



AGENDA

Regular Planning Board Meeting August 23, 2022 - 6:30 PM

Town Hall 101 Huntersville-Concord Road

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

- 1. Call to Order/Roll Call**
- 2. Approval of Minutes**
 - 2.A. Consider approval of the July 26, 2022, minutes of the meeting ()
- 3. Public Comments** - *Speakers are limited to 3 minutes. The Chairperson reserves the right to shorten the time limit for speakers when an unusually large number of persons have signed up to speak. Speakers may not give all or a portion of their time to other speakers*
- 4. Action Agenda**
 - 4.A. Consider recommendation on petition #S22-02, Novant Health Special Sign District, a request by Lockwood Identity Inc. (Sign Art) to amend the plan for the Special Sign District Zoning Overlay for Novant Health Hospital located at 10030 Gilead Rd, Tax Parcel 01716601. (Kayleigh Mielenz)
- 5. Other Business**
- 6. Adjourn**

**Town of Huntersville
Planning Board
August 23, 2022**

To: Ordinance Advisory Board

From:

Date: August 23, 2022

Subject:

EXPLAIN REQUEST:

ACTION RECOMMENDED:

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

1. July 26 Planning Board Minutes

Minutes of the Town of Huntersville Planning Board

The Town of Huntersville Planning Board met at 7:30 p.m. on Tuesday, July 26, 2022.

Call to Order/Roll Call

Chairman Swanick called the meeting to order at 7:30 pm.

Present: S. Swanick, J. Snyder, S. Hensley, G. Baber, C. Boyd, J. Wright, F. Gammon, J. Henson, and T. Loomis (remotely at 7:45 p.m. due to technical issues)

Approval of Minutes

Item 2A. Consider approval of the revised June 28, 2022, Regular Meeting Minutes

Motion: J. Snyder made a Motion to Approve the June 28, 2022, minutes. G. Baber seconded the motion.

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

Public Comments

No public comments.

Action Agenda

Item 4A: 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 Ridge Parkway (Parcel # 019-11-137) for a 25-unit townhome 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 for 25 townhomes.

One neighborhood meeting was held, on May 23, 2022. The proposed density is 8 units/acre. The applicant proposes to save 5% of the current 85% of tree canopy, zero tree save is required. A willingness to serve letter from Charlotte Water dated April 4, 2022 has been provided. Outstanding transportation comments needs to be addressed. Urban open space will be provided via one square located along NC115 at the alley entrance.

Staff finds the application to be complete and consistent with the Mixed-Use Center designation in the Huntersville 2040 Plan. The application complies with all applicable requirements and is supported with the following conditions: 1. Provide landscape easement along NC115 frontage for the second row of street trees; 2. Work with staff on the design of the Urban Open Space – square during preliminary plan; 3. Town transportation comments must be addressed; 4. Water quality concept plan must be approved by Staff; 5. All other plan comments are addressed. Staff recommends approval based on satisfaction of the above items.

J. Wright asked if the alley access would be sufficient for emergency vehicles. Staff responded that it will be reviewed by the Fire Marshall and they will have to sign off.

F. Gammon asked how NC115 would be accessed.

Motion: With respect to the Bryton Townhomes Parcel-2 Sketch Plan Review, the Planning Board finds the application to be complete. The application complies with all applicable requirements including EOS 8.3, EOS 10, LU 2.1, LU 5.3, LU 7.1, LU 8.3, LU 9.1, LU 10.1 and T 5.1 of the Huntersville 2040 Plan. Therefore, the Planning Board recommends approval of the sketch plan with the following conditions: 1. Work with Staff on the design of the Urban Open Space during Preliminary Plan; 2. Provide landscape easement along NC 115 frontage for the second row of street trees; 3. Town Transportation comments must be addressed; 4. Water-quality concept plan must be approved by Staff; 5. All other plan comments are addressed by J. Snyder and seconded by J. Henson.

F. Gammon recommended the motion contain be worded as a recommendation. The amendments were accepted by J. Snyder and J. Henson.

F. Gammon requested that staff review possible amendments to the Huntersville 2040 Community Plan Mixed Use Center designation based on the amendments to the Ordinance related to density near proposed transit stations.

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

4B. 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.

D. Peete, Principal Planner entered his staff report into the record, a copy of which is attached hereto as Exhibit B and incorporated herein by reference. Staff stated that the proposal is for 35 townhomes.

One neighborhood meeting was held on July 20, 2022. The proposed 100% attached units are within ¼ mile of a designated rail transit station and the application was received prior to the text amendment no longer allowing 100% attached within ¼ mile of a designated train station. The applicant proposes to save 17% of the existing 34% of tree canopy and 7 of the 21 specimen trees. The proposed density is 12.54 units/acre.

Two urban open spaces are proposed along the north and south borders and labeled as 'park' however neither qualify. Staff recommends a square or pedestrian pathway which would be more appropriate.

There are no major transportation comments, all remaining comments must be addressed in the second cycle review of the sketch plan.

Staff finds the application to be complete with the following conditions: 1. Several additional specimen trees should be saved; 2. Small maturing trees are proposed due to overhead power lines which are planned for removal and could be adjusted to large maturing trees; 3. Compliant urban open space must be provided; 4. Numerous townhome sidewalk connections should be consolidated to create more open space and reduce unnecessary impervious coverage; 5. Town transportation comments must be addressed; 6. Water quality concept plan must be approved by Staff; 7. All other plan comments are addressed. Staff recommends approval of the proposed subdivision sketch plan based on satisfaction of the above listed items.

J. Sny notified the Board and Legal Department that he assisted with marketing three of the parcels in question. He did not meet the owners or communicate with them directly. No conflict of interest was established.

S. Swanick asked if the water/sewer capacity issues will impact this development. Staff responded that the applicant has submitted a Charlotte Water willingness to serve letter and the applicant is aware that the development proceeding will be subject to the timeline of when capacity is available.

G. Baber reviewed the proposed connectivity road and how it would relate to this potential project and confirmed that staff is requesting that small maturing trees be adjusted to large if the powerlines are relocated.

F. Gammon asked staff for clarification on the quantity of specimen trees and tree canopy noted on the site plan and confirmed the applicant is meeting the standard but staff is recommending additional tree save. Staff clarified that there are no heritage trees on the site, the applicant is meeting the requirement and there are additional specimen trees within the proposed open space that could also be saved.

S. Hensley asked the applicant if this is a proposed for sale or for rent community. The applicant, Shane Seagle, 6021 Connemra Court Denver NC replied that this will be a for sale product.

