborhood. Lastly, the street along the southern border, where the existing street stub would tie-in, was re-designed to make using that street less convenient for the Hamlet residents.

A TIA was required and the improvements have largely been noted on the plan with the exception of one comment that still needs to be addressed.

The proposed subdivision was supported the 2040 Community Plan, in particular, Policies EOS 8.3, EOS 10, EOS 10.1, LU2.1, LU 5.3, LU 7.1, LU 9.1 and LU 10.1.

Staff finds that the plan is consistent with the Huntersville 2040 Plan as the proposed density (6.15 units per acre) is permitted in the Town Core zoning district. The proposed development provides several urban open spaces through the development, however these must be labeled correctly on the site plan. Staff recommends that this subdivision provide trail connections to the Huntersville Athletic Park for future connection and the applicant has included these in several locations.

Staff finds the application complete and in compliance with applicable requirements of the Zoning Ordinance and Subdivision Ordinance, including: all urban open spaces be identified by type on the plans, (TIA) transportation comments must be addressed, water-quality concept plan must be approved by Staff, mail kiosk location identified, and all other plan comments be addressed. Additionally, staff recommends several sidewalks be moved closer to the street 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 the clubhouse is inadequate and should be increased, elevations facing public streets should not have blank walls and should provide architectural interest and labeled as such on the plans.

The applicant Steve Farmartino, 1 Ashton Street Charleston SC 29403 commented that the TIA has been verified by the Engineering Department and storm water is okay. The sidewalk will be adjusted per staff’s comments. The applicant does not want to increase the clubhouse parking. The elevations and grading for the right-of-way have been accounted for. The applicant cannot guarantee they will always own the development. They would be happy to accommodate public transportation options, though they are not sure how that could be accomplished with the current right-of-way plans.

In summary, the Board directed questions to the requirements of connectivity and the possible use of a knox box (first responder gate access only).

Staff stated that the street stub in Plum Creek has been there since the community was built and has always been intended to create connectivity. Currently Plum Creek has only one entrance/exit, the Ordinance encourages connectivity, and some cut-through traffic may occur, but the connection has been designed to make this less likely given the more direct entrance/exit remaining within the Hamlet community.

The applicant stated they would be fine not connecting to the adjoining development and the parking lot entrance near Plum Creek could be altered to be additional parking.

The Board weighed the concerns of the neighbors and applicants desire not to connect with the precedent of connectivity, and any potential time lost in response due to the use of a knox box.

The Board discussed concerns over what level of maintenance and upkeep would be involved in a rental-only community, what experience the applicant has with the ongoing maintenance, and what price points the rent would be. The applicant responded that the upkeep would be to ensure they could continue to keep the price point they are setting and to maintain the investment that they own. The proposed price point is \$1,600-\$2,200 and they have two similar developments under construction but not yet completed.

Motion: In considering the proposed sketch plan, Hamlet at Huntersville Subdivision Sketch Plan, the Planning Board recommends approval as the application is complete and complies with all applicable requirements and is supported by the findings of fact outlined in parts 2-4 of this report with the following conditions addressed: all urban open spaces must be identified by type on the plans, water-quality concept plan must be approved by Staff, all outstanding town transportation (TIA) comments be addressed, all outstanding redline comments be addressed, mail kiosk location be identified and that the applicant continue to work with staff to reach an agreeable resolution on staff's recommendations regarding moving several sidewalk sections moved closer to the street/on-street parking to provide greater open space in front of the residential units; the proposed "serpentine colonnade" should be redesigned; parking provided near clubhouse is inadequate, additional parking should be included; and elevations facing public streets should not have blank walls and should provide architectural interest with all facades identified and labeled on plans was made by G. Baber and seconded by S. Hensley.

G. Baber commented that while he is sympathetic to the concerns expressed in the public comments the connectivity is the precedent and having a secondary connection for the residents of Plum Creek is a valuable safety improvement for those residents.

T. Loomis commented that from her experience a property management company in ownership of all the properties is likely to keep the properties in a much better state than individual homes that are managed by various property managers or homeowners.

J. Snyder concurred that the connectivity is a key aspect of the Huntersville Zoning Ordinance and while he sympathizes should be maintained.

F. Gammon recommended that Planning Staff review how many of these rentals are being approved in a community across the county and consider if a new zoning category should be recommended.

S. Swanick requested that the Town Board consider why connectivity be a requirement when both the existing and proposed development would prefer not to have the connectivity and the two products are not the same.

Vote: The motion passed unanimously (9-0).

4B. 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.

L. Speight, Senior Planner entered her staff report into the record, a copy of which is attached hereto as Exhibit B and incorporated herein by reference. Staff stated that the Caldwell Station development was rezoned from Neighborhood Residential (NR) to Traditional Neighborhood Development Overlay (TND-O) in 1998 and the parcels were proposed to be offices. In 2006 the rezoning was amended for this parcel to allow senior living condominiums rather than offices. The purpose of this conditional rezoning is to modify the site plan to increase the allowable senior living units from 108 to 134 units. The modification would reduce the proposed 3-story buildings from five to one.

Staff stated that two neighborhood meetings were held, a TIA was not required. This plan is vested under the 1998 rezoning as the proposed use is less intensive than the originally proposed office use. The applicants have requested to remain vested under the 1998 ordinance for tree save, storm water, lighting, landscaping, and TIA.

Staff stated that building massing along Will Knox Road was a concern and they have been working with the applicant to reduce the perceived scale of the building.

Staff finds that the proposed use, density and building height is located within the Town Core and is in keeping with the Huntersville 2040 Plan. Staff supports the proposed modification as allowing the added height to the street scape along Will Knox Road has already been established. The applicant is working with staff and has submitted significant changes to address the perception of the added mass and width of the building.

F. Gammon received confirmation that the HVAC units would be ground mounted, Staff has discussed the proposed rezoning with the Town of Cornelius which borders this project, and that the applicant will be building the project per Town of Huntersville Ordinances despite being vested under 1998 ordinances.

F. Gammon asked the applicant if they are proposing 32 or 34 garages given the discrepancy between the site plan and design drawing; and what the applicant's experience has been with garages being used for storage. The applicant responded that they believe 34 garages are proposed and in their experience no more than 10% of garages are used for storage.

In Summary, the Board discussed the concerns about the lighting being less than adequate for the safety of the residents if it remained at the level required in the 1998 vesting. The applicant agreed that the lighting would meet current standards.

Motion: In considering the proposed rezoning R21-13 Caldwell Station Senior Living Facility, the Planning Board recommends approval as the Planning Board finds the amendment consistent with LU 1.1 and 10.5 of the Huntersville 2040 Plan and with the character of the existing adjacent development with the condition that the plan meet or exceed current lighting standards was made by S. Hensley and seconded by F. Gammon.

Vote: The motion passed unanimously (9-0).

F. Gammon asked that staff provide the Town Board with the current number of approved age-restricted communities that are built and approved un-built when this item is considered.

4C. 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.

J. Simoneau, Planning Director entered his staff report into the record, a copy of which is attached hereto as Exhibit C and incorporated herein by reference. Staff reviewed the Town Board request for the text amendment, the split decision of the HOAB, the examples of how administrative versus quasi-judicial have affected recent approvals, and the proposed changes to the subdivision and zoning ordinance. Mr. Simoneau also pointed-out the proposed amendments also included technical clean-up of multiple sections of the ordinances. If the Town does not approve changing subdivision sketch plans to an administrative approval process, staff still recommends these changes (Attachment 8).

In summary, the Board had extensive discussion to clarify how the process would adjust, what this would change in terms of ability to require/negotiate with developers, the restrictions of the quasi-judicial process, what alternative Boards could potentially hear quasi-judicial cases and how that could potentially affect the appeal process.

F. Gammon stated he had the opportunity, on three previous occasions during the April, May, and June HOAB Meetings, to provide input into TA 22-05 and did not feel the need to reiterate which side of the issue he was on, and why, since my position and reasons are stated in the HOAB Meeting Minutes that were provided to the members of the Planning Board. He pointed out that he made a motion at the May HOAB meeting to recommend disapproval of making the process administrative - it was defeated in a 5 to 4 vote, and the HOAB went on the recommend approval with a 5 to 4 vote. Clearly this is not an easy decision and it was a split vote either way.

Motion: In considering the proposed amendment TA22-05, the Planning Board recommends approval of TA22-05 clean up language amendments listed in Attachment 8 to the Zoning and Subdivision Ordinance and to disapprove changing the subdivision approval process from quasi-judicial to administrative as this is not in keeping with policy LU 11 of the Huntersville 2040 Community Plan. Motion made by S. Swanick and seconded by F. Gammon.

Vote: The motion passed unanimously (9-0).

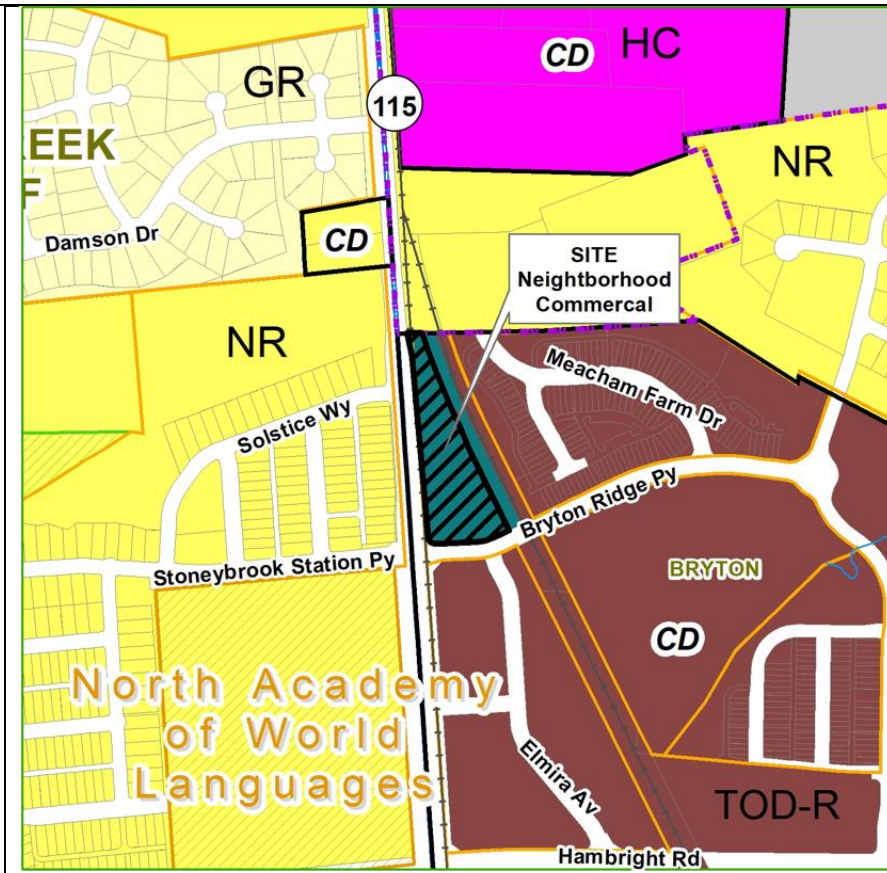
Adjourn

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

Vote: The motion passed unanimously (9-0).

Bryton -Parcel 2 Townhome Subdivision Sketch Plan

PART 1: PROJECT SUMMARY



Applicant: Northbridge, LLC.

Property Owner: Development Solutions BRY, LLC

Property Address: 11842 Old Statesville Road.

Project Size: (+/-) 3.114 acres.

Parcel Number(s): 019-111-37

Zoning: Neighborhood Commercial (NC).

Land Use: Vacant.

Proposed Land Use:
 25 townhomes.
 The proposed density is 8 units/acre.

NR – Neighborhood Residential
 HC – Highway Commercial
 GR – General Residential
 TOD – R – Transit-Oriented Development

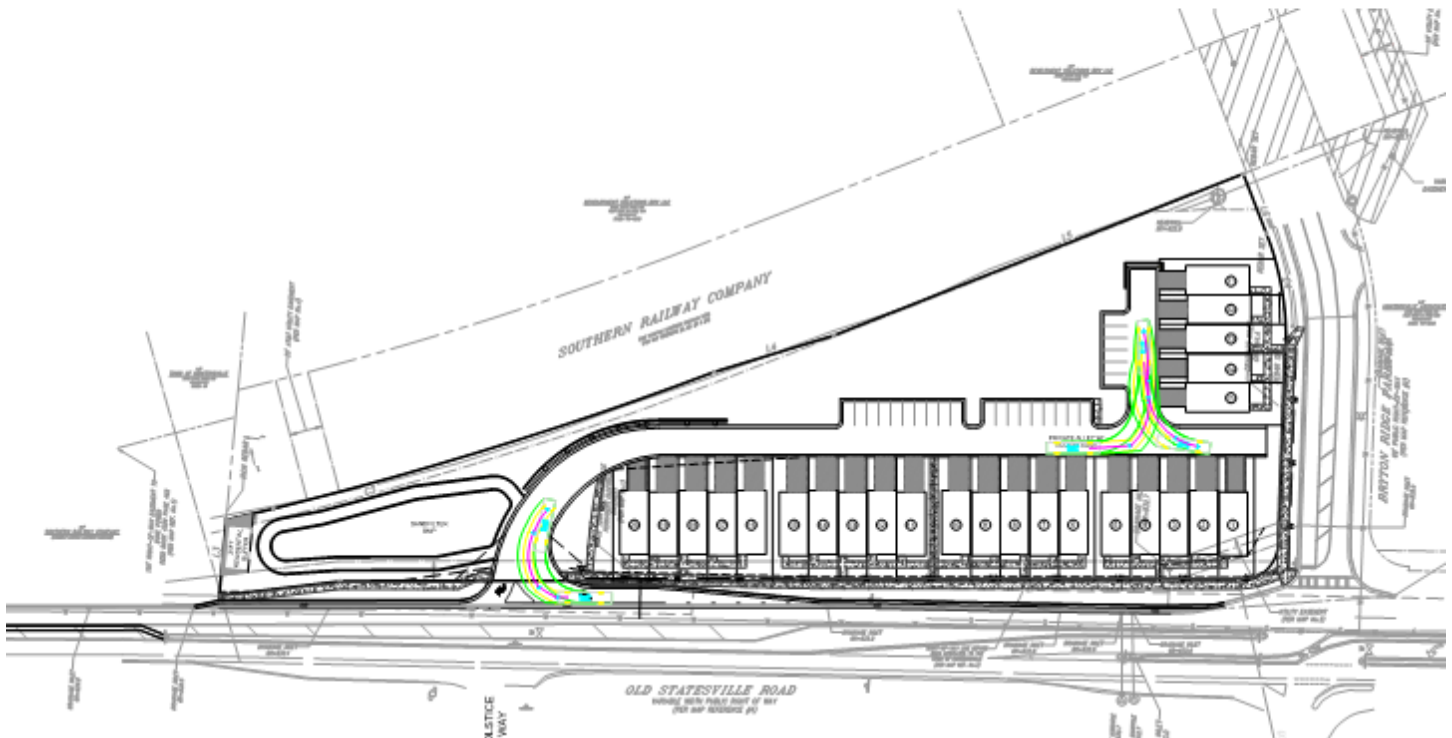
PART 2: SITE PLAN DESCRIPTION AND ISSUES

1. Purpose: To subdivide 3.114-acres of land located along the east side of Old Statesville Road, immediately north of Bryton Ridge Parkway (shown as “site” above) into 25 townhome lots.
2. Adjoining Zoning and Land Uses:
 - North: Neighborhood Residential (NR) – vacant and Norfolk-Southern Railroad right-of-way.
 - South: Transit-Oriented Development (TOD-R) – Apartments (The Luxe of Huntersville).
 - East: Transit-Oriented Development (TOD-R) – Norfolk-Southern Railroad right-of-way & Townhomes (True Homes).
 - West: Neighborhood Residential (NR) – NC 115 right-of-way & small-lot, single-family homes (Stoneybrook Station).
3. One (1) neighborhood meeting was held on May 23, 2022. The meeting summary is provided in Attachment C.
4. The proposed 25 townhomes are permitted in Neighborhood Center, as 100% attached units are permitted within ¼ mile of a designated rail transit station in this zoning district.
5. The current site’s tree canopy coverage is 85%, of which, 5% will be saved (zero tree-save required by Ord.). There are no specimen trees located on the site, and 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 April 4, 2022, has been provided.
8. Required Urban Open Space is to be provided by one (1) Square, located at the entrance of the development.

9. A buffer will be provided on the north side of the subdivision. No buffers are required along the east, south and west, as they abut public streets and/or railroad right-of-way. Along the Old Statesville Road (NC-115) frontage, a landscape easement for a second row of street trees, per Zoning Ordinance requirement, must be provided.

BRYTON TOWNHOMES - PARCEL 2

HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA - EPM PROJECT # 435249
SKETCH PLAN



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

A TIA was required for the original Bryton development in 2005 and all required improvements have been provided. The only items left are the outstanding transportation review comments, which are to be addressed prior to approval (if applicable).

PART 4: PLANNING STAFF ANALYSIS

Section 6.200 of the Subdivision Ordinance outlines the “general requirements and policies to be used in the design, review, and approval” of subdivisions in the Town of Huntersville. The following staff findings are provided for the Board’s consideration of the Bryton – Parcel 2 Townhomes Subdivision Sketch Plan.

1. Consistency with adopted public plans and policies.



Mixed-Use Centers

Mixed-Use Centers contain vertical mixed-use along key frontages. New development includes wide sidewalks, buildings are close to the street with high levels of transparency, and parking is located in the rear. A mix of housing is allowed, including urban options throughout (apartments, townhomes, cottage homes, etc.). Downtown has specific requirements for streetscape and development intensity, including a maximum first floor footprint.

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

- The proposed Bryton – Parcel 2 Townhome Subdivision lies completely within a “Mixed-Use Center” Future Land Use Character Area of the 2040 Community Plan (see red dot above). The overall density of the proposed Bryton – Parcel 2 Townhomes is 8.0-units per acre, which is appropriate in a Mixed-Use Center area. This project, along with the existing developments to the east and south are part of the Bryton Transit-Oriented Development.
- **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 one (1) urban open space Square, which is located in close proximity to all 25 townhome units.
- **EOS 10: Improve bicycle and pedestrian facilities throughout Town.** Comment: The developer is providing a four-foot bike lane along Old Statesville Road and eight (8) feet-wide sidewalks along both frontages, which will support pedestrians & bikers in the vicinity. No public greenway is planned through this property.

- **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 Bryton, which is part of a Mixed-Use Center located at the intersection of NC 115 and Hambright Road. This location is entirely within the I-77/NC 115 corridor as it 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 is located approximately 0.25 miles northwest from a planned transit station and 0.50 miles north from commercial uses. In addition, the North Academy of World Languages (CMS), Blythe Elementary School (CMS) and North Meck. High School are located just to the south of this development.
- **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 a public street.
- **LU 8.3: Encourage transit-supportive development. Maintain incentives for future TOD locations, including allowing 100% attached homes near transit stations.** Comment: This development would be located 0.25-miles from the designated transit station within Bryton and is proposed to be 100% attached.
- **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 front on public streets. Garages will be located in the rear yard and there are 25 additional parking spaces along the alley for all units to use.
- **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 townhomes on small lots, which will provide another housing option for the southern portion of Town.
- **T 5.1: Design street improvements with consideration for the surrounding context and various users.** Comment: The sidewalk along the two public streets will be eight (8) feet wide, per the requirements of Bryton, to facilitate higher density pedestrian usage. In addition, a bike lane is being added to NC 115, north of Bryton Ridge Parkway.

2. Conformity.

The proposed development has an overall density of 8.0 dwelling units /acre (DUA). The Bryton development, primarily zoned Transit-Oriented Development (TOD-R), encourages higher-density development. The Bryton Conditional District rezoning requires an average density of 15 units per acre within the TOD portion of the development. This subdivision is

within the Bryton CD rezoning and is adjacent to the TOD-zoned portion, therefore the proposed density of eight (8) units per acre is appropriate.

3. Access between Adjoining Properties.

As this parcel is bordered by NC 115, Bryton Ridge Parkway and the Norfolk-Southern Railroad right-of-way – and due to the unique shape of the property, the north is not an option, therefore it is not possible to connect to adjacent parcels.

4. Relation to topography.

The lots and alley layout have been designed to respect the general topography of the site.

5. Mature trees and natural vegetation.

The proposed project is not required to save any tree canopy; however, the proposed plan saves 5%. There are zero specimen trees or heritage trees located on site.

6. Access to parks, schools, etc.

The proposed development immediately adjacent to one school (North Academy of World Languages – K-8) and is located approximately ¼ mile north of Blythe Elementary School and North Meck. High School.

7. Discourage through traffic.

The only access into the subdivision is a private alley that does not connect to any adjacent parcels, as there is no practical option to do so.

8. Relationship to railroad rights-of-way.

The eastern edge of this subdivision is the Norfolk-Southern Railroad right-of-way. The site plan does not place any residential units immediately along the right-of-way, and the uses closest to the right-of-way are storm water and additional parking.

9. Half streets.

Not Applicable.

10. Parallel streets along thoroughfares.

Not Applicable.

11. Public School and Public Park Sites

The parcel associated with Bryton – Parcel 2 Townhomes Subdivision Sketch Plan has not been identified for a school or park.

12. Public Facilities

The parcel associated with the Bryton – Parcel 2 Townhomes Subdivision Sketch Plan has not been identified for a public facility.

13. Proposed street names

As no public streets are to be provided, no new street names will be required.

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.

No part of the site is in a designated flood zone.

17. Open Space

Urban open space will be provided via one (1) Square located along NC 115 at the alley entrance.

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 4 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 4 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%	3	99%
JM ALEXANDER MIDDLE	50.8	54	856	910	94%	1	94%
NORTH MECKLENBURG HIGH	118.5	108	2095	1909	110%	0	110%

PART 5: STAFF RECOMMENDATION

COMPLETENESS OF APPLICATION:

Town Staff has reviewed the proposed Bryton – Parcel 2 Townhomes Subdivision Sketch Plan and finds the application complete.

COMPLIANCE WITH APPLICABLE REQUIRMENTS:

Bryton – Parcel 2 Townhomes 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:

- Provide landscape easement along NC 115 frontage for the second row of street trees.
- Work with Staff on the design of the Urban Open Space – Square during Preliminary Plan.
- Town Transportation comments must be addressed.
- Water-quality concept plan must be approved by Staff.
- All other plan comments are addressed.

APPROVAL:

The Bryton – Parcel 2 Townhomes 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

The Planning Board is set to review the subdivision on Tuesday, July 26, 2022.

PART 7: TOWN BOARD FINAL ACTION

The Town Board is scheduled to conduct a quasi-judicial hearing on this request on Monday, August 15, 2022.

PART 8: ATTACHMENTS AND ENCLOSURES

- A – Subdivision Sketch Plan Application
- B – Bryton – Parcel 2 Townhomes Subdivision Sketch Plan
- C – Neighborhood Meeting Report
- D – CMS Report

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 3/24/2022

Name of Project Bryton Townhomes - Parcel 2 Phase # (if subdivision) _____

Project Address 11842 OLD STATESVILLE RD HUNTERSVILLE NC 28078

Parcel Identification Number(s) (PIN) 01911137

Current Zoning District NC (CD) Proposed District (for rezoning only) _____

Property Size (acres) 3.114 Street Frontage (feet) 1121

Current Land Use Vacant

Proposed Land Use(s) Residential - Townhomes

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.

The proposed project is for townhome units.

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>.

