



AGENDA
Regular Planning Board Meeting
March 23, 2021 - 6:30 PM
TOWN HALL (101 Huntersville-Concord Road)

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

- 1. Call to Order/Roll Call**
- 2. Approval of Minutes**
 - 2.A. Consider approval of the January 26, 2021 Regular Meeting Minutes
- 3. Public Comments** - *Speakers are limited to 3 minutes. The Chairperson reserves the right to shorten the time limit for speakers when an unusually large number of persons have signed up to speak. Speakers may not give all or a portion of their time to other speakers*
- 4. Action Agenda**
 - 4.A. Text Amendment TA21-02; Repeal of APFO
 - 4.B. Alternate Buffer Plan - Belts Services
 - 4.C. Trails End Subdivision
- 5. Other Business**
- 6. Adjourn**



**MINUTES OF THE MEETING
Regular Planning Board Meeting
January 26, 2021 - 6:30 PM**

TOWN HALL (101 Huntersville-Concord Road)

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1. Call to Order/Roll Call

Members Present: Stephen Swanick, Chairman, Frank Gammon, Catherine Graffy, Scott Hensley, Jeff Sny, Derek Partee, Christopher Boyd, and Greg Baber.

Members absent: Jennifer Davis, Vice-Chairman

2. Approval of Minutes

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

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

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

Jeremy Berry of 11919 Everett Keith Rd submitted a written comment as follows: "I was looking at the Bryton Phase III staff report, and it says that a fire-access gravel road easement has been established. No such agreement has been reached. Please have the report corrected to reflect that no such agreement has been established to provide emergency access to Everett Keith Rd."

Ann Harrison of 6200 Jim Kidd Rd submitted a written comment as follows: "I noticed a small sign just past Beatties Ford Rd on Hwy 73 about the Cook Farm. Googled this when I returned home only to find the plans to develop the property with 135 homes. We are losing the livability of Huntersville at an alarming rate! This many additional cars on our roads, along with who knows how many additional projects are in the works, will crush our ability to move around the area safely and with ease.

As a tax paying member of this community I would like to express my objection to such a large development. If it is not possible to stop this from proceeding, can the number of homes at least be limited? Increase in lot sizes? Natural areas? We are pushing wildlife in this area to the brink!"

4. Action Agenda

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

S. Saumenig, Senior Planner advised the Board that the following the hearing of R20-05 at the Town Board, the applicant elected to revise the plan. These revisions will require the item to restart the public process. This is allowed within our ordinance and upon submission of the revised application the applicant will hold a new Neighborhood meeting, Public Hearing and then it will be considered by the Planning Board.

4.B. R20-04 Statesville Road Mixed Use

B. Richards, Asst. Planning Director entered the Staff Report into the record, a copy of which is attached hereto as Exhibit A and incorporated herein by reference. Staff reviewed the application which includes a request to rezone the 37 acres from Corporate Business to Corporate Business – Conditional District, Transit Oriented Development – Conditional District, and Highway Commercial – Conditional District. The land is currently used for single-family residential, a mobile home park and vacant land. The proposed uses include flex/office space, 300 multi-family units, and hotel or flex/office and commercial space.

Staff reviewed that the applicant has two proposed uses for the southern half of the mixed-use plan. Plan A if you will include a 52,445 square foot flex office and 120 unit hotel with 4,500 square feet of commercial property. Plan B or the Alternate Plan include 95,000 square feet of flex office space for a proposed race team facility.

Staff reviewed the applicants requested modifications which include, 1) Reduction of the 80' buffer to either a 20' buffer with a double row of street trees and a private drive for Plan A or 60' buffer for Plan B (Alt Site Plan). Staff supports this request. 2) Reduction and mitigation of the I-77 buffer 50' buffer. Staff does not support this modification. 3) Request to allow parking in the side yard of Building B which would be located between the building and I-77 buffer. Staff supports this modification if the buffer disturbance is limited.

Staff recommends approval except for modification 2 based on the application being consistent with the 2030 and 2040 Community Plans.

C. Boyd asked when the TIA report would be completed and reviewed and why the applicant is requesting modification 2. Staff confirmed that the results was received this afternoon and was not available at the publication of the agenda. Town Engineering staff has reviewed the report and indicated that there is more than sufficient capacity for the development with the current infrastructure. Jake Palilo, 19520 West Catawba Avenue, Suite 200, Cornelius, NC 28031 explained that the high-profile race team would like to have some visibility from I-77 as the building and the team would be an asset to the Town. The building design would be more park-like on the I-77, it would not be just the rear of the building with a sign.

S. Swanick asked if modification 2 only applies then to Plan B (Alt Site Plan) and if the proposed race team is aware that the rezoning is required to develop the southern-most land in the future. The applicant agreed the request is limited to Plan B outside of some limited grading that may be necessary and then replanted. The applicant also stated that the water feature will have a sprayer and lights and be aesthetically pleasing both by day and night. Staff confirmed that a note could be added to the plan for future expansion so that future development would not have to go through the rezoning process again if the proposed plans met the Zoning Ordinance. The lawyer for the race team is aware that rezoning will be required if future expansion plans do not meet the Zoning Ordinance.

C. Graffy acknowledged that the purpose of a buffer is to act as a visual and sound barrier and asked if there will be effective sound barrier if the modification requested is granted and asked if there is a timeline for the development and for the proposed CATS park and ride that is expressed as a reason to permit the apartment development. The applicant responded that the addition of the buildings and the tree save would be the only sound barriers. The race shop tenants have expressed a desire to be open by February 2022. The apartments would likely begin development in the summer of 2021 with completion in 2022. Staff shared that the public meeting updates for the CATS projects is scheduled for the next few weeks, currently the proposed timeline is to begin construction in 2022-23 with completion about 18 months following that.

S. Hensley asked for confirmation that the current zoning is Corporate Business. He then asked if the currently proposed uses for the southern end of the property would be allowed in CB zoning. Staff confirmed that the use would be allowed but modifications of the buffers would require a rezoning request.

S. Hensley commented that the 10-building residential feature at the northern end of the property which does not appear very mixed in its use and he does not believe that the Planning Board should make a decision simply on current market trends but on long-term Town needs. He then asked if there is an option for the Board to require or recommend that the apartments not be constructed until a percentage of the commercial space is developed.

J. Sny asked if we are only the municipality with a control of the I-77 border and what the Town's goal is with the buffer. Staff stated that the buffer is unique to Huntersville and the state has regulations related to billboards but there are no other regulations that we know of and to the best of our knowledge the goal of the buffer was aesthetic. The applicant expressed that the attractive buildings along a highway adds value to a Town and helps a passerby recognize a Town. (36.21)

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.

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

D. Peete, Principle Planner entered the Staff Report into the record, a copy of which is attached hereto as Exhibit B and incorporated herein by reference. Staff reviewed that the application is relative to changes to phase 3 only. The previously approved plan was for 80 single-family homes and the revised plan being considered today is for 73 single-family homes.

Staff shared that the Fire Marshall will require two means of ingress/egress and it will be the burden of the applicant to accommodate this to the satisfaction of the Fire Marshall and the Town's standards, similar to when NCDOT requires a turning lane, it falls on the applicant to identify how they will accommodate that requirement. Currently the proposed plan cul-de-sac includes an emergency vehicle connection to Everett Keith Road, if this is satisfactory or not will be determined by the Fire Marshall.

Staff shared that no new TIA report was needed for this revision however this is a major revision since it affects external connections and open space adjustments.

C. Graffy asked if the open space total area has been finalized. Staff commented that it has not been provided as of yet, but it will be more than compliant as the creek area alone exceeds the open space requirements.

C. Boyd asked what the fire access would look like and if that would funnel traffic down Everett Keith. Staff stated that it would only be accessible by the fire department and would be designed to meet their specifications.

The applicant, Scott Munday, 6700 Windy Rush Road Charlotte, NC stated that the topography is the reason for the revisions, the lot size changes are to provide some variety to the product.

S. Hensley asked the applicant if the product price points would be like the existing phases and if they are proposing a small pocket park. The applicant stated that it is more or less a continuation of the current development with similar price points and there will be a green space for this phase.

J. Sny asked who would maintain the fire access road.

F. Gammon made a Motion to Approve the Bryton Single Family – Phase 3 Subdivision Sketch Plan, the Planning Board finds that the application is complete and applies with all applicable requirements of the Zoning Ordinance, the Huntersville 2030 and 2040 Plans as stated within parts 2-4 of the finding of facts in the Staff report. The Planning Board recommends approval with the condition that all minor site plans/redline comments are addressed. C. Boyd seconded the motion.

The motion passed unanimously (8-0).

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

D. Peete, Principle Planner entered the Staff Report into the record, a copy of which is attached hereto as Exhibit C and incorporated herein by reference. Staff reviewed that the application is for the development of 92 acres in the TR zoning to be developed as 133 single-family lots. There are currently 4 proposed urban open spaces.

The TIA report reflects minor NCDOT improvements since most of the improvements will be completed by the overall Highway 73 improvements already slated to occur. The applicant will build a portion of the thoroughfare and dedicate the remaining portion of the right-of-way for future development while keeping the easements for the existing homes that exist along the dedicated portion of the right-of-way.

Staff reviewed that the applicant will likely need to request an 80 foot buffer modification at the entrance to the development given the width of the lot that they acquired to access Highway 73. Staff would support this modification, if requested, as it would be in keeping with the local development and the purpose of the 80-foot buffer requirement is to match more rural or natural landscapes which do not exist in this specific area.

A modification for the cul-de-sac length is requested and staff is comfortable supporting that due to the challenges created by the utility easements in this area.

Staff commented that more clarification related to the programming of the urban open space may be needed as to how they envision the space being utilized and how they will ensure that the residents adjoining those open spaces will either know where their properties end or how it will be maintained.

G. Baber asked for details related to the Highway 73 improvements and how the new tie-in road would adjust the existing road. Staff confirmed that Highway 73 will be widened and there will be a turn-around bulb to the west of the proposed tie-in area. NCDOT has reviewed and made their comments related to the proposed plan and what is presented reflects that. A portion of the tie-in would be completed with the balance remaining in an easement and remain a gravel road as it currently is until the future connections are completed, the balance of the western road stubs will create connectivity to Gilead Ridge neighborhood.

D. Partee asked if the applicants will be extending the city water and sewer services to all of the lots. Staff confirmed that all lots will be serviced by city water and sewer.

S. Hensley asked if there is a size requirement associated with the urban open spaces and what the applicants plan is for the maintenance of the open space. Staff commented that it is subjective, and some types of urban open spaces have size requirements as indicated in Article 7.7 of the Zoning Ordinance.

Chris Todd, Timmons Group 610 East Morehead Street, Suite 250 Charlotte NC commented that the open space behind the lots is not currently planned for programming, they would likely plant shrubbery along the perimeter with a design to allow for mowing to happen only 3-4 times per year under the care of the HOA. Given the limitation to the amount of grading permitted in the utility areas there will be areas that are left in their natural state with the utility company coming through annually to do their clean up. Staff commented that they have recommended some short quick growing trees or some soft surface trails to connect the two utility areas as a definitive area. The applicant followed up that the construction documents would outline what would be possible with the necessary grading and he did not see them being opposed to the soft surface trail concept.

