AGENDA
Regular Town Board Meeting (VIRTUAL)
March 1, 2021 - 6:00 PM

HOSTED FROM TOWN HALL (101 Huntersville-Concord Road)

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

1. Call to Order

2. Invocation - Moment of Silence

3. Pledge of Allegiance

4. Mayor and Commissioner Reports-Staff Questions

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

5.A. Child Abuse Awareness Month Proclamation.

6. Agenda Changes

7. Public Hearings

7.A. Hold a public hearing to consider the proposed repeal of Chapter 13 of the Town Zoning Ordinance, the Adequate Public Facilities Ordinance (APFO), and related references contained the Zoning and Subdivision Ordinances.

7.B. Conduct public hearing to declare property be held for resale pursuant to N.C.G.S. § 158-7.1(b)(2). *(Emily Sloop)*

8. Other Business

8.A. Consider adopting Resolution to Declare Property Be Held for Resale Pursuant to N.C.G.S. § 158-7.1(b)(2). *(Emily Sloop)*

8.B. Consider decision on Petition #R20-04, a request by Palillo Holdings, LLC to Rezone +/- 37.19 acres at the Southwest corner of Hambright Road and Statesville Road from Corporate Business to Corporate Business Conditional District, Transit-Oriented Development Residential Conditional District, and Highway Commercial Conditional District for a mixed-use development with commercial, apartments, hotel, and flex space; (Parcels: 01704401, 01704402, 01704403,01704404, 01704406, 01704407, 01704409). *(Brian Richards)*

8.C. Consider adopting Ordinance to Amend Chapter 94 of the Huntersville Code of Ordinance, Entitled "Animals." *(Emily Sloop)*

8.D. Consider Appointments to Huntersville Ordinances Advisory Board. *(Jack Simoneau)*

9. Consent Agenda

9.A. Approve the minutes of the January 4, 2021 Regular Town Board Meeting. *(Janet Pierson)*

9.B. Approve the minutes of the January 19, 2021 Regular Town Board Meeting. *(Janet Pierson)*

9.C. Approve Mecklenburg County Tax Refund Report. *(Pattie McGinnis)*

9.D. Appropriate Bradford Park capital reserve revenue in the amount of $15,000 to the Contract Services - Bradford Park expense account for backstop repairs at Bradford Park. *(Michael Jaycocks/Pattie McGinnis)*

9.E. Appropriate Insurance Proceeds in the amount of $448.94 to Huntersville Volunteer Fire Department account due to a sprinkler malfunction causing water damage at the Fire Station on McIlWaine Road. *(Pattie McGinnis)*

9.F. Approve Contract to Audit Accounts with Martin Starnes & Associates, CPAs, P.A. for Fiscal Year Ending June 30, 2021. *(Pattie McGinnis)*

9.G. Adopt Resolution to approve the awarding of a service firearm to a retiring law enforcement member. *(Emily Sloop)*

10. Closing Comments

11. Adjourn

Town of Huntersville
Town Board
March 1, 2021

To: Town Board

From: David Hill, Principal Planner

Date: March 1, 2021

Subject: Hold a public hearing to consider the proposed repeal of Chapter 13 of the Town Zoning Ordinance, the Adequate Public Facilities Ordinance (APFO), and related references contained the Zoning and Subdivision Ordinances.

EXPLAIN REQUEST:

Town staff recommends repeal of Town of Huntersville Adequate Public Facilities Ordinance (APFO), Chapter 13 of the Town of Huntersville Zoning Ordinance (adopted in December 2007). Any other references to the APFO in other regulations (such as the Town's Zoning Ordinance or Subdivision Regulations) should also be removed. The purpose of the ordinance is to prevent the approval of development proposals if the service capacity of the Town's Police, Fire, or Parks & Recreation departments fall below certain capacity levels and to provide a capital facilities planning tool. There are several reasons for the recommendation to repeal the APFO. First, the APFO requirements have never triggered the delay or denial of a development application since its adoption. Second, the affected departments no longer use the APFO, and have opted to use different measures to determine proper service levels and future capital needs. Third, the Town Manager and Board of Commissioners employ a budget review and adoption process that allows better flexibility and more comprehensive treatment of public facilities than does the APFO. Fourth, the database required under the APFO requires considerable maintenance by Town staff that is not yielding any meaningful results. More information is available at https://www.huntersville.org/2641/TA-21-02-Adequate-Public-Facility-Ordina.

ACTION RECOMMENDED:

Hold the public hearing for citizen comments. Planning Board review is scheduled for March 23, 2021, with final action to be considered by the Board of Commissioners on April 19, 2021.

FINANCIAL IMPLICATIONS:

Repeal of the APFO may result in cost savings with respect to Town staff resources.

ATTACHMENTS:
None

Town of Huntersville
Town Board
March 1, 2021

To: Town Board

From: Emily Sloop, Town Attorney

Date: March 1, 2021

Subject: Conduct public hearing to declare property be held for resale pursuant to N.C.G.S. § 158-7.1(b)(2). *(Emily Sloop)*

EXPLAIN REQUEST:

ACTION RECOMMENDED:

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

1. Resolution Approving Property be held for economic development

Resolution Approving Property be Held for Resale Pursuant to N.C.G.S. § 158-7.1.

WHEREAS, the Town of Huntersville (the "Town") owns certain real property, said property being more particularly described on Exhibit A attached hereto and incorporated herein (the "Property").

WHEREAS, the Property was originally acquired for a purpose other than economic development; and

WHEREAS, the Town believes that the Property is suitable for commercial use and that it would be in the public interest to hold the Property for resale pursuant to N.C.G.S. **§** 158-7.1(b)(2).

WHEREAS, the Board of Commissioners for the Town of Huntersville (the "Board") now desires to hold the Property described in the attached Exhibit A for resale as economic development property under N.C.G.S. **§** 158-7.1(b)(2).

NOW THEREFORE, BE IT RESOVLED AS FOLLOWS:

1. The Board hereby approves that the Property be held for resale as economic development property pursuant to N.C.G.S. **§** 158-7.1.
2. This Resolution shall be effective as of the date of its adoption.

Adopted this the 1st day of March 2021.

Attest:

_____ _____

Clerk to the Board Mayor, Town of Huntersville

Approved as to Form:

_____

Town Attorney

Exhibit A

BEING +/- 1.671 acres of land in the Town of Huntersville, Mecklenburg County, North Carolina, consisting of all or portions of the following three (3) separate parcels: (i) an approximately 1.26 acre parcel known as PIN 01712210, (ii) an approximately 0.231 acre parcel known as PIN 01712211, (iii) an approximately 0.0180 acre parcel known as PIN 01712245.

Town of Huntersville
Town Board
March 1, 2021

To: Town Board

From: Emily Sloop, Town Attorney

Date: March 1, 2021

Subject: Consider adopting Resolution to Declare Property Be Held for Resale Pursuant to N.C.G.S. § 158-7.1(b)(2). *(Emily Sloop)*

EXPLAIN REQUEST:

ACTION RECOMMENDED:
Approval

FINANCIAL IMPLICATIONS:

ATTACHMENTS:
1. Resolution Approving Property be held for economic development

Resolution Approving Property be Held for Resale Pursuant to N.C.G.S. § 158-7.1.

WHEREAS, the Town of Huntersville (the "Town") owns certain real property, said property being more particularly described on Exhibit A attached hereto and incorporated herein (the "Property").

WHEREAS, the Property was originally acquired for a purpose other than economic development; and

WHEREAS, the Town believes that the Property is suitable for commercial use and that it would be in the public interest to hold the Property for resale pursuant to N.C.G.S. **§** 158-7.1(b)(2).

WHEREAS, the Board of Commissioners for the Town of Huntersville (the "Board") now desires to hold the Property described in the attached Exhibit A for resale as economic development property under N.C.G.S. **§** 158-7.1(b)(2).

NOW THEREFORE, BE IT RESOVLED AS FOLLOWS:

1. The Board hereby approves that the Property be held for resale as economic development property pursuant to N.C.G.S. **§** 158-7.1.
2. This Resolution shall be effective as of the date of its adoption.

Adopted this the 1st day of March 2021.

Attest:

_____ _____

Clerk to the Board Mayor, Town of Huntersville

Approved as to Form:

_____

Town Attorney

Exhibit A

BEING +/- 1.671 acres of land in the Town of Huntersville, Mecklenburg County, North Carolina, consisting of all or portions of the following three (3) separate parcels: (i) an approximately 1.26 acre parcel known as PIN 01712210, (ii) an approximately 0.231 acre parcel known as PIN 01712211, (iii) an approximately 0.0180 acre parcel known as PIN 01712245.

Town of Huntersville
Town Board
March 1, 2021

To: Town Board

From: Brian Richards, Assistant Director

Date: March 1, 2021

Subject: Consider decision on Petition #R20-04, a request by Palillo Holdings, LLC to Rezone +/- 37.19 acres at the Southwest corner of Hambright Road and Statesville Road from Corporate Business to Corporate Business Conditional District, Transit-Oriented Development Residential Conditional District, and Highway Commercial Conditional District for a mixed-use development with commercial, apartments, hotel, and flex space; (Parcels: 01704401, 01704402, 01704403,01704404, 01704406, 01704407, 01704409). *(Brian Richards)*

EXPLAIN REQUEST:

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

ACTION RECOMMENDED:

Consider making a decision on R20-04, a request by Palillo Holdings, LLC to Rezone +/- 37.19 acres as the Southwest corner of Hambright Rd and Statesville Rd.

FINANCIAL IMPLICATIONS:

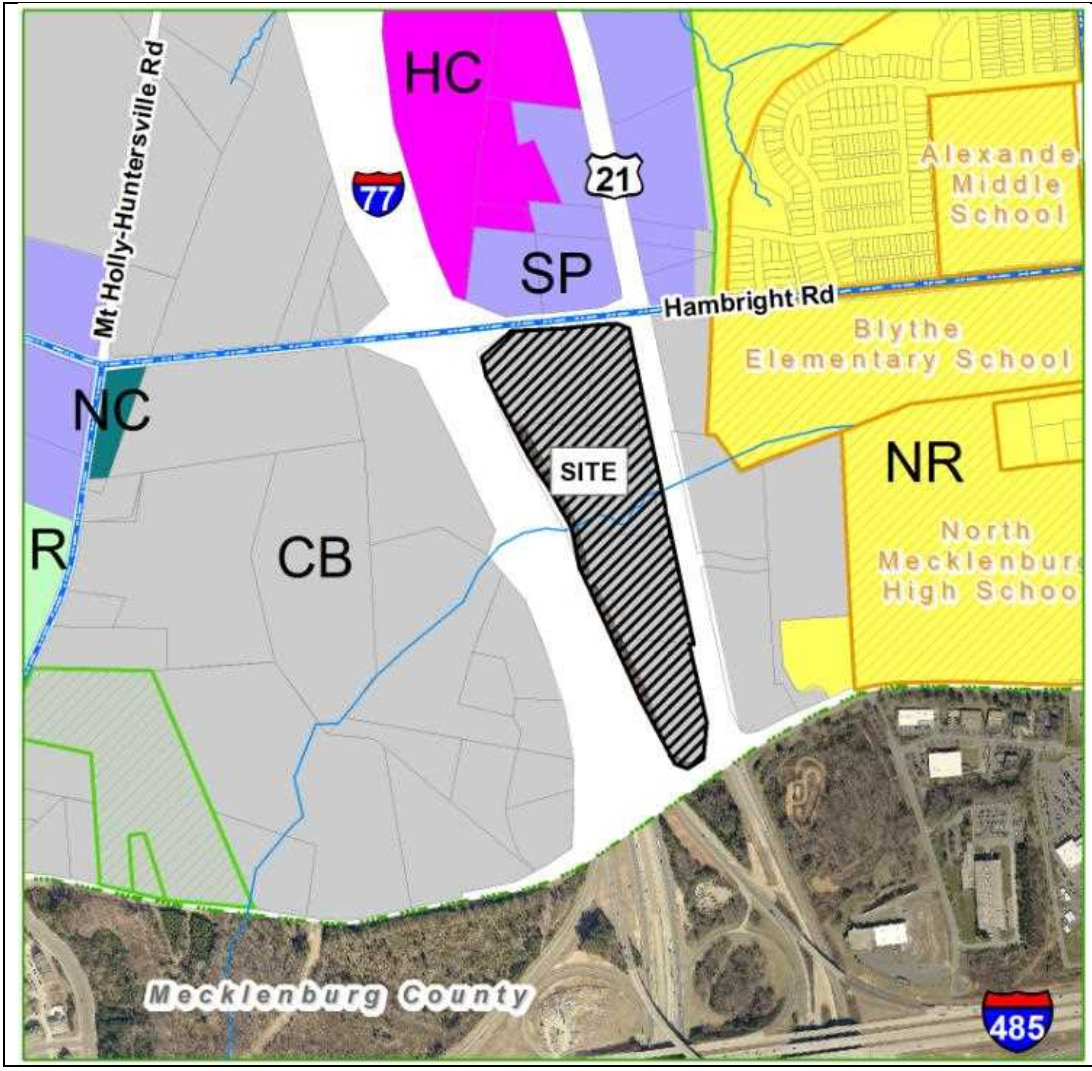
ATTACHMENTS:

1. R20-04 TB Staff Report 3-1-21
2. A- Application R20-04
3. B - Proposed CD Rezoning Plan TB 3-1-21
4. C- APF DOA Statesville Rd Mixed Use
5. D - Neighborhood Meeting 4578_Statesville_Presentation_
6. E - CMS Student Report Statesville Road Mixed Use
7. F - LKN EDC Memo

8. G - Additional Elevations

Petition R20-04
Statesville Road Mixed Use

PART 1: PROJECT SUMMARY



Applicant: Jake Palillo, Palillo Holdings LLC

Property Owner: Multiple (See Application)

Property Address: Multiple (See Application)

Project Size: (+/-) 37.19 acres

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

Current Zoning: Corporate Business (CB).

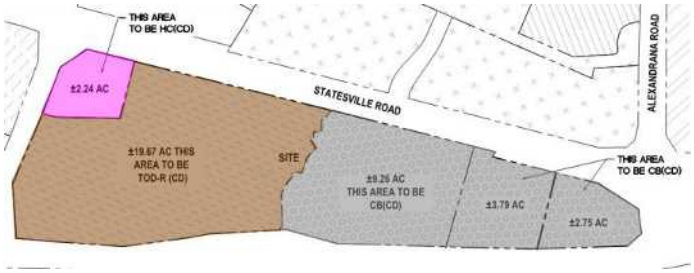
Current Land Use: Vacant, Mobile Home Park, Single Family.

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

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

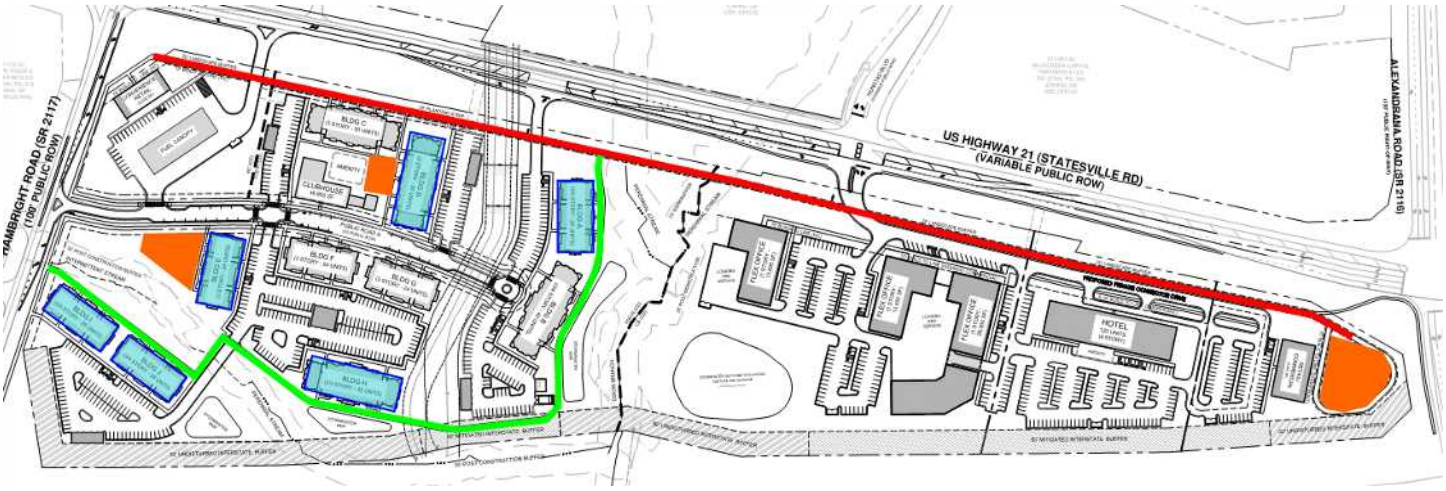
1. Purpose: Rezone 37.19-acres at the Southwest corner of Hambright Rd. and Statesville Rd. from Corporate Business to Corporate Business Conditional District (CB-CD), Transit Oriented Development Residential Conditional District (TOD-R CD), and Highway Commercial Conditional District (HC-CD) for a 300 Unit Multi-Family Development, 120 Unit Hotel, 52,445 Sq.Ft. Flex Space, & 13,900 Sq.Ft. Commercial. Optionally the 3 Flex Office Buildings, Hotel, & Southern Commercial Building may be replaced with 95,00 Sq.Ft. of Flex Office. (See Attachments A & B). TOD-R(CD) is being proposed due to the

location of the future CATS Park & Ride Facility (approximately .4 miles west). CB(CD) is being prosed to allow for a reduced buffer along Statesville Road. HC(CD) is being proposed to allow for Convenience Store.



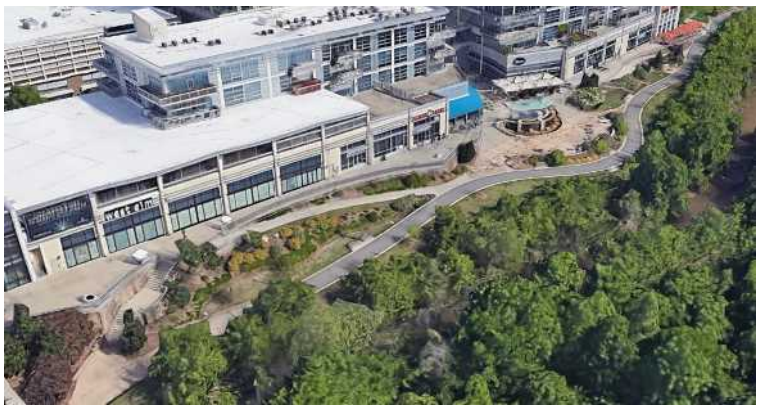
2. Adjoining Zoning and Land Uses.
   - North: Special Purpose – Light Industrial & Self Storage.
   - South: City of Charlotte Business Park - Vacant.
   - East: Corporate Business – Vacant, Office, Light Industrial.
   - West: Corporate Business - I-77.
3. A neighborhood meeting was held on Thursday,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

PART 2: REZONING/SITE PLAN

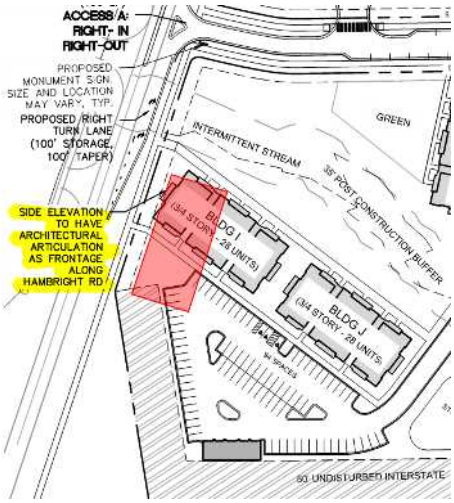


The proposed Conditional District Rezoning Plan is generally compliant with the Zoning and Subdivision Regulations. Significant elements include:

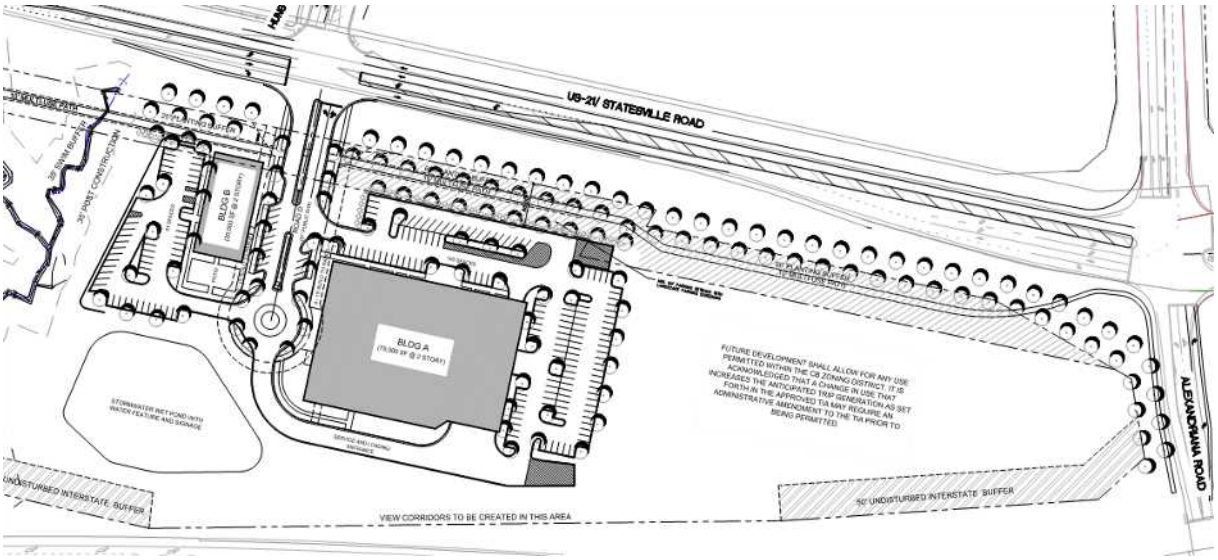
- Six of the ten Apartment Buildings (blue boxes above) are proposed to front upon Urban Open Space (plaza, greens - orange polygons above) or Greenway (green line above). The remaining four front upon Public streets.
- Article 8.14 states "A site specific development plan **<u>may be considered</u>**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



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



- An internal greenway system with a public access easement.
- The Northern Commercial Building is to be a Convenience Store/Gas Station (5,500 Sq. Ft.).
- 3 Flex Office buildings (52,445 Sq. Ft.)
- A 120 Unit Hotel
- The Southern Commercial Building (8,500 Sq. Ft.) is proposed to front upon an Urban Open Space (plaza) per Article 8.1.4.
- The Southern (CB) portion of the development contains a private drive per Article 8.1.5. This drive has a public access easement.
- An Alternate Site Plan is proposed for the Southern portion of the development. This would consist of a Public Road and 95,000 Sq. Ft. of Flex office in two buildings. Future expansion of this alternative may be administrative and require revisions to the TIA if needed.



- Minimum Tree Preservation (canopy tree save) for the Corporate Business, Transit Oriented Development Residential, and Highway Commercial zoning districts is 0%. The applicant is proposing to save 26.7% (7.95 Ac) of existing canopy.
- Minimum Tree Preservation (specimen tree save) for the Corporate Business, Transit Oriented Development Residential, and Highway Commercial zoning districts is 30%. The Rezoning Plan saves 28.9% of existing specimen trees. The developer will be requesting to mitigate 3 Specimen trees due to grading. Staff recommends adjusting grading plans to meet tree save requirements. **Update**: The applicant has the revised grading to save the requires specimen trees. Also, under the Alternate Site Plan tree save will meet the or exceed minimum requirements.
- There are no identified Heritage Trees on site.
- Specific building elevations for the proposed structures have **NOT** been submitted. Architectural Precedents have been provided (Attachment B). Sheet SP-201 notes that the Ordinance Standards for the Shopfront, Highway Commercial, and Apartment Buildings will be meet. Additionally, the below note has been included in the Rezoning Plan:

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

1) ALL BUILDINGS CONSTRUCTED ON THE SITE SHALL BE ARCHITECTURALLY COMPATIBLE IN APPEARANCE THROUGH THE USE OF SIMILAR AS WELL AS COMPLEMENTARY BUILDING MATERIALS, COLORS, AND DESIGN. ALL BUILDINGS WILL BE CONSISTENT WITH THE GENERAL THEME OF THE CONCEPTUAL DRAWINGS SUBMITTED THROUGH THE REZONING APPLICATION, HOWEVER INDIVIDUAL BUILDINGS WILL BE GIVEN DUE CONSIDERATION TO ESTABLISH THEIR OWN CHARACTER.

2) ALL BUILDINGS SHALL BE ORIENTED TOWARD A STREET OR GREENWAY OPEN SPACE AND SHALL CREATE ENTRANCES ALONG A STREET OR GREENWAY WITH PEDESTRIAN INTEREST.

3) WHERE BUILDINGS ORIENT TOWARD THE PUBLIC STREET AND GREENWAY, THE BUILDINGS SHALL AVOID LONG EXPANSES OF SOLID WALLS, GREATER THAN 20 FEET IN HORIZONTAL LENGTH THROUGH THE INTRODUCTION OF WINDOWS, DOORS, ARTICULATED FACADES OR OTHER SPECIFICALLY DESIGNED ARCHITECTURAL AND LANDSCAPE ELEMENTS.

4) WHERE NEEDED, LANDSCAPING SHALL BE USED TO SOFTEN THE STREETSCAPE AND CREATE AN INVITING FEEL BETWEEN THE PUBLIC AND PRIVATE REALMS.

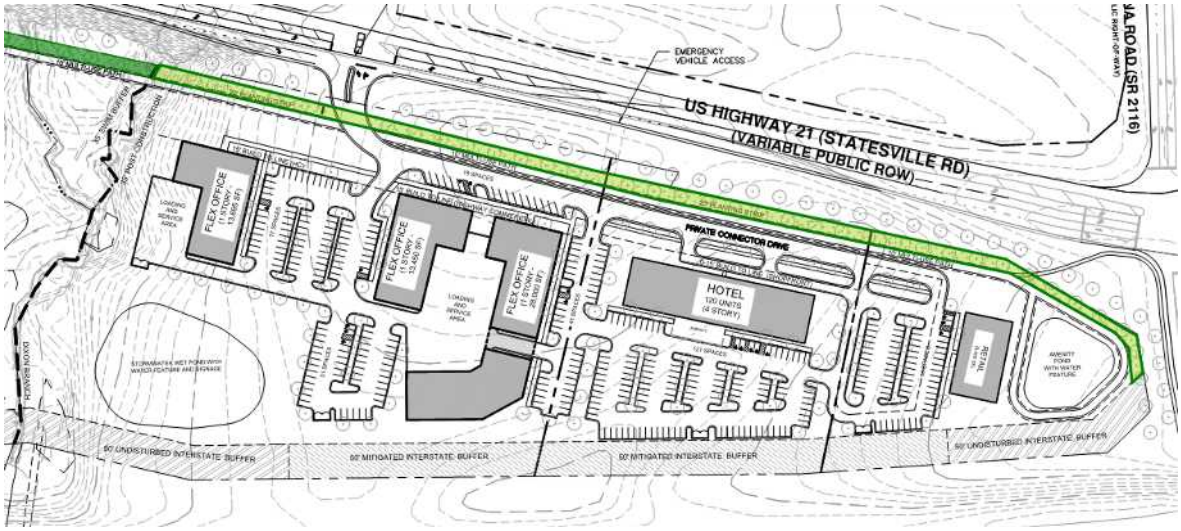
5) APPLICANT SHALL COMPLY WITH THE PROVISIONS OF THE ORDINANCE REGARDING PLACEMENT AND SCREENING OF MECHANICAL AND UTILITY EQUIPMENT SERVING THE BUILDINGS AS SET FORTH IN PARAGRAPH 8, ARTICLE 4, SHOP FRONT BUILDING, BUILDING PLACEMENT/PARKING/VEHICULAR ACCESS OF THE ORDINANCE. ANY ROOFTOP EQUIPMENT SHALL BE SCREENED PURSUANT TO PARAGRAPH B, ARTICLE 4, SHOP FRONT BUILDING, TECHNIQUES OF THE ORDINANCE.

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

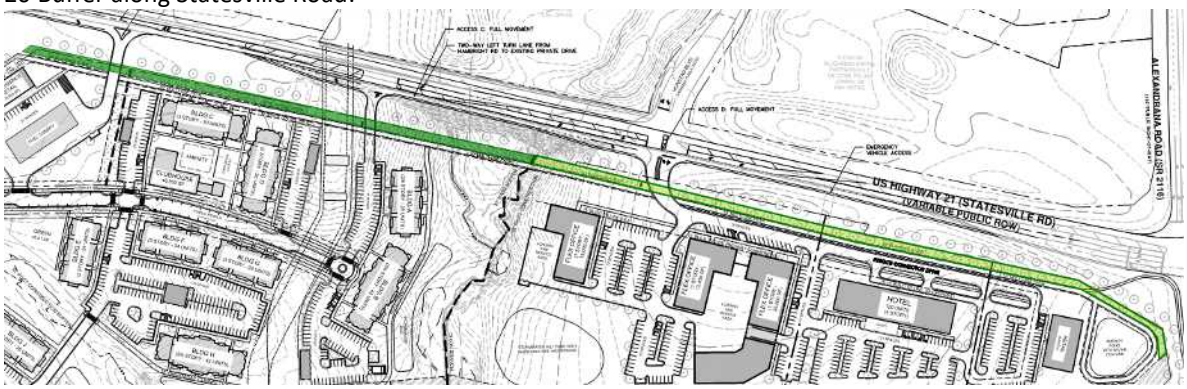
- <u>Three (3) Ordinance Modifications</u> are proposed:

    1. Article 7.5.3 Buffer Yards – The Corporate Business District requires an 80' Buffer along abutting street rights-of-way and property lines. The applicant is proposing a 20' Buffer along the entirety of the Eastern Project boundary for all Districts. Under the Alternative Site Plan a buffer of 60' is being offered adjacent to the larger Flex/Office building.
    STAFF COMMENT – The planted buffer along Statesville Rd along with the Multi-Use Path creates an attractive and safe pedestrian friendly environment. The 10' Multi-Use Path is consistent with the adopted Bikeway Plan. The 20' Buffer, double row of street trees, and private drive provide a suitable alternative to the required 80' Buffer (See Corporate Business Cross Section below). Under the Alternative Site Plan the 60' buffer would provide sufficient screening of the parking area. This is in keeping with the Spirit of the Ordinance, <u>staff DOES SUPPORT this modification request.</u>

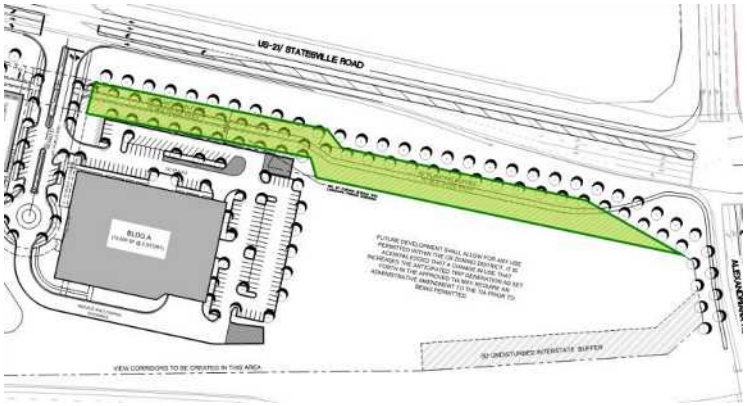
20’ Buffer for CB Zoned Area



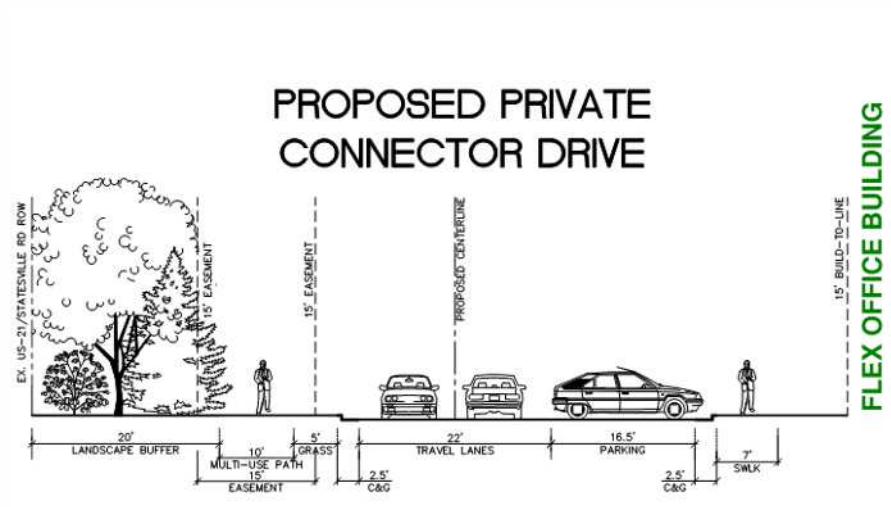
20’Buffer along Statesville Road:



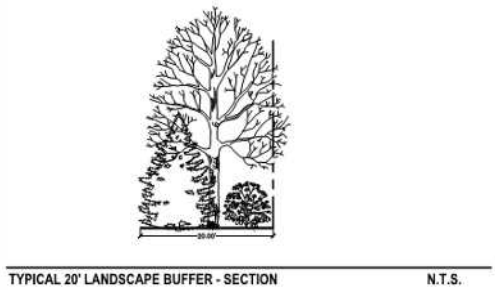
Alternative Site Plan 60' Buffer:

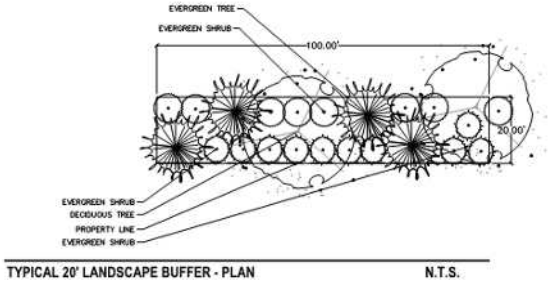


Corporate Business Frontage Cross Section:



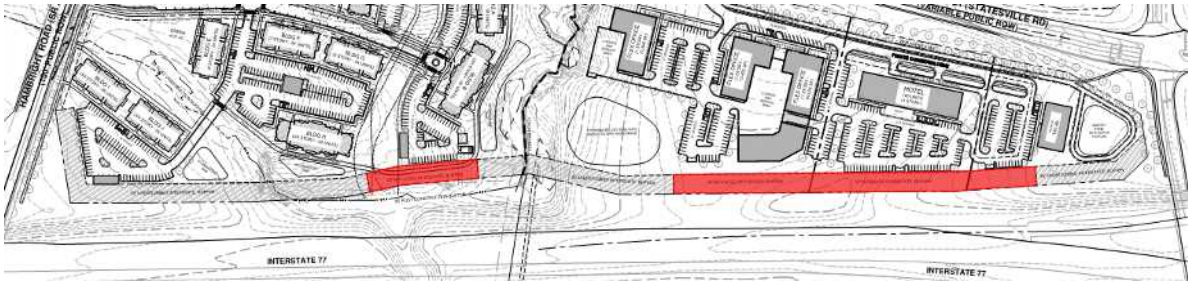
Buffer Typical:



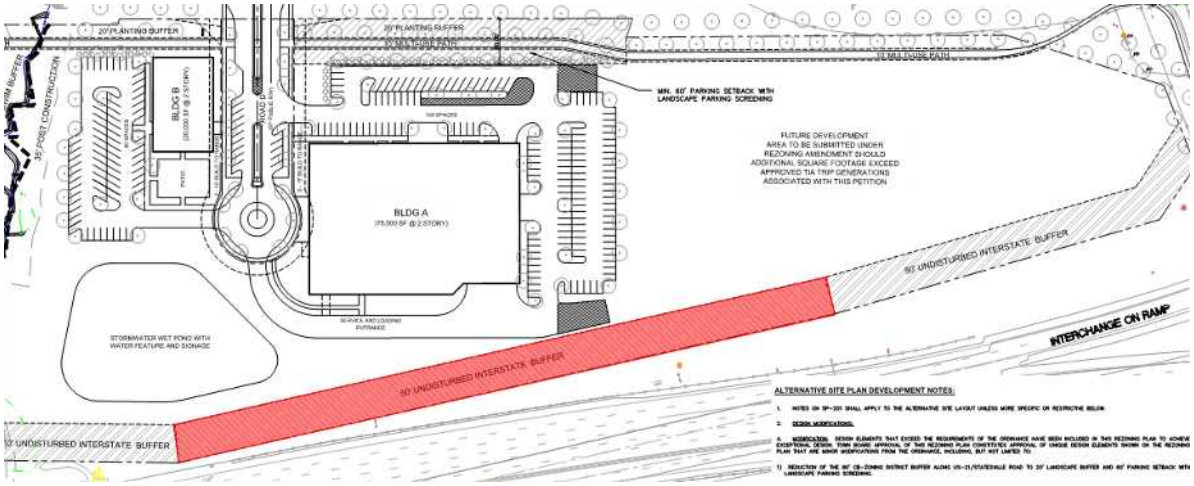


2. Article 7.5.8 – Buffer Yards – "All buffer yards shall remain undisturbed except for the following:
   a) Utility easements may cross a buffer yard but may not be planted laterally in a buffer yard. To the extent possible, the path cleared shall be replaced with plant materials which are consistent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

   The applicant is requesting to disturb the 50' I-77 Buffer is two locations in order to construct the development and allow for view corridors of the Flex/Office Buildings. The northern disturbance is approximately 300' long and the southern disturbance is approximately 965' long. The applicant would mitigate the 50' Buffer in accordance with the Ordinance standard (5 trees and 8 shrubs per 1000 Sq. Ft. of buffer area).
   STAFF COMMENT – Staff would highly suggest that the buffer not be disturbed. If disturbance needs to occur due to grading, then it should be minimal. The removal of the 50' I-77 Buffer for ease of development or create visibility of buildings is NOT in keeping with the Spirit of the Ordinance, <u>staff DOES NOT SUPPORT this modification request</u>.



Alternative Site Plan:



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

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

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

PART 3: TRANSPORTATION ISSUES

<u>Traffic Impact Analysis (TIA)</u>

The TIA sealed 01/14/21 is acceptable as a final version. This is contingent on a site plan that limits development to the same or less than the trips generated and included in the TIA. Alternative site plans that include more than the combination of 300 apartment units, 95,000 square feet of Office space, and 5,500 square feet of Convenience Market with gas Station would likely be above those studied in the TIA. If additional development is considered on the site, a new TIA is recommended.

NCDOT is reviewing the TIA with comments pending. Any outstanding comments will be addressed by the applicant.

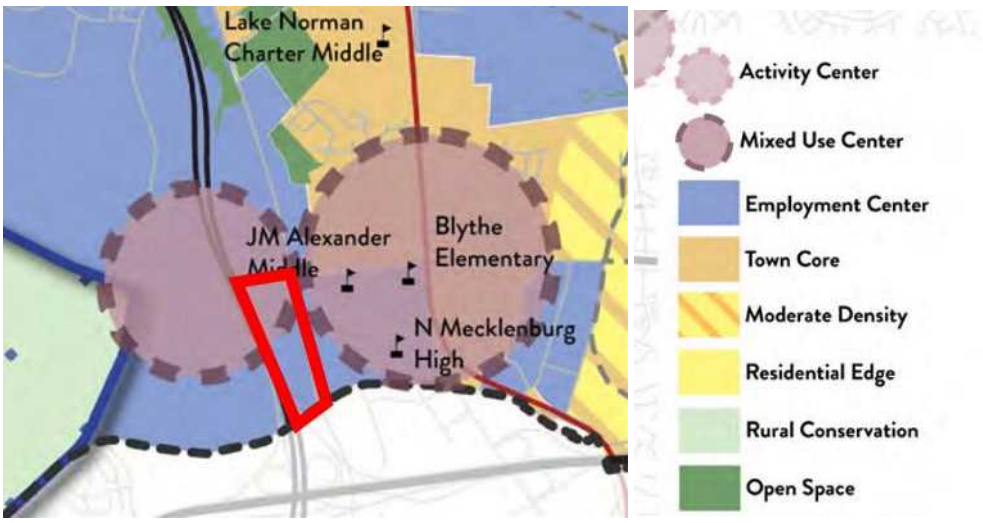
PART 4: ADEQUATE PUBLIC FACILITIES (APF)

Under the provisions of the APF Ordinance, all residential development greater than twenty (20) dwelling units or non-residential development involving 10,000 square feet or more of floor area are required to receive a "Determination of Adequacy (DOA)" for the following public facilities: fire station, fire vehicles, police station, police vehicles, indoor park and recreation facilities, and parks acreage. The proposed Conditional District Rezoning met both required thresholds for submission of an APF application, and the proposed Rezoning Plan (and associated subdivision) is subject to the requirements of the APFO.
A Determination of Adequacy (DOA) has been issued for the following public facilities: Fire Vehicles, Fire Stations & Police Stations, Police Vehicles and Gym & Park Acreage (see Attachment C). No mitigation is required.

PART 5: REZONING CRITERIA

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

2040 Huntersville Community Plan



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

- **Policy LU 2.1:** Higher intensity residential uses will be focused generally within 2 miles of the I77/NC115 corridor and future activity centers in the eastern and western areas of Huntersville zoning jurisdiction.
  Comment: This project will provide 100% attached housing, commercial, and employment uses and is located within the Mixed-Use Center & Employment Center areas identified on the Future Land Use Map. Ideally Vertical Mixed Use would occur in Mixed Use Centers. Due to site limitations (SWIM Buffer, Topography, Gas Lines) Vertical

Mixed Use becomes challenging. Compatibility with the 2040 Community will be achieved by providing a higher level of design for the Greenway, enhanced building architecture, and heavily planted buffer along Statesville Road.

- **Policy LU 5.1:** Allow for more intense development only where transportation infrastructure and utilities already exist.
  Comment: The project is adjacent to 3 thoroughfares and I77 direct connect. The project will provide a sewer extension to the area. Lastly the project is located near a CATS Park & Ride facility which is budgeted for FY21/22.

- **Policy LU 6.1:** A mix of land uses is encouraged in Mixed-Use Centers, Activity Centers, Employment Centers identified on the Future Land Use Map.
  Comment: This project will provide a mixture of land uses. Staff would suggest more integration of uses and building types in the project but acknowledges the site limitations (SWIM Buffer, topography, & gas line).

- **Policy LU 7.1:** Require all new development to adhere to the following design principles: In Mixed Use Centers, Activity Centers, Town Core, and Moderate Density Areas, Streets and sidewalk are meant to be attractive and inviting. New development in these areas shall follow these principles:
  - All buildings shall front a public street or open space.
  - Streets should be connected, have short blocks and sidewalks on both sides of streets.
  - Improve connectivity, particularly for pedestrians and vehicles.
  - Parking lots, if required, should be predominately located behind buildings screened from view and larger lots should be broken by buildings and or landscape features.
  - Accommodate a mix of uses and/or housing types.

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

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

- **Policy LU 8.3:** Encourage transit supportive development
  - Maintain incentives for future TOD Locations including allowing 100% attached homes near transit stations.

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

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

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

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

- **Policy EV 1.3:** Inventory and protect strategic development sites.
  - Allow new commercial or multi-family land uses in Employment Centers only if they are complimentary and do not jeopardize viability of large employment sites.

Comment: This project will provide a mixture of uses and is located near a future CATS Park & Ride facility. The development is located within the Mixed-Use Center & Employment Center areas identified on the Future Land Use Map. Staff would suggest more integration of uses and building types in the project but acknowledges the site limitations. Due to the current COVID 19 pandemic speculative Office Space is not in high demand. Once companies a more certain of the office/work from home blend the suburban office markets are expected to do well. (Attachment F).

Article 11 Section 11.4.7(e) of the Zoning Ordinance states that: "in considering any petition to reclassify property the Planning Board in its recommendation and the Town Board in its decision should consider:

1. **Whether the proposed reclassification is consistent with the overall character of existing development in the immediate vicinity of the subject property.**
   STAFF COMMENT:
   The proposed rezoning for the Statesville Road Mixed Use Development is consistent with the overall character of the surrounding area. The proposed TOD-R Zoning is within the ½ mile catchment area of the approved CATS Park & Ride facility. The Flex Office and Hotel are compatible with the adjacent office park and nearby industrial/office uses. The proposed commercial uses would support the residents and employees.

2. **The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, transit service, parks and recreational facilities, police and fire protection, hospitals and medical services, schools, storm water drainage systems, water supplies, and wastewater and refuse disposal.**
   STAFF COMMENT:
   - A Transportation Impact Analysis was required – see Part 3 of this report.
   - The APF Ordinance Determination of Adequacy was required – see Part 4 of this report.
   - Charlotte water has verbally agreed to providing service to the site. The applicant is awaiting the "Willingness-to-serve" letter. Storm water drainage, water supplies and wastewater and refuse disposal are all available to serve this project and there is capacity to do so. A PCO-1 storm water approval from Town Engineering is required, as well.

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

STAFF COMMENT:
Planning staff has no indication that the request will adversely affect known archeological, environmental, historical or cultural resources.

PART 6: STAFF RECOMMENDATION

In considering the proposed rezoning petition R20-04, Statesville Road Mixed Use Staff recommends approval if Staff and TIA comments are addressed and with the exception of modification request #2 (I-77 Buffer disturbance). The amendment being consistent with the Huntersville 2040 Community Plan policies LU 2.1, LU 5.1, LU 6.1, LU 7.1, LU 8.3, EV 1.2, and EV 1.3.

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

PART 7: PUBLIC HEARING COMMENTS

A Public Hearing was held on January 4, 2021.

PART 8: PLANNING BOARD RECOMMENDATION

Planning Board was held on January 26, 2021.

G. Baber made a Substitute Motion to Approve the rezoning R20-04 Statesville Road Mixed Use, the Planning Board recommends conditional approval for the rezoning if staff and TIA comments are addressed. This petition is consistent with policies H-3, H-9, T-6 and CD-2 of the 2030 Plan as well as policies LU-2.1, LU-5.1, LU-6.1, LU-7.1, LU-8.3, ED-1.2, and ED-1.3 of the 2040 Plan. The recommended conditional approval is reasonable and in the public interest because the rezoning is consistent with the existing development that is in the area and the proposed density of 15.25 units per acre is in keeping with the requirements of the TOD-R zoning district. The non-residential uses are consistent with other developments in the area. Further, regarding requested modifications, for proposed plan A (hotel): the Planning Board recommends approval of modifications: 1) buffer yard reduction and 3)– side yard parking as they are in keeping with the spirit of the ordinance; for plan B (race team): the Planning Board is open to consideration of modification 2) changes to I-77 50-foot buffer.

C. Boyd seconded the motion. The motion was approved (6-2) with F. Gammon and C. Graffy opposed.

PART 9: TOWN BOARD CONSIDERATION

D. Boone made a motion to continue the consideration until the March 1, 2021 meeting.

The motion was approved unanimously (6-0).

Staff is awaiting additional information from the applicant at the time of this report.