F. Gammon asked the applicant what the proposed construction traffic route will be given current road conditions and if their project will overlap current road work that is underway. S. Seagle responded that they do not have a proposed construction traffic route other than the property being on Highway 115 and that being the most direct route. They are not aware of the timeline for current road work but they plan to begin construction as soon as their plans receive approval. Staff responded that it will more than likely overlap.

T. Loomis expressed concerns about the tree save.

C. Boyd asked for the applicant how the proposed underwater stormwater capacity and system will function. Cole and Jenest, 200 S Tryon Street Charlotte NC provided further detail on how the treatment occurs and returns to the stormwater system.

J. Sny asked the applicant how well the neighborhood meeting was attended, what the feedback was, if the adjacent Presbyterian Church commented or only the Baptist church. The applicant responded that about 10-15 people attended, there was no negative feedback and a member of the Baptist church board was in attendance at the meeting. There has not yet been a discussion with the Presbyterian Church.

Motion: In considering the application by Northstate Development for Maxwell Avenue Townhomes the Planning Board finds the application to be complete. The application complies with EOS 8.3, EOS 10, LU 2.1, LU 5.3, LU 7.1, LU 8.43, LU 9.1, LU 10.1, T 5.1. This recommendation is based on the following conditions being met, 1) the applicant continue to study opportunities to save additional trees; 2) applicant work with staff to resolve the small maturing trees proposed under the power lines; 3) a compliant urban open space type be provided; 4) numerous townhome sidewalk connections be consolidated to create more open space and reduce unnecessary impervious coverage; 5) town

transportation comments be addressed; 6) water-quality concept plan approved by staff; 7) all other plan comments be addressed. The motion was made by J. Henson and seconded by F. Gammon.

S. Hensley commented that he likes the plan and the variety of housing option that is being offered.

S. Swanick commented that LU10.1 highlights attainable housing options and attached housing may assist with making this happen.

T. Loomis commented that she likes the plan and hopes the applicant will continue to work with staff on tree save.

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

Other Business

S. Hensley commented that TA22-05 is going before the Town Board on August 1, 2022, and he encourages the Board to be in attendance to provide any comments or feedback particularly since the meeting was not recorded and is not available to the Town Board.

4C. Consider appointments of the Chair and Vice-Chair of the Planning Board

G. Baber nominated J. Sny for Chairman; S. Hensley seconded the nomination.

T. Loomis nominated F. Gammon for Chairman; C. Boyd seconded the nomination.

J. Sny stated that he appreciates the nomination and is happy to serve the Board in any capacity. It is a priority to him that the Board unitedly support the appointment.

F. Gammon stated that the Board has worked well together and agreed to disagree but left it at that. Additionally, Planning Board members are not politicians they are here to represent the citizens and leave the political decisions to the Town Board.

Voting for J. Sny for Chair; G. Baber, S. Hensley, S. Swanick, J. Henson, and J. Sny (5-4).

Voting for F. Gammon for Chair; C. Boyd, J. Wright, T. Loomis, and F. Gammon (4-5).

S. Hensley nominated F. Gammon for Vice-Chair; G. Baber seconded the nomination.

S. Hensley commented that F. Gammon brings so much detail to the discussion he believes Vice Chair may be a better fit so as not to curtail all that wealth of information that he brings to each meeting.

G. Baber commented that F. Gammon brings the most thoroughness and he would not want to lose that and would like to see him be the Vice-Chair.

S. Swanick commented that F. Gammon is serving the Board well and is a great resource.

Voting for F. Gammon for Vice-Chair; unanimous (9-0).

Adjourn

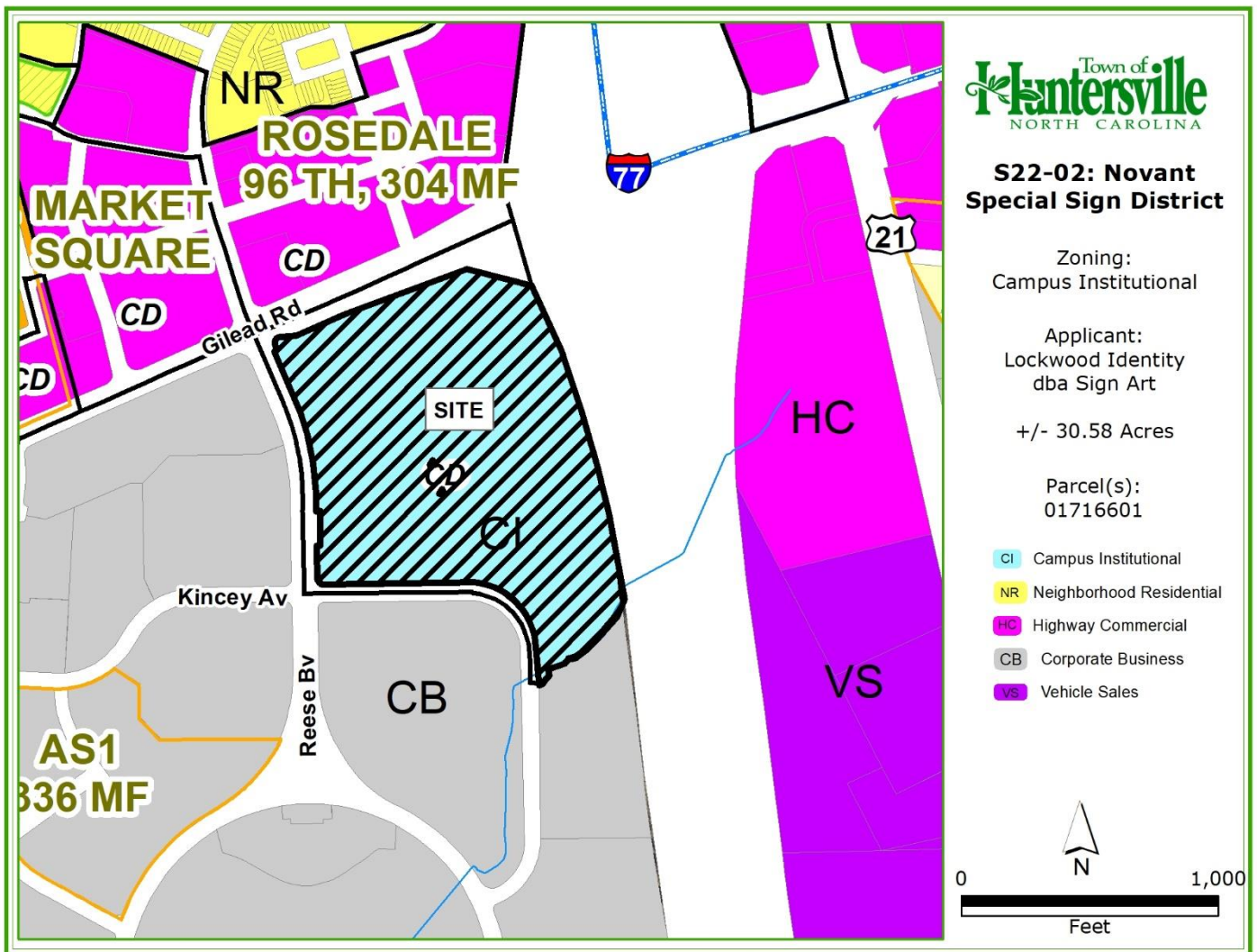
Motion: S. Swanick made a Motion to Adjourn. J. Sny seconded the motion.