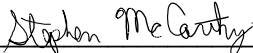
5. Outside Agency Information

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 Northbridge, LLC Phone 803-280-9206
☐ 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: Stephen McCarthy

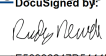
Title Managing Member Email scc@northbridgeplanning.com

Address of Applicant 2149 Middlebridge Court Fort Mill, South Carolina 29715

7. Property Owner (if different than applicant)

*Printed Name Development Solutions BRY, LLC Phone _____
☐ 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 Rudy Newell

Title VP Email rudy.newell@castletlake.com

Address of Property Owner 90 South Seventh St, Ste 4600 Minneapolis, MN 55402

* 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

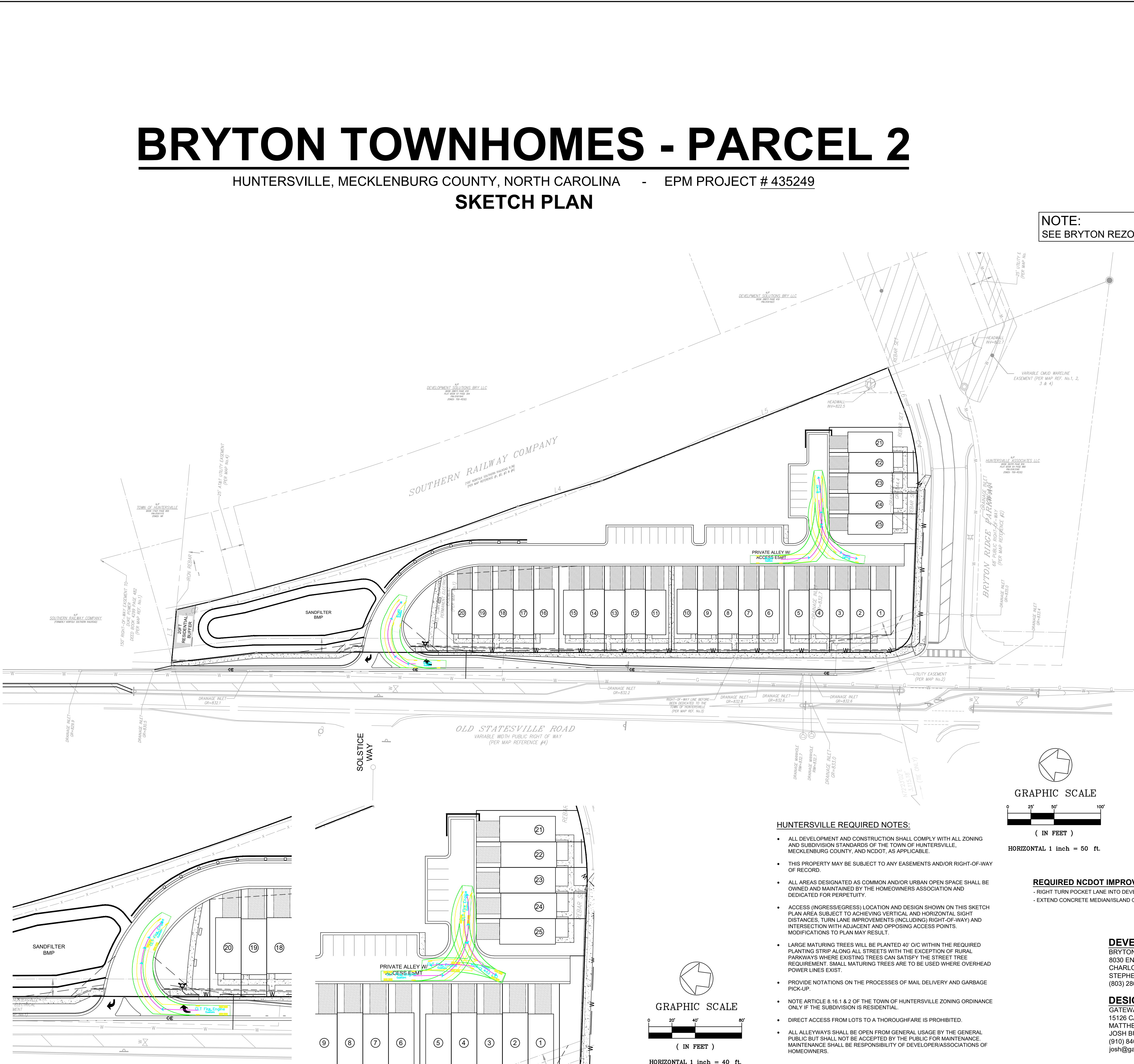
Development Firm	Name of Contact	Phone	Email
Gateway Design Group, PLLC	Josh Butler	910-840-2661	josh@gatewaydesigngroup.com
Design Firm	Name of Contact	Phone	Email

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



Sheet List Table	
Sheet Number	Sheet Title
C-0.0	COVERSHEET
C-1.0	EXISTING FEATURES PLAN
C-1.1	EXISTING SLOPE ANALYSIS PLAN
C-2.0	SITE PLAN
C-4.0	GRADING & STORMWATER PLAN
C-5.0	OFFSITE UTILITY EXTENSION PLAN
C-6.0	LANDSCAPE PLAN
C-8.0	STORMWATER & WATER QUALITY PLAN
C-8.1	STORMWATER DRAINAGE AREAS
C-9.0	FRONTAGE IMPROVEMENT PLAN

[illegible]

NOTE:
SEE BRYTON REZONING R 05-10.

- ALL DEVELOPMENT AND CONSTRUCTION SHALL COMPLY WITH ALL ZONING AND SUBDIVISION STANDARDS OF THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, AND NCDOT, AS APPLICABLE.
- THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAY OF RECORD.
- ALL AREAS DESIGNATED AS COMMON AND/OR URBAN OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND DEDICATED FOR PERPETUITY.
- ACCESS (INGRESS/EGRESS) LOCATION AND DESIGN SHOWN ON THIS SKETCH PLAN AREA SUBJECT TO ACHIEVING VERTICAL AND HORIZONTAL SIGHT DISTANCES, TURN LANE IMPROVEMENTS (INCLUDING RIGHT-OF-WAY) AND INTERSECTION WITH ADJACENT AND OPPOSING ACCESS POINTS.
- MODIFICATIONS TO PLAN MAY RESULT.
- LARGE MATURING TREES WILL BE PLANTED 40' O/C WITHIN THE REQUIRED PLANTING STRIP ALONG ALL STREETS WITH THE EXCEPTION OF RURAL PARKWAYS WHERE EXISTING TREES CAN SATISFY THE STREET TREE REQUIREMENT. SMALL MATURING TREES ARE TO BE USED WHERE OVERHEAD POWER LINES EXIST.
- PROVIDE NOTATIONS ON THE PROCESSES OF MAIL DELIVERY AND GARBAGE PICK-UP.
- NOTE ARTICLE 8.16.1 & 2 OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE ONLY IF THE SUBDIVISION IS RESIDENTIAL.
- DIRECT ACCESS FROM LOTS TO A THROUGHFARE IS PROHIBITED.
- ALL ALLEYS SHALL BE OPEN FROM GENERAL USAGE BY THE GENERAL PUBLIC BUT SHALL NOT BE ACCEPTED BY THE PUBLIC FOR MAINTENANCE. HOMEOWNERS SHALL BE RESPONSIBILITY OF DEVELOPER/ASSOCIATIONS OF HOMEOWNERS.

- RIGHT TURN POCKET LANE INTO DEVELOPMENT WITH 100' STORAGE
- EXTEND CONCRETE MEDIAN/ISLAND ON NC 115

DEVELOPER:
BRYTON TOWNHOMES, LLC
8030 ENGLAND STREET, SUITE B
CHARLOTTE, NC 28117
STEPHEN McCARTHY
(803) 280-9206

DESIGNER:
GATEWAY DESIGN GROUP, PLLC
15126 CASTLEBRIDGE LANE
MATTHEWS, NC 28104
JOSH BUTLER, P.E.
(910) 840-2661
josh@gatewaydesigngroup.com

**GATEWAY DESIGN
GROUP, PLLC**

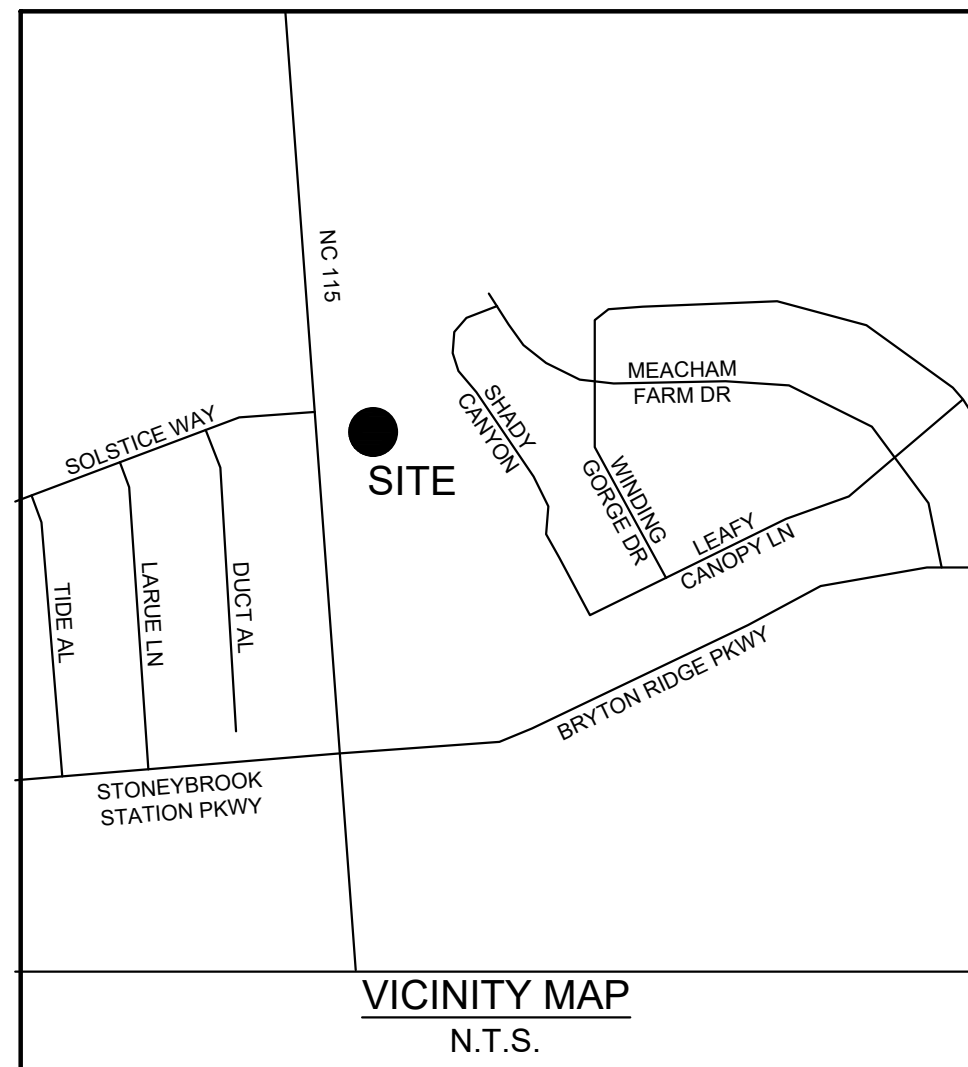
15128 CASTLEBRIDGE LANE MATTHEWS, NC 28104
910-840-2661
NC FIRM # P-2147



BRYTON TOWNHOMES PARCEL 2

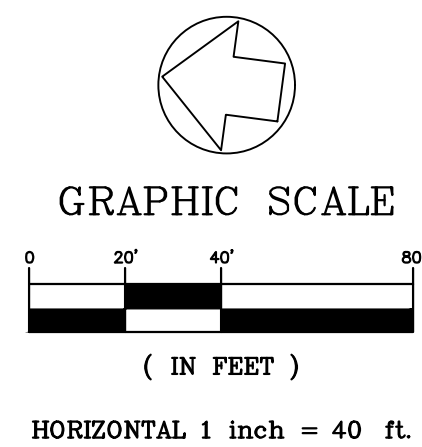
PROJECT ADDRESS: 11842 Old Statesville Rd Huntersville, NC 28078

NO.	BY	DATE	REVISION
PROJECT # 2022-013 DATE: 6/28/2022			
DRAWN BY: JB		CHECKED BY: JB	
TITLE			
COVERSHEET			
SHEET NO.			
C-0.0			

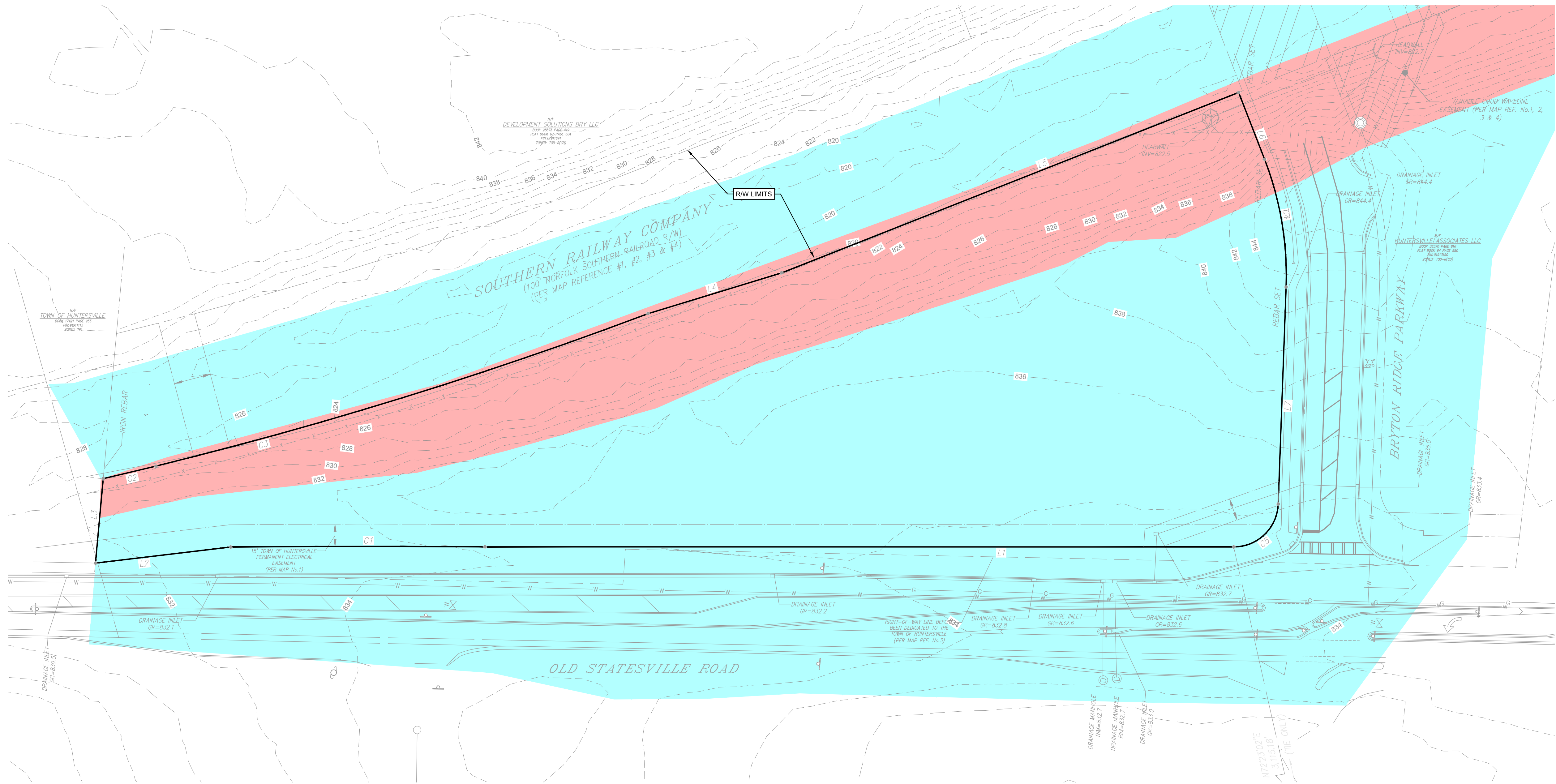


TREE PRESERVATION CHART	
Heritage Trees	
Number of Heritage trees on-site	0
Number of Heritage trees saved	0
Percentage of Heritage trees required to save	0%
Percentage of Heritage trees actually saved	0%
Specimen Trees	
Number of Specimen trees on-site	0
Number of Specimen trees saved	0
Percentage of Specimen trees required to save	0%
Percentage of Specimen trees actually saved	0%
Tree Canopy	
Percentage of site covered by Tree Canopy	85%
Percentage of tree canopy preservation required by district	0%
Percentage of tree canopy actually saved	5%

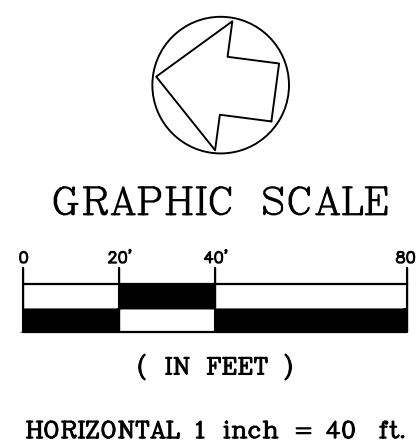
NO SPECIMEN TREES LOCATED
WITHIN PROPERTY BOUNDARY.

[illegible]

VICINITY MAP
N.T.S.

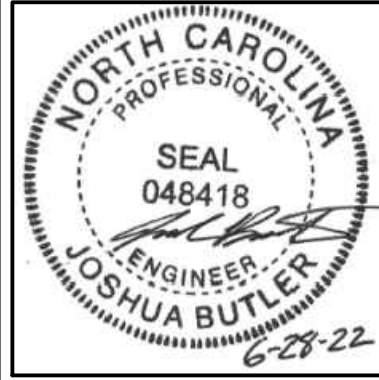


 = 0-10% SLOPES
 = 15-25% SLOPES



**GATEWAY DESIGN
GROUP, PLLC**

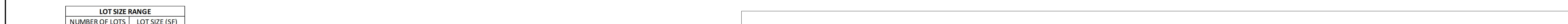
15126 CASTLEBRIDGE LANE MATTHEWS, NC 28104
910-840-2661
NC FRM # P-2147



BRYTON TOWNHOMES PARCEL 2

PROJECT ADDRESS: 11842 Old Statesville Rd Huntersville, NC 28078

	REVISION	DATE	NO. BY
PROJECT #	2022-013	DATE:	6/28/2022
DRAWN BY:	JB	CHECKED BY:	JB
TITLE EXISTING SLOPE ANALYSIS PLAN			
SHEET NO.			
C-1.1			



LOT WIDTH RANGE	
NUMBER OF LOTS	LOT WIDTH (FT)
15	22
10	27

IMPERVIOUS CALCULATIONS

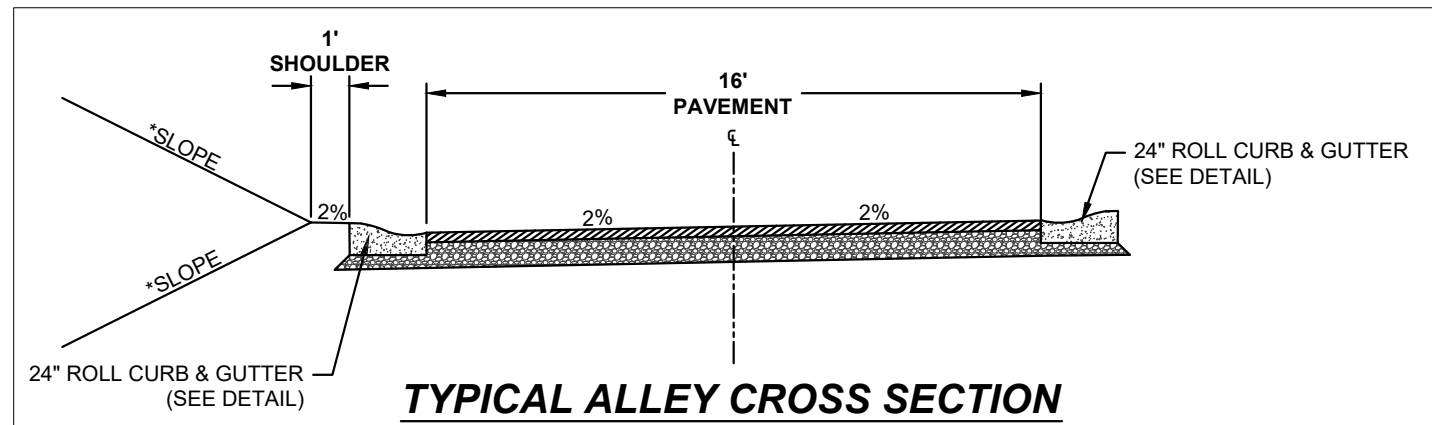
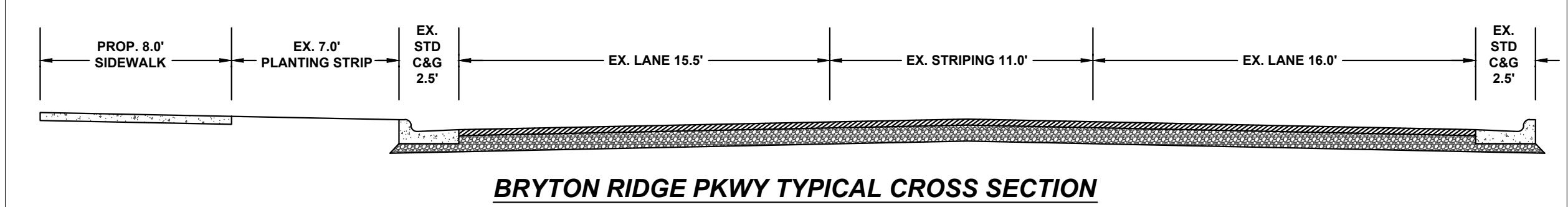
PAVEMENT = 22,760 SF
BUILDINGS = 26,400 SF
DRIVEWAYS = 8,380 SF
SIDEWALKS = 6,630 SF

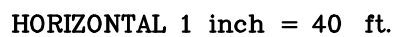
TOTAL = 64,170 SF = 1.47 AC

The diagram illustrates a typical lot layout with the following dimensions and setbacks:

- Lot Dimensions:** 48' wide by 22' deep.
- Front Setback:** 5' from the front property line.
- Side Setback:** 5' from the side property lines.
- Internal Dimensions:**
 - Four vertical strips, each 14' wide, are located between the front setback and the rear boundary.
 - The distance between the first and second vertical strip is 14'.
 - The distance between the second and third vertical strip is 14'.
 - The distance between the third and fourth vertical strip is 14'.
 - The distance between the fourth vertical strip and the rear boundary is 14'.
- Other Features:**
 - A 5' wide area is shown at the bottom center of the lot.
 - A 5' wide area is shown at the top center of the lot.
 - A 5' wide area is shown at the bottom right of the lot.
 - A 5' wide area is shown at the top right of the lot.
 - A 5' wide area is shown at the bottom left of the lot.
 - A 5' wide area is shown at the top left of the lot.
 - A 5' wide area is shown at the bottom center of the lot.
 - A 5' wide area is shown at the top center of the lot.
 - A 5' wide area is shown at the bottom right of the lot.
 - A 5' wide area is shown at the top right of the lot.
 - A 5' wide area is shown at the bottom left of the lot.
 - A 5' wide area is shown at the top left of the lot.

TYPICAL LOT DIAGRAM





Geological cross-section plot showing elevation (815 to 845) versus distance (0+00 to 1+50). The plot features a solid line profile, a dashed line profile, and a shaded area representing a 131 LF OF 8° DIP @ 0.60%. Key data points include EX MH-1 (RM 835.23, INV IN 824.60) and MH-1 (STA 1+30.80, RM 835.63, INV OUT 826.36).


GRAPHIC SCALE

 (IN FEET)
HORIZONTAL 1 inch = 40 ft.

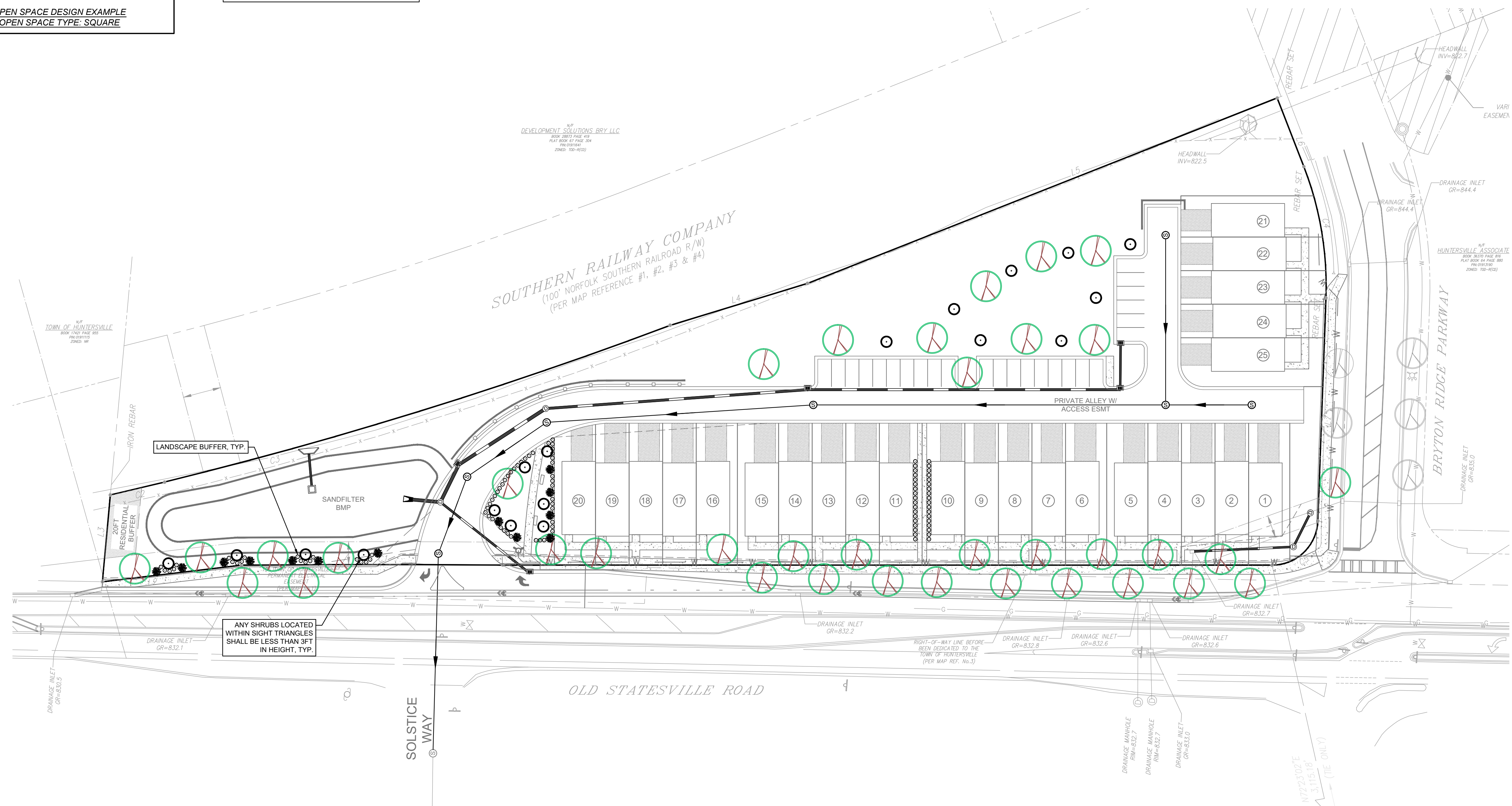
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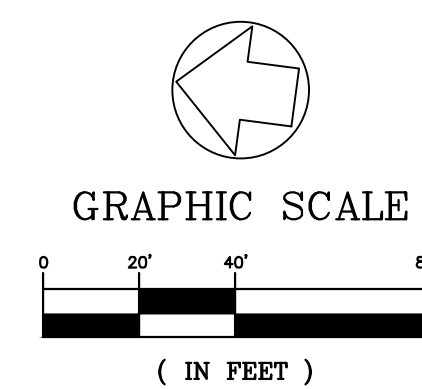
NOTE:
BUILDING ELEVATIONS SHALL BE PROVIDED
DURING CONSTRUCTION PLAN REVIEW.