PART 10: ATTACHMENTS/ENCLOSURES

Attachments

A – Rezoning Application
B – Proposed CD Rezoning Plan
C – APF Letter of Determination
D – Neighborhood Meeting Report (October 29, 2020)
E – CMS Student Report
F – Lake Norman EDC Memo
G- Additional Elevation 7 Graphics TBD

PART 11: CONSISTENCY STATEMENT – R20-04 Statesville Road Mixed Use

Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed rezoning application R20-04; Statesville Road Mixed use, the Planning Staff RECOMMENDS CONDITIONAL APPROVAL FOR the rezoning (with the exception of modification request #2) as it is consistent with Policies LU 2.1, LU 5.1, LU 6.1, LU 7.1, LU 8.3, EV 1.2, and EV 1.3 of the 2040 Community Plan. **It is reasonable and in the public interest to rezone +/- 37.19 acres (as described in attachment B) from CB to CB(CD), HC (CD), and TOD-R(CD) because the rezoning is consistent with the existing development patterns in the area. The proposed density (15.25 Units/Acre) is in keeping with the requirements of the TOD-R Zoning District. The non-residential uses are consistent with other developments within the area. Lastly the requested modifications of #1 (Buffer yard reduction) and #3 (Side yard parking) are in keeping with the spirt of the Ordinance and therefore supported.**	APPROVAL: The Planning Board recommends conditional approval for the rezoning if staff and TIA comments are addressed. This petition is consistent with policies H-3, H-9, T-6 and CD-2 of the 2030 Plan as well as policies LU-2.1, LU-5.1, LU-6.1, LU-7.1, LU-8.3, ED-1.2, and ED-1.3 of the 2040 Plan. The recommended conditional approval is reasonable and in the public interest because the rezoning is consistent with the existing development that is in the area and the proposed density of 15.25 units per acre is in keeping with the requirements of the TOD-R zoning district. The non-residential uses are consistent with other developments in the area. Further, regarding requested modifications, for proposed plan A (hotel): the Planning Board recommends approval of modifications: 1) buffer yard reduction and 3)– side yard parking as they are in keeping with the spirit of the ordinance; for plan B (race team): the Planning Board is open to consideration of modification 2) changes to I-77 50-foot buffer.	APPROVAL: In considering the proposed rezoning application R20-04; Statesville Road Mixed Use, the Town Board recommends approval based on the Plan being consistent with **(insert applicable plan reference)**. **It is reasonable and in the public interest to approve the Rezoning Plan because… (Explain)**
		DENIAL: In considering the proposed rezoning application R20-04; Statesville Road Mixed Use, the Town Board recommends denial based on the Plan being **(consistent OR inconsistent) with (insert applicable plan reference).** **It is not reasonable and in the public interest to approve the Rezoning Plan because… (Explain)**

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	SUBDIVISION CATEGORIES: Per the Huntersville Subdivision Ordinance
☐ Commercial Site Plan	■ Sketch Plan
■ Conditional Rezoning	☐ Preliminary Plan
☐ General Rezoning	☐ Final Plat (Includes Minor Subdivision)
☐ Master Signage Program	☐ Exempt Subdivision
☐ Special Use Permit	☐ Final Plat Revision
☐ Revision to - Original Project # _____	☐ Farmhouse Cluster
☐ Other _____	

2. Project Data

Date of Application 08/06/20

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

Project Address 11121 Statesville Road

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

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

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

Current Land Use vacant and single family

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

Is the project within Huntersville's corporate limits?
Yes ☑ No ☐ If no, does the applicant intend to voluntarily annex? _____

3. Description of Request

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

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

4. Site Plan Submittals

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

5. Outside Agency Information

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

6. Applicant

Printed Name Palillo Holdings LLC

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

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

Signature _____

Title Member Mgr Email jpalillo@aol.com

Address of Applicant 17532 SAILVIEW DR, CORNELIUS NC 28031

7. Property Owner (if different than applicant)

* Printed Name _____

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

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

Signature _____

Title _____ Email _____

Address of Property Owner _____

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

Every owner of each parcel included in this application, or the owner (s) duly authorized agent, must sign this application. If signed by an agent on behalf of the Owner, this petition MUST be accompanied by a Limited Power of Attorney signed by the property owner (s) and notarized, specifically authorizing the agent to act on the owner (s) behalf in signing this application. Failure of each owner, or their duly authorized agent, to sign, or failure to include the authority of the agent signed by the property owner, will result in an INVALID APPLICATION. **If additional space is needed for signatures, attach the Town of Huntersville Signature Addendum Form.**

7. Development/Design Firm Contact Information

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

Contact Information

Town of Huntersville	Phone:	704-875-7000
Planning Department	Fax:	704-992-5528
PO Box 664	Physical Address:	105 Gilead Road, Third Floor
Huntersville, NC 28070	Website:	https://www.huntersville.org/228/Planning-Department

Town of Huntersville
NORTH CAROLINA

General Application
Owner/Applicant Signature Addendum

Application Information

Date of Application 08/06/20 Application Number _____

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

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

* ^ Printed Name CLT, LLC c/o Troutman Sanders, LLP Phone Number _____

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

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

Signature Jerry N Thomas Parcel ID(s): 01704401, 01704402, 01704409

Title Vice President Email TTHOMAS@JRENET.COM

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

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* ^ Printed Name Jerry L McKenzie and Martha G Roberts (b/w) Phone Number _____

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

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

Signature _____ Parcel ID(s): 01704404

Title _____ Email _____

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

---

* ^ Printed Name Jack M Kerley Phone Number _____

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

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Signature _____ Parcel ID(s): 01704406

Title _____ Email _____

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

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

^ If signed by an agent on behalf of the Owner, this petition MUST be accompanied by a Limited Power of Attorney signed by the property owner (s) and notarized, specifically authorizing the agent to act on the owner (s) behalf in signing this application. Failure of each owner, or their duly authorized agent, to sign, or failure to include the authority of the agent signed by the property owner, will result in an INVALID APPLICATION.

Section III: Phasing

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

TBD

Section IV: Past of Proposed Public Facility Contributions

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

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

Applicant

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

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

Signature

Title: Member/Mgr Email: jpalillo@aol.com

Address of Applicant: 17532 SAILVIEW DR, CORNELIUS NC 28031

Property Owner (if different than applicant)

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

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

Signature

Title: Email: jpalillo@aol.com

Address of Property Owner: 17532 SAILVIEW DR, CORNELIUS NC 28031

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

Every owner of each parcel included in this application, or the owner (s) duly authorized agent, must sign this application. If signed by an agent on behalf of the Owner, this petition MUST be accompanied by a Limited Power of Attorney signed by the property owner (s) and notarized, specifically authorizing the agent to act on the owner (s) behalf in signing this application. Failure of each owner, or their duly authorized agent, to sign, or failure to include the authority of the agent signed by the property owner, will result in an INVALID APPLICATION. **If additional space is needed for signatures, attach the Town of Huntersville Signature Addendum Form.**

Huntersville

General Application
Owner/Applicant Signature Addendum

Application Information

Date of Application: 08/06/20 Application Number: _____

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

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

** Printed Name: CLT, LLC c/o Troutman Sanders, LLP Phone Number: _____

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

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

Signature: _____ Parcel ID(s): 01704401, 01704402, 01704409

Title: _____ Email: _____

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

** Printed Name: Jerry L McKenzie and ~~Martha C Roberts (b/w)~~ Phone Number: [illegible]

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

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

Signature: Jerry L McKenzie Parcel ID(s): 01704404

Title: Owner Email: [illegible]

Address of Property Owner/Applicant: ~~P.O. BOX 2784, HUNTERSVILLE, NC 28070~~ [illegible]

** Printed Name: Jack M Kerley Phone Number: _____

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

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

Signature: _____ Parcel ID(s): 01704406

Title: _____ Email: _____

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

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

** If signed by an agent on behalf of the Owner, this petition MUST be accompanied by a Limited Power of Attorney signed by the property owner (s) and notarized, specifically authorizing the agent to act on the owner (s) behalf in signing this application. Failure of each owner, or their duly authorized agent, to sign, or failure to include the authority of the agent signed by the property owner, will result in an INVALID APPLICATION

Exhibit A

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

Additional Owners of Parcel ID 01704404

Debra N McKenzie

Bonnie S Garrison

Douglas K Garrison

Richard L Stenhouse Sr.

Lisa S Stenhouse

Christy S Wilson

Tony G Wilson Sr

Town of Huntersville NORTH CAROLINA

General Application
Owner/Applicant Signature Addendum

Application Information

Date of Application 08/06/20 Application Number _____

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

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

* ^ Printed Name CLT, LLC c/o Troutman Sanders, LLP Phone Number _____

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

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

Signature _____ Parcel ID(s): 01704401, 01704402, 01704409

Title _____ Email _____

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

---

* ^ Printed Name Jerry L McKenzie and Martha G Roberts (b/w) Phone Number _____

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

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

Signature _____ Parcel ID(s): 01704404

Title _____ Email _____

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

---

* ^ Printed Name Jack M Kerley Phone Number _____

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

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

Signature DocuSigned by: Jack M Kerley 7BBCBA2414184D4... Parcel ID(s): 01704406

Title owner Email katy.bridges@allentate.com

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

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

^ If signed by an agent on behalf of the Owner, this petition MUST be accompanied by a Limited Power of Attorney signed by the property owner (s) and notarized, specifically authorizing the agent to act on the owner (s) behalf in signing this application. Failure of each owner, or their duly authorized agent, to sign, or failure to include the authority of the agent signed by the property owner, will result in an INVALID APPLICATION.

Town of Huntersville
NORTH CAROLINA

General Application
Owner/Applicant Signature Addendum

Application Information

Date of Application 08/06/20 Application Number _____

Name of Project STATESVILLE ROAD MIXED-USE Phase # (if subdivision) _____

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

* ^ Printed Name FR VAUGHN PROPERTIES, LLC Phone Number _____

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

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

Signature Reeves Vaughn dotloop verified 08/13/20 10:38 AM EDT PQZG-BWRR-QDFW-DFSX Parcel ID(s): 01704407

Title _____ Email _____

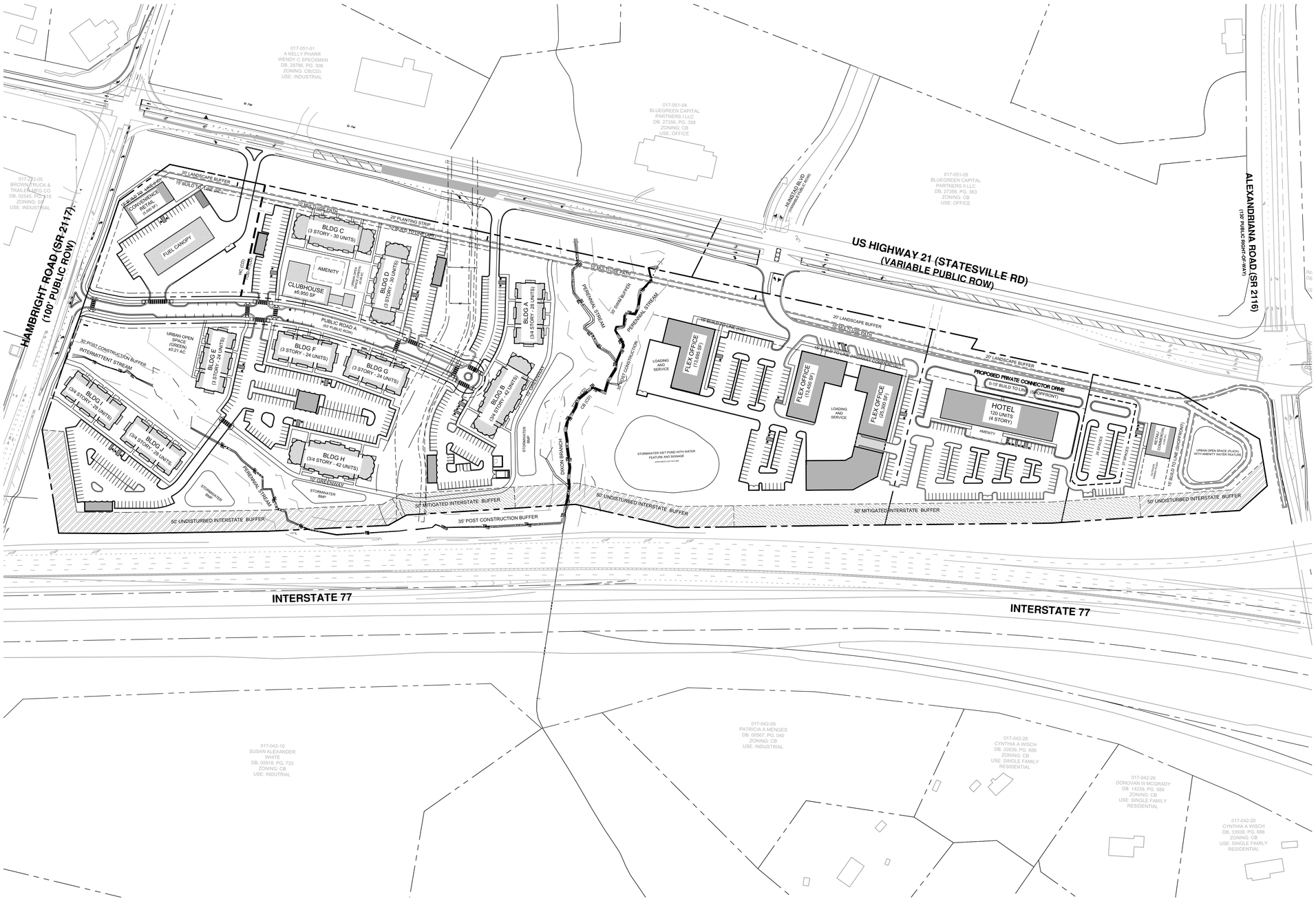
Address of Property Owner/Applicant 3421 PROVIDENCE MANOR ROAD, CHARLOTTE, NC 28270

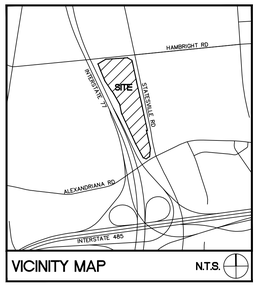
Tiffany Vaughn dotloop verified 08/11/20 9:06 AM EDT ROWI-YOFA-UEFL-SVXC

R20-04 STATESVILLE ROAD MIXED-USE REZONING

HUNTERSVILLE, NC

EPM # 413512





VICINITY MAP N.T.S.

SURVEY DISCLAIMER

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

SHEET LIST

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SP-102	TREE PRESERVATION NOTES
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SP-104	SOIL + STREAM ANALYSIS
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TRANSPORTATION IMPROVEMENTS (PER TIA)

STATESVILLE ROAD AT HAMBRIGHT ROAD

1. CONSTRUCT AN EASTBOUND RIGHT-TURN LANE ON STATESVILLE ROAD WITH 225 FEET OF STORAGE.
2. CONSTRUCT A WESTBOUND RIGHT-TURN LANE ON HAMBRIGHT ROAD WITH 100 FEET OF STORAGE.
3. CONSTRUCT AN ADDITIONAL NORTHBOUND THROUGH LANE . THE SECOND THROUGH LANE ON US 21 SHALL BEGIN AS A FREE-FLOW RIGHT FROM WB ALEXANDRIANA ONTO US 21 AND THEN CONTINUE THROUGH HAMBRIGHT ROAD, AT LEAST 750' FROM THE INTERSECTION OF HAMBRIGHT ROAD BEFORE TAPERING AS A LANE DROP WITH APPROPRIATE TAPER.

STATESVILLE ROAD AT ACCESS D/HUNSTAD BLVD

4. CONSTRUCT A NORTHBOUND LEFT-TURN LANE ON STATESVILLE ROAD WITH 200 FEET OF STORAGE.
5. CONSTRUCT AN ADDITIONAL NORTHBOUND THROUGH LANE ON STATESVILLE ROAD (LANE WOULD CONNECT TO THROUGH LANE ADDED AT HAMBRIGHT INTERSECTION) WITH 500 FEET OF STORAGE ON THE APPROACH.
6. RESTRIPE THE WESTBOUND HUNSTAD BLVD APPROACHTO HAVE ONE LEFT-TURN LANE AND A SHARED THROUGH/RIGHT LANE.

STATESVILLE ROAD AT ALEXANDRIANA ROAD

7. CONSTRUCT AN EASTBOUND RIGHT-TURN LANE ON ALEXANDRIANA ROAD WITH 175 FEET OF STORAGE.

MT HOLLY HUNTERSVILLE ROAD AT HAMBRIGHT ROAD

8. CONSTRUCT A NORTHBOUND RIGHT-TURN LANE ON MTHOLLY HUNTERSVILLE ROAD WITH 100 FEET OF STORAGE.

THE FOLLOWING ADDITIONAL IMPROVEMENTS ARE RECOMMENDED (AS INCLUDED IN THE TIA) TO ADDRESS STORAGE NEEDS AT EXISTING TURN LANES, TURN LANES AT SITE DRIVEWAYS, OR POTENTIAL NEED FOR SIGNALIZATION:

STATESVILLE ROAD AT ACCESS D/HUNSTAD BLVD

9. EXTEND THE EXISTING SOUTHBOUND LEFT-TURN LANE ON STATESVILLE ROAD TO PROVIDE 350 FEET OF STORAGE
   INSTALL A TRAFFIC SIGNAL IF WARRANTED.

HAMBRIGHT ROAD AT SITE ACCESS A

10. CONSTRUCT AN EASTBOUND RIGHT-TURN LANE ON HAMBRIGHT ROAD WITH 100 FEET OF STORAGE.
11. CONSTRUCT A MEDIAN ON HAMBRIGHT ROAD TO RESTRICT THE ACCESS TO RIGHT-IN/OUT ONLY.

STATESVILLE ROAD AT SITE ACCESS B (NORTHERN MOST ACCESS SOUTHOF HAMBRIGHT ROAD)

12. CONSTRUCT A SOUTHBOUND RIGHT-TURN LANE ON STATESVILLE ROAD WITH 100 FEET OF STORAGE.
13. CONSTRUCT A MEDIAN ON STATESVILLE ROAD TO RESTRICT THE ACCESS TO RIGHT-IN/OUT ONLY.

STATESVILLE ROAD AT SITE ACCESS C (SECOND ACCESS SOUTH OF HAMBRIGHT ROAD)

14. CONSTRUCT A SOUTHBOUND RIGHT-TURN LANE ON STATESVILLE ROAD WITH 100 FEET OF STORAGE.
15. CONSTRUCT A NORTHBOUND LEFT-TURN LANE ON STATESVILLE ROAD WITH 150 FEET OF STORAGE.
16. CONSTRUCT A DIRECTIONAL CROSSOVER ON STATESVILLE ROAD LIMITING LEFT OUT MOVEMENT FROM ACCESS C.

North Carolina 811 www.nc811.org

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

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CORNELIUS, NC 28031

STATESVILLE ROAD MIXED-USE REZONING

11211 STATESVILLE RD.
HUNTERSVILLE, NC 28078

COVER SHEET

Project No.
4578

Issued
09/01/2020

Revised

10.21.20 – TOH FIRST ROUND COMMENTS
10.08.20 – TOH SECOND ROUND COMMENTS
12.08.20 – TOH THIRD ROUND COMMENTS
01.14.21 – TOH RESUBMITTAL PER STAFF COMMENTS
02.05.21 – TOH RESUBMITTAL PER STAFF COMMENTS

COLEJENEST & STONE PROFESSIONAL CORPORATION
SEAL
C-0658
NORTH CAROLINA
PRELIMINARY NOT FOR CONSTRUCTION
02/05/21

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

SP-000

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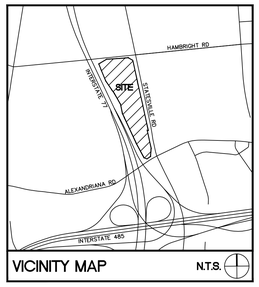

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LEGEND

SYMBOL

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

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

North Carolina 811 www.nc811.org

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STATESVILLE ROAD MIXED-USE REZONING

11211 STATESVILLE RD.
HUNTERSVILLE, NC 28078

EXISTING CONDITIONS

Project No.
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COLEJENEST & STONE PROFESSIONAL CORPORATION SEAL 364 SEAN P. PARKER
PRELIMINARY NOT FOR CONSTRUCTION
02/05/21

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

SP-100

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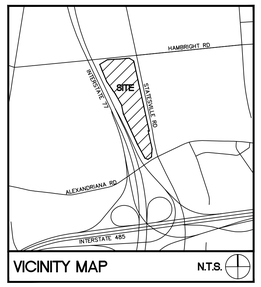

VICINITY MAP N.T.S.

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LEGEND

SYMBOL

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

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

STATESVILLE ROAD MIXED USE

TOTAL EXISTING SPECIMEN TREES	% SPECIMEN TREES REQ'D TO SAVE BY ORD.	EXISTING SPECIMEN TREES TO BE RETAINED	% SPECIMEN TREES PRESERVED	TOTAL SPECIMEN TREES TO BE MITIGATED
294	30%	85	29%	0

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

STATESVILLE ROAD MIXED USE– ALTERNATIVE SKETCH PLAN

TOTAL EXISTING SPECIMEN TREES	% SPECIMEN TREES REQ'D TO SAVE BY ORD.	EXISTING SPECIMEN TREES TO BE RETAINED	% SPECIMEN TREES PRESERVED	TOTAL SPECIMEN TREES TO BE MITIGATED
294	30%	85	29%	0

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

*NOTE: SPECIMEN TREES ARE DEFINED PER THE TOWN OF HUNTERSVILLE ORDINANCE:
– SMALL MATURING TREES WITH A CALIPER OF 12" OR GREATER.
– LARGE MATURING TREES WITH A CALIPER OF 24" OR GREATER.

NOTE: SPECIMEN TREE SAVE REQUIREMENTS ARE TO BE MITIGATED PER SECTION 7.4.2(F) OF THE ZONING ORDINANCE. THE DEVELOPER WILL: A) PLANT 3 LARGE-MATURING TREES WITHIN THE PROJECT LIMITS. AND B) NO ADDITIONAL LARGE-MATURING MITIGATION TREES ARE REQUIRED WITHIN THE REZONING BOUNDARY.

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STATESVILLE ROAD MIXED-USE REZONING

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TREE PRESERVATION

Project No.
4578

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

SP-101

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TREE INVENTORY:

POINT	NORTHING	EASTING	DESCRIPTION	STATUS
1	597003.40	1450611.79	OAK 24"	RETAIN
2	597004.80	1450583.31	OAK 24"	RETAIN
3	597018.19	1450583.02	PINE 24"	RETAIN
4	597088.12	1450577.99	PINE 24"	RETAIN
5	597096.35	1450571.34	GUM 24"	REMOVE
6	597099.55	1450412.19	OAK 24"	REMOVE
7	597092.36	1450412.36	GUM 24"	RETAIN
8	597119.29	1450405.47	GUM 24"	RETAIN
9	597091.99	1450377.98	PINE 24"	RETAIN
10	597094.00	1450375.15	GUM 24"	RETAIN
11	597094.45	1450346.40	GUM 24"	RETAIN
12	597092.50	1450335.10	GUM 24"	REMOVE
13	597092.53	1450318.05	GUM 24"	REMOVE
14	597074.70	1450310.15	GUM 14"	REMOVE
15	597085.53	1450018.06	GUM 24"	REMOVE
16	597085.19	1450016.28	GUM 12"	REMOVE
17	597084.97	1449993.98	GUM 24"	REMOVE
18	597093.48	1449991.77	GUM 12"	REMOVE
19	597075.08	1449984.77	GUM 12"	REMOVE
20	597077.10	1449971.70	GUM 24"	REMOVE
21	597073.70	1449978.19	PINE 18"	REMOVE
22	597073.70	1449977.19	PINE 24"	REMOVE
23	597075.90	1450011.53	PINE 24"	RETAIN
24	597075.15	1450011.15	GUM 24"	RETAIN
25	597074.45	1450010.75	POPLAR 18"	RETAIN
26	597074.55	1450009.75	GUM 24"	RETAIN
27	597074.13	1450002.75	GUM 24"	RETAIN
28	597067.04	1450038.30	GUM 14"	RETAIN
29	597066.54	1450038.40	POPLAR 18"	RETAIN
30	597085.17	1450038.40	GUM 12"	RETAIN
31	597088.10	1450038.40	POPLAR 24"	RETAIN
32	597088.50	1450075.09	GUM 20"	RETAIN
33	597088.70	1450075.09	GUM 20"	RETAIN
34	597088.90	1450075.09	GUM 20"	RETAIN
35	597088.96	1450034.30	GUM 24"	RETAIN
36	597088.96	1450034.40	GUM 24"	RETAIN
37	597088.25	1450092.92	GUM 18"	RETAIN
38	597088.25	1450092.92	GUM 18"	RETAIN
39	597088.25	1450092.92	GUM 18"	RETAIN
40	597088.25	1450092.92	GUM 18"	RETAIN
41	597087.47	1450114.14	GUM 24"	RETAIN
42	597087.59	1450091.50	GUM 24"	RETAIN
43	597087.59	1450091.50	GUM 24"	RETAIN
44	597093.95	1450087.67	GUM 24"	REMOVE
45	597093.95	1450087.67	GUM 24"	REMOVE
46	597093.95	1450087.67	GUM 24"	REMOVE
47	597093.95	1450087.67	GUM 24"	REMOVE
48	597093.95	1450087.67	GUM 24"	REMOVE
49	597093.43	1450087.72	GUM 24"	RETAIN
50	597093.43	1450087.72	GUM 24"	RETAIN
51	597093.43	1450087.72	GUM 24"	RETAIN
52	597093.43	1450087.72	GUM 24"	RETAIN
53	597093.15	1450087.20	GUM 12"	RETAIN
54	597093.15	1450087.20	GUM 12"	RETAIN
55	597093.15	1450087.20	GUM 12"	RETAIN
56	597093.15	1450087.20	GUM 12"	RETAIN
57	597093.15	1450087.20	GUM 12"	RETAIN
58	597093.15	1450087.20	GUM 12"	RETAIN
59	597093.15	1450087.20	GUM 12"	RETAIN
60	597092.18	1450115.48	GUM 18"	RETAIN
61	597092.18	1450115.48	GUM 18"	RETAIN
62	597092.18	1450115.48	GUM 18"	RETAIN
63	597092.18	1450115.48	GUM 18"	RETAIN
64	597092.18	1450115.48	GUM 18"	RETAIN
65	597088.92	1450089.69	POPLAR 18"	RETAIN
66	597088.92	1450089.69	GUM 18"	RETAIN
67	597088.92	1450089.69	POPLAR 18"	RETAIN
68	597087.80	1450089.05	GUM 12"	RETAIN
69	597087.80	1450089.05	GUM 12"	RETAIN
70	597088.65	1450158.14	POPLAR 18"	RETAIN
71	597088.65	1450158.14	POPLAR 18"	RETAIN
72	597088.65	1450158.14	POPLAR 18"	RETAIN
73	597088.65	1450158.14	POPLAR 18"	RETAIN
74	597088.65	1450158.14	POPLAR 18"	RETAIN
75	597088.65	1450158.14	POPLAR 18"	RETAIN
76	597088.65	1450158.14	POPLAR 18"	RETAIN
77	597088.65	1450158.14	POPLAR 18"	RETAIN
78	597088.65	1450158.14	POPLAR 18"	RETAIN
79	597088.57	1450162.62	POPLAR 24"	RETAIN
80	597088.57	1450162.62	POPLAR 24"	RETAIN
81	597074.04	1450158.14	CHERRY 10"	RETAIN
82	597088.65	1450158.14	OAK 18"	REMOVE
83	597091.50	1450161.50	WALNUT 18"	REMOVE
84	597088.65	1450158.14	OAK 18"	REMOVE
85	597088.65	1450158.14	OAK 18"	REMOVE
86	597088.58	1450158.37	PINE 12"	RETAIN
87	597088.58	1450158.37	PINE 12"	RETAIN
88	597090.13	1450158.56	PINE 12"	RETAIN
89	597090.13	1450158.56	PINE 12"	RETAIN
90	597090.13	1450158.56	PINE 12"	RETAIN
91	597090.13	1450158.56	PINE 12"	RETAIN
92	597090.13	1450158.56	PINE 12"	RETAIN
93	597090.13	1450158.56	PINE 12"	RETAIN
94	597090.13	1450158.56	PINE 12"	RETAIN
95	597090.13	1450158.56	PINE 12"	RETAIN
96	597090.13	1450158.56	PINE 12"	RETAIN
97	597090.13	1450158.56	PINE 12"	RETAIN
98	597090.13	1450158.56	PINE 12"	RETAIN
99	597090.13	1450158.56	PINE 12"	RETAIN
100	597090.13	1450158.56	PINE 12"	RETAIN
101	597090.13	1450158.56	PINE 12"	RETAIN
102	597090.13	1450158.56	PINE 12"	RETAIN
103	597088.20	1450158.56	PINE 12"	REMOVE
104	597088.20	1450158.56	PINE 12"	REMOVE
105	597088.20	1450158.56	PINE 12"	REMOVE
106	597088.20	1450158.56	PINE 12"	REMOVE
107	597088.20	1450158.56	PINE 12"	REMOVE
108	597088.20	1450158.56	PINE 12"	REMOVE
109	597088.20	1450158.56	PINE 12"	REMOVE
110	597088.20	1450158.56	PINE 12"	REMOVE
111	597088.20	1450158.56	PINE 12"	REMOVE
112	597088.20	1450158.56	PINE 12"	REMOVE
113	597088.20	1450158.56	PINE 12"	REMOVE
114	597088.20	1450158.56	PINE 12"	REMOVE
115	597145.47	1450392.34	PINE 12"	RETAIN
116	597145.47	1450392.34	PINE 12"	RETAIN
117	597145.47	1450392.34	PINE 12"	RETAIN
118	597145.47	1450392.34	PINE 12"	RETAIN
119	597145.47	1450392.34	PINE 12"	RETAIN
120	597145.47	1450392.34	PINE 12"	RETAIN
121	597145.47	1450392.34	PINE 12"	RETAIN
122	597145.47	1450392.34	PINE 12"	RETAIN
123	597145.47	1450392.34	PINE 12"	RETAIN
124	597145.47	1450392.34	PINE 12"	RETAIN
125	597145.47	1450392.34	PINE 12"	RETAIN
126	597145.47	1450392.34	PINE 12"	RETAIN
127	597145.47	1450392.34	PINE 12"	RETAIN
128	597145.47	1450392.34	PINE 12"	RETAIN
129	597145.47	1450392.34	PINE 12"	RETAIN
130	597145.47	1450392.34	PINE 12"	RETAIN
131	597145.47	1450392.34	PINE 12"	RETAIN
132	597145.47	1450392.34	PINE 12"	RETAIN
133	597145.47	1450392.34	PINE 12"	RETAIN
134	597145.47	1450392.34	PINE 12"	RETAIN
135	597145.47	1450392.34	PINE 12"	RETAIN
136	597145.47	1450392.34	PINE 12"	RETAIN
137	597145.47	1450392.34	PINE 12"	RETAIN
138	597145.47	1450392.34	PINE 12"	RETAIN
139	597145.47	1450392.34	PINE 12"	RETAIN
140	597145.47	1450392.34	PINE 12"	RETAIN
141	597145.47	1450392.34	PINE 12"	RETAIN
142	597145.47	1450392.34	PINE 12"	RETAIN
143	597145.47	1450392.34	PINE 12"	RETAIN
144	597145.47	1450392.34	PINE 12"	RETAIN
145	597145.47	1450392.34	PINE 12"	RETAIN
146	597145.47	1450392.34	PINE 12"	RETAIN
147	597145.47	1450392.34	PINE 12"	RETAIN
148	597145.47	1450392.34	PINE 12"	RETAIN
149	597145.47	1450392.34	PINE 12"	RETAIN
150	597089.15	1450509.36	PINE 12"	RETAIN
151	597089.15	1450509.36	PINE 12"	RETAIN
152	597089.15	1450510.02	GUM 18"	RETAIN
153	597089.15	1450510.02	GUM 18"	RETAIN
154	597089.15	1450510.02	GUM 18"	RETAIN
155	597089.15	1450510.02	GUM 18"	RETAIN
156	597089.15	1450510.02	GUM 18"	RETAIN
157	597089.15	1450510.02	GUM 18"	RETAIN
158	597089.15	1450510.02	GUM 18"	RETAIN
159	597089.73	1450509.28	PINE 12"	RETAIN
160	597089.73	1450509.28	PINE 12"	RETAIN
161	597089.73	1450509.28	PINE 12"	RETAIN
162	597089.73	1450509.28	PINE 12"	RETAIN
163	597089.73	1450509.28	PINE 12"	RETAIN
164	597089.73	1450509.28	PINE 12"	RETAIN
165	597089.73	1450509.28	PINE 12"	RETAIN
166	597089.73	1450509.28	PINE 12"	RETAIN
167	597089.73	1450509.28	PINE 12"	RETAIN
168	597089.73	1450509.28	PINE 12"	RETAIN
169	597089.73	1450509.28	PINE 12"	RETAIN
170	597089.73	1450509.28	PINE 12"	RETAIN
171	597089.73	1450509.28	PINE 12"	RETAIN
172	597089.73	1450509.28	PINE 12"	RETAIN
173	597088.32	1450511.08	PINE 12"	REMOVE
174	597088.32	1450511.08	PINE 12"	REMOVE
175	597088.32	1450511.08	PINE 12"	REMOVE
176	597088.32	1450511.08	PINE 12"	REMOVE
177	597088.32	1450511.08	PINE 12"	REMOVE
178	597088.32	1450511.08	PINE 12"	REMOVE
179	597088.32	1450511.08	PINE 12"	REMOVE
180	597088.69	1450511.62	PINE 12"	RETAIN
181	597088.69	1450511.62	PINE 12"	RETAIN
182	597088.30	1450479.51	PINE 12"	RETAIN
183	597088.30	1450479.51	PINE 12"	RETAIN
184	597088.30	1450479.51	PINE 12"	RETAIN
185	597088.30	1450479.51	PINE 12"	RETAIN
186	597088.30	1450479.51	PINE 12"	RETAIN
187	597083.06	1450507.70	PINE 12"	REMOVE
188	597083.06	1450507.70	PINE 12"	REMOVE
189	597080.30	1450518.98	PINE 12"	REMOVE
190	597080.30	1450518.98	PINE 12"	REMOVE
191	597080.30	1450518.98	PINE 12"	REMOVE
192	597079.97	1450519.45	CEDAR 18"	REMOVE
193	597080.30	1450518.98	PINE 12"	REMOVE
194	597080.63	1450487.14	PINE 18"	REMOVE
195	597079.97	1450519.45	PINE 12"	REMOVE
196	597080.05	1450487.28	PINE 15"	REMOVE
197	597080.05	1450487.28	PINE 15"	REMOVE
198	597079.28	1450524.29	PINE 12"	REMOVE
199	597079.28	1450524.29	PINE 12"	REMOVE
200	597078.10	1450388.80	PINE 12"	REMOVE
201	597083.47	1450385.44	PINE 12"	REMOVE
202	597083.42	1450392.42	PINE 18"	REMOVE
203	597083.42	1450392.42	PINE 18"	REMOVE
204	597081.79	1450388.17	PINE 18"	REMOVE
205	597081.79	1450388.17	PINE 18"	REMOVE
206	597083.39	1450386.54	PINE 18"	REMOVE
207	597083.39	1450386.54	PINE 18"	REMOVE
208	597086.54	1450371.57	PINE 18"	REMOVE
209	597090.04	1450385.54	PINE 18"	REMOVE
210	597070.75	1450394.44	GUM 18"	REMOVE
211	597068.54	1450394.51	GUM 12"	REMOVE
212	597070.07	1450410.31	PINE 12"	REMOVE
213	597068.35	1450410.31	PINE 12"	REMOVE
214	597068.35	1450408.35	PINE 12"	REMOVE
215	597067.38	1450407.92	GUM 18"	REMOVE
216	597067.38	1450406.00	GUM 18"	REMOVE
217	597066.69	1450428.20	GUM 24"	REMOVE
218	597066.69	1450428.20	GUM 24"	REMOVE
219	597067.38	1450468.21	PINE 18"	REMOVE
220	597067.38	1450468.21	PINE 18"	REMOVE
221	597066.18	1450480.82	MAPLE 18"	REMOVE
222	597066.18	1450480.82	MAPLE 18"	REMOVE
223	597066.18	1450480.82	MAPLE 18"	REMOVE
224	597065.40	1450530.81	PINE 24"	REMOVE
225	597065.40	1450530.81	PINE 24"	REMOVE
226	597065.40	1450530.81	PINE 24"	REMOVE
227	597065.13	1450536.13	PINE 24"	REMOVE
228	597065.13	1450536.13	PINE 24"	REMOVE
229	597065.13	1450536.13	PINE 24"	REMOVE
230	597065.13	1450536.13	PINE 24"	REMOVE
231	597064.98	1450548.47	PINE 24"	REMOVE
232	597064.98	1450548.47	PINE 24"	REMOVE
233	597063.70	1450615.07	PINE 12"	REMOVE
234	597063.70	1450615.07	PINE 12"	REMOVE
235	597063.70	1450615.07	PINE 12"	REMOVE
236	597063.70	1450615.07	PINE 12"	REMOVE
237	597063.70	1450615.07	PINE 12"	REMOVE
238	597063.70	1450615.07	PINE 12"	REMOVE
239	597063.70	1450615.07	PINE 12"	REMOVE
240	597061.30	1450681.27	PINE 12"	RETAIN
241	597062.73	1450671.79	PINE 12"	RETAIN
242	597062.73	1450671.79	PINE 12"	RETAIN
243	597062.73	1450671.79	PINE 12"	RETAIN
244	597062.73	1450671.79	PINE 12"	RETAIN
245	597063.47	1450666.84	PINE 20"	RETAIN
246	597063.47	1450666.84	PINE 20"	RETAIN
247	597063.47	1450666.84	PINE 20"	RETAIN
248	597063.47	1450666.84	PINE 20"	RETAIN
249	597063.47	1450666.84	PINE 20"	RETAIN
250	597063.47	1450666.84	PINE 20"	RETAIN
251	597063.47	1450666.84	PINE 20"	RETAIN
252	597063.47	1450666.84	PINE 20"	RETAIN
253	597063.47	1450666.84	PINE 20"	RETAIN
254	597062.19	1450702.13	PINE 12"	RETAIN
255	597062.19	1450702.13	PINE 12"	RETAIN
256	597062.19	1450702.13	PINE 12"	RETAIN
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259	597062.19	1450702.13	PINE 12"	RETAIN
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266	597060.13	1450723.45	PINE 12"	REMOVE
267	597060.13	1450723.45	PINE 12"	REMOVE
268	597059.97	1450775.64	PINE 18"	RETAIN
269	597059.97	1450775.64	PINE 18"	RETAIN
270	597060.17	1450775.11	PINE 18"	RETAIN
271	597060.17	1450775.11	PINE 18"	RETAIN
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273	597059.39	1450776.16	PINE 18"	RETAIN
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376	597058.50	1450852.94	GUM 18"	RETAIN
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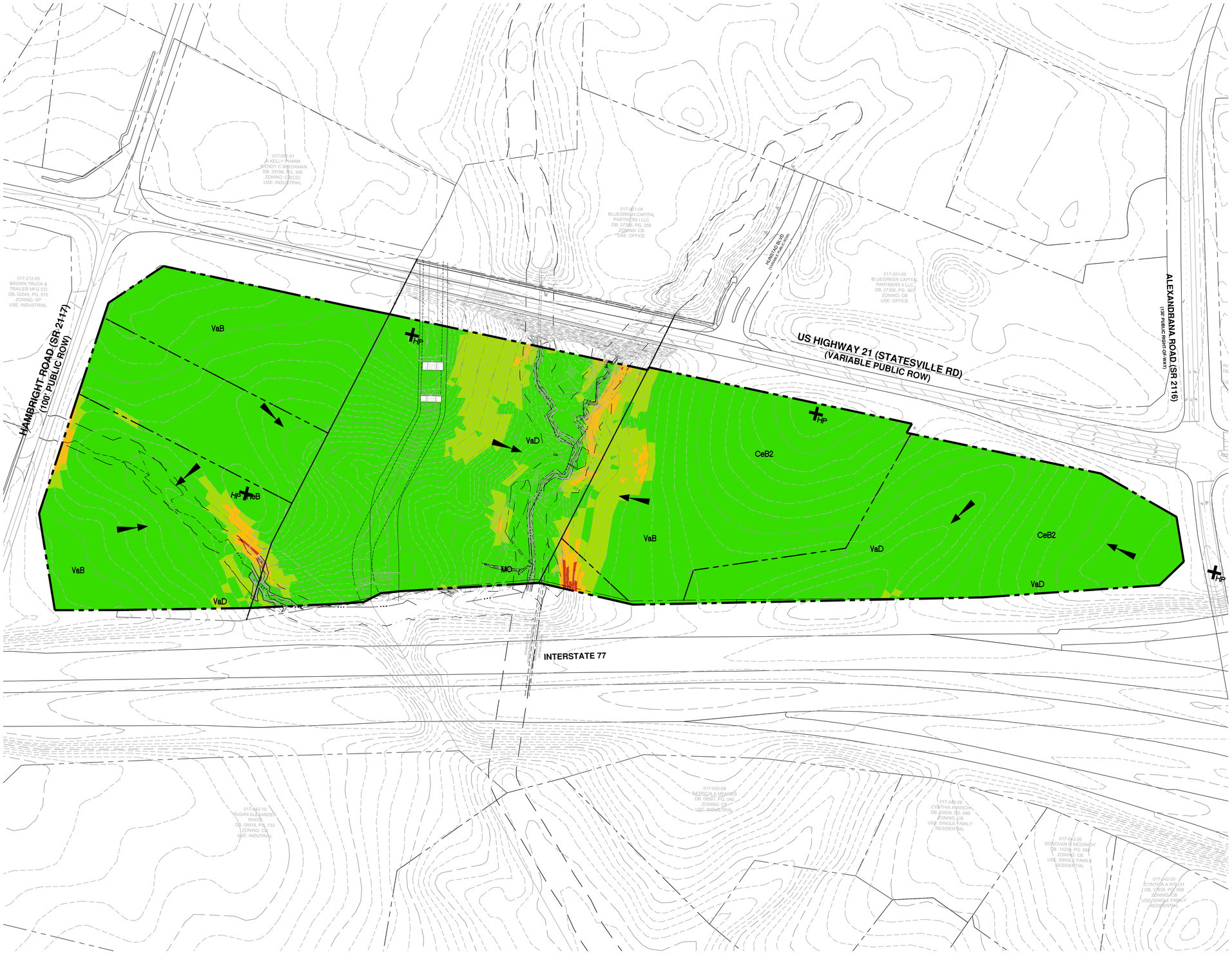
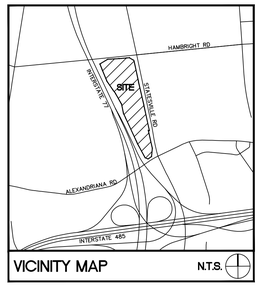
467	597058.50	1450852.94	GUM 18"	RETAIN
468	597058.50	1450852.94	G





VICINITY MAP N.T.S.

SURVEY DISCLAIMER

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

LEGEND

SYMBOL

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

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

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

SUMMARY:

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

North Carolina 811 www.nc811.org

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

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CORNELIUS, NC 28031

STATESVILLE ROAD MIXED-USE REZONING

11211 STATESVILLE RD.
HUNTERSVILLE, NC 28078

SLOPE ANALYSIS PLAN

Project No.
4578

Issued
09/01/2020

Revised

10.21.20 – TOH FIRST ROUND COMMENTS
10.08.20 – TOH SECOND ROUND COMMENTS
12.08.20 – TOH THIRD ROUND COMMENTS
01.14.21 – TOH RESUBMITTAL PER STAFF COMMENTS
02.05.21 – TOH RESUBMITTAL PER STAFF COMMENTS

COLEJENEST & STONE, P.A. CORPORATE SEAL NORTH CAROLINA
SEAL 364 SEAN P. FOLEY
PRELIMINARY NOT FOR CONSTRUCTION
02/05/21

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

SP-103

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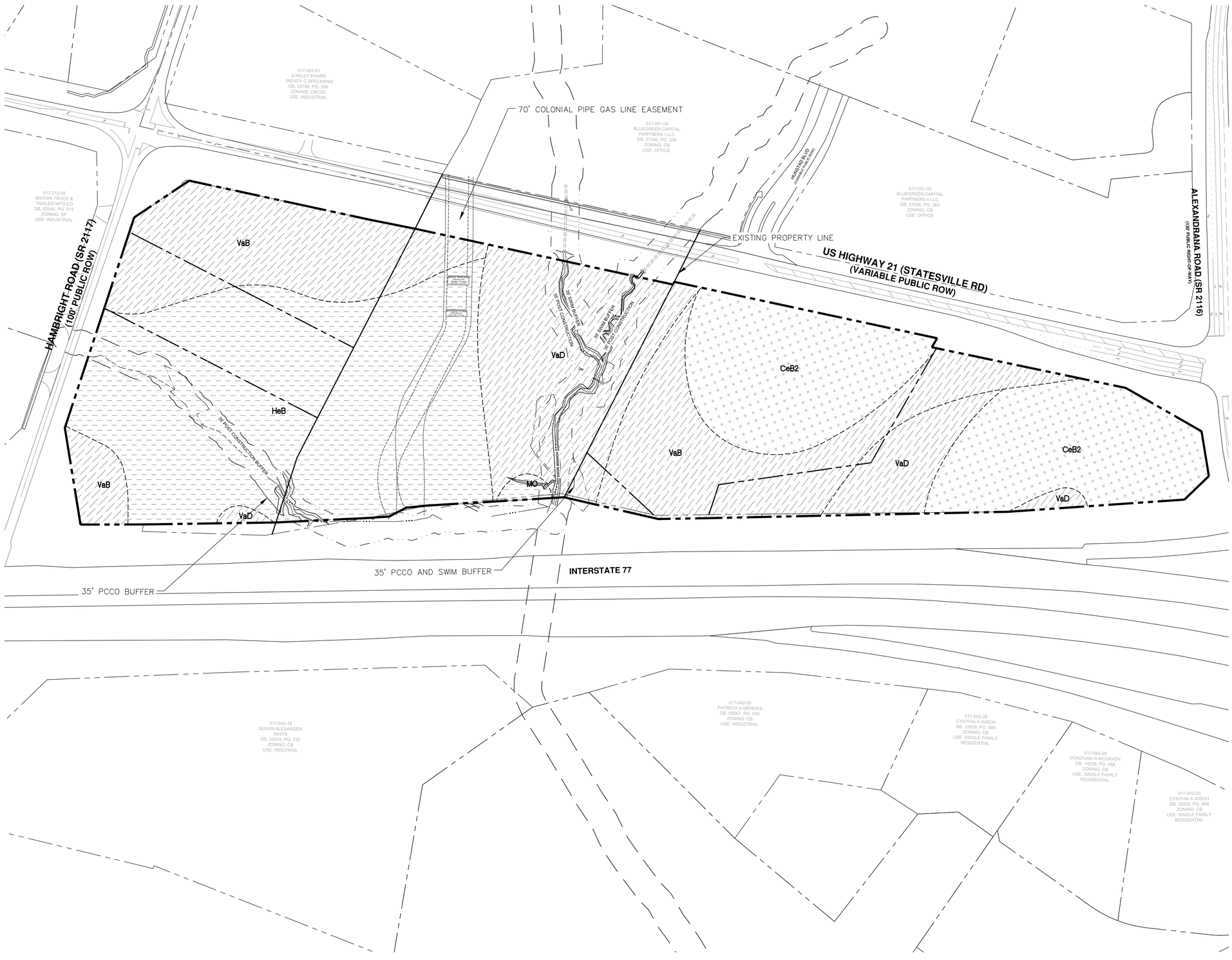

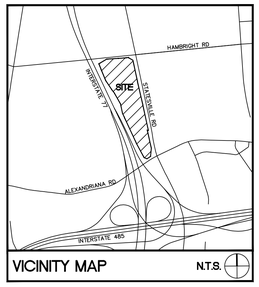

VICINITY MAP N.T.S.

SURVEY DISCLAIMER

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LEGEND

SYMBOL

- HYDROLOGIC SOILS GROUP 'A'
- HYDROLOGIC SOILS GROUP 'B'
- HYDROLOGIC SOILS GROUP 'D'

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

CEB2– CECIL SANDY CLAY LOAM, 2 – 8% SLOPES (B)
HEB– HELENA SANDY LOAM, 2 – 8% SLOPES (D)
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SUMMARY:

HYDROLIC SOIL GROUP A:	16.4 AC (46.33%)
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North Carolina 811 www.nc811.org

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PALILLO HOLDINGS, LLC.

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STATESVILLE ROAD MIXED-USE REZONING

11211 STATESVILLE RD.
HUNTERSVILLE, NC 28078

SOIL & STREAM ANALYSIS

Project No.
4578

Issued
09/01/2020

Revised

10.21.20 – TOH FIRST ROUND COMMENTS
10.08.20 – TOH SECOND ROUND COMMENTS
12.08.20 – TOH THIRD ROUND COMMENTS
01.14.21 – TOH RESUBMITTAL PER STAFF COMMENTS
02.05.21 – TOH RESUBMITTAL PER STAFF COMMENTS

COLEJENEST & STONE CORPORATE SEAL
STATE OF NORTH CAROLINA
PRELIMINARY NOT FOR CONSTRUCTION
02/25/21

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

N

SP-104

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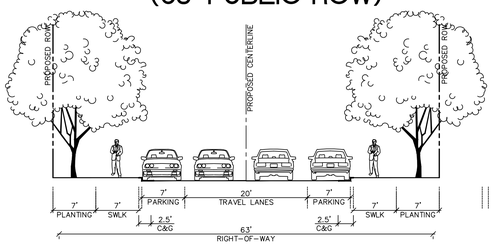
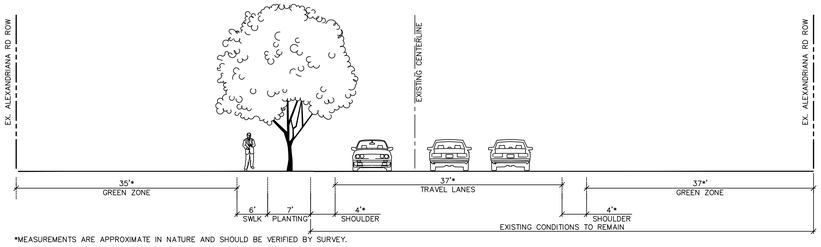
PROPOSED PUBLIC ROAD A (63' PUBLIC ROW)



ALEXANDRIANA ROAD (130' PUBLIC ROW)

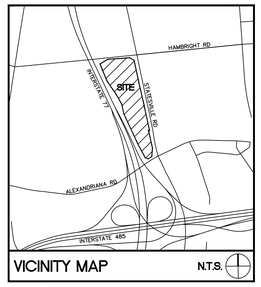


*MEASUREMENTS ARE APPROXIMATE IN NATURE AND SHOULD BE VERIFIED BY SURVEY.