J. Sny asked about the density of the project. Staff confirmed that this project complies.

C. Graffy asked if consideration could be given to preserve some of the very large trees indicated on the tree save list that appear to be located at or near the proposed first entrance to the neighborhood as a focal point versus removing the trees. Staff and the applicant commented that it would be a significant site plan change to accommodate this and given the constraints of the wetlands, easements and topography which are already being addressed with the proposed plan they are open to replanting a variety of hardwoods but do not believe those trees can be saved.

C. Boyd asked if the street connection to the EPCON community is necessary given that it could bring a lot of traffic to an age-restricted community. Staff commented that the spirit of the Ordinance is to encourage connectivity and the EPCON development was stubbed for this future connection.

S. Swanick made a Motion to Approve the Cook Farm subdivision as the application is complete and in compliance with the applicable requirements, the Planning Board recommends approval based on completion of all staff comments on pages 6 and 7 of the Staff report to staffs satisfaction. F. Gammon seconded the motion.

S. Swanick commented that he appreciates that this is a by-right subdivision request that is complying with the density of the zoning.

Staff commented that the adjoining future County park will be quite large with multi-programmed areas and there is a greenway connection that runs through this parcel as well creating a lot of opportunities that are balancing the densities and outdoor uses.

G. Baber commented that he had a difficulty understanding what items are still outstanding and appear to be extensive and he would recommend deferral to address more of these items prior to a vote. Staff commented that the typical process is for the applicant to begin addressing these with staff and for the application to move on to the Town Board for them to review the progress made up to that date and based their decision on the Planning Board recommendation along with comments related to any

remaining outstanding items.

S. Hensley commented that he values connectivity, but he agrees with C. Boyd's comments that a connection to a 55+ community may be a good example of an unnecessary connection. S. Swanick agreed and stated that possible selective connectivity based on development may be a good option, if possible, in the future.

J. Sny asked if there are any outstanding comments that the applicant is concerned about or feels that they will not be able to comply with. The applicant commented that they do not see any issue with resolving these with staff. The two comments that have been discussed and will have to be addressed as they determine what the grading allows them to meet are related to the 36-inch oak and the community garden. Staff followed up that the plan is compliant with the tree save regardless of the outcome of the 36-inch oak outcome.

F. Gammon commented that he initially had the same concerns related to the comments, but he believes that the motion addresses the need for the applicant to be compliant and address all outstanding comments to the Staff's approval.

The motion passed (7-1) with G. Baber opposed.

5. Other Business

5.A. Review 160D Text Amendments (no action requested)

J. Simoneau, Planning Director shared with the Planning Board that the state statutes have been updated and Chapter 160D ordinance will be updated as of July 1, 2021. Staff is currently reviewing the ordinances to make the largely technical and some procedural changes but not largely substantive. One major change resulting from this is the requirement of a reasonably up-to-date comprehensive plan being a requirement to enforce zoning. The rule of thumb for current being 5-10 years. With the recent adoption of the Huntersville 2040 Plan we have met this requirement.

Staff provided an overview of the timeline for presenting this to the Planning Board, likely in April, for consideration to achieve having these updates in place prior to the July 1, 2021 deadline. Staff provided the Planning Board with copies of Articles 1 and 2 which have been reviewed by Staff and the Town Attorney with the proposed changes. Staffs intentions are to continue providing a few articles at a time so that when we arrive at the April meeting the Board will have had time to review the changes and ask questions along the way.

6. Adjourn

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

**Town of Huntersville
Planning Board
March 23, 2021**

To: Town Board

From: David Hill, Principal Planner

Date: March 23, 2021

Subject: Text Amendment TA21-02; Repeal of APFO

EXPLAIN REQUEST:

Consider repeal of Article 13 and amendment of Article 11 of the Zoning Ordinance, and consider amendment of Section 6 of the Subdivision Ordinance.

ACTION RECOMMENDED:

Make a recommendation to adopt Text Amendment TA21-02.

FINANCIAL IMPLICATIONS:

Adoption of Text Amendment TA21-02 may result in cost savings with respect to Town staff resources.

ATTACHMENTS:

1. TA 21-02 PB 03-23-2021 Staff Analysis
2. Attachment A - APFO Text Amendment Application 01-25-2021
3. Attachment B - APFO Repeal and Zoning Text Amendment
4. Attachment C - APFO Subdivision Ordinance Amendment

TA21-02 Repeal of the Adequate Public Facilities Ordinance and Related References

PART 1: DESCRIPTION

TA21-02 is a text amendment repealing the Adequate Public Facilities Ordinance (APFO) and related references. Two ordinances are proposed to accomplish this: (1) repeal of Article 13 and amendment of Article 11 of the Zoning Ordinance; and (2) amendment of Section 6 of the Subdivision Ordinance. Approval of TA21-02 is recommended by Planning staff, was prepared at the direction of the Planning Board, and was recommended for approval by the Ordinance Advisory Board.

PART 2: BACKGROUND

The purpose of the APFO 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. When a new development application is submitted to the Planning Department, the proposed project is subject to approval of a 'Determination of Adequacy' that calculates the impact of additional households or floor space on Level of Service standards established on a Town-wide basis.

At the time of adoption (2007), the APFO served a useful purpose. The Town's population had grown from about 25,000 to about 38,000 between 2000 and 2006, and with projections showing continuing rapid growth, the addition of a tool to address potentially overwhelming service demand made sense. However, Huntersville has consistently improved capital capacity of Police, Fire, and Parks & Recreation services, and these departments have improved the efficiency and effectiveness of their operations.

Specific reasons the APFO should be repealed include:

1. The Level of Service (LOS) standards contained in the ordinance are intentionally set as minimum thresholds meant to delay or deny a development application should extreme service capacity problems arise. The fact that this "stopgap" measure has never been triggered in the 13 years since the APFO was adopted indicates that the Town has responded favorably to service demands, even in the face of rapid growth.
2. The database required for administration of the APFO is cumbersome and expensive to maintain. On two occasions (2009 and 2010), the Town hired consultants to update APFO data. Planning staff will continue to maintain a detailed development database even if the APFO is repealed, but related tasks will be less complicated and more useful for departments that use the data.
3. Huntersville Police, Fire, and Parks & Recreation staff representatives provided input regarding the impact of the APFO on their capital facilities planning and budgeting. None of the affected departments rely on the APFO as guide to plan service programs or related budget proposals. Instead, they use professionally accredited programs, comparable city studies, citizen surveys, and frequent review sessions (including budget review) with the Town Board to determine appropriate capital improvements and service levels.
4. The APFO sets minimum LOS thresholds tied to 6 capital facility standards with the specific intent to deny or delay development proposals. This is a simplistic system that doesn't allow discretion, nor does it recognize the complexities of service delivery for the affected departments. For example, the Police Department responds to far more service calls for the Walmart Superstore than it does for any other retail business (or combination of businesses) with the same amount of floor space.
5. 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.

The Ordinance Advisory Board asked for more detailed information about how affected departments plan for capital facilities in the absence of the APFO. Police, Fire, and Parks & Recreation representatives provided the following input:

- None of them use the APFO LOS thresholds to determine service delivery needs.
- They employ other professionally accepted service delivery standards
- All of them spend considerable time with elected officials and citizens to discuss improvement priorities and long-term budget strategies.
- The Police Department is accredited through CALEA (Commission on Accreditation for Law Enforcement Agencies) and complies with over 400 law enforcement standards.
- The Fire Department follows the National Fire Protection Association Handbook, the National Fire Protection Association Standards, and Office of the North Carolina Fire Marshal's Office requirements.
- The Huntersville 2030 Comprehensive Parks, Recreation + Open Space Master Plan (adopted 09/21/2020) contains a specific chapter devoted to Levels of Service + Benchmarking (Pages 101-113) and contains a Capital Improvement Plan (pages 131-133).

APFO Review Process To-Date

Feb 2019 The Huntersville Planning Board requested an examination of the calculations, methodology and requirements for the Adequate Public Facility Ordinance.

April 2019 The Town Board Commissioners approved the Planning Board's request.

May 2019 Three Planning Board members met with Town Planning staff to discuss how the APFO examination would be performed.

Jan 2020 The Planning Board received a detailed APFO presentation and reviewed comments from affected departments. Staff recommended rescission of the APFO.

May 2020 The Planning Board recommended starting the process to rescind the APFO, including all references to the APFO in any Town-related regulations.

Nov 2020 The Ordinance Advisory Board reviewed basic APFO requirements and functions, and discussed the pros and cons of the ordinance.

Jan 2021 The Ordinance Advisory Board recommended rescission of the APFO and related references, and requested additional explanation of how the Town will account for public facilities in the future.

PART 3: HUNTERSVILLE 2040 COMMUNITY PLAN CONSISTENCY

The following are examples of relevant policies from the 2040 Huntersville Community Plan that may be incorporated into the Board's statement of consistency for approval or denial of the request. The Infrastructure and Public Services Policy Recommendations are proactive and more comprehensive than the services addressed in the APFO.

Adequate Public Facilities statement (Page 90)

Setting benchmarks and monitoring performance can help maintain and communicate the achievements and service levels of public infrastructure access and service provision. Respondents to surveys for this plan indicated that excellent public services were valued. Interdepartmental coordination, including outside public service providers (water, sewer, electric, etc.), is important so that new development does not stretch existing budgets and resources beyond levels acceptable to the public. A coordinated approach can identify metrics to monitor that serve as indicators for maintaining high-quality facilities and services.

Policy PS-1: Work with partners to provide and maintain public facilities required to offer residents and property owners with quality municipal services, consistent with progressive government practices and sound fiscal policy.

Policy PS-3: Coordinate with police and fire departments to ensure adequate resources to provide public safety services to desired development.

Policy PS-4: Plan for long-term personnel, facility, and equipment needs of the Fire Department.

Policy PS-8: Provide public services to new development in a fiscally responsible manner.

Policy EOS 8.1: Implement the 2030 Comprehensive Parks, Recreation & Open Space Master Plan.

Policy EOS-10: Improve bicycle and pedestrian facilities throughout Town.

PART 4: STAFF RECOMMENDATION

Staff recommends:

- Adoption of the two draft ordinances prepared for Text Amendment TA21-02:
 - An Ordinance repealing Article 13 and amending Article 11 of the Huntersville Zoning Ordinance; and
 - An Ordinance to amend Section 6 of the Huntersville Subdivision Ordinance.

The draft ordinances make changes to the same Town development regulations affected by the original 2007 APFO ordinance.

PART 5: PUBLIC HEARING

The Public Hearing took place March 1, 2021. No public comments were offered.

PART 6: PLANNING BOARD RECOMMENDATION

The Planning Board is scheduled to hear Text Amendment TA21-02 on March 23, 2020.