LANDSCAPE PLAN GENERAL NOTES:

1. ALL METER BANKS, HVAC, AND RELATED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW AND ADJOINING PROPERTY OWNERS.
2. ANY DISCREPANCIES FOUND IN THE FIELD SHALL BE CALLED TO THE ATTENTION OF THE OWNER OR ENGINEER PRIOR TO PROCEEDING WITH WORK.
3. PRIOR TO BEGINNING ANY DEMOLITION, GRADING OR CONSTRUCTION, THE GENERAL CONTRACTOR SHALL VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED FROM ALL REGULATORY AUTHORITIES.
4. GENERAL CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY.
5. REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.
6. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
7. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS.
8. CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH DEPARTMENT FOR THE CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.



Landscape Plantings						
Symbol	Type	Botanical Name	Common Name	Quantity	Caliper at planting	Height at planting
	Large Maturing	Magnolia Grandiflora	Southern Magnolia	12	3"	8'
	Large Maturing	Acer saccharum	Sugar Maple	12	3"	8'
	Large Maturing	Quercus Virginiana	Live Oak	12	3"	8'
	Small Maturing	Ilex vomitoria	Yaupon Holly	18	1.5"	6'
	Large Shrub	Magnolia stellata	Star Magnolia	13	-	3'
	Small Shrub	Ilex cornuta "Burfordii Nana"	Dwarf Burford Holly	98	-	1.5'



HORIZONTAL 1 inch = 40 ft.



**GATEWAY DESIGN
GROUP, PLLC**

15126 CASTLEBRIDGE LANE MATTHEWS, NC 28104



BRYTON TOWNHOMES PARCEL 2
PROJECT ADDRESS: 11842 Old Statesville Rd Huntersville, NC 28078

PROJECT ADDRESS: 11842 Old Statesville Rd Huntersville, NC 28078

REVISION

DATE _____

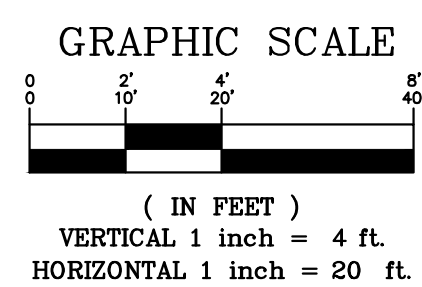
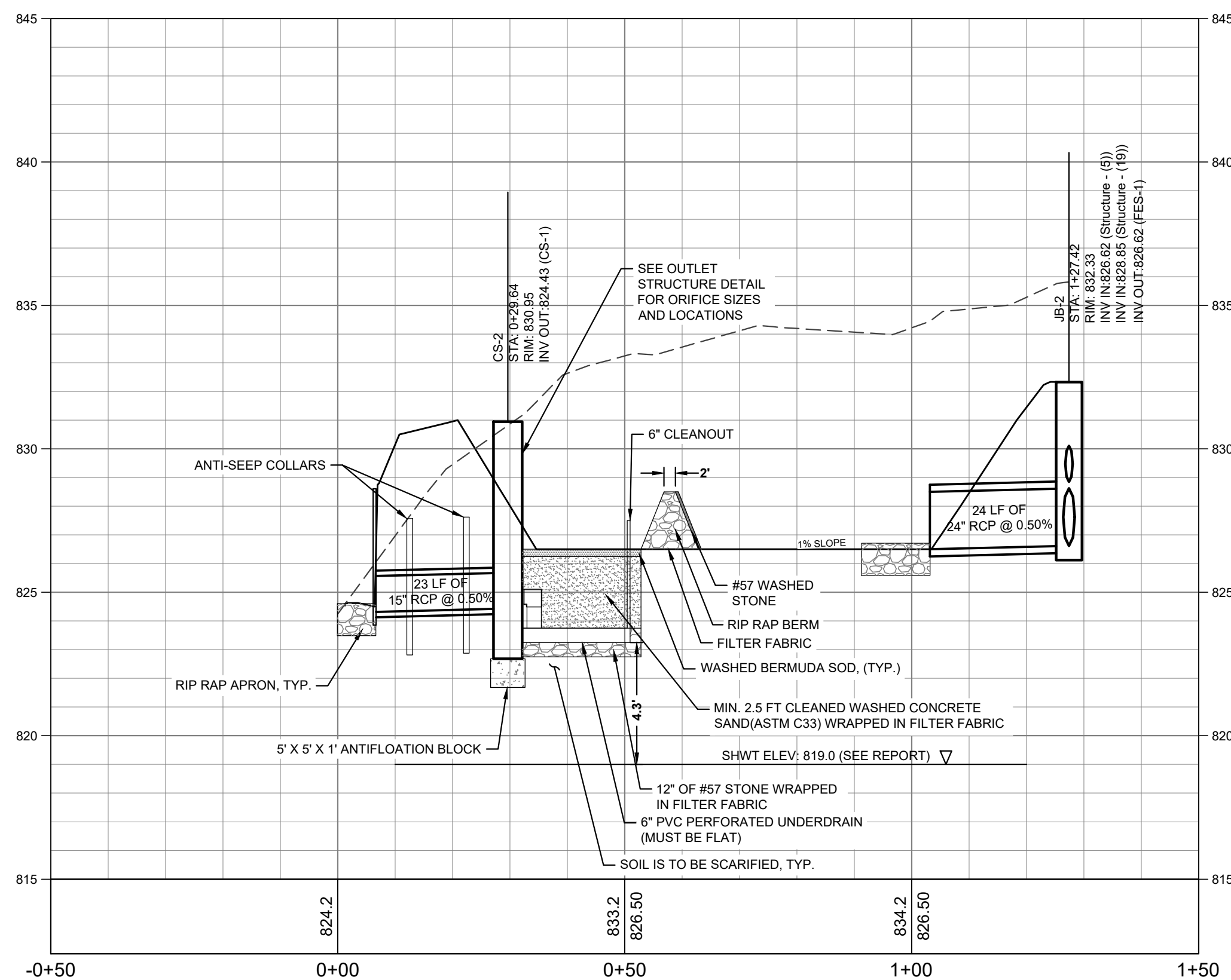
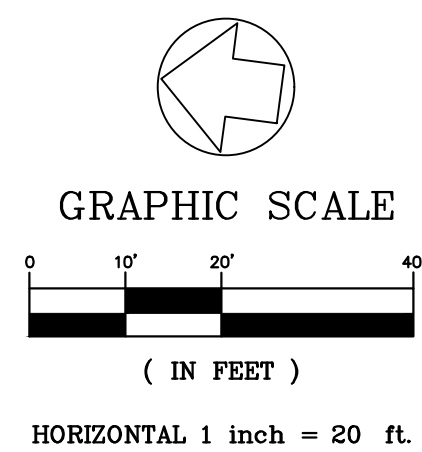
PROJECT #:	2022-013	DATE:	6/28/2022
DRAWN BY:	JB	CHECKED BY:	JB

LANDSCAPE PLAN

SHEET NO.

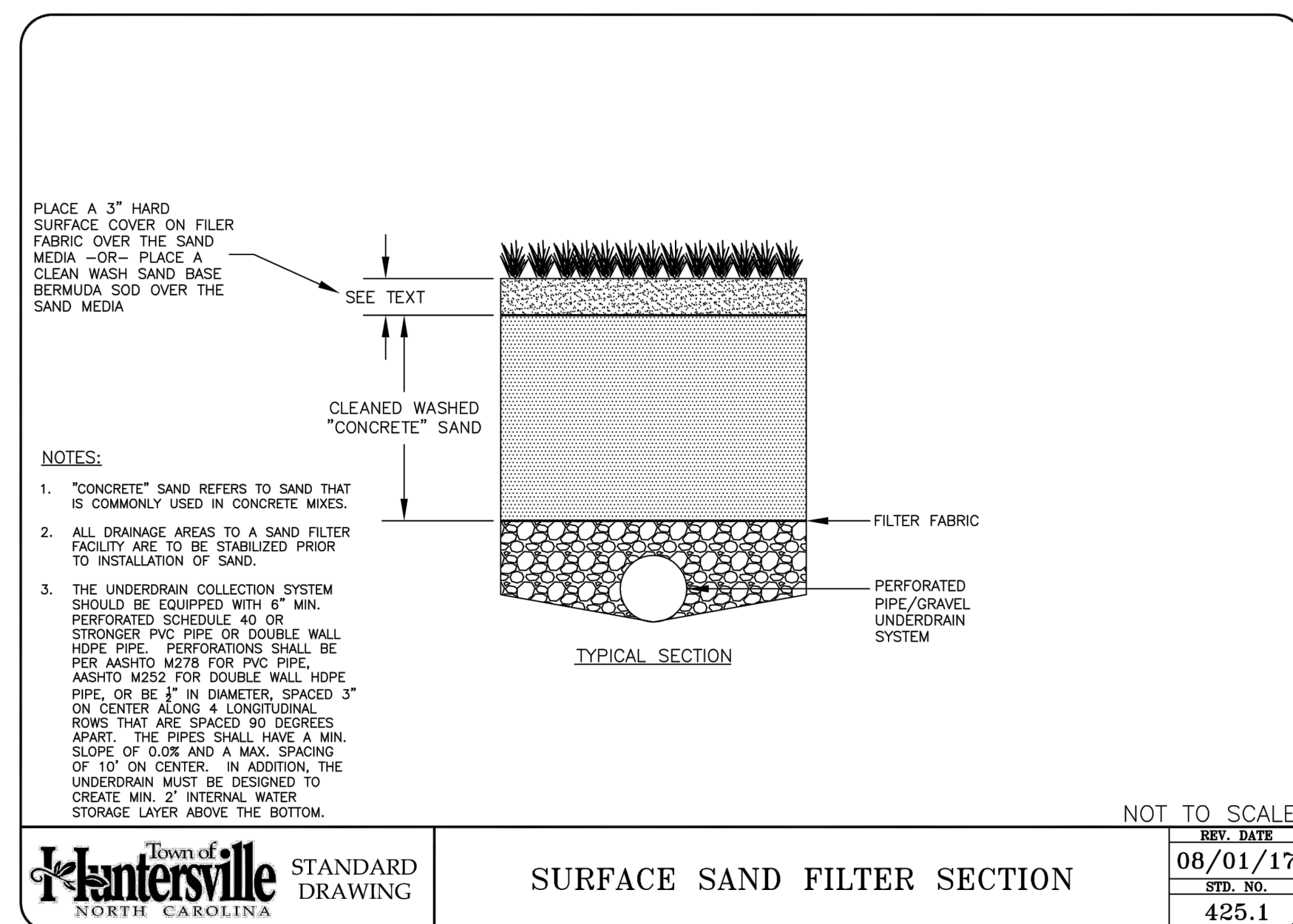
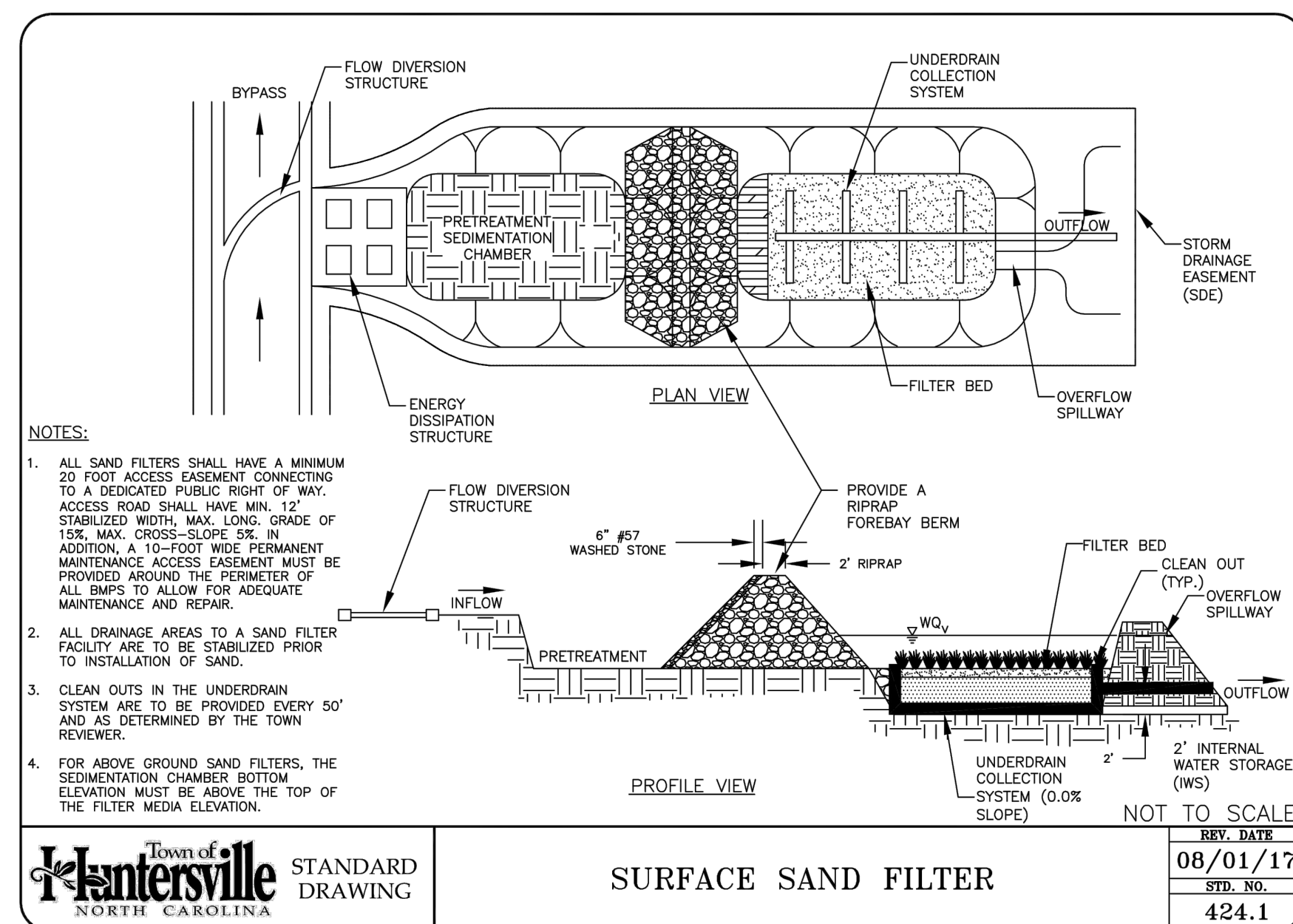
C-6.0

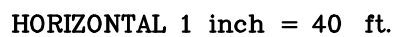
C:\Users\joshw\Gateway Design Group Dropbox\Projects\2022\2022-013 - Bryton Townhomes\CADD\Plansheets\C-6.0 - Landscape Plan.dwg JOSHW

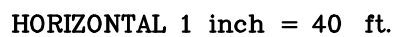


NOTE:
OUTLET STRUCTURE DETAILS
SHALL BE PROVIDED WITH
FINAL PLAN DESIGN.

- ### TECHNICAL SPECIFICATIONS:
1. SUBGRADE TO BE PROOF ROLLED PRIOR TO EARTH FILL PLACEMENT. ANY SOFT OR PUMPING AREAS ARE TO BE UNDERCUT AND REPLACED WITH COMPACTED EARTH FILL.
 2. COMPACTED EARTH FILL TO HAVE DRY UNIT WEIGHT OF AT LEAST 90 PCF. ALL EARTH FILL TO BE COMPACTED TO MINIMUM OF 95% OF STD. PROCTOR MAXIMUM DRY DENSITY.
 3. EXCAVATED SIDE SLOPES TO BE STABILIZED WITH GRASS COVER IN ACCORDANCE WITH SEEDING SPECIFICATIONS FROM EROSION & SEDIMENT CONTROL PLAN.
 4. FINAL EMBANKMENT SLOPES TO BE TRACKED AND STABILIZED WITH GRASS COVER IN ACCORDANCE WITH SEEDING SPECIFICATIONS FROM EROSION & SEDIMENT CONTROL PLAN.
 5. REINFORCED CONCRETE RISER STRUCTURE TO BE PREFABRICATED 4 FT. X 4 FT. INTERIOR DIMENSIONS.







Project Summary

TAX MAP NUMBER:	01911137	FRONT SETBACK:	15'	OPEN SPACE REQUIRED:	0%
SITE AREA:	3.114 AC.	SIDE SETBACK:	0'	OPEN SPACE PROVIDED:	35% (1.1AC)
CURRENT ZONING:	NC (CD)	REAR SETBACK:	0'		
PROPOSED USE:	SINGLE FAMILY ATTACHED TOWNHOMES			MAX IMPERVIOUS:	70%
PROPOSED UNITS:	25	PARKING REQUIRED:	1.5 SPACE PER UNIT	SITE IMPERVIOUS:	47%
DENSITY:	8 UNITS/AC	PARKING PROVIDED:	2 SPACES PER UNIT		



BRYTON TOWNHOMES
SKETCH PLAN

Scale: No Scale

NOTICE TO INTERESTED PARTIES OF NEIGHBORHOOD MEETING

Subject: Neighborhood Meeting —**Sketch Plan Review Process** for an approximate 3-acre site located at 11842 Old Statesville Road.

Date of Meeting: Monday, May 23rd, from 5:00pm to 5:30pm

Place of Meeting: Independence Hill Baptist Church,
10220 Independence Hill Road, Huntersville, NC

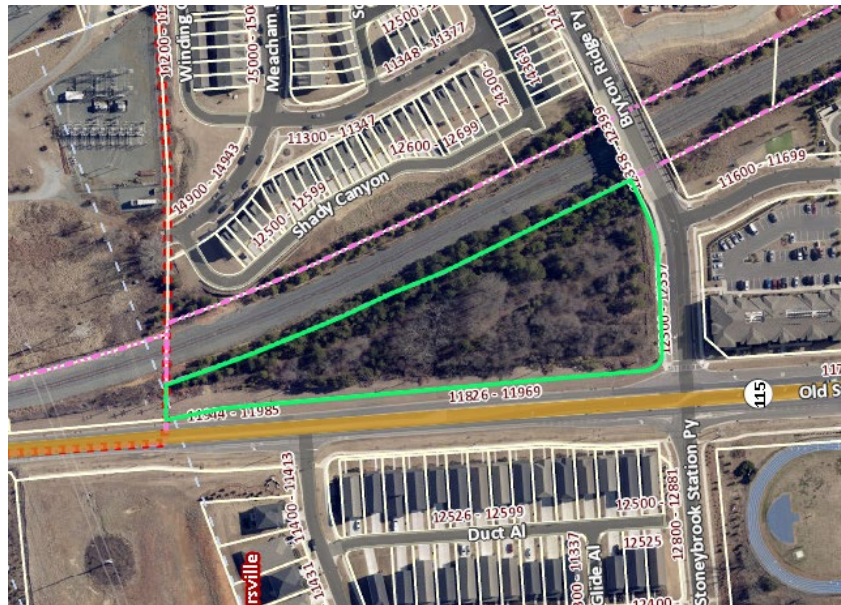
Northbridge, LLC has proposed the development of single-family attached dwelling units (townhomes) on a 3-acre parcel at 11842 Old Statesville Road (Parcels 01911137). In accordance with Town of Huntersville's Sketch Plan Review Process, the Applicant will hold a Neighborhood Meeting for the purpose of discussing this Sketch Plan with nearby property owners and organizations. Mecklenburg County GIS records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, or is located approximate the site. Representatives of the Applicant look forward to sharing this Sketch Plan with you and to answering any questions you may have.

Accordingly, please accept this notice that Application will hold a Neighborhood Meeting regarding this Sketch Plan at the time and location noted above.

Respectfully,

Stephen McCarthy
Northbridge, LLC

PROJECT SITE LOCATION:



Mailed: May 11, 2022

Bryton Townhomes
5/23/2022

Neighborhood Meeting Q & A

Q: Will the buildings be facing NC115 or backing up to NC115

A: The front door or the units will be oriented towards the street (NC115 and Bryton Ridge Parkway), similar to the townhomes on the opposite side of the bridge, and those on the opposite side of NC115.

Q: Will the trees behind the property remain?

A: The Town Ordinance requires a minimum vegetative buffer remain undisturbed, which includes evergreen trees. Additionally, trees will be planted to supplement/increase the buffer along the railroad.

Q: Will NC115 be widened or will there be a traffic light added?

A: Access to the site will be right-in, right-out off of NC115. Current lane widths, medians and intersection movements will remain. A new deceleration lane and taper will be added to accommodate a right turn into the property from NC115.

Q: Who is going to be the builder?

A: Unable to share that information at this time but the builder is reputable. The architecture and style will be equal or better character, quality and style to the townhomes recently constructed along Bryton Ridge Parkway.

Q: What will be the price-point of the townhomes?

A: It is difficult to say but given how volatile housing prices are now but we would expect pricing to begin in the upper \$300's to low \$400's.

Q: When will construction take place?

A: Generally, plan approvals take 4-6 months, land development takes 6-8 months prior to commencing home building.

**Bryton Townhomes
Neighborhood Meeting
5/23/2022**

[illegible]

Bryton Townhomes
5/23/2022

Neighborhood Meeting Mailing List from Polaris

DEVELOPMENT SOLUTIONS BRY LLC
516 N WEST ST
RALEIGH NC 27603

HUNTERSVILLE ASSOCIATES LLC
22730 FAIRVIEW CENTER DR STE 200
C/O HERITAGE INCOME PROPETIES LLC
FAIRVIEW PARK OH 44126

FAATIMA S CAMPBELL
12401 BRYTON RIDGE PKWY
HUNTERSVILLE NC 28078

DEBRA BOORAM
12405 BRYTON RIDGE PKWY
HUNTERSVILLE NC 28078

KELLY LYNN CARTER
12409 BRYTON RIDGE PARKWAY
HUNTERSVILLE NC 28078

DONNA M GRIFFIN
12413 BRYTON RIDGE PKWY
HUNTERSVILLE NC 28078

STEFANOS STAMOULACATOS
12417 BRYTON RIDGE PKWY
HUNTERSVILLE NC 28078

KRYSTAL T GORDON
11372 WINDING GORGE DR
HUNTERSVILLE NC 28078

JASMINE ARNETTA ARTIS
11368 WINDING GORGE DR
HUNTERSVILLE NC 28078

ALEX JAMAAL WHITE
11368 WINDING GORGE DR
HUNTERSVILLE NC 28078

VENKATA THARUN KINTALI
11364 WINDING GORGE DR
HUNTERSVILLE NC 28078

JESSICA J CARTER
11360 WINDING GORGE DR
HUNTERSVILLE NC 28078

NATASSHA B COOPER
11356 WINDING GORGE
HUNTERSVILLE NC 28078

DAN CARTER SHELTON
864 NORTHRIDGE DR
BOONE NC 28607

JACKSON HORNER
3602 COLUMBINE CIRCLE
CHARLOTTE NC 28211

CRYSTAL THOMPSON
11344 WINDING GORGE DR
HUNTERSVILLE NC 28078

BRITTANY MORROW
11340 WINDING GORGE DR
HUNTERSVILLE NC 28078

JENNELLE MONIQUE DOBSON
11336 WINDING GORGE DR
HUNTERSVILLE NC 28078

DEANNA HILLSTORM
11332 WINDING GORGE DR
HUNTERSVILLE NC 28078

ANA GABRIELA SOLIS
11328 WINDING GORGE DR
HUNTERSVILLE NC 28078

OLGA I SANDLER
4910 SELA CT
MINT HILL NC 28227

SCOTT A YORK
11320 WINDING GORGE DR
HUNTERSVILLE NC 28078

PERRY WOODSON II THOMAS
14940 MEACHAM FARM DR
HUNTERSVILLE NC 28078

SAMMY HMEIDAN
14936 MEACHAM FARM DR
HUNTERSVILLE NC 28078

GEQUETA FERRELL
14932 MEACHAM FARM DR
HUNTERSVILLE NC 28078

JANIER ARMANDO MORA
14928 MEACHAM FARM DR
HUNTERSVILLE NC 28078

BRIANA S YOUNG
14922 MEACHAM FARM DR
HUNTERSVILLE NC 28078

BRENDA RENE LEE
7831 MAYORES LN UNIT 3027
CHARLOTTE NC 28262

ANDREA GRANADOS MARTINEZ
14914 MEACHAM FARM DR
HUNTERSVILLE NC 28078

CAMERON ROBERT STONE
5375 SUGARLOAF PKWY APT 5211
LAWRENCEVILLE GA 30043

EBRIMA JALLOW
11408 SOLSTICE WY
HUNTERSVILLE NC 28078

AJAY B GUTHI
11967 OLD STATESVILLE RD
HUNTERSVILLE NC 28078

THI MAI LAN TRAN
11963 OLD STATESVILLE RD
HUNTERSVILLE NC 28078

ISAAC III AIKEN
11959 OLD STATESVILLE RD
HUNTERSVILLE NC 28078

INDIA L DAVIS
11955 OLD STATESVILLE RD
HUNTERSVILLE NC 28078

WESLEY U CAULDER
11951 OLD STATESVILLE RD
HUNTERSVILLE NC 28078

HUI JIANG
6442 RAFFIA RD
CHARLOTTE NC 28277

THOMAS MARTIN
11943 OLD STATESVILLE RD
HUNTERSVILLE NC 28078

KENDRA A MARTIN-TOWLES
11939 OLD STATESVILLE RD
HUNTERSVILLE NC 28078

TANGA MCKINSTRY
11935 OLD STATESVILLE RD
HUNTERSVILLE NC 28078

MINAL B PARKER
11931 OLD STATESVILLE RD
HUNTERSVILLE NC 28078

CARLTON THOMAS
11927 OLD STATESVILLE RD
HUNTERSVILLE NC 28078

CHINIQUE S WALLACE
11923 OLD STATESVILLE RD
HUNTERSVILLE NC 28078

SANTHOSH REDDY DEVARAPALLY
11919 OLD STATESVILLE RD
HUNTERSVILLE NC 28078

CHIOMA BLESSING EJIUGU
11915 OLD STATEVILLE RD
HUNTERSVILLE NC 28078

MICHAEL E ROBINSON
11911 OLD STATESVILLE RD
HUNTERSVILLE NC 28078

LINFENG GONG
12404 LARUE LN
HUNTERSVILLE NC 28078

VENKATESAN PARKUNAN
12408 LARUE LN
HUNTERSVILLE NC 28078

ALEXANDER M VAUGHN
12412 LARUE LN
HUNTERSVILLE NC 28078

BRIAN MARTIN
12418 LARUE LN
HUNTERSVILLE NC 28078

VENKATA SHERI
12422 LARUE LN
HUNTERSVILLE NC 28078

ODELL III WITHERSPOON
12426 LARUE LN
HUNTERSVILLE NC 28078

KIANA NICOLE CEASAR
12430 LARUE LN
HUNTERSVILLE NC 28078

RAGHAVENDER KUKUNOOR
12434 LARUE LN
HUNTERSVILLE NC 28078

NADIA A BOMELA
12438 LARUE LN
HUNTERSVILLE NC 28078

HUI YU
6264 GOLDEN LILY WAY
SAN DIEGO CA 92130

AARON ROBERTSON
12446 LARUE LN
HUNTERSVILLE NC 28078

LASHAWNDIA BEATTY
12450 LARUE LN
HUNTERSVILLE NC 28078

HEMANTH KUMAR PENMETCHA
12454 LARUE LN
HUNTERSVILLE NC 28078

PATRICK LEAK
11412 SOLSTICE WAY
HUNTERSVILLE NC 28078

TOWN OF HUNTERSVILLE
PO BOX 664
HUNTERSVILLE NC 28070

STONEBROOK STATION
HOMEOWNERS ASSOCIATION INC
1515 MOCKINGBIRD LN
CHARLOTTE NC 28209

BRYTON CROSSING
HOMEOWNERS ASSOCIATION INC
PO BOX 37356
CHARLOTTE, NC 28237

BRYTON MASTER
OWNERS ASSOCIATION INC

PO BOX 37356
CHARLOTTE, NC 28237

BRYTON SQUARE
HOMEOWNERS ASSOCIATION INC
PO BOX 37356
CHARLOTTE, NC 28237

BRYTON TRACE HOMEOWNERS ASSOCIATION INC
PO BOX 37356
CHARLOTTE, NC 28237

PLUM CREEK PROPERTY OWNERS ASSOC INC
PO BOX 87
HUNTERSVILLE NC 28078

ARDMORE HUNTERSVILLE LLC
1400 W NORTHWOOD ST
GREENSBORO NC 27408



Planning Services

4421 Stuart Andrew Blvd.

Charlotte, NC 28217

Phone: 980-343-6246

Email: planning@cms.k12.nc.us

Town of Huntersville: 11842 Old Statesville Road Bryton Townhomes – Parcel 2

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: 25 single family attached

CMS Planning Area: North

Average Student Yield per Unit: 0.1812

This development may add 4 students to the schools in this area.