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

NOTE:

1. **SEE SHEET SP-201 FOR DEVELOPMENT STANDARDS**
2. **SEE SHEET SP-203 FOR ZONING EXHIBIT**
3. **FIRE HYDRANTS WILL BE LOCATED WITHIN 750' OF MOST REMOTE POINT OF ANY STRUCTURE FOR (NFPA13R) OR 200' FOR (NFPA 13). SPECIFIC LOCATIONS WILL BE DETERMINED DURING CONSTRUCTION DOCUMENTATION.**
4. **ALL ROUTES THE FIRE APPARATUS WILL TRAVEL WILL BE DESIGNED TO SUPPORT LOADS OF 80,000 POUNDS.**



VICINITY MAP N.T.S.

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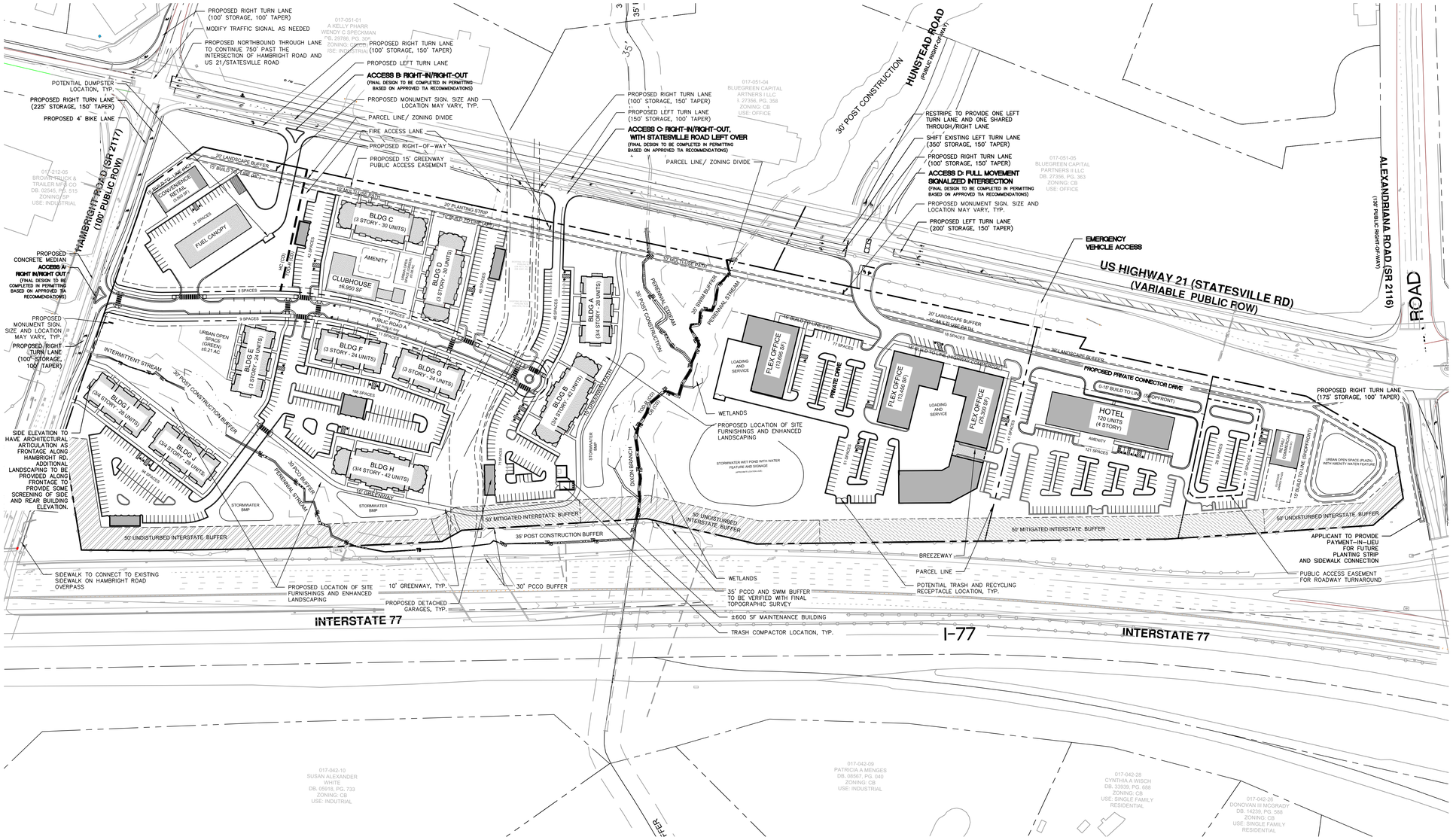
LEGEND

SYMBOL

- CONCEPTUAL BUILDING FOOTPRINTS
- ZONING BOUNDARY/PARCEL LINE
- PARCEL LINE
- POTENTIAL SIGN LOCATION



TRANSPORTATION IMPROVEMENTS (PER TIA)

STATESVILLE ROAD AT HAMBRIGHT ROAD

1. CONSTRUCT AN EASTBOUND RIGHT-TURN LANE ON HAMBRIGHT ROAD WITH 225 FEET OF STORAGE.
2. CONSTRUCT A WESTBOUND RIGHT-TURN LANE ON HAMBRIGHT ROAD WITH 100 FEET OF STORAGE.
3. CONSTRUCT AN ADDITIONAL NORTHBOUND THROUGH LANE . THE SECOND THROUGH LANE ON US 21 SHALL BEGIN AS A FREE-FLOW RIGHT FROM WB ALEXANDERANA ONTO US 21 AND THEN CONTINUE THROUGH HAMBRIGHT ROAD. AT LEAST 750' FROM THE INTERSECTION OF HAMBRIGHT ROAD BEFORE TAPERING AS A LANE DROP WITH APPROPRIATE TAPER.

STATESVILLE ROAD AT ACCESS D/HUNSTAD BLVD

4. CONSTRUCT A NORTHBOUND LEFT-TURN LANE ON STATESVILLE ROAD WITH 200 FEET OF STORAGE.
5. CONSTRUCT AN ADDITIONAL NORTHBOUND THROUGH LANE ON STATESVILLE ROAD (LANE WOULD CONNECT TO THROUGH LANE ADDED AT HAMBRIGHT INTERSECTION) WITH 500 FEET OF STORAGE ON THE APPROACH.
6. RESTRIPE THE WESTBOUND HUNSTAD BLVD APPROACH TO HAVE ONE LEFT-TURN LANE AND A SHARED THROUGH/RIGHT LANE.

STATESVILLE ROAD AT ALEXANDRIANA ROAD

7. CONSTRUCT AN EASTBOUND RIGHT-TURN LANE ON ALEXANDRIANA ROAD WITH 175 FEET OF STORAGE.

MT HOLLY HUNTERSVILLE ROAD AT HAMBRIGHT ROAD

8. CONSTRUCT A NORTHBOUND RIGHT-TURN LANE ON MTHOLLY HUNTERSVILLE ROAD WITH 100 FEET OF STORAGE.

THE FOLLOWING ADDITIONAL IMPROVEMENTS ARE RECOMMENDED (AS INCLUDED IN THE TIA) TO ADDRESS STORAGE NEEDS AT EXISTING TURN LANES, TURN LANES AT SITE DRIVEWAYS, OR POTENTIAL NEED FOR SIGNALIZATION:

STATESVILLE ROAD AT ACCESS D/HUNSTAD BLVD

9. EXTEND THE EXISTING SOUTHBOUND LEFT-TURN LANE ON STATESVILLE ROAD TO PROVIDE 350 FEET OF STORAGE
   INSTALL A TRAFFIC SIGNAL IF WARRANTED.

HAMBRIGHT ROAD AT SITE ACCESS A

10. CONSTRUCT AN EASTBOUND RIGHT-TURN LANE ON HAMBRIGHT ROAD WITH 100 FEET OF STORAGE.
11. CONSTRUCT A MEDIAN ON HAMBRIGHT ROAD TO RESTRICT THE ACCESS TO RIGHT-IN/OUT ONLY.

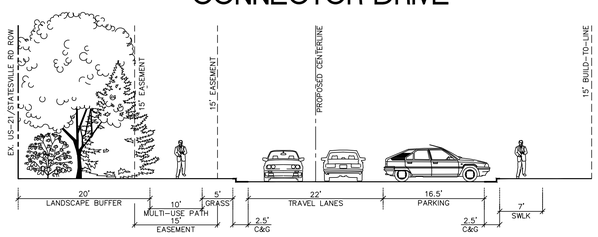
STATESVILLE ROAD AT SITE ACCESS B (NORTHERN MOST ACCESS SOUTHOF HAMBRIGHT ROAD)

12. CONSTRUCT A SOUTHBOUND RIGHT-TURN LANE ON STATESVILLE ROAD WITH 100 FEET OF STORAGE.
13. CONSTRUCT A MEDIAN ON STATESVILLE ROAD TO RESTRICT THE ACCESS TO RIGHT-IN/OUT ONLY.

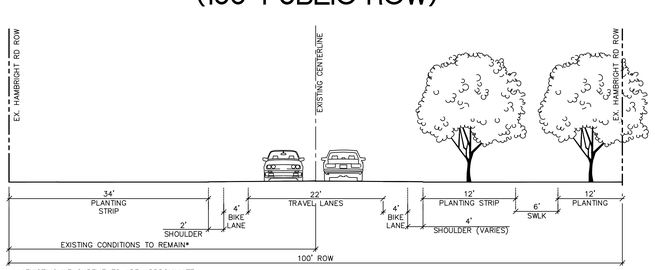
STATESVILLE ROAD AT SITE ACCESS C (SECOND ACCESS SOUTH OF HAMBRIGHT ROAD)

14. CONSTRUCT A SOUTHBOUND RIGHT-TURN LANE ON STATESVILLE ROAD WITH 100 FEET OF STORAGE.
15. CONSTRUCT A NORTHBOUND LEFT-TURN LANE ON STATESVILLE ROAD WITH 150 FEET OF STORAGE.
16. CONSTRUCT A DIRECTIONAL CROSSOVER ON STATESVILLE ROAD LIMITING LEFT OUT MOVEMENT FROM ACCESS C.

PROPOSED PRIVATE CONNECTOR DRIVE

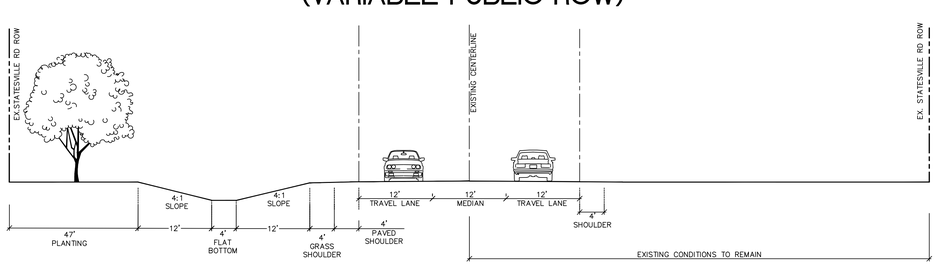


HAMBRIGHT ROAD (100' PUBLIC ROW)



*EXISTING MEASUREMENTS ARE APPROXIMATE.

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



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18611 STARCREEK DR.
CORNELIUS, NC 28031

STATESVILLE ROAD MIXED-USE REZONING

11211 STATESVILLE RD.
HUNTERSVILLE, NC 28078

SKETCH PLAN

Project No.
4578

Issued
09/01/2020

Revised

10.21.20 – TOH FIRST ROUND COMMENTS
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PRELIMINARY NOT FOR CONSTRUCTION
02/05/21

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

SP-200

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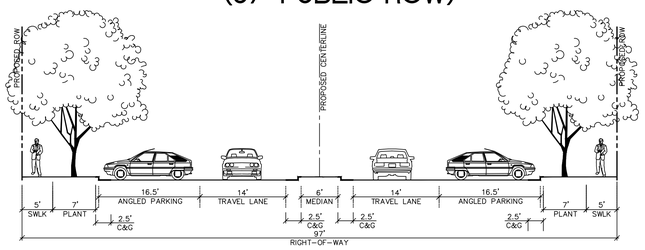
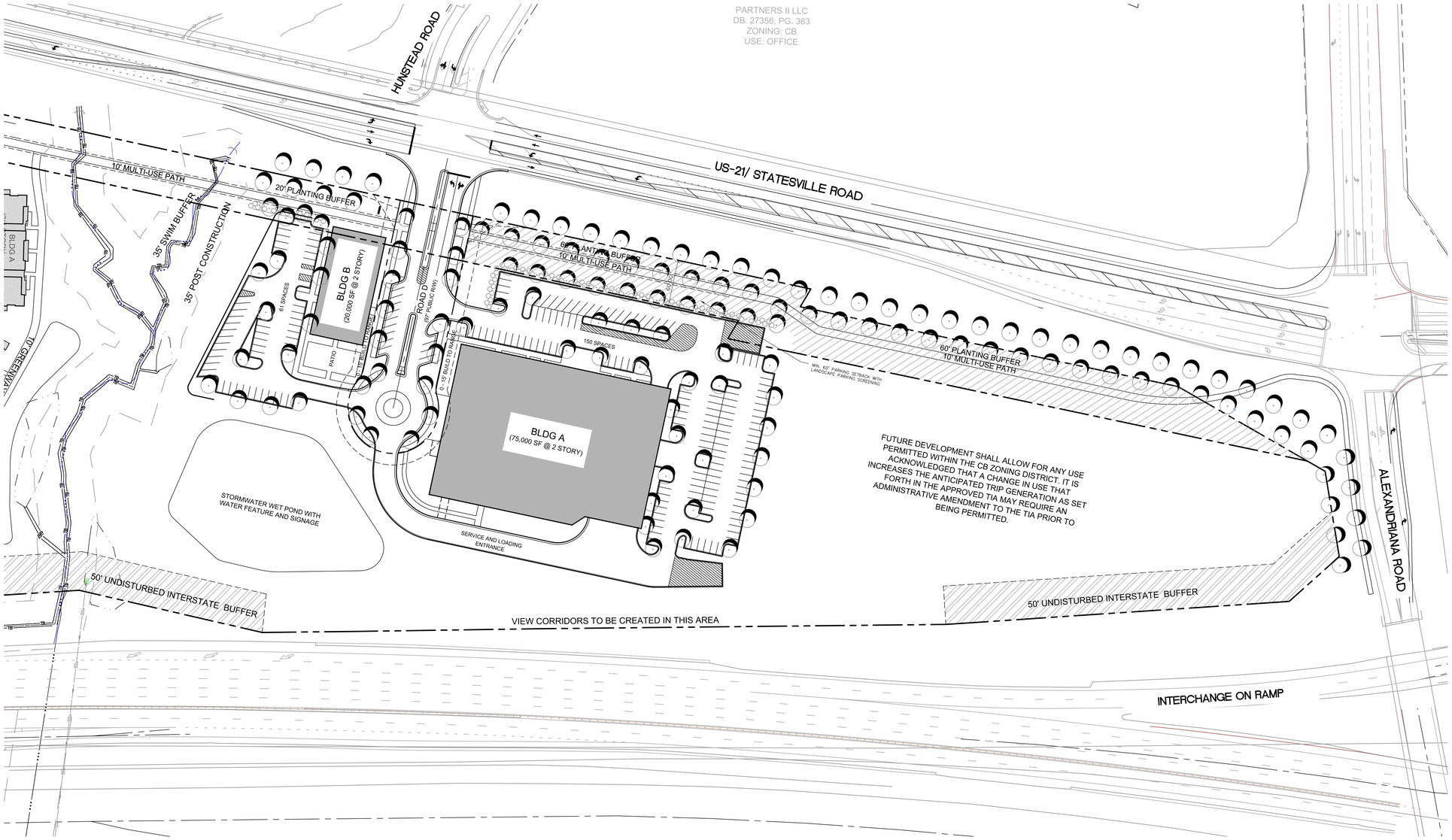
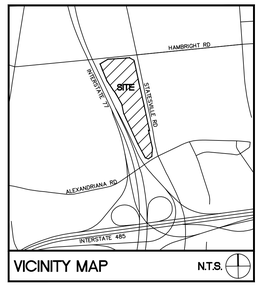
PROPOSED PUBLIC ROAD D
(97' PUBLIC ROW)







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LEGEND

SYMBOL

- CONCEPTUAL BUILDING FOOTPRINTS
- ZONING BOUNDARY/PARCEL LINE
- PARCEL LINE
- POTENTIAL SIGN LOCATION

ALTERNATIVE SITE PLAN DEVELOPMENT NOTES:

1. NOTES ON SP-201 SHALL APPLY TO THE ALTERNATIVE SITE LAYOUT UNLESS MORE SPECIFIC OR RESTRICTIVE BELOW.

2. DESIGN MODIFICATIONS:

A. MODIFICATION. DESIGN ELEMENTS THAT EXCEED THE REQUIREMENTS OF THE ORDINANCE HAVE BEEN INCLUDED IN THIS REZONING PLAN TO ACHIEVE EXCEPTIONAL DESIGN. TOWN BOARD APPROVAL OF THIS REZONING PLAN CONSTITUTES APPROVAL OF UNIQUE DESIGN ELEMENTS SHOWN ON THE REZONING PLAN THAT ARE MINOR MODIFICATIONS FROM THE ORDINANCE, INCLUDING, BUT NOT LIMITED TO:

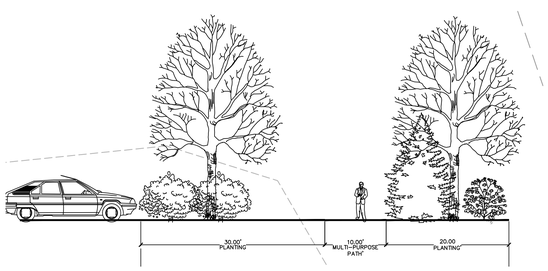
1) REDUCTION OF THE 80' CB-ZONING DISTRICT BUFFER ALONG US-21/STATESVILLE ROAD TO 20' LANDSCAPE BUFFER AND 60' PARKING SETBACK WITH LANDSCAPE PARKING SCREENING.

2) UNDISTURBED BUFFERS MAY BE IMPACTED TO ALLOW FOR VIEW CORRIDORS FROM THE INTERSTATE WITHIN THE AREA SOUTH OF THE DIXON BRANCH STREAM AS WELL AS GRADING ALONG THE INTERSTATE FRONTAGE THAT MAY MITIGATED THROUGH REPLANTING PER THE BUFFER SECTION PROVIDED. GRADING WITHIN BUFFER AREAS SHALL BE MINIMIZED OR AVOIDED IF AT ALL POSSIBLE.

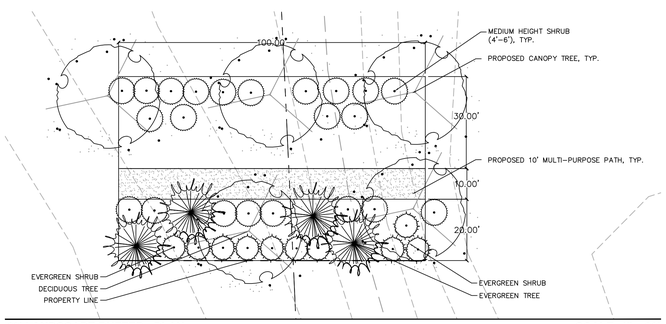
3) PARKING LOCATED IN FRONT OF THE BUILDINGS OR ALONG US-21/STATESVILLE ROAD AS SHOWN ON REZONING PLAN.

4) BASED ON MARKET DEMAND, THE HOTEL AND RETAIL BUILDING PAD MAY BE CONVERTED TO ADDITIONAL BUILDING SQUARE FOOTAGE FOR ANY USE ALLOWED WITHIN THE CB ZONING DISTRICT AND MAY BE IN KEEPING WITH THE STYLE AND FUNCTIONALITY AS SHOWN IN THE ALTERNATIVE PLAN INCLUDED AS A PART OF THIS PETITION. THE INCREASE IN SQUARE FOOTAGE WILL BE CAPPED BY THE TRIP GENERATIONS ILLUSTRATED IN THE APPROVED TRANSPORTATION IMPACT ANALYSIS (TIA).

3. TRANSPORTATION IMPACT ANALYSIS (TIA): THE PETITIONER SHALL INSTALL IMPROVEMENTS AS SET FORTH IN THE AGREED UPON TRANSPORTATION IMPACT ANALYSIS. WHILE ALL USES (INCLUDING ACCESSORY USES) IN THE CB, HC, TOD-R ZONING DISTRICTS ARE PERMITTED, IT IS ACKNOWLEDGED THAT A CHANGE IN USE THAT INCREASES THE ANTICIPATED TRIP GENERATION AS SET FORTH IN THE APPROVED TIA MAY REQUIRE AN AMENDMENT TO THE TIA AND REZONING PRIOR TO BE PERMITTED.



60' LANDSCAPE BUFFER - SECTION SCALE: 1" = 10'



60' LANDSCAPE BUFFER - PLAN SCALE: 1" = 20'

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STATESVILLE ROAD MIXED-USE REZONING

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ALTERNATIVE SKETCH PLAN

Project No.
4578

Issued
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PRELIMINARY NOT FOR CONSTRUCTION
02/05/21

SCALE: 1"=60'
0 30' 60' 120'

SP-200ALT

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SITE PLAN DATA TABLE

PROJECT NAME:	STATESVILLE ROAD MIXED–USE REZONING
PARCEL NUMBER	01704401, 01704402, 01704403, 01704406, 01704407, 01704409
SITE ACREAGE:	37.19 ACRES ± (GIS)
REZONING ACREAGE:	37.19 ACRES ±
PRINCIPAL USES:	COMMERCIAL (RESTAURANT AND HOTEL), INDUSTRIAL (FLEX OFFICE), MULTI–FAMILY
BUILDING TYPE/HEIGHT:	RES'D (APARTMENTS): UP TO 36' COMM (SHOPFRONT/HC): UP TO 48' HOTEL (SHOPFRONT): UP TO 48'
EXISTING ZONING DISTRICT:	CB
PROPOSED ZONING DISTRICT:	CB (CD), HC (CD), TOD–R (CD)
CB (CD) SUMMARY	
TOTAL RETAIL SQUARE FOOTAGE:	4,500 SF ±
TOTAL PARKING REQUIRED:	17 SPACES (1 SPACE PER 500 SQFT)
TOTAL PARKING PROVIDED:	63 SPACES
TOTAL INDUSTRIAL SQUARE FOOTAGE:	52,445 SF ±
TOTAL PARKING REQUIRED:	111 SPACES (1 SPACE PER 500 SQFT)
TOTAL PARKING PROVIDED:	187 SPACES
HOTEL:	120 ROOMS MAX WITH 7,000 SF ANCILLARY SPACE (76,900 SF)
TOTAL PARKING REQUIRED:	134 SPACES (1 SPACE PER ROOM + 1 PER 500 SQFT ANCILLARY USE)
TOTAL PARKING PROVIDED:	141 SPACES

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

TOD–R (CD) SUMMARY	
MULTI–FAMILY UNIT:	300 UNITS
TOTAL PARKING REQUIRED:	450 SPACES (1.5/UNIT) (1 SPACE PER UNIT MIN. 2 SPACE PER UNIT MAX.)
TOTAL PARKING PROVIDED:	509 SPACES (1.70/UNIT)
HC (CD) SUMMARY	
TOTAL COMMERCIAL SQUARE FOOTAGE:	5,500 SF ±
TOTAL PARKING REQUIRED:	11 SPACES (1 SPACE PER 500 SQFT)
TOTAL PARKING PROVIDED:	31 SPACES
WATERSHED:	LONG
IMPERVIOUS AREA:	
EXISTING IMPERVIOUS AREA:	± 1.7 AC (5%)
PROPOSED IMPERVIOUS AREA:	± 17.59 AC (41%)

BUILDING DEVELOPMENT SUMMARY

RESTAURANT :	RETAIL ±4,500 SF (UP TO 2 STORIES) REQUIRES 17 SPACES (1 SPACE PER 500 SQFT)
HOTEL :	HOTEL 120 ROOMS ±76,900 SF (UP TO 4 STORIES - 48') 7,000 SF ANCILLARY SPACE REQUIRES 134 SPACES (1 SPACE PER ROOM + 1 PER 500 SF ANCILLARY USE)
FLEX OFFICE :	OFFICE/WAREHOUSE ±25,300 SF REQUIRES 101 SPACES (1 SPACE PER 500 SQFT)
FLEX OFFICE :	OFFICE/WAREHOUSE ±13,450 SF REQUIRES 56 SPACES (1 SPACE PER 500 SQFT)
FLEX OFFICE :	OFFICE/WAREHOUSE ±13,695 SF REQUIRES 55 SPACES (1 SPACE PER 500 SQFT)
CONVENIENCE RETAIL :	CONVENIENCE RETAIL ±5,500 SF (UP TO 2 STORIES) REQUIRES 11 SPACES (1 SPACE PER 500 SQFT)
BUILDING A :	MULTI-FAMILY 'A' ±34,760 (3/4-STORY) 28 UNITS TOD STANDARD 1 MIN. 2 MAX.
BUILDING B :	MULTI-FAMILY 'B' ±46,800 (3/4-STORY) 42 UNITS TOD STANDARD 1 MIN. 2 MAX.
BUILDING C:	MULTI-FAMILY 'C ±36,600 (3-STORY) 30 UNITS TOD STANDARD: 1 MIN, 2 MAX
BUILDING D:	MULTI-FAMILY 'D' ±36,600 (3-STORY) 30 UNITS TOD STANDARD 1 MIN. 2 MAX.
BUILDING E:	MULTI-FAMILY 'E' ±29,800 SF (3-STORY) 24 UNITS TOD STANDARD 1 MIN. 2 MAX.
BUILDING F:	MULTI-FAMILY 'F' ±29,800 (3-STORY) 24 UNITS TOD STANDARD 1 MIN. 2 MAX.
BUILDING G:	MULTI-FAMILY 'G' ±29,800 (3-STORY) 24 UNITS TOD STANDARD 1 MIN. 2 MAX.
BUILDING H:	MULTI-FAMILY 'H' ±46,800 SF (3/4-STORY) 42 UNITS TOD STANDARD 1 MIN. 2 MAX.
BUILDING I:	MULTI-FAMILY 'I' ±34,760 (3/4-STORY) 28 UNITS TOD STANDARD 1 MIN. 2 MAX.
BUILDING J:	MULTI-FAMILY 'J' ±34,760 (3/4-STORY) 28 UNITS TOD STANDARD 1 MIN. 2 MAX.

BUILDING BUILD-TO-RANGE(BTR)/SETBACK TABLE

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

REZONING NOTES

1. REZONING PETITION. THESE REZONING NOTES COMPRISE THE DEVELOPMENT STANDARDS ("DEVELOPMENT STANDARDS") ASSOCIATED WITH THE REZONING PETITION (THE "REZONING PETITION") FILED BY PAULILLO HOLDINGS, LLC ("PETITIONER") AS REZONING PETITION & SKETCH PLAN FOR THAT APPROXIMATELY 38 ACRE TRACT OF LAND IDENTIFIED ON THIS SITE PLAN AS STATESVILLE ROAD MIXED USE (THE "PROJECT"). THE PURPOSE OF THE REZONING PETITION IS TO CONVERT THE ZONING CLASSIFICATION OF THE PROPERTY FROM THE CB CORPORATE BUSINESS ZONING DISTRICT TO CB(CD) CORPORATE BUSINESS – CONDITIONAL DISTRICT, HC (CD) HIGHWAY COMMERCIAL – CONDITIONAL DISTRICT, AND TOD–R (CD) TRANSIT ORIENTED DISTRICT – RESIDENTIAL PURSUANT TO THE PROVISIONS OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE (THE "ORDINANCE").

2. DEVELOPMENT STANDARDS. DEVELOPMENT OF THE PROPERTY WILL BE GOVERNED BY THESE DEVELOPMENT STANDARDS, WHICH ARE PART OF THE REZONING PETITION, AND THE APPLICABLE PROVISIONS OF THE ORDINANCE IN PLACE ON THE DATE OF APPROVAL BY THE TOWN BOARD. UNLESS THE REZONING PLAN ESTABLISHES A MORE STRINGENT STANDARD(S), OR UNLESS OTHERWISE NOTED ON THE REZONING PLAN OR IN THESE DEVELOPMENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE IN PLACE ON THE DATE APPROVAL BY TOWN BOARD FOR THE CB (CD), HC (CD) AND TOD–R (CD) ZONING DISTRICTS GOVERN DEVELOPMENT OF THE PROPERTY AS SHOWN ON THE REZONING PLAN.

3. SCHEMATIC NATURE OF REZONING PLAN. THE LOTS AND PROPOSED IMPROVEMENTS SHOWN ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND EXACT CONFIGURATIONS OF LOTS AND BUILDINGS MAY BE MODIFIED DURING DESIGN, ENGINEERING AND CONSTRUCTION PHASES OF THE DEVELOPMENT SO LONG AS SUCH MODIFICATION IS COMPATIBLE WITH THE APPROXIMATE LAYOUT AND LOCATION OF LOTS AND IMPROVEMENTS SHOWN ON THE REZONING PLAN. MAJOR AMENDMENTS ARE DETERMINED BY STAFF FOR ALL CONDITIONAL REZONING PLANS.

4. PHASING. THE DEVELOPMENT OF THE PROPERTY AS GENERALLY DEPICTED ON THE REZONING PLAN MAY BE PHASED. ANY PROPOSED PHASING MUST ALIGN WITH REQUIRED TIA, INFRASTRUCTURE AND STORMWATER IMPROVEMENTS; PROVIDED, HOWEVER, A) ANY MITIGATION REQUIRED BY NCDOT WILL BE DONE IN ACCORDANCE WITH NCDOT AND B) EACH PHASE OR SEQUENCE OF IMPROVEMENTS IN THE PROJECT WILL MEET ALL ORDINANCE REQUIREMENTS. UTILITIES, INFRASTRUCTURE AND GRADING SHALL BE DELIVERED TO EACH INDIVIDUAL PHASE AS EACH IS DEVELOPED.

5. VESTED RIGHTS. THIS REZONING PLAN IS A SITE–SPECIFIC DEVELOPMENT PLAN AND APPROVAL THEREOF CONSTITUTES VESTED RIGHTS IN THE REZONING PLAN PURSUANT TO THE PROVISIONS OF THE ORDINANCE.

6. PERMITTED USES. THE PROPERTY MAY BE DEVELOPED FOR ANY USES (INCLUDING ACCESSORY USES) PERMITTED IN THE CB, HC, TOD–R ZONING DISTRICTS BASED ONTHE DESIGNATED AREAS, SUBJECT TO THE DEVELOPMENT STANDARDS ASSOCIATED WITH SUCH USES.

IN LIGHT OF THE LONG–TERM MASTER PLANNED NATURE OF THE SITE, THE DEVELOPMENT LEVELS ASSOCIATED WITH THE PRINCIPAL USES AS DESCRIBED ABOVE MAY VARY BASED ON MARKET CONDITIONS AND OTHER CONSIDERATIONS. ACCORDINGLY, IN ORDER TO PROVIDE APPROPRIATE FLEXIBILITY IN THE MIX OF USES OVER TIME WHILE STILL ACCOUNTING FOR TRAFFIC ADEQUACY CONSIDERATIONS, THE PRINCIPAL PERMITTED USES DESCRIBED ABOVE MAY BE INCREASED TO ACCOMMODATE ADDITIONAL USES PERMITTED UNDER THE CB ZONING DISTRICT AND LIMITED USING A FORMULA BASED ON AVERAGE DAILY TRIP RATIOS FROM THE THEN CURRENT INTERNATIONAL TRAFFIC ENGINEERS MANUAL FOR THE USES IN QUESTION. APPLICANT SHALL WORK WITH APPLICABLE TRANSPORTATION OFFICIALS IN THE DETERMINATION OF THE PERMITTED DEVELOPMENT LEVELS FOR THE PRINCIPAL USES AS DESCRIBED ABOVE AND NO SUCH INCREASES IN ALLOCABLE DEVELOPMENT LEVELS SHALL BE IMPLEMENTED WITHOUT THE WRITTEN APPROVAL OF SUCH TRANSPORTATION OFFICIALS. APPLICANT SHALL PROVIDE TO THE TOWN OF HUNTERSVILLE A WRITTEN SUMMARY OF THE ENTITLEMENTS SO INCREASED AND THE RESULTING MODIFICATIONS TO THE DEVELOPMENT LEVELS PERMITTED IN THIS REZONING PLAN.

7. ACCESS. THE NUMBER OF SITE ACCESS POINTS, DRIVEWAYS AND CONNECTIONS TO ROADS ARE SCHEMATIC IN NATURE. TO THE EXTENT PERMITTED BY APPLICABLE DRIVEWAY PERMIT REQUIREMENTS, FUTURE DRIVEWAYS, ACCESS POINTS AND ROAD CONNECTIONS MAY CROSS THE SETBACK AND SHALL NOT REQUIRE A REZONING OF THE PROPERTY, BUT SHALL OTHERWISE COMPLY WITH APPLICABLE DRIVEWAY PERMIT REQUIREMENTS. FINAL ACCESS POINTS TO STATESVILLE ROAD, HAMBRIGHT ROAD, AND ALEXANDRIANA ROAD WILL BE APPROVED BY NCDOT.

8. SUBDIVISION. THE PROPERTY IS ONE DEVELOPMENT AND MAY BE SUBDIVIDED INTO UP TO TEN (10) LOTS WITHOUT A REZONING TO ALLOW SEPARATE OWNERS OF INDIVIDUAL PARCELS SO LONG AS SUCH SUBDIVISION IS IN COMPLIANCE WITH APPLICABLE LAW INCLUDING SUBDIVISION REGULATIONS. HOWEVER, RECOMBINATION, CONDOMINIUMIZATION, OR REDUCTION IN THE NUMBER OF PARCELS MAY OCCUR IN ACCORDANCE WITH THE REGULATIONS OF THE ORDINANCE. REQUIREMENTS THAT ARE MET BY THE PROJECT AS A WHOLE, SUCH AS OPEN SPACE, TREE SAVE AND IMPERVIOUS REQUIREMENTS, NEED NOT BE MET BY INDIVIDUAL PARCELS.

9. STREET IMPROVEMENTS. PETITIONER SHALL BE REQUIRED TO INSTALL SIDEWALKS (INCLUDING THE GREENWAY SHOWN ON THE REZONING PLAN), STREET TREES, PLANTING STRIPS, OR OTHER STREET IMPROVEMENTS AS A CONDITION OF THE APPROVAL OF THIS REZONING PLAN AS SPECIFICALLY SHOWN ON THE REZONING PLAN AND AS REQUIRED BY THE ZONING ORDINANCE, SUBDIVISION ORDINANCE, APPLICABLE HUNTERSVILLE/NCDOT TIA, OR DRIVEWAY PERMIT REQUIREMENTS.

10. BUFFERS/LANDSCAPING. TO THE EXTENT SHOWN ON THE REZONING PLAN, AREAS LOCATED WITHIN THE PROPERTY THAT ARE PART OF THE REZONING PLAN MAY BE INCLUDED IN THE CALCULATION OF OPEN SPACE, REQUIRED TREE SAVE FOR THE DEVELOPMENT AND OTHER DEVELOPMENT REQUIREMENTS. UNLESS SPECIFICALLY SHOWN ON THE REZONING PLAN, NO BUFFER SHALL BE REQUIRED BETWEEN THE (3) THREE PROPOSED ZONING DISTRICTS. BUFFER IMPACT AREAS HAVE BEEN IDENTIFIED ON THE PLANS, HOWEVER FINAL AREAS OF IMPACT WILL BE CONFIRMED IN CONSTRUCTION DOCUMENTS AND PERMITTING. BUFFER IMPACTS WILL REQUIRE MITIGATION AS SHOWN IN THE PROPOSED BUFFER SECTIONS INCLUDED IN THIS PLAN SET.

11. BMP DESIGN. THE DESIGNS FOR THE BMP(S) SHOWN ON THE REZONING PLAN SHALL BE FINALIZED DURING THE CONSTRUCTION PHASE AND SHALL BE COMPLETED AS A PART OF THE INFRASTRUCTURE IMPROVEMENTS.

12. DESIGN MODIFICATIONS:

A. MODIFICATION. DESIGN ELEMENTS THAT EXCEED THE REQUIREMENTS OF THE ORDINANCE HAVE BEEN INCLUDED IN THIS REZONING PLAN TO ACHIEVE EXCEPTIONAL DESIGN. TOWN BOARD APPROVAL OF THIS REZONING PLAN CONSTITUTES APPROVAL OF UNIQUE DESIGN ELEMENTS SHOWN ON THE REZONING PLAN THAT ARE MINOR MODIFICATIONS FROM THE ORDINANCE, INCLUDING, BUT NOT LIMITED TO:

1) BLOCK LENGTH AS SHOWN ON SHEET SP–500.

2) REDUCTION OF THE 80' CB–ZONING DISTRICT BUFFER ALONG US–21/STATESVILLE ROAD TO 20'.

3) UNDISTURBED BUFFERS MAY BE IMPACTED TO ALLOW FOR VIEW CORRIDORS FROM THE INTERSTATE WITHIN THE AREA SOUTH OF THE DIXON BRANCH STREAM AS WELL AS GRADING ALONG THE INTERSTATE FRONTAGE THAT MAY MITIGATED THROUGH REPLANTING PER THE BUFFER SECTION PROVIDED. GRADING WITHIN BUFFER AREAS SHALL BE MINIMIZED OR AVOIDED IF AT ALL POSSIBLE.

4) PARKING LOCATED IN FRONT OF THE BUILDINGS OR ALONG US–21/STATESVILLE ROAD AS SHOWN ON REZONING PLAN.

5) BUILDINGS CAN FRONT ON PRIVATE INTERNAL DRIVES IN PLACE OF US–21/STATESVILLE ROAD.

6) BASED ON MARKET DEMAND, THE HOTEL AND RETAIL BUILDING PAD MAY BE CONVERTED TO ADDITIONAL BUILDING SQUARE FOOTAGE FOR ANY USE ALLOWED WITHIN THE CB ZONING DISTRICT AND MAY BE IN KEEPING WITH THE STYLE AND FUNCTIONALITY AS SHOWN IN THE ALTERNATIVE PLAN INCLUDED AS A PART OF THIS PETITION. THE INCREASE IN SQUARE FOOTAGE WILL BE CAPPED BY THE TRIP GENERATIONS ILLUSTRATED IN THE APPROVED TRANSPORTATION IMPACT ANALYSIS (TIA).

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

1) ALL BUILDINGS CONSTRUCTED ON THE NORTHERN AND SOUTHERN TRACT OF THE SITE SHALL BE ARCHITECTURALLY COMPATIBLE IN APPEARANCE TO ADJACENT BUILDINGS WITHIN THAT TRACT THROUGH THE USE OF SIMILAR AS WELL AS COMPLEMENTARY BUILDING MATERIALS, COLORS, AND DESIGN. ALL BUILDINGS WILL BE CONSISTENT WITH THE GENERAL THEME OF THE CONCEPTUAL DRAWINGS SUBMITTED THROUGH THE REZONING APPLICATION, HOWEVER INDIVIDUAL BUILDINGS WILL BE GIVEN DUE CONSIDERATION TO ESTABLISH THEIR OWN CHARACTER.

2) ALL BUILDINGS SHALL BE ORIENTED TOWARD A STREET OR GREENWAY OPEN SPACE AND SHALL CREATE ENTRANCES ALONG A STREET OR GREENWAY WITH PEDESTRIAN INTEREST.

3) WHERE BUILDINGS ORIENT TOWARD THE PUBLIC STREET AND GREENWAY, THE BUILDINGS SHALL AVOID LONG EXPANSES OF SOLID WALLS, GREATER THAN 20 FEET IN HORIZONTAL LENGTH THROUGH THE INTRODUCTION OF WINDOWS, DOORS, ARTICULATED FACADES OR OTHER SPECIFICALLY DESIGNED ARCHITECTURAL AND LANDSCAPE ELEMENTS.

4) WHERE NEEDED, LANDSCAPING SHALL BE USED TO SOFTEN THE STREETSCAPE AND CREATE AN INVITING FEEL BETWEEN THE PUBLIC AND PRIVATE REALMS.

5) APPLICANT SHALL COMPLY WITH THE PROVISIONS OF THE ORDINANCE REGARDING PLACEMENT AND SCREENING OF MECHANICAL AND UTILITY EQUIPMENT SERVING THE BUILDINGS AS SET FORTH IN PARAGRAPH 8, ARTICLE 4, SHOP FRONT BUILDING, BUILDING PLACEMENT/PARKING/VEHICULAR ACCESS OF THE ORDINANCE. ANY ROOFTOP EQUIPMENT SHALL BE SCREENED PURSUANT TO PARAGRAPH B, ARTICLE 4, SHOP FRONT BUILDING, TECHNIQUES OF THE ORDINANCE.

13. BUILDING ACCESS: BUILDINGS FRONTING ALONG STATESVILLE ROAD SHALL HAVE FRONT ENTRANCES THAT LEAD TO GENERAL ACCESS AREAS OF THE BUILDING.

14. PARKING AREAS: PARKING AREAS ARE TO COMPLY WITH ARTICLE 6 OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE.

15. TRANSPORTATION IMPACT ANALYSIS (TIA): THE PETITIONER SHALL INSTALL IMPROVEMENTS AS SET FORTH IN THE AGREED UPON TRANSPORTATION IMPACT ANALYSIS. WHILE ALL USES (INCLUDING ACCESSORY USES) IN THE CB, HC, TOD–R ZONING DISTRICTS ARE PERMITTED, IT IS ACKNOWLEDGED THAT A CHANGE IN USE THAT INCREASES THE ANTICIPATED TRIP GENERATION AS SET FORTH IN THE APPROVED TIA MAY REQUIRE AN ADMINISTRATIVE AMENDMENT TO THE TIA PRIOR TO BE PERMITTED.

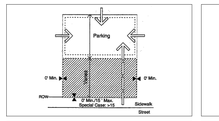
SKETCH PLAN NOTES

1. ALL DEVELOPMENT AND CONSTRUCTION SHALL COMPLY WITH ALL ZONING AND SUBDIVISION STANDARDS OF THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, AND NCDOT, AS APPLICABLE.
2. THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHT–OF–WAY OF RECORD.
3. ALL AREAS DESIGNATED AS COMMON OPEN SPACE OR URBAN SPACE SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERSHIP ASSOCIATION AND DEDICATED FOR PUBLIC/PRIVATE USE IN PERPETUITY.
4. ACCESS (INGRESS/EGRESS) LOCATION AND DESIGN SHOWN ON THIS SKETCH PLAN AREA SUBJECT TO ACHIEVING VERTICAL AND HORIZONTAL SIGHT DISTANCES, TURN LANE IMPROVEMENTS (INCLUDING RIGHT–OF–WAY) AND INTERSECTION WITH ADJACENT AND OPPOSING ACCESS POINTS. MODIFICATION TO PLAN MAY RESULT.
5. LARGE MATURING TREES WILL BE PLANTED 40' O/C WITHIN THE REQUIRED PLANTING STRIP ALONG ALL STREETS WITH THE EXCEPTION OF RURAL PARKWAYS WHERE EXISTING TREES CAN SATISFY THE STREET TREE REQUIREMENT. SMALL MATURING TREES ARE TO BE USED WHERE OVERHEAD POWER LINES EXIST.
6. MAIL LOCATIONS TO BE REVIEWED AND APPROVED DURING CONSTRUCTION DOCUMENTS. MAIL TO BE DELIVERED TO (1) ONE LOCATION WITHIN EACH BUILDING ENVELOPE THAT INCLUDES RESIDENTIAL USES. COMMERCIAL MAIL DELIVERY TO BE DETERMINED IN CONJUNCTION WITH POST MASTER. THIS IS SUBJECT TO CHANGE PENDING FINAL DESIGN AND APPROVALS.
7. THE PROPOSED DEVELOPMENT WILL BE SERVED BY PRIVATE WASTE MANAGEMENT FOR TRASH COLLECTION.
8. THE TOWN OF HUNTERSVILLE BUILD TO LINE IS DEFINED AS, "A LINE EXTENDING THROUGH A LOT WHICH IS GENERALLY PARALLEL TO THE FRONT PROPERTY LINE AND MARKS THE LOCATION FROM WHICH THE PRINCIPLE VERTICAL PLANE OF THE FRONT BUILDING ELEVATION, EXCLUSIVE OF PORCHES, BAY WINDOWS AND SIMILAR APPURTENANCES, MUST BE ERECTED; INTENDED TO CREATE AN EVEN BUILDING FACADE LINE ON A STREET. THE BUILD–TO LINE IS ESTABLISHED ON THE RECORD PLAT (FINAL PLAT)."
9. THE PROPOSED DEVELOPMENT WILL CONSIST OF A GRAVITY DRIVEN SANITARY SEWER SYSTEM. THE SANITARY SEWER WILL SERVE EACH PROPOSED BUILDING AND TIE TO THE PROPOSED PUBLIC SYSTEM WITHIN THE DEVELOPMENT. THE PUBLIC SYSTEM WITHIN THE DEVELOPMENT WILL TIE INTO THE PUBLIC SYSTEM ALREADY IN PLACE AT TIME OF CO'S WHICH WILL BE ACCESSED FROM THE CONNECTION UNDER INTERSTATE 77.
10. THE PROPOSED DEVELOPMENT WILL CONSIST OF PUBLIC AND PRIVATE WATER LINE CONNECTIONS WHICH WILL TIE INTO THE EXISTING PUBLIC WATERLINES LOCATED IN STATESVILLE ROAD AND HAMBRIGHT ROAD.
11. ALL RETAINING WALLS REQUIRING SPECIAL INSPECTIONS (GREATER THAN 5' IN HEIGHT) SHALL MEET THE REQUIREMENTS OF THE MCSBC CHAPTER 17 – SPECIAL INSPECTIONS AS DETAILED PER THE MECKLENBURG COUNTY CODE ENFORCEMENT SPECIAL INSPECTIONS PROCESS. ADDITIONALLY, COPIES OF THE RETAINING WALL PLANS SHALL BE SUBMITTED TO THE HUNTERSVILLE ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL. THE TOWN OF HUNTERSVILLE SHALL BE COPIED ON ALL STATEMENTS OF SPECIAL INSPECTIONS, SPECIAL INSPECTIONS FINAL REPORTS, AND DESIGN PRINCIPAL IN RESPONSIBLE CHARGE (DPIRC) LETTERS.
12. 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.
13. THIS PROJECT MAY BE BUILT IN MULTIPLE PHASES. FINAL PHASING SUBJECT TO CHANGE.
14. A SKETCH PLAN IS BEING REVIEWED CONCURRENTLY WITH THE REZONING PLAN AND WILL COMPLY WITH THE APPROVED REZONING PLAN.
15. TRASH CONTAINERS TO BE LOCATED IN REAR PARKING AREAS.
16. BUILDING UTILITIES (MECHANICAL EQUIPMENT) TO BE LOCATED IN THE SIDE/REAR ONLY: NOT PERMITTED ON STREET SIDE GENERALLY.
17. TRANSPORTATION MODELING COMPLETED BY THE DEPARTMENT OF TRANPORTATION RELATED TO STATESVILLE ROAD AND HAMBRIGHT ROAD MAY IMPACT SITE AND PLAN WILL BE REVISED ACCORDINGLY.

ARTICLE 4 — BUILDING AND LOT TYPES

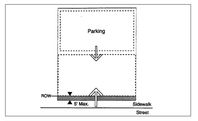
Lot Type / Shopfront Building

Building Placement/Parking/Vehicular Access



1. Buildings shall be placed on the lot within the zone represented by the hatched area. In most cases, the build to line will range from 0' to 15' behind street ROW. Special site conditions such as topography, pattern of lot widths, or setbacks of existing buildings permit a larger setback.
2. Building facades shall be generally parallel to frontage property lines.
3. Parking shall be located to the rear of the building; sidepard parking shall occupy no more than 25 percent of the primary frontage line and shall not be placed in an established sidepard abutting an intersecting street. Where dimensions of existing lots restrict parking behind buildings, the limitations on sidepard parking may be modified.
4. Points of permitted access to the parking indicated by arrows.
5. Hedges, garden walls, or fences may be built on property lines or as the continuation of building walls. A garden wall, fence, or hedge (min. 3' in height) shall be installed along any street frontage adjacent to parking areas.
6. Parking areas on adjacent lots shall be connected wherever practicable.
7. Trash containers shall be located in a rear parking area (see Parking Regulations).
8. Mechanical and utility equipment at ground level shall be placed in the side or rear yard and shall be screened from view by opaque screening from grade level along any public street or adjacent property (Article 7.6.2). Buildings that front on more than one public street may have mechanical and utility equipment located within a street facing yard, provided it is visually screened using compatible building materials and design as the principle structure. This is applicable only where no other reasonable option exists as determined by the Administrator. Examples of features limiting the location of mechanical and utility equipment may include, but not limited to, the physical layout of existing building, the presence of easements, elevation changes, etc.