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

Novant Health Hospital Special Sign District

PROJECT DESCRIPTION

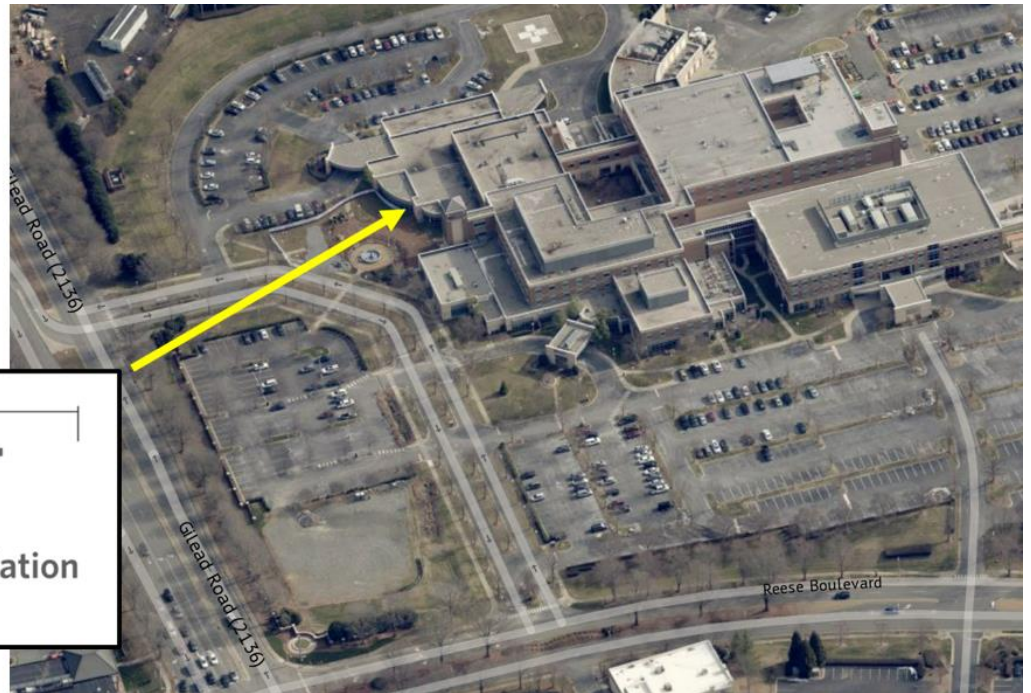
There are two alternatives to the general sign regulations under Article 10 of the Zoning Ordinance- Planned Development Flexibility and Special Sign District. Novant Health Hospital, located at 10030 Gilead Rd, is part of a Special Sign District originally approved in 2003 and amended in 2005 when the facility was Presbyterian Hospital. Lockwood Identity (dba Sign Art) is requesting to amend the 2005 Special Sign District on behalf of the property owner, Novant Health Inc. A Special Sign District is a zoning overlay district allowing greater latitude than the general sign regulations in the Zoning Ordinance. Special Sign Districts require Planning Board recommendation and Town Board approval.



SPECIAL SIGN DISTRICT DETAILS

Below are the major highlights of the amendment to the Special Sign District.

Novant Health Martin Truex Jr Sign. Lockwood Identity (Sign Art) is requesting to designate an exterior wall of a newly completed addition as eligible for a wall sign. The current Master Sign Plan does not designate this wall as eligible for a wall sign. Under the general sign regulations of Article 10, a sign on the proposed wall would be allowed 36 SF (10% of the wall area, up to 128 SF). Proposed is a 38 SF wall sign, pictured below. Special Sign Districts allow applicants to propose signs larger than what would typically be allowed under the general sign regulations of Article 10.



STAFF RECOMMENDATION

In considering the proposed rezoning petition S22-02, Novant Health Special Sign District, Staff recommends approval based on the Special Sign District being consistent with the Huntersville 2040 Community Plan policies:

Policy LU-8: Emphasize form and flexibility in Mixed-Use Centers, Employment Centers, the Town Core, and Activity Centers.

- LU 8.1: Continue to emphasize form and flexibility in development regulations for these areas.

It is reasonable and in the public interest to approve the Special Sign District because it is consistent with the greater flexibility in form, style, and design desired by the 2040 Community Plan.

NEIGHBORHOOD MEETING

The Applicant held a virtual Neighborhood Meeting on 07/21/22 at 5 pm. No one from the public attended.

PUBLIC HEARING

The Public Hearing was held August 1, 2022. No one from the public commented.

PLANNING BOARD RECOMMENDATION

August 23, 2022.

TOWN BOARD DECISION

September 19, 2022

ATTACHMENTS

1. Application
2. Neighborhood Meeting Minutes
3. Zoning Ordinance Article 10.11
4. Proposed Novant Health Hospital Master Sign Plan
5. Current Presbyterian Hospital (Novant Health Hospital) Master Sign Plan

STATEMENT OF CONSISTENCY – S22-02

Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed rezoning petition S22-02, Novant Health Special Sign District, Staff recommends approval based on the Special Sign District being consistent with Huntersville 2040 Community Plan policies LU-8 and LU 8.1. It is reasonable and in the public interest to approve the Special Sign District because it is consistent with the greater flexibility in form, style, and design desired by the 2040 Community Plan.	APPROVAL: In considering the proposed rezoning petition S22-02, Novant Health Special Sign District, the Town Board recommends approval based on the Special Sign District being consistent with <u>(insert applicable plan reference)</u>. <u>It is reasonable and in the public interest to approve the Special Sign District Plan because... (Explain)</u>	APPROVAL: In considering the proposed rezoning petition S22-02, Novant Health Special Sign District, the Town Board recommends approval based on the Special Sign District being consistent with <u>(insert applicable plan reference)</u>. <u>It is reasonable and in the public interest to approve the Special Sign District Plan because... (Explain)</u>
	DENIAL: In considering the proposed rezoning petition S22-02, Novant Health Special Sign District, the Town Board recommends denial based on the Special Sign District being <u>(consistent OR inconsistent) with (insert applicable plan reference)</u>. <u>It is not reasonable and in the public interest to approve the Special Sign District Plan because... (Explain)</u>	DENIAL: In considering the proposed rezoning petition S22-02, Novant Health Special Sign District, the Town Board recommends denial based on the Special Sign District being <u>(consistent OR inconsistent) with (insert applicable plan reference)</u>. <u>It is not reasonable and in the public interest to approve the Special Sign District Plan because... (Explain)</u>