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

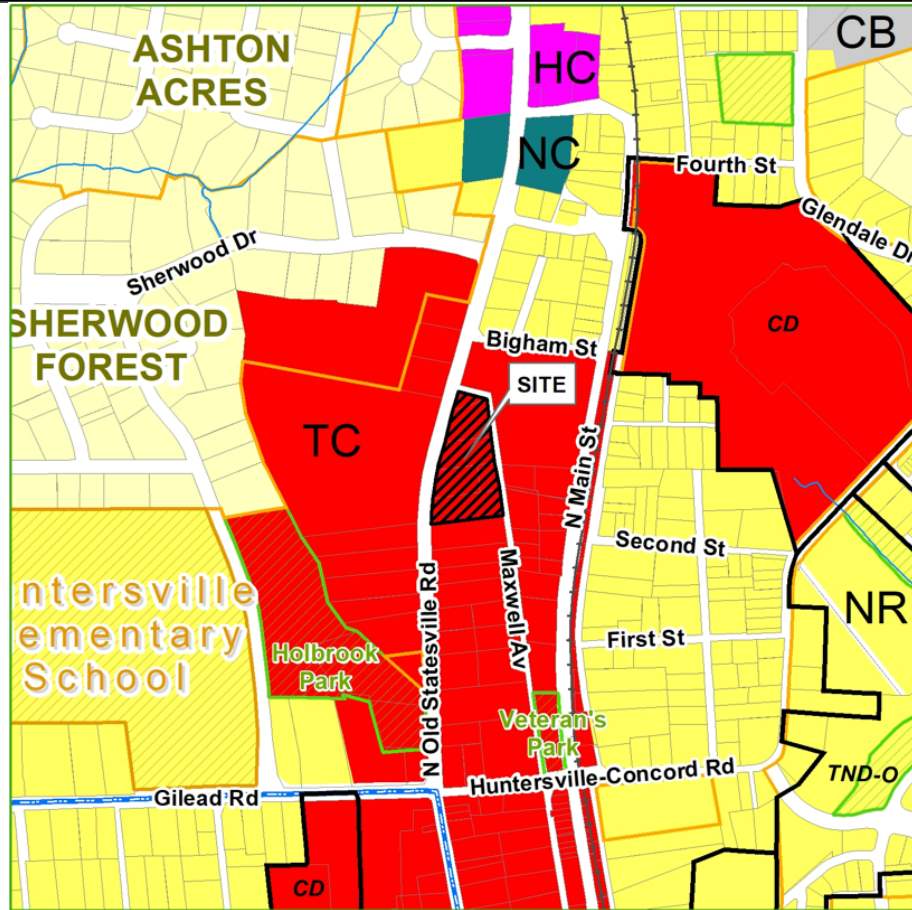
<i>Schools Affected</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/ Teacher Stations</i>	<i>20th Day, Enrollment (non-ec)</i>	<i>Building Classroom/ Adjusted Capacity (Without Mobiles)</i>	<i>20th Day, Building Utilization (Without Mobiles)</i>	<i>Additional Students As a result of this development</i>	<i>Utilization As of result of this development (Without Mobiles)</i>
LEGETTE BLYTHE ELEMENTARY	49.50	50	855	864	99%	3	99%
JM ALEXANDER MIDDLE	50.8	54	856	910	94%	1	94%
NORTH MECKLENBURG HIGH	118.5	108	2095	1909	110%	0	110%

RECOMMENDATION

There is no significant impact on the schools listed above.

Maxwell Avenue Townhome Subdivision Sketch Plan

PART 1: PROJECT SUMMARY



Applicant: NorthState Development, LLC.

Property Owner: Various Owners (see Attachment A)

Property Address: 14802 Old Statesville Road.

Project Size: (+/-) 2.79 acres.

Parcel Number(s): 019-031-02 thru 05 & 019-031-22 – 23.

Zoning: Town Center (TC).

Land Use: Single Family Homes.

Proposed Land Use:
 35 townhomes.
 The proposed density is 12.54 units/acre.

TC – Town Center
 NR – Neighborhood Residential
 HC – Highway Commercial
 GR – General Residential
 NC – Neighborhood Center

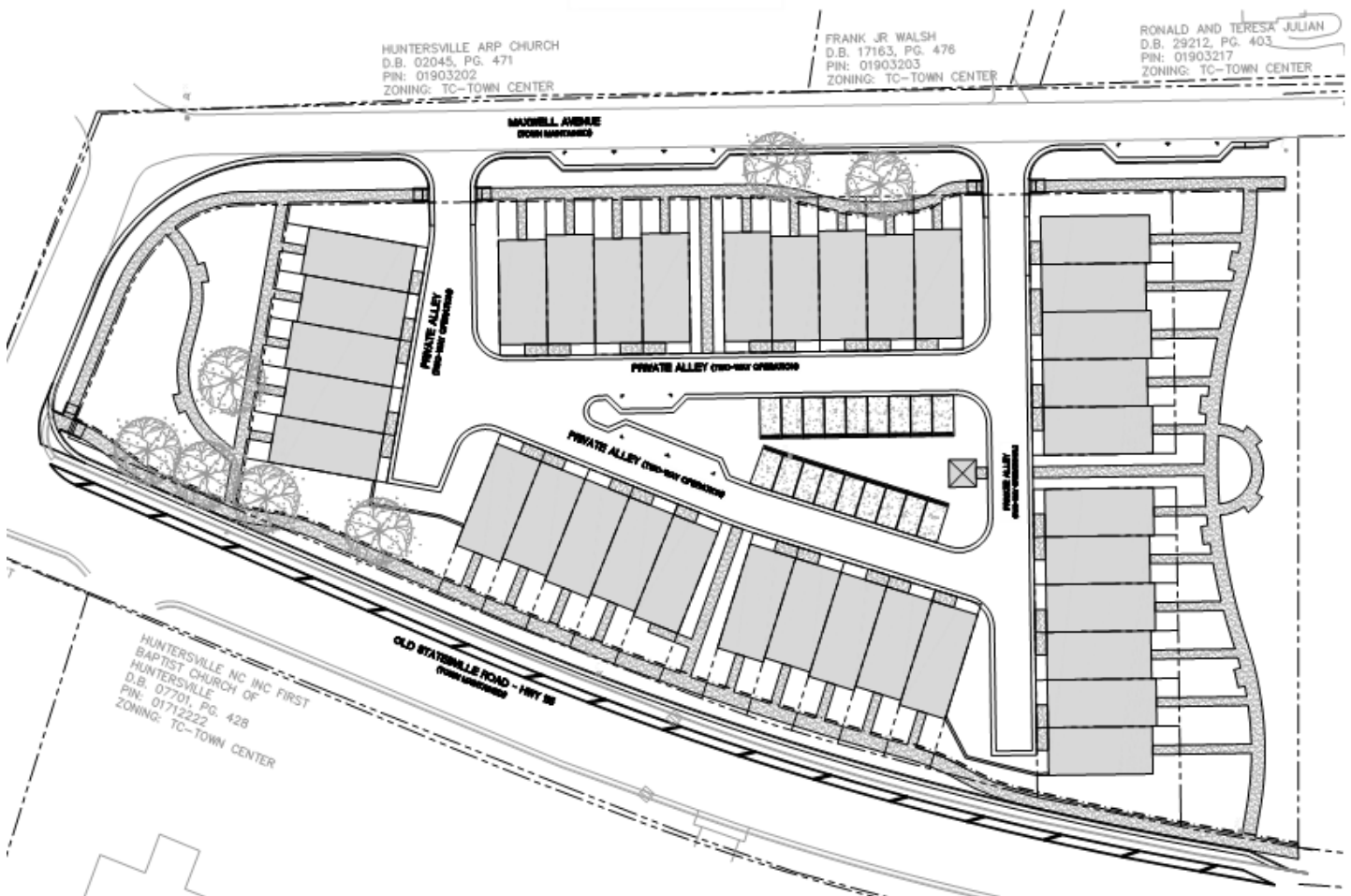
PART 2: SITE PLAN DESCRIPTION AND ISSUES

1. Purpose: To subdivide 2.79-acres of land located along the east side of Old Statesville Road, south of intersection with Maxwell Avenue. (shown as “site” above) into 35 townhome lots.
2. Adjoining Zoning and Land Uses:
North: Town Center (TC) – single-family homes.
South: Town Center (TC) – professional office located in single-family homes.
East: Town Center (TC) – church & cemetery (Huntersville Associate Reformed Presbyterian) & single-family homes.
West: Town Center (TC) – NC 115 right-of-way & church (First Baptist of Huntersville).
3. One (1) neighborhood meeting will be held on July 20, 2022. The meeting summary will be provided prior to the Planning Board meeting.
4. The proposed 35 townhomes are permitted in Neighborhood Center, as 100% attached units are permitted within ¼ mile of a designated rail transit station in this zoning district. **NOTE: The site is approximately .16 miles from a designated rail transit station. An application for this development was submitted on 3/31/22 PRIOR to a text amendment effective June 1, 2022, that no longer allows 100% attached houses within ¼ mile of a designated transit station.**

5. The current site's tree canopy coverage is 34%, of which, 17% will be saved (zero tree-save required by Ord.). There are 21 specimen trees located on the site, and seven (7) are proposed 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 16, 2022, has been provided.
8. Two Urban Open Spaces are proposed along the north and south borders. However, both spaces are labeled as a "Parks" but neither qualifies. A "Square" or Pedestrian Pathway are more appropriate Urban Open Space type.
9. No buffers are required along the east, north and west, as they abut public streets and, per Article 7.5 of the Zoning Ordinance, buffer yards are not required in the Town Center zoning district.

MAXWELL AVENUE TOWNHOMES

SUBDIVISION SKETCH PLAN HUNTERSVILLE, NC EPM # 435533



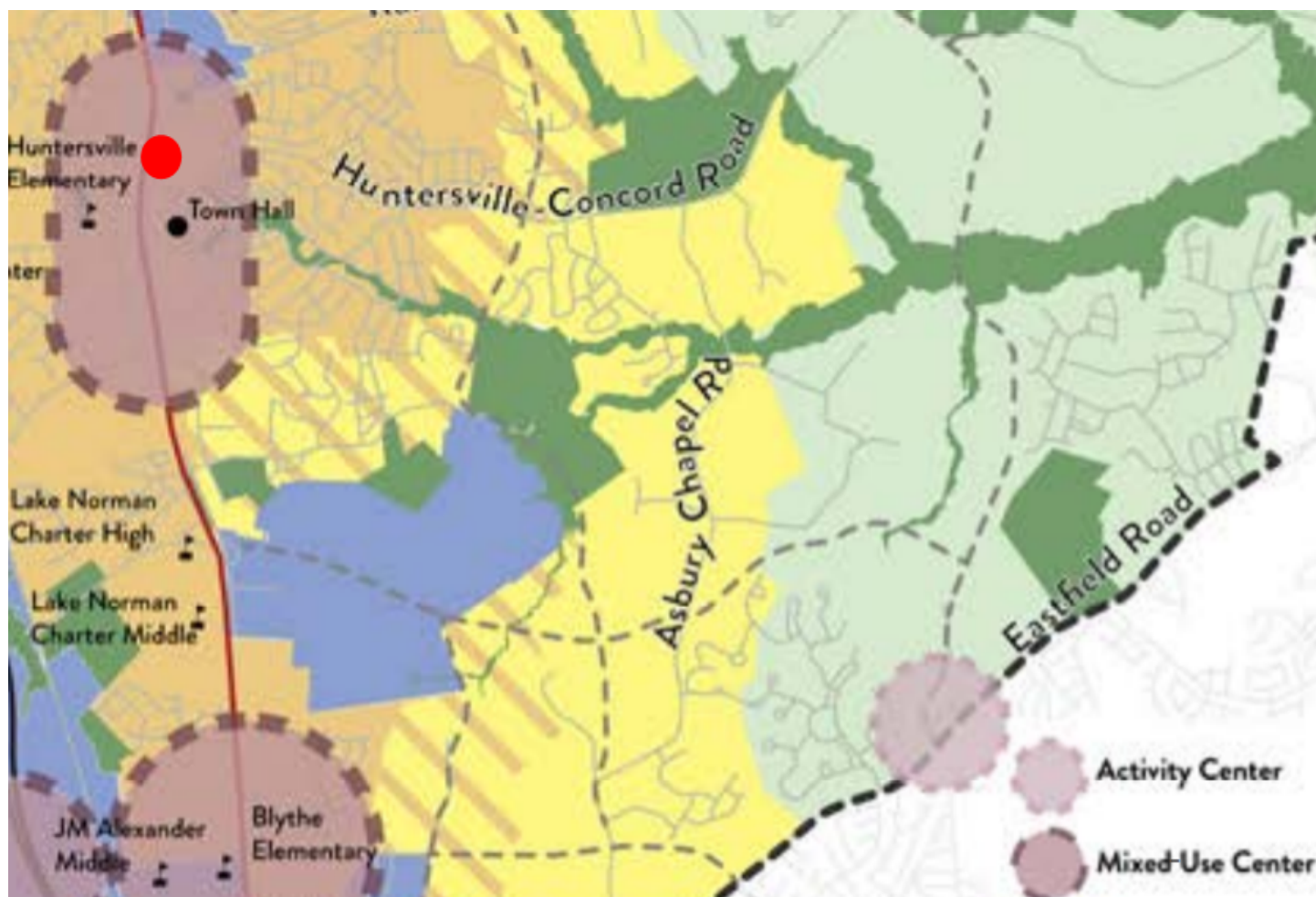
PART 3: TRANSPORTATION ISSUES/TRAFFIC IMPACT ANALYSIS (TIA)

A TIA was not required for this proposed subdivision Sketch Plan. There are no major transportation comments. All remaining transportation comments on the 2nd cycle Sketch Plan must be addressed.

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 Maxwell Avenue Townhomes Subdivision Sketch Plan.

1. Consistency with adopted public plans and policies.



Mixed-Use Centers

Mixed-Use Centers contain vertical mixed-use along key frontages. New development includes wide sidewalks, buildings are close to the street with high levels of transparency, and parking is located in the rear. A mix of housing is allowed, including urban options throughout (apartments, townhomes, cottage homes, etc.). Downtown has specific requirements for streetscape and development intensity, including a maximum first floor footprint.

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

- The proposed Maxwell Avenue Townhome Subdivision lies completely within a “Mixed-Use Center” Future Land Use Character Area of the 2040 Community Plan (see red dot above). The overall density of the proposed Maxwell Avenue Townhomes is 12.54-units per acre, which is appropriate in a Mixed-Use Center, as well as in the Town Center (TC) zoning district. Article 3.2.6 – Town Center indicates this zone

“provides for revitalization, reuse and infill development in Huntersville’s traditional town center. A broad array of uses is expected... (including) higher density housing in a compact, pedestrian-oriented environment”.

- **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 two (2) urban open spaces, one is located along the north of the 35 townhomes where Maxwell Avenue intersects with Old Statesville Road (NC115) and the other is located along the southern border.
- **EOS 10: Improve bicycle and pedestrian facilities throughout Town.** Comment: The developer is providing a four-foot bike lane and six (6) feet-wide sidewalks along Old Statesville Road (NC 115). A five (5) sidewalk is proposed along Maxwell Avenue. These improvements will support pedestrians & bikers in the vicinity. No public greenway is planned through this property.
- **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 at the intersection of Old Statesville Road (NC 115) and Maxwell Avenue. This location is entirely within the I-77/NC 115 corridor as it 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 is located approximately 0.20 miles northwest from a planned transit station and less than a ¼ mile from churches, professional offices, civic and commercial uses. In addition, Blythe Elementary School (CMS) is located 0.35-miles to the southwest of this development.
- **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: Townhomes 1 - 24 front public streets and townhomes 25 – 35 will front an Urban Open Space along the southern border.
- **LU 8.3: Encourage transit-supportive development. Maintain incentives for future TOD locations, including allowing 100% attached homes near transit stations.** Comment: This development would be located 0.20-miles from the designated transit station downtown and is proposed to be 100% attached.
- **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 Space. Garages will be located in the rear yard, some on-street parking is provided along Maxwell Avenue and there are 18 additional parking spaces along the alley for all units to use.
- **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 townhomes on small lots, which will provide another housing option for the downtown area.

- **T 5.1: Design street improvements with consideration for the surrounding context and various users.** Comment: The frontage of NC 115 will have a four (4) feet bike lane and six (6) feet wide sidewalk and Maxwell Avenue will have five (5) feet wide sidewalks. These improvements will accommodate higher density pedestrian and bike usage.

2. Conformity.

The proposed development has an overall density of 12.54 dwelling units /acre (DUA). The Mixed-Use Center designation from the 2040 Community Plan and the Town Center zoning district both encourage higher-density development.

3. Access between Adjoining Properties.

This subdivision is bordered on three (3) sides by existing NCDOT or Town streets and the southern border is designated for a future street connection, therefore connections to adjacent properties are not appropriate.

4. Relation to topography.

The lots and alley layout have been designed to respect the general topography of the site.

5. Mature trees and natural vegetation.

The proposed project is not required to save any tree canopy; however, the proposed plan saves 17.2%. Seven of 21 specimen trees are to be saved and there are no trees located on site.

6. Access to parks, schools, etc.

The proposed development is less than a ¼ mile walk from the Downtown Greenway trailhead, Holbrook Park and Huntersville Elementary School.

7. Discourage through traffic.

The only access into the subdivision is a private alley that does not connect to any adjacent parcels, as there is no practical option to do so.

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 parcel associated with Maxwell Aveue Townhomes Subdivision Sketch Plan is not identified for a school or park.

12. Public Facilities

The parcel associated with the Maxwell Avenue Townhomes Subdivision Sketch Plan has not been identified for a public facility.

13. Proposed street names

As no public streets are to be provided, no new street names will be required.

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.

No part of the site is in a designated flood zone.

17. Open Space

Urban open space will be provided by two (2) open spaces located along the northern and southern borders.

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 may add 6 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 6 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>
HUNTERSVILLE ELEMENTARY	44.50	37	747	621	120%	4	120%
BAILEY MIDDLE	73.65	57	1370	1060	129%	1	129%
WILLIAM A. HOUGH HIGH	117.8	100	2470	2097	118%	1	118%

PART 5: STAFF RECOMMENDATION

COMPLETENESS OF APPLICATION:

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

COMPLIANCE WITH APPLICABLE REQUIREMENTS:

Maxwell Avenue Townhomes 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:

- Several additional specimen trees should be saved – work with Staff to revise plan.
- Small-maturing street trees are proposed due to overhead power lines – work with Staff to resolve.
- A compliant Urban Open Space type must be provided (suggest using “Square”).
- Numerous townhome sidewalk connections should be consolidated to create more open space and reduce unnecessary impervious coverage.
- Town Transportation comments must be addressed.
- Water-quality concept plan must be approved by Staff.
- All other plan comments are addressed.

APPROVAL:

The Maxwell Avenue Townhomes 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

The Planning Board is set to review the subdivision on Tuesday, July 26, 2022.

PART 7: TOWN BOARD FINAL ACTION

The Town Board is scheduled to conduct a quasi-judicial hearing on this request on Monday, August 15, 2022.

PART 8: ATTACHMENTS AND ENCLOSURES

- A – Subdivision Sketch Plan Application
- B – Bryton – Parcel 2 Townhomes Subdivision Sketch Plan
- C – Neighborhood Meeting Report
- D – CMS Report

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 3/31/22

Name of Project Maxwell Avenue Townhomes Phase # (if subdivision) _____

Project Address 14802 N. Old Statesville Road

Parcel Identification Number(s) (PIN) 01903102, 01903103, 01903104, 01903105, 01903122, 01903123

Current Zoning District Town Center (TC) Proposed District (for rezoning only) _____

Property Size (acres) 2.79 acres Street Frontage (feet) 1,215 +/- L F

Current Land Use Single Family Residential

Proposed Land Use(s) Townhome Residential

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.

By right subdivision sketch plan; 35 townhome units on Old Statesville Rd. and Maxwell Ave.

4. Site Plan Submittals

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

5. Outside Agency Information

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

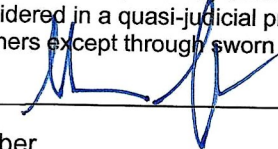
6. Applicant

Printed Name NorthState Development, LLC

Phone 704-997-8255

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

X 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: Shane Seagle

Title Member Email sseagle@northstatedevelopment.com

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

7. Property Owner (if different than applicant)

*Printed Name See attached Property Owner signature pages Phone _____

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

X 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 See attached Property Owner signature pages Printed Name _____

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 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

Development Firm	Name of Contact	Phone	Email
<u>ColeJenest & Stone, Bolton & Menk, Inc.</u>	<u>Colin Jenest</u>	<u>704-376-1555 (3787)</u>	<u>colin.jenest@bolton-menk.com</u>
Design Firm	Name of Contact	Phone	Email

Contact Information

**Town of Huntersville
Planning Department**
PO Box 664
Huntersville, NC 28070

Phone: 704-875-7000
Fax: 704-992-5528
Physical Address: 105 Gilead Road, Third Floor
Website: <https://www.huntersville.org/228/Planning-Department>

JOINDER OF AND CONSENT TO APPLICATION

This JOINDER OF AND CONSENT TO APPLICATION (the "Joinder") is executed this 17th day of March, 2022, by JOHN H. LEE ("Owner") in connection with that one certain General Application for a Subdivision Sketch Plan ("Application"), for the Maxwell Avenue Townhomes, or to be filed, by NorthState Development, LLC ("Applicant") in connection with the properties identified as Parcel Numbers 019-03-123 and 019-03-102, in the Town of Huntersville, Mecklenburg County, North Carolina.

WHEREAS, the undersigned, as an Owner, desire to join in and consent to the provisions of the Application and to ratify the execution thereof by Applicant.

NOW, THEREFORE, for and in consideration of good and valuable consideration as set forth herein, the undersigned agree as follows:

1. **Joinder.** The Owner does, on behalf of themselves and their successors and assigns, hereby join in and consent to the Application.
2. **Ratification.** The Owner does hereby further, on behalf of themselves, their heirs, successors and assigns, ratify and confirm all prior actions of Applicant in connection with the Application.
3. **Modification.** Owner does hereby further agree, on behalf of itself, and its successors and assigns, to any modifications to the Application, as determined by the Applicant, during the review and approval process through the Town of Huntersville.
4. **Governing Law.** This Joinder is entered into under the laws of the State of North Carolina, and those laws shall govern the construction and enforcement hereof.
5. **Authority.** The person or persons executing this Joinder on behalf of the Owner are duly authorized to execute this Joinder, and no consent of any other person to execution of this Joinder is required.
6. **Quasi-Judicial Proceeding.** By signature below, I hereby acknowledge, as 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.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the undersigned Owner has executed this Joinder of and Consent to Application on the date set forth below.