Encroachment/Pedestrian Access to Building



1. Balconies, bay windows, arcades, porches at an upper level and their supports at ground level, together with awnings above head height are permitted within the sidewalk as shown by the hatched area. Encroaching arcades should cover entire sidewalk.
2. Primary pedestrian access into the building shall be from the street frontage line (indicated by larger arrow). Secondary access may be from parking areas (indicated by smaller arrow).

Special Conditions:
1. The intention of buildings in all locations must be to relate the principal facade to the sidewalk and public space of the street.
2. Drive-through customer services, if permitted in the district, must be located at the rear of the building or on a side which does not abut a street.
3. Corners: Setbacks at street corners will generally replicate frontage conditions. However, side setbacks on a minor street may be less than the front dimension.
3. Within the limits described, front and side setbacks will vary depending upon site conditions. Setbacks should be used in a manner which encourages pedestrian activity. Squares or spatially defined plazas within building setback areas can act as focal points for pedestrians.

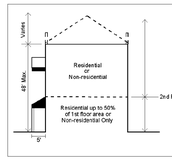
Description:
The shopfront building is a small-scale structure which can accommodate a variety of uses. The structure is typically a maximum of 15,000 square feet. A group of shopfront buildings can be combined to form a mixed-use neighborhood center. Individual shopfront buildings can be used to provide some commercial service, such as a convenience food store, in close proximity to homes. Traditional commercial buildings in the old town provide good examples. Hotels, inns, and conference centers may be placed in shopfront or mixed-use buildings. Where possible, structures shall be designed to terminate vistas or serve as key focal points in the neighborhood.

4-4

ARTICLE 4 — BUILDING AND LOT TYPES

Building Type / Shopfront Building

Permitted Height and Uses



1. Building height shall be measured as the vertical distance from the highest finished grade relative to the street frontage, up to the eaves or the highest level of a flat roof.
2. The height of parapet walls may vary depending upon the need to screen mechanical equipment.
3. Building height to the ridge may vary depending on the roof pitch.
4. Permitted uses are indicated above, and are further controlled by district regulations.
5. Where an existing residential building converts to a mixed-use building, at least 40% of the habitable floors area shall be residential.

Architectural Standards

Principles
A. To perpetuate the unique building character of the town and its environs, and to re-establish its local identity, development shall generally employ building types that are sympathetic to the historic architectural vocabulary of the area in their massing and external materials.
B. Building elevations fronting or visible from public streets shall be clad with masonry, wood, vinyl siding, stucco, or similar material. Metal paneling may not comprise a street fronting building face.
C. The front elevations facing the street, and the overall massing shall communicate emphasis on the human scale and the pedestrian environment.
D. Each building should be designed to form part of a larger composition of the area in which it is situated. Adjacent buildings should thus be of similar scale, height, and configuration.
E. Trailers (mobile units) may not be used as permanent shopfront buildings.

Configurations
A. Two wall materials may be combined horizontally on one facade. The "heavier" material should be below and can cover the first floor only (i.e. brick below wood siding).
B. Street level windows should be untinted. Tinted glass with a minimum visual transmittance factor of 35 is permitted. Mirrored or reflective glass is not permitted in any location.
C. Windows shall be of square or vertical proportion. Special windows may be circular or regular polygons.

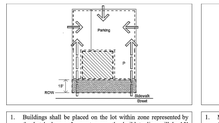
Techniques
A. Windows should be set to the inside of the building face wall.
B. All rooftop equipment shall be enclosed in a building material that matches the structure or is visually compatible with the structure.

4-5

ARTICLE 4 — BUILDING AND LOT TYPES

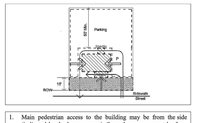
Lot Type / Highway Commercial

Building Placement/Parking/Vehicle Access



1. Buildings shall be placed on the lot within zone represented by the hatched area. In most cases, the build to line will be 15' behind street ROW. Special site conditions such as topography, pattern of lot widths, or setbacks of existing buildings permit a larger setback.
2. Setbacks may vary according to setting within limits indicated.
3. Building facades shall be generally parallel to frontage property lines.
4. Parking shall be located to the rear and/or side of the building. Except in the VS District, sidepard parking may occupy no more than 45% of the principle frontage line. In the VS District, sidepard parking may occupy 50% of the principal frontage line. Parking shall not be placed in any sidepard abutting an intersecting street. Where dimensions of existing lots restrict parking behind buildings, the limitations on sidepard parking may be modified.
5. Points of permitted access to the parking indicated by arrows.
6. Hedges, garden walls, or fences may be built on property lines or as the continuation of building walls. A garden wall, fence, or hedge (min. 3' in height) shall be installed along any street frontage adjacent to parking areas.
7. Parking shall be located to the rear parking area (see Parking Regulations).
8. Mechanical and utility equipment at ground level shall be placed in the side or rear yard and shall be screened from view by opaque screening from grade level along any public street or adjacent property (Article 7.6.2). Buildings that front on more than one public street may have mechanical and utility equipment located within a street facing yard, provided it is visually screened using compatible building materials and design as the principle structure. This is applicable only where no other reasonable option exists as determined by the Administrator. Examples of features limiting the location of mechanical and utility equipment may include, but not limited to, the physical layout of existing building, the presence of easements, elevation changes, etc.

Vehicular Circulation/Pedestrian Access



1. Main pedestrian access to the building may be from the side (indicated by the larger arrows). Secondary access must be from the street frontage (indicated by the smaller arrow).
2. Drive-throughs shall be located to the rear of the building.
3. Entrance canopies (for motels, etc.) shall face the street.
4. Typical vehicular circulation movement is indicated by thin line arrows.

Special Conditions:
1. Buildings in all locations should relate a principal facade to the sidewalk and public space of the street.
2. Corners: Setback at street corners will generally replicate frontage conditions.

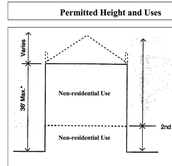
Description:
1. This building type generally comprises fast food retail, drive through banks, motels and other highway dependent uses. These regulations are designed to bring these building types into a framework of town streets. This building type shall be limited to the Highway Commercial, Campus Business, and Special Purpose Districts. Where possible, structures shall be designed to terminate vistas or serve as key focal points in the neighborhood.

4-6

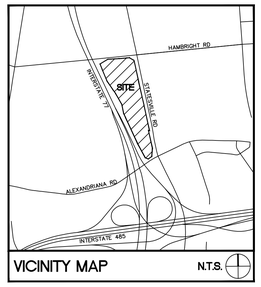
ARTICLE 4 — BUILDING AND LOT TYPES

Building Type / Highway Commercial

Permitted Height and Uses



1. Building height shall be measured as



VICINITY MAP N.T.S.

SURVEY DISCLAIMER

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LEGEND

SYMBOL

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

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CORNELIUS, NC 28031

STATESVILLE ROAD MIXED-USE REZONING

11211 STATESVILLE RD.
HUNTERSVILLE, NC 28078

ZONING MAP

Project No.
4578

Issued
09/01/2020

Revised

10.21.20 – TOH FIRST ROUND COMMENTS
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12.08.20 – TOH THIRD ROUND COMMENTS
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02.05.21 – TOH RESUBMITTAL PER STAFF COMMENTS

COLEJENEST & STONE, P.A. NORTH CAROLINA PROFESSIONAL ENGINEERING FIRM C-0832
NORTH CAROLINA PROFESSIONAL SEAL 024864 ENGINEER
SEAN P. PARKER
PRELIMINARY NOT FOR CONSTRUCTION
02/05/21

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

N

SP-202

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STATESVILLE ROAD MIXED-USE REZONING

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HUNTERSVILLE, NC 28078

ADJACENT PARCEL MAP

Project No.
4578

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

SP-400

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Parcel #	Parcel ID	Owner Last Name	Owner First Name	Second Owner Last Name	Second Owner First Name	Mailing Address 1	Mailing Address 2	City	State	Zipcode
1	01706209	JAMES	STEVEN L	JAMES	PAMELA H	13801 SIMS RD		HUNTERSVILLE	NC	28078
2	01721206	HOPKINS	JAMES M	HOPKINS	BARBARA H	15045 BEATTIES FORD RD		HUNTERSVILLE	NC	28078
3	01704228	WISCH	CYNTHIA A			11313 ALEXANDRIANA RD		HUNTERSVILLE	NC	28078
4	01704401	RE CLT LLC		C/O TROUTMAN SANDERS LLP		11047 LEADBETTER RD		ASHLAND	VA	23005
5	01704402	RE CLT LLC		C/O TROUTMAN SANDERS LLP		11047 LEADBETTER RD		ASHLAND	VA	23005
6	01704211	N C STATE PRISON				PO BOX 605		HUNTERSVILLE	NC	28078
7	01704407	FR VAUGHN PROPERTIES LLC				3421 PROVIDENCE MANOR RD		CHARLOTTE	NC	28270
8	01705105	BLUEGREEN CAPITAL PARTNERS II LLC				PO BOX 352		CONCORD	NC	28025
9	01704409	RE CLT LLC		C/O TROUTMAN SANDERS LLP		11047 LEADBETTER RD		ASHLAND	VA	23005
10	01706203	BBI PROPERTIES LLC		C/O LEWIS & CONE PLLC		PO BOX 59		MOORESVILLE	NC	28115
11	01704404	MCKENZIE	JERRY L	MARTHA G ROBERTS (B/W)		PO BOX 2784		HUNTERSVILLE	NC	28070
12	02506206	RWG-II INVESTMENTS, INC		ENTREPRENEUR INVESTMENTS, INC		10615 TWIN LAKES PARKWAY		CHARLOTTE	NC	28269
13	01704208	ALEXANDER	GEORGE L			PO BOX 1145		HUNTERSVILLE	NC	28078
14	01704403	PALILLO HOLDINGS LLC				17532 SAILVIEW DR		CORNELIUS	NC	28031
15	01705106	11711 ALEXANDRIANA LAND LLC				605 LEXINGTON AVE		CHARLOTTE	NC	28203
16	01705119	DBI (USA) INC				11725 ALEXANDRIANA RD		HUNTERSVILLE	NC	28078
17	01704406	KERLEY	JACK M			7033 SCHRONCE RD		IRON STATION	NC	28080
18	01721110	CRUZ	AARON			11229 HAMBRIGHT RD		HUNTERSVILLE	NC	28078
19	01704207	ALEXANDER	GEORGE W JR	JOYCE DOUGLAS		13011 BEATTIES FORD RD		HUNTERSVILLE	NC	28078
20	01704220	WISCH	CYNTHIA A			11313 ALEXANDRIANA RD		HUNTERSVILLE	NC	28078
21	01706204	HAMBRIGHT ANIMAL HOSPITAL HOLDINGS LLC				11725 HAMBRIGHT RD		HUNTERSVILLE	NC	28078
22	01706208	PHILLIPS DEVELOPMENT GROUP LLC				265 INDIAN TRAIL		MOORESVILLE	NC	28117
23	01704226	MCGRADY	DONOVAN III	MCGRADY	CARRIE W	11311 ALEXANDERANA RD		HUNTERSVILLE	NC	28078
24	01705101	PHARR	A KELLY	SPECKMAN	WENDY C	207 ASHBY DR		DAVIDSON	NC	28036
25	01721109	BENJAMIN	JOHN W	BENJAMIN	ELAINE S	11205 HAMBRIGHT RD		HUNTERSVILLE	NC	28078
26	01721205	BROWN TRUCK & TRAILER MFG CO				PO BOX 32214		CHARLOTTE	NC	28232
27	01705104	BLUEGREEN CAPITAL PARTNERS I LLC				PO BOX 352		CONCORD	NC	28025
28	01721209	HUNTERSVILLE HUNTER LLC				484 BEATEN PATH RD.		MOORESVILLE	NC	28117
29	01721212	CFI PROPERTIES LLC		PATRICK HIGHWAY 49 LLC		267 HEMPSTEAD PLACE		CHARLOTTE	NC	28207
30	01721108	VR PROPERTY DEVELOPMENT LLC				3101 VALENTINE LN		CHARLOTTE	NC	28270
31	01721207	HOPKINS	JAMES M SR	HOPKINS	BARBARA HAGLER	15045 BEATTIES FORD RD		HUNTERSVILLE	NC	28078
32	01705112	CHARLOTTE MECKLENBURG BOARD OF	EDUCATION THE			600 E 4TH ST	FIFTH FL	CHARLOTTE	NC	28202
33	01721213	NORTH MECK SELF STORAGE LLC				PO BOX 1659		CORNELIUS	NC	28031
34	01704209	MENGES	PATRICIA A			13307 BINNAWAY RD		HUNTERSVILLE	NC	28078
35	01704210	WHITE	SUSAN ALEXANDER			3116 WOODGREEN DR		RALEIGH	NC	27607

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11211 STATESVILLE RD.
HUNTERSVILLE, NC 28078

ADJACENT PARCEL INFO.

Project No.
4578

Issued
09/01/2020

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02.05.21 – TOH RESUBMITTAL PER STAFF COMMENTS

PRELIMINARY NOT FOR CONSTRUCTION
02/05/21

SCALE: 1"= 150'
0 75 150 300

SP-401

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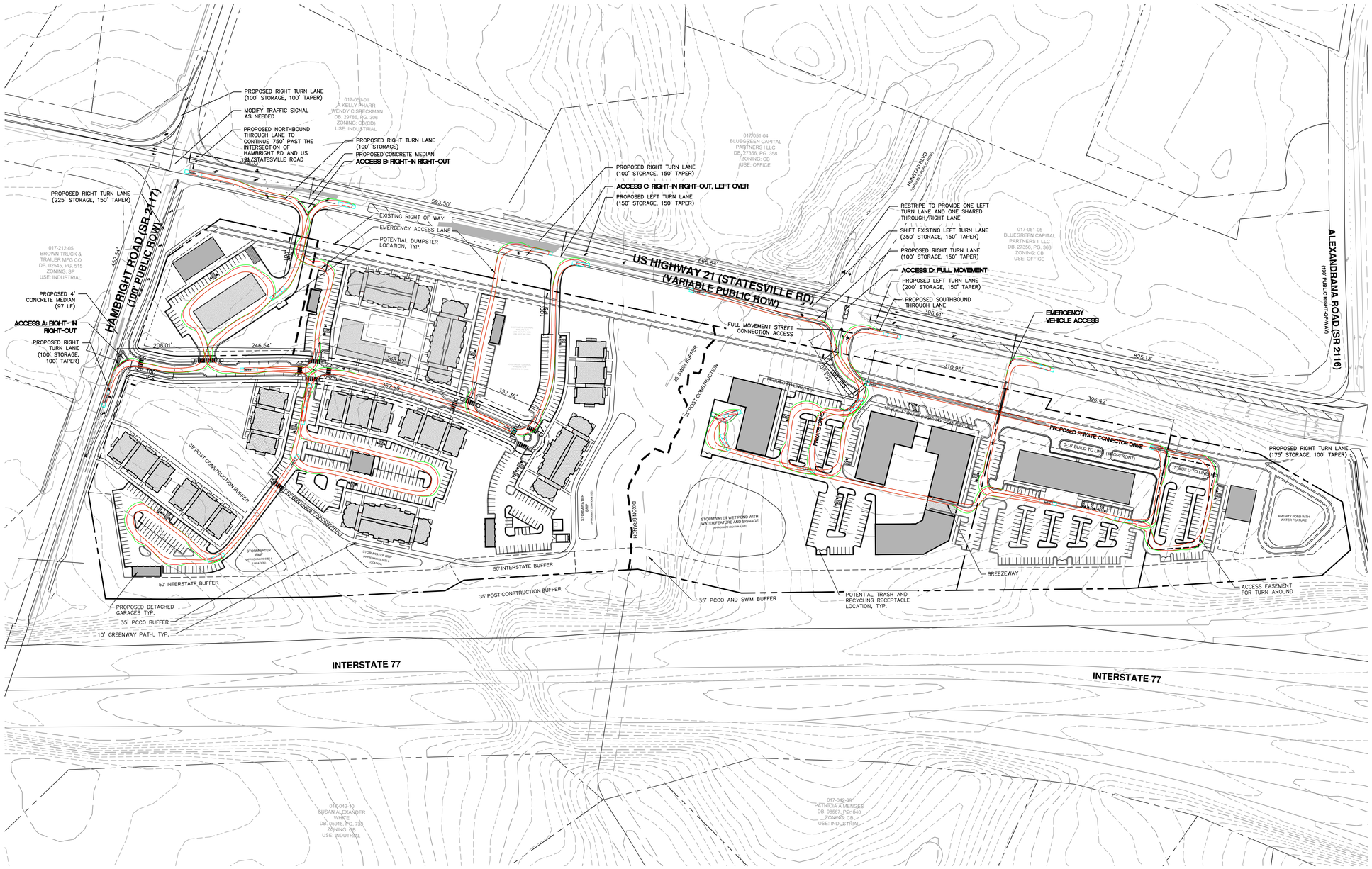

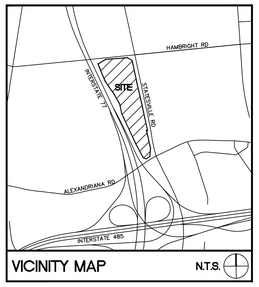

VICINITY MAP N.T.S.

SURVEY DISCLAIMER

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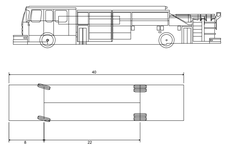
LEGEND

SYMBOL

BUILDING ENVELOPE



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

NOTE:

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

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STATESVILLE ROAD MIXED-USE REZONING

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HUNTERSVILLE, NC 28078

EMERGENCY VEHICLE ACCESS

Project No.
4578

Issued
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02.05.21 – TOH RESUBMITTAL PER STAFF COMMENTS

PRELIMINARY NOT FOR CONSTRUCTION
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SCALE: 1"= 100'
0 50' 100' 200'

SP-500

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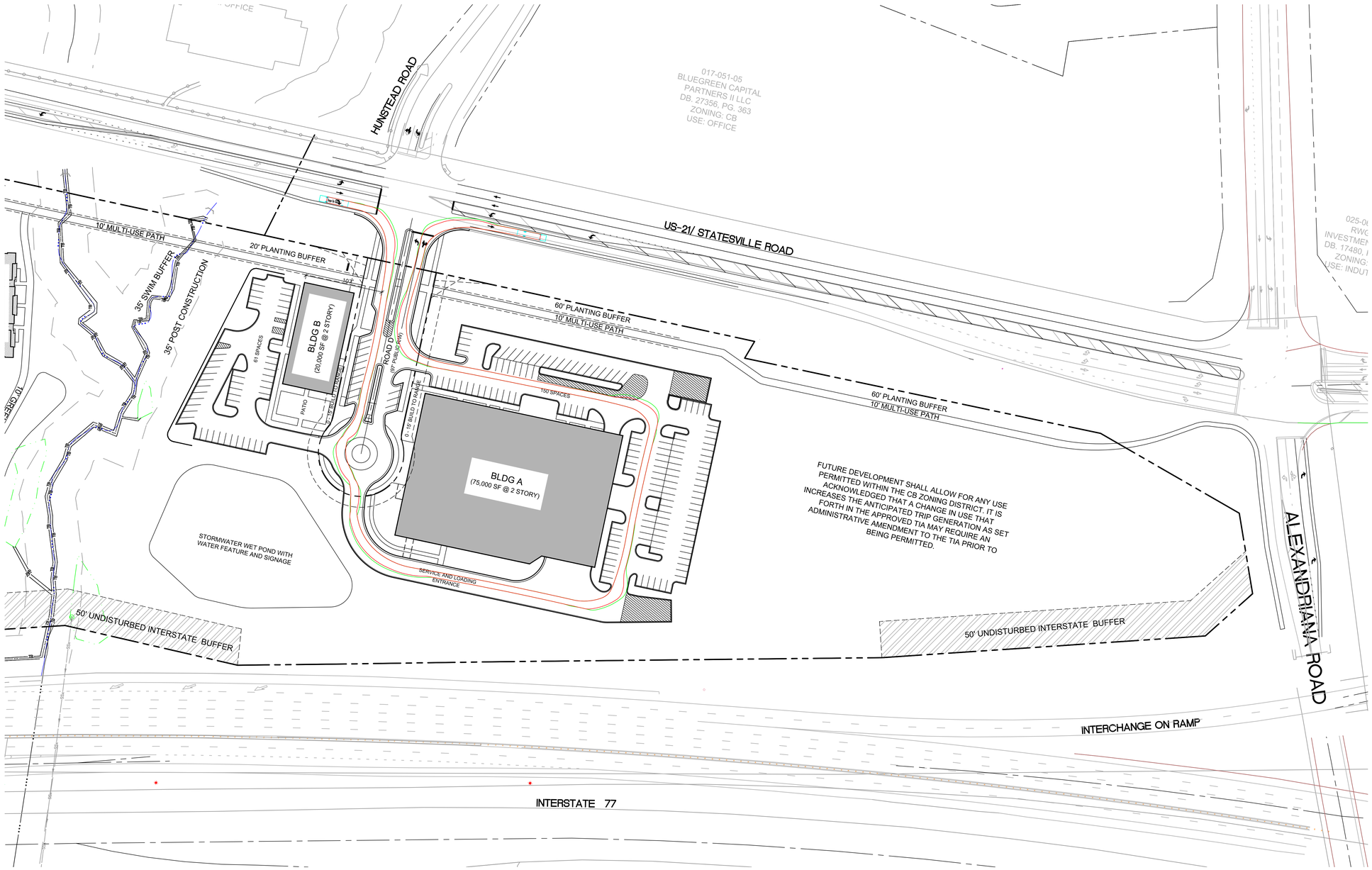
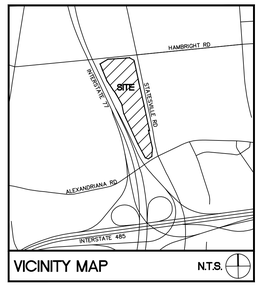


FUTURE DEVELOPMENT SHALL ALLOW FOR ANY USE PERMITTED WITHIN THE CB ZONING DISTRICT. IT IS ACKNOWLEDGED THAT A CHANGE IN USE THAT INCREASES THE ANTICIPATED TRIP GENERATION AS SET FORTH IN THE APPROVED TIA MAY REQUIRE AN ADMINISTRATIVE AMENDMENT TO THE TIA PRIOR TO BEING PERMITTED.



VICINITY MAP N.T.S.

SURVEY DISCLAIMER

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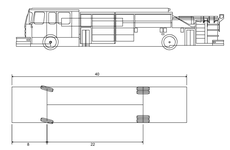
LEGEND

SYMBOL

BUILDING ENVELOPE



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

NOTE:

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

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STATESVILLE ROAD MIXED-USE REZONING

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HUNTERSVILLE, NC 28078

ALTERNATIVE EMERGENCY VEHICLE ACCESS

Project No.
4578

Issued
09/01/2020

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02.05.21 – TOH RESUBMITTAL PER STAFF COMMENTS

PRELIMINARY NOT FOR CONSTRUCTION
02/05/21

SCALE: 1"=60'
0 30' 60' 120'

SP-500ALT

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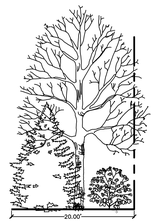
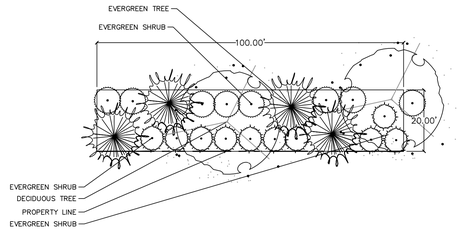
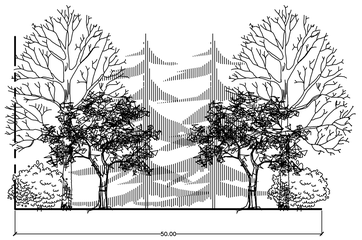


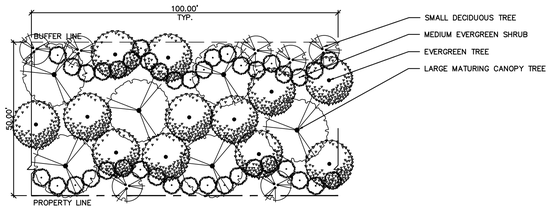
TYPICAL 20' LANDSCAPE BUFFER - SECTION N.T.S.



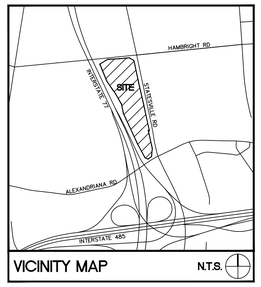
TYPICAL 20' LANDSCAPE BUFFER - PLAN N.T.S.



TYPICAL 50' MITIGATED INTERSTATE BUFFER - SECTION N.T.S.



TYPICAL 50' MITIGATED INTERSTATE BUFFER - PLAN N.T.S.



VICINITY MAP N.T.S.

SURVEY DISCLAIMER

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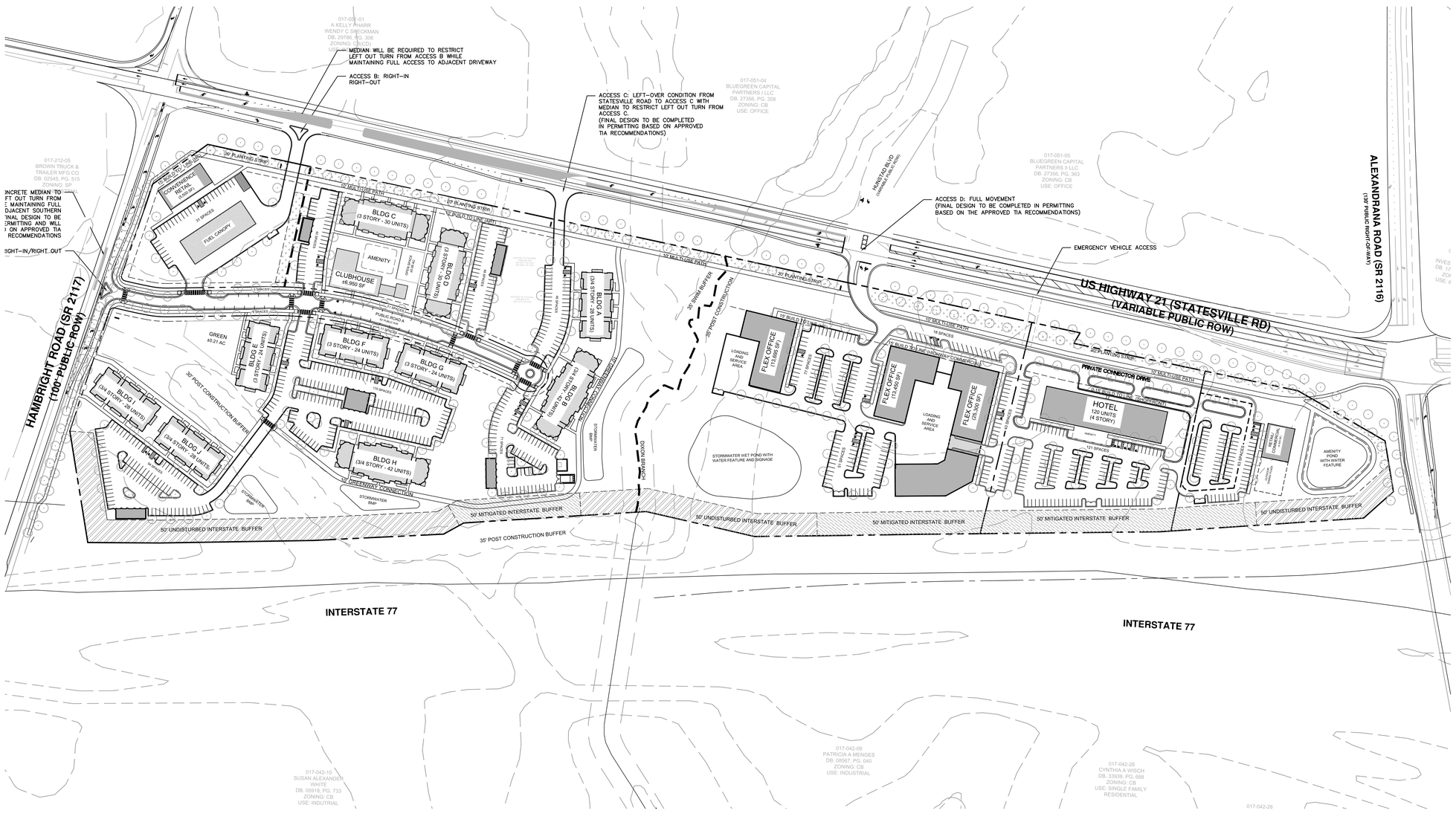
LEGEND

SYMBOL

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



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LANDSCAPE PLAN

Project No.
4578

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PRELIMINARY NOT FOR CONSTRUCTION
02/05/21

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

SP-600

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PRELIMINARY PLAT
NOT FOR RECORDATION,
CONVEYANCES OR SALES

CERTIFICATE OF SURVEY AND ACCURACY

I, TRACY THANE BISHOP, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 1001, PAGE 1476); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION FOUND AS SHOWN; THAT THE RATIO OF PRECISION IS 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

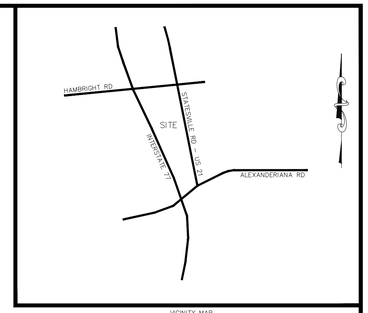
THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

THIS_____ DAY OF _____, 2020.

_____
PROFESSIONAL LAND SURVEYOR L-4765

LEGEND

PROPERTY LINE	CATCH BASIN
ROAD RIGHT OF WAY (AS SURVEYED)	STORM DRAIN MANHOLE (SDMH RIM: 0.00' INV OUT: ')
WETLANDS (WET)	ELECTRIC MANHOLE (E)
WETLAND STREAM BANK	ELECTRIC METER (EM)
DRAINAGE PIPE	GAS METER (GM)
GUARD RAIL	GAS VALVE
UNDERGROUND WATER BY RECORD (W)	MAILBOX
UNDERGROUND FIBEROPTIC (FO)	BLOW OFF VALVE
SANITARY SEWER (SS)	WATER WELL
UNDERGROUND GAS (GAS)	FIRE HYDRANT
UNDERGROUND GAS BY RECORD (G)	WATER VALVE
OVERHEAD ELECTRIC (OE)	UTILITY PEDESTAL
FENCE LINE	STREET SIGN
POWER POLE	IRON PIPE FOUND (IPF)
GUY WIRE	IRON ROD FOUND (IRF)
TELEPHONE PEDESTAL (T)	RIGHT OF WAY MONUMENT (RWMON)
FIBER OPTIC MARKER (FO)	SURVEY CONTROL (IRT N: 596662.45' E: 1451453.39' EL: 0.00')
SANITARY MANHOLE (SSMH RIM: 0.00' INV OUT: ')	CLEAN OUT



VICINITY MAP
NOT TO SCALE

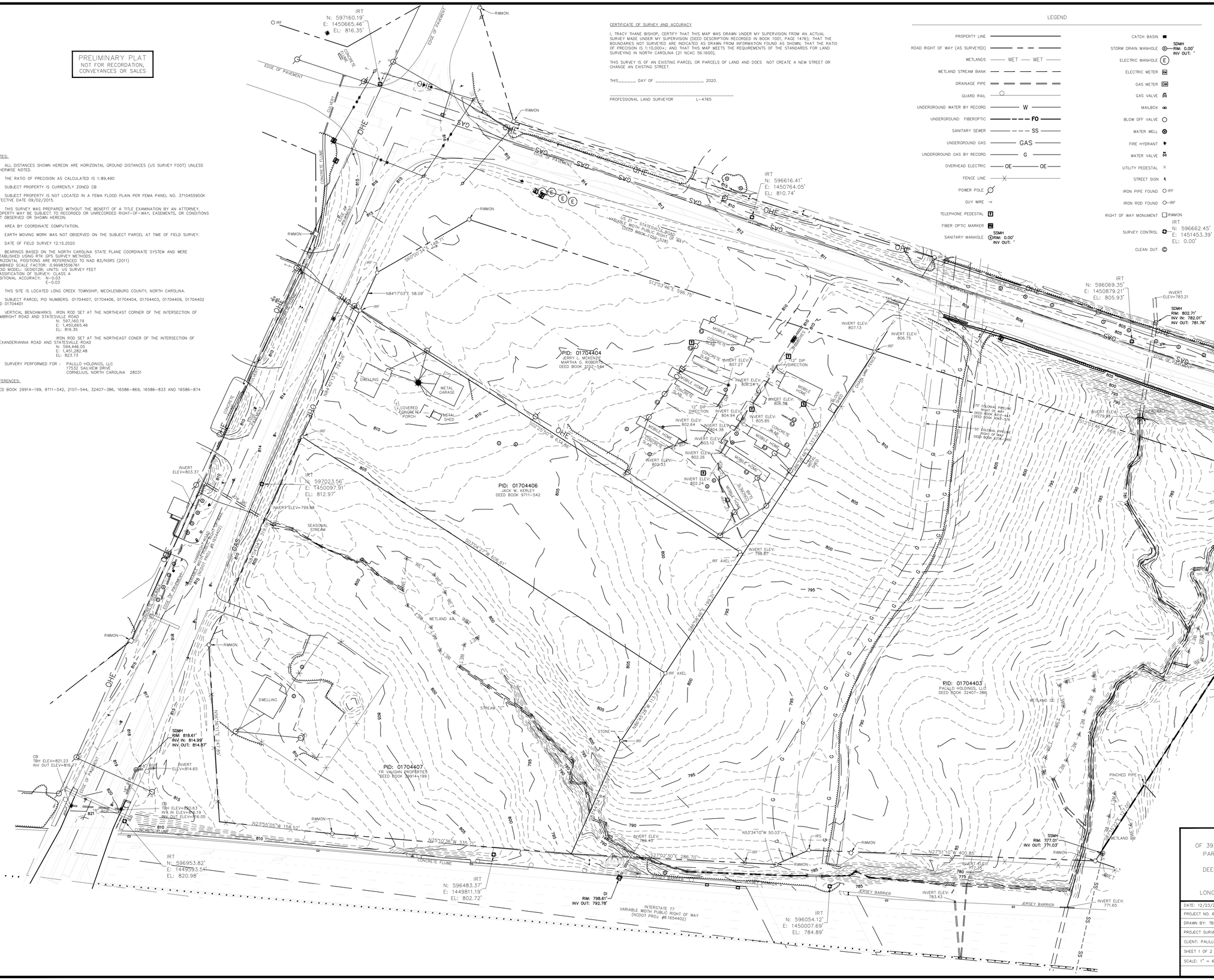
NOTES:

1. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES (US SURVEY FOOT) UNLESS OTHERWISE NOTED.
2. THE RATIO OF PRECISION AS CALCULATED IS 1:89,490
3. SUBJECT PROPERTY IS CURRENTLY ZONED CB
4. SUBJECT PROPERTY IS NOT LOCATED IN A FEMA FLOOD PLAIN PER FEMA PANEL NO. 3710455900K EFFECTIVE DATE 09/02/2015.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION BY AN ATTORNEY. PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHT-OF-WAY, EASEMENTS, OR CONDITIONS NOT OBSERVED OR SHOWN HEREON.
6. AREA BY COORDINATE COMPUTATION.
7. EARTH MOVING WORK WAS NOT OBSERVED ON THE SUBJECT PARCEL AT TIME OF FIELD SURVEY.
8. DATE OF FIELD SURVEY 12.15.2020
9. BEARINGS BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM AND WERE ESTABLISHED USING RTK GPS SURVEY METHODS.
HORIZONTAL POSITIONS ARE REFERENCED TO NAD 83/NSRS (2011)
COMBINED SCALE FACTOR: 0.9998356761
GEOID MODEL: GEOID12B; UNITS: US SURVEY FEET
CLASSIFICATION OF SURVEY: CLASS A
POSITIONAL ACCURACY: N-0.03
E-0.03
10. THIS SITE IS LOCATED LONG CREEK TOWNSHIP, MECKLENBURG COUNTY, NORTH CAROLINA.
11. SUBJECT PARCEL PID NUMBERS: 01704407, 01704406, 01704404, 01704403, 01704409, 01704402 AND 01704401
12. VERTICAL BENCHMARKS: IRON ROD SET AT THE NORTHEAST CORNER OF THE INTERSECTION OF HAMBRIGHT ROAD AND STATESVILLE ROAD
N: 597,160.19
E: 1,450,665.46
EL: 816.35

IRON ROD SET AT THE NORTHEAST CONER OF THE INTERSECTION OF ALEXANDERIANNA ROAD AND STATESVILLE ROAD
N: 594,446.05
E: 1,451,282.48
EL: 823.73
13. SURVERY PERFORMED FOR : PAULLO HOLDINGS, LLC
17532 SAILVIEW DRIVE
CORNELIUS, NORTH CAROLINA 28031

REFERENCES:

DEED BOOK 29914-199, 9711-542, 2107-544, 32407-386, 16586-869, 16586-833 AND 16586-874

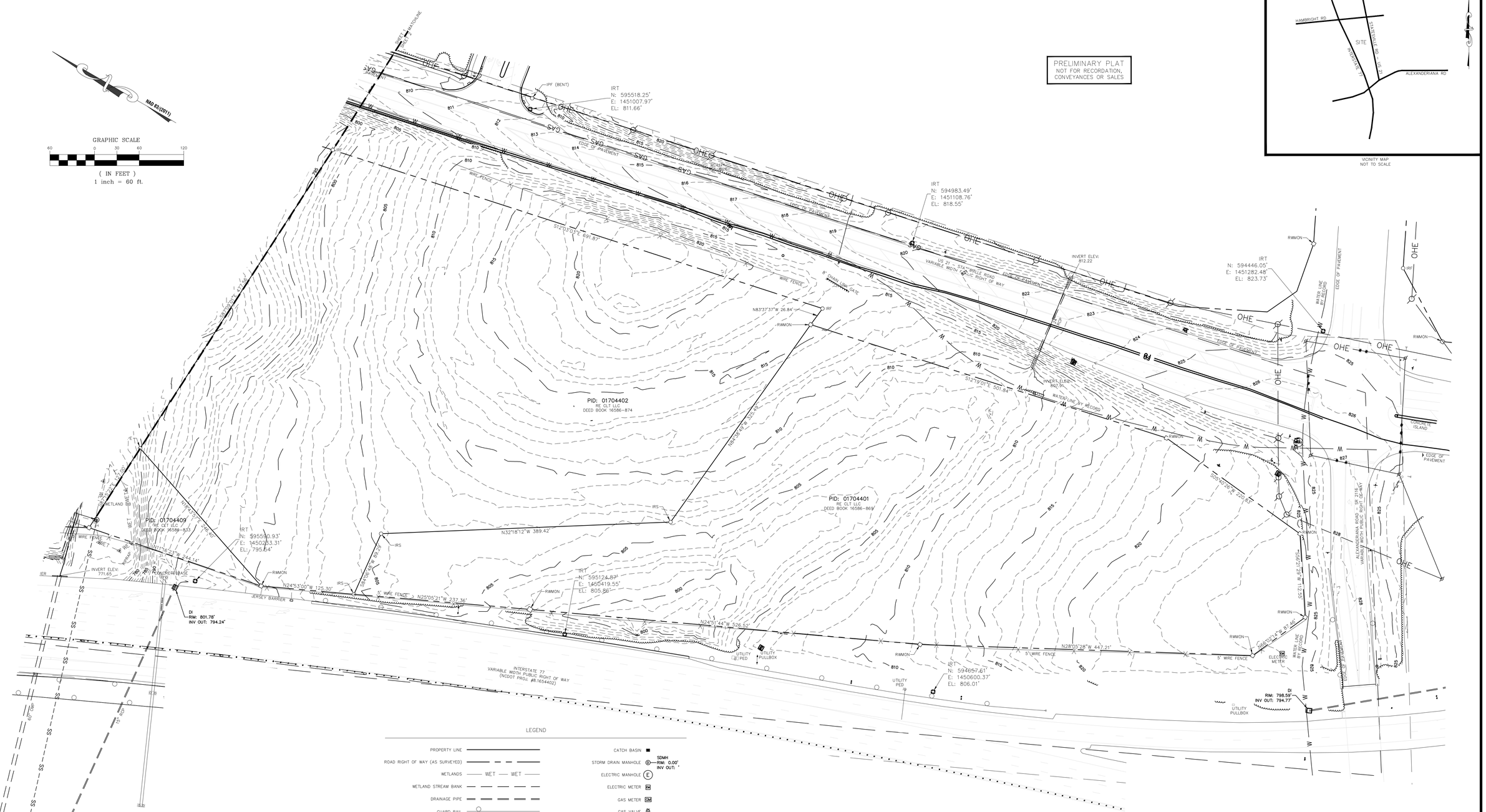


BOUNDARY AND TOPOGRAPHICAL SURVEY
OF 39.6 ACRES OF LAND BEING IDENTIFIED AS MECKLENBURG COUNTY PARCEL NUMBER(S): 01704407, 01704406, 01704404, 01704403, 01704409, 01704402 AND 01704401
DEED REFERENCE: DEED BOOK 29914-199, 9711-542, 2107-544 32407-386, 16586-833, 16586-869 AND 16586-874
SITUATED IN THE TOWN OF HUNTERSVILLE
LONG CREEK TOWNSHIP MECKLENBURG COUNTY NORTH CAROLINA

DATE: 12/23/2020	TIDEMARK LAND SERVICES
PROJECT NO. 6022-0002	
DRAWN BY: TB	
PROJECT SURVEYOR: THANE	
CLIENT: PAULLO HOLDINGS	
SHEET 1 OF 2	
SCALE: 1" = 60'	

3556 CENTRE CIRCLE DRIVE, SUITE A
FORT MILL, SC 29715
OFFICE: 844.865.5263
WWW.TIDEMARKLAND.COM
NC FIRM C-4291

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES OR SALES



LEGEND

PROPERTY LINE	
ROAD RIGHT OF WAY (AS SURVEYED)	
WETLANDS	WET
WETLAND STREAM BANK	
DRAINAGE PIPE	
GUARD RAIL	
UNDERGROUND WATER BY RECORD	W
UNDERGROUND FIBEROPTIC	FO
SANITARY SEWER	SS
UNDERGROUND GAS	GAS
UNDERGROUND GAS BY RECORD	G
OVERHEAD ELECTRIC	OE
FENCE LINE	
POWER POLE	
GUY WIRE	
TELEPHONE PEDESTAL	T
FIBER OPTIC MARKER	
SANITARY MANHOLE	SSMH RIM: 0.00', INV OUT: '
CATCH BASIN	
STORM DRAIN MANHOLE	SDMH RIM: 0.00', INV OUT: '
ELECTRIC MANHOLE	E
ELECTRIC METER	EM
GAS METER	GM
GAS VALVE	
MAILBOX	
BLOW OFF VALVE	
WATER WELL	
FIRE HYDRANT	
WATER VALVE	
UTILITY PEDESTAL	
STREET SIGN	
IRON PIPE FOUND	IPF
IRON ROD FOUND	IRF
RIGHT OF WAY MONUMENT	RWMON
SURVEY CONTROL	IRT N: 596662.45' E: 1451453.39' EL: 0.00'
CLEAN OUT	

BOUNDARY AND TOPOGRAPHICAL SURVEY
OF 39.6 ACRES OF LAND BEING IDENTIFIED AS MECKLENBURG COUNTY
PARCEL NUMBER(S): 01704407, 01704406, 01704404, 01704403,
01704409, 01704402 AND 01704401
DEED REFERENCE: DEED BOOK 29914-199, 9711-542, 2107-544
32407-386, 16586-833, 16586-869 AND 16586-874
SITUATED IN THE TOWN OF HUNTERSVILLE
LONG CREEK TOWNSHIP MECKLENBURG COUNTY NORTH CAROLINA

DATE: 12/23/2020	TIDEMARK LAND SERVICES
PROJECT NO. 6022-0002	
DRAWN BY: TB	
PROJECT SURVEYOR: THANE	
CLIENT: PALILLO HOLDINGS	3556 CENTRE CIRCLE DRIVE, SUITE A FORT MILL, SC 29715 OFFICE: 844.865.5263 WWW.TIDEMARKLAND.COM NC FIRM C-4291
SHEET 2 OF 2	
SCALE: 1" = 60'	

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

MULTIFAMILY - CLEARLY DEFINED ENTRY, CORNER ARTICULATION PEDESTRIAN VILLAGE SCALE

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

CLUBHOUSE - SOUTHERN FARMHOUSE MODERN FEELING

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

POOL PAVILION

ARCHITECTURAL GUIDELINES

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

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

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

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

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

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

HOTEL PROTOTYPE - UP TO SIX STORIES WITH COMMERICAL AMENITIES

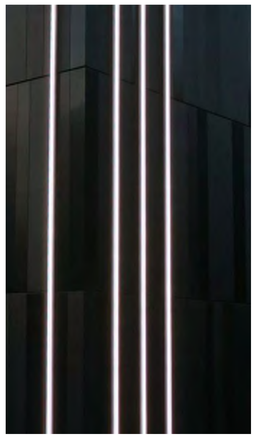
HOTEL AMENITIES - RESTAURANT, LOUNGE/ BAR AREA

HOTEL PROTOTYPE - UP TO SIX STORIES WITH COMMERICAL AMENITIES

HOTEL AMENITIES - CONFERENCE AND MEETING ROOM FACILITIES

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

SIGNAGE
SIGNAGE
SIGNAGE
SIGNAGE
SIGNAGE



•Integrated linear LED fixtures as accents / features

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

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

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

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

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

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

•Perforated metal or mesh screening can be illuminated at night

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

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

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

ARCHITECTURAL GUIDELINES-INDUSTRIAL/FLEX/COMMERCIAL

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

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

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

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

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

ARCHITECTURAL GUIDELINES-OFFICE / COMMERCIAL

•Buildings shall be appropriate in scale/massing to suburban office/commercial and will express a modern, contemporary vernacular utilizing exterior skin materials and textures including but not limited to:
Masonry, concrete tilt-up walls with textured paint coatings, aluminum storefront glazing, aluminum composite material (ACM), ceramic tile accents, perforated metal screen accents, wood or composite wood soffits, canopies, overhangs and cantilevered elements, shading and trellis elements, linear LED accent fixtures, outdoor patio spaces,

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

•Building forms, textures and detailing shall speak to the pedestrian experience expressed in classic modern architectural form language.

•Buildings shall have articulations in the overall massing that shall break down the building scale through use of offsets and varying materials as listed above.

•Building entry points will be highlighted through the use of offsets, canopies, overhangs, illumination and prominent detailing.

•Roofing will be primarily low slope membrane roofing with sufficient parapet heights to fully conceal rooftop mechanical equipment.

•Final building architectural elevations to be submitted during the building permitting process to The Town of Huntersville for review and approval.

December 1, 2020

Palillo Holdings, LLC
17532 Sailview Dr
Cornelius,NC 28031

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

To Whom It May Concern:

The Town has completed its review of the above referenced APF Application and deemed it to be complete, per Article 13.6.3 of the Zoning Ordinance. Based upon your request for an allocation of capital facilities for the above-referenced development proposal, consisting of 52,500 sf Flex Office, 12,000 sf Commercial, 120 Unit Hotel, 300 Unit Multi-family homes. I am issuing a "Determination of Adequacy (DOA)" for the following public facilities:

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

Please be advised that this DOA is valid for one (1) year, or until December 1, 2021, by which date this development proposal must have achieved vesting, per Section 2.2 of the Zoning Ordinance.

Please feel free to contact me with any questions @ brichards@huntersville.org or by phone: (704) 766-2218.