General Application

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

1. Application Type

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

- ☐ Change of Use
- ☐ Commercial Site Plan
- ☐ Conditional Rezoning
- ☐ General Rezoning
- ☒ Master Signage Program
- ☐ Special Use Permit
- ☐ Revision to
Original Project # _____
- ☐ Other _____

- SUBDIVISION CATEGORIES: Per the Huntersville Subdivision Ordinance
- ☐ Sketch Plan
 - ☐ Preliminary Plan
 - ☐ Final Plat (Includes Minor Subdivision)
 - ☐ Exempt Subdivision
 - ☐ Final Plat Revision
 - ☐ Farmhouse Cluster

2. Project Data

Date of Application 7/6/22

Name of Project Novant Health - Huntersville Medical Center Phase # (if subdivision) _____

Project Address 10030 Gilead Rd.

Parcel Identification Number(s) (PIN) 01716601

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

Property Size (acres) 30.58 acres Street Frontage (feet) 1060' along Gilead Rd; 923' along Reese Bv
1130' along Kinsey Ave; 1272' along I-77

Current Land Use Hospital

Proposed Land Use(s) Hospital

Is the project within Huntersville's corporate limits?

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

3. Description of Request

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

Amend the master sign plan for Huntersville Medical Center for the following: Update all signs to Novant Health standards, remove (2) directionals and add (2) directionals, and add (4) wall signs

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 Lockwood Identity Inc. dba SignArt Phone 704-597-9801
☒ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

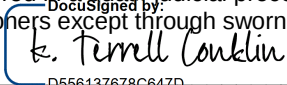
☒ By signature below, I hereby acknowledge, as/on behalf of (circle one) the applicant my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the Board of Commissioners except through sworn testimony at the public hearing.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

Signature Wendi Ferguson Printed Name: Wendi Ferguson
Title Project Manager Email wendi@signartsign.com
Address of Applicant 6225 Old Concord Rd., Charlotte, NC 28213

7. Property Owner (if different than applicant)

*Printed Name Novant Health Inc. Phone 704-361-6618
☒ 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 Terrell Conklin
Title Senior Manager, Design & Construction Email kconklin@novanthealth.org
Address of Property Owner 200 Hawthorne Ln., Charlotte, NC 28204

* 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
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



Minutes of Special Sign District Review Neighborhood Meeting Held July 21, 2022 @5pm Submitted by SignArt

I. Individuals in Attendance

Conklin, K. Terrell
Riley, Mike
Howard, Todd
Martin, Daniel E
Monroe, Bill
Ferguson, Wendi
Long, Randy
Mielenz, Katie

II. The zoom teleconference software recorded attendees. No one else joined the call.

III. The attached presentation was on the screen awaiting attendees. Time of twenty minutes was allowed to pass to wait for other attendees to arrive, however, no one signed on. Decision was made to adjourn the meeting at 5:25pm.

10.11 Master Signage Programs

Master signage programs establish two alternatives in providing latitude to develop appropriate signage designs for new or existing areas with special unifying features. The alternatives are the Special Sign Districts and the Planned Development Flexibility option. Special Sign Districts require approval by the Board of Commissioners following review and recommendation by the Huntersville Planning Board.

10.11.1 Special Sign Districts

For the purpose of establishing, enhancing, preserving, and developing the character, quality, and property values of areas of unique character and special development potential, districts in which signs are regulated by special provisions may be established subject to the following conditions:

- .1 As a prerequisite to the establishment of such a special sign district, it must be determined that the modified rules established for said district shall:
 - a) Preserve and enhance the special character of the particular area; and
 - b) Not contravene the intent of this ordinance; and
 - c) Cause no disturbance to neighboring property lying outside the proposed district.
- .2 Without changing the basic structure of this ordinance, the modified rules for a special sign district may impose sign regulations which provide greater latitude or more stringent limitations than those provided elsewhere in this ordinance.
- .3 The special sign district constitutes an overlay district and shall conform to the procedures of Article 11 for purposes of adoption and administration. Districts for which special sign regulations may be imposed include, but shall not be limited to the Town Center District, the Neighborhood Center District, the TND-U and TND-R districts.

10.11.2 Planned Development Flexibility Option

For the purpose of providing flexibility and incentives for coordinated, well-designed sign systems for large-scale development, special provisions varying the standards of this ordinance may be approved by the Zoning Administrator, subject to the following:

- .1 The development is: a planned residential, nonresidential, or mixed-use development, 10 acres or greater in size; a hospital or other large-scale institutional complex; a large-scale cultural, civic or recreational facility; or a similar large-scale development.
- .2 A Master Sign Program that includes the following information in booklet form is submitted:
 - a) Detailed designs of all proposed signs including the size, height, copy, materials, and colors of such signs.
 - b) Proposed number and location of signs.
 - c) Sign Illumination Plans.
 - d) Plans for landscaping or architectural features to be used in conjunction with such plans.
- .3 The proposed signs meet the following criteria:
 - a) All signs are coordinated in terms of design features.
 - b) The maximum amount of allowable wall mounted signage per individually constructed tenant space of one non-street fronting wall shall not exceed 25% of the area of the street fronting sign, up to a maximum of 32 square feet. This 25% increase may only be used on one non-street fronting wall.
 - c) Marquee and Hanging/Blade Signs may be increased by 25%, however they may project no more than 4 feet from the building wall, and no more than 3 feet over a sidewalk in a town-maintained right-of-way.
 - d) The maximum size of detached signs is not increased by more than 25%.
 - e) The number of detached signs along a street frontage does not exceed 3.
 - f) The maximum height of a detached sign does not exceed 12 feet.

- g) Multi-information directional signs are no greater than 16 square feet and are located in the interior of a development.