OWNER:



JOHN H. LEE

Address: 14826 and 14822 N Old Statesville Rd., Huntersville, North Carolina 28078

Date: 3/17/2022

JOINDER OF AND CONSENT TO APPLICATION

This JOINDER OF AND CONSENT TO APPLICATION (the "Joinder") is executed this 17th day of March, 2022, by CATHY LEE ("Owner") in connection with that one certain General Application for a Subdivision Sketch Plan ("Application"), for the Maxwell Avenue Townhomes, or to be filed, by NorthState Development, LLC ("Applicant") in connection with the property identified as Parcel Number 019-03-103, in the Town of Huntersville, Mecklenburg County, North Carolina.

WHEREAS, the undersigned, as an Owner, desire to join in and consent to the provisions of the Application and to ratify the execution thereof by Applicant.

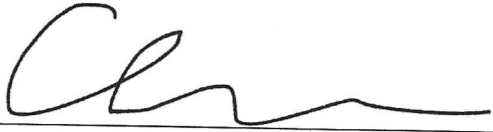
NOW, THEREFORE, for and in consideration of good and valuable consideration as set forth herein, the undersigned agree as follows:

1. **Joinder.** The Owner does, on behalf of themselves and their successors and assigns, hereby join in and consent to the Application.
2. **Ratification.** The Owner does hereby further, on behalf of themselves, their heirs, successors and assigns, ratify and confirm all prior actions of Applicant in connection with the Application.
3. **Modification.** Owner does hereby further agree, on behalf of itself, and its successors and assigns, to any modifications to the Application, as determined by the Applicant, during the review and approval process through the Town of Huntersville.
4. **Governing Law.** This Joinder is entered into under the laws of the State of North Carolina, and those laws shall govern the construction and enforcement hereof.
5. **Authority.** The person or persons executing this Joinder on behalf of the Owner are duly authorized to execute this Joinder, and no consent of any other person to execution of this Joinder is required.
6. **Quasi-Judicial Proceeding.** By signature below, I hereby acknowledge, as 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.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the undersigned Owner has executed this Joinder of and Consent to Application on the date set forth below.

OWNER:

A handwritten signature in black ink, appearing to be 'Cathy Lee', written over a horizontal line.

CATHY LEE

Address: 14816 N Old Statesville Rd., Huntersville, North Carolina 28078

Date: March 17, 2022

JOINDER OF AND CONSENT TO APPLICATION

This JOINDER OF AND CONSENT TO APPLICATION (the "Joinder") is executed this 27th day of March, 2022, by PATRICIA WALSH ("Owner") in connection with that one certain General Application for a Subdivision Sketch Plan ("Application"), for the Maxwell Avenue Townhomes, or to be filed, by NorthState Development, LLC ("Applicant") in connection with the properties identified as Parcel Numbers 019-03-122, 019-03-104 and 019-03-105, in the Town of Huntersville, Mecklenburg County, North Carolina.

WHEREAS, the undersigned, as an Owner, desire to join in and consent to the provisions of the Application and to ratify the execution thereof by Applicant.

NOW, THEREFORE, for and in consideration of good and valuable consideration as set forth herein, the undersigned agree as follows:

1. **Joinder.** The Owner does, on behalf of themselves and their successors and assigns, hereby join in and consent to the Application.
2. **Ratification.** The Owner does hereby further, on behalf of themselves, their heirs, successors and assigns, ratify and confirm all prior actions of Applicant in connection with the Application.
3. **Modification.** Owner does hereby further agree, on behalf of itself, and its successors and assigns, to any modifications to the Application, as determined by the Applicant, during the review and approval process through the Town of Huntersville.
4. **Governing Law.** This Joinder is entered into under the laws of the State of North Carolina, and those laws shall govern the construction and enforcement hereof.
5. **Authority.** The person or persons executing this Joinder on behalf of the Owner are duly authorized to execute this Joinder, and no consent of any other person to execution of this Joinder is required.
6. **Quasi-Judicial Proceeding.** By signature below, I hereby acknowledge, as 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.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the undersigned Owner has executed this Joinder of and Consent to Application on the date set forth below.

OWNER:

Patricia Walsh

PATRICIA WALSH

Address: 14804 and 14810 N Old Statesville Rd., Huntersville, North Carolina 28078

Date: 3/27/2022

MAXWELL AVENUE TOWNHOMES

SUBDIVISION SKETCH PLAN

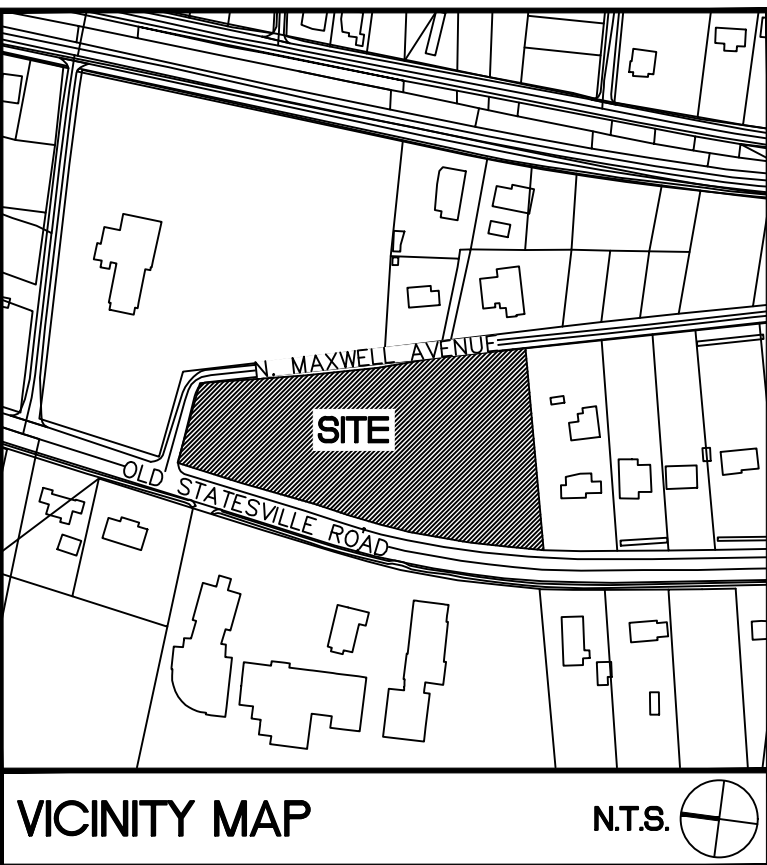
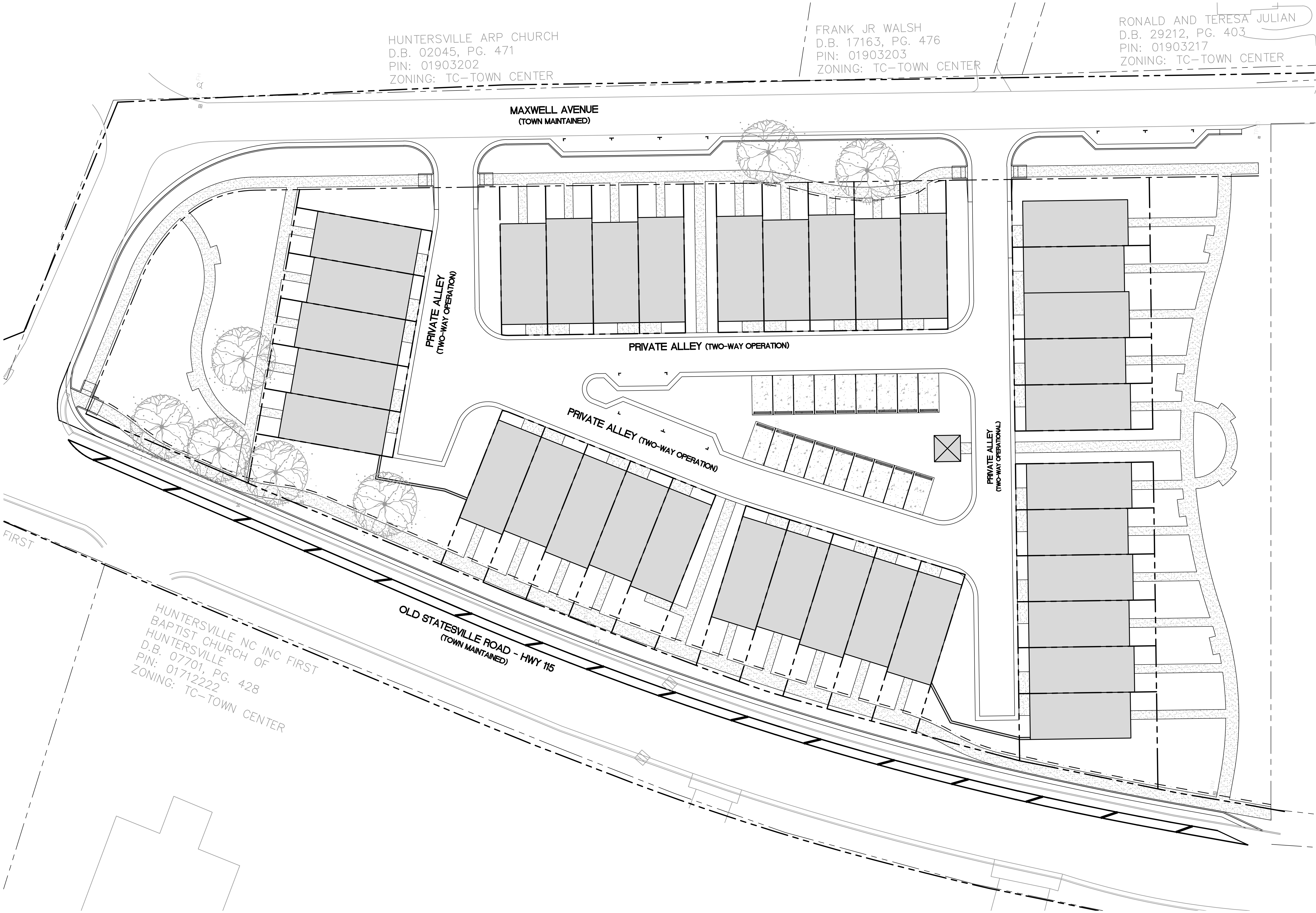
HUNTERSVILLE, NC

EPM # 435533

HUNTERSVILLE ARP CHURCH
D.B. 02045, PG. 471
PIN: 01903202
ZONING: TC-TOWN CENTER

FRANK JR WALSH
D.B. 17163, PG. 476
PIN: 01903203
ZONING: TC-TOWN CENTER

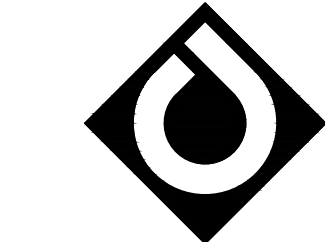
RONALD AND TERESA JULIAN
D.B. 29212, PG. 403
PIN: 01903217
ZONING: TC-TOWN CENTER



SURVEY DISCLAIMER
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SHEET LIST

SP-000	COVER SHEET
SP-100	EXISTING CONDITIONS
SP-101	TREE PRESERVATION
SP-102	SLOPE + SOILS ANALYSIS
SP-200	SKETCH PLAN
SP-201	STREET SECTIONS
SP-300	PRELIMINARY GRADING PLAN
SP-400	ADJACENT PARCEL MAP
SP-500	EMERGENCY VEHICLE ACCESS
SP-600	LANDSCAPE PLAN



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NORTH STATE DEVELOPMENT

18825 W CATAWBA AVE.
SUITE 250
CORNELIUS, NC 28031

MAXWELL AVE. TOWNHOMES

14826 N OLD STATESVILLE RD
HUNTERSVILLE, NC 28078

COVER SHEET

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Project No.

4810

Issued

04/01/22

Revised

07/01/22 TOWN COMMENTS

THE TOWN OF HUNTERSVILLE REQUIRES THAT ALL STREETS PROPOSED TO BE TAKEN OVER BY THE TOWN FOR MAINTENANCE BE REVIEWED, INSPECTED, AND CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF NORTH CAROLINA FOR ADEQUATE CONSTRUCTION. REVIEW OF STREET CONSTRUCTION BY THE CERTIFYING ENGINEER IS REQUIRED THROUGHOUT THE CONSTRUCTION PROCESS. REFER TO THE TOWN OF HUNTERSVILLE ENGINEERING STANDARDS AND PROCEDURES MANUAL FOR ADDITIONAL INFORMATION INCLUDING THE REQUIRED CERTIFICATION FORM.



- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
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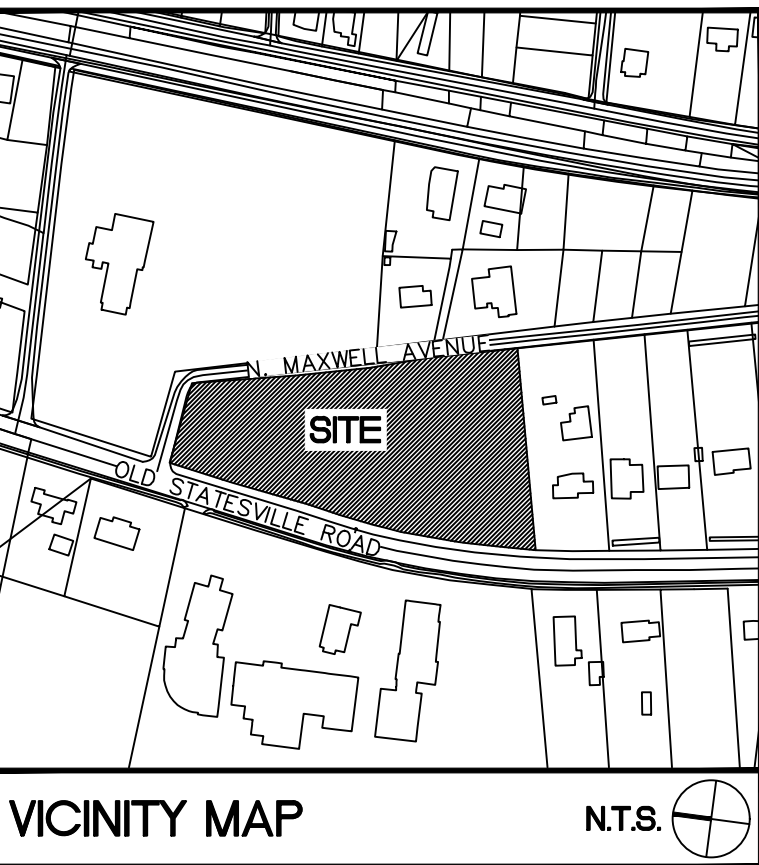
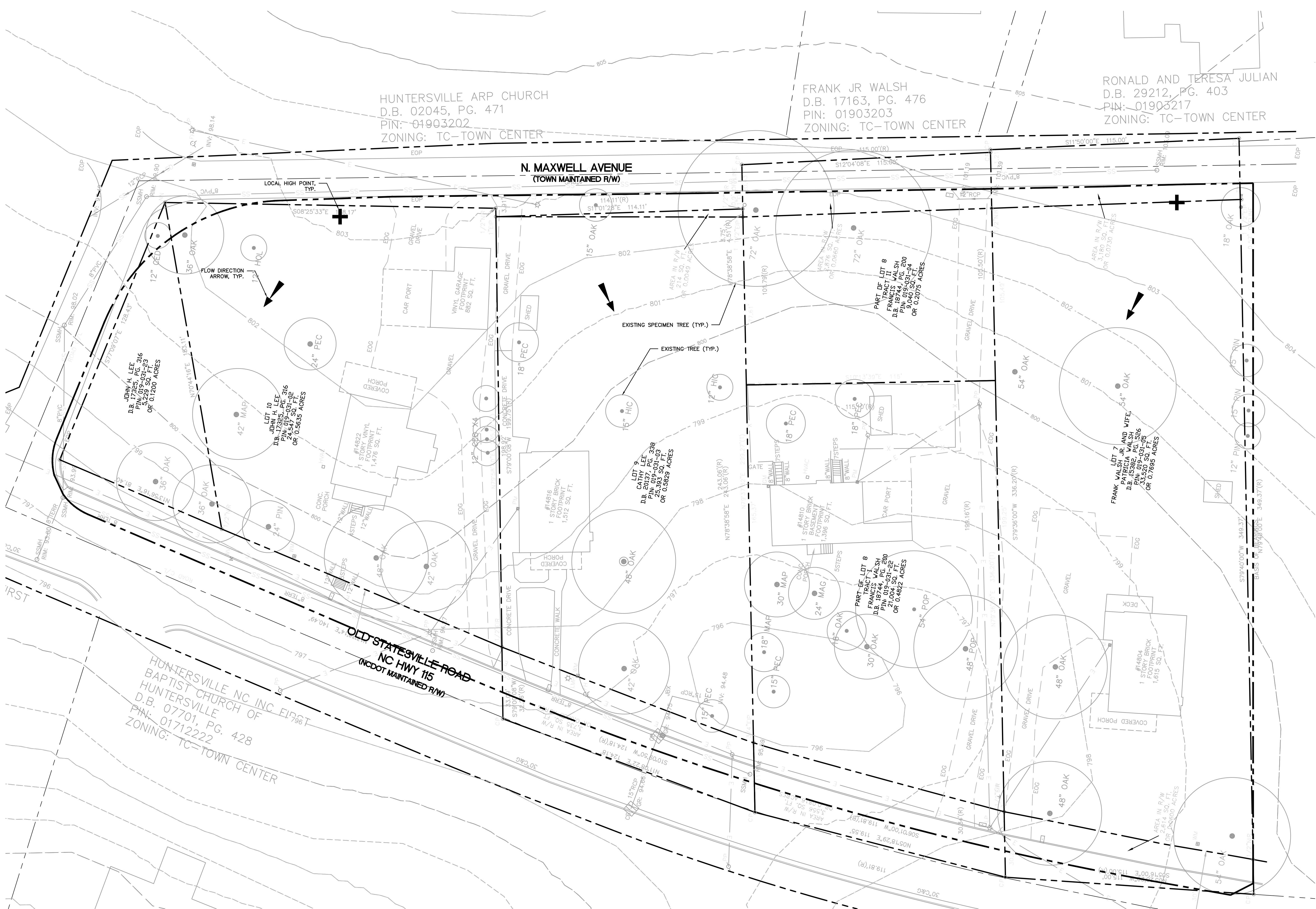


SCALE: 1"=20'
0 10' 20' 40'

SP-000

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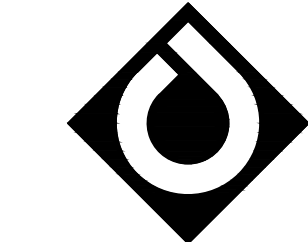


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- LEGEND**
- SYMBOL**
- LOCAL HIGH POINTS
 - FLOW DIRECTION
 - EXISTING TREE LINE
 - PROJECT BOUNDARY

DEVELOPMENT SUMMARY

PROJECT NAME:	MAXWELL AVENUE TOWNHOMES
PARCEL NUMBER:	01903105, 01903122, 01903104, 01903103, 01903102, 01903123
SITE ACREAGE:	± 2.73 ACRES
EXISTING USE:	SINGLE-FAMILY RESIDENTIAL
PROPOSED USE:	ATTACHED TOWNHOMES
EXISTING ZONING DISTRICT:	TC - TOWN CENTER
PROPOSED USE:	35 TOWNHOME UNITS



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SUITE 250
CORNELIUS, NC 28031

MAXWELL AVE. TOWNHOMES

14826 N OLD STATESVILLE RD
HUNTERSVILLE, NC 28078

EXISTING CONDITIONS

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Project No.

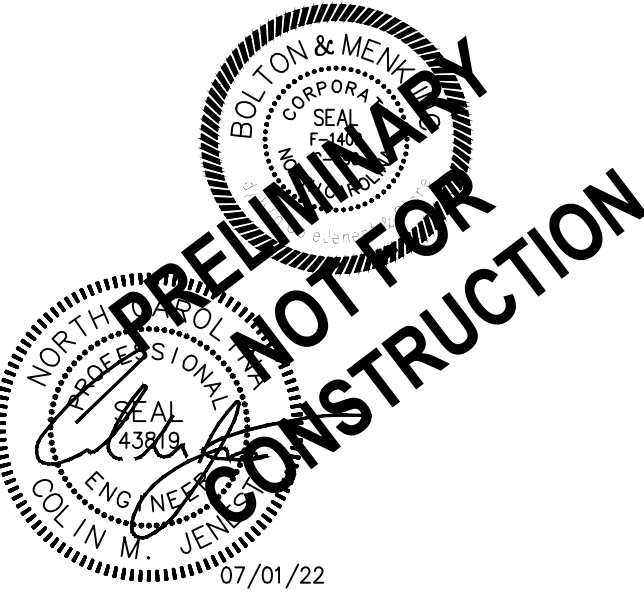
4810

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SP-100

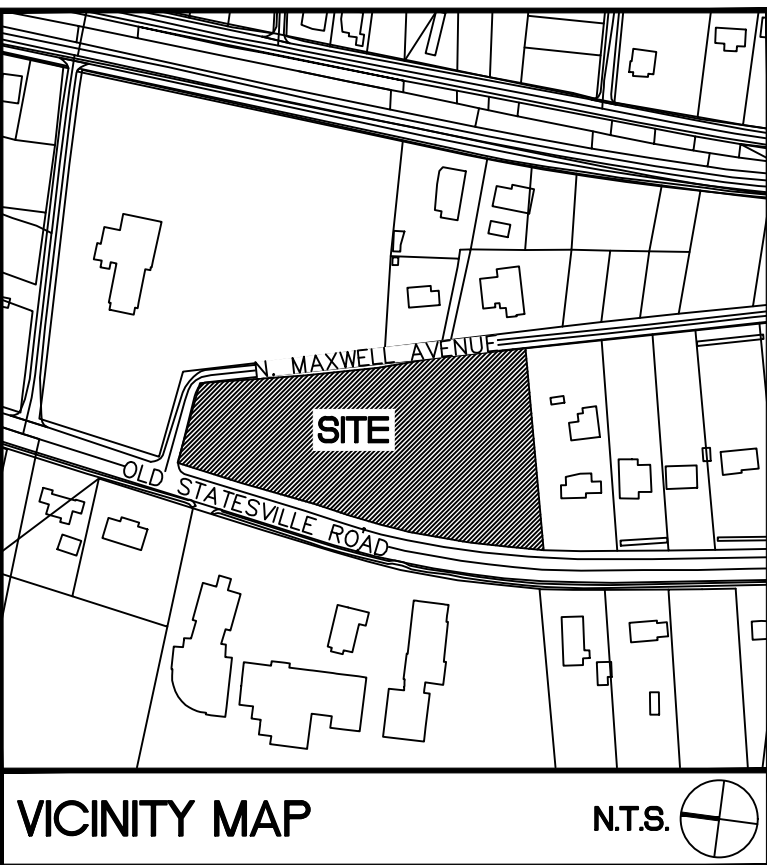
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TREE TABLE				TREE TABLE				TREE TABLE			
TREE NUMBER	DESCRIPTION	DESCRIPTION	INVENTORY	TREE NUMBER	DESCRIPTION	DESCRIPTION	INVENTORY	TREE NUMBER	DESCRIPTION	DESCRIPTION	INVENTORY
1	OAK 36"	SPECIMEN	REMOVE	16	OAK 15"	SIGNIFICANT	REMOVE	31	OAK 30"	SPECIMEN	REMOVE
2	CEDAR 12"	SIGNIFICANT	REMOVE	17	HICKORY 15"	SIGNIFICANT	REMOVE	32	POPLAR 54"	SPECIMEN	REMOVE
3	HOLLY 12"	SIGNIFICANT	REMOVE	18	OAK 48"	SPECIMEN	REMOVE	33	POPLAR 48"	SPECIMEN	REMOVE
4	PECAN 24"	SPECIMEN	REMOVE	19	OAK 42"	SPECIMEN	REMOVE	34	OAK 18"	SIGNIFICANT	REMOVE
5	MAPLE 42"	SPECIMEN	RETAIN	20	OAK 72"	SPECIMEN	RETAIN	35	OAK 54"	SPECIMEN	REMOVE
6	OAK 36"	SPECIMEN	RETAIN	21	HICKORY 12"	SIGNIFICANT	REMOVE	36	PINE 15"	SIGNIFICANT	REMOVE
7	OAK 36"	SPECIMEN	RETAIN	22	MAPLE 30"	SPECIMEN	REMOVE	37	PINE 15"	SIGNIFICANT	REMOVE
8	PINE 12"	SPECIMEN	RETAIN	23	MAPLE 18"	SIGNIFICANT	REMOVE	38	PINE 12"	SIGNIFICANT	REMOVE
9	OAK 48"	SPECIMEN	RETAIN	24	PECAN 15"	SIGNIFICANT	REMOVE	39	OAK 48"	SPECIMEN	REMOVE
10	OAK 42"	SPECIMEN	REMOVE	25	PECAN 15"	SIGNIFICANT	REMOVE	40	OAK 48"	SPECIMEN	REMOVE
11	CEDAR 12"	SIGNIFICANT	REMOVE	26	OAK 72"	SPECIMEN	RETAIN	41	OAK 54"	SPECIMEN	REMOVE
12	CEDAR 12"	SIGNIFICANT	REMOVE	27	PECAN 18"	SIGNIFICANT	REMOVE				
13	CEDAR 12"	SIGNIFICANT	REMOVE	28	PECAN 18"	SIGNIFICANT	REMOVE				
14	CEDAR 12"	SIGNIFICANT	REMOVE	29	MAGNOLIA 24"	SPECIMEN	REMOVE				
15	PECAN 18"	SIGNIFICANT	REMOVE	30	OAK 18"	SIGNIFICANT	REMOVE				



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LEGEND	
SYMBOL	
	EXISTING TREE TO REMAIN
	EXISTING SPECIMEN TREE TO BE REMOVED
	EXISTING NON-SPECIMEN TREE TO BE REMOVED

DEVELOPMENT SUMMARY				
PROJECT NAME:	MAXWELL AVENUE TOWNHOMES			
PARCEL NUMBER:	01903105, 01903122, 01903104, 01903103, 01903102, 01903123			
SITE ACREAGE:	± 2.73 ACRES			
EXISTING USE:	SINGLE-FAMILY RESIDENTIAL			
PROPOSED USE:	ATTACHED TOWNHOMES			
EXISTING ZONING DISTRICT:	TC - TOWN CENTER			
PROPOSED USE:	35 TOWNHOME UNITS			

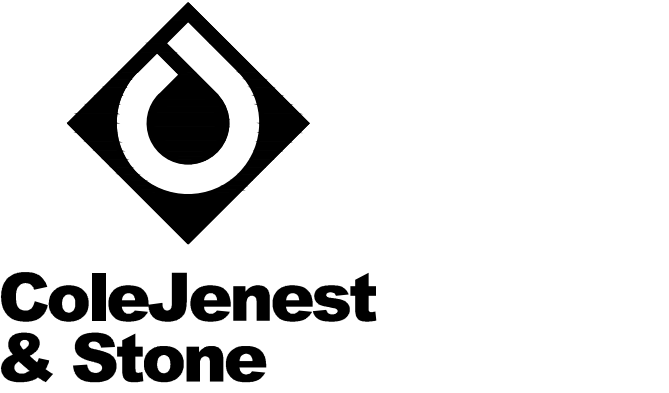
NOTE: NO HERITAGE TREES LOCATED ON SITE				
MAXWELL AVENUE TOWNHOMES				
TOTAL EXISTING SPECIMEN TREES	% SPECIMEN TREES REQ'D TO BE RETAINED	EXISTING SPECIMEN TREES TO BE RETAINED	% SPECIMEN TREES PRESERVED	TOTAL SPECIMEN TREES TO BE MITIGATED
21	30%	7	±33%	0

EXISTING (%) OF SITE COVERED BY TREE CANOPY (2.73 AC TOTAL SITE AREA)	REQUIRED TREE CANOPY TO BE RETAINED BY DISTRICT: TC	PROPOSED TREE CANOPY TO BE RETAINED (%) OF TOTAL SITE AREA
±34.4% (±0.94 AC)	0% (±0.00 AC)	±17.2% (±0.47 AC)

NOTE: SPECIMEN TREES ARE DEFINED PER THE TOWN OF HUNTERSVILLE ORDINANCE:
- SMALL MATURING TREES WITH A CALIPER OF 12" OR GREATER.
- LARGE MATURING TREES WITH A CALIPER OF 24" OR GREATER.
NOTE: FINAL TREE CANOPY RETENTION AREAS AND ASSOCIATED PERCENTAGES ARE DEPENDENT UPON FINAL ENGINEERING AND SHALL NOT LIMIT SITE DEVELOPMENT DURING PERMITTING. ALL TREES TO BE RETAINED ARE SPECIMEN TREES. TOTAL AREA OF TREE CANOPY CANOPY TO BE RETAINED CALCULATED BASED ON 150% OF MEASURED CANOPIES.