PART 7: ATTACHMENTS

Attachment A: Text Amendment Application
Attachment B: Proposed Zoning Ordinance Repeal & Amendment
Attachment C: Proposed Subdivision Ordinance Amendment

PART 8: CONSISTENCY STATEMENTS

Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed Text Amendment TA21-02, repealing Article 13 and amending Article 11 of the Zoning Ordinance and amending Section 6 of the Subdivision Ordinance, Planning staff finds the repeal and amendment of the above referenced articles and sections consistent with Policies PS-1, PS-3, PS-4, PS-8, EOS 8.1, and EOS-10. It is reasonable and in the public interest to approve Text Amendment 21-02 because the Town has, over time, established procedures to address capital facility needs that are more comprehensive and detailed than the Level of Service measures contained in the Adequate Public Facilities Ordinance.	APPROVAL: In considering the proposed Text Amendment TA21-02, repealing Article 13 and amending Article 11 of the Zoning Ordinance and amending Section 6 of the Subdivision Ordinance, the Planning Board recommends approval based on the amendment being consistent with <u>(insert applicable plan reference)</u> It is reasonable and in the public interest to approve Text Amendment TA21-02 because...(Explain)	APPROVAL: In considering the proposed Text Amendment TA21-02, repealing Article 13 and amending Article 11 of the Zoning Ordinance and amending Section 6 of the Subdivision Ordinance, the Planning Board recommends approval based on the amendment being consistent with <u>(insert applicable plan reference)</u> It is reasonable and in the public interest to approve Text Amendment TA21-02 because...(Explain)
DENIAL: N/A.	DENIAL: In considering the proposed Text Amendment TA21-02, repealing Article 13 and amending Article 11 of the Zoning Ordinance and amending Section 6 of the Subdivision Ordinance, the Planning Board recommends denial based on the amendment being <u>(consistent OR inconsistent)</u> with <u>(insert applicable plan reference)</u>. It is not reasonable and in the public interest to amend the Zoning Ordinance because....(Explain)	DENIAL: In considering the proposed Text Amendment TA21-02, repealing Article 13 and amending Article 11 of the Zoning Ordinance and amending Section 6 of the Subdivision Ordinance, the Planning Board recommends denial based on the amendment being <u>(consistent OR inconsistent)</u> with <u>(insert applicable plan reference)</u>. It is not reasonable and in the public interest to amend the Zoning Ordinance because....(Explain)



Text Amendment Application

Date of Application January 25, 2021

Fee

See Current Town of Huntersville Fee Schedule for Text Amendment to the Zoning/Subdivision Ordinance

Type of Change

 New Addition to text of Zoning Ordinance / Subdivision Ordinance / Other

 X Revision/Modification to text of Zoning Ordinance / Subdivision Ordinance / Other

Description of Change

Proposed text amendment will affect the following:

Ordinance(s): Subdivision Ord. Article(s): Section(s): 6

Zoning Ordinance - Articles 11.6 and 13

Current Ordinance

A proposed resolution is attached that provides specific language that will amend Huntersville Subdivision and Zoning Ordinances.

Proposed Text

The intent is to rescind the Adequate Public Facilities Ordinance (APFO) and related references.

Reason for Proposed Change

The Huntersville Planning Board and Ordinance Advisory Board have reviewed background information provided by Town staff regarding APFO rescission.

Attach additional pages if needed.

NOTE: If the proposed text amendment effects property located along Hwy 73; is 2000 feet from an adjoining municipality, and/or the Mountain Island and Lake Norman Watersheds, additional peer review is required.

Applicant

Printed Name Dave Hill

☐ Corporation

☐ Limited Liability Company

☐ Trust

☐ Partnership

☒ Other: Town of Huntersville

Signature _____

Date January 25, 2021

Title Sr. Planner

Email dhill@huntersville.org

Address of Applicant Town Center, 3rd Floor, Huntersville, NC

Property Owner (if different than applicant)

* Printed Name N/A

☐ Corporation

☐ Limited Liability Company

☐ Trust

☐ Partnership

☐ Other: _____

Signature _____

Date _____

Title _____

Email _____

Address of Property Owner _____

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

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

Contact Information

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

Phone:

704-875-7000

Fax:

704-875-6546

Physical Address:

105 Gilead Road, Third Floor, Huntersville, NC 28078

Website:

<https://www.huntersville.org/228/Planning-Department>

Date Received By Planning Department: _____

Staff Initials: _____

AN ORDINANCE AMENDING SECTION 6 OF THE SUBDIVISION ORDINANCE AND ARTICLES 11 AND 13 OF THE ZONING ORDINANCE

BE IT ORDAINED by the Town Board of Huntersville, North Carolina, as follows:

SECTION 1: Section 6.200(19) of the Huntersville Subdivision Ordinance shall be amended to read as follows:

19. Impact of Development on Public Facilities

When reviewing certain subdivisions, the town shall consider the impacts the proposed development will have on public facilities in light of the requirements of Section 6.300(13) and ~~Article 13 and~~ Article 14 of the Town Zoning Ordinance, as applicable. The developer shall demonstrate the proposed subdivision does not adversely affect the health, safety and welfare of the community, and where applicable, the developer may provide mitigation measures to minimize adverse impacts. Examples of mitigation measures include altering development layout and plans, providing improvements at nearby intersections to address impacts of that development (not existing deficiencies), and providing street connections to adjoining property for safe and efficient movement of traffic, as further provided in Section 6.300(13) and Articles ~~13 and~~ 14 of the Zoning Ordinance.

SECTION 2: Section 6.300(13) of the Huntersville Subdivision Ordinance shall be amended to read as follows:

13. ~~Adequate Public Facilities Applications;~~ Traffic Impact Assessments; Physical Analysis.
 1. ~~an Adequate Public Facilities Application for certain subdivisions, as required under Article 13 of the Town Zoning Ordinance, which is hereby incorporated by this reference;~~
 2. a Traffic Impact Assessment for certain subdivisions, as required by Article 14 of the Town Zoning Ordinance, which is hereby incorporated by this reference.
 3. for developments of twenty (20) or more residential units or equivalent traffic generation a Physical Analysis (type of units expected including number of bedrooms, projected values, size and timing of phases, etc.).

SECTION 3: Section 6.850 of the Huntersville Subdivision Ordinance shall be amended to read as follows:

6.850 ~~ADEQUATE PUBLIC FACILITIES AND~~ TRAFFIC IMPACT ASSESSMENTS

Where required, an ~~Adequate Public Facilities Application and~~ Traffic Impact Assessment shall be provided by the applicant, in accordance with Articles ~~13 and~~ 14 of the Town Zoning Ordinance, which are incorporated by this reference.

SECTION 4: Article 11.6 of the Huntersville Zoning Ordinance shall be amended to read as follows:

11.6 Zoning Compliance

.1 Zoning Compliance

- a) A completed application form for a Zoning Permit shall be submitted by filing a copy of the application in the office of the appropriate Zoning Administrator.
- b) The Administrator shall approve the Zoning Permit unless he finds, after reviewing the application and consulting with the applicant that:
 - 1) the requested Permit is not within his jurisdiction according to the Permitted Uses; or,
 - 2) the application is incomplete; or,
 - 3) if completed as proposed in the application, the development will not comply with one (1) or more requirements of this Ordinance (not including those requirements for which a variance has been granted); or
 - 4) if required under Article 13, no Determination of Adequacy has been issued by the Zoning Administrator; or
 - 5) if required under Article 14, no Traffic Impact Assessment has been approved by the Town.

.2 Site Plans; Adequate Public Facilities; and Traffic Impact Assessment

- a) Site plans shall be required from applicants prior to issuance of any Permit (building, zoning, special use permit, variance) if deemed necessary by the Zoning Administrator to determine zoning compliance. If required by Articles 13 or 14, an Adequate Public Facilities Determination of Adequacy and Traffic Impact Assessment shall be submitted with the residential or nonresidential site plan.

SECTION 5: The Huntersville Zoning Ordinance shall be amended to delete Article 13 in its entirety.

SECTION 6: Conflict

In the event of any conflict between the provisions of this Ordinance and any other provision, law, ordinance, or regulation of the Town, the more restrictive provision shall apply.

SECTION 7. Severability.

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decisions of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

SECTION 8. Effective Date.

This Ordinance shall become effective upon the date of adoption.

PLANNING BOARD MOTION: Recommended starting the process to rescind the APFO, 9-0.

HUNTERSVILLE ORDINANCE ADVISORY BOARD: Recommended rescission of the APFO and related references on January 7, 2021, 8-0.

PUBLIC HEARING DATE: March 1, 2021

PLANNING BOARD MEETING: March 23, 2021

TOWN BOARD DECISION: April 19, 2021

AN ORDINANCE REPEALING ARTICLE 13 AND AMENDING ARTICLE 11 OF THE HUNTERSVILLE ZONING ORDINANCE

BE IT ORDAINED by the Board of Commissioners of the Town of Huntersville, North Carolina, that Article 13 of the Huntersville Zoning Ordinance is repealed, and Article 11 of the Huntersville Zoning Ordinance is amended as follows:

Section 1. Article 13 of the Zoning Ordinance entitled “Adequate Public Facilities Ordinance (APF)” is repealed in its entirety.

Section 2. Section 11.6 of the Huntersville Zoning Ordinance shall be amended to read as follows:

11.6 Zoning Compliance

.1 Zoning Compliance

- a) A completed application form for a Zoning Permit shall be submitted by filing a copy of the application in the office of the appropriate Zoning Administrator.
- b) The Administrator shall approve the Zoning Permit unless he finds, after reviewing the application and consulting with the applicant that:
 - 1) the requested Permit is not within his jurisdiction according to the Permitted Uses; or,
 - 2) the application is incomplete; or,
 - 3) if completed as proposed in the application, the development will not comply with one (1) or more requirements of this Ordinance (not including those requirements for which a variance has been granted); or
 - 4) ~~if required under Article 13, no Determination of Adequacy has been issued by the Zoning Administrator; or~~
 - 5) 4) if required under Article 14, no Traffic Impact Assessment has been approved by the Town.

.2 Site Plans; Adequate Public Facilities; and Traffic Impact Assessment

- a) Site plans shall be required from applicants prior to issuance of any Permit (building, zoning, special use permit, variance) if deemed necessary by the Zoning Administrator to determine zoning compliance. If required by Articles ~~13 or 14, an Adequate Public Facilities Determination of Adequacy and~~ Traffic Impact Assessment shall be submitted with the residential or nonresidential site plan.

Section 3. Effective Date.

This Ordinance shall become effective upon the date of adoption.

PLANNING BOARD: Recommended starting the process to repeal the APFO on 5/26/2020, 9-0.

HUNTERSVILLE ORDINANCE ADVISORY BOARD: Recommended APFO repeal on 1/7/2021, 8-0.

PUBLIC HEARING DATE: March 1, 2021

PLANNING BOARD MEETING: March 23, 2021

TOWN BOARD DECISION: April 5, 2021

AN ORDINANCE TO AMEND SECTION 6 OF THE HUNTERSVILLE SUBDIVISION ORDINANCE

BE IT ORDAINED by the Board of Commissioners of the Town of Huntersville, North Carolina, that Section 6 of the Subdivision Ordinance is hereby amended as follows:

Section 1. Section 6.200(19) shall be amended to read as follows:

19. Impact of Development on Public Facilities

When reviewing certain subdivisions, the town shall consider the impacts the proposed development will have on public facilities in light of the requirements of Section 6.300(13) and ~~Article 13 and~~ Article 14 of the Town Zoning Ordinance, as applicable. The developer shall demonstrate the proposed subdivision does not adversely affect the health, safety and welfare of the community, and where applicable, the developer may provide mitigation measures to minimize adverse impacts. Examples of mitigation measures include altering development layout and plans, providing improvements at nearby intersections to address impacts of that development (not existing deficiencies), and providing street connections to adjoining property for safe and efficient movement of traffic, as further provided in Section 6.300(13) and ~~Articles 13 and~~ 14 of the Zoning Ordinance.