Huntersville Medical Center

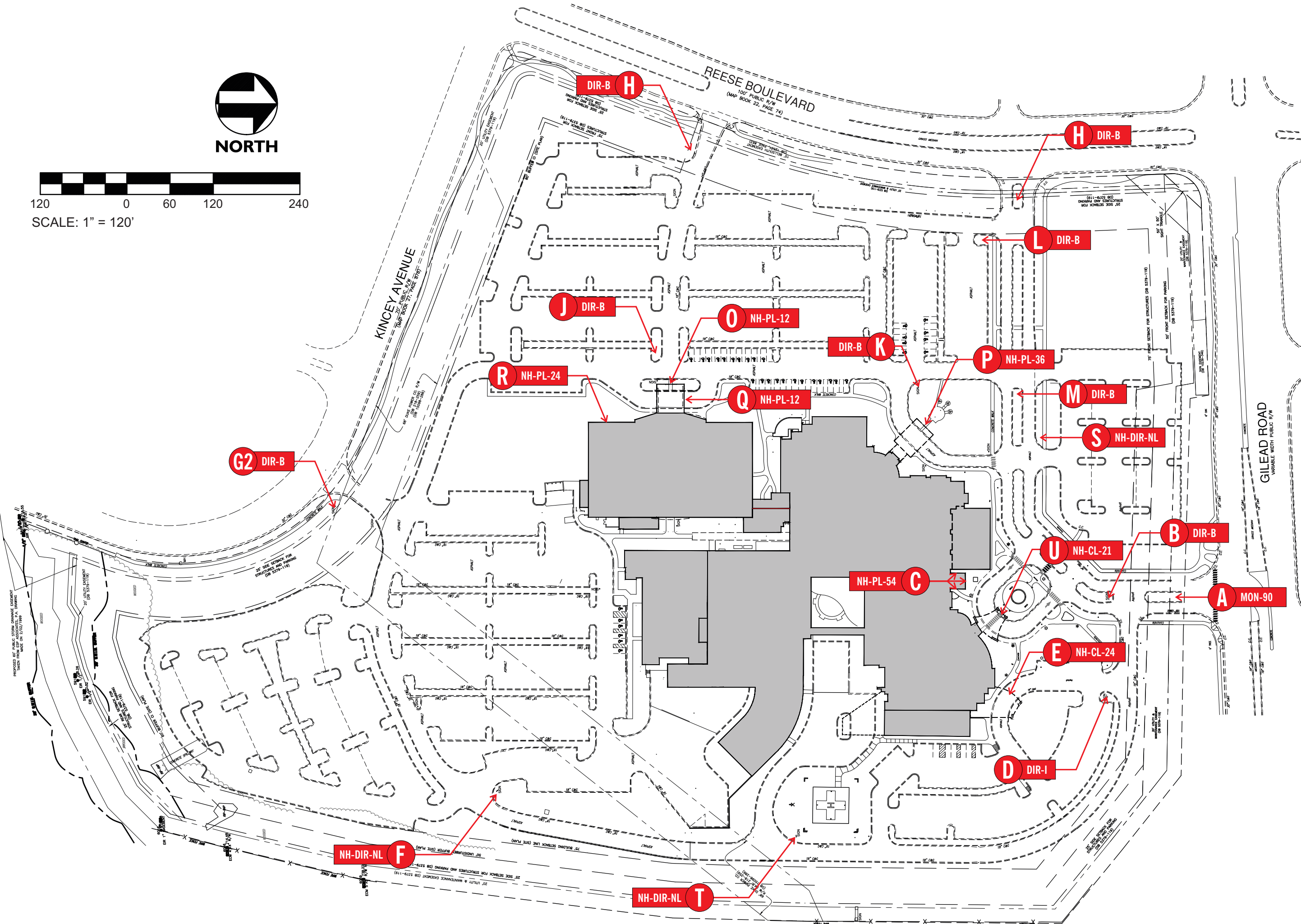
Master Sign Plan
July 2022



NORTH



SCALE: 1" = 120'