TREE PROTECTION NOTES:
APPLICABILITY:
A TREE AND ROOT PRESERVATION PLAN DELINEATING AREAS OF TREE SAVE SHALL BE INCORPORATED AS PART OF THE LANDSCAPING, GRADING, AND EROSION CONTROL PLANS. THE FOLLOWING MEASURES SHALL BE FOLLOWED TO PROTECT EXISTING TREES ON A DEVELOPING SITE PRIOR TO DEMOLITION, CLEARING, CONSTRUCTION, GRADING, AND INSTALLATION OF EROSION CONTROL MEASURES; TREE PROTECTIVE BARRIERS MUST BE INSTALLED AROUND ALL TREE SAVE AREAS BY THE DEVELOPER AND APPROVED BY THE TOWN.
- THE TREE PROTECTION FENCE SHALL BE LOCATED ALONG THE PERIMETER OF THE TREE SAVE AREA (RIP LINE PLUS 5 FEET). TREE PROTECTION FENCING FOR A FOREST CANOPY STANDS AREA IS TO BE LOCATED ALONG THE PERIMETER OF THE TREE SAVE AREA AROUND THE FOREST EDGE. TREE PROTECTION FENCING SHALL CONSIST OF ORANGE SAFETY FENCING OR A COMBINATION OF ORANGE SAFETY FENCING WITH SILT FENCING AT A MINIMUM OF 4 FEET IN HEIGHT ON METAL OR WOOD POSTS.
- ALL TREE PROTECTION AREAS MUST BE DESIGNATED AS SUCH WITH "TREE SAVE AREA SIGNS" POSTED IN ADDITION TO THE REQUIRED PROTECTIVE FENCING. SIGNS REQUESTING SUBCONTRACTOR COOPERATION AND COMPLIANCE WITH TREE PROTECTION STANDARDS ARE RECOMMENDED FOR SITE ENTRANCES.
- NO SOIL DISTURBANCE OR COMPACTION, STOCK PILING OF SOIL OR OTHER CONSTRUCTION MATERIAL, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT AND MATERIALS ARE ALLOWED WITHIN THE TREE SAVE AREA.
- NO ROPES, SIGNS, WIRES, UNPROTECTED ELECTRICAL INSTALLATION OR OTHER DEVICE OR MATERIAL, SHALL BE SECURED OR FASTENED AROUND OR THROUGH A TREE OR SHRUB.
- ALL PROTECTIVE MEASURES SHALL BE MAINTAINED THROUGHOUT THE LAND DISTURBING AND CONSTRUCTION PROCESS, AND SHALL NOT BE REMOVED UNTIL FINAL LANDSCAPING IS INSTALLED.

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TREE PRESERVATION

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Project No.

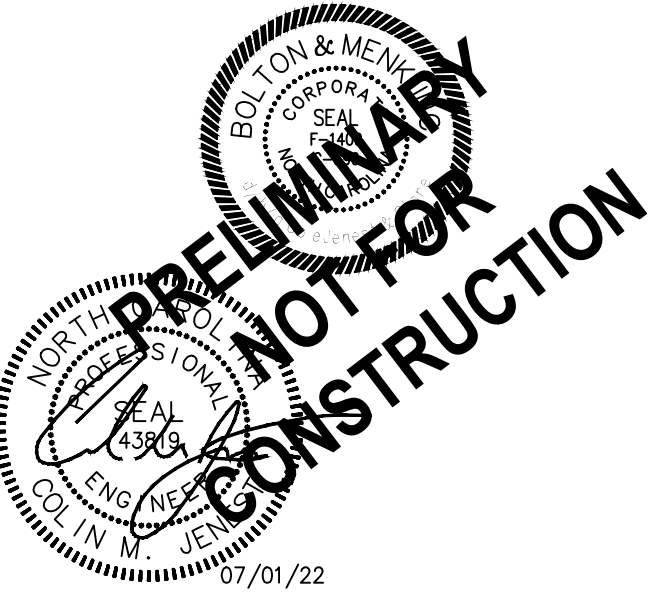
4810

Issued

04/01/22

Revised

07/01/22 TOWN COMMENTS

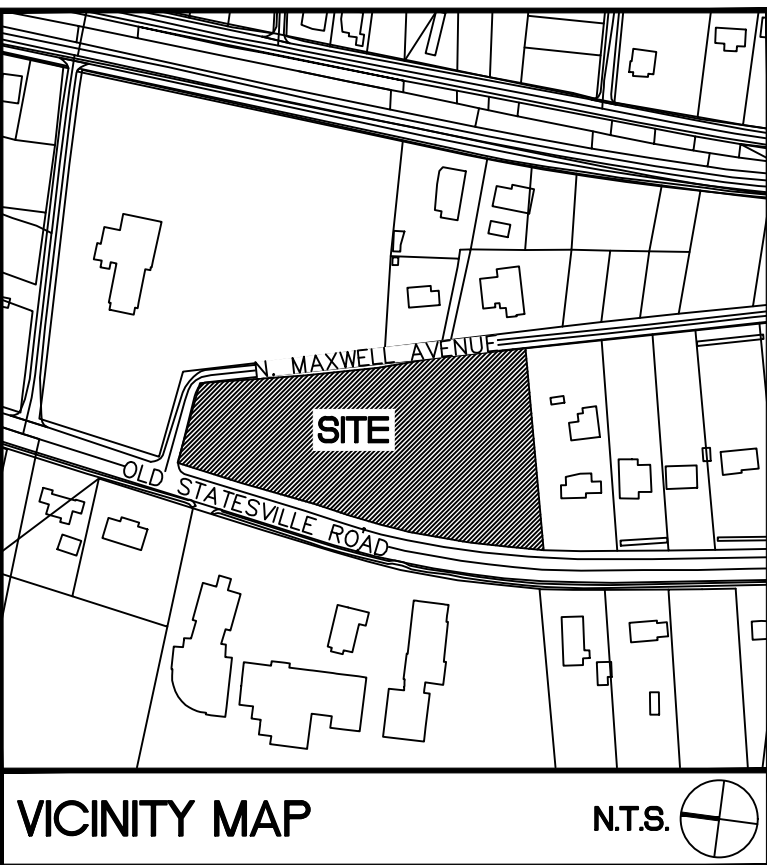


SCALE: 1"=20'
0 10' 20' 40'

SP-101

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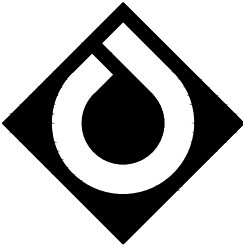
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- LEGEND**
- SYMBOL**
- SLOPES LESS THAN 5% - 2.56 AC
 - SLOPES BETWEEN 5% - 10% - .22 AC
 - HYDROLOGIC SOILS 'GROUP B'

DEVELOPMENT SUMMARY

PROJECT NAME:	MAXWELL AVENUE TOWNHOMES
PARCEL NUMBER:	01903105, 01903122, 01903104, 01903103, 01903102, 01903123
SITE ACREAGE:	± 2.79 ACRES
EXISTING USE:	SINGLE-FAMILY RESIDENTIAL
PROPOSED USE:	ATTACHED TOWNHOMES
EXISTING ZONING DISTRICT:	TC - TOWN CENTER
PROPOSED USE:	35 TOWNHOME UNITS

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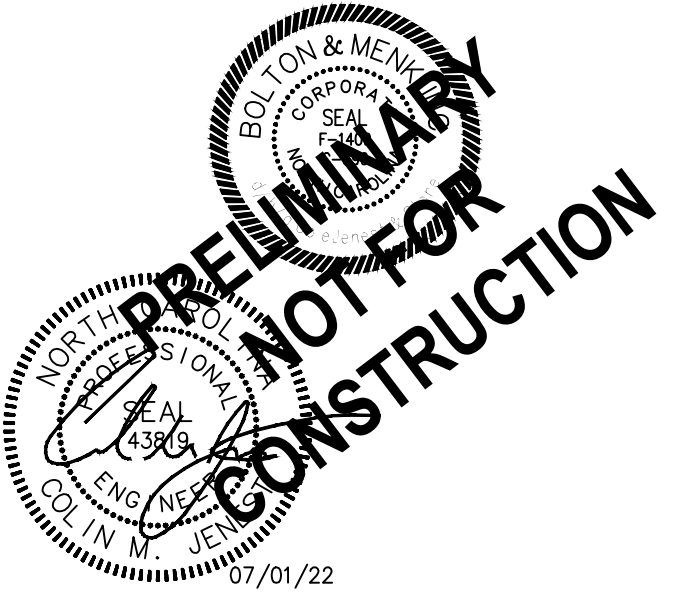
SLOPE & SOIL ANALYSIS

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4810

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04/01/22

Revised
07/01/22 TOWN COMMENTS

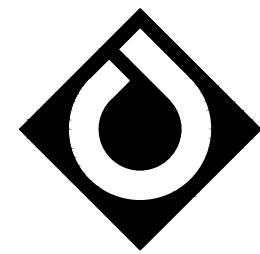


SCALE: 1"=20'
0 10' 20' 40'

SP-102

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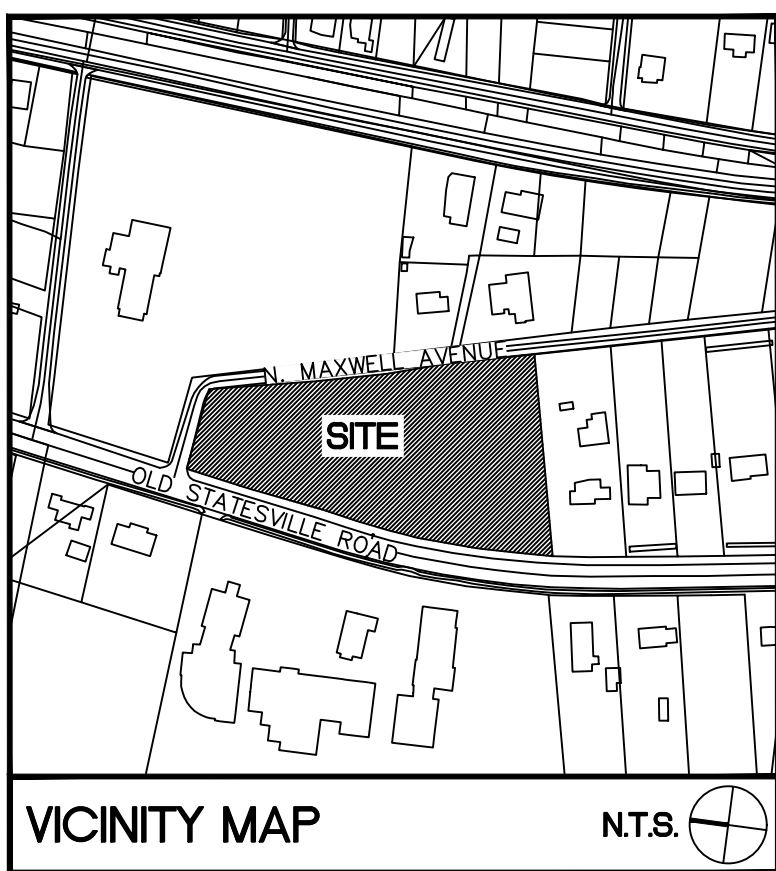
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LEGEND

SYMBOL	
	PARCEL LINE / PROJECT BOUNDARY
	SCHEMATIC BUILDING FOOTPRINTS
	SCHEMATIC SIDEWALK LOCATION

DEVELOPMENT SUMMARY

PROJECT NAME:	MAXWELL AVENUE TOWNHOMES
PARCEL NUMBER(S):	01903105, 01903122, 01903104, 01903103, 01903102, 01903123
SITE ACREAGE:	± 2.79 ACRES
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**NORTH STATE
DEVELOPMENT**

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SUITE 250
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**MAXWELL AVE.
TOWNHOMES**

14826 N OLD STATESVILLE RD
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**SKETCH PLAN
(SITE PLAN)**

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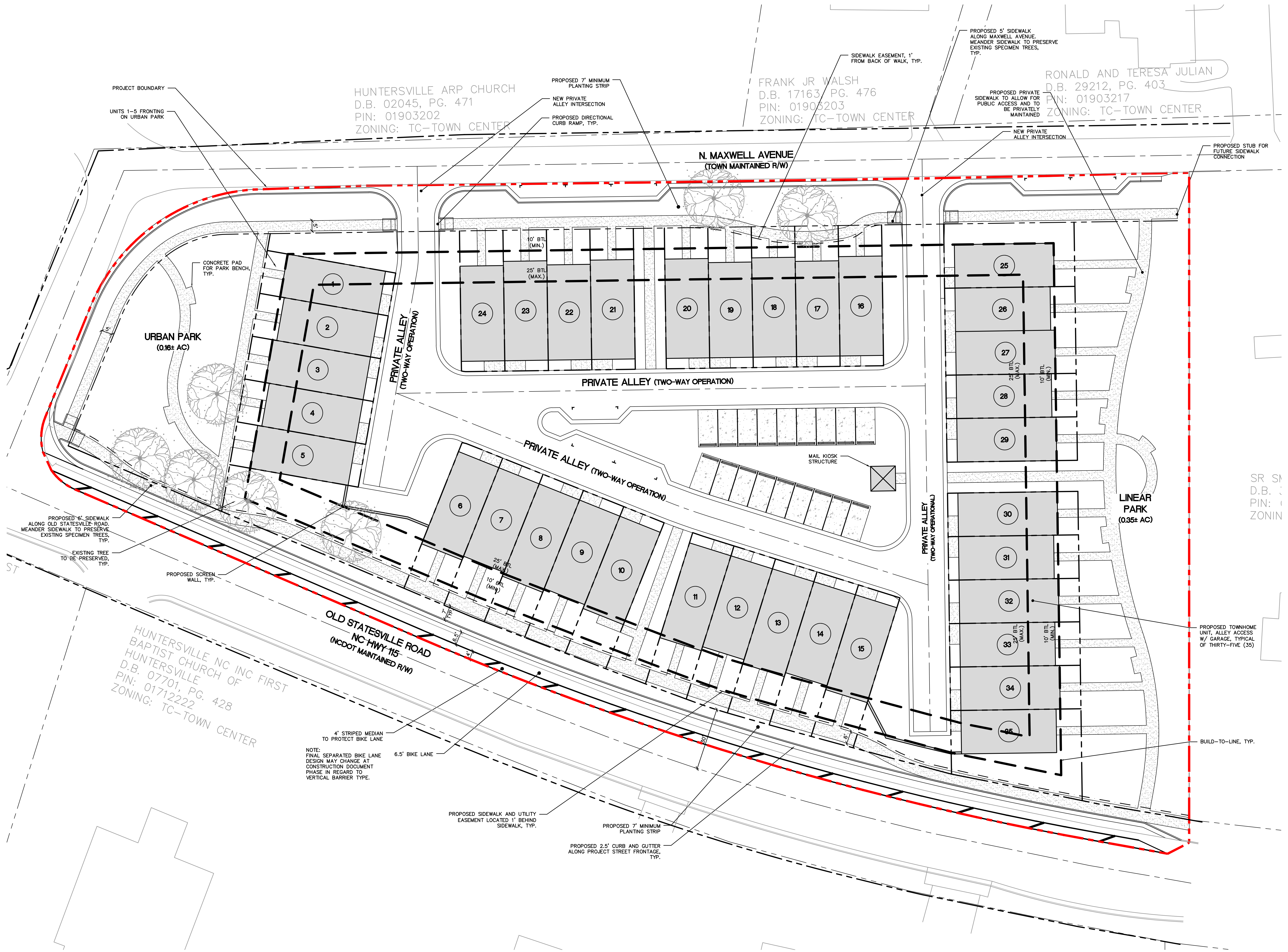


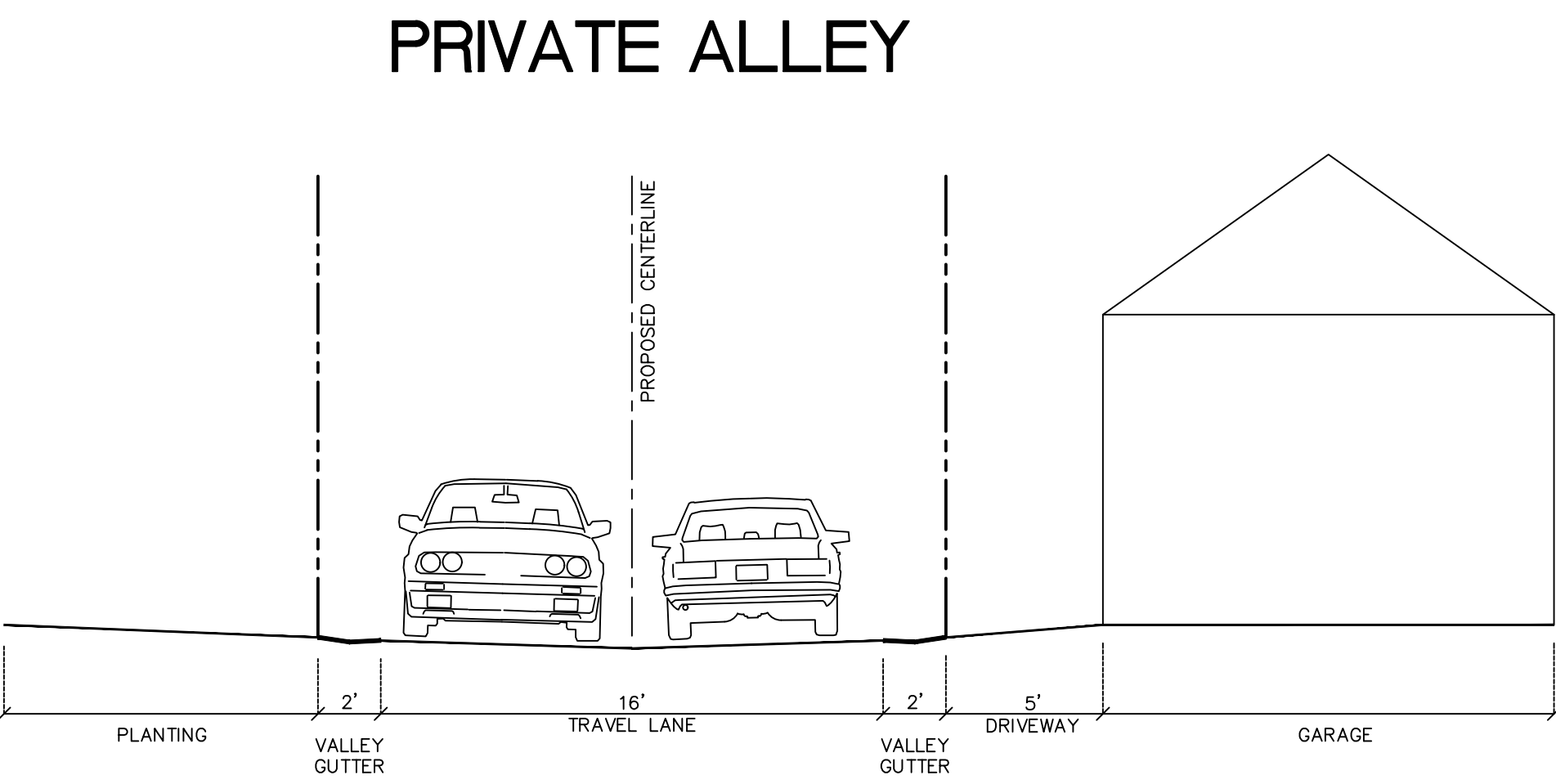
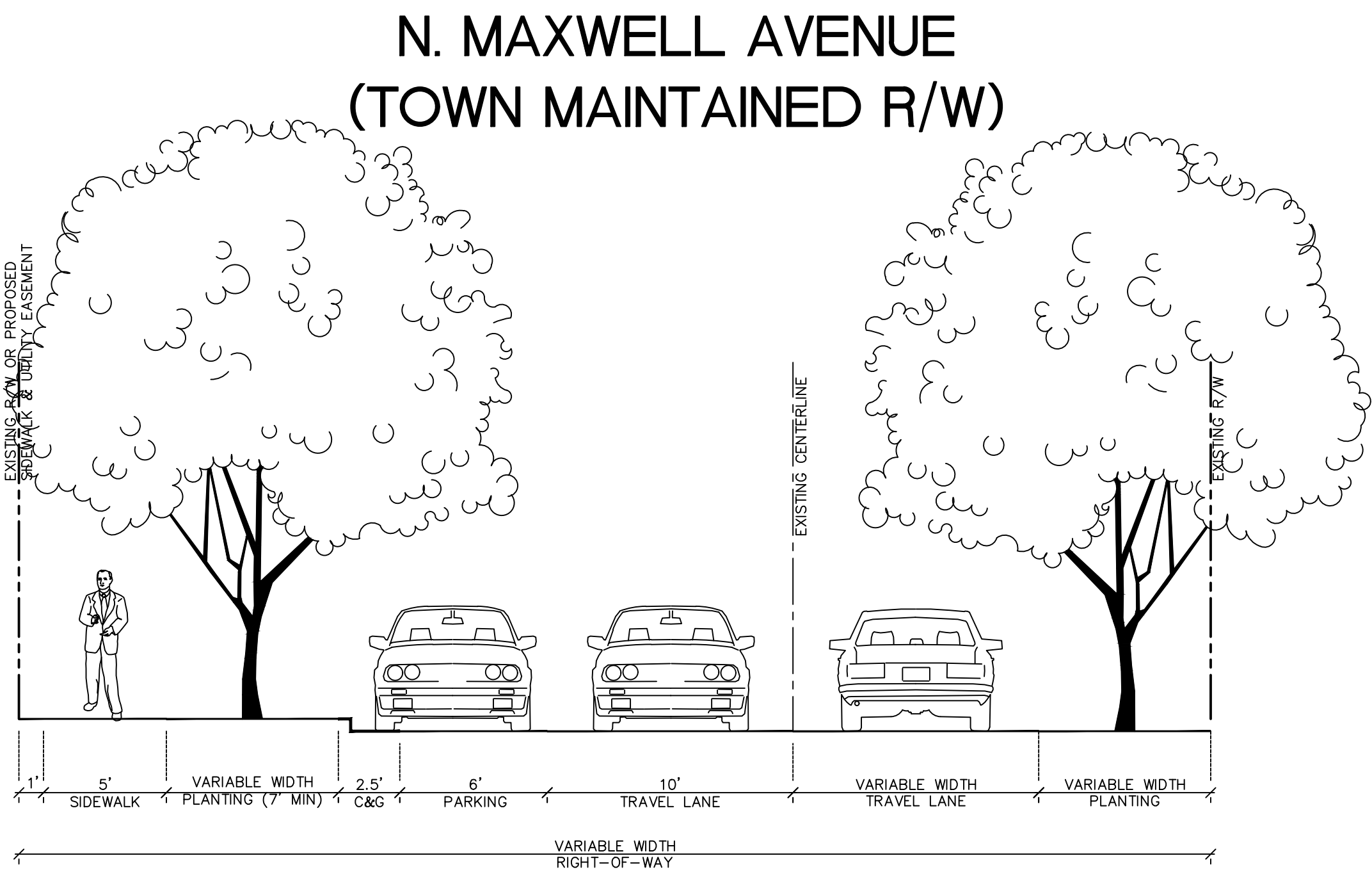
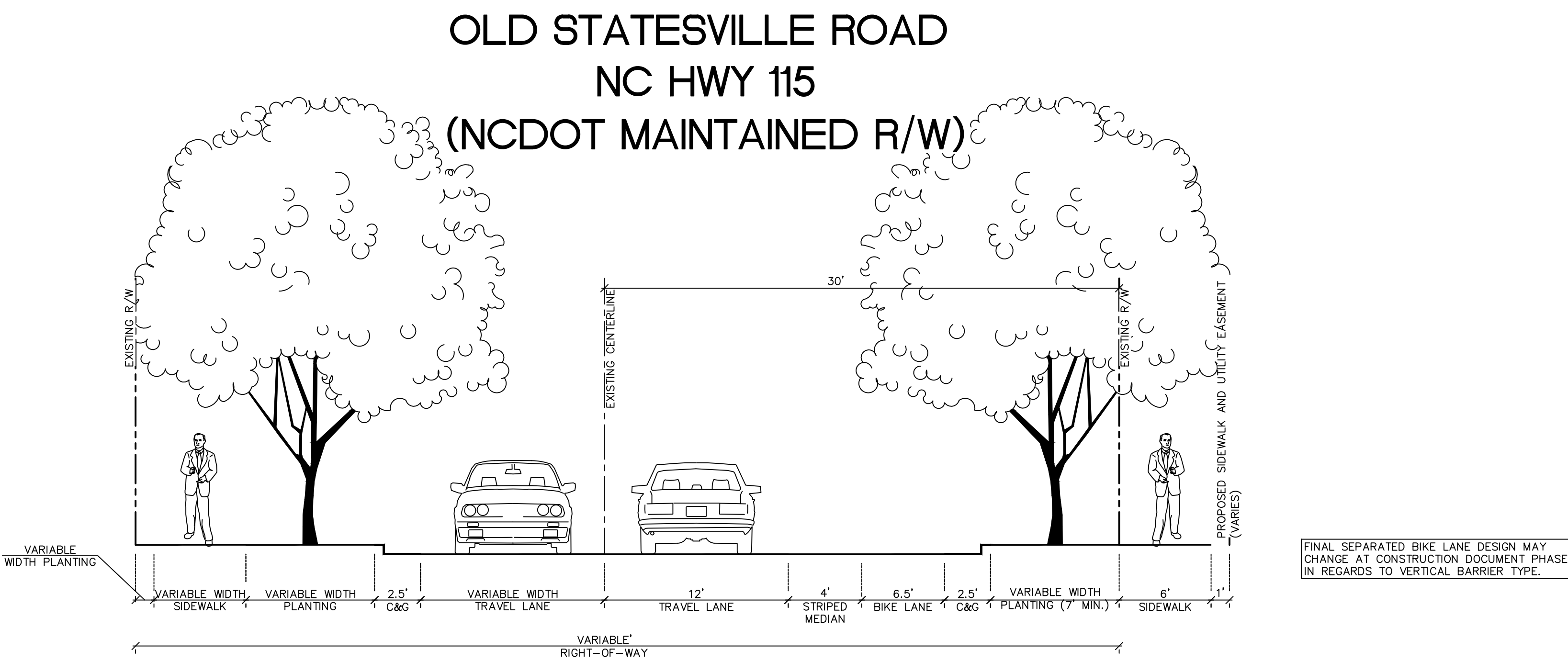
SCALE: 1"=20'
0 10' 20' 40'