Sincerely,

Brian Richards

Brian Richards
Assistant Planning Director

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

STATESVILLE ROAD
MIXED-USE REZONING R20-04

COMMUNITY MEETING - OCT 29, 2020

HUNTERSVILLE, NC

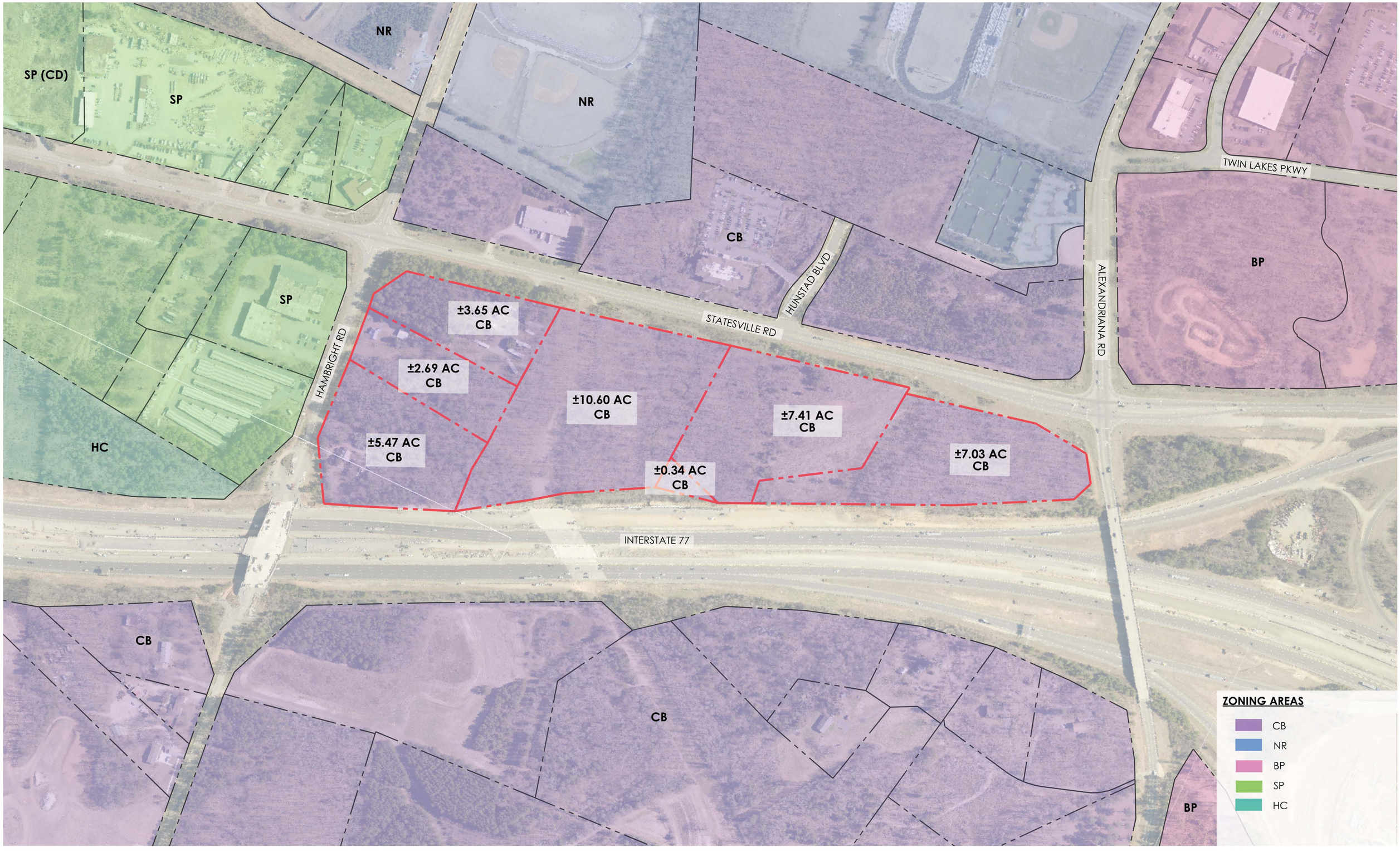
ColeJenest & Stone

ColeJenest & Stone

STATESVILLE ROAD MIXED-USE - CONTEXT MAP

04578.00 I 10.29.20 I PALILLO HOLDINGS, LLC.

0 100' 200' 400'

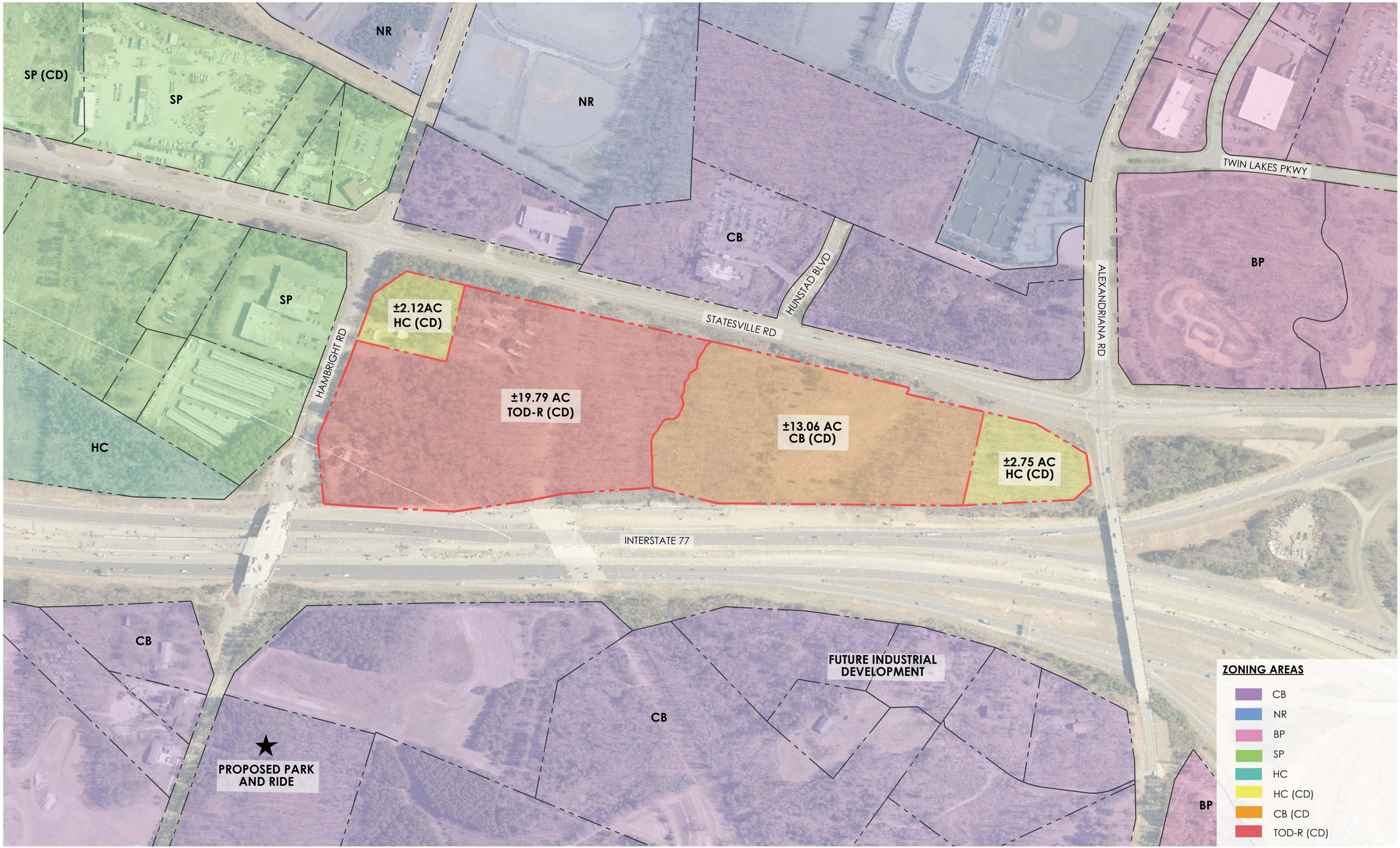


ColeJenest & Stone

STATESVILLE ROAD MIXED-USE - EXISTING ZONING MAP

04578.00 | 10.29.20 | PALILLO HOLDINGS, LLC.

0 75' 150' 300'



ColeJenest & Stone

STATESVILLE ROAD MIXED-USE - PROPOSED ZONING MAP

04578.00 I 10.29.20 I PALILLO HOLDINGS, LLC.

0 75' 150' 300'

SITE SUMMARY

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

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

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

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

ColeJenest & Stone

STATESVILLE ROAD - PROPOSED SITE PLAN

04578.00 I 10.29.20 I PALILLO HOLDINGS, LLC.

0 50' 100' 200'

SITE SUMMARY

PARKING REQUIREMENTS:

TOD-R (CD) SUMMARY

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

HC (CD) SUMMARY

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

ColeJenest & Stone

STATESVILLE ROAD - PROPOSED SITE PLAN

04578.00 | 10.29.20 | PALILLO HOLDINGS, LLC.

0 25' 50' 100'

SITE SUMMARY

PARKING REQUIREMENTS:

CB (CD) SUMMARY

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

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

HC (CD) SUMMARY

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

ColeJenest & Stone

STATESVILLE ROAD - PROPOSED SITE PLAN

04578.00 I 10.29.20 I PALILLO HOLDINGS, LLC.

0 25' 50' 100'

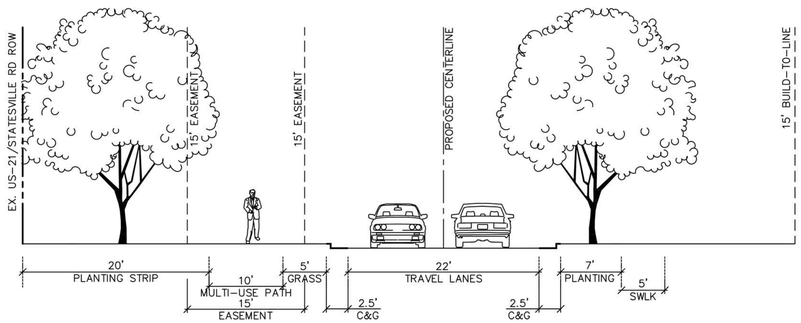
ColeJenest & Stone

STATESVILLE ROAD - TRANSPORTATION IMPROVEMENTS

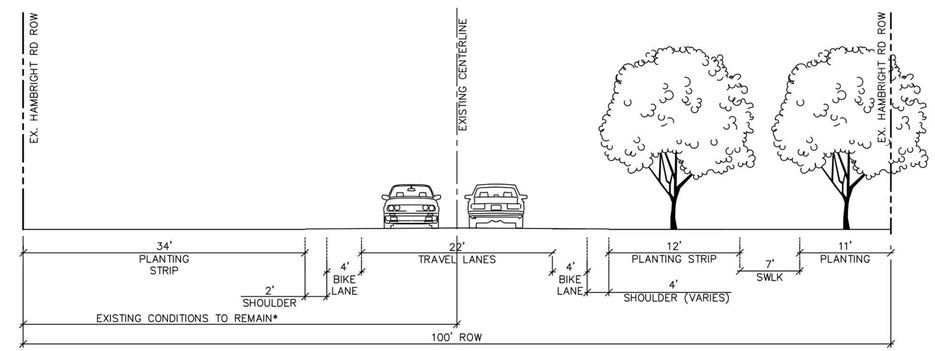
04578.00 I 10.29.20 I PALILLO HOLDINGS, LLC.

0 50' 100' 200'

PROPOSED PRIVATE CONNECTOR DRIVE

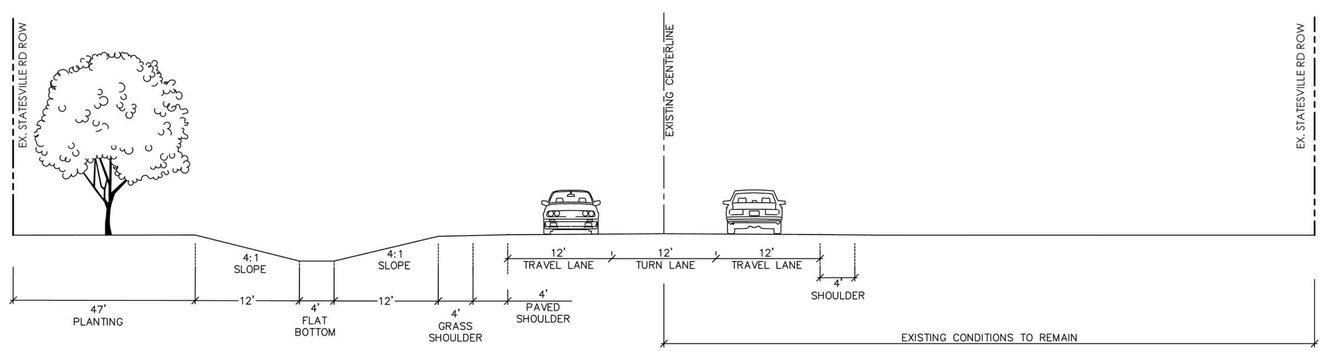


HAMBRIGHT ROAD (100' PUBLIC ROW)

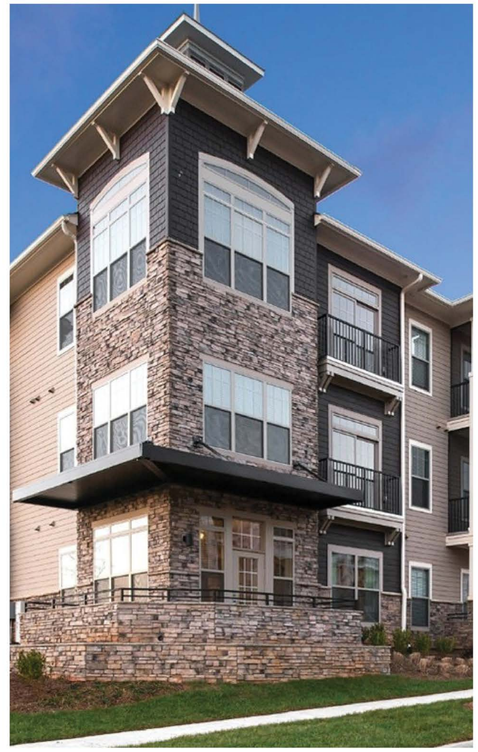


*EXISTING MEASUREMENTS ARE APPROXIMATE.

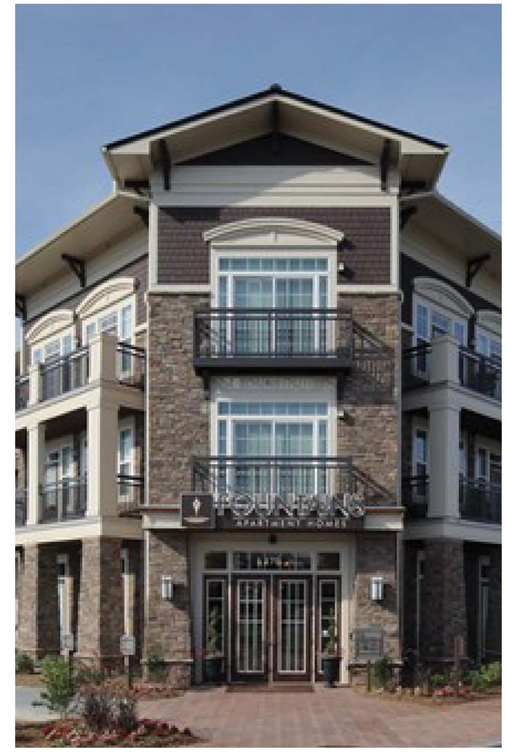
U.S. HIGHWAY 21 STATESVILLE ROAD (150' PUBLIC ROW)

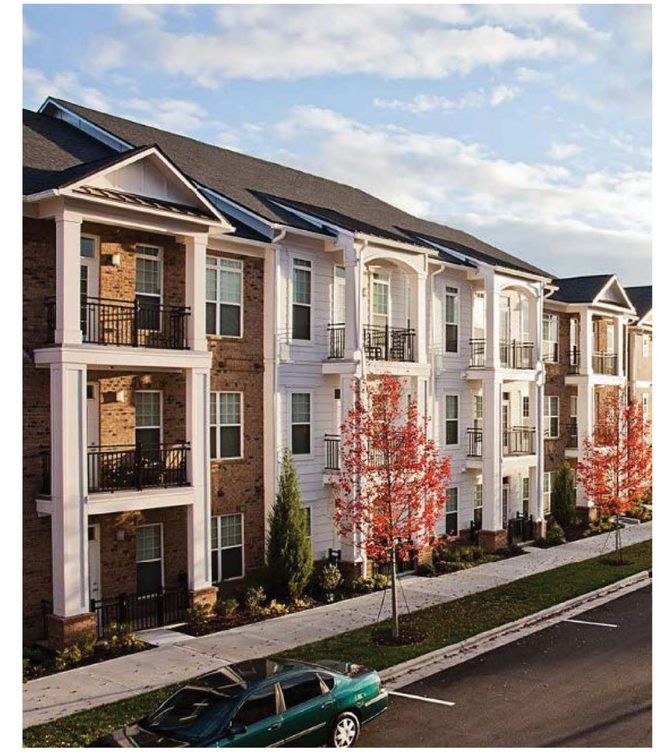


MULTI-FAMILY - ARCHITECTURAL ARTICULATION UTILIZING BALCONIES, COMBINATION OF MATERIALS, (I.E. BRICK, HARDY BOARD, BOARD AND BATTON), MATERIAL COLORS AND TONES, AND HORIZONTAL/VERTICAL BREAKLINES



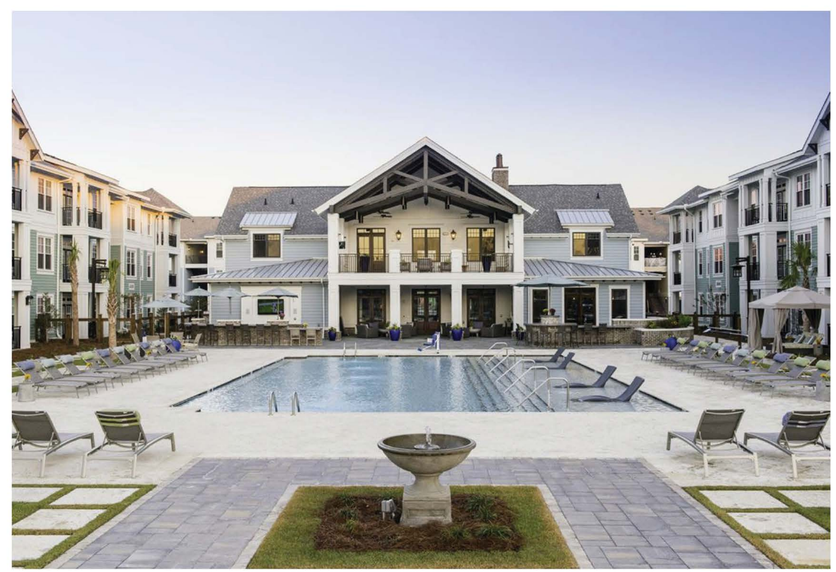
MULTIFAMILY - CLEARLY DEFINED ENTRY, CORNER ARTICULATION PEDESTRIAN VILLAGE SCALE





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

CLUBHOUSE - SOUTHERN FARMHOUSE MODERN FEELING



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

POOL PAVILION

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

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

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

COMMERCIAL - FLEX OFFICE

HOTEL PROTOTYPE - UP TO SIX STORIES WITH COMMERICAL AMENITIES

HOTEL AMENITIES - RESTAURANT, LOUNGE/ BAR AREA

HOTEL PROTOTYPE - UP TO SIX STORIES WITH COMMERICAL AMENITIES

HOTEL AMENITIES - CONFERENCE AND MEETING ROOM FACILITIES

ColeJenest & Stone

STATESVILLE ROAD - PROPOSED SITE PLAN

04578.00 | 10.29.20 | PALILLO HOLDINGS, LLC.

0 50' 100' 200'

Planning Services
4421 Stuart Andrew Blvd.
Charlotte, NC 28217
Phone: 980-343-6246
Email: planning@cms.k12.nc.us

Town of Huntersville: Statesville Road – Mixed Use

IMPACT OF THE PROPOSED DEVELOPMENT

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

CMS Planning Group: North

Average Student Yield per Unit: 0.1209

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

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

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

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

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

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

RECOMMENDATION

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

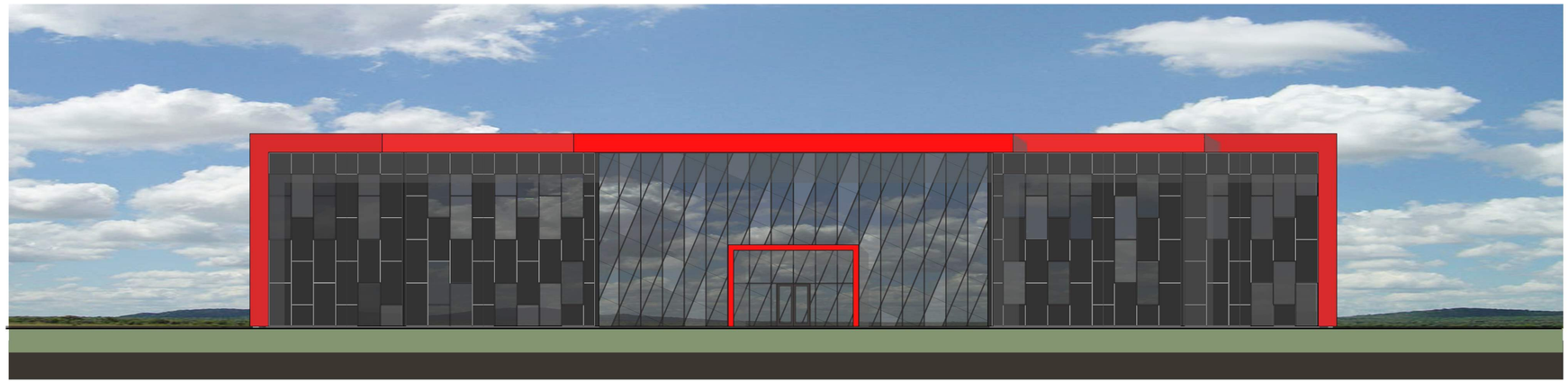
Applicants are encouraged to contact us in advance of their project submittals to inform CMS of their prospective impacts and discuss mitigation alternatives.

LKN EDC Memo 12-17-2020

With so much uncertainty about office layouts moving forward post Covid 19, we are not seeing current demand for speculative office. Once companies are more certain of the office/work from home blend, suburban markets outside of “second tier” cities like Charlotte are expected to do well.
Industrial Activity has increased post-election and positive vaccine news. We are seeing strong interest in manufacturing, R&D, and e commerce fulfilment centers. The flex space planned on the southern end of the property would add more variety to the larger buildings (125k sq. ft. and up) that are in process in our area.

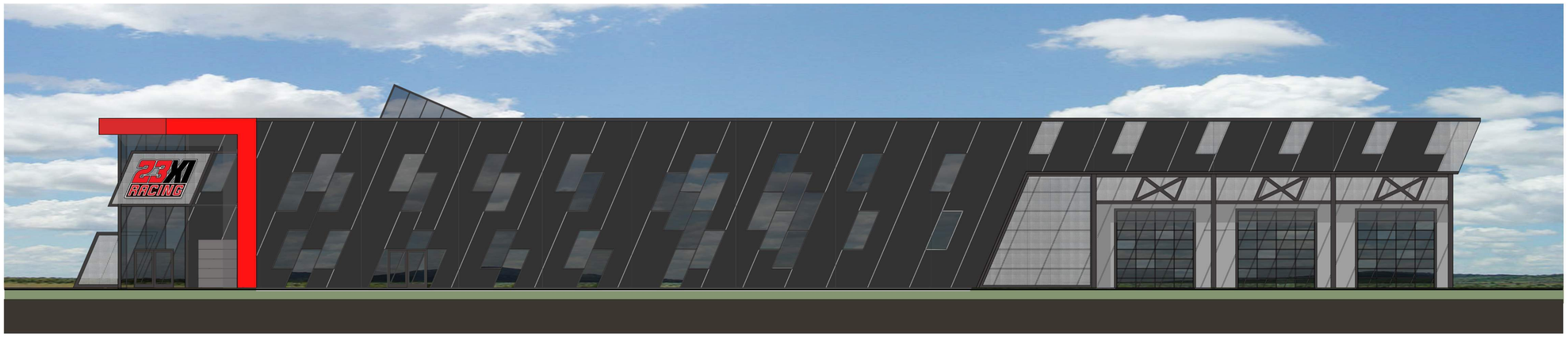
Ryan McDaniels CEcD

Executive Director
Lake Norman Economic Development
p: 704.659.6587
a: 8600 Sam Furr Rd. Suite 100, Huntersville, NC 28078
w: www.lnedc.com



2 **NORTH (FRONT) ELEVATION**

SCALE: 3/32" = 1'-0"



2 **WEST ELEVATION (I-77) / PARTIAL FLOOR PLAN**

SCALE: 3/32" = 1'-0"

NOTE: THESE IMAGES ARE ILLUSTRATIVE IN NATURE AND MAY NOT REPRESENT FINAL BUILDING MASSING, ARCHITECTURAL STYLE OR MATERIALITY

MIN. 28' CLEAR UNDER STRUCTURE- TYP.

architects
msa
merriman
schmitt
architecture · planning
interior design
605 LEXINGTON AVE
SUITE 300
CHARLOTTE, NC 28203
704.377.1177
704.377.3060 (fax)

DEVELOPER / OWNER:

SEALS :

23XI RACING
RACE FABRICATION SHOP

LOCATION TBD
NORTH CAROLINA

DRAWING STATUS :
- ● PRELIMINARY NOT FOR CONSTRUCTION
- ○ ISSUED FOR BIDDING
- ○ ISSUED FOR CONSTRUCTION

OWNER / CLIENT SIGNATURE :

DATE :

MARK	DATE	DESCRIPTION

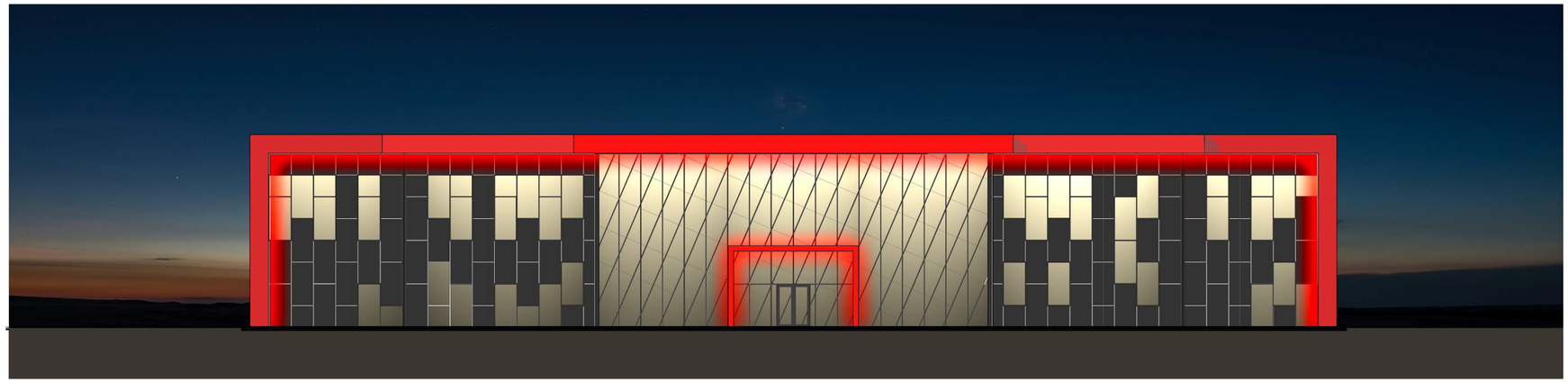
FILE NAME :

PROJECT NO.: C20134

SHEET TITLE : FLOOR PLAN

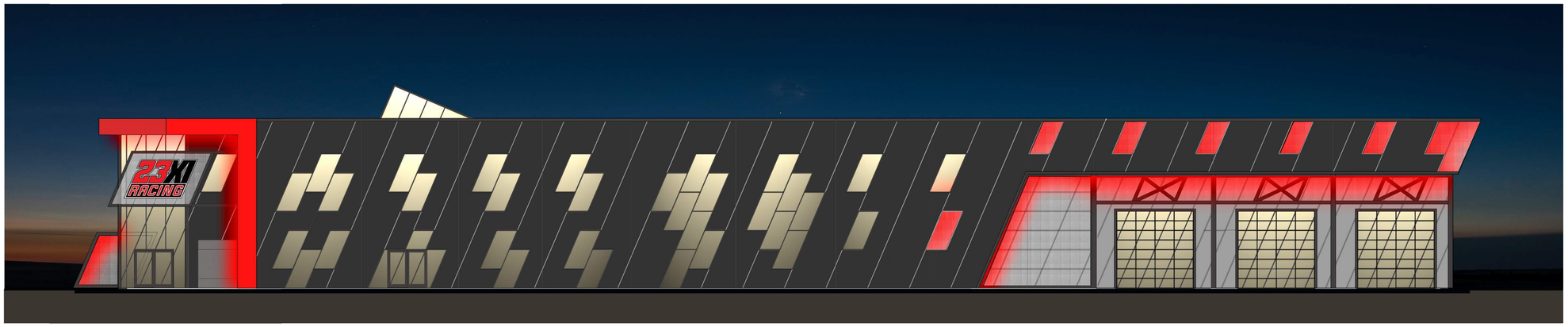
SHEET : A200

© Copyright 2019 Merriman Schmitt Architects, Inc.



2 **NORTH (FRONT) ELEVATION**

SCALE: 3/32" = 1'-0"



2 **WEST ELEVATION (I-77) / PARTIAL FLOOR PLAN**

SCALE: 3/32" = 1'-0"

NOTE: THESE IMAGES ARE ILLUSTRATIVE IN NATURE AND MAY NOT REPRESENT FINAL BUILDING MASSING, ARCHITECTURAL STYLE OR MATERIALITY

MIN. 28' CLEAR UNDER STRUCTURE- TYP.

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interior design
605 LEXINGTON AVE
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CHARLOTTE, NC 28203
704.377.1177
704.377.3060 (fax)

DEVELOPER / OWNER:

SEALS :

23XI RACING
RACE FABRICATION SHOP

LOCATION TBD
NORTH CAROLINA

DRAWING STATUS :
- ● PRELIMINARY NOT FOR CONSTRUCTION
- ○ ISSUED FOR BIDDING
- ○ ISSUED FOR CONSTRUCTION

OWNER / CLIENT SIGNATURE :

DATE :

MARK	DATE	DESCRIPTION

FILE NAME :

PROJECT NO.: C20134

SHEET TITLE : FLOOR PLAN

SHEET : A200

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4 **SOUTH (REAR) ELEVATION**
SCALE: 3/32" = 1'-0"

3 **EAST ELEVATION (STATESVILLE ROAD)**
SCALE: 3/32" = 1'-0"

NOTE: THESE IMAGES ARE ILLUSTRATIVE IN NATURE AND MAY NOT REPRESENT FINAL BUILDING MASSING, ARCHITECTURAL STYLE OR MATERIALITY

MIN. 28' CLEAR UNDER STRUCTURE- TYP.

architects
msa
merriman schmitt
architecture · planning
interior design
605 LEXINGTON AVE
SUITE 300
CHARLOTTE, NC 28203
704.377.1177
704.377.3060 (fax)

DEVELOPER / OWNER:

SEALS :

23XI RACING
RACE FABRICATION SHOP

LOCATION TBD
NORTH CAROLINA

DRAWING STATUS :
● PRELIMINARY
NOT FOR CONSTRUCTION
○ ISSUED FOR BIDDING
○ ISSUED FOR CONSTRUCTION

OWNER / CLIENT SIGNATURE :

DATE :

MARK	DATE	DESCRIPTION

FILE NAME :

PROJECT NO.:
C20134

SHEET TITLE :
ELEVATIONS

SHEET :
A201

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ARCHITECTURAL GUIDELINES

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

This rendering of Statesville Road Mixed-Use - Hambright Junction is for illustrative purposes only. The actual design of the buildings will include architectural features substantially consistent with the buildings shown on this rendering. The actual combination of building materials may also change slightly; however the final design will include materials that are consistent with the building materials shown on this rendering. The actual layout of the site (buildings, landscaping, streets, parking lot, etc.) may vary according to the final approved plans. Any changes or variations will be reviewed and approved by Town staff.

HOUSING STUDIO

This rendering of Statesville Road Mixed-Use - Hambright Junction is for illustrative purposes only. The actual design of the buildings will include architectural features substantially consistent with the buildings shown on this rendering. The actual combination of building materials may also change slightly; however the final design will include materials that are consistent with the building materials shown on this rendering. The actual layout of the site (buildings, landscaping, streets, parking lot, etc.) may vary according to the final approved plans. Any changes or variations will be reviewed and approved by Town staff.

HOUSING STUDIO

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HOUSING STUDIO

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

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

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

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

HOTEL PROTOTYPE - UP TO SIX STORIES WITH COMMERICAL AMENITIES

HOTEL AMENITIES - RESTAURANT, LOUNGE/ BAR AREA

HOTEL PROTOTYPE - UP TO SIX STORIES WITH COMMERICAL AMENITIES

HOTEL AMENITIES - CONFERENCE AND MEETING ROOM FACILITIES

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

SIGNAGE
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SIGNAGE

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

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

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

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

ARCHITECTURAL GUIDELINES-OFFICE / COMMERCIAL

•Buildings shall be appropriate in scale/massing to suburban office/commercial and will express a modern, contemporary vernacular utilizing exterior skin materials and textures including but not limited to:
Masonry, concrete tilt-up walls with textured paint coatings, aluminum storefront glazing, aluminum composite material (ACM), ceramic tile accents, perforated metal screen accents, wood or composite wood soffits, canopies, overhangs and cantilevered elements, shading and trellis elements, linear LED accent fixtures, outdoor patio spaces,

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

•Building forms, textures and detailing shall speak to the pedestrian experience expressed in classic modern architectural form language.

•Buildings shall have articulations in the overall massing that shall break down the building scale through use of offsets and varying materials as listed above.

•Building entry points will be highlighted through the use of offsets, canopies, overhangs, illumination and prominent detailing.

•Roofing will be primarily low slope membrane roofing with sufficient parapet heights to fully conceal rooftop mechanical equipment.

•Final building architectural elevations to be submitted during the building permitting process to The Town of Huntersville for review and approval.

Town of Huntersville
Town Board
March 1, 2021

To: Town Board

From: Gabriela Gresely-Zaravelis

Date: March 1, 2021

Subject: Consider adopting Ordinance to Amend Chapter 94 of the Huntersville Code of Ordinance, Entitled "Animals." *(Emily Sloop)*

EXPLAIN REQUEST:

Consider adopting Ordinance to Amend Chapter 94 of the Huntersville Code of Ordinance, Entitled "Animals."

ACTION RECOMMENDED:

Approve

FINANCIAL IMPLICATIONS:

None

ATTACHMENTS:

1. Breeder Ordinance Draft 2-3-21

AN ORDINANCE TO AMEND CHAPTER 94 OF THE HUNTERSVILLE CODE OF ORDINANCES, ENTITLED "ANIMALS"

Section 1. **BE IT ORDAINED** by the Board of Commissioners of the Town of Huntersville, North Carolina, that Article 1, General Provisions, Section 94.03, Definitions, is hereby amended as follows:

a. The following new definitions shall be added:

Breeder shall mean any person or group of persons who keeps five or more female dogs or cats that are capable of reproduction and which are being bred.

Section 2. **BE IT ORDAINED** by the Board of Commissioners of the Town of Huntersville, North Carolina, that there shall be added a new section 94.24, "Breeder Registration Required; Exemptions" to Article II, Registration and Inoculation, as follows:

Sec. 94.24 – Breeder Registration Required; Exemptions.

(A) It shall be unlawful for any Breeder as defined by this Chapter to engage in breeding in the Town without possessing a valid Breeder License.

(B) A Breeder License may be obtained by registering with the Town's Animal Control Unit. There is no fee associated with registration. Registration as required under this section shall be made no later than 30 days following the effective date of this ordinance and shall thereafter be renewed in January of each year. All registrations shall include the name, address, and telephone number of the Breeder, the address and physical location of where the breeding occurs and where the animals being bred and resulting offspring are housed, and the number of dogs and cats capable of reproduction being kept by the Breeder as of January 1 of the year for which the registration is made. A Breeder shall update his or her registration within 30 days upon change of Breeder's address, the address of where animals being bred and resulting offspring are housed, or the address of where the breeding occurs.

(C) Veterinary hospitals or clinics, humane shelters, licensed private and nonprofit animal rescue organizations, and other animal establishments operated by state or local governments or which are licensed to operate under state or Federal law are excluded from the Breeder licensing requirements of this Chapter.

Section 3. **BE IT ORDAINED** by the Board of Commissioners of the Town of Huntersville, North Carolina, that there shall be added a new section 94.25, "Breeder Standards; Inspection" to Article II, Registration and Inoculation, as follows:

Sec. 94.25 – Breeder Standard; Inspection.

(A) In addition to conforming to the requirements of Section 94.05 and the other requirements of this chapter, all Breeders shall comply with the minimum standards set forth in this section. The standards shall apply to animals being kept for purposes of breeding, as well as

any resulting offspring being maintained by the breeder. Willful failure of the Breeder to meet these standards shall be grounds for denial or revocation of a Breeder License and shall be unlawful.

(B) Standards:

i. Enclosures. Enclosures must be provided, which allow adequate protection against weather. Enclosures shall be of an impervious material to permit proper cleaning and disinfecting. Proper temperatures and a diurnal lighting cycle shall be maintained within the enclosures at all times.

ii. Cages and runs. Cages and runs shall be free from overcrowding and maintained in a clean, dry, and sanitary condition. Feces shall be removed at least once daily. Each animal shall have sufficient space to stand up, lie down, and turn around without touching the sides or tops of any cage or run in which it is kept. Cages and runs shall provide solid footing. Any cage containing wire flooring shall be kept in good repair, feature a protective coating over the wire, and consist of wire that is of an appropriate size to prevent injury. Cages and runs shall have a resting board or some type of bedding. Runs shall provide an adequate exercise area and protection from the weather. Runs shall have an impervious surface.

iii. Feeding. All animals shall be fed on a daily basis. The food shall be free from contamination and shall be wholesome, palatable, and of sufficient quantity and nutritive value to meet the normal daily requirements for the condition and size of the animal.

iv. Watering of animals. All animals shall have fresh water available at all times.

v. Care. Appropriate veterinary care, including preventative care sufficient to prevent internal and external parasites, shall be provided. When necessary, euthanasia shall be performed humanely. For the purposes of this section, humane euthanasia shall mean the humane destruction of an animal accomplished by a method that involves rapid unconsciousness and immediate death or by a method that involves anesthesia, produced by an agent which causes painless loss of consciousness, and death during such loss of consciousness. Examples of humane euthanasia include euthanasia performed by a licensed veterinarian, injection of sodium pentobarbital or a sodium pentobarbital derivative, or a substance or procedure, which acts quickly on the central nervous system and is clinically proven to be humane. Examples of inhumane euthanasia include using gas chambers, carbon monoxide, household chemicals, cleaning agents, disinfectants, pesticides, hypothermia, drowning, boiling, Succinylcholine chloride, curare, a curariform mixture, a substance which acts as a neuromuscular blocking agent, or a chamber which causes a change in body oxygen. The above examples are not all inclusive or exhaustive.

(C) Inspection. Breeders as defined by this Chapter shall permit representatives of the Animal Control Unit or Huntersville Police Department to inspect the physical location of where animals being bred and any resulting offspring are being housed, as well as the physical location of where the breeding takes place in order to ensure compliance with this Chapter.

(D) Enforcement. Each day's continuing violation of this ordinance shall be a separate and distinct offense.

(E) No conflict with federal or state law. Nothing in this ordinance is intended to create any requirement, power, or duty that conflicts with any federal or state law.

Section 4. Effective Date.

This ordinance shall become effective upon the date of adoption.

Town of Huntersville
Town Board
March 1, 2021

To: Town Board

From: Jack Simoneau, Director

Date: March 1, 2021

Subject: Consider Appointments to Huntersville Ordinances Advisory Board. *(Jack Simoneau)*

EXPLAIN REQUEST:

In January 2020 the Town Board amended the HOAB Bylaws reducing the number of Town Board appointments from 2 to 1 for the upcoming term (March through February of the following year). Currently Commissioner Phillips and Commission Boone (Chairman) are the Town Board representatives. The Town Board needs to make the Town Board appointment and fill one vacant position. Attached are the Huntersville Ordinances Advisory Board Bylaws and applications for the vacant position.

ACTION RECOMMENDED:

Appoint one Town Board member and fill one vacant position

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

1. HOAB - Approved 1-21-2020
2. Membership List Effective 01012021
3. HOAB Applications

HUNTERSVILLE ORDINANCES ADVISORY BOARD

BYLAWS (January 21, 2020)

Authority and Responsibility

1-1 The Huntersville Ordinances Advisory Board (hereinafter "Advisory Board") shall have the duties and responsibilities as follows:

A) Review, evaluate and recommend amendments to the Zoning & Subdivision Ordinances to the Town of Huntersville Planning Board (hereinafter "Planning Board") and the Town of Huntersville Board of Commissioners (hereinafter "Town Board").
B) Review, evaluate and recommend amendments to Town planning processes and procedures to the Planning Board and Town Board.
C) Other such related Zoning & Subdivision Ordinance as directed from the Town Board or Planning Board.

1-2 In addition to the duties and responsibilities prescribed in Section 1.1, the Advisory Board shall:

A) Exercise such additional functions as the Town Board may direct;
B) Keep the Town Board and the general public informed and advised as to matters within their duties and responsibilities; and,
C) Review the towns Zoning & Subdivision Ordinances and concerns from residents and developers.

Membership

2-1 Members of the Advisory Board shall be appointed by the Town Board and shall be composed of nine (9) voting members and three (3) non-voting members as follows (Effective March 1, 2022, there will be four (4) non-voting members.):

Voting:

A) One (1) Chairperson (who may or may not be a Town Board or Planning Board member) (Effective March 1, 2021, this position may no longer be a Town Board member.
B) One (1) Town Board member or alternate Planning Board member as needed designated by that Town Board appointed voting member (ex officio to their position as a Town Board member) (Effective March 1, 2022, this position will move to a non-voting position.)
C) One (1) Planning Board member (ex officio to their position as a Planning

Board member)

D) Six (6) At Large Members who shall live, work, or own a business or property within the Town of Huntersville Corporate Limits or the ETJ. (Effective March 1, 2022, there will be seven (7) at large members.

Non-voting:

E) One (1) Planning Director or Planning Staff member (non-voting)
F) One (1) Planning Executive Asst. (non-voting)
G) The Town of Huntersville Attorney (non-voting)
H) One (1) Town Board member (Effective March 1, 2022)

2-2 At Large Members (see Section 2-1) of the Advisory Board shall be appointed by the Town Board of Commissioners for three (3) year staggered terms. Members shall be limited to serving two (2) consecutive terms, however a member may be reappointed to the board after remaining off the board for at least one (1) year. No person may serve on more than one (1) appointed Town board or commission at the same time. Ex officio appointments shall not count in considering the number of boards or commissions on which a person is serving. Terms may be adjusted as deemed necessary by the Town Board of Commissioners to preserve staggered terms.

2-3 If a vacancy should occur on the Advisory Board for any reason, an appointment to that seat shall be made for the duration of the unexpired term in the same manner as noted in Section 2-1.

Election of Officers

3-1 A Chairperson shall be elected by the Town Board of Commissioners. The Vice Chairperson shall be elected from all of the voting members of the Advisory Board.

3-2 The Chairperson shall preside at all meetings and have the duties normally conferred on such office. The Vice Chairperson shall serve as temporary Chairperson in the absence of the Chairperson.

3-3 In the event of the absence or recusal (disqualification) of both the Chairperson and Vice Chairperson from a meeting of the Advisory Board or a matter before its voting members in attendance, they may elect a temporary Chairperson for that meeting and proceed with the order of business.

3-4 The Planning Director, or designee, shall serve as Secretary of the Advisory Board. The Secretary shall, with concurrence of the Planning Director and Chairperson, prepare agendas for the meeting, provide public notice of the meetings, publish minutes (see Section 5-1), attend to correspondences and perform such other duties as necessary. The

Chairperson shall have a role in setting the agenda. If any agenda changes need to be made they will be voted on at the time of the meeting by the Advisory Board.

Meetings

4-1 Regular monthly meetings of the Advisory Board shall be held at a standard time and place as agreed upon by the Town Board of Commissioners. Members shall be notified by electronic mail of each regular meeting by the Planning Department's Executive Assistant.

4-2 Special meetings may be called by the Chairperson provided a ten (10) calendar day notice of the time and location of each such meeting shall be given to all members bythe Planning Executive Asst.

4-3 The Advisory Board shall operate according to Robert's Rules of Order to the extent not contrary to the Bylaws. The Chairperson, subject to these rules, shall decide all points of procedure unless otherwise directed by a majority of the Advisory Board in session at that time.

Records

5-1 The Advisory Board shall keep a record of its recommendations, transactions,findings and determinations. Said records shall be published and released to the public through the Town of Huntersville web site, except as exempted by State law, and maintained in the files of the Planning Department of the Town of Huntersville.

Action by Committee

6-1 All actions of the Advisory Board shall have been put before the Advisory Board members in the form of a motion, duly seconded and voted upon. A quorum of all voting members shall be present before a vote may be taken on any motion. (See Section 2-3 relative to vacancies of voting members)

6-2 Voting shall be done by a show of hands. Only voting members present at the time a vote is taken shall be eligible to vote.

6-3 All voting members of the Advisory Board must vote on all matters. Members who are present and not excused will be deemed to have voted in favor of the motion presented if they do not vote, this is to include an abstention vote.

Attendance

7-1 In order for the Advisory Board to carry out its duties and responsibilities, it is necessary for all voting members to attend the meetings. If any voting member is absent for three (3) consecutive regular meetings or fails to attend at least seventy-five percent (75%) of the regular meetings within a twelve (12) month "moving" period, the Chairperson shall request from the Town Board of Commissioners that the position be vacated and a replacement be made by the Town Board of Commissioners. Attendance records will be kept by the Planning Executive Asst.

Conflict of Interest

A) Members of the Advisory Board shall not seek to influence a decision, participate in any action or cast a vote involving any matter that is before the Advisory Board which may result in a pecuniary benefit to themselves, their immediate relatives, or

the immediate relative's business interests. In applying this rule the following procedure shall govern: An Advisory Board member who believes that a conflict of interest may exist for himself or herself shall declare that a possible conflict and ask to be excused from deliberation on the matter in question. The conflict of interest will be specific to a particular agenda item, ordinance change, etc. A majority vote of the remaining Advisory Board members shall be required to excuse a member from the deliberation for a conflict of interest.

8-2 A contention of the existence of an overt conflict of interest or a contention of an undisclosed conflict of interest may be made by any interested party public or Advisory Board member. Such a contention, only after the facts have been presented, may be grounds for reconsideration of a decision or recommendation of the Advisory Board.

8-3 Any such contention made to Advisory Board shall be supported by factual and material evidence and shall be submitted to a properly convened meeting of the Advisory Board. The Advisory Board shall hear all such evidence and shall, by majority vote, make a final determination as to the existence of a conflict of interest and any further action required of the Advisory Board by such determination.

8-4 Excuse from participation in any matter is necessary only in those specific matters in which a conflict arises. There shall be no excuse based on entire categories of the business, profession or outside interest with which a member is associated.