Section 2. Section 6.300(13) shall be amended to read as follows:

13. ~~Adequate Public Facilities Applications; Traffic Impact Assessments; Physical Analysis.~~
- ~~1. an Adequate Public Facilities Application for certain subdivisions, as required under Article 13 of the Town Zoning Ordinance, which is hereby incorporated by this reference;~~
 2. 1. a Traffic Impact Assessment for certain subdivisions, as required by Article 14 of the Town Zoning Ordinance, which is hereby incorporated by this reference.
 - ~~3. 2. for developments of twenty (20) or more residential units or equivalent traffic generation a Physical Analysis (type of units expected including number of bedrooms, projected values, size and timing of phases, etc.).~~

Section 3. Section 6.850 shall be amended to read as follows:

6.850 ADEQUATE PUBLIC FACILITIES AND TRAFFIC IMPACT ASSESSMENTS

Where required, an ~~Adequate Public Facilities Application and~~ Traffic Impact Assessment shall be provided by the applicant, in accordance with ~~Articles 13 and~~ 14 of the Town Zoning Ordinance, which are incorporated by this reference.

Section 4. Effective Date.

This Ordinance shall become effective upon the date of adoption.

PLANNING BOARD: Recommended starting the process to repeal the APFO on 5/26/2020, 9-0.

HUNTERSVILLE ORDINANCE ADVISORY BOARD: Recommended APFO repeal on 1/7/2021, 8-0.

PUBLIC HEARING DATE: March 1, 2021

PLANNING BOARD MEETING: March 23, 2021

TOWN BOARD DECISION: April 5, 2021

**Town of Huntersville
Planning Board
March 23, 2021**

To: Town Board

From: Brad Priest, Principal Planner

Date: March 23, 2021

Subject: Alternate Buffer Plan - Belts Services

EXPLAIN REQUEST:

Belt Services Corporation is seeking an alternate buffer plan be approved by the Planning Board for their development expansion at 9540 Julian Clark Avenue. The purpose of the modification is to allow a grassed fire lane and existing vegetation to be used within the required buffer.

ACTION RECOMMENDED:

Consider the alternate buffer plan proposed by the applicant at the March 23, 2021 meeting.

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

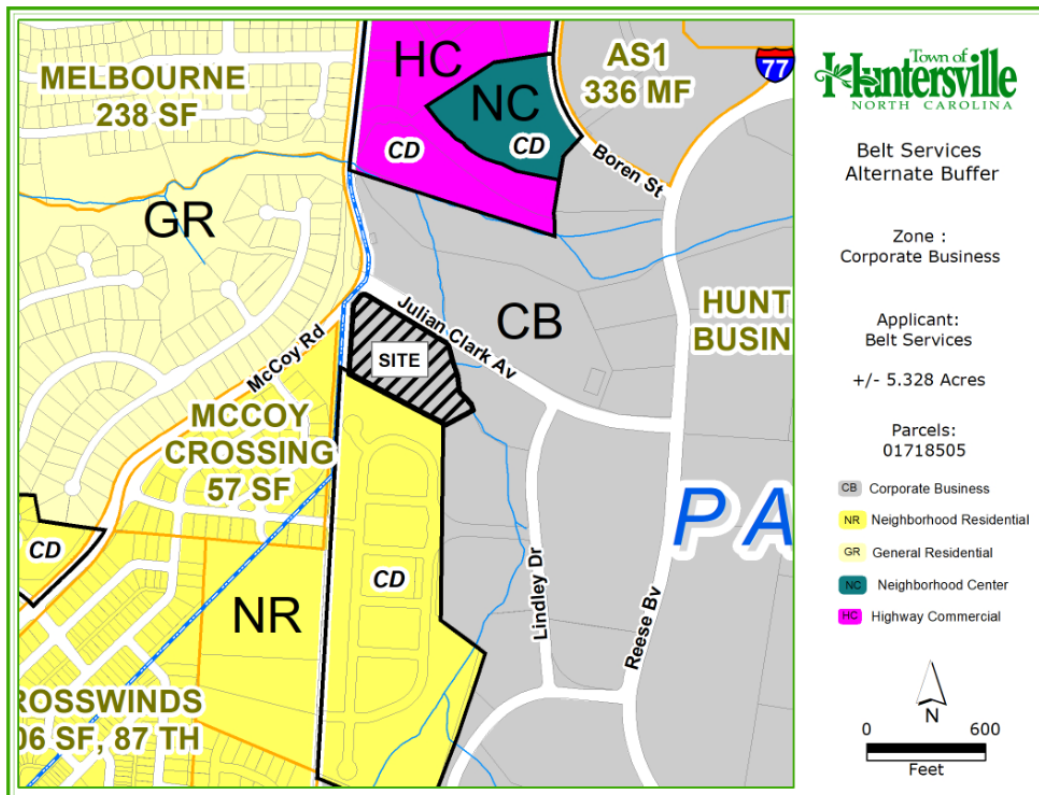
1. Staff Report - Belt Services Alt Buffer - 3 23 21
2. Proposed Alternate Buffer Plan - 3 23 21
3. Buffer Plan 2 - Photos - Grading - 3 23 21
4. 1991 Zoning Ordinance - Buffer Requirements

**The Park Huntersville
Alternative Buffer Request
Staff Analysis
3/23/21
Planning Board Meeting**

Project Description

The Park Huntersville is a development that was subdivided under the 1991 Huntersville Zoning Ordinance and is thus vested under the requirements of that ordinance. Under those standards, modifications to required buffer plantings or use of existing vegetation in the buffer are reviewed and approved by the Planning Board (Article 71.150.1 C). Belt Services is proposing an expansion of their existing facility on Julian Clark Avenue. The applicants are requesting that their required 55 foot buffer be allowed to be disturbed and for existing vegetation on site to meet the required planting requirements.

Location



Site Plan Description

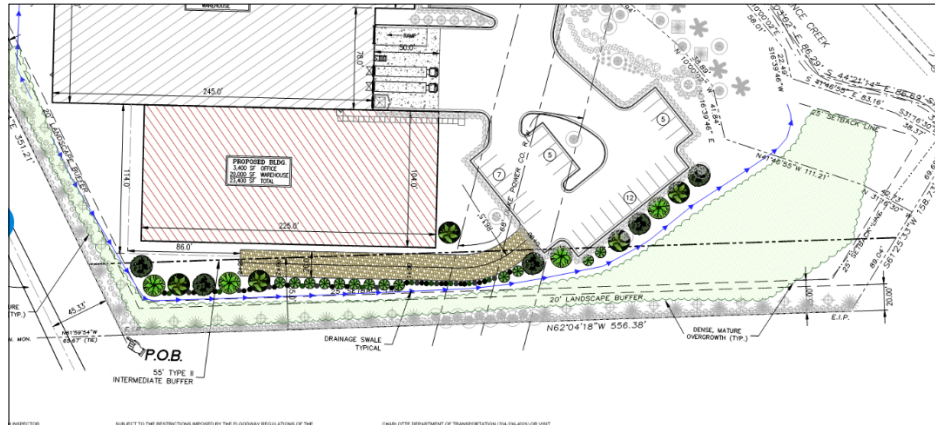
The proposed alternate buffer site plan depicts the following information:

1. Parcel Number 01718505
2. 9540 Julian Clark Avenue
3. Zoning – Corporate Business (CB)
4. Project size – 5.32 acres
5. Proposed Use: Office and Warehouse
6. Proposed Building Size: 23,400 sqft addition.
7. Existing use: Office and Warehouse

Items Relevant to the Reduction Request
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- The original Belt Services building was constructed on site in 2000. At that time, the property to the south was also zoned Corporate Business (CB). Therefore the original construction plan for Belt Services was approved with only a 20 foot screen along the southern property line. No buffer would have been required due to the similar zoning districts. However in 2014 the property to the south was rezoned to Neighborhood Residential Conditional District (NR-CD). Therefore the rezoning of the property to the south created an increased buffer requirement for the subject property to the north.
 - The applicants are proposing an addition to their property and therefore the buffer is now applicable.
- Table 71.130 of the 1991 Huntersville Zoning Ordinance (please see attached in the agenda packet) requires that “light industrial and warehouse uses” adjacent to single family residential zoning districts establish an “intermediate” buffer at the property line. The table under Table 71.140 shows that the buffer width for intermediate buffers for 5 acre properties is 55 feet wide.
- The applicable buffer for the property is along the southern property line, directly adjacent to the single family residential uses of the Courtyards at Kinnamon Park residential subdivision. The buffer along the western property line would not be applicable as the CB development is adjacent to a private right of way and not single family residential uses.
- Article 71.140.3 outlines the amount of trees and shrubs that are required to be planted as part of the 55 foot buffer. According to the calculation in the ordinance, the southern buffer would be required a total of 236 shrubs and 36 trees.
 - The applicants are requesting an alternate buffer to allow existing vegetation to count toward the required plantings.
 - Please see the buffer plan attached below on page 3 and in the agenda packet. The property has existing landscaping from the original construction of the site, as well as substantial overgrowth from the last 20 years.
 - The applicants would add additional landscaping shown in dark green to supplement the existing vegetation and overgrowth shown as light green.

Proposed Alternate Buffer Plan



Existing Vegetation – Looking South



- Article 71.140.5 requires that buffers remain undisturbed except for specific circumstances like sidewalks, required driveways, pedestrian or bicycle paths, walls, or fences.
 - The applicants are proposing an alternate buffer plan to modify this requirement as well. See the alternate buffer plan above. The emergency fire access is proposed to be located in between the proposed expansion and the buffer/property line to the south. No plantings would be located in this area. However the applicants have agreed to use geowebbing structure to accommodate fire truck weight with grass on top. The fire lane would thus be natural grass area but plantings would be prohibited.
 - Therefore the required distance of the 55 foot buffer would be maintained but the plantings would be limited to the existing vegetation and perhaps

an additional row of landscaping between the fire lane and the existing vegetation.

- Article 71.150.1 allows the applicant to request a modification from the buffer requirements to use existing vegetation. Article 71.150.1 C states “If, but not unless, the Planning Board finds that the alternative buffer planting plan meets the intent of Section 71.140.3 and 71.140.4 through the use of existing vegetation, or existing vegetation plus supplemental plantings, the Planning Board shall approve the alternative plan”.
- The applicants therefore are requesting approval of their alternative buffer plan to use existing vegetation as their required screening and to allow the fire lane to be located in the buffer.

Staff Recommendation

Staff recommends approval of the alternate buffer plan with the addition of one row of evergreen trees along and south of the fire lane (with tall evergreen shrubs under the power line). The existing vegetation to the south of the property is significant. Please see aerial photos of the site above on page 3, and site photos taken by the applicant and attached to the grading plan (included in the agenda packet). It seems both evergreen and deciduous vegetation is present at about 35 feet in width from the southern property line. In addition, Courtyards at Kinnamon Park have planted a 20 foot buffer along their northern property line.