SP-200

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VICINITY MAP NTS

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STREET SECTIONS

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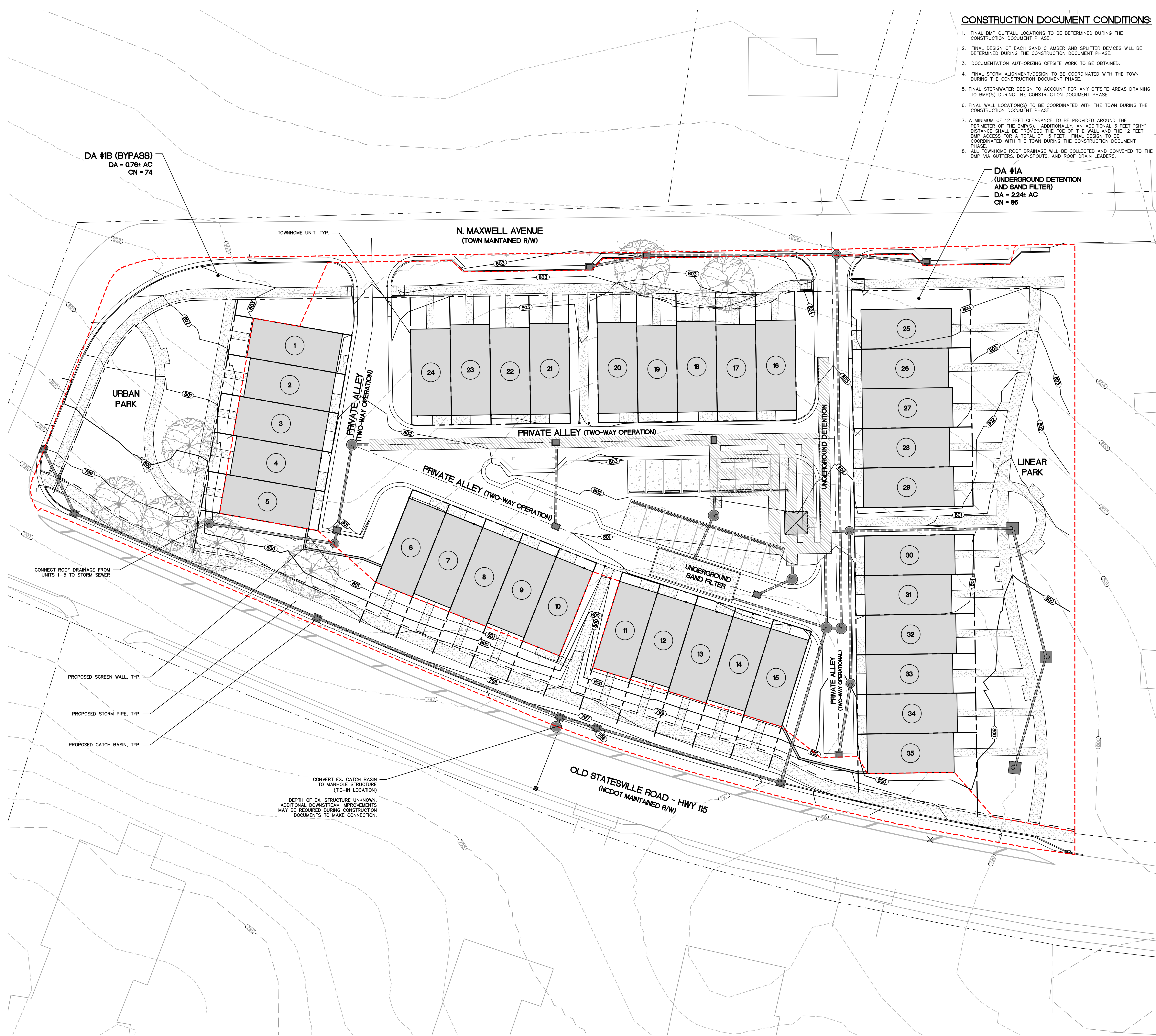
PRELIMINARY
NOT FOR CONSTRUCTION

BOLTON & MENK, INC.
ENGINEERS
07/01/22

SP-201

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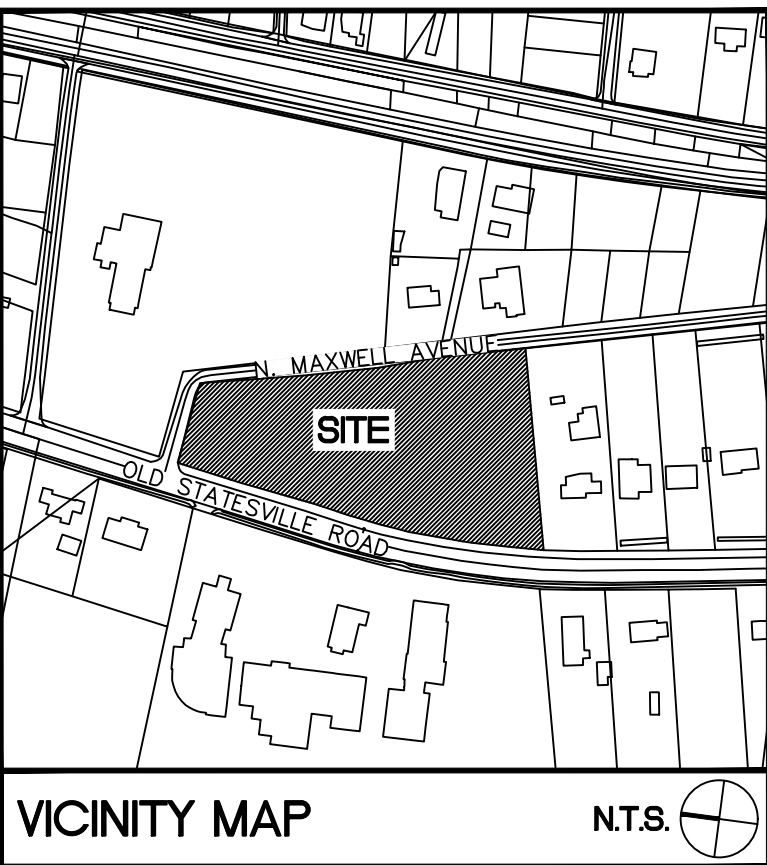
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CONSTRUCTION DOCUMENT CONDITIONS:

1. FINAL BMP OUTFALL LOCATIONS TO BE DETERMINED DURING THE CONSTRUCTION DOCUMENT PHASE.
2. FINAL DESIGN OF EACH SAND CHAMBER AND SPLITTER DEVICES WILL BE DETERMINED DURING THE CONSTRUCTION DOCUMENT PHASE.
3. DOCUMENTATION AUTHORIZING OFFSITE WORK TO BE OBTAINED.
4. FINAL STORM ALIGNMENT/DESIGN TO BE COORDINATED WITH THE TOWN DURING THE CONSTRUCTION DOCUMENT PHASE.
5. FINAL STORMWATER DESIGN TO ACCOUNT FOR ANY OFFSITE AREAS DRAINING TO BMP(S) DURING THE CONSTRUCTION DOCUMENT PHASE.
6. FINAL WALL LOCATION(S) TO BE COORDINATED WITH THE TOWN DURING THE CONSTRUCTION DOCUMENT PHASE.
7. A MINIMUM OF 12 FEET CLEARANCE TO BE PROVIDED AROUND THE PERIMETER OF THE BMP(S). ADDITIONALLY, AN ADDITIONAL 3 FEET "SHY" DISTANCE SHALL BE PROVIDED THE TOE OF THE WALL AND THE 12 FEET BMP ACCESS FOR A TOTAL OF 15 FEET. FINAL DESIGN TO BE COORDINATED WITH THE TOWN DURING THE CONSTRUCTION DOCUMENT PHASE.
8. ALL TOWNHOME ROOF DRAINAGE WILL BE COLLECTED AND CONVEYED TO THE BMP VIA GUTTERS, DOWNSPOUTS, AND ROOF DRAIN LEADERS.

DA #1A
(UNDERGROUND DETENTION
AND SAND FILTER)
DA = 2.24± AC
CN = 86



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LEGEND

- SYMBOL**
- EXISTING CONTOUR (GS)
 - PROPOSED CONTOUR
 - PROPOSED UNDERGROUND DETENTION SYSTEM
 - PROPOSED UNDERGROUND SAND FILTER
 - BMP DRAINAGE AREA

STORMWATER MANAGEMENT NOTES:

1. ON-SITE STORMWATER MANAGEMENT WILL BE DESIGNED TO MEET THE REQUIREMENTS AS SET FORTH IN THE POST CONSTRUCTION CONTROLS ORDINANCE AND TOWN OF HUNTERSVILLE WATER QUALITY DESIGN MANUAL.
2. THE FINAL STORM ROUTING WILL BE BASED UPON THE FINAL LOCATION OF ON-SITE FEATURES.
3. A FLOW SPLITTER, OR SIMILAR TECHNIQUE, MAY BE USED TO DIVERT FLOW TO THE INDIVIDUAL SAND FILTERS FOR THE REQUIRED STORM EVENTS AND, BYPASS LARGER STORMS (25-YR AND ABOVE) OR OTHER METHODS AS DEEMED NECESSARY BY THE ENGINEER.
4. NO INDIVIDUAL SAND FILTER SHALL RECEIVE NO MORE THAN THE MAXIMUM OF 10 ACRES OF DRAINAGE AREA.
5. BMP(S) WERE SIZED TO CONTAIN THE WATER QUALITY VOLUME, PROVIDE VOLUME CONTROL FOR THE 1-YEAR/24-HOUR STORM EVENT AND DETAIN THE 2 & 10 YEAR/24-HOUR STORM EVENTS BETWEEN THE PREDEVELOPMENT AND POST DEVELOPMENT CONDITIONS. THE BASIN IS DESIGNED TO BYPASS THE LARGER STORM EVENTS VIA EMERGENCY WEIRS LOCATED IN THE OUTLET CONTROL STRUCTURE(S) AND/OR POND BEHIND(S).
6. THE PROPOSED CONCEPTUAL BMP'S SHALL INCLUDE THE TREATMENT OF ALL INTERNAL ROADWAYS TO THE SITE AS SHOWN ON THE CONCEPT PLAN.
7. APPROVAL OF THIS CONCEPT PLAN DOES NOT IMPLY OR GUARANTEE APPROVAL OF THE FINAL CONSTRUCTION PLAN. FINAL CONSTRUCTION PLAN WILL BE REVIEWED FOR COMPLIANCE PER ALL TOWN, COUNTY, AND STATE REGULATIONS IN EFFECT AT TIME OF SUBMITTAL.
8. THE DEVELOPER RETAINS THE RIGHT TO UTILIZE EITHER ABOVE OR BELOW GROUND BMP'S SO LONG AS THE INTENT OF THE ORDINANCES AS STATED IN NOTE 1 ARE MET.
9. WHERE DISTURBANCE TO THE S.W.I.M AND/OR PCSO BUFFER IS SHOWN, A LETTER FROM WATER QUALITY IS REQUIRED STATING THAT THE DISTURBANCE SHOWN IS ALLOWABLE OR WHETHER A MITIGATION PLAN HAS BEEN APPROVED.

IMPERVIOUS AREA CALCULATIONS:

TOTAL DRAINAGE AREA:
PRE-DEVELOPMENT #1:
PERVIOUS: 2.351± AC
IMPERVIOUS: 0.647± AC
TOTAL: 2.998± AC
POST-DEVELOPMENT #1A:
PERVIOUS: 0.722± AC
IMPERVIOUS: 1.514± AC
TOTAL: 2.236± AC
POST-DEVELOPMENT #1B (BYPASS):
PERVIOUS: 0.456± AC
IMPERVIOUS: 0.306± AC
TOTAL: 0.762± AC

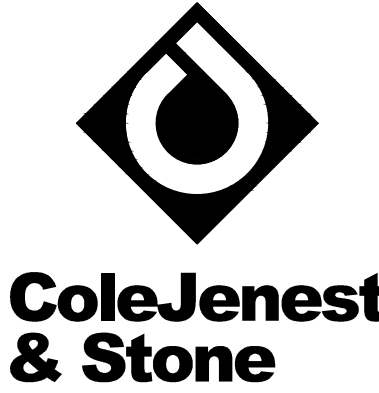
TOTAL BMP DRAINAGE ACREAGE WITHIN PARCELS: 2.236± ACRES
TOTAL SITE EXISTING IMPERVIOUS: 0.647± ACRES OR 22%

ASSUMED TOTAL SITE PROPOSED IMPERVIOUS: 1.514± ACRES OR 68%
FINAL SITE IMPERVIOUS AND DRAINAGE ARE TO BE DETERMINED DURING THE CONSTRUCTION DOCUMENT PHASE.

REFER TO ADDITIONAL CALCULATIONS FOR SIZING OF BMP. CALCULATIONS ARE FOR REFERENCE ONLY AND SUBJECT TO CHANGE BASED ON CONSTRUCTION DOCUMENTS.

BUILT-UPON-AREA (BUA) NOTE:

1. ALL RUNOFF FROM IMPERVIOUS SURFACES WILL BE CAPTURED AND DIRECTED TO A STORMWATER CONTROL DEVICE TO THE GREATEST EXTENT PRACTICAL.
2. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
4. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
5. SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART P, OR AS AMENDED.



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DEVELOPMENT**
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SUITE 250
CORNELIUS, NC 28031

**MAXWELL AVE.
TOWNHOMES**

14826 N OLD STATESVILLE RD
HUNTERSVILLE, NC 28078

**CONCEPT
GRADING &
DRAINAGE PLAN**

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, LOTS AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

Project No.

4810

Issued

04/01/22

Revised

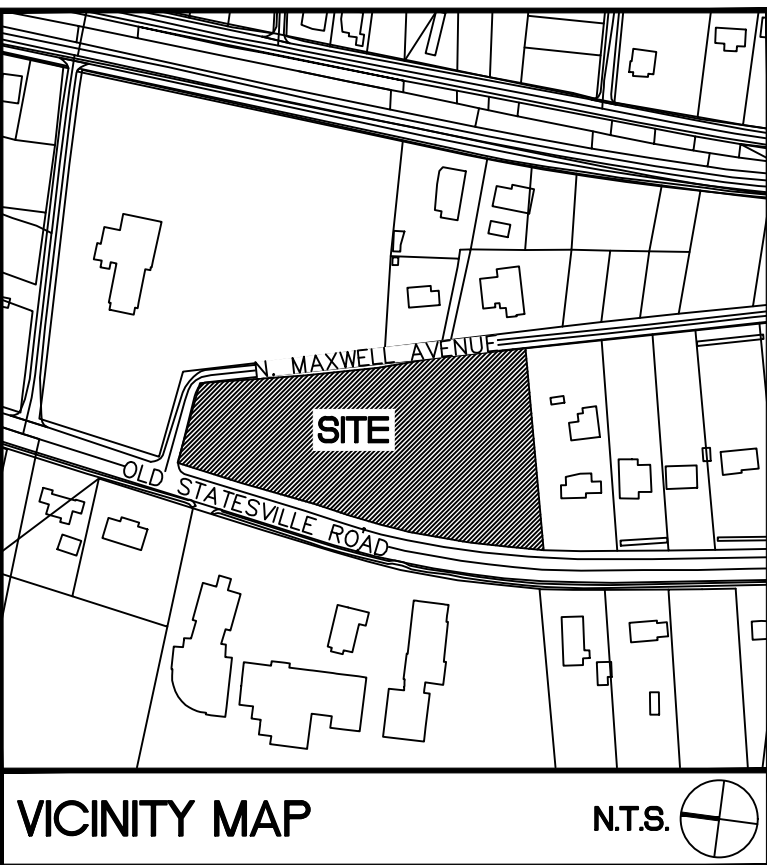
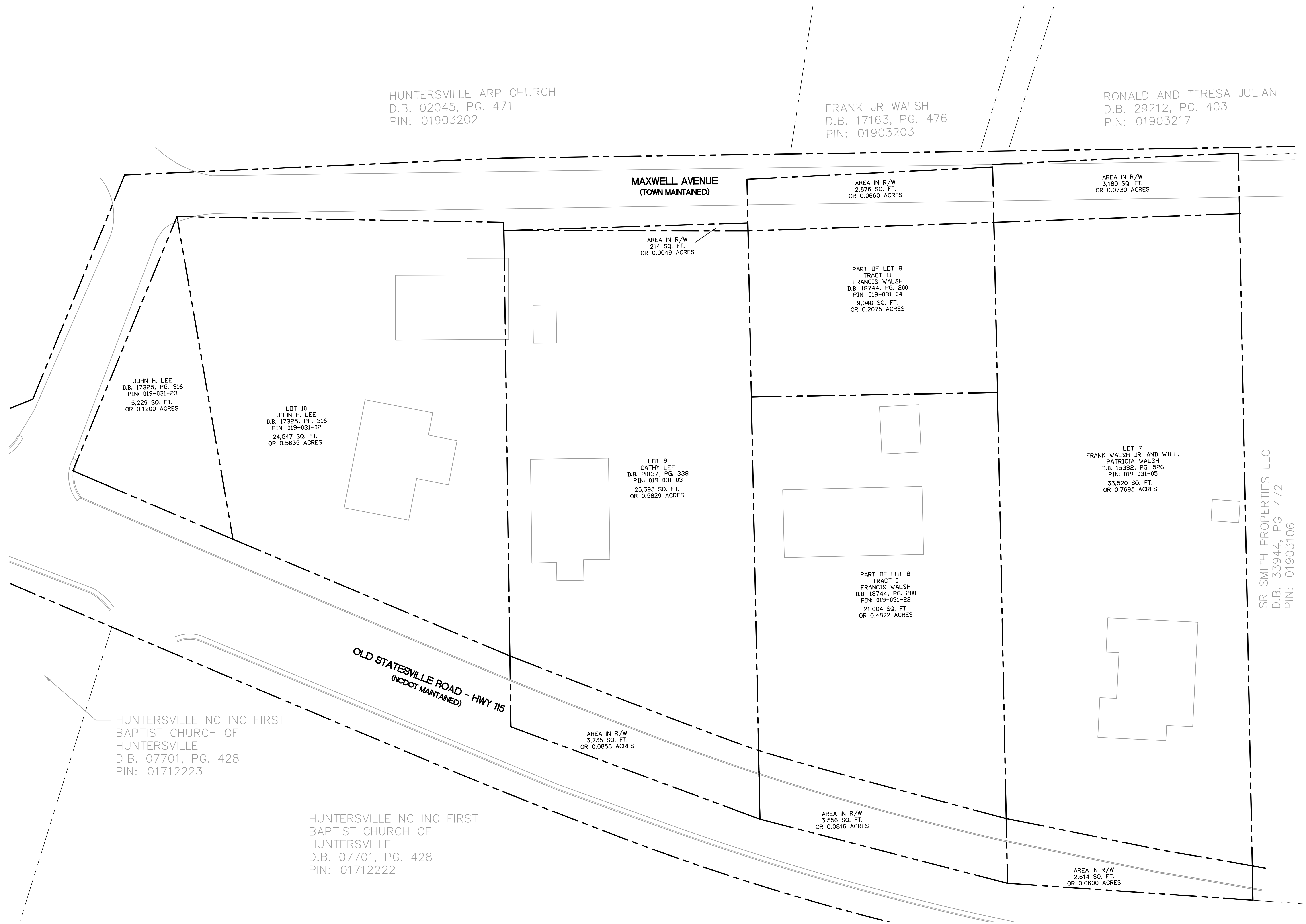
07/01/22 TOWN COMMENTS



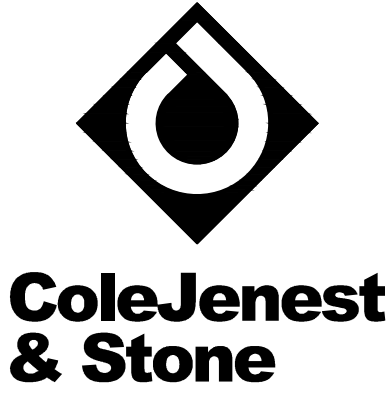
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**MAXWELL AVE.
TOWNHOMES**

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HUNTERSVILLE, NC 28078

**ADJACENT
PARCELS &
ZONING
INFORMATION**

Project No.