Summary of Changes to Huntersville Ordinance Advisory Board Membership Per Proposed Bylaws Amendments

Huntersville Ordinances Advisory Board Membership

March 1, 2020March 1, 2021March 1, 2022

~~Voting Members~~Voting MembersVoting Members

Chair, Town Board or Pl Bd MemberChair, Town ~~Boardatlarge~~ or Pl Bd MemberChair, at large or Pl Bd Member

One (1) Town Board MemberOne (1) Town Board MemberOne (1) Town ~~Board Member~~

One (1) Planning Board MemberOne (1) Planning Board MemberOne (Planning Board Member

Six (6) At Large MembersSix (6) At Large MembersSix (6)Seven (7 At Large Members

1)

~~Non-voting Members~~Non-voting Members~~Non-voting Members~~)

One (1) Planning Director or StaffOne (1) Planning Director or StaffOne (1) Planning Director or Staff

One (1) Planning Exec AsstOne (1) Planning Exec AsstOne (1) Pla nning Exec Asst

Town AttorneyTown AttorneyTown Attorney

One (1) Town Board Member

6/2019

Brian Hines (Town Board) Chairman
15925 Bayshore Dr.
Huntersville, NC 28078 704-507-4877 (W)
bhines@huntersville.org

Dan Boone (Town Board)
317 Southland Drive
Huntersville NC 28078 704-948-1685 (H)
dboone@huntersville.org

Tim Taylor (At Large)
8906 Wedgewood Drive
Huntersville, NC 28078 980-248-8261 (C) t-ctaylor@att.net
(Term expires 2-29-2020:
First full tem appointment 2-2018)

Jay Henson (At Large)
8926 Lizzie Lane
Huntersville, NC 28078 704-875-1615 (W) jay@hensonfoley.com
(Term expires 2-28-2022; First appointment from 2-2016 to 2-2017; second appointment 2-2017 to 2-2019)

Scott Moore (At Large)
10902 River Oaks Drive
Concord, NC 28027 704-995-2507 (C) scott@bpropnc.com
(Term expires 2-28-2022; filled unexpired term for Jesse Jones in Oct. 2018)

Susan Thomas (Planning Board)
10215 Lasaro Way
Huntersville, NC 28078 704-987-7962 set0525@bellsouth.net
Thomas Finlay (At Large) 16925 Pennington Dr.
Huntersville, NC 28078 404-966-5894 (C) tfinlay@carolinarapids.org
(Term expires 2-29-2020; filled unexpired term for Daniel Rikard in Dec. 2017; First full term appointment 2-2018)

Brandy Skelly (At Large)
13618 Delstone Drive
Huntersville, NC 28078 704-806-0674 (C) skelly.brandy@gmail.com
(Term expires 2-29-2020; filled vacant seat)

Matthew Jones (At Large)
6426 Colonial Garden Drive
Huntersville, NC 28078 704-274-9879 (H)
matthew.jones@forumcap.com
(Term expires 2-28-2022; filled unexpired term for Nick Walsh December 2016; first full term 2-2017 to 2-2019)

NON-VOTING MEMBERS Jack Simoneau, Planning Director 704-766-2211 (W)
jsimoneau@huntersville.org

Angie Beeker, Town Attorney 704-766-2203 (W)
bblythe@huntersville.org

Tracy Barron, Executive Assistant
704-766-2215 (W)
tbarron@huntersville.org

Huntersville Ordinances Advisory Board Membership

Updated 01/01/2021 / Effective 01/01/2021

Dan Boone (Town Board) Chairman
317 Southland Drive
Huntersville, NC 28078
704-948-1685 (H)
dboone@huntersville.org

Stacy Phillips (Town Board)
14720 Brown Mill Road
Huntersville NC 28078
704-533-4685 (H)
sphillips@huntersville.org

Tim Taylor (At Large)
8906 Wedgewood Drive
Huntersville, NC 28078
980-248-8261 (C)
t-ctaylor@att.net
(Term expires 2-29-2023; 2nd term)

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scott@bpropnc.com
(Term expires 2-28-2022; filled unexpired term for Jesse Jones in Oct. 2018)

Frank Gammon (Planning Board)
8912 Deerland Court
Huntersville NC 28078
704-408-6502 (C)
gammonf@roadrunner.com
Thomas Finlay (At Large)
16925 Pennington Dr.
Huntersville, NC 28078
404-966-5894 (C)
thomasf@independencesoccer.club
(Term expires 2-29-2023; 2nd term)

Brandy Skelly (At Large)
13618 Delstone Drive
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704-806-0674 (C)
skelly.brandy@gmail.com
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matthew.jones@forumcap.com
(Term expires 2-28-2022; filled unexpired term for Nick Walsh December 2016; first full term 2-2017 to 2-2019)

NON-VOTING MEMBERS

Jack Simoneau, Planning Director
704-766-2211 (W)
jsimoneau@huntersville.org

Emily Sloop, Town Attorney
704-766-2203 (W)
esloop@huntersville.org

Tracy Barron, Executive Assistant
704-766-2215 (W)
tbarron@huntersville.org

From: noreply@civicplus.com
To: Michelle Haines
Subject: Online Form Submittal: Huntersville Ordinances Advisory Board Application
Date: Wednesday, February 07, 2018 3:44:21 PM

Huntersville Ordinances Advisory Board Application

Step 1

Notification for Service for the Town of Huntersville Ordinances Advisory Board

Background Information	
Name	Randy S Brawley
Home Phone	980-689-4074
Home Address	8208 Ballymore Court, Huntersville
Cell Phone	704-572-7333
Do You Reside in the Town Limits or ETJ?	Yes
Present Occupation	Owner, Wise Oak Consulting - Disaster Preparedness Consulting
Work Phone	7045727333
Place of Employment	Home business
Email Address	rbrawley@me.com
Approximate Hours Available Per Month for Serving on Advisory Board	No restrictions at the present time
Name of Any Town or County Boards / Committees / Commissions You Are Presently Servng on:	None
Education	Masters Degree in Security Studies - Naval Postgraduate School MBA - University of Phoenix B.S. in Electrical Engineering - US Air Force Academy
Business and Civic Experience	New business owner - Wise Oak Consulting, L.L.C. - disaster preparedness consultant - https://wiseoakconsulting.com/ Federal Emergency Management Agency (FEMA) Region IX,

	Oakland, CA - risk assessments, continuity of operations, individual and community preparedness, tribal programs, emergency operations planning, hazard mitigation planning, disaster response and recovery Facility Maintenance Operations Manager - NASA Ames Research Center, Moffett Field, CA - responsible for all trades (civil, electrical, HVAC, carpentry, alarms) periodic maintenance and trouble calls. Solar startup Plant Manager - responsible for all production line operations
Areas of Expertise and Interests / Skills	Emergency management - risk assessments, continuity of operations, individual and community preparedness, tribal programs, emergency operations planning, hazard mitigation planning, disaster response and recovery Command and control - training, exercises and operations Youth programs - FEMA, athletics, scouting Access and functional needs and others with disabilities - experience with FEMA Individual and Community Preparedness such as Community Emergency Response Teams

I, the undersigned, understand this application and attached questionnaire will be kept on the active file for a two (2) year period only.

Signature of Applicant	Randy S Brawley
Date	2/7/2018

Step Two: Questionnaire

To assist the Board of Commissioners in making appointments to the Land Development Ordinances Advisory Board ("Advisory Board"), please respond briefly to the following questions. There is no right or wrong answer. Your responses will provide a framework for discussion with the Mayor and Commissioners.

Overview
The Advisory Board consists of eight (8) voting members appointed by the Board of Commissioners. The Regular membership shall consist of six (6) members who reside within the corporate limits, or extraterritorial zoning jurisdiction ("ETJ").

1. Please describe the areas of community service in which you have participated, in Huntersville or elsewhere.	While at FEMA Region IX, Oakland, CA, I was the Preparedness Analyst and Planning Officer. The region spanned Arizona, California, Hawaii, Nevada, American Samoa, Guam, the Commonwealth of Northern Mariana Islands, and 150+ American Indian tribes. I was specifically responsible for risk assessments, continuity of operations, individual and community preparedness, and tribal programs. Of note, I worked closely with such cities as San Francisco and Los Angeles on community engagement in disaster preparedness and response. My bread and butter was linking up federal, state, and local efforts across my various program areas.
2. Briefly describe your	Huntersville will capitalize on its prime location at the south end

vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?	of Lake Norman and proximity to Charlotte to become the most favored place to live as the county grows. It will be named as one of the best cities in America to live. Schools will become state-wide or even nationally renowned. Good, clean business will move to the area. People either working in Huntersville or Charlotte will see Huntersville, and its proximity to Lake Norman, as THE place to raise a family. Home values will rise and the increase in businesses will both generate a tax base to further improve the city. Mixed-use developments will increase walkability for people between their homes and commerce. There will be good mass transit to connect the city to Charlotte. Affordable housing will be near transportation hubs to enable workers to live in the county while minimizing added traffic. Developers will widen roads and provide additional access to their projects in order to prevent congestion from the added traffic. Within 15 years, there will be an additional 20,000 people as the population swells to 82,000. This can be accomplished while still improving home values and quality of life with good planning - mixed use areas, high-density housing where appropriate (transportation hubs, etc.), developer-provided infrastructure, excellent schools, and clean business. I lived for a while in Columbia, MD, (https://www.planetizen.com/node/93207/60-years-planned-city-columbia-maryland-holds-against-change). I also grew up in a town called Pleasanton, CA (http://www.cityofpleasantonca.gov/). What I learned from both of these cities is that careful planning for growth is absolutely essential to maintain the character, safety, and security of communities. Columbia, MD, was well planned and executed and is still a great model. Pleasanton, CA, was a small town that was determined to maintain its charm and control its growth as companies such as AT&T and Oracle setup campuses there. It succeeded and is more beautiful now than when I lived there as a child. Cities such as these attract good, clean businesses. They develop excellent schools. Factors such as these lead to people desiring to live there, bringing addition businesses and the cycle continues. In the Air Force, I also saw the opposite. I saw cities that turned into congested messes or just failed when businesses left - typically due to planning that could not account for economic swings. I also saw growth so fast and out of control thats schools, law enforcement, and fire services could not keep up. I want the opposite for Huntersville. We need good, controlled growth.
3. With rapid development occurring in Huntersville and the surrounding area, the character and growth patters of our community are	The largest issue I see is staying ahead of infrastructure improvements as the city grows. Interstate 77 is obviously a sore point. But Highway 73 and West Catawba Road are also terribly congested during commuting times. I do see there are open meetings coming up to discuss widening 73. There were also meetings on putting in paid commuter lanes on I-77. These are all good. But, they are also behind the growth. We must help citizens to understand that controlled growth is good. It improves

changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and / or anything you find particularly appropriate to Huntersville.	property values, schools, and community services. However, growth is only good if the infrastructure keeps pace. Putting up 100 homes in a community turns into a nightmare when access is not increased and traffic jams result. Putting up 100 homes is trouble of the local school does not have capacity, or if fire and other emergency services can not cover them adequately. I see Huntersville addressing these issues and I am encouraged. I would like to be a part of ensuring this continues.

Step 3

Other Comments:	My wife and I love Huntersville. We intend to retire here and live out our lives in our home. Therefore, we appreciate opportunities to be involved to help Huntersville be the best place in the country to live.

Nominations

The Town of Huntersville Board of Commissioners sincerely appreciates the interest of all citizens in the Town's advisory committees and urges the public to nominate qualified persons for membership. Nominations may be sent to:
TOWN OF HUNTERSVILLE
ATTN: Michelle Haines
P.O. BOX 664
HUNTERSVILLE, NC 28070

Contact

For more information on the responsibilities of various advisory bodies, applicants may contact the Planning Department at 704-875-7000.

Thank you for completing the application and questionnaire.

Email not displaying correctly? View it in your browser.

Huntersville Ordinances Advisory Board Application

Step 1

Notification for Service for the Town of Huntersville Ordinances Advisory Board

Background Information	
Name	Frank Wenz
Home Phone	N/A
Home Address	2204 Club Road
Cell Phone	704-778-2591
Do You Reside in the Town Limits or ETJ?	No
Present Occupation	Project Manager - Plant Expansion
Work Phone	704-927-3705
Place of Employment	Kurz Transfer Products
Email Address	frank.wenz@kurzusa.com
Approximate Hours Available Per Month for Serving on Advisory Board	4-8
Name of Any Town or County Boards / Committees / Commissions You Are Presently Servng on:	Not presently
Education	Bachelor of Science in Physics and Minor in Math
Business and Civic Experience	Have been in industrial manufacturing since 1991 in the Charlotte area. Past volunteering experience: ,Treasure of Friend of Fourth Ward, Treasure of Plaza Midwood Organization, Finances Chair of Charlotte Lutheran Schools, Vice President of Church Properties at Ascension Lutheran

	Church, Ascension Lutheran Church Call Committee Chair, Junior Achievement BizTown volunteer & GACC South Leadership Committee Member
Areas of Expertise and Interests / Skills	Like to assist & help with streamlining in brining more manufacturing representation to the Town Huntersville. Having a good understanding of what it takes to build and run a manufacturing plant I hope to bring value to the team.

I, the undersigned, understand this application and attached questionnaire will be kept on the active file for a two (2) year period only.

Signature of Applicant	Frank Wenz
Date	5/14/2019

Step Two: Questionnaire

To assist the Board of Commissioners in making appointments to the Land Development Ordinances Advisory Board ("Advisory Board"), please respond briefly to the following questions. There is no right or wrong answer. Your responses will provide a framework for discussion with the Mayor and Commissioners.

Overview
The Advisory Board consists of eight (8) voting members appointed by the Board of Commissioners. The Regular membership shall consist of six (6) members who reside within the corporate limits, or extraterritorial zoning jurisdiction ("ETJ").

1. Please describe the areas of community service in which you have participated, in Huntersville or elsewhere.	I am the Plant Expansion Project Manager for Kurz Transfer Products LP and we are in the process of building our USA Corporate office and Manufacturing plant on Patterson Road.
2. Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?	Like to see a more streamlined application process for potential industrial manufacturing base coming to the town of Huntersville that will add / create more value for the Town of Huntersville and its community. Furthermore help with pushing for additional apprenticeship opportunities in Huntersville and surrounding area.
3. With rapid development occurring in Huntersville and the	It took Kurz Transfer Product 104 Working days to rec. a grading permit to get started in preparing our 29 acre site on Patterson Road. I am not looking on cutting corners, but rather

surrounding area, the character and growth patters of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and / or anything you find particularly appropriate to Huntersville.	streamlining the process and make differentiations between manufacturing operations vs. residential / commercial setups.

Step 3

Other Comments:	Michelle, Please let me know if you would like a copy of my resume and or if you have any questions. Thank you.

Nominations

The Town of Huntersville Board of Commissioners sincerely appreciates the interest of all citizens in the Town's advisory committees and urges the public to nominate qualified persons for membership. Nominations may be sent to:
TOWN OF HUNTERSVILLE
ATTN: Michelle Haines
P.O. BOX 664
HUNTERSVILLE, NC 28070

Contact

For more information on the responsibilities of various advisory bodies, applicants may contact the Planning Department at 704-875-7000.

Thank you for completing the application and questionnaire.

From: noreply@civicplus.com
To: Michelle Haines
Subject: Online Form Submittal: Huntersville Ordinances Advisory Board Application
Date: Wednesday, February 07, 2018 5:30:36 PM

Huntersville Ordinances Advisory Board Application

Step 1

Notification for Service for the Town of Huntersville Ordinances Advisory Board

Background Information	
Name	Ioulia Link
Home Phone	828-775-5456
Home Address	9803 Maywine Cir, Huntersville, NC 28078
Cell Phone	828-775-5456
Do You Reside in the Town Limits or ETJ?	yes
Present Occupation	Vice President/City Executive
Work Phone	704-992-2109
Place of Employment	State Employees' Credit Union
Email Address	ioulia.link@ncsecu.org
Approximate Hours Available Per Month for Serving on Advisory Board	10-20
Name of Any Town or County Boards / Committees / Commissions You Are Presently Servng on:	n/a
Education	Master in Accountancy, WCU 2010; BS in Business Administration from GWU 2004; hold the following designations: Certified Financial Planner tm, Accredited Trust Financial Advisor, Accredited Financial Counselor.
Business and Civic	Experience and ability to work with a diverse pool of people; managerial experience; volunteer experience with providing

Experience	financial education classes to state and local government agencies.
Areas of Expertise and Interests / Skills	Finances, accounting, financial planning, mortgage lending, insurance services, financial counseling, investment services. Have experience with holding Advisory Board meetings (SECU also has an Advisory Board).

I, the undersigned, understand this application and attached questionnaire will be kept on the active file for a two (2) year period only.

Signature of Applicant	Ioulia Link
Date	2/7/2018

Step Two: Questionnaire

To assist the Board of Commissioners in making appointments to the Land Development Ordinances Advisory Board ("Advisory Board"), please respond briefly to the following questions. There is no right or wrong answer. Your responses will provide a framework for discussion with the Mayor and Commissioners.

Overview
The Advisory Board consists of eight (8) voting members appointed by the Board of Commissioners. The Regular membership shall consist of six (6) members who reside within the corporate limits, or extraterritorial zoning jurisdiction ("ETJ").

1. Please describe the areas of community service in which you have participated, in Huntersville or elsewhere.	Hosted a free Shred Day event open to all residents of Huntersville and Mecklenburg County (getting ready to host another such event on April 28th); Toys for Tots drive together with Huntersville Police Dept; participating in providing bagged lunches to the homeless through Charlotte Urban Ministries; direct involvement with hosting Reality of Money financial simulation for Huntersville schools (Hopewell High was just done this week); volunteer instructor at UNCC for a series of financial education classes for UNCC employees; registered proctor/tutor with CMS. Prior similar community involvement in the Asheville area prior to my move to Huntersville 4 years ago.
2. Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?	I anticipate Huntersville will continue to grow at a tremendous rate. Would like to see us be able to preserve our history, and not just become another large suburb. I am very supportive of the economic progress and development for our area, but would also like to see some preservation of the original core values of Huntersville: farm land, horse pastures and green areas. We need to remember how it all started and who we are. Would be great to have some sort of a historic festival to take place on an annual basis to introduce the town history to our residents and to come together as a community.

3. With rapid development occurring in Huntersville and the surrounding area, the character and growth patters of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and / or anything you find particularly appropriate to Huntersville.	Huntersville is a unique, family-oriented town. The population growth in our town will continue to take place, with the main question being the need for infrastructure changes to accommodate additional traffic. With more folks moving into our town, we will need to consider addition of grocery stores, gas stations, eateries and schools. At the same time I would like for Huntersville to preserve the town history and continue to connect to the local residents through a variety of community events and festivals.

Step 3

Other Comments:	*Field not completed.*

Nominations

The Town of Huntersville Board of Commissioners sincerely appreciates the interest of all citizens in the Town's advisory committees and urges the public to nominate qualified persons for membership. Nominations may be sent to:
TOWN OF HUNTERSVILLE
ATTN: Michelle Haines
P.O. BOX 664
HUNTERSVILLE, NC 28070

Contact

For more information on the responsibilities of various advisory bodies, applicants may contact the Planning Department at 704-875-7000.

Thank you for completing the application and questionnaire.

Email not displaying correctly? View it in your browser.

From: noreply@civicplus.com
To: Michelle Haines
Subject: Online Form Submittal: Huntersville Ordinances Advisory Board Application
Date: Sunday, February 11, 2018 11:32:22 PM

Huntersville Ordinances Advisory Board Application

Step 1

Notification for Service for the Town of Huntersville Ordinances Advisory Board

Background Information	
Name	Brett Sowell
Home Phone	214-697-6128
Home Address	13010 Fen Ct, Huntersville, NC 28078
Cell Phone	214-697-6128
Do You Reside in the Town Limits or ETJ?	Yes
Present Occupation	Certified Public Accountant
Work Phone	*Field not completed.*
Place of Employment	Wells Fargo
Email Address	bsowell44@yahoo.com
Approximate Hours Available Per Month for Serving on Advisory Board	5
Name of Any Town or County Boards / Committees / Commissions You Are Presently Servng on:	None.
Education	BS - Economics, Clemson University; MS - Accounting, University of Notre Dame; Naval War College
Business and Civic Experience	Group Controller - Structured Real Estate & Asset-backed Finance, Wells Fargo Securities Audit & Assurance Manager, Elliott Davis LLC Senior Associate, Ernst & Young, LLP Lieutenant, Supply Corp, US Navy

Areas of Expertise and Interests / Skills	Graduate level planning courses at Clemson University, including Urban Design & Planning. Fiscal policy and implementation. Construction and development financial controller.

I, the undersigned, understand this application and attached questionnaire will be kept on the active file for a two (2) year period only.

Signature of Applicant	Brett Sowell
Date	2/11/2018

Step Two: Questionnaire

To assist the Board of Commissioners in making appointments to the Land Development Ordinances Advisory Board ("Advisory Board"), please respond briefly to the following questions. There is no right or wrong answer. Your responses will provide a framework for discussion with the Mayor and Commissioners.

Overview
The Advisory Board consists of eight (8) voting members appointed by the Board of Commissioners. The Regular membership shall consist of six (6) members who reside within the corporate limits, or extraterritorial zoning jurisdiction ("ETJ").

1. Please describe the areas of community service in which you have participated, in Huntersville or elsewhere.	Soccer Coach - Carolina Rapids Basketball Coach - St. Mark's Interfaith League Knights of Columbus - St. Mark Funeral Honors Detail - Navy Region Mid-Atlantic, NOSC Charlotte Department Head (SELRES). Fleet Logistics Center Norfolk
2. Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?	I see Huntersville as a traditional southern town that will continue to attract families and business with a combination of lower taxes and excellent services. Smart planning will allow for the efficient use of taxpayer resources and create a sustainable infrastructure.
3. With rapid development occurring in Huntersville and the surrounding area, the character and growth patters of our community are changing rapidly. Please discuss briefly	Huntersville is in a unique position within the region. It is positioned as a suburban community of Charlotte but has the characteristics and potential to be an exurban or urban center of its own. The downtown area has an exceptional infrastructure base between the town government offices, parking deck, children's museum, and town hall. To preserve the heritage of the town and create a population draw, this area needs to be developed in a deliberate and appropriate manner. Ensuring family and pedestrian friendly options in the downtown area will create a strong comparative advantage for Huntersville

any problems that you perceive, anything that you would like to change, and / or anything you find particularly appropriate to Huntersville.	compared to other communities in the MSA. Zoning and ordinances will be crucial to implementing a smart growth policy. With the available land (including large farming tracts) for development over the next 10+ years, the future of Huntersville's community and design will be established now.

Step 3

Other Comments:	*Field not completed.*

Nominations

The Town of Huntersville Board of Commissioners sincerely appreciates the interest of all citizens in the Town's advisory committees and urges the public to nominate qualified persons for membership. Nominations may be sent to:
TOWN OF HUNTERSVILLE
ATTN: Michelle Haines
P.O. BOX 664
HUNTERSVILLE, NC 28070

Contact

For more information on the responsibilities of various advisory bodies, applicants may contact the Planning Department at 704-875-7000.

Thank you for completing the application and questionnaire.

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Huntersville Ordinances Advisory Board Application - Submission #4002

Date Submitted: 11/26/2019

Notification for Service for the Town of Huntersville Ordinances Advisory Board

Background Information

Name

price christopher

Home Phone

7046198889

Home Address

8310 Misty Lilac Dr

Cell Phone

7046198889

Do You Reside in the Town Limits or ETJ?

Yes

Present Occupation

Banking

Work Phone

9803458792

Place of Employment

Wells Fargo

Email Address

cprice8889@gmail.com

Approximate Hours Available Per Month for Serving on Advisory Board

10

Name of Any Town or County Boards / Committees / Commissions You Are Presently Servng on:

Include Expiration Date

Education

Western Carolina University -degree 91

Business and Civic Experience

Huntersville Planning and Adjustments Board.

Areas of Expertise and Interests / Skills

Financials and Zoning

I, the undersigned, understand this application and attached questionnaire will be kept on the active file for a two (2) year period only.

Signature of Applicant

Christopher S Price

Please type your name to agree to the terms and conditions of this form.

Date

11/26/2019

To assist the Board of Commissioners in making appointments to the Land Development Ordinances Advisory Board ("Advisory Board"), please respond briefly to the following questions. There is no right or wrong answer. Your responses will provide a framework for discussion with the Mayor and Commissioners.

Overview

The Advisory Board consists of eight (8) voting members appointed by the Board of Commissioners. The Regular membership shall consist of six (6) members who reside within the corporate limits, or extraterritorial zoning jurisdiction ("ETJ").

1. Please describe the areas of community service in which you have participated, in Huntersville or elsewhere.

Huntersville 101, board of adjustment, Mecklenburg. county tax board, Huntersville Planning Board, citizens police Academy, HOA

2. Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

In the next 10 to 15 years I see more commerce better transportation with a thriving economy. I see more development with industry moving further away from the Charlotte city skyline

3. With rapid development occurring in Huntersville and the surrounding area, the character and growth patters of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and / or anything you find particularly appropriate to Huntersville.

In the future I do see our smaller roads becoming overwhelmed by traffic. I see schools that are in need of additional space. At this point I believe the charter schools are going to be the future. And I would like to see light rail move from Charlotte to Mooresville. Possibly Statesville

Other Comments:

I look forward to any opportunities available in Huntersville to help move our local community into the future.

Nominations

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TOWN OF HUNTERSVILLE
ATTN: Michelle Haines
P.O. BOX 664
HUNTERSVILLE, NC 28070

Contact

For more information on the responsibilities of various advisory bodies, applicants may contact the Planning Department at 704-875-7000.

Thank you for completing the application and questionnaire.

From: noreply@civicplus.com
To: Tracy Barron
Subject: Online Form Submittal: Huntersville Ordinances Advisory Board Application
Date: Friday, February 12, 2021 5:43:20 PM

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

Huntersville Ordinances Advisory Board Application

Step 1

Notification for Service for the Town of Huntersville Ordinances Advisory Board

Background Information	
Name	Kathy M Jones
Home Phone	17045751414
Home Address	104 Walters Street
Cell Phone	17045751414
Do You Reside in the Town Limits or ETJ?	Huntersville
Present Occupation	Sr Data Analyst
Work Phone	17045751414
Place of Employment	Premier Inc.
Email Address	kathymariejones@bellsouth.net
Approximate Hours Available Per Month for Serving on Advisory Board	8
Name of Any Town or County Boards / Committees / Commissions You Are Presently Servng on:	None
Education	BS Health Management (2015)
Business and Civic	Served on Parks & Rec Commission (Dec 2016-19)

Experience	Secretary/President/Secretary for Olde Huntersville Historic Society (Feb 2013-Present) Huntersville 101 (Spring 2017) Huntersville Citizens Police Academy (Fall 2017)
Areas of Expertise and Interests / Skills	Excellent organizational and collaborative skills, Huntersville native who is genuinely concerned about our town and doing my part in helping to create a welcoming and inclusive community through smart growth and development. #OneTownOneTeam

I, the undersigned, understand this application and attached questionnaire will be kept on the active file for a two (2) year period only.

Signature of Applicant	Kathy M Jones
Date	2/12/2021

Step Two: Questionnaire

To assist the Board of Commissioners in making appointments to the Land Development Ordinances Advisory Board ("Advisory Board"), please respond briefly to the following questions. There is no right or wrong answer. Your responses will provide a framework for discussion with the Mayor and Commissioners.

Overview
The Advisory Board consists of eight (8) voting members appointed by the Board of Commissioners. The Regular membership shall consist of six (6) members who reside within the corporate limits, or extraterritorial zoning jurisdiction ("ETJ").

1. Please describe the areas of community service in which you have participated, in Huntersville or elsewhere.	Served on Parks & Rec Commission (Dec 2016-19) Huntersville 101 (Spring 2017) Huntersville Citizens Police Academy (Fall 2017) Secretary/President/Secretary/FB page management for non-profit Olde Huntersville Historic Society (Feb 2013-Present) Employer sponsored community service projects: Classroom Central office renovation, School Supply Drives, Operation Christmas Child, Big Brothers/Big Sisters OHHS sponsored Food Drives Preservation of Mecklenburg County/town history and places of significance through education
2. Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?	I would like to see our downtown area revitalized in a way that represents the heart of our citizens, while also developing a distinct identity for our future residents. I do not want our town to look like an extension of Charlotte. We need to embrace our own identity and build towards a vision that best represents the small-town atmosphere that brings so many to our town, but also compliments our growing population. Development within 1/4-1/2 mile of 115/Gilead will be key in determining the direction we set

	forward and how our town looks in the next 10+ years.
3. With rapid development occurring in Huntersville and the surrounding area, the character and growth patters of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and / or anything you find particularly appropriate to Huntersville.	Growth is a given and should be embraced when done in a deliberate manner with a distinct vision developed with input from citizens and town professionals working together. We have experienced tremendous growth and I feel sometimes better decisions could have been made. I would like to see more town input and direction given to developers when projects are located in areas that greatly affect citizens; i.e.; traffic, noise and light pollution, devaluation of property, etc., as well as whether the project advances our vision for the future. We have crumbling and inadequate infrastructure which will hopefully be addressed with current projects on the calendar. Sometimes it feels like projects and decisions are made haphazardly without rhyme or reason as to why. I would like to see a more consistent approach to development that follows the vision set forth by the town and our citizens.

Step 3

Other Comments:	As a life-long resident of Huntersville and someone who truly cares about our town and it's residents, I would love the opportunity to share ideas and participate in the development of ordinances that will guide, shape and determine how our town manages future growth.

Nominations

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TOWN OF HUNTERSVILLE
ATTN: Tracy Barron
P.O. BOX 664
HUNTERSVILLE, NC 28070

Contact

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Thank you for completing the application and questionnaire.

Email not displaying correctly? View it in your browser.

Town of Huntersville
Town Board
March 1, 2021

To: Town Board

From: Janet Pierson, Town Clerk

Date: March 1, 2021

Subject: Approve the minutes of the January 4, 2021 Regular Town Board Meeting. *(Janet Pierson)*

EXPLAIN REQUEST:
Consider approving the minutes of the January 4, 2021 Regular Town Board Meeting.

ACTION RECOMMENDED:
Approve Minutes

FINANCIAL IMPLICATIONS:
N/A

ATTACHMENTS:
1. Draft Minutes

TOWN OF HUNTERSVILLE
TOWN BOARD MEETING
MINUTES

January 4, 2021 (Virtual)
6:00 p.m. – Hosted from Huntersville Town Hall

PRE-MEETING

None

REGULAR MEETING (VIRTUAL)
TOWN OF HUNTERSVILLE
BOARD OF COMMISSIONERS

The Regular Meeting of the Huntersville Board of Commissioners (Virtual) was hosted at the Huntersville Town Hall at 6:00 p.m. on January 4, 2021.

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

Mayor Aneralla stated this meeting is being held both in person at the Huntersville Recreation Center on Verhoeff Road as well as livestreamed on Facebook Live. The Board of Commissioners are participating remotely. The public has been invited to attend and comment during the public comments or during any of the public hearings (1) in person at the Huntersville Recreation Center or (2) by telephonic communication in accordance with instructions sent to persons who have registered with the Town Clerk no later than 3 p.m. today. The public may also submit comments by e-mail to the Town Clerk at jpierson@huntersville.org. For public hearings only, e-mailed comments may continue to be submitted until 24 hours after the close of the public hearing.

Mayor Aneralla called the meeting to order.

Mayor Aneralla called for a Moment of Silence.

Mayor Aneralla led the Pledge of Allegiance.

MAYOR AND COMMISSIONER REPORTS – STAFF QUESTIONS

Mayor Aneralla

- Gave shout out to Nashville, TN police officers who diverted what could have been a terrible disaster on Christmas morning.
- Next Mayor's Luncheon is January 19.
- Received upset bid for the Blythe Building.
- Commended the Parks & Recreation Department for organizing event on Christmas Eve for underserved citizens.

DRAFT

Commissioner Bales

- Lake Norman Economic Development Corporation currently has 41 projects, 20 of which are in Huntersville. The EDC is working with the Lake Norman Education Collaborative on the first virtual speed networking event.
- Charlotte-Mecklenburg Schools will be remote until January 19.
- Phase 1B of the COVID vaccine distribution will be at Bojangles Coliseum.

Commissioner Boone

- Next meeting of the Huntersville Ordinances Advisory Board is January 7.
- Provided update on upcoming Lake Norman Chamber of Commerce events.
- Provided update on how COVID is affecting Huntersville Fire Department and Huntersville Police Department.

Commissioner Hines

- At the last Charlotte Regional Transportation Planning Organization meeting, the Town received funding for the Torrence Creek Greenway all the way to Mt. Holly-Huntersville Road and received additional funding for the Gilead Road West Project. Next meeting is January 20.

Commissioner Munger

- Encouraged supporting local non-profits such as Angels and Sparrows, Caterpillar Ministries, Bags of Hope and Ada Jenkins.

Commissioner Phillips

- Charlotte Animal Control and Care accomplished a 90 percent positive release rate for the year 2020.

Commissioner Walsh

- Next virtual Public Art Commission meeting is January 13.

PUBLIC COMMENTS, REQUESTS, OR PRESENTATIONS

None

AGENDA CHANGES

Commissioner Boone made a motion to adopt the agenda.

Commissioner Phillips seconded motion.

Mayor Aneralla called for a roll call vote.

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

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PUBLIC HEARINGS

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

Brian Richards, Assistant Planning Director, entered the Staff Report into the record. *Staff Report and Staff PowerPoint attached hereto as Exhibit No. 1.*

The location of this is at the southwest corner of Hambright Road and Statesville Road. Currently, all the property is zoned Corporate Business. The applicant is proposing to rezone for three districts – Highway Commercial Conditional District, Transit Oriented Development Residential Conditional District and Highway Commercial Conditional District for an apartment complex, commercial, flex space and hotel.

Currently, the project is mainly vacant south of the gas line and SWIM buffer. To the north there is a mobile home park and two small single-family homes that I believe are not occupied at this time.

The conditional district rezoning is generally compliant with the Subdivision and Zoning Ordinances. Some significant things I would like to point out are the 5,500 sq. ft. for a commercial convenience store in the northeast corner, a 300-unit multi-family development north of the creek, roughly 55,000 sq. ft. of flex office space to the south, and to the south of that the applicant is asking for two options. One option is to have a hotel of 120 units and an 8,400 sq. ft. commercial building. Optionally, they are speaking with some potential clients that may want additional flex space down there, so they are asking for the flexibility to have the hotel and commercial building switched out to up to 85,000 sq. ft. of flex space. I'd like to point out that several of the buildings in the apartment complex will be fronting public streets – that's Buildings G, F and B. The applicant is also proposing that several of the other buildings front either urban open space, which is indicated with the orange squares, or a greenway. We are working with the developer to get some more details on the amenities that might be included in that greenway. Overall, I think this is a good site plan.

One thing I did want to point out is generally we like to have buildings front the street. Building I is being proposed to front the greenway. The applicant is offering to have some articulation on the end of the building. We are also speaking with them about maybe some potential buffering for that side of the building or ideally, we'd like to have that building front the public street, Hambright Road. We worked long and hard with the developer to try to find a non-residential use for this site. There has been some interest in the past, but currently given the COVID market, that's where we are at.

The topography of the site, there's some SWIM buffers and some general characteristics of this……it's difficult to develop that particular parcel as a non-residential use. We reached out to the EDC. We worked heavily with the applicant to try to find someone who was non-residential in nature and honestly given where we are in the current economy that's probably not in the cards at this time. We have asked the applicant to potentially explore turning that Building I towards Hambright Road. We do know that that size building would then encroach into the I-77 buffer, which staff in this case would be fine with. Typically, we don't like buffer encroachments, but because this is on the return on Hambright

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Road, we think the benefit of having that building fronting the street would outweigh that buffer impact. We are going to continue to have some discussions with the applicant about that.

The existing tree canopy is about 80 percent of the site. There are 294 specimen trees onsite. They are required to save 30 percent. They are going to be just under that 30 percent at just under 29 percent. We're speaking with the applicant and their engineers to see if we can get a couple more trees saved so we don't have to go to the Planning Board and ask for any sort of mitigation.

Another thing I would like to point out is typically when we come to you with conditional district rezonings, we have specific elevations. The applicant does not have under contract specific developers, so what they have chosen to do and we're working with them, is present some architectural precedents. In addition to the architectural precedents you see on the screen, they have offered up some language. Additionally, they have gone above and beyond at staff's request to include all the language directly from the ordinance for the Highway Commercial apartment buildings as well as shop front buildings which would be used in this project, so we are getting more comfortable with the language and what they are asking for.

There are some outstanding site plan issues, all minor in nature, from Planning, Transportation and Engineering. We are working with those to get those addressed before we get to the Planning Board at the end of the month.

They are requesting three modifications. The first modification is the Corporate Business 80' buffer. Any time you have Corporate Business along a public street, there's a requirement to either have the buildings or units front the public street or be behind an 80' buffer. In this case the applicant is proposing a 20' buffer which is heavily vegetated and behind that buffer would be the 10' multi-use path, which is part of the recently adopted Bikeway Plan. Additionally, they are proposing a private drive, which is allowed in Corporate Business and they are going to have the buildings front that private drive. I would like to point out in addition to planting the 20' buffer along the Corporate Business portion of the project, they would like to continue that buffer all the way through up to Hambright Road, which is not required by the ordinance, it's something that they are offering for continuity and aesthetics of the project and we think that's a great idea. Due to having the heavy planting, the buffer, the multi-use path, staff feels that creates an attractive and safe and pedestrian-friendly environment. We are in support of this modification.

The second modification that they are requesting is a modification to the I-77 50' buffer. Typically, buffers are to remain undisturbed except for some of the reasons listed below. The applicant is having some difficulty with grading issues along I-77 so they are asking for in two spots on the northern part a roughly 300' disturbance of the I-77 buffer and on the southern portion of the project, roughly a 965' disturbance along I-77. They are offering to mitigate, replant at the ordinance standard of five trees and eight shrubs per 1,000 sq. ft. We would highly suggest that this buffer is not disturbed and if it is disturbed that we keep it to a minimum and we are going to continue to work with the developer to see if we can reduce that. Due to the fact that you are not supposed to disturb the buffers and we do not feel that this is in keeping with the spirit of the ordinance, staff would not support the modification for the I-77 buffer.

The third modification is a parking modification. Apartment Building B fronts both a greenway and a public street. Due to the topography of this site with a gas line located to the north of this building and a SWIM buffer to the south, there's really no place for people to park other than between the I-77

buffer. Staff feels that the request to modify the parking location on the side of the apartment building is in keeping with the spirit of the ordinance, so we would support that modification.

Due to the fact that this Staff Report was written just before Christmas, I wasn't quite sure if we were going to have the 2040 Plan adopted, so we did include in the Staff Report and my presentation support from the previously approved 2030 Plan. If it's okay with you, I'll go ahead and skip on to the requirements of the 2040 Plan. As you can see here's the previously approved 2030 Plan, there's the location of the project down here along I-77. Regarding the newly adopted 2040 Community Plan, what we have done is we have pulled the future land-use map and I've outlined the project. This area is covered under a mixed-use center as well as an employment center. I've got the descriptions here of areas. Staff has listed the number of categories where this project would be supported. We feel it's a good project for the area. In considering the project itself we are going to recommend support except for the modification to the I-77 buffer and obviously getting all of the outstanding comments to be addressed by the applicant.

Commissioner Munger said does staff have any concerns with the residential in close proximity to the interstate.

Mr. Richards said it's actually going to be encouraged in this area. The Transit Oriented Zoning District that they are requesting states that you need to be within the ½ mile catchment area of a transit oriented spot. In this case it's the CATS Park & Ride that's proposed to start in 2021, just to the west of this project. We think it's a good location for this type of development.

Commissioner Bales said can you explain a little bit about the greenway. Is this an internal greenway or is this part of the Carolina Thread Trail or a county greenway.

Mr. Richards said this would be an internal greenway for the project with a public access easement, so all the citizens would be able to utilize that. This greenway will tie into the sidewalk that is on the southern side of Hambright Road. On the northern side would be a multi-use path that would be installed in the future and then along the eastern boundary of this project is a 10' multi-use path as part of the Town's and county's bikeway and greenway plans. We are in the process of starting to revise our greenway plan to marry up with the county's, so there will be some shifting.

Commissioner Bales said I thought and correct me if I'm wrong because this was a conversation from a long time ago, the Carolina Thread Trail was supposed to come up under the interstate here.

Mr. Richards said that is correct and has been taken care of. The Thread Trail has now been relocated to another area. The county's greenway did come down through and under the interstate here. The county's greenway plan has now moved that to the north along the multi-use path along Hambright Road. Our plans need to marry up with the county's plans.

Commissioner Bales said what you are saying is the county has shifted the greenway up to the bridge.

Mr. Richards said correct.

Commissioner Hines said a question regarding the buffers. The buffers on the Corporate Business, I understand sometimes the businesses like the visibility because they showcase a unique building or something like that. You mentioned something about there's a way that they are recommending

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mitigating that. Is there anything within our ordinance to where we can reduce that or thin it out, rather than just disturbing the entire 50' buffer.

Mr. Richards said that's what we are going to try to work with them, maybe not 50' as much as it was being shown on their grading plans today, hopefully that can get reduced. If you look at the aerial, there is a bare spot about where some of those flex spaces would be, so that may actually need to be replanted, so hopefully it's not too much but as they go north and south of there, they are requesting to impact quite a bit for grading, but hopefully we can work with them and get some of them reduced.

Commissioner Hines said so in a buffer area, just for information and knowledge, they can go in there and they can't clear out, they can't get rid of scrub brush…..it has to be fully undisturbed.

Mr. Richards said in our ordinance it is undisturbed.

Commissioner Boone said concerning Building K, the apartment building that's on Hambright, as it sits now and we know what the tree save is, they are missing three trees to qualify for the tree save. By moving it to that position, does that increase or decrease the tree save.

Mr. Richards said we have not fully explored that with the applicant yet. They may be able to speak to that. If they were to rotate that Building I over towards Hambright, it would change the geometry for their parking field. We had a couple of other ideas that we have not presented to the applicant yet. I did have a meeting with them this afternoon and we are hoping to further explore those in the next couple of days.

Commissioner Walsh said the TIA……

Mr. Richards said they did submit the TIA and Town staff and DOT had comments for those. They were originally submitted and we got comments back to them. The TIA was resubmitted back to the Town and DOT on December 18. Our staff is currently reviewing it and have not completed their review from the 18th. DOT is in the process of reviewing that and they are to have comments back roughly around January 22, so that's kind of a moving target at this point.

Commissioner Walsh said we are talking about converting valuable commercial space to essentially residential. You mentioned there's some challenges on the piece of property where they want to put in some apartments and a gas station……..topo and commercial space. To me this would be a great place for a corporate headquarters or something to that effect. But other than apartments and a gas station, why is this not suitable for commercial.

Mr. Richards said we took a look at the 2040 Plan and you can see that's part of a mixed-use node and the employment center and when we took a look at this site we reached out to the applicant and discussed that particularly with them and quite frankly his answer back to us was he would love to sell it to somebody who would put more flex space or more commercial in the area. We reached out to Ryan McDaniels and the team over at the EDC and they looked for 6 to 8 weeks and reached out to lots of their contacts and no one came back with anybody who would be able to do anything on the site just due to the fact it's kind of an odd shaped area. You've got the stream buffers, you've got some topography, you have those 77 buffers right there and really just due to the SWIM buffers, the topography, the odd shape of that lot, it really wasn't appealing to anybody. We all think it would be a

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great idea in theory to do that, but when it comes to actual execution, that particular area is not the greatest for non-residential.

Commissioner Phillips said regarding tree save, are we using what we passed in 2020 or are we using older stuff.

Mr. Richards said this would be the new ordinance.

Jake Palillo, said Brian did a pretty good job covering all the points there. Just a few points that I want to go over on the 77 buffer. We are working with a pretty exciting tenant who is going to build kind of a headquarters there and we would like to have a little exposure to 77, because it's going to be a pretty attractive building and we want to have a wet pond with a sprayer in it so it's more of a focal point off of 77 as well. I can't disclose too much of who we are working with at the present time, but we would like to just disturb a little bit of that buffer just near that pond. The back of this building is all glass, very attractive. I agree with maintaining the rest of the buffer, but for that there similar to what you see when you are going down to the Charlotte area, there's that one area where it has a nice monument there with a nice fountain in it and it would be a very attractive building. I think it would be more of an asset to the Town. We've got the Park and Ride on the other side of 77. We are working with the developer on the west side of 77 who has 92 acres. We are bringing the sewer and the water into the property, which will give sewer and water to about 600 acres on both sides of 77. It will also give us more sewer across the street. There's quite a bit of NCDOT stuff to work on – signalized intersection at the intersection of Hunstad and several turning lanes and we are also working with the developer on the west side to kind of work together with everybody and do all these road improvements as one versus everybody doing individual projects.

Commissioner Walsh said the buildings not facing a public street, not only on the west side or I guess it would be the north side of the project, why not put on the south side of the project there the buildings up on 21 instead of…….the flex space, hotel, etc. We typically like buildings facing a public street.

Mr. Palillo said we are trying to clear the whole entryway to the Town of Huntersville, so when you shove the buildings up on the street you end up pushing the sidewalk closer to the road, you end up pushing the trees and the trees end up hanging over, but we proposed here hopefully something the Town will adapt all the way through, 10' multi-purpose path, plenty of green space between the actual edge of pavement and the 10' multi-purpose path so the sidewalk isn't up against it and 5' off the edge of the 55 or 45 mph road and you have an internal street that connects all those buildings. We just think that that's a more attractive visual. This is the first piece of property coming into the Town of Huntersville. If you push them up against the street you end up with a lot of what we currently have.

Commissioner Walsh said you've got a little bit of retail space on the very south side there, it seems to me like the retail would be better to be near the apartments. It seems like there's a better way to connect the north and south part of this. I guess there's some challenges getting over the stream or whatever it is, but it would be nice to see it sort of integrated together and maybe the commercial up near where the apartments are.

Mr. Palillo said the retail we are looking at is maybe more like the retail, like a lighting store, flooring store, not so much a retail user that an apartment user would be at. They're more like a destination type retail. We're looking at an amenity on that corner. We don't really need that pond there, we're putting that there as a feature to come into the town.

Commissioner Bales said in Mr. Richards' presentation he said elevations have not been presented yet just the precedent architecture, but then you just stated that you've got a pretty attractive building prepared, so I'm hopeful that we will be able to see that building before we have a chance to vote on this.

Mr. Palillo said that's for the flex office space that we are working with the tenant.

Commissioner Bales said is that what I'm looking at here.

Mr. Palillo said this is what we originally had proposed that we were going to develop and now we've had another tenant come in and want to develop a pretty attractive project right there. We are in the middle of negotiating with them right now.

Commissioner Bales said do you have any idea when we would be able to see it.

Mr. Palillo said we are working through the architectural right now and what I can tell you is it's a race team and it will be one that I think the Town will be very pleased to have.

Commissioner Bales said I'm just more concerned about the architecture since we are not seeing elevations. It's not necessarily the tenant, it's more of what the buildings are going to look like.

Mr. Palillo said I agree. Before we would even request that buffer to be moved, we want to see the building as well. Our goal is the same as yours. We don't want to take a buffer away to the back of the building and parking lot. I'll get back with them this week and we'll see how far we are and see when we hopefully can share those drawings. I agree, that would be a condition if you were to approve reducing the buffer, it would be subject to approving the architecture on that.

Commissioner Bales said in the Staff Report it talked about looking for more integration of uses and building types. Could you give us an idea of what staff would be looking for.

Mr. Richards said for example up in this corner and we would love for this Building I to be a non-residential building, but after working with Mr. Palillo and the EDC and in our current economic climate, no one was able to locate anybody who had any interest in this parcel for anything other than residential. When you look at these mixed-use developments, first you look at vertical mixed-use and then if you can't do that you look at horizontal mixed-use. With the large gas line, the topography, the SWIM buffers, that pretty much takes vertical mixed-use out of the picture. It makes it much more difficult to do that. Here we've got topography, the interstate, SWIM buffers, gas lines, all those things make it difficult to do vertical and so you start looking at horizontal mixed-use. We would like to have a user here. We've had many conversations with Mr. Palillo over the last almost year on this site. He is not able to identify anybody that would work with Ryan McDaniels and the folks at the EDC and they were not able to identify any potential users for this corner. As much as we would like to see those things there, we think that we have exhausted our resources at this time and the plan that they are presenting does fit in with the 2040 Plan.

Commissioner Bales said going back down to the south end I know you talked a little bit about it, that's what I'm looking for……120 units and 85,000 sq. ft. of commercial…..I think there was some concern from the EDC in regards to flex office space.

Mr. Richards said they were fine with both options on the southern end. It had no comment on here. Obviously, we would love to see the flex space. That's job generation for us. We spoke to Mr. Palillo about the feasibility of a hotel. He said, you know what, you're right, this would be a tough location for a hotel. You might be able to get one, but if not let's put in some flexibility into this rezoning and we talked about the 2040 Plan, that's why we have the A/B scenario. We are working with their designers to see what that 85,000 sq. ft. would look like in here.

Commissioner Bales said I'd like to go back to Mr. Palillo if at all possible. Have you been able to identify anyone up to this point in regards to a hotel. The reason that I'm asking the question is that there's a lot of what ifs. There's a lot of moving parts with this project. If this happens, that can happen. I'd like to have a little bit firmer ground to stand on when I go to vote one way or the other on the project.

Mr. Palillo said back when we started the project we had two apartment developers for extended stay hotel and then around March the world tipped upside down and we think that a hotel right now is probably…..there are a lot of developers out there doing it, but they are at very key locations. I'd say the next 12 to 24 months until this virus and vaccine take hold, hotel development is going to be just non-existent.

Commissioner Bales said are you looking to move forward with the hotel. Do you have that expectation or are you looking to do the 85,000 sq. ft. of flex space.

Mr. Palillo said if we were doing something today, we would be leaning towards more flex space. Right now we want to get the very first 55,000 sq. ft. to 60,000 sq. ft. tenant in and then we'll see what kind of transpires from that and we'll grade all the site to get ready.

Commissioner Bales said if this project is approved, when do you anticipate starting the project.

Mr. Palillo said the one tenant right here wants to be in by next November, so we are going fast and furious. The biggest hold-up we have is sewer and water, bringing it through, but all of this, the apartments are going to go right away. Within six months we'll have plans and permits, that's ready to do.

Commissioner Munger said in our packet we have a CMS page with the impact this proposed development will have on area school utilization. In this case it would push Blythe Elementary from 110 percent to 112 and North Meck High School from 114 to 115 percent. At the bottom of the page it says applicants are encouraged to contact us in advance of their project submittals to inform CMS of the perspective impacts and discuss mitigation alternatives. Have you had a chance to do that.