There are however some gaps in the buffer where no trees are present and most of the vegetation consists of mostly low overgrowth. Therefore staff recommends the visual separation intended in Article 71.140.3 and 71.140.4 would be met with one additional row of evergreen trees to add supplemental height to the buffer.

MINIMUM TREE SIZE AT PLANTING IS 2" CALIPER,
8' TALL IF SINGLE STEM; MINIMUM 8' TALL AND 3
STEMS MAXIMUM IF MULTI-STEM. MULCH IS REQUIRED
MULCH IS REQUIRED. STAKING AND GUYING IS OPTIONAL

ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT.

FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUBBASE AND CONSTRUCTION DEBRIS BEFORE PREPARING SOIL AND PLANTING TREES.

REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL PLANTING MIX OR UNCOMPACT AND AMEND TOP 24" OF EXISTING SOIL TO MEET TOPSOIL PLANTING MIX STANDARDS FOR TREES

BRUSH, VINES AND SMALL TREES (<8" DIA.) MAY BE HAND-CLEARED ONLY - CUT FLUSH WITH GROUND SURFACE. EXISTING TREES MAY BE LIMBED UP (REMOVE LOWER BRANCHES) TO IMPROVE VISIBILITY.

TREES TO REMAIN IMMEDIATELY ADJACENT TO CUT AREAS SHALL HAVE THEIR ROOTS PRUNED. ROOTS ARE TO BE CUT SQUARE AT THE CUT LINE TO PREVENT DAMAGE FROM EXTENDING CLOSER TO THE BASE THAN NECESSARY.

TREES TO BE PLANTED AND GUYED IN ACCORDANCE
WITH CHARLOTTE/MECK. STANDARD DETAILS.

LARGE MATURING TREES MUST BE A MINIMUM 25 TO 30 FEET FROM THE OVERHEAD DISTRIBUTION OF TRANSMISSION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNS, URBAN FORESTER TO RESOLVE BEFORE PLANTING.

NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION ZONE. TREE BARRICADES MUST BE INSTALLED BEFORE ANY REMEDIATION, GRADING OR CONSTRUCTION BEGINS.

NO GRUBBING WITHIN THE TREE
PROTECTION ZONE. LEAVE SOIL AND
LEAF LITTER UNDISTURBED. SUPPLEMENT

WITH 1-2" OF MULCH. RE-SEED WITH GRASS
ONLY IN DISTURBED/GRADED AREAS.

COORDINATE ALL UTILITIES TO ENTER PROPERTY

AT DRIVEWAYS TO PREVENT DISTURBANCE TO THE TREE PROTECTION ZONE.

SYMBOL	COMMON NAME	#	BOTANICAL NAME	SIZE	SPAC'G		NOTES
	DWARF BURFORD HOLLY	603	ILEX CORNUTA BURFORDI NANA	30" TALL 7 GAL.	4' O.C. AROUND PARKING LOT 5' O.C. IN 20' BUFFERS		2' SPREAD
	OTTO LUYKEN LAURELS	30	LAURUS NOBILIS	3 GAL.			
	LOROPETLUM	0	LOROPETLUM CHINENSE	3 GAL.			
	DWARF GARDENIAS	30	GARDENIAS	3 GAL.			
	DWARF INDINA HAWTHORN	13	RAPHIOLEPSIS UMBELLATA	3 GAL.			
	LEYLAND CYPRUS	8	CUPRESSOCYPARIS LEYLANDII	2", 10' TALL	B&B	AS SHOWN	LARGE MATURING (60FT TO 70FT HEIGHT)
	COMPACTA HOLLY	21	ILEX CRENATA COMPACTA	30" TALL 7 GAL.	AS SHOWN		2' SPREAD

SYMBOL	COMMON NAME	#	BOTANICAL NAME	SIZE	ROOT	SPAC'G	NOTES
	HOLLY, BURFORD	26		15' TALL	B&B	AS SHOWN	SMALL MATURING (SCREENING) (15FT TO 25FT HEIGHT)
	CRAPE MYRTLE	15	LAGERSTROEMIA INDICA	2" 8' TALL	B&B	AS SHOWN	SMALL MATURING (15FT TO 45FT HEIGHT)
	WAX MYRTLE	42	MYRTICA CERIFERA	2" 8' TALL	B&B	AS SHOWN	SCREENING EVERGREEN (10FT TO 15FT HEIGHT)
	JAPANESE BLACK PINE	24	PINUS, JAPONICA	15' TALL	B&B	AS SHOWN	LARGE MATURING (30FT TO 50FT HEIGHT)
	CHERRY-YOSHINO	12	PRUNUS YEDOENSIS	3" CALIPER 8' TALL	B&B	AS SHOWN	SMALL MATURING (20FT TO 25FT HEIGHT)
	CHERRY-KWANZAN	3	PRUNUS SERRULATA 'KWANZAN'	3" CALIPER 8' TALL	B&B	AS SHOWN	SMALL MATURING (20FT TO 25FT HEIGHT)
	PINE, AUSTRIAN	13	PINUS NIGRA	3" CALIPER 8' TALL	B&B	AS SHOWN	LARGE MATURING (50FT TO 60FT HEIGHT)

PROJECT NAME: BELTSERVICE CORPORATION

PARCEL NUMBER: 017-185-01 po

OWNER: BELTSERVICE CORP. PHONE # (704)598-2265

PLANS PREPARED BY: S.C. HONDROS & ASSOC. PHONE # (704)377-4614

ZONING: I-1 (MECK) / MBD (HUNTER.) JURISDICTION: MECKLENBURG / HUNTERSVILLE

PROPOSED USE: MANUFACTURING

BUILDING HEIGHT: 30 FT. FEET STORIES: ONE

BUILDING COVERAGE: 41,600 SQ. FT. GROSS FLOOR AREA: 41,600 SQ. FT.

LOT SIZE: 231,739/5.32 SQ. FT./ACRES NUMBER OF UNITS OR SUITES: ONE

YARD REQUIREMENTS: COUNTY REG. PARK COVENANTS

SETBACK (FRONT): 20 FT./R/W 50 FT./R/W

SIDE YARD (R): 10' FT. 25' FT.

REAR YARD: 20' FT. 25' FT.

SIDE YARD (L): 25' FT. 25' FT.

REQUIRED BUFFERS: * HUNTERSVILLE TOWN BOARD APPROVED THE 20FT BUFFER ON 06/29/99

FRONT: (NO) / YES FT. REAR: NO / (YES) * 20 FT.

SIDE (R): NO / (YES) * 20' FT. SIDE (L): (NO) / YES FT.

REQUIRED SCREENING:

FRONT: (NO) / YES REAR: NO / (YES)

SIDE (R): NO / (YES) SIDE (L): (NO) / YES

PARKING ONLY: NO / (YES) (DUMPSTER WILL BE PLACED IN SCREENED LOADING AREA)

PAVEMENT COVERAGE: 31,737 / 0.73 SQ. FT./ACRES

PARKING DATA: (SPECIFY REQUIREMENT)

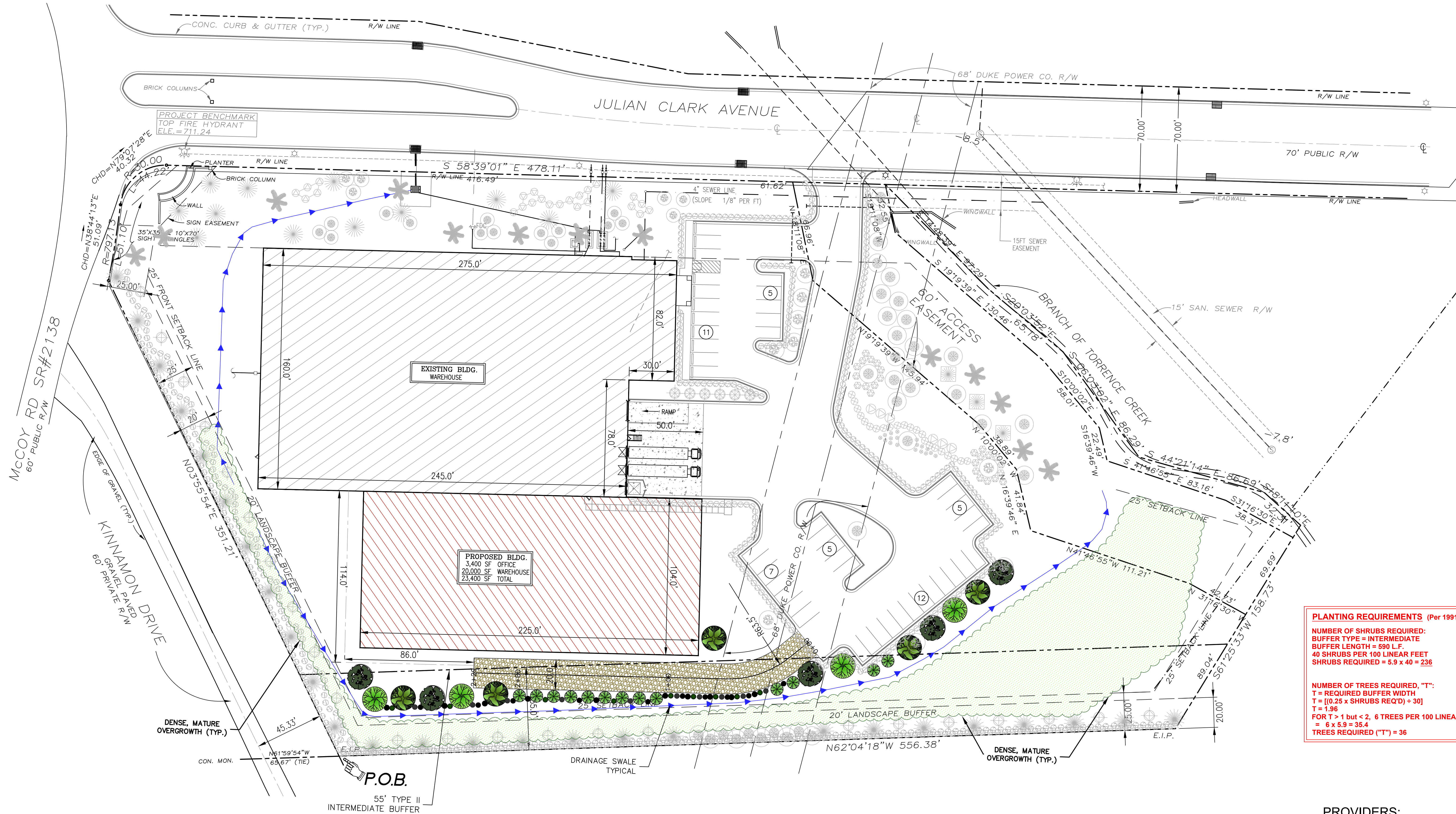
PROPOSED = ONE SPACE PER 400 S.F. OF OFFICE AREA (3,275 S.F.) = 7 SPACES
= ONE SPACE PER 500 S.F. WAREHOUSE AREA (36,325S.F.) = 9 SPACES

AS PER HUNTERSVILLE ZONING ORDINANCE

REQUIRED: 16 PROVIDED: 45 HANDICAP: 2

COMPACT: NONE CARPOOL: NONE LOADING SPACES: 3

ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY



	PROPERTY LINE
	ELECTRIC CO. ESMT.
	SETBACK LINE
	TOP OF BANK
	UTILITY ESMT.
	GIS DEED LINE
	EXIST. BACK OF CURB
	EXIST. FACE OF CURB
	EXIST. EDGE/PAVEMENT
	EXIST. BUILDING
	PROP. BUILDING
	STORM INLET
	EXIST. S.S. MH
	EXIS. HYDRANT
	EXIS. LIGHT POLE
	PROP. WAREHOUSE EXPANSION
	PROP. GRASS FIRE LANE W/GEO-WEBBING
	LARGE MATURE EVERGREEN TREE (TYPICAL)
	SHRUB MYRTLE (SMALL MATURING)
	CREPES
	PINE, MAPLE & OAK (GROWN NATURALLY OVER PAST 20 yrs.)