www.signartsign.com

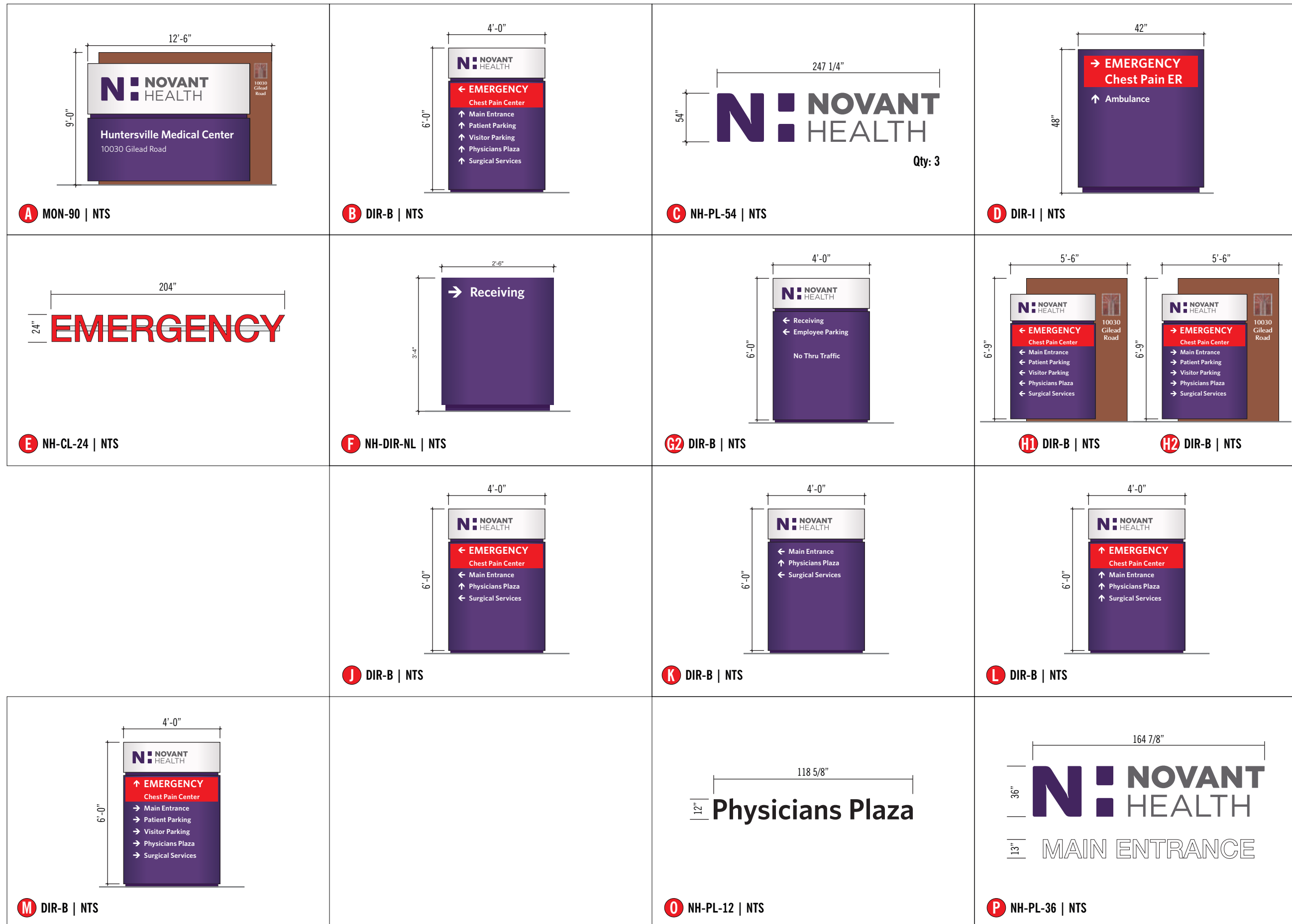
10030 Gilead Rd
Huntersville, NC

N\Novant Health 2017\
Huntersville\10030 Gilead Road\
30496 HMC ED Phase 3\Project
Management\permit

PM: ____

ALL SIGNS MANUFACTURED
FOR 120v ELECTRICAL SERVICE
UNLESS OTHERWISE NOTED

Page 2 of 4



SignArt

6225 Old Concord Road
Charlotte, NC 28213
P: 704.597.9801
F: 704.597.9808
www.signartsign.com

JOB ID
30496
CUSTOMER
NH/HMC Phase 3
LOCATION
10030 Gilead Rd
Huntersville, NC

SALESPERSON
RL
ISSUE DATE
07/05/22
REVISIONS
1
2
3
4
5
6
DESIGNER
JA

FILE PATH
N\Novant Health 2017\
Huntersville\10030 Gilead Road
30496 HMC ED Phase 3\Project
Management\permit

APPROVED FOR PRODUCTION
 Approved As Drawn
 Approved As Noted
 Revise & Resubmit

Date: _____
 Client: _____
 Sales: _____
 PM: _____

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118 5/8"

12"

Physicians Plaza

Q

NH-PL-12 | NTS

116 5/8"

47 3/8"

N: NOVANT
HEALTH

Martin Truex Jr. Foundation
Children's Emergency

U

NH-CL-21 | NTS

189"

24"

N: NOVANT
HEALTH

Huntersville
Outpatient Surgery

R

NH-PL-24 | NTS

2'-6"

3'-4"

Visitor Parking
←

S

NH-DIR-NL | NTS

2'-6"

3'-4"

→ Ambulance

T

NH-DIR-NL | NTS

SignArt

6225 Old Concord Road
Charlotte, NC 28213
P: 704.597.9801
F: 704.597.9808
www.signartsign.com

JOB ID	30496
CUSTOMER	NH/HMC Phase 3
LOCATION	10030 Gilead Rd Huntersville, NC
SALESPERSON	RL
ISSUE DATE	07/05/22
REVISIONS	1 2 3 4 5 6
DESIGNER	JA
FILE PATH	N\Novant Health 2017\ Huntersville\10030 Gilead Road\ 30496 HMC ED Phase 3\Project Management\permit

APPROVED FOR PRODUCTION
Approved As Drawn
Approved As Noted
Revise & Resubmit
Date: _____
Client: _____
Sales: _____
PM: _____

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Presbyterian Hospital Special Sign District

Staff Recommendation
3-23-04

Project Description

The petitioner of the proposed Presbyterian Hospital Special Signage District is requesting 18 total on premise signs. This includes 3 detached ground mounted signs (1 monument which will front upon Gilead Road and 2 directories which will front upon Reese Blvd.), 5 attached wall mounted signs (all are flush wall signs), and 10 directional & instructional signs which will be located throughout the site. The petitioner is requesting to deviate from the signage requirements as stated in Article 10 of the Town of Huntersville Zoning Ordinance by adding a second directory sign oriented towards Reese Blvd and by increasing the size of the proposed monument sign on Gilead Road by almost three times the allowable amount; the petitioner is also requesting directional and instructional signage which exceeds the requirement between two and four times the allowable size requirement and all of which exceed the maximum height requirement; the petitioner is also requesting to front the proposed attached signage towards the parking lots.

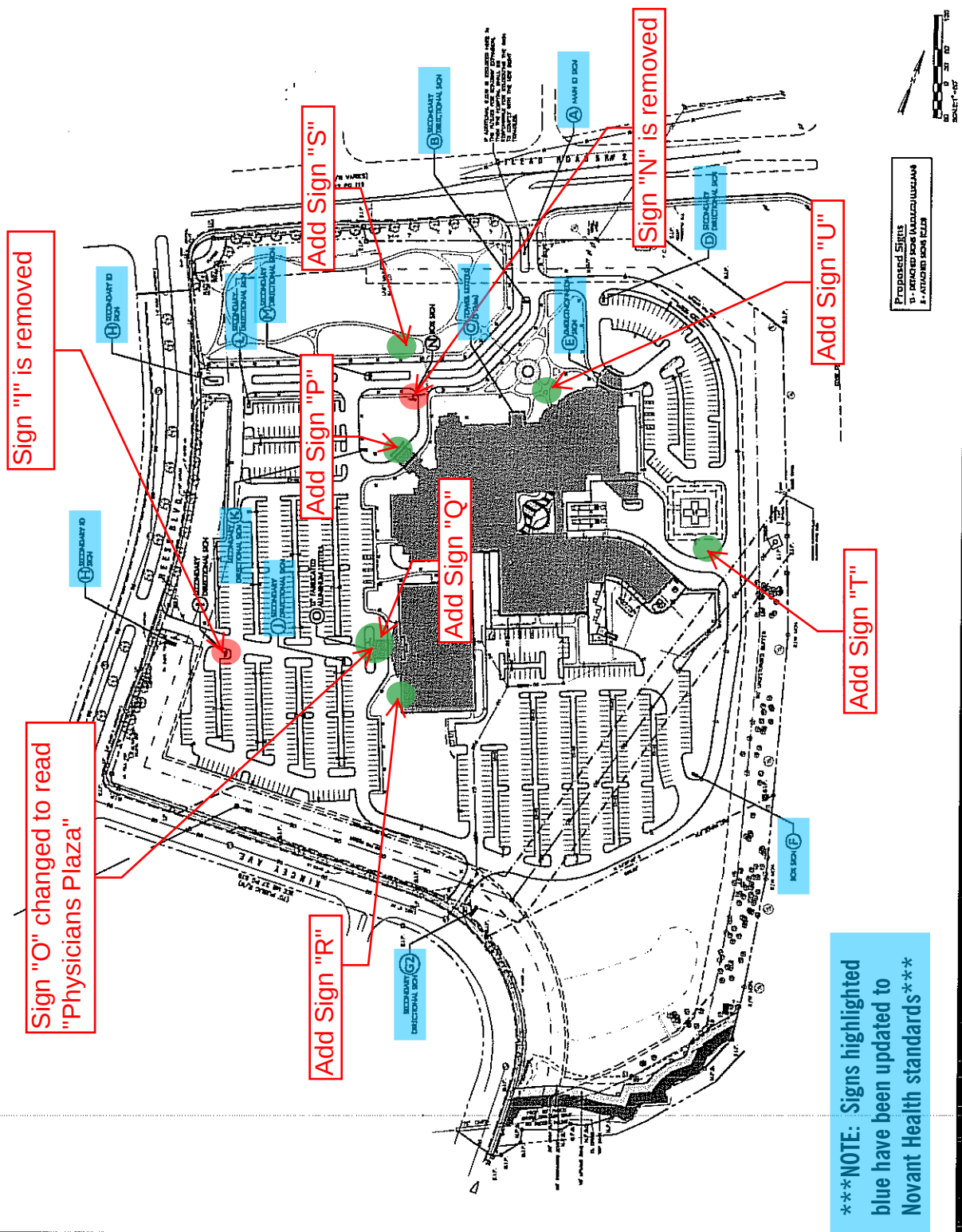
The Presbyterian Hospital is located on the south side of Gilead Road, west of I-77, and is across the street from the Rosedale Shopping Center. The subject property is zoned Campus Institutional - Conditional District (CI-CD).