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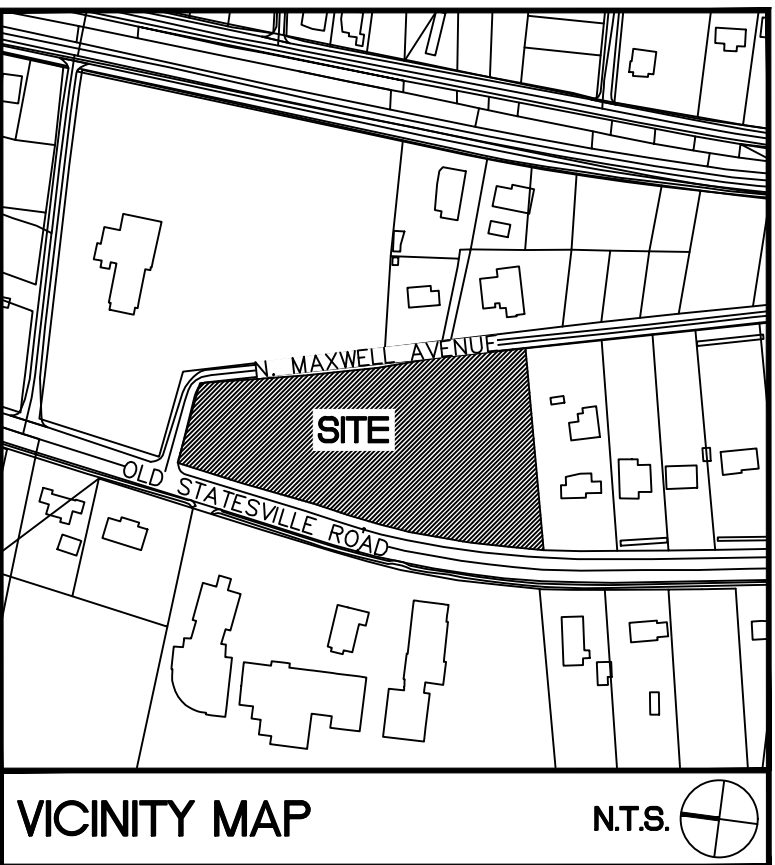
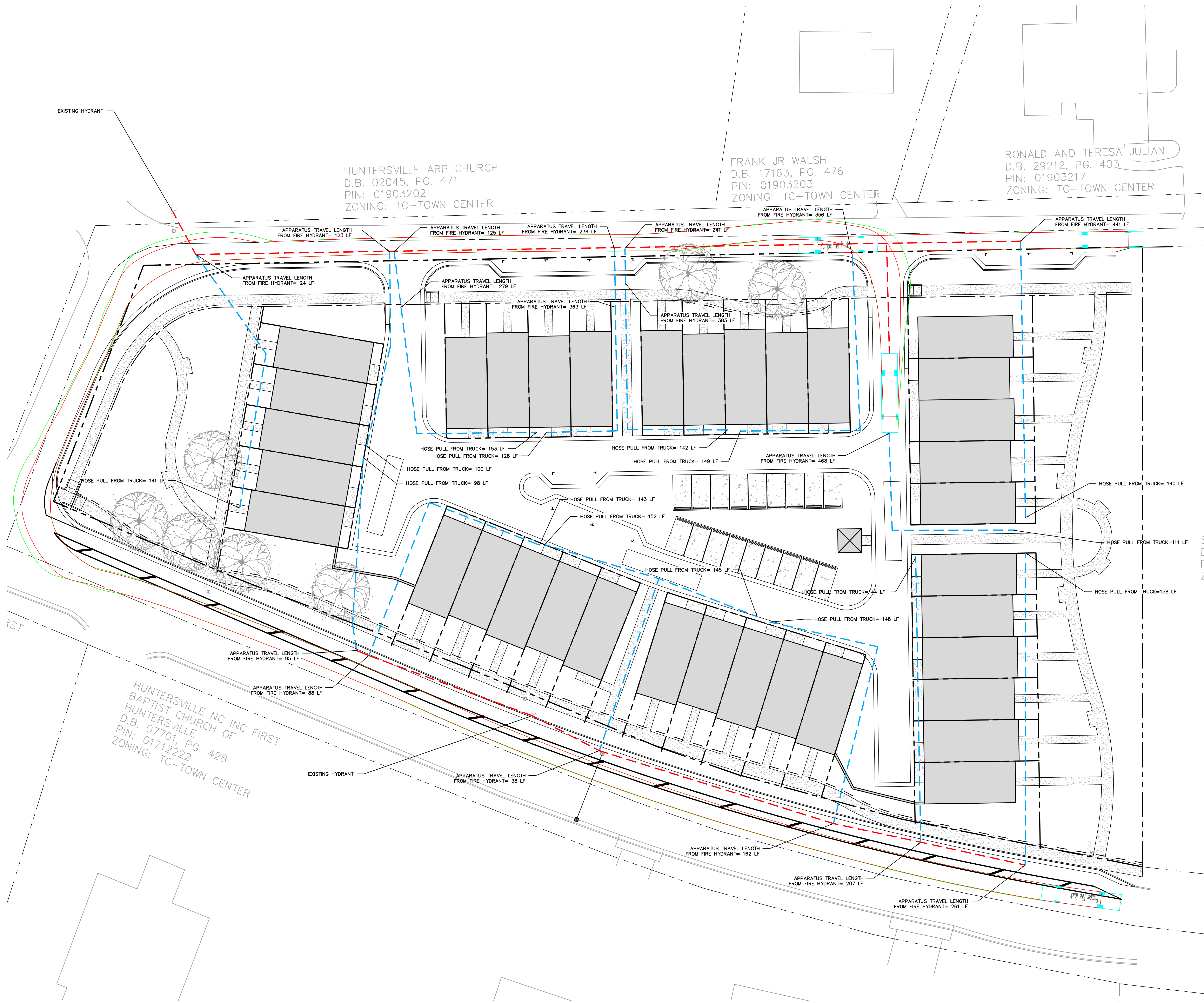
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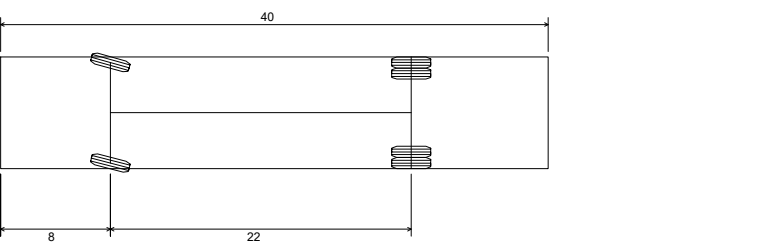
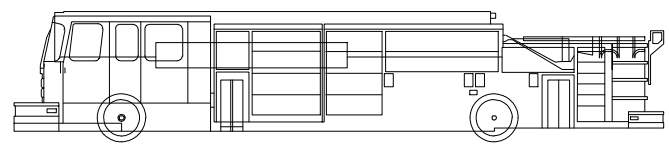


1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
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LEGEND	
SYMBOL	
	PROJECT BOUNDARY
	SCHEMATIC BUILDING FOOTPRINTS

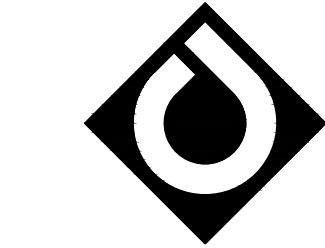


B-40 Ladder Truck
Overall Length 40.000ft
Overall Width 8.167ft
Overall Body Height 7.745ft
Min Body Ground Clearance 0.656ft
Track Width 8.167ft
Lock-to-lock time 5.00s
Max Wheel Angle 45.00°

- NOTE:
- FIRE HYDRANTS WILL BE LOCATED WITHIN 600' OF MOST REMOTE POINT OF ANY STRUCTURE FOR (NFPA13R) OR 200' FOR (NFPA 13). SPECIFIC LOCATIONS WILL BE DETERMINED DURING CONSTRUCTION DOCUMENTATION.
 - ALL ROUTES THE FIRE APPARATUS WILL TRAVEL WILL BE DESIGNED TO SUPPORT LOADS OF 80,000 POUNDS.

DEVELOPMENT SUMMARY

PROJECT NAME:	MAXWELL AVENUE TOWNHOMES
PARCEL NUMBER:	01903105, 01903122, 01903104, 01903103, 01903102, 01903123
SITE ACREAGE:	± 2.79 ACRES
EXISTING USE:	SINGLE-FAMILY RESIDENTIAL
PROPOSED USE:	ATTACHED TOWNHOMES
EXISTING ZONING DISTRICT:	TC - TOWN CENTER
PROPOSED USE:	35 TOWNHOME UNITS



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- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
- SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART P, OR AS AMENDED.

GENERAL NOTES:

- INSTALLATION GUARANTEE REQUIRED
- A FINAL CERTIFICATE OF OCCUPANCY MAY BE ISSUED PRIOR TO THE INSTALLATION OF TREES AND SHRUBS, EXCLUDING YARD TREES DURING THE NON-PLANTING SEASON IF A CASH BOND, SURETY BOND OR LETTER OF CREDIT IS ISSUED FOR 120% OF THE COST OF MATERIALS AND INSTALLATION. PLANTING SHALL BE COMPLETED DURING THE NEXT PLANTING SEASON.
 - THE PLANTING SEASON SHALL RUN FROM OCTOBER 15 TO MARCH 15, EXCEPT FOR EXTREME WEATHER CONDITIONS AS DETERMINED BY STAFF. A FINAL CERTIFICATE OF OCCUPANCY SHALL NOT BE GIVEN DURING THE PLANTING SEASON UNLESS ALL OF THE LANDSCAPING IS COMPLETELY INSTALLED ACCORDING TO THIS ARTICLE.

- MAINTENANCE SURETY REQUIRED
- DEVELOPERS SHALL ENTER INTO A MAINTENANCE SURETY AGREEMENT WITH MECKLENBURG COUNTY GUARANTEEING THE VIABILITY OF STREET TREES AND TREES AND SHRUBS PLANTED IN BUFFER YARDS FOR A PERIOD OF 1 YEAR FOLLOWING PLANTING. THE AMOUNT OF THE SURETY SHALL BE EQUAL TO 50% OF THE VALUE OF THE NEW TREES OR LANDSCAPE MATERIAL AND THEIR INSTALLATION. THE MAINTENANCE SURETY SHALL BE PROVIDED WHEN ALL OF THE REQUIRED TREES AND SHRUBS HAVE BEEN PLANTED.

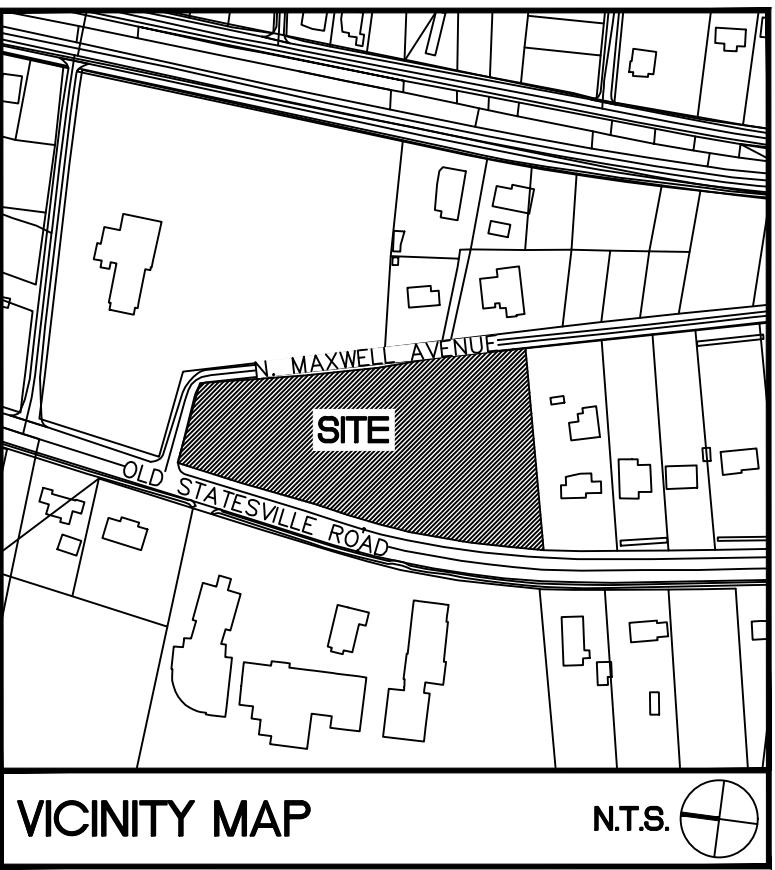
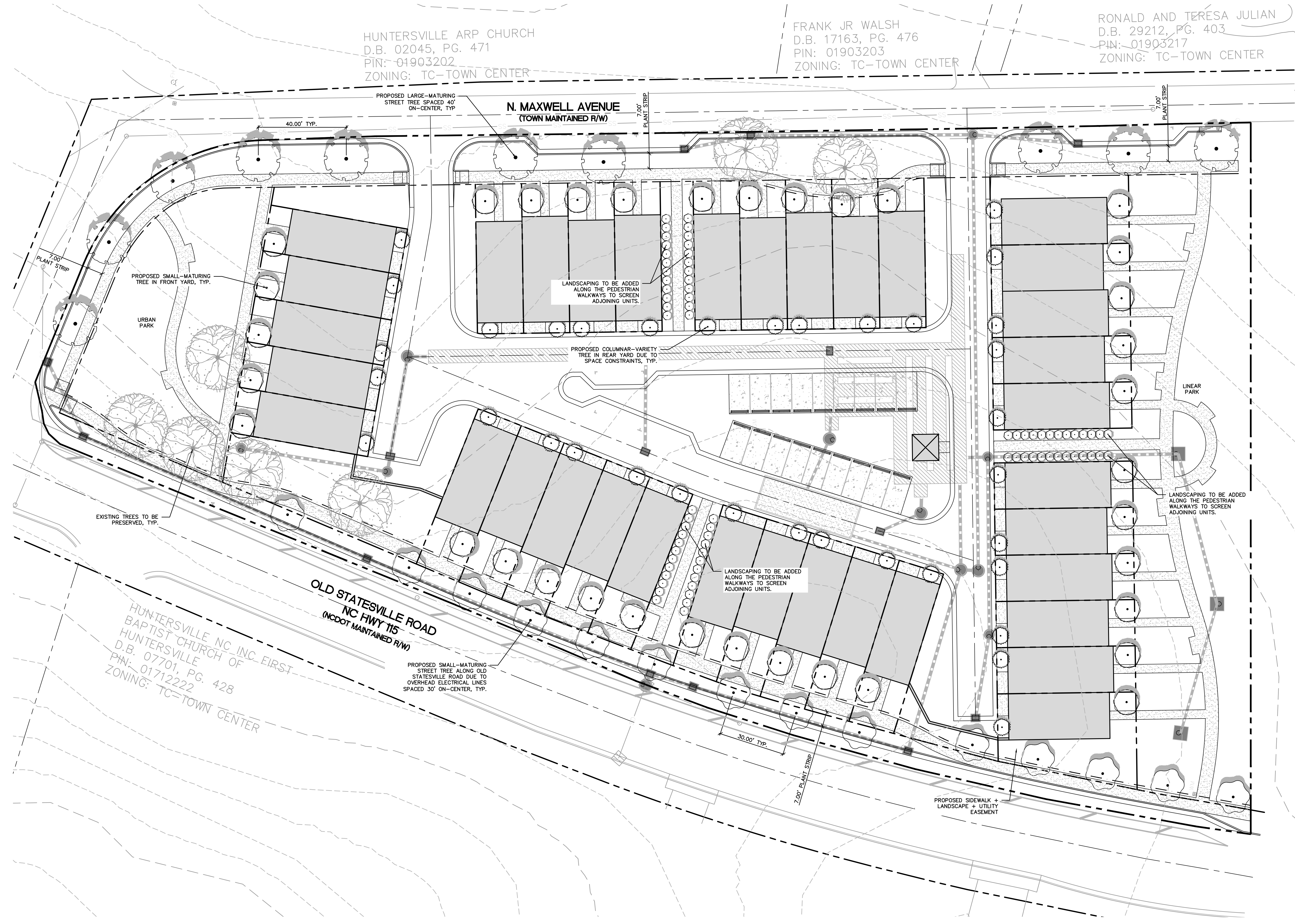
GENERAL PLANTING NOTES

- SIZE AND GRADING STANDARDS OF PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK", BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, INC.
- HEIGHT AND WIDTH SPECIFICATIONS FOR SHRUBS INDICATED ON PLANT SCHEDULE SHALL TAKE PRECEDENCE OVER CONTAINER SIZE.
- ALL ANNUAL/PERENNIAL BEDS SHALL BE AMENDED BY THE CONTRACTOR PER THE SPECIFICATIONS AND RAISED 8" ABOVE EXISTING OR PROPOSED GRADE. CONTRACTOR SHALL PROVIDE TOPSOIL AS REQUIRED TO RAISE GRADES.
- CONTRACTOR SHALL MOUND ALL PARKING LOT ISLANDS TO 8" ABOVE BACK OF CURB AT THE CENTER OF ISLAND. CONTRACTOR SHALL SUPPLY AND PLACE ADDITIONAL TOPSOIL IF NECESSARY FOR MOUNDING AS INDICATED ON CONSTRUCTION DOCUMENTS.
- CONTRACTOR SHALL MULCH ALL SHRUB BEDS WITH AGED SHREDED HARDWOOD BARK AS SHOWN IN DETAIL. CONTRACTOR SHALL MULCH ALL ANNUAL/PERENNIAL BEDS WITH 1" PINE BARK FINES.
- ALL DISTURBED AREAS NOT INDICATED TO RECEIVE SOD OR MULCH SHALL BE SEED BY THE CONTRACTOR.
- CONTRACTOR SHALL REMOVE ALL HARD LUMPS OF CLAY, STONES OVER 1" IN DIAMETER, AND ALL CONSTRUCTION DEBRIS INCLUDING GRAVEL, ROOTS, LIMBS AND OTHER DELETERIOUS MATTER WHICH WOULD BE HARMFUL, OR PREVENT PROPER ESTABLISHMENT AND/OR MAINTENANCE OF LAWN AND PLANTING AREAS.
- IN GRASS AREAS WHERE CONSTRUCTION GRAVEL IS EMBEDDED IN THE SOIL, CONTRACTOR SHALL REMOVE CONTAMINATED SOIL TO A DEPTH OF 8" AND FILL WITH CLEAN TOPSOIL. CONTRACTOR SHALL IMPORT TOPSOIL AT NO CHARGE TO OWNER IF REQUIRED TO FILL THESE EXCAVATIONS.
- CONTRACTOR SHALL RESEED/RESOD LAWN AREAS DAMAGED DUE TO PLANT MATERIAL INSTALLATION.
- CONTRACTOR SHALL COORDINATE ALL PLANTING IN THE RIGHT-OF-WAY

- ALL STRAPPING AND TOP 2/3 OF WIRE BASKET SHALL BE CUT AWAY AND REMOVED BY THE CONTRACTOR FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. CONTRACTOR SHALL REMOVE TOP 1/3 OF THE BURLAP FROM ROOT BALL.
- FOR NEW TREE PLANTING AREAS, CONTRACTOR SHALL REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL, OR AMEND THE TOP 18" OF EXISTING SOIL, TO MEET SPECIFIED TOPSOIL/PLANTING MIX STANDARDS FOR TREES (WITHIN ENTIRE MINIMUM AREA OF 200 SQUARE FEET PER TREE)
- LARGE MATURING TREES SHALL BE A MINIMUM 25 TO 30 FEET FROM OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT TO RESOLVE BEFORE PLANTING.
- MINIMUM TREE SIZE AT PLANTING SHALL BE 2 INCH CALIPER FOR LARGE MATURING TREES AND 2 INCH CALIPER FOR SMALL MATURING TREES. ALL MULTI-STEM PLANTS SHALL BE TREE FORM, MAXIMUM THREE TO FIVE TRUNKS, AND A MINIMUM EIGHT FEET TALL.
- MINIMUM SHRUB SIZE AT INSTALLATION SHALL BE 3" HT. WITH A MAXIMUM SPACING OF 6' O.C.
- INSTALLER SHALL BE RESPONSIBLE TO REPAIR OR REPLACE PLANTINGS THAT FAIL IN MATERIALS, WORKMANSHIP, OR GROWTH WITHIN SPECIFIED WARRANTY PERIOD (ONE YEAR FROM DATE OF FINAL ACCEPTANCE BY OWNER).
- FOR SEED ED AREAS, AN ACCEPTABLE LAWN AT THE END OF THE MAINTENANCE PERIOD SHALL CONSIST OF A HEALTHY, UNIFORM, CLOSE STAND OF GRASS, FREE OF WEEDS AND SURFACE IRREGULARITIES, WITH TOTAL GRASS COVERAGE EXCEEDING 90 PERCENT OVER ANY 10 SQ. FT. AND BARE SPOTS NOT EXCEEDING 5 BY 5 INCHES, WITH AT LEAST 85% OF THE TOTAL GRASS COVERAGE CONSISTING OF THE SPECIFIED GRASS SPECIES.
- PER ARTICLE 8.9 F THE TOWN OF HUNTERSVILLE ZONING ORDINANCE, NO PLANTING, STRUCTURE, SIGN, FENCE, WALL, MAN-MADE BERM, OR OTHER

- OBSTRUCTION TO VISION SHALL BE INSTALLED, CONSTRUCTED, SET OUT, OR MAINTAINED SO AS TO OBSTRUCT CROSS-VISIBILITY IN THE SIGN TRIANGLE BETWEEN 30 INCHES AND 72 INCHES ABOVE THE LEVEL OF THE CENTER OF THE STREET INTERSECTION.
- TREE PLACEMENT SUBJECT TO CHANGE DURING PRELIMINARY PLAN BASED ON LOCATION OF UTILITIES AND SIGHT DISTANCE PER THE TOWN'S ENGINEERING STANDARDS AND PROCEDURES MANUAL.
 - TREES ARE NOT TO BE PLANTED ON TOP OF STORM LINES, WITHIN STORM DRAINAGE EASEMENTS, WITHIN 10' OF STORMWATER STRUCTURES, OR WITHIN 40' OF A STOP SIGN.
 - TREE GRATES AND ASSOCIATED IRRIGATION SYSTEMS REQUIRED BY TOWN ARE TO COMPLY WITH THE TOWN ZONING REQUIREMENTS. ALL INSTALLATIONS OF IRRIGATION SYSTEMS WITHIN THE RIGHT-OF-WAY OF STATE-MAINTAINED STREETS REQUIRE AN ENCROACHMENT AGREEMENT EXECUTED THROUGH NCDOT. TREES INSTALLED WITHIN TOWN MAINTAINED RIGHT-OF-WAY LIMITS SHALL BE PER TOWN REQUIREMENTS. TREES INSTALLED WITHIN THE RIGHT OF WAY OF STATE MAINTAINED STREETS REQUIRE A PLANTING PERMIT FROM NCDOT. NCDOT'S REVIEW AND APPROVAL PROCESS MAY INCLUDE ADDITIONAL REQUIREMENTS.
 - A DRAINAGE SYSTEM IS REQUIRED FOR ALL IRRIGATED PLANTING AREA LOCATED ADJACENT TO STREETS. ALL IRRIGATION/DRAINAGE SYSTEMS REQUIRE AN ENCROACHMENT AGREEMENT EXECUTED BY NCDOT FOR STATE-MAINTAINED ROADS. CONTACT NCDOT FOR ADDITIONAL INFORMATION REGARDING COST, SUBMITTAL AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.
 - LANDSCAPE INSPECTIONS MAY INCLUDE THE FOLLOWING:
 - SUBDRAINAGE INSPECTION
 - TREE PIT/HELL OR PLANTING STRIP INSPECTION
 - SOIL MIX APPROVALS/ INSPECTIONS
 - TREE APPROVALS/INSPECTIONS
 - TREE PLANTING INSPECTION
 - IRRIGATION INSPECTION
 - FINAL WALK THROUGH

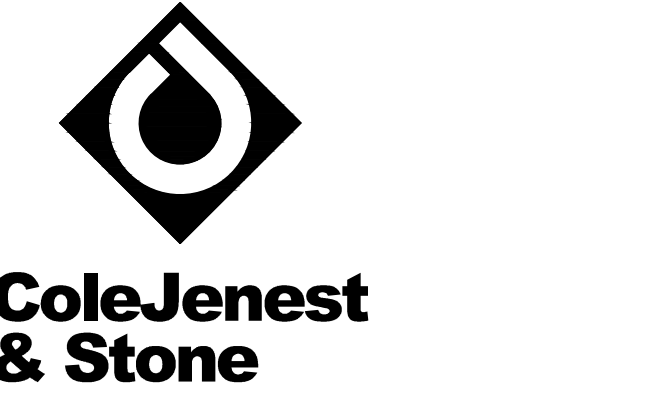
ALL INSPECTIONS SHALL BE PERFORMED BY TOWN AND/OR TOWN REPRESENTATIVE



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LEGEND	
SYMBOL	
	PARCEL LINE / PROJECT BOUNDARY
	SCHEMATIC BUILDING FOOTPRINTS
	SCHEMATIC SIDEWALK LOCATION
	SMALL-MATURING TREE
	LARGE-MATURING TREE
	REAR YARD COLUMNAR TREE
	FRONT YARD TREE
	EXISTING TREE TO PRESERVE
	PROPOSED UNDERGROUND DETENTION SYSTEM

DEVELOPMENT SUMMARY	
PROJECT NAME:	MAXWELL AVENUE TOWNHOMES
PARCEL NUMBER:	01903105, 01903122, 01903104, 01903103, 01903102, 01903123
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PROPOSED USE:	ATTACHED TOWNHOMES
EXISTING ZONING DISTRICT:	TC - TOWN CENTER
PROPOSED USE:	35 TOWNHOME UNITS



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MAXWELL AVE. TOWNHOMES

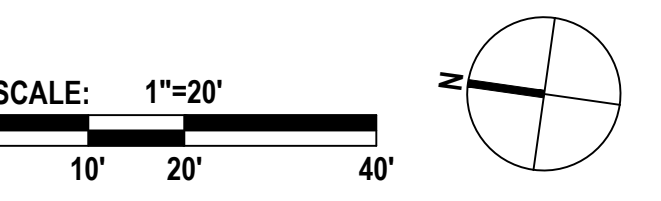
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PLANTING PLAN

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4810
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- North Carolina 811**
www.nc811.org
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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.



Planning Services

4421 Stuart Andrew Blvd.

Charlotte, NC 28217

Phone: 980-343-6246

Email: planning@cms.k12.nc.us

Town of Huntersville: 14826 N. Old Statesville Road Maxwell Ave Townhomes

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: 35 single family attached

CMS Planning Area: North

Average Student Yield per Unit: 0.1812

This development may add 6 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>
HUNTERSVILLE ELEMENTARY	44.50	37	747	621	120%	4	120%
BAILEY MIDDLE	73.65	57	1370	1060	129%	1	129%
WILLIAM A. HOUGH HIGH	117.8	100	2470	2097	118%	1	118%

The total estimated capital cost of providing the additional school capacity for this new development is \$217,000; calculated as follows:

Elementary School: **4**x \$34,000 = \$136,000

Middle School: **1**x \$37,000 = \$37,000

High School: **1**x \$44,000 = \$44,000

RECOMMENDATION

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

**Town of Huntersville
Planning Board
July 26, 2022**

To: Town Board

From: Tracy Barron, Executive Assistant

Date: July 26, 2022

Subject:

EXPLAIN REQUEST:

ACTION RECOMMENDED:

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

None