CURRENT ZONING: CB

EXISTING BUA = 41,600 S.F.
PROPOSED BUA = 23,400 S.F.
TOTAL BUA = 65,000 S.F.

PARKING TABULATION

NEW BUILDING USE: WAREHOUSE

PARKING REQUIREMENTS: WAREHOUSE
OFFICE = 0.25/1,000 S.F.
OFFICE = 3,275/1,000 S.F.

PROPOSED WAREHOUSE = 20,000 S.F. = 5.0 SPACES
PROPOSED OFFICE = 3,400 S.F. = 11.13 SPACES
EXISTING WAREHOUSE = 38,325 S.F. = 9.58 SPACES
EXISTING OFFICE = 3,275 S.F. = 10.75 SPACES
TOTAL PARKING REQUIRED = 36.45 SPACES

TOTAL PARKING PROVIDED = 45 TYPICAL SPACES
1 ADA SPACES
46 TOTAL SPACES

WATER	CHARLOTTE WATER BOX 1316 CHARLOTTE, NC 28201 (704) 366-7600	STORM WATER	TOWN OF HUNTERSVILLE 101 HUNTERSVILLE-CONCORD ROAD HUNTERSVILLE, NC 28078 (704) 766-2239
SEWER	CHARLOTTE WATER BOX 1316 CHARLOTTE, NC 28201 (704) 366-7600	ELECTRIC & GAS	ENERGY UNITED 18019 OLD STATESVILLE ROAD HUNTERSVILLE, NC 28031 (704) 892-0278

SC HONDROS
& ASSOCIATES, INC.

SC HONDROS & ASSOCIATES, INC.
PLANNING, DESIGN, CONSTRUCTION
POST OFFICE BOX 220456
CHARLOTTE, N.C. 28222-0456

WEB SITE: WWW.SCHONDROS.COM
TEL.: (704) 377-4614 FAX: (704) 372-1252
N.C. ENGINEERING FIRM I/C # D-1148.

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OF
2

1. COORDINATE ALL CURB AND STREET GRADINGS IN INTERSECTION WITH INSPECTOR.
2. ALL ROAD IMPROVEMENTS ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE.
3. ALL CURB AND STREET GRADINGS ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE.
4. DEVELOPER WILL PROVIDE STREET SIGNS PER CDDMS 50.06 (5" SIGNS ONLY).
5. SIGHT TRIANGLES SHALL BE PROVIDED AT ALL INTERSECTIONS.
6. THE CITY DOES NOT AUTHORIZATION TO GRADE ADJACENT PROPERTY WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING. PERMISSION MUST BE OBTAINED FROM THE CITY OF CHARLOTTE.
7. IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
8. SURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY WHEN NECESSARY BY THE INSPECTOR.
9. CURB AND GUTTER SHOWN ON PLANS ALONG MAY BE IN QUESTION ABOVE FIELD CONDITIONS. ANY CHANGES TO THE DRAINAGE PLAN SHALL BE REQUIRED AND REQUIRING MODIFICATION BASED UPON FIELD CONDITIONS.
10. THE PURPOSE OF THE STORM DRAINAGE (EASEMENT) IS TO PROVIDE STORM WATER COLLECTION AND REMOVAL FROM THE PROJECT SITE AND ADJACENT AREAS. ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
11. HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE CITY OF CHARLOTTE.
12. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
13. ALL STORM DRAINAGE FACILITIES SHALL BE INSTALLED IN A BACKWASH CHANNEL IN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TWIG, JUNK AND OTHER ACCUMULATIONS.
14. THE CITY OF CHARLOTTE DOES NOT AUTHORIZATION TO GRADE ADJACENT PROPERTY WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING. PERMISSION MUST BE OBTAINED FROM THE CITY OF CHARLOTTE (MECKLENBURG COUNTY) SUBDIVISION DRAINAGE SECTION 7.00.8.
15. ALL STORM DRAINAGE FACILITIES SHALL BE INSTALLED IN A BACKWASH CHANNEL IN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TWIG, JUNK AND OTHER ACCUMULATIONS.

1. SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE CITY OF CHARLOTTE AND MECKLENBURG COUNTY.
2. ALL EXISTING AND PROPOSED STRUCTURES BUILT ON LOT #S MUST BE LOCATED A MINIMUM OF ONE FOOT ABOVE THE ADJACENT FINISHED FLOOD SURFACE ELEVATIONS TO LOTS WHICH HAVE AN EXISTENCE SIGNIFICANT OVERLAND FLOOD NOT COVERED BY THE CITY OF CHARLOTTE AND MECKLENBURG COUNTY.
3. PEASEALED SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO CITY ENGINEERING AND FLOOD CONTROL DIVISION FOR REVIEW.
4. "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNATED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY ENGINEERING AND FLOOD CONTROL DIVISION FOR REVIEW AND APPROVAL BY CITY/COUNTY SUBDIVISION ORDINANCE.
5. PRIOR TO INSTALLATION, PEASEALED SHOP DRAWINGS FOR UNDERGROUND DETENTION BASINS AND/OR FLOOD CONTROL STRUCTURES MUST BE SUBMITTED TO THE CITY ENGINEERING AND FLOOD CONTROL DIVISION FOR REVIEW AND APPROVAL.
6. PRIOR TO CONSTRUCTION, PEASEALED SHOP DRAWINGS FOR ALL WATER QUALITY BMP'S AND DETENTION SYSTEMS MUST BE PROVIDED.
7. PRIOR TO CONSTRUCTION, PEASEALED SHOP DRAWINGS FOR ALL CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFFSITE R/W" REQUIREMENTS OF THE CITY OF CHARLOTTE AND MECKLENBURG COUNTY. CONSTRUCTION LIMITS ARE CLEAR SHOWN ON THE ROADWAY IMPROVEMENT PLAN.
8. PER SECTION 18-175(5) OF CITY CODE AND SECTION 10.0 OF THE CITY'S POST CONSTRUCTION INSPECTION AND MAINTENANCE MANUAL, ALL CONSTRUCTION EASEMENTS AND/OR POST CONSTRUCTION CONTROL EASEMENTS (PCEs) MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
9. PRIOR TO CONSTRUCTION, PEASEALED SHOP DRAWINGS OF ALL TYPES OF TRANSPORTATION (GIS JURID: 70-336-708) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT: 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION, DEVELOPMENT OF TRAFFIC SIGNALIZATION AND/OR TRAFFIC CONTROL MEASURES TO BE IMPLEMENTED CAUSED BY THE CONTRACTOR/DEVELOPER.
10. PER CITY OF CHARLOTTE AND MECKLENBURG COUNTY, ALL CONSTRUCTION EASEMENTS CAUSED BY THE CONTRACTOR/DEVELOPER ARE REQUIRED FOR UTILITIES CUTS ON CITY STREET. ALL EASEMENTS MUST BE OBTAINED PRIOR TO PERMIT. FOR INFORMATION CONTACT:

CHARLOTTE DEPARTMENT OF TRANSPORTATION (704-336-4025) OR VISIT
WWW.CHARMECK.ORG/DEPARTMENTS/TRANSPORTATION/STREET-MAINTENANCE/CONTRACTOR-
24 REQUESTS FOR PROPOSAL. CONTRACTORS MUST BE REGISTERED WITH THE CITY OF
REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE CHARLOTTE
DEPARTMENT OF TRANSPORTATION. CONTRACTORS MUST BE REGISTERED WITH THE
TRANSPORTATION BEFORE INSTALLATION FOR CITY OF CHARLOTTE MAINTENANCE
STREETS. CONTACT CDOT AT (704)-336-3888.

25. CONTRACTORS MUST BE RESPONSIBLE FOR REPLACEMENT AS PART OF THE
DEVELOPMENT AND/OR STREET IMPROVEMENTS SHOULD BE PHASED IN SUCH A WAY AS
TO MINIMIZE THE DURATION OF THE SIDEWALK CLOSURE TO THE EXTENT FEASIBLE. THE
CLOSURE SHALL BE OPENED FOR TRAFFIC WITHIN 30 DAYS OF THE DATE THE SIDEWALK
26 REOPENED FOR PUBLIC USE WITHIN 30 DAYS OF REMOVAL.

ANY WORK WITHIN THE CITY R/W THAT REQUIRES CLOSURE OF THE SIDEWALK OR
27 SIDEWALK OR TRAVEL LANE LEASES MUST BE OBTAINED FROM THE CITY OF
PLANS FOR ANY SIDEWALK OR TRAVEL LANE CLOSURES MUST BE SUBMITTED AS PART
OF THE R/W LEASE. CONTRACTORS MUST OBTAIN A R/W LEASE FROM THE CITY OF
28 CHARLOTTE WITH CDOT'S WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH) AND MUST BE
REVIEWED AND APPROVED. CONTRACTOR SHALL CONTACT CDOT AT LEAST 5 BUSINESS
DAYS BEFORE THE START OF THE CLOSURE.

29. RIGHT-OF-WAY CLOSURES LONGER THAN 30 DAYS REQUIRE A R/W LEASE AGREEMENT
WHICH WILL INCLUDE THE SUBMITTAL OF A TRAFFIC CONTROL PLAN. TRAFFIC CONTROL
PLANS MUST BE SUBMITTED TO THE CITY OF CHARLOTTE AND CDOT FOR REVIEW AND
30 REQUIRED DURING THE LAND DEVELOPMENT PLAN REVIEW AND ARE SUBJECT TO
REVIEW AND REVISION. CONTRACTORS MUST FOLLOW THE CITY OF CHARLOTTE'S
LEASE AGREEMENT PROCESS FOR APPROVAL PRIOR TO START OF R/W CLOSURES.
CONTRACTOR SHALL CONTACT CDOT AT (704)-336-8346.

31. RIGHT-OF-WAY CLOSURES LONGER THAN 30 DAYS REQUIRE A R/W LEASE AGREEMENT.
CONTRACTOR SHALL CONTACT CDOT AT (704)-336-8346.

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OWNER APPROVAL:		DATE:	FILE NAME: SITE.dwg
DWN BY: DDS	CHK BY: AWM	DATE: 02/09/2021	SCALE: 1" = 30'

C1.0 - SITE PLAN

71.140 Buffer Standards

- 1 Buffer Type. To determine buffer type (minor, intermediate, or major) refer to Table 71.130. Select the developing use from the vertical column and the zoning classification of each adjacent property from the horizontal row.