Characteristics of the Amendment

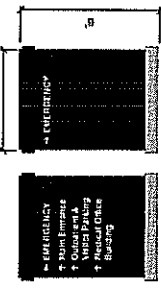
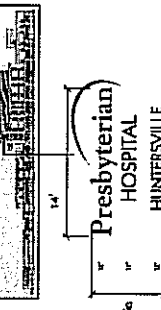
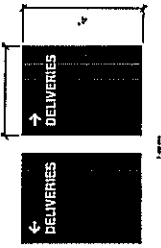
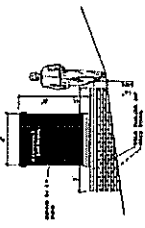
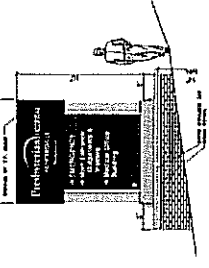
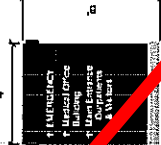
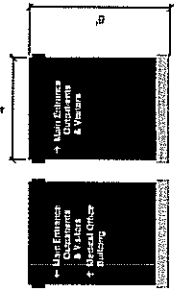
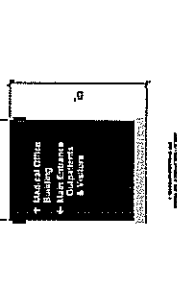
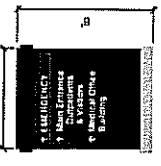
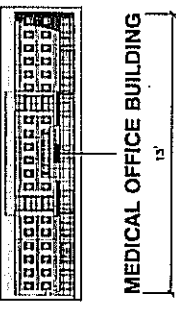
- The first request is to propose an additional directory sign on Reese Blvd. Article 10 allows one directory sign per street front.
- The second request is to increase the size of the proposed monument sign on Gilead Road by almost three times the allowable amount (32 square feet to 91 square feet).
- The third request is to add multiple directional and instructional signs throughout the site, which will exceed the total sign size requirement (max 6 square feet) between two times (12 square feet) and four times (24 square feet) the allowable size and all of which exceed the maximum height requirement (4').
- The fourth request is to front the proposed attached signage towards the parking lots. The approved rezoning plan allowed the building to be centrally located on the site and allows parking within the front yard between the hospital and Gilead Rd, Reese Blvd, and I-77. The proposed signage will front the parking areas on all three sides of the tower (an architectural feature on the front façade of the building) and not directly on the street as required by the ordinance.

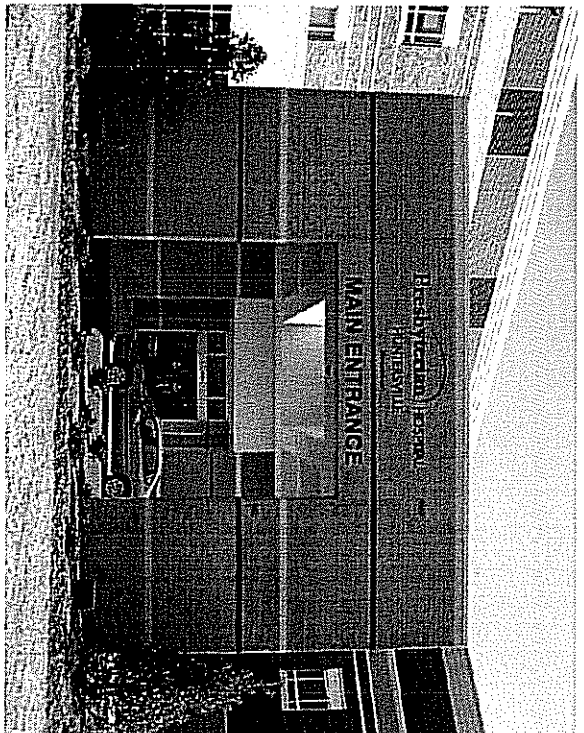
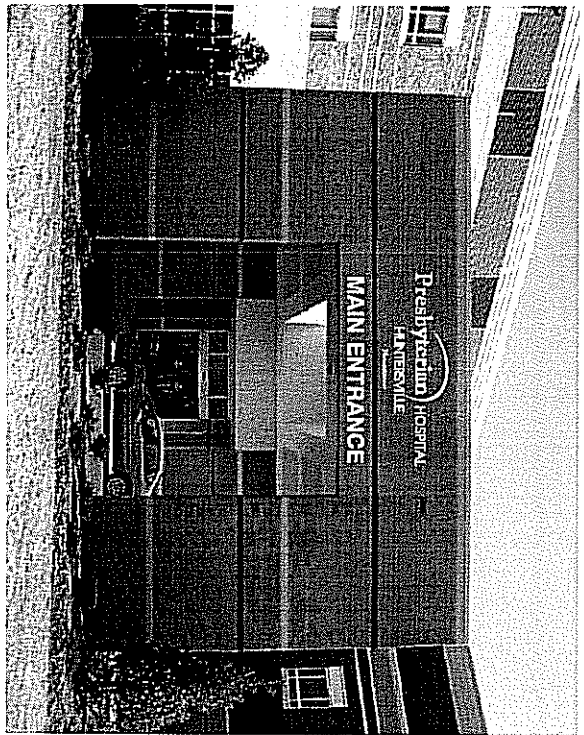
Staff Recommendation

The Special Sign District was designed to allow some modification to the regulations of the zoning ordinance, and to provide the opportunity for unique developments to propose signage criteria that would be to scale and compatible with the approved development. All of the proposed changes will preserve and enhance the development's unique character. The proposed amendments to the Presbyterian Hospital Special Sign District will meet the standards of Article 10 of the Zoning Ordinance, and staff recommends approval.