Mr. Palillo said that was just brought to my attention. In all the development I've done, it's the first time I've ever seen CMS make that type of comment, so we did some digging and looking into it. I haven't been able to get a hold of anyone at CMS, but they claim that it will bring about 34 students into the school system and I think that $1 million that they are talking about is a capital improvement meaning the cost to build a new school, because that 34,000/per student is not an annual basis. I know in working with the charter schools…..like Lake Norman Charter School works on $7,800 a year per student. I think that's a capital expenditure. If we took the apartment project, it's about a $45 million project based on the current rate pay about $477,000 in property taxes, $108,000 of that going to the Town of Huntersville, $369,000 going to the county and I don't know what portion of the county tax

pays for schools, so I don't think that it has a negative impact. In the school system they always go to 120, 130, 140 until they are busting out at the seams so they can justify building a new school. They kind of do that on purpose. One school is actually at 88 percent. So, they are at 112 percent not using mobile trailers and then they will add mobile trailers and they'll expand upon that and then they'll justify building a new school.

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

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

Commissioner Hines said I would just like to disclose I own property on Second Street. None of the property is contiguous to this property. I've owned the property for some time. I plan on building on it, maybe selling a couple of lots sometime this year, so I just wanted to disclose that to the Board at this time.

Commissioner Bales said in regards to Commissioner Hines' disclosure, does the Town Attorney have anything they would like to weigh in in regards to the property and whether or not Commissioner Hines should be recused.

Emily Sloop, Town Attorney, said I have spoken with him and given that there is no readily identifiable direct substantial financial impact, he doesn't meet the statutory requirements to recuse himself.

Sierra Saumenig, Senior Planner, entered the Staff Report into the record. *Staff Report attached hereto as Exhibit No. 2.*

Petition #R20-05 is a request by Vermillion Anchor Mill Village LLC to amend the previously approved conditional district rezoning.

Here you can see the project's location. It has frontage along Huntersville-Concord Road, N. Church Street, Glendale and Fourth Street. The previously approved rezoning called for a mix of 400 apartments and townhomes as well as 165,000 sq. ft. of non-residential. The amended rezoning plan that's on the right calls for 300 apartments, 61 townhomes, 22,000 sq. ft. of non-residential, plus an installation of a portion of the approved county greenway. I did put in my Staff Report that I had not heard from the county on this location. I have since heard from them and they are okay with the location.

The road network has essentially remained the same between the previously approved rezoning plan and this one and I just want to call out the orange building in the previously approved rezoning plan that's 78,000 sq. ft. This required a special use permit and if the proposed plan is approved, the Town Board will hear a request to revoke the special use permit on February 15.

Here is a color elevation that staff received. We are still reviewing this. This would be a corner building fronting Huntersville-Concord Road and Block A as shown on the site plan. The Staff Report lists a number of site plan issues and here I've mentioned the elevations are still under review and also the

previously approved rezoning's TIA had a traffic signal at the Cinnabar intersection. This plan did not trigger that, and this has raised concerns on how pedestrians will safely cross Huntersville-Concord Road. Staff is continuing to work with the applicant, DOT and Town Engineering on this issue.

The two applicable small area plans are the 2005 Downtown Master Plan. This indicated that Anchor Mill would be appropriate for higher density mixed-use development. An example was Continuing Care Retirement Community (CCRC). In 2007 the adopted East Huntersville Plan called for the Anchor Mill site to be consistent with transit-oriented development design principles. Some of these include, but are not limited to, project should be divided into blocks, streets, lots, and open space; proposed streets should connect to existing streets, etc.

Staff could support the amendment subject to the following:

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

Commissioner Hines said just for clarification, I was not here in 2017, I was not part of the approval originally, but that plan was approved for up to 400 units along with up to 165,000 sq. ft. of commercial. Is that correct?

Ms. Saumenig said that's correct and it was majority apartments in that mix.

Commissioner Hines said and now it's 361 but the commercial is immensely reduced down to 22,000 sq. ft.

Ms. Saumenig said yes, that is correct.

Commissioner Hines said regarding the TIA, do we have the traffic count from the original plan, the TIA, the amount of traffic compared to what the traffic could be if this plan was approved and what is the different in those two.

Ms. Saumenig said I could ask Stephen Trott if he is on to talk about that. I do have what is required of this one.

Stephen Trott, Director of Engineering, said the trip generation for this proposed use is going to be less because you have less of both uses. Traffic for this is about half or a third of the original trip generation for the original rezoning.

Commissioner Walsh said with regards to the greenway, can you just elaborate a little bit more on where it's going, how's it different from before and then are they going to be paving those as a part of this.

Ms. Saumenig said if you look at them, you have the Mooresville to Charlotte Trail which is shown in the red circle. That's a 12' path that will be installed by the developer. And the county greenway was originally going through this area south of the property. The county pretty much said they would not be

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able to build the greenway in that area due to topography and other concerns, so they asked the developer if he would increase the sidewalks to 10' and have the greenway go through the property. He agreed to that and will be creating a 10' path along Huntersville-Concord up through here which will then connect over to N. Church Street.

Commissioner Walsh said with regards to getting across Huntersville-Concord Road, I know you guys were looking into it with DOT, is there some idea of what can happen without a traffic signal there.

Ms. Saumenig said there's been mention of crosswalks and other various ideas. I think staff is still having communication about that. We're hoping by Planning Board that we'll have an idea of what to do to address that concern.

Commissioner Walsh said Policy H-3 on mixed-use developments, obviously if we had the 300 apartments and a gas station, we wouldn't call it a mixed-use development. There's been a significant reduction in the commercial space from the original project to the new project. There's been some downsizing of the residential units, but what constitutes a mixed-use in this particular case, is it specific to this development and is 22 the number or is it a percentage. How do we determine what is mixed-use.

Ms. Saumenig said I don't believe that staff has a specific formula for how much commercial you should have versus residential. I think that would be evaluated on a case-by-case basis. When looking at this project we do see three uses. There's residential uses with a mix of townhomes and apartments, there are three commercial buildings that of course we don't know what those will be yet, and there's also recreation. So instead of dedicating land for the county to build, there's already going to be a greenway connection as well as the Mooresville to Charlotte trail. It's definitely a valid concern that the non-residential has been decreased, but Planning staff feels that this project is meeting the intent of the Community Plan, both the 2030 as well as the 2040.

Mayor Aneralla said the light at Cinnabar and Glendale was a major discussion point. I just don't see how that isn't going to be something that is necessary.

Mr. Trott said I'm trying to pull up the detailed traffic numbers from the TIA. Related to Commissioner Hines' question, the proposed traffic from this development now is significantly reduced from what it was originally. Based on the numbers and the TIA recommendations, a traffic signal wasn't recommended as part of the TIA. The state has also indicated that so far the traffic signal wasn't being considered. It doesn't mean that one couldn't be considered in the future, but right now that has not been part of the revised discussion. As far as the greenway, there are some different options. A few of them out there off the top of the head are just a striped crosswalk, that's one option. You can get a more enhanced option such as a flashing beacon, maybe similar to the one on Ranson Road at the elementary school or on Verhoeff Drive between the Rec Center and HFFA. A step up from that would be a hawk signal where traffic would actually have to stop once that beacon is activated and wait for those to cross before proceeding. Those are a few of the options out there that just quickly come to mind without a traffic signal at that location.

Commissioner Munger said in relation to that signal, it is my understanding that based on previous meetings we've had discussion of this, it's not so much the reduction in residential that affected that, it's actually the fact that we went from 160,000 sq. ft. of commercial to the 22,000 sq. ft. of commercial

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that has triggered that removal of the signal because if memory serves, it's the commercial traffic that really punches those numbers. Is that an accurate statement.

Mr. Trott said the residential numbers have not changed significantly. It was 400-500 units before and it's 300 and some now. That's not a significant change, but the commercial going from 160,000 sq. ft. down to 20,000 sq. ft., that's where most of your traffic was generated from before, so that's a significant reduction in anticipated traffic.

Nate Bowman said I'm going to address your two comments. First of all on the crosswalks, we are suggesting that the speed limit be reduced at Glendale to 25 mph to begin with. We are in town now and we have homes facing Huntersville-Concord Road there beginning before Glendale, so the first thing we need to do is reduce the speed. We also think that striping and signage would be the first step to see how that works. I'm sure this is not going to warrant a stop light based on our gatekeeper on that road, NCDOT. Most of the controversy actually was me and some of the neighbors that we didn't mind the traffic light, but they were going to tear out both entry monuments and widen the road back into Vermillion to the first alley. So actually there was some consternation from the existing homeowners that didn't mind the light, but didn't want their front yards torn up and the road widened. That's kind of how I remember it and I think we'll keep working on this with staff. We certainly don't want any pedestrian to get hit. I dodge enough traffic every day, so we'll keep discussing that. If you could go to my slideshow. *PowerPoint attached hereto as Exhibit No. 3.*

I just want to address a little bit about the Save Downtown Huntersville group. A little history here about Vermillion and I'll be quick. I put this little plat together from text maps back in 1986 and it's been surrounded by Huntersville-Concord Road on the north. On the left is Church Street and at the bottom is Holbrooks Road. Over the past, since 1986, we bought 74 different parcels to make up Vermillion. It is now approaching almost 500 acres and the single-family will be approaching 1,000 in the next year. If this project is approved, the townhomes will be 384 and the apartments would be 324. When you combine that, only 60 percent single-family, 23 percent townhomes and 19 percent apartments and probably 30,000 sq. ft. commercial if you add Harvey's and my office and what we are building in Vermillion.

I think it's important to note that in the next slide before I sold one lot in our original deed restrictions when we started developing and I think I can read that in 1998. I'm going to read this. Every person that acquires any interest in Vermillion acknowledges that Vermillion is a master planned community, the development of which is likely to extend over many years and the changes in the master plan will likely occur as the development of Vermillion proceeds. Each such person therefore agrees not to protest, challenge or otherwise object to changes made or proposed by the declarant in the development plan or in the uses or density of property beyond the boundaries of that shown on the recorded subdivision plat applicable the unit of which said person holds an interest.

In other words, we were very clear in the beginning that this was not going to be a one parcel, one project deal and it's over. It is important that people realize that we have been up front about the changes we have had to make. Some of the changes were made almost instantly when the commuter rail didn't happen and our density was reduced dramatically at that point. I'm kind of disappointed that we couldn't have done more phases like Phase 1 and we had to go to more single-family. But without commuter rail, it didn't support it. We made other changes during the recession where some of the larger lots we actually subdivided into smaller lots. A big change happened when I was given the Anchor Mill project and then all of a sudden it was taken away and then very soon after that the Anchor Mill

burned down. We were the ones that planned to renovate the mill and it was a change in Board that decided they didn't like our plans. And most recently COVID has changed any number of things that are happening to our development and we are going to go over that when we talk about the previous plan. And just recently Vermillion Front was going to always zone for apartments for 20 years, and we just recently switched that to townhomes. And I want to talk a little bit about the four blocks in the mill village that we are adjacent to. When COVID struck I had nothing to do except how to figure out what might happen with those four blocks and we started with two of the blocks and I contacted almost every owner and was prepared to do that for the final two blocks to see if there could be some type of master plan and what I found out was people wanted almost over $400,000 an acre when you totaled it up and there wasn't enough agreement as to what to move forward as a group. One of the things I decided to do on one of the blocks is I'm subdividing a property across from Vermillion Front into four lots. It's adjacent to Brian Hines and I'm hoping he uses the same builder and these are some of the examples of the homes. We're going to build single-family homes in the existing mill village, across from our townhomes, and next to this proposed project. These are just more examples. I don't think between 115 and Vermillion there's been more than two or three new homes built in the last 30 years, besides Ron Julian's who did a nice job on Main Street and Maxwell and the house my son is building. We're pretty excited that we didn't get what we wanted to do on massive overall project, but we think we are going to start to add some quality to that neighborhood.

This slide was shown to about three town boards ago when Whitney Hodges gave me a heads up that another rezoning I was doing on Hill Street might be a problem. This is where Vermillion Front will be going and what it looked like before I bought the property. On the left, series of trailers, trash and over on the right you can see what is now the main entrance of Vermillion. This is what it looks like today. This is Hill Street – tires, garbage. In fact, I wish I would have taken a picture of Dellwood Street before I bought it. I had 80 refrigerators and appliances thrown on my property. This is what Hill Street looked like and this is what it looks like today. This is the beautiful property I bought from the Town of Huntersville, which is their former sewer treatment plant which was empty and laying idle and this is what it is today.

What I'm trying to point out is there's a lot of things that should be saved and we've attempted to save a lot. I saved my own house on S. Church Street by putting in it up on steel beams. But there are a lot of properties that have aged due to the lack of maintenance or just simply lack of funding and some things do need to change. So, keep the best of the old, but I think you can tell that Vermillion has made a huge impact on this side of town.

Now I want to go to why the other plan failed. Everybody needs to have a failure in life. The old plan, very briefly, we put the land under contract with the Town on April 14, 2016. We immediately began to work on a shopping center/mixed-use development and when I say we, I selected and he selected me, he thought it was a good site, Steve Vermillion. Steve was with MPV Properties. He's the developer of Birkdale Village. He's done 35 grocery store anchored shopping centers, so you couldn't ask for a more experienced partner who talks to grocery stores every week. The plan was approved on July 20, 2017. Really our best shot, we worked on it for 4-1/2 years, our best and closest shot was with Harris-Teeter and we hung in there. And I know Mayor you know, I've been giving you updates and Anthony and every time I would talk to you I'd say well it's just one more Kroger meeting up in Cincinnati. And finally this January we were kind of Krogered out. It didn't look like they were going to make a decision. We kind of gave them an ultimatum in January that if they didn't move forward we were going to go a different direction. Their answer came back, they didn't even take the full two weeks. The soonest they would think of considering a grocery store on that side was now 2024-2025. Up to this point we have

spent $511,306 on engineering the shopping center site, the former plan. I've spent over $419,000 carrying the land to this point, so at this point I've spent with my partner over $930,000. It was clear that we had to move in a different direction, nothing was going to happen and really when we think about it, if we had gotten a yes from Harris-Teeter by March or April they would have given us a no because we know the COVID would have shut that down.

What I want to do now is kind of switch over and show you what we are proposing with Embry Partners. They are an apartment developer out of San Antonio, Texas. The project I'm going to show you is in a very similar town to Huntersville. It's Franklin, Tennessee. This is truly Class A apartments. They do it the right way. We've enjoyed working with them. We think we are getting close on the architecture. Their interiors are excellent and just like with every one of these apartment complexes that are top of the line, their clubhouses are just out of sight.

I've actually toured a bunch of the apartments in Huntersville and I never had before and I was pretty impressed with quite a few of the most recent ones that came in and I know we will at least match that. Our proposed townhome builder is Brookline Townhomes who built some recent townhomes in Vermillion. You see those on the right and in the center. The design that you see next, we've broken up these buildings to look like larger townhomes and we really feel comfortable that this would be a great mix. We plan to go more reddish brick on a lot of these other apartments.

One of the most important things and Mayor you need to think about this, is this property has six access points. It's not funneling traffic just out to Cinnabar. We have access points at Church Street, Walters Street, Fourth Street, we are relocating Glendale and we have two on Huntersville-Concord Road. We actually are putting eastbound left-turn lanes, you already saw that. We have three turn lanes going into Cinnabar to provide movement for traffic and I clearly think reducing the speed limit there is important to 25 mph. Also, Fourth hits your roundabout. This is one of the things that timing this up with the two-way pair and Main Street, this should all happen at the same time, so we expect a lot of traffic that wants to go east towards us or Vermillion will be taking that northern or southern roundabout and coming over to our side of town. I'm currently working with you on the Church Street Extension in front of my house all the way down to Holbrooks. The connectivity that we brought to this side of town with Vermillion, even with challenged topography, is only going to be enhanced by this project.

Tree save, we are required 30 percent. We have 45 percent. The tree canopy required is zero percent. We have 20 percent. The 2.75-acre green area to the west we plan to have a trail system through it and make it walkable for the people that don't want to walk on a paved sidewalk. It hasn't gone away.

Then let's talk storm water because that was an issue on a previous project. All of our storm water treatment and detention is going underground on site and all of that will flow into existing storm water that we built in Vermillion over the last 20 years, so none of this storm water is going anywhere except to where we've already built the structures to handle it. By the way, I hadn't done it in a while, but we go to the county next week so hopefully I can finish donating a couple of more parcels to the county. If you take the greenway from where it begins up near one commercial site and go all the way to where our last donation was, just past Asbury Chapel Road, it's 2.6 miles of greenway that we will have facilitated being donated to Mecklenburg County.

A couple of minor things – the buffers, we're buffered on one side by the greenway. On Fourth Street we still have a 10' buffer. For the people on Glendale we were able to increase that buffer. Previously it

was only 10' and now it's a minimum of 30' and as much as 70'. We've eliminated the retaining wall and it should be a much more pleasant environment for the people's backyards on Glendale.

Trash pick-up, last thing I'm going to talk about. Obviously for the townhomes, it's in the alleys. Embry has a centralized location just off Walters/Seagle Street and they have services where they pick it up at the units and take it to that site……I think they maybe impact trash compacting there so all the trash for them is handled on that site and our two commercial spots both have dumpster locations.

Commissioner Walsh said the 25 mph that you are suggesting, you aren't talking about Huntersville-Concord Road are you.

Mr. Bowman said absolutely. Gilead, the speed limit from the Post Office on into town is 25 mph. I don't see any reason why when we have residential streets you come into town you've already passed an entrance of Vermillion, you've passed two other subdivisions that really don't front the road, but right at Glendale we have housing right on the road, the apartments will be there and there's nothing that says it shouldn't be 25 mph.

Commissioner Walsh said the other question has to do with the grocer. I know Kroger or Harris Teeter…..did you look at other grocers. I assume you did, but I have never heard you say anything other than Kroger.

Mr. Bowman said Steve has done that with many grocery stores, that's his business. He talks to them every other week. Steve, if you are there if you want to chime in you can. I'm not sure if he was going to be able chime in tonight. I've had people come up to me and I asked Steve the question, what about Trader Joes. Steve says they have a three and a five year plan and the last time I asked him the question six months ago, no where in north Mecklenburg is on their three or five year plan and they do not deviate from their plan.

Commissioner Walsh said so Publix, Whole Foods…….

Mr. Bowman said Publix and…… they are all in Huntersville. You have three grocery stores within 1-1/4 miles – Publix, Harris Teeter and Food Lion and Whole Foods. Earthfare has an empty building. I can't imagine somebody who wanted to come to town wouldn't go after the Earthfare empty building.

Commissioner Walsh said as you know I live in Vermillion and it would be nice not to have to go all the way to Rosedale to do grocery shopping.

Mr. Bowman said it's been my Moby Dick for 20 years and I've been going after the whale and it hasn't happened. That doesn't mean that I'm going to quit. I have three or four other locations and Drew has laid a grocery store in that would work even after this is gone and not necessarily in the mill village. I'm not going to say where because I might irritate somebody who might be a property owner and we are not going to approach anybody until we have a grocery store that says I want to be there because we set the table for them. We gave them a big enough grocery store that they could go up to 76,000 sq. ft. or they could go down to 48,000 sq. ft. They had everything to choose from, it was set up for them and any other grocer would look at the same size building. They just don't like this side of the tracks, and yes they did go into Cornelius with all that high intensity development up there, but we weren't able to make it happen.

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Commissioner Phillips said I was wondering if you had contacted Wegmans at all. I hear from constituents quite a bit that they would like Wegman's up here.

Mr. Bowman said Wegmans needs to be near the interstate and Sam Furr. If you put them up where Whole Foods is whatever, they go there, it's a gigantic site. It's more like a COSTCO it's so big.

Steve Vermillion said we had numerous conversations with Wegmans. They are interstate driven and anything that they ultimately might do in North Mecklenburg will be an interstate location. We've had a lot of conversation with Lowes Food and could not get them over the hump in terms of being as far off the interstate as we were given the current locations of both the Publix and the Harris Teeter and I will tell you that I don't think I can tell you who, but I do know that the Earthfare store has been leased to a grocery store as late as last week. We've talked to every grocery store that we know that might have any interest at all and have made just no progress at all to get somebody to move forward anytime in the near future.

Commissioner Phillips said regarding the speed limit reduction, that would be done via the state, not the Town, correct.

Mr. Bowman said I think it's both. Stephen probably can answer that.

Mr. Trott said I believe both the Town and the state would have to adopt an ordinance to change the speed limit on Huntersville-Concord.

Commissioner Phillips said as somebody who's tried to get a speed limit lowered in the past, the state is a little hard to work with, so if the state were to decline it, would you be open to the traffic signal like the Mayor has suggested.

Mr. Bowman said it doesn't warrant a traffic signal. That would be the last thing they would give me.

Mr. Vermillion said I think what Nate is saying is that the state has to approve the signal and given that in the past a lot of developers just put up signals anywhere, the state has got regulations now to where you cannot put a stoplight up without their approval and it goes hand-in-hand with the TIA that may or may not require the traffic signal be put in.

Commissioner Phillips said have any conversations been had at the state level by chance.

Mr. Bowman said I'm going to leave that up to Stephen. I think it's a non-starter with them. The traffic counts aren't high enough and when I say warrants, that's a term……..I'm not a traffic engineer but it has to be warranted.

Commissioner Phillips said just even the speed reduction in general, I'm just asking if you guys have started…….

Mr. Bowman said I brought that up to the Town when we talked about the pedestrian crossing, so I'm all for that.

Commissioner Munger said in our packet we have a CMS page that lists the impacts this proposed development will have on the area school utilization rates. It could push Blythe Elementary from 110

percent to 112 percent and North Meck High School from 114 percent to 115 percent. At the bottom of the page it says Applicants are encouraged to contact us in advance of their project submittals to inform CMS of their prospective impacts and discuss mitigation alternatives. Did you have a chance to do that.

Mr. Bowman said no, I haven't. When we did Centennial we sold a piece of that land to CMS with the intent of having a neighborhood school for Centennial in Vermillion and it was the size that it could be an elementary and a junior high and nothing has happened. Again, the county went out and bought land on Stumptown across from the Methodist Church next to Monteith Park and you see nothing happened there. The other avenue that people aren't thinking about since the schools won't listen to North Mecklenburg or developers, is the private school system, the charter school system and both of Drew's kids go to Bonnie Cone Classical Academy which is on Asbury Chapel Road. I think there are viable other alternatives in the number of students it's going to create and I'm just not in a political position to make Charlotte-Mecklenburg Schools spend the money they should in North Mecklenburg.

Commissioner Munger said I happen to be a resident in Vermillion and I'm trying to understand what was the purpose of presenting the declarations and covenants and restrictions. Are you suggesting that I have no right to object to any new Vermillion development.

Mr. Bowman said no, essentially I wanted to put it on record before anybody bought in here since this is going to be a long-term project. None of that could probably hold up in any court. It's never been enforced. I've had any number of people from Vermillion come to neighborhood meetings and object. I really want it shown that this was never going to be a one and done project, that there were going to be many phases. This project started before Jack. We've probably been before every Town Board at least once or twice since you've been here. I just wanted to make that point that this was never promised this is what it's going to be forever. There were always going to be changes based on the market and as the neighborhood group.

Commissioner Munger said from my perspective, and this is merely what I'm hearing and I know it may have not been the message that you were trying to convey, but it was very much a message of I need to [inaudible] you into silence and submission and I did not appreciate that tone that came out of that particular presentation.

Commissioner Bales said did you take a look at Lidl, have you reached out to them.

Mr. Bowman said we met with Lidl. We designed three locations for them. We were actually talking to Charles Guignard a little bit about putting it right downtown across from Discovery Place. We showed them a place out on Stumptown Road. We showed them over in Vermillion and they basically at that point had walked away from any number of stores and all of a sudden they show up in Cornelius. We had numerous meetings with them when they first came out. Jill Swain was involved with them as Mayor, so I tried every avenue I could to get a grocery store.

Commissioner Bales said when I look at the revisions to this plan and the non-residential space goes from 165,000 and drops down to 22,000, that simply flies in the face of what this Board, the past Board when we sold you the property, it flies in the face of what we were looking to accomplish. I for one am not supportive of a reduction of commercial space down to 22,000 sq. ft. It just seems to fly in the face of what we were looking to accomplish when we sold you the property.

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Mr. Bowman said we've spent 4-1/2 years trying to accomplish what we set out to do and it's failed. The marketplace speaks. We could just have vacant land out there that nobody comes to. It's going to be difficult to fill up maybe 22,000 sq. ft. in this market. I led you down that path because I was gung-ho for it and by the way 160,000 we threw the kitchen sink in there just in case it was highly successful.

Ms. Bales said well then Mr. Bowman, I am quite saddened and frustrated and bothered that you sold us something that you couldn't deliver and that at the end of the day……..I don't get very riled up, but this one bugs me quite a bit I will freely admit publicly. It is frustrating to think that you were very convincing that you could pull this off and now we sit here where we are and it's not okay. And I need you to hear that it's not okay.

Commissioner Boone said I have two questions to ask you. I'm looking at R16-12 that was approved and I guess it's the northwest corner where there was going to be a brewery and the water tower is pictured on that site plan. The site plan R20-05 might show it, but I just can't read it, the font is very low. Is the water tower going to remain.

Mr. Bowman said yes.

Commissioner Boone said I would have to echo on what Commissioner Bales said. I raised my hand back when this project was approved hoping that this would relieve a lot of our traffic congestion where you don't have to go across the interstate to buy groceries and I guess frustration and disappointment are the two words that come to my mind.

Mayor Aneralla said I actually consider you a friend, we've gotten to know each other quite a bit over the last 5 or so years and I think you've done some really great work. The frustration is this was supposed to be a destination community. I'm not going to say like Birkdale Village, but maybe like Antiquity where other people come and for that we allowed 400+ apartments and townhomes. Now this is not a destination, this is just a living community. There's nothing for those people to do. Obviously we hope they will walk downtown and go to the Blythe Building because that will be a restaurant/brewer and maybe there'll be another restaurant or some other commercial, so I think that's the frustration of at least the Board members that approved of this sale several years ago and the fact there was a high degree of confidence that this could be pulled off and it's not and I think you are going to get that from a lot of the east side citizens, because that's what they were sold that we'll get some more apartments and townhomes but we're going to get some destination shopping and whatever that looks like. I talked to you two or three months ago and I believe it's a heavy lift right now and I think my sense is the Board would probably like to see considerable more commercial in and around the project.

Bill Conger, 13942 Cinnabar Place, said basically you just kind of summed up my feelings and a lot of our neighbors. We were okay with the project as it was expressed a couple of years ago thinking that this is going to add to the community, not just for Vermillion but the whole east side, and by losing any type of commercial space or what not, but it is just more traffic, it's more headaches for everybody in the area, so seeing a massive apartment complex wipes out any opportunity for future growth and things that better the community versus just more apartments. I just wanted to put that on record that as a resident and a lot of the neighbors are not too happy with just a straight up apartment complex. I totally understand the need for the density if it's going to be supported with other outparcels there that bring people to the area or bring businesses to the area, but once that's developed there's nothing left and I will also add I have lived in Vermillion for 21 years, one of the first residents in the neighborhood. I grew up in the northern Virginia/DC area and I've seen Charlotte and Huntersville and the surrounding

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areas go through the same things that northern Virginia area went through as a kid and it's happening here. All these developments are being built up on these tiny little country roads and while you say a traffic light isn't necessary right now at Vermillion, almost everyone of these neighborhoods in the next five years is going to need a traffic light because nobody is going to be able to get out whether you reduce the speed to 25 mph or not. So these types of things when you add this density really needs to be taken into consideration so you've got the density side without any real benefits to the people that are already out here the loss of any type of commercial space or future development for that, that's kind of disappointing.

Charles Gelsanliter, 201 Third Street, said my property is right adjacent to the property of this project. Basically, we did a RFP back in 2015 to sell this and the taxpayers aren't getting with this proposal what we did with the approved proposal. I wanted to state that. I'm in agreement with that. My main concern, because I live on Third Street and the neighborhood people that live on Walters Street with this future connection that goes up through the project, your intent I know it's on the scheduled projects down the road, is to widen Walters Street and what's shown on the project now there's a proposed 64' right-of-way and this right-of-way ends, the road stops right at the property line, and there's a neighbor that lives right behind me and if you extend this road in the future basically the right-of-way would go right through my barn and right down the middle of my driveway. I already live on a corner lot at Third and Steele Street and to have three roads on either side of my property and then to have this development right behind my property, it's just……and then if you extend Walters street all the way down to Huntersville-Concord Road you are taking out all these people's residences that live along Walters Street, the roads are already to the houses now, so to widen it you are just causing more problems for the homeowners that live there now. If there's something that can be done of not having an extension through Walters Street into this would be great, because you put it on Walters Street traffic that wants to go into those residences or even the proposed plan before that, all the traffic is going to come off Huntersville-Concord Road and it's going to go down Walters Street. They are not going to drive all the way down to the Cinnabar entrance and I don't know what Church Street…….if they are going to close Church Street or not in future plans and then also if you have a connection down S. Church Street to Holbrooks……..traffic on 115 backs up and the future taking Church all the way up through Seagle and I think in the future vision is to take it all the way up to McCord Road, that's just going to be a major headache for everyone that lives in those residences.

Lee Hallman, 100 Cambridge Road and savedowntownhuntersville.com, said it's good to see you finally getting frustrated with the old bait with retail and switch to residential model, even flustered. High density in downtown. The answer to a question that no one but a developer is asking…….how can I make a quick profit from the property I just bought from the Town or about apartments, the solution to a problem that doesn't exist. Why aren't there more people living on top of each other in our quaint downtown. The Planning Board and the Town Board need to stop riding the high-density horse. That horse pulled up years ago and Norfolk Southern put it down. Planning based on a downtown transit center is not in the public interest, it was when the red line was a possibility but no longer. There's no plausible reason to continue to force high density housing into downtown. We all watched the last Planning Board meeting when our Town Planning Director drew a line on Polaris, from the railroad crossing on N. Church Street, a lot no more than 20' wide, to the tip of the North State project as justification for density. In our one on one meeting most of you recognized that a commuter rail is a financial burden and highly unlikely to happen in the Lake Norman area. So, what then is the transit center, a CATS park and ride, a garage for hoverboards and jetpacks. A couple of you claim to be development visionaries for the town. What does that transit center look like to you. Any further advancement of projects of this…….are of your own person doing not that of the community via your

own vision or your own financial interest. Just how many Planning and Town Board members own property downtown. Of those, how many live in the downtown area. Inflicting your will on the Town is not only selfish, it will cause irreparable harm for years to come. I don't need to remind you that this year is an election year. We have a couple of thousand residents standing behind us. Several of you funding your campaign signs requires real estate developers and lawyers donation. We are paying attention and connecting the dots.

Ingrid Hooks, 107 Hunters Ridge Road, said I've held a volunteer position with the Town's Public Art Commission and I remain an active member of our community. It is an understatement that I love this town and I want to see it evolve into a vibrant accessible area that we all want to be excited about. There will always be growing pains with this type of vision and I think we have all seen the pros and cons of such growth. For those of us who put down roots in your downtown, we've all been waiting to see it evolve into a work, play and live area. What was once Anchor Mill, now Vermillion Village, was a promising mixed-use development of housing, shopping and recreation space. That has now turned into a super nice apartment complex placed in the middle of an established neighborhood along an already high traffic Huntersville-Concord Road. Not one current resident who has invested time, money and energy in Huntersville will benefit from this. Originally, there was a promise of a grocery store, restaurants, retail, gas station, which would have created more traffic issues, but there would have been some benefit for the surrounding neighbors both new and old. As it stands this new proposal will bring only headaches for those of us who like to come and go, having to schedule around traffic patterns in order to go to the store or take our kids to their appointments. Here are a few take a ways from the published proposal. The proposed reclassification is not consistent with the overall character of existing developments in the immediate vicinity of this property. The overall proposed density for Vermillion Village is 12 units per acre, which is higher than your other developments. Town policy says higher density is allowed ¼ mile from the commuter line rail line, the problem is there's no future commuter rail line. This is some strange loophole that could be applied to just about anywhere and at any time. The rail line that is currently going through town has not, is not and will not be used for any kind of commuter purpose. There's also many issues that seem to be glossed over in the proposal from the amount of students that we added into the school system, which relieves overcrowding, to parking pad length issues, all the outstanding traffic issues, unit pricing is unclear just to name a few, but all this is irrelevant since this is not the type of development that's in line with the Town's vision. To suggest that this is a multi-use development isn't just a stretch, it's a downright justification for a builder to get what he wants. I'm not a litigator, I'm not a developer and I don't have a degree in government studies, obviously I'm not a speech writer, but I do feel that I'm representing the typical resident who doesn't want to see the Town make a common mistake of more is better when it comes to development. We need to embrace our town's uniqueness along the ability to grow which is in the best interest of its current residents, not the interest of the developer lining his pockets.

Mayor Aneralla noted that e-mailed comments will be accepted for 24 hours after the meeting is adjourned.

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

OTHER BUSINESS

None

CONSENT AGENDA

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

Mayor Aneralla called for a roll call vote.

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

The following items on the Consent Agenda were approved:

- Minutes of the December 7, 2020 Regular Town Board Meeting.
- Town Board Meeting Schedule for 2021. *Meeting Schedule attached hereto as Exhibit No. 4.*

CLOSING COMMENTS

None

There being no further business, the meeting was adjourned.

Approved this the _____ day of _____, 2021.

DRAFT

Town of Huntersville
Town Board
March 1, 2021

To: Town Board

From: Janet Pierson, Town Clerk

Date: March 1, 2021

Subject: Approve the minutes of the January 19, 2021 Regular Town Board Meeting. *(Janet Pierson)*

EXPLAIN REQUEST:
Consider approving the minutes of the January 19, 2021 Regular Town Board Meeting.

ACTION RECOMMENDED:
Approve Minutes

FINANCIAL IMPLICATIONS:
N/A

ATTACHMENTS:
1. Draft Minutes

TOWN OF HUNTERSVILLE
TOWN BOARD MEETING
MINUTES

January 19, 2021 (Virtual)
6:00 p.m. – Hosted from Huntersville Town Hall

PRE-MEETING

None

REGULAR MEETING (VIRTUAL)
TOWN OF HUNTERSVILLE
BOARD OF COMMISSIONERS

The Regular Meeting of the Huntersville Board of Commissioners (Virtual) was hosted from the Huntersville Town Hall at 6:00 p.m. on January 19, 2021.

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

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

Mayor Aneralla called for a moment of silence.

Mayor Aneralla led the Pledge of Allegiance.

MAYOR AND COMMISSIONER REPORTS – STAFF QUESTIONS

Mayor Aneralla

- Was disappointed and upset to see the violence that occurred at the US capitol on January 6. Encouraged everybody to demonstrate or protest peacefully.
- Harris Group was the high bidder for the Robert B. Blythe Building, with a bid of $1.899 million.
- Will be attending the next Charlotte Regional Transportation Planning Organization meeting as the Metropolitan Transit Commission member.
- At the next Metropolitan Transit Commission meeting the big agenda item is going to be the proposed 1 cent transit sales tax.
- The Mayor's Fitness Challenge starts February 1.

Commissioner Bales

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- Lake Norman Regional Economic Development Corporation is currently working 47 projects, 25 of which are in Huntersville. The EDC, along with economic development organizations from about 15 other Charlotte area counties, are sponsoring a virtual expo, Stream 2021, in February.

Commissioner Boone

- Provided update on Lake Norman Chamber of Commerce events.
- The Huntersville Police Department has two new K9's. The No. 1 crime in Huntersville last year was larcenies from autos.
- Shared issues he has run into in getting the COVID vaccine. Encouraged everyone if they have the opportunity, to get the vaccine.

Commissioner Hines

- The next Charlotte Regional Transportation Planning Organization meeting is tomorrow night.
- Will sign up for the Mayor's Fitness Challenge and challenged his fellow Board members to do the same.

Commissioner Munger

- Attended the North Carolina Department of Health and Human Services vaccine call-in session.
- Look forward to the smooth transition of power that will occur tomorrow.
- Consider supporting local non-profits.

Commissioner Phillips

- No Update

Commissioner Walsh

- Will sign up for the Mayor's Fitness Challenge by the end of the week.
- The next meeting of the Greenway, Trail and Bikeway Commission is next Tuesday.
- The next meeting of the Parks & Recreation Commission is tomorrow night.
- Public Art Commission received a $10,000 donation from Level Up Lending Logistics Inc.
- Provided update on Visit Lake Norman events.

PUBLIC COMMENTS, REQUESTS, OR PRESENTATIONS

Tim Sandborn, Greenway, Trail and Bikeway Commission Co-Chair, presented update from the Greenway, Trail and Bikeway Commission. *Refer to PowerPoint attached hereto as Exhibit No. 1.*

Amber Kovacs, 207 Greenway Street, said from the beginning our group was advised to try and take a motion out of our fight because it was facts that were most powerful and I lived by that. Now that the vote is here, I find myself more emotional than I ever could have expected. It's hard to figure out if I'm sad, angry or an equal mixture of both. I'm so sad to think about all the trees, habitat and wildlife that will be lost and I'm angry that it's not important enough to the Town or to any of you who vote yes to keep them. Jennifer Davis' comment about making furniture or art out of trees is so tone deaf I can't even address that. I'm sad that I had to take a large sum of money from my family income to pay for a lawyer just so we could get our voices heard. But I'm angry that in the end we may have been heard, but not listened to. Had we not hired the attorney, North State wouldn't have postponed the vote because the Board was ready to vote, but North State didn't concede much after the promise anyway. I'm sad to see so much potential for that wonderful area go to waste and angry that people who should

care the most about it seem to only care about developers. You've done nothing to prove otherwise at least. I'm sad that people I like as human beings are not people I can trust to make decisions for our town. And I'm angry that it's allowed to even be that way. I'm sad that greed wins and people's opinions don't matter and I'm just downright angry that we even had to do this. Not all of my emotions surrounding this are bad. Even while moving to a new state during a pandemic, I was blessed enough to meet so many incredible people. I've made lasting relationships with people who love where we live just as much as I do, but it's a hell of a way to make new friends in a new town. Like I said before, I know we should stick to facts but since facts have been completely ignored, I figured you needed a reminder that these are actual people's lives that you are deciding about tonight. You see dollar signs and we see people. People over profit is clearly not the theme for tonight.

AGENDA CHANGES

Commissioner Walsh made a motion to adopt the agenda.

Commissioner Boone seconded motion.

Mayor Aneralla called for a roll call vote.

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

PUBLIC HEARINGS

None

OTHER BUSINESS

Petition #R20-03. Petition #R20-03, Huntersville Town Center Mixed-Use, is a request by North State Development, LLC to rezone +/- 9.947-acres located south of Gilead Road (just west of NC 115), north of Greenway Street and east of Hillcrest Drive (Parcel #s 01711616, 017116699, 01711617, 01711618, 01711643, 01711619, 01711627, 01711626, 01711625, 01711632, 01711633, 01711634, 01711637, 01711638, 01711639, 01711640, 01711801, 01711811) from Town Center, Neighborhood Residential and General Residential to Town Center - Conditional District to permit a mixed-use development with 134 apartments, 41 townhomes, 11 detached-homes and 12,000 sq. ft. of non-residential space.

David Peete, Principal Planner, entered the Staff Report into the record. *Staff Report and Staff PowerPoint attached hereto as Exhibit No. 2.* I just want to bring you up to speed to the changes that have been added to the plan since the Planning Board made their recommendation back in December. You can see there the yellow, that is the apartment building that is remaining at 134 units maximum. And, of course, that number is subject to the provision to park. The orange are the townhomes and they are now at 41 which is a 9-unit reduction. The blue are the detached homes along Greenway and then a couple internal and they are now at 11 which is a 4-unit increase. And then the alleyways are connected

which is servicing the point about trash collection. In summary you can see 134 apartment units, 41 townhomes, 11 detached, that is the maximum density of the project that is proposed before you.

Since the Planning Board meeting, we have heard from DOT. They are asking for a right-turn lane on Gilead with storage going into the site. That is something that will be required by DOT, so staff does not have anything to say about that at this point.

The Staff Recommendation has generally been brought up to speed. There were originally seven modifications, but as you remember two were not necessary. They have been eliminated, so the original five are still there and are still supported by the Staff Recommendation and Planning Board. There were a couple of notes that were added in based upon the Planning Board's recommendation and that is that construction equipment would not utilize Greenway, Holbrook or Hillcrest to access the site and that has been accommodated by the applicant. The only two exceptions to that would be for actual work on one of those roads such as curb and gutter or sidewalk on that street or if there were an emergency. But otherwise your construction traffic would not be allowed to use those. The improvements along Hillcrest Drive would not be installed at this time, but there would be a letter of escrow for that. There was a request about the landscaping on the western side of the development would be installed as early as possible to make sure that the residents along the west side were buffered as quickly as possible and to allow that vegetation to grow. And then of the alleyway issue, that has already been resolved that I mentioned just a minute ago.

I have the full Planning Board recommendation. If you would like me to go through it I can, but the bottom-line is they voted to approve by unanimous vote 8-0. They cited the 2030 Community Plan, the Downtown Master Plan, Small Area Plan and the various elements. They added additional conditions which I have gone over and then of course all the outstanding comments would be reviewed and approved by staff.

I am here to answer any specific questions that you may have and the applicants are also represented by their team led by Susan Irvin and when you are so inclined there's the guide to help with any motions, if you so choose.

Commissioner Walsh made a motion in considering the proposed rezoning application R20-03, Town Center Mixed-Use Conditional District Rezoning, the Town Board approves the rezoning as it is consistent with Implementation Goals Policies H-1 and H-9 Development Pattern, Policy H-3 Mixed-Use Development, Policy H-7 Housing Affordability, Policy H-10 Redevelopment Areas, Policy T-5 Context-sensitive Design of Streets, Policy T-6 Pedestrian Connections, Policy T-8 Street Connectivity, Policy CD-2 Commercial Development Pattern, Policy CD-3 Commercial Development Principles, Policy CD-5 Infrastructure, Policy CD-6 Architecture and Place-making, Policy DT-1 Downtown Development and Policy DT-2 Architectural Design Standards. It is also consistent with the 2040 Community Plan which was recently adopted. Furthermore, the Downtown Master Plan supports this project through the following implementation Strategies:

- Extend existing streets into new developments.
- Encourage sensitive redevelopment/infill that maintains the urbanism of downtown, while permitting new/modern architectural styles.
- Require buildings within 800' of the intersection of Gilead Road and Old Statesville Road (NC 115) to be a minimum of two stories.
- Permit and encourage infill development consistent with the Master Plan.

Approval is conditioned on all provisions outlined in Part 6 of the Staff Report being addressed as indicated and including the following from the site plan:

- Opaque screening on the undisturbed buffer surrounding the BMP.
- Traffic calming improvements on Greenway Street if warranted by a Traffic Calming Study, to be paid for by the developer not to exceed $8,000. A study is to be done before the project is completed and if calming warrants are not met, then after the project is completed.
- A no right-turn onto Greenway Street.
- A lighted pedestrian pathway at the eastern Holbrook extension to be approved by staff.
- While the developer is not proposing to achieve a 30 percent tree save, they do commit to working with staff to achieve a 15 percent tree save. In all cases, minimum required tree save would be mitigated per the provisions of the Zoning Ordinance as described in Article 7.
- With regards to construction access, the residential streets (Greenway, Holbrook and Hillcrest) shall not be used for construction traffic, with the exception of emergency access to the site or specific construction of improvements directly related to those streets.
- Applicant will build the western buffer as soon as possible to help mitigate negative impact on adjoining property owners.

With those provisions it is reasonable and in the public interest to rezone 9.947-acres (as described in Attachment B of the Staff Report) from TC, NR and GR to Town Center Mixed-use Conditional District Rezoning Plan as provided in our packet and dated January 5, 2021, to permit 12,000 sq. ft. of commercial space which is not to be used for leasing, exercise or other amenities associated with the apartments and with no more than 134 apartments, 41 townhomes and 11 single-family homes, because it is consistent with the 2030 Comprehensive Plan and the Downtown Master Plan (as outlined above) and the applicable provisions of the Zoning Ordinance can be adequately addressed with staff's recommendations in Section 6 of the Staff Report.

In alignment with the Planning Board, the Town Board supports this mixed-use project that has commercial as well as three different residential property types including for rent apartments, for sale townhomes, as well as for sale single-family homes. The transition from higher intensity commercial and apartments to the existing single-family residential is appropriate. Based upon recent resident surveys associated with the 2040 Community Plan, there is overwhelming support for a more vibrant downtown and this project will help the Town achieve that goal.

Commissioner Munger seconded motion.

Commissioner Boone said I've been against this plan from the start. The southern entrance/exit out of that new development onto a substandard street at Greenway will not handle the traffic is unacceptable to me. It's not about the traffic leaving the development, it's the traffic coming to the development. Ask yourself, you live in one of the new apartments and you work in Charlotte, how are you going to get home. What streets will you take. I'll let you plan that in your mind. When a new development comes into our area with existing roads that need to be improved, we as a Board owe it to the citizens to upgrade those substandard roads before we approve a high-density development……the Greenfield neighborhood whose streets would be Holbrook, Greenway, Watkins, Dallas, Joyce and Hillcrest, just to name a few. I've heard that this new development will increase the value of the homes in Greenfield Park. That might or might not be true, but one thing for sure there will be a decrease in the value and

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quality of life that these people have enjoyed for generations. Those days will be gone forever. Let's take a minute and look at the public hearing process. What is wrong with that process. The Town really needs to look into that. A developer can present their plan with slides and video for over an hour, then the public has a chance to speak. How many times have we heard "sorry your three minutes are up." This needs to change where both the parties have the same opportunity to make their presentation. One thing that was missed early on in this process was that you cannot see on a computer screen those citizens' expressions of real heartfelt concerns, worry and the real feeling that they are not being heard. A good example of this is when the applicant played a video of the local businesspeople that support this project. You cannot hear the groans or the shaking of the heads sitting behind a computer screen. But if you had been there, you would have seen this. I have several other comments to make, but I want to wait to hear what the other commissioners have to say.

Commissioner Walsh said this has been a long process. This is a project with lots of community input, which will contribute to the future of our downtown. I've lived here in Huntersville for almost three decades and during that time almost no new development has taken place in our downtown other than a few municipal buildings. The police station was abandoned years ago and the Town Hall houses about a dozen employees. It's too small to hold Board meetings and is falling into disrepair. I have talked with residents all over Huntersville for years and there's one reoccurring question – what are you going to do to revitalize downtown, there's nothing to do there and it's run down. Even folks I spoke to that were against this project privately acknowledged to me the lack of retail and the state of our downtown, including the gas station and the crumbling buildings across from the Town Center building. The North State project is the first real infusion of private development money in our downtown in a long time. The mixed-use project brings much needed retail supported by a variety of housing and becomes the first building blocks to a prosperous future for our downtown. You only have to look to our neighbors to the north including Cornelius, Davidson and Mooresville to see examples of progress they're making towards reinvigorating their downtowns. Just recently in The Citizen there was an article about Mooresville and it says the $18 million Mill One project creating ground floor retail space and 90 market rate apartments along Church Street is a major piece of downtown Mooresville's rejuvenation. Just look up the road to our neighbor north, Cornelius, and you will see apartments and retail within eyesight of town hall. Here's my point, we are not trying to reinvent the wheel here. We are simply looking around at what works in other communities, tweaking it for ours and making Huntersville a better place to live, work and play.

Commissioner Bales said this project has been one that has been really a long time coming and I do want to take a moment to thank the petitioner, staff, the Planning Board, leaders of the community in Greenfield Park and that neighborhood, as well as Save Downtown Huntersville, on all of their efforts to get the most out of this project. Huntersville has been talking about revitalization of downtown for more than 20 years and you can look back at in 1996, as was stated just a few minutes ago, current Town Hall and the old police station were built. In 2005/2006 Huntersville developed a Downtown Master Plan, then there was the East Huntersville Area Plan and the Gilead Road/21 Transportation Land Use Vision Small Area Plan and then there was another Downtown Huntersville Transportation System Plan. I think that there's been a lot of talk and there's been a lot of planning that has occurred for downtown revitalization and I do believe we are on the cusp with the Main Street improvements. That should start this year coming out of the ground and you'll see a better flow with transportation utilizing Main Street and the roundabouts. I list all of those plans because I think it's important that we all understand and recognize that revitalization in downtown has been talked about for a very long time. Every board talks about how to achieve revitalization and how to achieve rising downtown up. When I was first elected to the Board I went to some municipal training and I heard someone say if your town

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isn't growing, it's dying. And I thought that was an interesting perspective and while I have no experience with a town that is dying, I do recognize that a town growing and fettered is not a good scenario either. I believe we have to prepare for the growth and manage it. And while I would love to build a moat around Huntersville, around all of us, that's just simply not an option. Newcomers are here and they are going to continue to come. As far as the North State project is concerned, when I originally saw the proposal, I'll be honest, I wasn't in support. I couldn't envision townhomes on Greenway. I didn't think that was a good fit. I felt the density was too high. Others had concerns as well and I heard them. I heard from the Greenfield community, along with Save Downtown Huntersville. They shared their concerns with me and with us and the petitioner, and the petitioner made some changes to their plan, so I do want to recognize the hard work that they did up to that point and their willingness to work with the petitioner to help inspire positive change to the project. Modifications were still made even after the Planning Board's unanimous support. I think this end product addresses the majority of the concerns that we were hearing so while I understand that even these changes are not going to garner 100 percent support of those who oppose the plan, I do believe the changes in the plan find better balance for downtown revitalization and they do reflect the spirit of the Downtown Master Plan going from Gilead down into the existing neighborhoods. It makes a whole lot more sense. I think it addresses the majority of the concerns for those who currently live in downtown. I'm going to just say this and wrap up. I think with all of these modifications that have been proposed with everyone kind of working together, I will support this project this evening. I think that from where we started I was a no, but where we've landed I think this makes a whole lot more sense for the community as a whole.