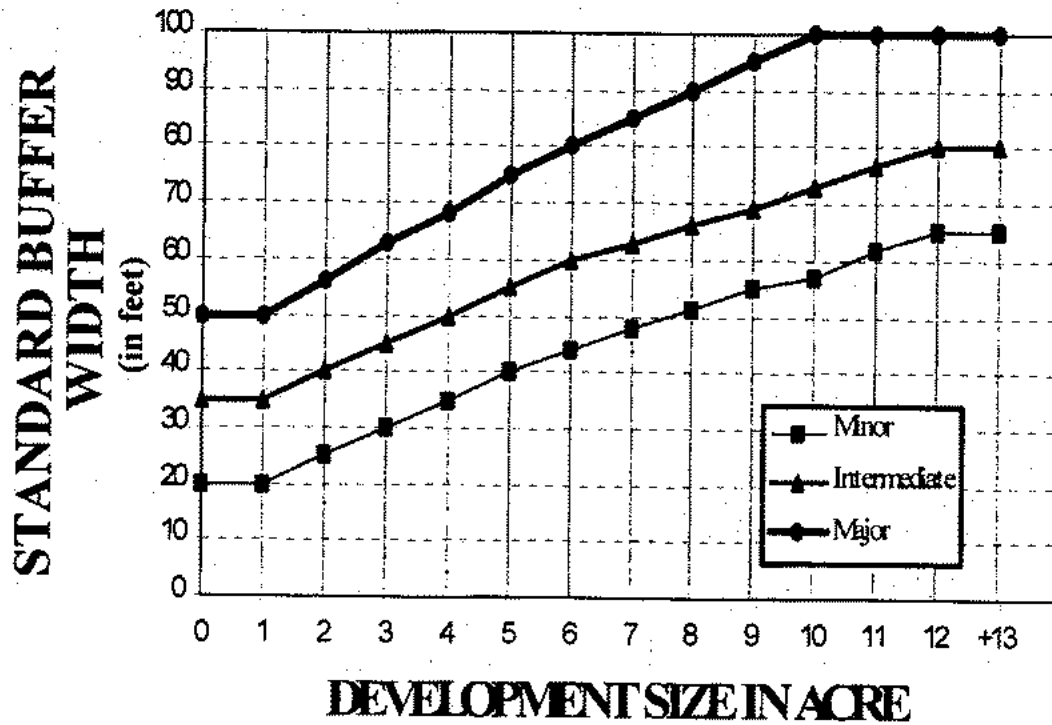
TABLE 71.130 BUFFER REQUIREMENTS BY USE AND ZONING CATEGORIES (1).
ADJACENT ZONING CATEGORY

<i>DEVELOPING USES</i> <i>(from lesser to greater intensity)</i>	<i>SINGLE</i> <i>FAMILY</i>	<i>MULTI-</i> <i>FAMILY</i>	<i>OFFICE</i>	<i>BUSINESS</i>
1. MULTI-FAMILY	intermediate			
2. INSTITUTIONAL-LOW INTENSITY churches, orphanages, child day care, elementary schools, civic/service/ fraternal, cultural facility, dormitory, outdoor recreation, elderly congregate care	minor	minor		
3. INSTITUTIONAL-MED INTENSITY government building up to 12,500 SF, health institution up to 50,000 SF, junior high schools	minor	minor		
4. INSTITUTIONAL-HIGH INTENSITY high schools, arenas, government building > 12,500 SF, health institution > 50,000 SF, colleges, universities	intermediate	intermediate		
5. OFFICE UP TO 50,000 SF	minor	minor		
6. OFFICE > 50,000 SF	intermediate	intermediate		
7. RETAIL OR RESTAURANT UP TO 50,000 SF	minor	minor		
8. RETAIL OR RESTAURANT > 50,000 SF	intermediate	intermediate		
9. OTHER BUSINESS USES	intermediate	intermediate	minor	
10. LIGHT INDUSTRY/WAREHOUSING	intermediate	intermediate	minor	minor
11. OTHER INDUSTRIAL USES	major	major	major	major

See also uses permitted in each district subject to prescribed conditions.

- 2 Buffer Width. To determine buffer width refer to Table 71.140. Select development size on horizontal axis. Where acreage intersects applicable buffer type on line graph, required buffer width is shown on the vertical axis on the left.

TABLE 71.140

BUFFER WIDTH

.3 Planting Requirements. (9-1-92)

- (a) The following are minimum requirements for amount and type of plant materials which shall be placed within each 100 linear feet of any required buffer area:

Number of shrubs required:

Minor buffer: 20 shrubs per 100 linear feet

Intermediate buffer: 40 shrubs per 100 linear feet

Major buffer: 40 shrubs per 100 linear feet

Type of shrubs required: No less than 75 percent of the required shrubs shall be evergreen. Shrubs shall be at least 2 ½ feet all when planted, with an average height of 5-6 feet to be expected as normal growth within 4 years. Shrubs planted on a berm may be of a lesser height, provided that the combined height of the berm and planting would be expected to reach at least 6 feet after 4 years.

Number of trees required = T, in the equation below:

$$T = \text{required buffer width} - \frac{(.25 \times \text{required number of shrubs (from above)})}{30}$$

If "T" less than 1, plant 3 trees per 100 linear feet of buffer.

If "T" equal to or greater than 1, but less than 2, plant 6 trees per 100 linear feet of buffer.

If "T" equal to or greater than 2, but less than 3, plant 9 trees per 100 linear feet of buffer.

If "T" equal to or greater than 3, plant 12 trees per 100 linear feet of buffer.

Type of trees required: At least 40 percent of required trees shall be large maturing trees, having a height at maturity exceeding 35 feet, with a minimum 2½ inch caliper, measured 6 inches above the ground, at time of planting. The remainder of the required trees may be small maturing trees, having a height at maturity less than 35 feet, with a minimum 1½ inch caliper, measured 6 inches above the ground, at time of planting. At least 25 percent of all required trees shall be evergreen.

Specifications of Required Plant Materials: All specifications for the measurement, quality, and installation of trees and shrubs shall be in accordance with "American Standards for Nursery Stock" published by the American Association of Nurserymen. All plants shall be free from disease. The property owner or developer shall provide written certification that the trees and shrubs meet these standards.

- .4 Arrangement of Plant Materials.** The arrangement of trees and shrubs in the buffer area shall be done in a manner that provides the maximum visual separation between adjacent land uses. All required plantings shall be no farther than 50 feet from the property line to be screened. Shrubs shall be massed in rows or groups to achieve the maximum screening effect.
- .5 Protection of Buffer.** Required buffer yards shall not be disturbed for any reason except for required driveways, sidewalks, or other pedestrian or bicycle paths, walls or fences. Parking is prohibited in required front setback, except as permitted in Section 64.3 (b),

and in all required buffer yards. Utility lines should not be located within the buffer area unless it can be demonstrated that alternative alignments are not feasible. If it is necessary to locate utility lines within the buffer area, the lines must be located so that the least amount of vegetation possible is removed. The Zoning Administrator may require alternative arrangements to save as much natural vegetation as possible. After installation of utility lines, any path cleared for utility lines shall be replanted, to the extent possible, with plant materials consistent with buffer planting plan.

71.150 Alternative Buffer Requirements.

- .1 **Alternative Buffer Vegetation.** If the developer can demonstrate that existing vegetation meets the intent of Section 71.140.3 and 71.140.4, but the plant materials and arrangement do not conform to the specific requirements therein, the developer may request that maintenance, or maintenance and enhancement, of the existing buffer vegetation be accepted as an alternative.
 - (a) Alternative vegetation of a buffer shall be considered at the request of the developer.
 - (b) When requesting that alternative vegetation be accepted, the developer shall submit to the Town Manager a buffer planting and maintenance plan, including a survey of existing trees and other significant plant materials, and any supplemental plantings proposed, along with any site features relevant to the alternative buffer request. The Town Manager shall within 31 days place the alternative buffer vegetation proposal, along with a recommended action, on the agenda of the Planning Board.
 - (c) If, but not unless, the Planning Board finds that the alternative buffer planting plan meets the intent of Section 71.140.3 and 71.140.4 through the use of existing vegetation, or existing vegetation plus supplemental plantings, the Planning Board shall approve the alternative plan.
- .2 **Alternative Buffer Width.** In the event that the unusual topography or elevation of a development site, the size or shape of the parcel to be developed, or the location of existing improvements to be retained would make strict adherence to the width requirements of Section 71.140.2 serve no meaningful purpose, or would make it physically impossible to provide and maintain the required buffer width while making reasonable use of the property for development purposes, the developer may request that an alternative buffer width be considered.
 - (a) An alternative buffer width will be considered only at the request of the developer.
 - (b) When requesting consideration of an alternative buffer width, the developer must submit to the Town Manager a plan showing existing site features that would screen the proposed use and additional buffer materials, as provided in (d) below, that the developer will plant or construct to buffer the proposed use. The Town Manager shall within 31 days place the alternative buffer width proposal, along with a recommended action, on the agenda of the Planning Board.
 - (c) If, but not unless, the Planning Board finds that constraints of the site or existing improvements make strict adherence to standard buffer width requirements serve no meaningful purpose; or that conformance with required buffer width prevents

**Town of Huntersville
Planning Board
March 23, 2021**

To: Town Board

From: Sierra Saumenig, Senior Planner

Date: March 23, 2021

Subject: Trails End Subdivision

EXPLAIN REQUEST:

Trails End Subdivision - Sketch Plan, a request by Trails End Bowman, LLC to subdivide +/- 58.96 acres of land located at the intersection of Asbury Chapel Road and Trails End Lane to create a 81 lot single-family subdivision (PARCEL IDS 01917105, 01917104, & 01917101).