NOTE: Signs highlighted blue have been updated to Novant Health standards

 A Main ID Sign SCALE: N.T.S.	 B Secondary Directional Sign SCALE: N.T.S.	 C Tower Letters SCALE: N.T.S.	 D Secondary Directional Sign SCALE: N.T.S.
 E Emergency Neon Sign SCALE: N.T.S.	 F Box Sign SCALE: N.T.S.	 G Secondary Directional Sign SCALE: N.T.S.	 H Secondary ID Sign SCALE: N.T.S.
 I Secondary Directional Sign SCALE: N.T.S.	 J Secondary Directional Sign SCALE: N.T.S.	 K Secondary Directional Sign SCALE: N.T.S.	 L Secondary Directional Sign SCALE: N.T.S.
 M Secondary Directional Sign SCALE: N.T.S.	 N Box Sign SCALE: N.T.S.	 O 12" Etched Aluminum Letters SCALE: N.T.S.	***NOTE: Signs highlighted in blue have been updated to Novant Health standards***



OPTION A
WHITE LOGO & LETTERS

OPTION B
PRESBY BLUE & GREEN LOGO & LETTERS

12.5"

7.5"

4"

12"

Presbyterian HOSPITAL

HUNTERSVILLE

NOVANTHEALTH

7.5"

MAIN ENTRANCE

147"

ALUMINUM LETTERS FOR MAIN ENTRANCE CANOPY
MOUNTED IN 192" WIDE SPACE



RP SIGNS

1101 Central Avenue
Charlotte, N.C. 28204
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CUSTOMER: Presbyterian Hospital Huntersville

PROJECT: Interior / Exterior Sign Additions

CUSTOMER CONTACT: Terry Fair

FAX # / EMAIL:

DATE: 2/16/05

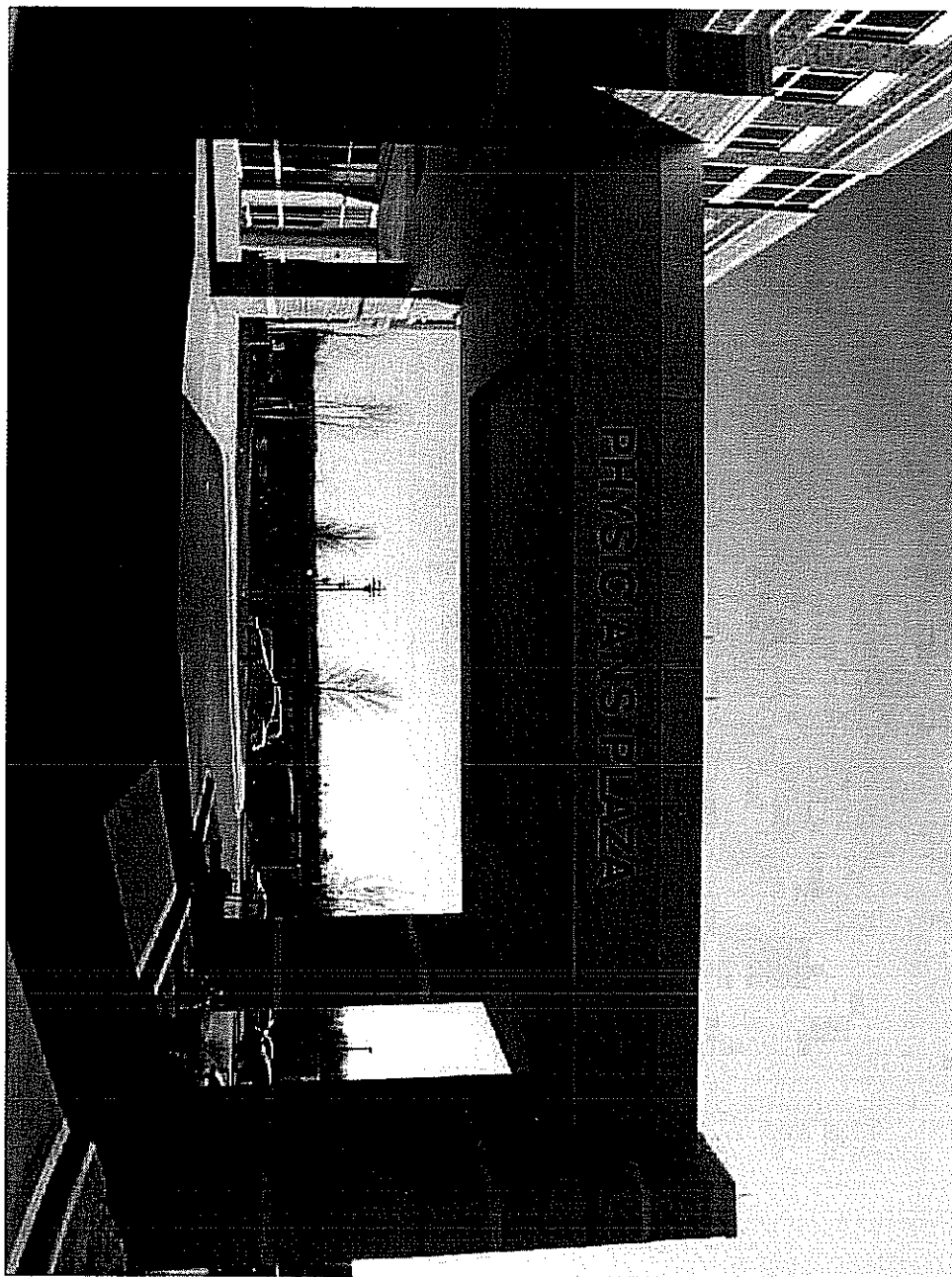
QUOTE #:

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PHYSICIANS PLAZA

161"

12" ALUMINUM LETTERS FOR CANOPY



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