Commissioner Phillips said too much has gone on behind the scenes and the public has lost their faith and trust in us and their questions and concerns are still not addressed and they do not feel heard. We are elected to do the will of the people and take an oath saying so. Over 1,600 residents have signed a petition, sent e-mails, or spoken at meetings saying they do not support this plan for various reasons that are valid. We do not have to support this if it is not in the best interest of the public and the public has spoken loud and clear that they do not feel like it is in their best interest. This is gentrification. This is not revitalization. We work for the people, not the developers and in this case I feel like the Board as a whole has lost its way. To the citizens that have spoken up, I have heard you, I respect you, and I'm doing what you entrusted me to do and most of all I'm very sorry.

Commissioner Munger said I just have a couple of questions. Is the applicant going to make a presentation. I don't know if this is the appropriate time to ask questions, but I do have a couple of questions for them.

Mayor Aneralla said you are certainly welcome to ask them any questions, I don't believe there's a formal presentation.

Commissioner Munger said I had a couple of questions about some specific trees and why they couldn't be saved…….T35, T36 and T37 which are located in the BMP, is there a specific reason why those three trees could not be saved.

Susan Irvin said I actually spoke with the engineer and planner at Land Design this afternoon and we talked about those trees and a couple of others. This is a concept plan for the zoning…..the requirement is the submission of a concept plan and the next stage of planning is a full set of engineered drawings including a grading plan and once the engineered drawings are completed and approved and once the site construction begins on the ground, there's more detail about what the topography is on the site, the specific elevations at each location and my understanding from the engineer at Land Design was that

if the grading has a differential of greater than 18" it's unlikely that the tree would be saved and also these three trees specifically at this point, the final design of the BMP hasn't been done because the full engineered drawings haven't been done. Once those are done, they will have a better idea as to whether they can save any of those trees, but to air on the side of caution those were removed from the plan at this point.

Commissioner Munger said the other two would have been T8 and T33.

Ms. Irvin said we talked about that tree also. The elevation on the concept plan for that tree is 790. Again, once they get on the ground it may be higher or lower. The actual elevation for the alleyway for the public trash is shown at 786 at this point. Again, that may change once the engineered drawings are done. But with an elevation differential of 4' the recommendation was to show that as not being saved. Again, once they are on the ground and they are actually doing the work, the elevations may be different.

Commissioner Munger said would the same be true for T8 which is if you go up in the apartment parking lot on the very western border.

Ms. Irvin said yes, that is also correct and just the actual location of the improvements and the grading itself.

Commissioner Munger said the only other comment in general is for staff. I would like to see us do a speed study on Watkins before construction and then after the completion of the project. I think this will help provide our staff with a real-life example of how development of this type might actually affect traffic and give us more information going forward. And then also I would like for us to look at developing a plan to make the parking garage functional prior to the start of construction to ensure that the structure continues to be available for its originally intended purpose.

Mayor Aneralla said I think those would be separate issues.

Commissioner Boone said new development is going to happen in this area. Is this a good project, have they made concessions……yes. What I would like to do at this time is make a substitute motion. The motion that Commissioner Walsh said, I would like that motion to stand as read, except for Point No. 3 and I could get behind this project if we stub the entrance and exit to the south end of the development, stub it for motorized vehicles and add a portion where people could walk or bike through a path from Greenway Street to the new development. This stub would be kept in place until Greenway Street is widened to 10' lanes in both directions and this might take some property from some of those homeowners. I want to be sure that's in the record and it also might take some right-of-way also. But I'd like to get behind this project if we could stub the entrance into the project.

Motion died due to lack of a second.

Mayor Aneralla called for a roll call vote on the original motion to approve Petition #R20-03.

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

Commissioner Walsh – Approve

Mayor Aneralla said I want to thank everybody for their participation. I know not everybody will be happy with this decision which is generally the case with rezonings. I do believe that the Board has worked diligently, has been open, has met with many people, have made many phone calls and listened to the citizens. I know you can't please everybody all the time, but I do commend the Board, Planning Staff, the Planning Board and the citizens for giving their feedback on this project.

Commissioner Boone made a motion to bring Commissioner Hines back.

Commissioner Walsh seconded motion.

Mayor Aneralla called for a roll call vote.

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

CONSENT AGENDA

Commissioner Munger made a motion to approve the Consent Agenda. Commissioner Walsh seconded motion.

Mayor Aneralla called for a roll call vote.

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

The following items on the Consent Agenda were approved:

- Minutes of the December 21, 2020 Regular Town Board Meeting.
- Resolution Authorizing Professional Engineering Services Contract Amendment for the Beatties Ford at Hambright Project. *Resolution attached hereto as Exhibit No. 3.*

CLOSING COMMENTS

Commissioner Boone expressed appreciation to whomever accomplished getting NC 115 paved in front of Slice House.

There being no further business, the meeting was adjourned.

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Approved this the _____ day of _____, 2021.

DRAFT

Town of Huntersville
Town Board
March 1, 2021

To: Town Board

From: Pattie Ellis

Date: March 1, 2021

Subject: Approve Mecklenburg County Tax Refund Report. *(Pattie McGinnis)*

EXPLAIN REQUEST:
Attached is the Refund report from Mecklenburg County. This report contains one refund totaling $496.45 which includes $9.73 in interest. The refund is the result of the Property Tax Commission.

ACTION RECOMMENDED:
Approve Board Action

FINANCIAL IMPLICATIONS:
Decrease in revenue.

ATTACHMENTS:
1. Huntersville refunds with interest 2020 12 13

HUNTERSVILLE Refunds

Tax Year	Bill Number	Parcel #	Source Type	Adj #	Adjustment Reason	Date of Adj.	Refund Recipient Name	Refund Address Line 1	City	State	Zip	Payment Date for Interest Calculation	Refund Amount ($)	Total Interest to Pay if mailed on or before 1/20/2021 ($)
2020	0001464221-2020-2020-0000-01	00943103	REI	591519	BER Decision	12/3/2020	STOVER, GWENDOLYN W	15914 STONEMONT RD	HUNTERSVILLE	NC	28078	1/6/2021	$ 486.72	$ 9.73
												TOTAL	**$ 486.72**	**$ 9.73**

Town of Huntersville
Town Board
March 1, 2021

To: Town Board

From: Pattie Ellis

Date: March 1, 2021

Subject: Appropriate Bradford Park capital reserve revenue in the amount of $15,000 to the Contract Services - Bradford Park expense account for backstop repairs at Bradford Park. *(Michael Jaycocks/Pattie McGinnis)*

EXPLAIN REQUEST:
Appropriate Bradford Park capital reserve revenue in the amount of $15,000 to the Contract Services - Bradford Park expense account for backstop repairs at Bradford Park.

ACTION RECOMMENDED:
Approve Budget Amendment

FINANCIAL IMPLICATIONS:
No net impact to fund balance; offsetting revenue and expense.

ATTACHMENTS:
None

Town of Huntersville
Town Board
March 1, 2021

To: Town Board

From: Pattie Ellis

Date: March 1, 2021

Subject: Appropriate Insurance Proceeds in the amount of $448.94 to Huntersville Volunteer Fire Department account due to a sprinkler malfunction causing water damage at the Fire Station on McIlWaine Road. *(Pattie McGinnis)*

EXPLAIN REQUEST:
Appropriate Insurance Proceeds (103814.9999) of $448.94 to Huntersville Volunteer Fire Department account (106900.0650.80007) due to a sprinkler malfunction causing water damage at the Firestation on McIlWaine Road.

ACTION RECOMMENDED:
Approve Budget Amendment

FINANCIAL IMPLICATIONS:
No net impact to fund balance; offsetting revenue and expense.

ATTACHMENTS:
None

Town of Huntersville
Town Board
March 1, 2021

To: Town Board

From: Pattie Ellis

Date: March 1, 2021

Subject: Approve Contract to Audit Accounts with Martin Starnes & Associates, CPAs, P.A. for Fiscal Year Ending June 30, 2021. *(Pattie McGinnis)*

EXPLAIN REQUEST:

Staff recommends that we re-engage Martin Starnes & Associates for the 2020-2021 Financial Audit. The contract has increased three percent over last year. Due to the grants received for the Main Street widening project, Martin Starnes & Associates will have to do additional audit work, therefore this increase is warranted.

ACTION RECOMMENDED:

Approve Contract.

FINANCIAL IMPLICATIONS:

Pay contract amount of $37,875.

ATTACHMENTS:

1. 2021 Town of Huntersville Contract
2. Town of Huntersville - 2021 Single Audit Engagement Letter

CONTRACT TO AUDIT ACCOUNTS

The	Governing Board Board of Commissioners
of	Primary Government Unit (or charter holder) Town of Huntersville, NC
and	Discretely Presented Component Unit (DPCU) (if applicable) N/A

Primary Government Unit, together with DPCU (if applicable), hereinafter referred to as Governmental Unit(s)

and	Auditor Name Martin Starnes & Associates, CPAs, P.A.
	Auditor Address 730 13th Avenue Dr. SE, Hickory, NC 28602

Hereinafter referred to as Auditor

for	Fiscal Year Ending 06/30/21	Audit Report Due Date 10/31/21

Must be within four months of FYE

hereby agree as follows:

1. The Auditor shall audit all statements and disclosures required by U.S. generally accepted auditing standards (GAAS) and additional required legal statements and disclosures of all funds and/or divisions of the Governmental Unit(s). The non-major combining, and individual fund statements and schedules shall be subjected to the auditing procedures applied in the audit of the basic financial statements and an opinion shall be rendered in relation to (as applicable) the governmental activities, the business- type activities, the aggregate DPCUs, each major governmental and enterprise fund, and the aggregate remaining fund information (non-major government and enterprise funds, the internal service fund type, and the fiduciary fund types).

2. At a minimum, the Auditor shall conduct his/her audit and render his/her report in accordance with GAAS. The Auditor shall perform the audit in accordance with *Government Auditing Standards* if required by the State Single Audit Implementation Act, as codified in G.S. 159-34. If required by OMB *Uniform Administration Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance) and the State Single Audit Implementation Act, the Auditor shall perform a Single Audit. This audit and all associated audit documentation may be subject to review by Federal and State agencies in accordance with Federal and State laws, including the staffs of the Office of State Auditor (OSA) and the Local Government Commission (LGC). If the audit requires a federal single audit performed under the requirements found in Subpart F of the Uniform Guidance (§200.501), it is recommended that the Auditor and Governmental Unit(s) jointly agree, in advance of the execution of this contract, which party is responsible for submission of the audit and the accompanying data collection form to the Federal Audit Clearinghouse as required under the Uniform Guidance (§200.512).

If the audit and Auditor communication are found in this review to be substandard, the results of the review may be forwarded to the North Carolina State Board of CPA Examiners (NC State Board).

3. If an entity is determined to be a component of another government as defined by the group audit standards, the entity's auditor shall make a good faith effort to comply in a timely manner with the requests of the group auditor in accordance with AU-6 §600.41 - §600.42.

4. This contract contemplates an unmodified opinion being rendered. If during the process of conducting the audit, the Auditor determines that it will not be possible to render an unmodified opinion on the financial statements of the unit, the Auditor shall contact the LGC Staff to discuss the circumstances leading to that conclusion as soon as is practical and before the final report is issued. The audit shall include such tests of the accounting records and such other auditing procedures as are considered by the Auditor to be necessary in the circumstances. Any limitations or restrictions in scope which would lead to a qualification should be fully explained in an attachment to this contract.

5. If this audit engagement is subject to the standards for audit as defined in *Government Auditing Standards*, 2018 revision, issued by the Comptroller General of the United States, then by accepting this engagement, the Auditor warrants that he/she has met the requirements for a peer review and continuing education as specified in *Government Auditing Standards*. The Auditor agrees to provide a copy of the most recent peer review report to the Governmental Unit(s) and the Secretary of the LGC prior to the execution of an audit contract. Subsequent submissions of the report are required only upon report expiration or upon auditor's receipt of an updated peer review report. If the audit firm received a peer review rating other than pass, the Auditor shall not contract with the Governmental Unit(s) without first contacting the Secretary of the LGC for a peer review analysis that may result in additional contractual requirements.

If the audit engagement is not subject to *Government Accounting Standards* or if financial statements are not prepared in accordance with U.S. generally accepted accounting principles (GAAP) and fail to include all disclosures required by GAAP, the Auditor shall provide an explanation as to why in an attachment to this contract or in an amendment.

6. It is agreed that time is of the essence in this contract. All audits are to be performed and the report of audit submitted to LGC Staff within four months of fiscal year end. If it becomes necessary to amend this due date or the audit fee, an amended contract along with a written explanation of the delay shall be submitted to the Secretary of the LGC for approval.

7. It is agreed that GAAS include a review of the Governmental Unit's (Units') systems of internal control and accounting as same relate to accountability of funds and adherence to budget and law requirements applicable thereto; that the Auditor shall make a written report, which may or may not be a part of the written report of audit, to the Governing Board setting forth his/her findings, together with his recommendations for improvement. That written report shall include all matters defined as "significant deficiencies and material weaknesses" in AU-C 265 of the *AICPA Professional Standards (Clarified*). The Auditor shall file a copy of that report with the Secretary of the LGC.

8. All local government and public authority contracts for audit or audit-related work require the approval of the Secretary of the LGC. This includes annual or special audits, agreed upon procedures related to internal controls, bookkeeping or other assistance necessary to prepare the Governmental Unit's (Units') records for audit, financial statement preparation, any finance-related investigations, or any other audit- related work in the State of North Carolina. Approval is not required on contracts and invoices for system improvements and similar services of a non-auditing nature.

9. Invoices for services rendered under these contracts shall not be paid by the Governmental Unit(s) until the invoice has been approved by the Secretary of the LGC. (This also includes any progress billings.)[G.S. 159-34 and 115C-447] All invoices for Audit work shall be submitted in PDF format to the Secretary of the LGC for approval. The invoice marked 'approved 'with approval date shall be returned to

the Auditor to present to the Governmental Unit(s) for payment. This paragraph is not applicable to contracts for audits of hospitals.

10. In consideration of the satisfactory performance of the provisions of this contract, the Governmental Unit(s) shall pay to the Auditor, upon approval by the Secretary of the LGC if required, the fee, which includes any costs the Auditor may incur from work paper or peer reviews or any other quality assurance program required by third parties (federal and state grantor and oversight agencies or other organizations) as required under the Federal and State Single Audit Acts. This does not include fees for any pre-issuance reviews that may be required by the NC Association of CPAs (NCACPA) Peer Review Committee or NC State Board of CPA Examiners (see Item 13).

11. If the Governmental Unit(s) has/have outstanding revenue bonds, the Auditor shall submit to LGC Staff, either in the notes to the audited financial statements or as a separate report, a calculation demonstrating compliance with the revenue bond rate covenant. Additionally, the Auditor shall submit to LGC Staff simultaneously with the Governmental Unit's (Units') audited financial statements any other bond compliance statements or additional reports required by the authorizing bond documents, unless otherwise specified in the bond documents.

12. After completing the audit, the Auditor shall submit to the Governing Board a written report of audit. This report shall include, but not be limited to, the following information: (a) Management's Discussion and Analysis, (b) the financial statements and notes of the Governmental Unit(s) and all of its component units prepared in accordance with GAAP, (c) supplementary information requested by the Governmental Unit(s) or required for full disclosure under the law, and (d) the Auditor's opinion on the material presented. The Auditor shall furnish the required number of copies of the report of audit to the Governing Board upon completion.

13. If the audit firm is required by the NC State Board, the NCACPA Peer Review Committee, or the Secretary of the LGC to have a pre-issuance review of its audit work, there shall be a statement in the engagement letter indicating the pre-issuance review requirement. There also shall be a statement that the Governmental Unit(s) shall not be billed for the pre-issuance review. The pre-issuance review shall be performed prior to the completed audit being submitted to LGC Staff. The pre-issuance review report shall accompany the audit report upon submission to LGC Staff.

14. The Auditor shall submit the report of audit in PDF format to LGC Staff. For audits of units other than hospitals, the audit report should be submitted when (or prior to) submitting the final invoice for services rendered. The report of audit, as filed with the Secretary of the LGC, becomes a matter of public record for inspection, review and copy in the offices of the LGC by any interested parties. Any subsequent revisions to these reports shall be sent to the Secretary of the LGC along with an Audit Report Reissued Form (available on the Department of State Treasurer website). These audited financial statements, excluding the Auditors' opinion, may be used in the preparation of official statements for debt offerings by municipal bond rating services to fulfill secondary market disclosure requirements of the Securities and Exchange Commission and for other lawful purposes of the Governmental Unit(s) without requiring consent of the Auditor. If the LGC Staff determines that corrections need to be made to the Governmental Unit's (Units') financial statements, those corrections shall be provided within three business days of notification unless another deadline is agreed to by LGC Staff.

15. Should circumstances disclosed by the audit call for a more detailed investigation by the Auditor than necessary under ordinary circumstances, the Auditor shall inform the Governing Board in writing of the need for such additional investigation and the additional compensation required therefore. Upon approval by the

Secretary of the LGC, this contract may be modified or amended to include the increased time, compensation, or both as may be agreed upon by the Governing Board and the Auditor.

16. If an approved contract needs to be modified or amended for any reason, the change shall be made in writing and pre-audited if the change includes a change in audit fee (pre-audit requirement does not apply to charter schools or hospitals). This amended contract shall be completed in full, including a written explanation of the change, signed and dated by all original parties to the contract. It shall then be submitted to the Secretary of the LGC for approval. No change to the audit contract shall be effective unless approved by the Secretary of the LGC, the Governing Board, and the Auditor.

17. A copy of the engagement letter, issued by the Auditor and signed by both the Auditor and the Governmental Unit(s), shall be attached to this contract, and except for fees, work, and terms not related to audit services, shall be incorporated by reference as if fully set forth herein as part of this contract. In case of conflict between the terms of the engagement letter and the terms of this contract, the terms of this contract shall take precedence. Engagement letter terms that conflict with the contract are deemed to be void unless the conflicting terms of this contract are specifically deleted in Item 28 of this contract. Engagement letters containing indemnification clauses shall not be accepted by LGC Staff.

18. Special provisions should be limited. Please list any special provisions in an attachment.

19. A separate contract should not be made for each division to be audited or report to be submitted. If a DPCU is subject to the audit requirements detailed in the Local Government Budget and Fiscal Control Act and a separate audit report is issued, a separate audit contract is required. If a separate report is not to be issued and the DPCU is included in the primary government audit, the DPCU shall be named along with the primary government on this audit contract. DPCU Board approval date, signatures from the DPCU Board chairman and finance officer also shall be included on this contract.

20. The contract shall be executed, pre-audited (pre-audit requirement does not apply to charter schools or hospitals), and physically signed by all parties including Governmental Unit(s) and the Auditor, then submitted in PDF format to the Secretary of the LGC.

21. The contract is not valid until it is approved by the Secretary of the LGC. The staff of the LGC shall notify the Governmental Unit and Auditor of contract approval by email. The audit should not be started before the contract is approved.

22. Retention of Client Records: Auditors are subject to the NC State Board of CPA Examiners' Retention of Client Records Rule 21 NCAC 08N .0305 as it relates to the provision of audit and other attest services, as well as non-attest services. Clients and former clients should be familiar with the requirements of this rule prior to requesting the return of records.

23. This contract may be terminated at any time by mutual consent and agreement of the Governmental Unit(s) and the Auditor, provided that (a) the consent to terminate is in writing and signed by both parties, (b) the parties have agreed on the fee amount which shall be paid to the Auditor (if applicable), and (c) no termination shall be effective until approved in writing by the Secretary of the LGC.

24. The Governmental Unit's (Units') failure or forbearance to enforce, or waiver of, any right or an event of breach or default on one occasion or instance shall not constitute the waiver of such right, breach or default on any subsequent occasion or instance.

25. There are no other agreements between the parties hereto and no other agreements relative hereto that shall be enforceable unless entered into in accordance with the procedure set out herein and approved by the Secretary of the LGC.

26. E-Verify. Auditor shall comply with the requirements of NCGS Chapter 64 Article 2. Further, if Auditor utilizes any subcontractor(s), Auditor shall require such subcontractor(s) to comply with the requirements of NCGS Chapter 64, Article 2.

27. **Applicable to audits with fiscal year ends of June 30, 2020 and later.** For all non-attest services, the Auditor shall adhere to the independence rules of the AICPA Professional Code of Conduct and Governmental Auditing Standards, 2018 Revision (as applicable). Financial statement preparation assistance shall be deemed a “significant threat” requiring the Auditor to apply safeguards sufficient to reduce the threat to an acceptable level. If the Auditor cannot reduce the threats to an acceptable level, the Auditor cannot complete the audit. If the Auditor is able to reduce the threats to an acceptable level, the documentation of this determination, including the safeguards applied, must be included in the audit workpapers.

All non-attest service(s) being performed by the Auditor that are necessary to perform the audit must be identified and included in this contract. The Governmental Unit shall designate an individual with the suitable skills, knowledge, and/or experience (SKE) necessary to oversee the services and accept responsibility for the results of the services performed. If the Auditor is able to identify an individual with the appropriate SKE, s/he must document and include in the audit workpapers how he/she reached that conclusion. If the Auditor determines that an individual with the appropriate SKE cannot be identified, the Auditor cannot perform both the non-attest service(s) and the audit. See "Fees for Audit Services" page of this contract to disclose the person identified as having the appropriate SKE for the Governmental Unit.

28. **Applicable to audits with fiscal year ends of June 30, 2021 and later. T**he auditor shall present the audited financial statements including any compliance reports to the government unit’s governing body or audit committee in an official meeting in open session as soon as the audited financial statements are available but not later than 45 days after the submission of the audit report to the Secretary. The auditor’s presentation to the government unit’s governing body or audit committee shall include:

a) the description of each finding, including all material weaknesses and significant deficiencies, as found by the auditor, and any other issues related to the internal controls or fiscal health of the government unit as disclosed in the management letter, the Single Audit or Yellow Book reports, or any other communications from the auditor regarding internal controls as required by current auditing standards set by the Accounting Standards Board or its successor;

b) the status of the prior year audit findings;

c) the values of Financial Performance Indicators based on information presented in the audited financial statements; and

d) notification to the governing body that the governing body shall develop a “Response to the Auditor’s Findings, Recommendations, and Fiscal Matters,” if required under 20 NCAC 03 .0508.

29. Information based on the audited financial statements shall be submitted to the Secretary for the purpose of identifying Financial Performance Indicators and Financial Performance Indicators of Concern.

30. Applicable to charter school contracts only: No indebtedness of any kind incurred or created by the charter school shall constitute an indebtedness of the State or its political subdivisions, and no indebtedness of the charter school shall involve or be secured by the faith, credit, or taxing power of the State or its political subdivisions.

31. All of the above paragraphs are understood and shall apply to this contract, except the following numbered paragraphs shall be deleted (See Item 16 for clarification).

32. The process for submitting contracts, audit reports and invoices is subject to change. Auditors and units should use the submission process and instructions in effect at the time of submission. Refer to the N.C. Department of State Treasurer website at https://www.nctreasurer.com/state-and-local-government-finance-division/local-government-commission/submitting-your-audit

33. All communications regarding audit contract requests for modification or official approvals will be sent to the email addresses provided on the signature pages that follow.

34. Modifications to the language and terms contained in this contract form (LGC-205) are not allowed.

FEES FOR AUDIT SERVICES

1. For all non-attest services, the Auditor shall adhere to the independence rules of the AICPA Professional Code of Conduct (as applicable) and *Governmental Auditing Standards,2018 Revision*. Refer to Item 27 of this contract for specific requirements. The following information must be provided by the Auditor; contracts presented to the LGC without this information will be not be approved.

Financial statements were prepared by: ☑ Auditor ☐ Governmental Unit ☐ Third Party

If applicable: Individual at Governmental Unit designated to have the suitable skills, knowledge, and/or experience (SKE) necessary to oversee the non-attest services and accept responsibility for the results of these services:

Name:	***Title and Unit / Company:***	***Email Address:***
Pattie McGinnis	Finance Director, Town of Huntersville	pmcginnis@huntersville.org

OR Not Applicable ☐ *(Identification of SKE Individual not applicable for GAAS-only audit or audits with FYEs prior to June 30, 2020.)*

2. Fees may not be included in this contract for work performed on Annual Financial Information Reports (AFIRs), Form 990s, or other services not associated with audit fees and costs. Such fees may be included in the engagement letter but may not be included in this contract or in any invoices requiring approval of the LGC. See Items 8 and 13 for details on other allowable and excluded fees.

3. Prior to submission of the completed audited financial report, applicable compliance reports and amended contract (if required) the Auditor may submit invoices for approval for services rendered, not to exceed 75% of the billings for the last annual audit of the unit submitted to the Secretary of the LGC. Should the 75% cap provided below conflict with the cap calculated by LGC Staff based on the billings on file with the LGC, the LGC calculation prevails. All invoices for services rendered in an audit engagement as defined in 20 NCAC .0503 shall be submitted to the Commission for approval before any payment is made. Payment before approval is a violation of law. (This paragraph not applicable to contracts and invoices associated with audits of hospitals).

PRIMARY GOVERNMENT FEES

Primary Government Unit	Town of Huntersville, NC
Audit Fee	$ See fee section of engagement letter
Additional Fees Not Included in Audit Fee:	
Fee per Major Program	$ N/A
Writing Financial Statements	$ See fee section of engagement letter
All Other Non-Attest Services	$ N/A
75% Cap for Interim Invoice Approval ***(not applicable to hospital contracts)***	$ 27,581.25

DPCU FEES (if applicable)

Discretely Presented Component Unit	N/A
Audit Fee	$
Additional Fees Not Included in Audit Fee:	
Fee per Major Program	$
Writing Financial Statements	$
All Other Non-Attest Services	$
75% Cap for Interim Invoice Approval ***(not applicable to hospital contracts)***	$

SIGNATURE PAGE

AUDIT FIRM

Audit Firm* Martin Starnes & Associates, CPAs, P.A.	
Authorized Firm Representative (typed or printed)* Amber Y. McGhinnis	Signature* Amber Y. McGhinnis
Date* 01/28/21	Email Address* amcghinnis@martinstarnes.com

GOVERNMENTAL UNIT

Governmental Unit* Town of Huntersville, NC	
Date Primary Government Unit Governing Board Approved Audit Contract* (G.S.159-34(a) or G.S.115C-447(a))	
Mayor/Chairperson (typed or printed)* John Aneralla, Mayor	Signature*
Date	Email Address janeralla@huntersville.org

Chair of Audit Committee (typed or printed, or "NA") N/A	Signature
Date	Email Address

GOVERNMENTAL UNIT – PRE-AUDIT CERTIFICATE

Required by G.S. 159-28(a1) or G.S. 115C-441(a1).
Not applicable to hospital contracts.

This instrument has been pre-audited in the manner required by The Local Government Budget and Fiscal Control Act or by the School Budget and Fiscal Control Act.

Primary Governmental Unit Finance Officer* (typed or printed) Pattie McGinnis, Finance Director	Signature*
Date of Pre-Audit Certificate*	Email Address* pmcginnis@huntersville.org

SIGNATURE PAGE – DPCU
(complete only if applicable)

DISCRETELY PRESENTED COMPONENT UNIT

DPCU* N/A	
Date DPCU Governing Board Approved Audit Contract* (Ref: G.S. 159-34(a) or G.S. 115C-447(a))	
DPCU Chairperson (typed or printed)*	Signature*
Date*	Email Address*

Chair of Audit Committee (typed or printed, or "NA") N/A	Signature
Date	Email Address

DPCU – PRE-AUDIT CERTIFICATE

Required by G.S. 159-28(a1) or G.S. 115C-441(a1).
Not applicable to hospital contracts.

This instrument has been pre-audited in the manner required by The Local Government Budget and Fiscal Control Act or by the School Budget and Fiscal Control Act.

DPCU Finance Officer (typed or printed)* N/A	Signature*
Date of Pre-Audit Certificate*	Email Address*

Remember to print this form, and obtain all required signatures prior to submission.

PRINT

KWH
Koonce, Wooten & Haywood, LLP
CERTIFIED PUBLIC ACCOUNTANTS

Report on the Firm's System of Quality Control

To the Shareholders of Martin Starnes & Associates CPAs, P.A. and the
Peer Review Committee, North Carolina Association
Of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Martin Starnes & Associates CPAs, P.A. (the firm) in effect for the year ended December 31, 2017. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control and the firm's compliance therewith based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards,* including compliance audits under the Single Audit Act and an audit of an employee benefit plan.

As part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Martin Starnes & Associates CPAs, P.A. in effect for the year ended December 31, 2017, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)* or *fail*. Martin Starnes & Associates CPAs, P.A. has received a peer review rating of pass.

Koonce, Wooten & Haywood, LLP

Koonce, Wooten & Haywood, LLP

May 3, 2018

Raleigh
4060 Barrett Drive
Post Office Box 17806
Raleigh, North Carolina 27619

919 782 9265
919 783 8937 FAX

Durham
3500 Westgate Drive
Suite 203
Durham, North Carolina 27707

919 354 2584
919 489 8183 FAX

Pittsboro
10 Sanford Road
Post Office Box 1399
Pittsboro, North Carolina 27312

919 542 6000
919 542 5764 FAX

MARTIN ♦ STARNES
& ASSOCIATES, CPAs, P.A.
"A Professional Association of Certified Public Accountants and Management Consultants"

January 28, 2021

Pattie McGinnis, Finance Director
Town of Huntersville
101 Huntersville-Concord Road
Huntersville, NC 28070

You have requested that we audit the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Huntersville, NC, as of June 30, 2021, and for the year then ended, and the related notes, which collectively comprise the Town of Huntersville's basic financial statements as listed in the table of contents.

In addition, we will audit the entity's compliance over major federal and State award programs for the period ended June 30, 2021. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter. Our audits will be conducted with the objectives of our expressing an opinion on each opinion unit and an opinion on compliance regarding the entity's major federal and State award programs.

Accounting principles generally accepted in the United States of America require that certain supplementary information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the required supplementary information (RSI) in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist primarily of inquiries of management regarding their methods of measurement and presentation, and comparing the information for consistency with management's responses to our inquiries. We will not express an opinion or provide any form of assurance on the RSI. The following RSI is required by accounting principles generally accepted in the United States of America. This RSI will be subjected to certain limited procedures but will not be audited:

- Management's Discussion and Analysis
- Law Enforcement Officers' Special Separation Allowance schedules
- Other Post-Employment Benefits' schedules
- Local Government Employees' Retirement System's schedules

730 13th Avenue Drive SE ♦ Hickory, NC 28602 ♦ 828-327-2727 ♦ Fax 828-328-2324
13 South Center Street ♦ Taylorsville, NC 28681 ♦ 828-632-9025 ♦ Fax 828-632-9085
800-948-0585 ♦ www.martinstarnes.com

Supplementary information other than RSI will accompany the Town of Huntersville's basic financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the basic financial statements and perform certain additional procedures, including comparing and reconciling the supplementary information to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and additional procedures in accordance with auditing standards generally accepted in the United States of America. We intend to provide an opinion on the following supplementary information in relation to the financial statements as a whole:

- Combining and individual fund financial statements
- Budget and actual schedules
- Supplemental ad valorem tax schedules
- Other schedules
- Schedule of Expenditures of Federal and State Awards

Schedule of Expenditures of Federal and State Awards

We will subject the Schedule of Expenditures of Federal and State Awards to the auditing procedures applied in our audit of the basic financial statements and certain additional procedures, including comparing and reconciling the schedule to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and additional procedures in accordance with auditing standards generally accepted in the United States of America. We intend to provide an opinion on whether the Schedule of Expenditures of Federal and State Awards is presented fairly in all material respects in relation to the financial statements as a whole.

The following additional information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that other information:

- Introductory section
- Statistical tables

Data Collection Form (if applicable)

Prior to the completion of our engagement, we will complete the sections of the Data Collection Form that are our responsibility. The form will summarize our audit findings, amounts and conclusions. It is management's responsibility to submit a reporting package including financial statements, Schedule of Expenditures of Federal and State Awards, summary schedule of prior audit findings and corrective action plan along with the Data Collection Form to the Federal Audit Clearinghouse. The financial reporting package must be text searchable, unencrypted, and unlocked. Otherwise, the reporting package will not be accepted by the Federal Audit Clearinghouse. We will assist you in the electronic submission and certification. You may request from us copies of our report for you to include with the reporting package submitted to pass-through entities.

The Data Collection Form is required to be submitted within the *earlier* of 30 days after receipt of our auditors' reports or nine months after the end of the audit period, unless specifically waived by a federal cognizant or oversight agency for audits. Data Collection Forms submitted untimely are one of the factors in assessing programs at a higher risk.

Audit of the Financial Statements

We will conduct our audit in accordance with auditing standards generally accepted in the United States of America (U.S. GAAS), the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States of America; the audit requirements of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance) and the State Single Audit Implementation Act. Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether the basic financial statements are free from material misstatement. An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to error, fraudulent financial reporting, misappropriation of assets, or violations of laws, governmental regulations, grant agreements, or contractual agreements.

An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. If appropriate, our procedures will therefore include tests of documentary evidence that support the transactions recorded in the accounts, tests of the physical existence of inventories, and the direct confirmation of cash, investments, and certain other assets and liabilities by correspondence with creditors and financial institutions. As part of our audit process, we will request written representations from your attorneys, and they may bill you for responding. At the conclusion of our audit, we will also request certain written representations from you about the financial statements and related matters.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements or noncompliance (whether caused by errors, fraudulent financial reporting, misappropriation of assets, detected abuse, or violations of laws or governmental regulations) may not be detected exists, even though the audit is properly planned and performed in accordance with U.S. GAAS and *Government Auditing Standards* of the Comptroller General of the United States of America. Please note that the determination of abuse is subjective and *Government Auditing Standards* does not require auditors to detect abuse.

In making our risk assessments, we consider internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit. Our responsibility as auditors is, of course, limited to the period covered by our audit and does not extend to any other periods.

We will issue a written report upon completion of our audit of the Town of Huntersville's basic financial statements. Our report will be addressed to the governing body of the Town of Huntersville. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

In accordance with the requirements of *Government Auditing Standards*, we will also issue a written report describing the scope of our testing over internal control over financial reporting and over compliance with laws, regulations, and provisions of grants and contracts, including the results of that testing. However, providing an opinion on internal control and compliance over financial reporting will not be an objective of the audit and, therefore, no such opinion will be expressed.

Audit of Major Program Compliance

Our audit of the Town of Huntersville's major federal and state award program(s) compliance will be conducted in accordance with the requirements of the Single Audit Act, as amended; the Uniform Guidance, and the State Single Audit Implementation Act, and will include tests of accounting records, a determination of major programs in accordance with the Uniform Guidance and the State Single Audit Implementation Act and other procedures we consider necessary to enable us to express such an opinion on major federal and state award program compliance and to render the required reports. We cannot provide assurance that an unmodified opinion on compliance will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or withdraw from the engagement.

The Uniform Guidance and the State Single Audit Implementation Act require that we also plan and perform the audit to obtain reasonable assurance about whether the entity has complied with applicable laws and regulations and the provisions of contracts and grant agreements applicable to major federal and state award programs. Our procedures will consist of determining major federal and state programs and performing the applicable procedures described in the U.S. Office of Management and Budget *OMB Compliance Supplement* for the types of compliance requirements that could have a direct and material effect on each of the entity's major programs. The purpose of those procedures will be to express an opinion on the entity's compliance with requirements applicable to each of its major programs in our report on compliance issued pursuant to the Uniform Guidance and the State Single Audit Implementation Act.

Also, as required by the Uniform Guidance and the State Single Audit Implementation Act, we will perform tests of controls to evaluate the effectiveness of the design and operation of controls that we consider relevant to preventing or detecting material noncompliance with compliance requirements applicable to each of the entity's major federal and state award programs. However, our tests will be less in scope than would be necessary to render an opinion on these controls and, accordingly, no opinion will be expressed in our report.

We will issue a report on compliance that will include an opinion or disclaimer of opinion regarding the entity's major federal and state award programs, and a report on internal controls over compliance that will report any significant deficiencies and material weaknesses identified; however, such report will not express an opinion on internal control.

Management's Responsibilities

Our audit will be conducted on the basis that management and, when appropriate, those charged with governance, acknowledge and understand that they have responsibility:

1. For the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America;
2. For the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error;
3. For identifying, in its accounts, all federal and state awards received and expended during the period and the federal and State programs under which they were received, including federal awards and funding increments received prior to December 26, 2014 (if any), and those received in accordance with the Uniform Guidance (generally received after December 26, 2014);
4. For maintaining records that adequately identify the source and application of funds for federal and state funded activities;
5. For preparing the Schedule of Expenditures of Federal and State Awards (including notes and noncash assistance received) in accordance with the Uniform Guidance and State Single Audit Implementation Act;
6. For the design, implementation, and maintenance of internal control over federal and state awards;

7. For establishing and maintaining effective internal control over federal and state awards that provides reasonable assurance that the nonfederal and nonstate entity is managing federal and state awards in compliance with federal and state statutes, regulations, and the terms and conditions of the federal and state awards;
8. For identifying and ensuring that the entity complies with federal and state statutes, regulations, and the terms and conditions of federal and state award programs and implementing systems designed to achieve compliance with applicable federal and state statutes, regulations and the terms and conditions of federal and state award programs;
9. For disclosing accurately, currently and completely the financial results of each federal and state award in accordance with the requirements of the award;
10. For identifying and providing report copies of previous audits, attestation engagements, or other studies that directly relate to the objectives of the audit, including whether related recommendations have been implemented;
11. For taking prompt action when instances of noncompliance are identified;
12. For addressing the findings and recommendations of auditors, for establishing and maintaining a process to track the status of such findings and recommendations and taking corrective action on reported audit findings from prior periods and preparing a summary schedule of prior audit findings;
13. For following up and taking corrective action on current year audit findings and preparing a corrective action plan for such findings;
14. For submitting the reporting package and data collection form to the appropriate parties;
15. For making the auditor aware of any significant contractor relationships where the contractor is responsible for program compliance;
16. To provide us with:
    a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements, and relevant to federal and state award programs, such as records, documentation, and other matters;
    b. Additional information that we may request from management for the purpose of the audit; and
    c. Unrestricted access to persons within the entity from whom we determine it necessary to obtain audit evidence.
17. For adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the current period(s) under audit are immaterial, both individually and in the aggregate, to the financial statements as a whole;
18. For acceptance of nonattest services, including identifying the proper party to oversee nonattest work;
19. For maintaining adequate records, selecting and applying accounting principles, and safeguarding assets;
20. For informing us of any known or suspected fraud affecting the entity involving management, employees with significant role in internal control and others where fraud could have a material effect on compliance;
21. For the accuracy and completeness of all information provided;
22. For taking reasonable measures to safeguard protected personally identifiable and other sensitive information; and
23. For confirming your understanding of your responsibilities as defined in this letter to us in your management representation letter.

With regard to the supplementary information referred to above (including the Schedule of Expenditures of Federal and State Awards), you acknowledge and understand your responsibility (a) for the preparation of the supplementary information in accordance with the applicable criteria, (b) to provide us with the appropriate written representations regarding supplementary information, (c) to include our report on the supplementary information in any document that contains the supplementary information and that indicates that we have reported on such supplementary information, and (d) to present the supplementary information

with the audited basic financial statements, or if the supplementary information will not be presented with the audited basic financial statements, to make the audited basic financial statements readily available to the intended users of the supplementary information no later than the date of issuance by you of the supplementary information and our report thereon.

As part of our audit process, we will request from management and, when appropriate, those charged with governance, written confirmation concerning representations made to us in connection with the audit.

We will perform the following nonattest services:

- Draft of financial statements and footnotes
- GASB 34 conversion entries
- Preparation of auditor portion of Data Collection Form
- Preparation of LGC's data input worksheet

We will not assume management responsibilities on behalf of the Town of Huntersville. However, we will provide advice and recommendations to assist management of the Town of Huntersville in performing its responsibilities.

With respect to the nonattest services we perform as listed above, the Town of Huntersville's management is responsible for (a) making all management decisions and performing all management functions; (b) assigning a competent individual to oversee the services; (c) evaluating the adequacy of the services performed; (d) evaluating and accepting responsibility for the results of the services performed; and (e) establishing and maintaining internal controls, including monitoring ongoing activities.

Our responsibilities and limitations of the engagement are as follows:

- We will perform the services in accordance with applicable professional standards.
- This engagement is limited to the services previously outlined. Our firm, in its sole professional judgment, reserves the right to refuse to do any procedure or take any action that could be construed as making management decisions or assuming management responsibilities, including determining account codings and approving journal entries.

Other

We understand that your employees will prepare all confirmations we request and will locate any documents or invoices selected by us for testing.

If you intend to publish or otherwise reproduce the basic financial statements and make reference to our firm, you agree to provide us with printers' proofs or masters for our review and approval before printing. You also agree to provide us with a copy of the final reproduced material for our approval before it is distributed.

Regarding electronic dissemination of audited financial statements, including financial statements published electronically on your Internet website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

During the course of the engagement, a portal will be in place for information to be shared, but not stored. Our policy is to terminate access to this portal after one year. The Town is responsible for data backup for business continuity and disaster recovery, and our workpaper documentation is not to be used for these purposes.

Provisions of Engagement Administration and Fees

During the course of the engagement, we may communicate with you or your personnel via fax or e-mail, and you should be aware that communication in those mediums contains a risk of misdirected or intercepted communications.

Paula Hodges is the engagement partner for the audit services specified in this letter. Her responsibilities include supervising Martin Starnes & Associates, CPAs, P.A.'s services performed as part of this engagement and signing or authorizing another qualified firm representative to sign the audit report. To ensure that our independence is not impaired under the AICPA Code of Professional Conduct, you agree to inform the engagement partner before entering into any substantive employment discussions with any of our personnel.

Our fees for these services are as follows:

Audit Fee	$ 30,425
Financial Statement Drafting	7,450
Other Non-Attest Services	-
	$ 37,875

Our invoices for these fees will be rendered in four installments as work progresses and are payable upon presentation. In accordance with our firm policies, work may be suspended if your account becomes overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for non-payment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our reports. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination.

We will notify you immediately of any circumstances we encounter that could significantly affect this initial fee estimate. Whenever possible, we will attempt to use the Town of Huntersville's personnel to assist in the preparation of schedules and analyses of accounts. This effort could substantially reduce our time requirements and facilitate the timely conclusion of the audit. Further, we will be available during the year to consult with you on financial management and accounting matters of a routine nature.

We want our clients to receive the maximum value for our professional services and to perceive that our fees are reasonable and fair. In working to provide you with such value, we find there are certain circumstances that can cause us to perform work in excess of that contemplated in our fee estimate.

Following are some of the more common reasons for potential supplemental billings:

Changing Laws and Regulations

There are many governmental and rule-making boards that regularly add or change their requirements. Although we attempt to plan our work to anticipate the requirements that will affect our engagement, there are times when this is not possible. We will discuss these situations with you at the earliest possible time in order to make the necessary adjustments and amendments in our engagement.

Incorrect Accounting Methods or Errors in Client Records

We base our fee estimates on the expectation that client accounting records are in order so that our work can be completed using our standard testing and accounting procedures. However, should we find numerous errors, incomplete records, or the application of incorrect accounting methods, we will have to perform additional work to make the corrections and reflect those changes in the financial statements.

Failure to Prepare for the Engagement

In an effort to minimize your fees, we assign you the responsibility for the preparation of schedules and documents needed for the engagement. We also discuss matters such as availability of your key personnel, deadlines, and work space. If your personnel are unable, for whatever reasons, to provide these items as previously agreed upon, it might substantially increase the work we must do to complete the engagement within the scheduled time.

Starting and Stopping Our Work

If we must withdraw our staff because of the condition of the client's records, or the failure to provide agreed upon items within the established timeline for the engagement, we will not be able to perform our work in a timely, efficient manner, as established by our engagement plan. This will result in additional fees, as we must reschedule our personnel and incur additional start-up costs.

Our fees are based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Our fees for such services range from $75-$300 per hour.

Government Auditing Standards require that we document an assessment of the skills, knowledge, and experience of management, should we participate in any form of preparation of the basic financial statements and related schedules or disclosures as these actions are deemed a non-audit service.

During the course of the audit, we may observe opportunities for economy in, or improved controls over, your operations. We will bring such matters to the attention of the appropriate level of management, either orally or in writing.

You agree to inform us of facts that may affect the financial statements of which you may become aware during the period from the date of the auditor's report to the date the financial statements are issued.

We agree to retain our audit documentation or work papers for a period of at least five years from the date of our report.

At the conclusion of our audit engagement, we will communicate to management and those charged with governance the following significant findings from the audit:

- Our view about the qualitative aspects of the entity's significant accounting practices;
- Significant difficulties, if any, encountered during the audit;
- Uncorrected misstatements, other than those we believe are trivial, if any;
- Disagreements with management, if any;
- Other findings or issues, if any, arising from the audit that are, in our professional judgment, significant and relevant to those charged with governance regarding their oversight of the financial reporting process;
- Material, corrected misstatements that were brought to the attention of management as a result of our audit procedures;
- Representations we requested from management;
- Management's consultations with other accountants, if any; and
- Significant issues, if any, arising from the audit that were discussed, or the subject of correspondence, with management.

The audit documentation for this engagement is the property of Martin Starnes & Associates, CPAs, P.A. and constitutes confidential information. However, we may be requested to make certain audit

documentation available to the Local Government Commission, Office of the State Auditor, federal or State agencies and the U.S. Government Accountability Office pursuant to authority given to it by law or regulation, or to peer reviewers. If requested, access to such audit documentation will be provided under the supervision of Martin Starnes & Associates, CPAs, P.A.'s personnel. Furthermore, upon request, we may provide copies of selected audit documentation to these agencies and regulators. The regulators and agencies may intend, or decide, to distribute the copies of information contained therein to others, including other governmental agencies.

In accordance with the requirements of *Government Auditing Standards*, we have attached a copy of our latest external peer review report of our firm to the Contract to Audit Accounts for your consideration and files.

Please sign and return a copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the financial statements and compliance over major federal and state award programs, including our respective responsibilities.

We appreciate the opportunity to be your financial statement auditors and look forward to working with you and your staff.

Respectfully,

Martin Starnes & Associates, CPAs, P.A.

Martin Starnes & Associates, CPAs, P.A.
Hickory, North Carolina

RESPONSE:

This letter correctly sets forth our understanding.

Acknowledged and agreed on behalf of the Town of Huntersville by:

Name: _____

Title: _____

Date: _____

Town of Huntersville
Town Board
March 1, 2021

To: Town Board

From: Janet Pierson, Town Clerk

Date: March 1, 2021

Subject: Adopt Resolution to approve the awarding of a service firearm to a retiring law enforcement member. *(Emily Sloop)*

EXPLAIN REQUEST:

Detective Rick Rojas has made an official request to be awarded his service firearm upon his retirement. In accordance with NCGS 20-187.2, the Governing Board of a law enforcement agency shall award a retiring law enforcement member his or her badge and may, in its discretion, award the member's service firearm.

ACTION RECOMMENDED:

Adopt Resolution

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

1. Resolution

Resolution to Approve the Awarding of a Service Firearm to a Retiring Law-Enforcement Member

WHEREAS, in accordance with North Carolina General Statute § 20-187.2, the Governing Board of a law enforcement agency shall award a retiring law-enforcement member his or her badge and may, in its discretion, award the member's service firearm; and

WHEREAS, Detective Rick Rojas has made an official request to be awarded his service firearm upon his retirement; and

WHEREAS, The Town of Huntersville Board of Commissioners (the "Board of Commissioners") has determined that Detective Rojas is not ineligible to own, possess, or receive a firearm under the provisions of State or federal law; and

WHEREAS, the Board of Commissioners desires to honor Detective Rojas for his service to the Town as a law enforcement member by awarding him his service firearm, a Glock Model 23, serial number BCDU983, for the price of $1.00.

NOW THEREFORE, BE IT RESOVLED AS FOLLOWS:

1. The Board of Commissioners has determined that Detective Rojas is not ineligible to own, possess, or receive a firearm under the provisions of State or federal law
2. Pursuant to G.S. § 20-187.2(a), the Board of Commissioners hereby awards Detective Rojas his service firearm, a Glock Model 23, serial number BCDU983, for the price of $1.00.
3. The Town Manager and Town Attorney are hereby authorized to take necessary actions and to execute such documents as may be necessary to complete this Resolution.
4. This Resolution shall be effective as of the date of its adoption.

Adopted this the ____ day of _____ 2021.

Attest:

_____ _____

Clerk to the Board Mayor, Town of Huntersville

Approved as to Form:

_____

Town Attorney