ACTION RECOMMENDED:

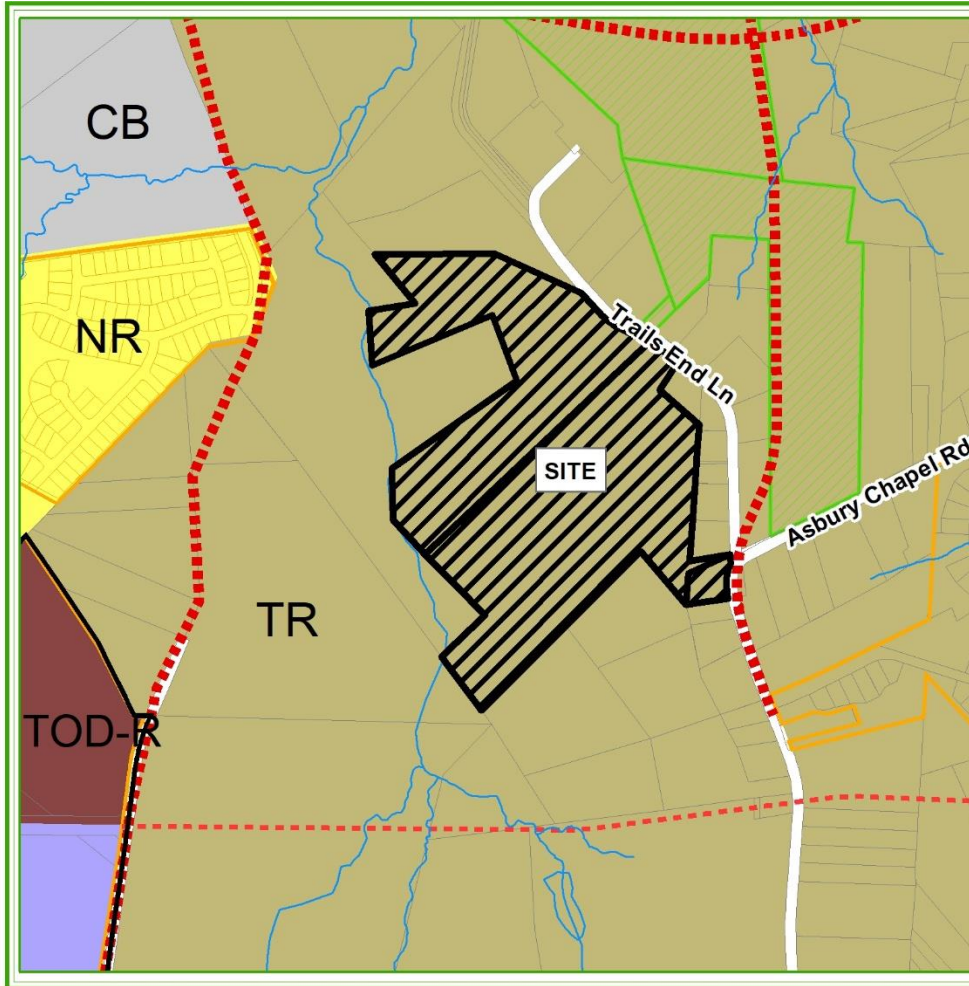
FINANCIAL IMPLICATIONS:

ATTACHMENTS:

1. Attachment A - Application
2. Attachment B - Site Plan
3. Attachment C - Neighborhood Meeting
4. Attachment D - E&T letter report - Trails End Site_1-25-21
5. Attachment E - Trails End SF DOA Letter 3-15-2021
6. Attachment F - CMS Report

Trails End Subdivision Sketch Plan

PART 1: PROJECT SUMMARY



Applicant: Trails End Bowman, LLC

Property Owner(s): Multiple owners, see Attachment A.

Property Address: 11615 Trails End Lane, 11301 Trails End Lane and 11225 Asbury Chapel Road.

Project Size: (+/-) 58.96 acres

Parcel Number(s): 01917105, 01917104, & 01917101

Current Zoning: Transitional Residential (TR).

Current Land Use: vacant & single-family homes

Proposed Land Use:
81 single-family homes

PART 2: SITE PLAN DESCRIPTION AND ISSUES

1. Purpose: To subdivide 58.96-acres of land located west along the intersection of Asbury Chapel Road and Trails End Lane (shown as "site" above) into 81 single-family lots.
2. Adjoining Zoning and Land Uses:
 - North: Transitional Residential (TR) – Ferrelltown Nature Preserve
 - South: Transitional Residential (TR) – single-family homes
 - East: Transitional Residential (TR) – single-family homes
 - West: Transitional Residential (TR) – vacant
3. A neighborhood meeting was held on January 14, 2021. The complete meeting summary is provided in Attachment C.
4. The proposed subdivision has 81 single-family homes, with lots averaging 11,146 sq. ft. in size and 66 ft. in width.
5. There are 101 specimen trees on the site. In the TR zoning district, 35 percent (36 trees) of the specimen trees are required to be saved and the developer proposes to save 60 specimen trees (59.4%). There are no known

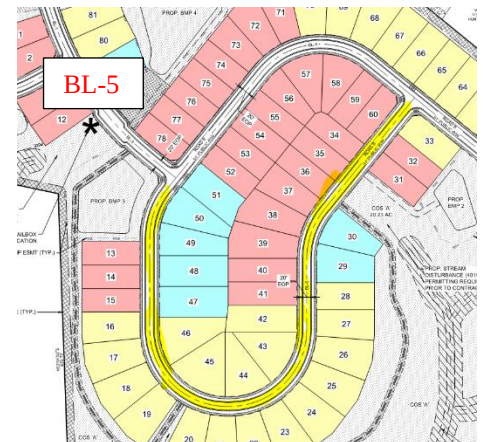
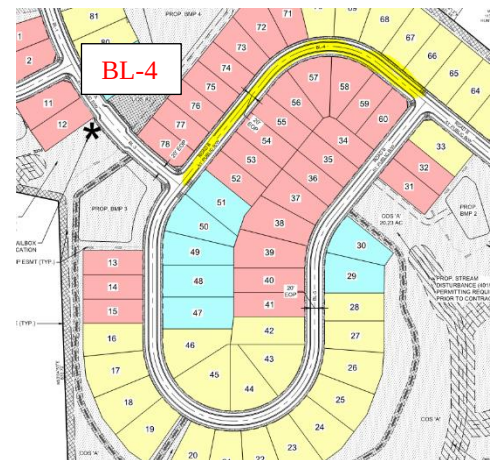
heritage trees on the site. Approximately 96.74% of the site is covered by tree canopy and the developer proposes to save 22.76-acres (39.9%) of the canopy (35% required in TR).

6. The subdivision will be developed in two (2) phases.
7. A water quality concept plan is being reviewed by the Town but has not been approved as of the date of this report.
8. A “Willingness to Serve” letter was provided by Charlotte Water on October 10, 2020.
9. Required Urban Open Space is provided via a private trail that is 2,661 linear feet and a pocket park which is 13,760 sq. ft. Overall open space totals are 25.77-acres (43.7%).
 - a. *Staff has concerns about the urban open spaces meeting the intent of the Ordinance. The developer is working on designs to submit.*
10. A 20’ undisturbed residential buffer is being maintained around the project boundary. On Trails End Lane and Asbury Chapel Road, a required 80’ buffer is being shown.
11. The applicant is requesting the following modifications to Ordinance Requirements:

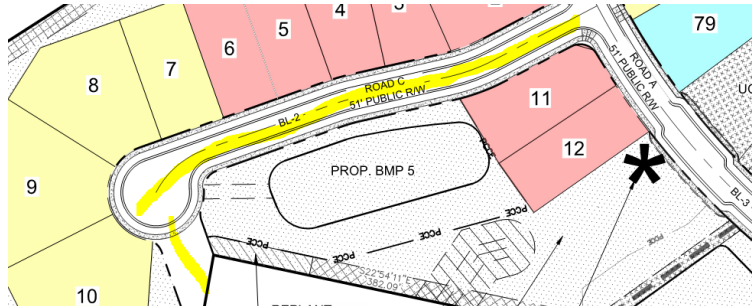
- **Block Length:** The applicant is requesting a block length modification per Article 5.2 which states major residential subdivision blocks are not to exceed 800 linear feet. This Article also allows the Town Board to authorize greater block lengths where a longer block will reduce the number of railroad grade crossings, major stream crossings; or, where longer blocks will result in an arrangement of street connections, lots and public space more consistent with Article 5 and Article 7.

Block Length 4 (highlighted on image to the right above) is 817 feet and Block Length 5 (highlighted on the to the right below) is 1,743 feet

Staff supports this modification request due to the topographic nature of the site and location of SWIM buffers (see map on page 3-red indicates steep slopes).



12. Currently, Road C (below) is measuring 517’ and per Article 7.150, Cul-de-sacs may not be longer than 350’. This requirement can be waived where topographical or other unusual conditions exist.
 - a. *Currently, it is unclear how the developer will address this.*

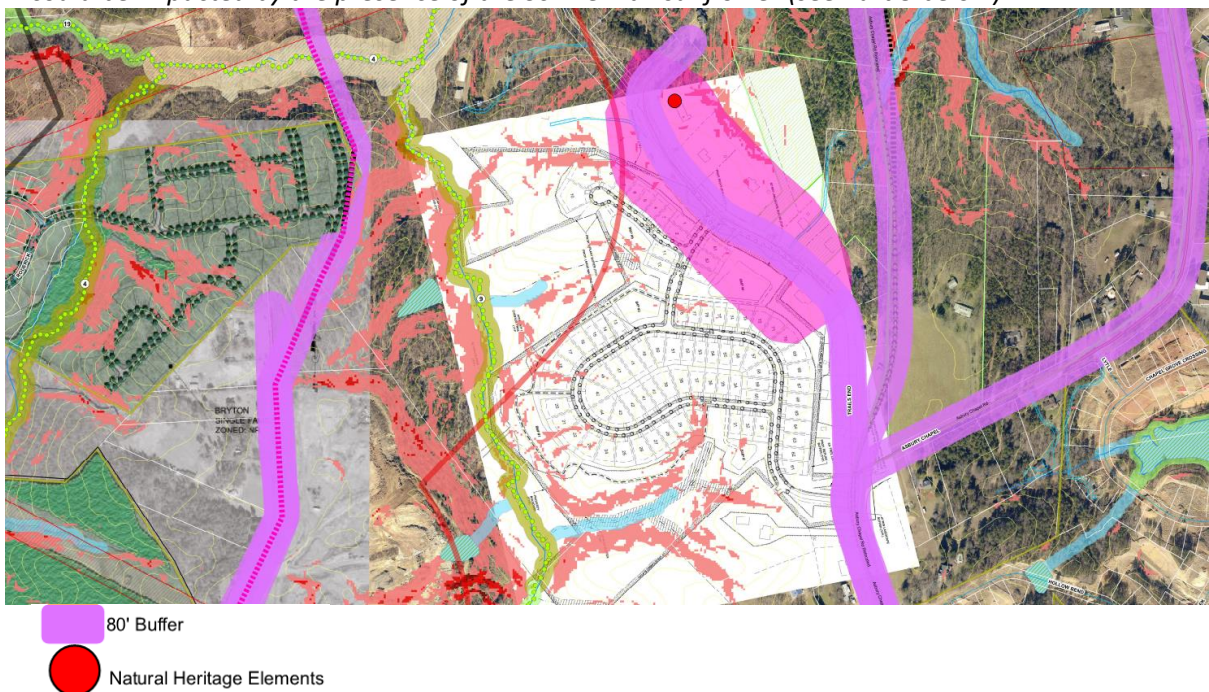


13. Open Space Evaluation Criteria in Section 7.13 of the zoning Ordinance indicates the below criteria will be considered indicating a design is appropriate to the site's natural, historic and cultural features:

(h) Protects wildlife habitat areas of species listed as endangered, threatened, or of special concern by the U.S. Environmental Protection Agency and/or by the North Carolina Department of Environment, Health and Natural Resources.

The below map indicates there is a **potential** Natural Heritage Element of Federal and State Threatened and Endangered Species on this property (Schweinitz' Sunflower-red area below). Attachment "D" is an environmental report from the applicant's consultant stating that "marginal habitat of this species is present in the open areas along the Trails End Road right-of-way and also the small powerline right of way that bisects this property." In addition, the report indicates "During the systematic survey of these areas, no individuals of Schweinitz' sunflower were observed." The report also states "...a thriving population on the opposite side of the road from the project site, along Trails End Road..." was observed (see below photo). The biological conclusion of the report is that the development "may effect, but not likely to adversely affect" the Schweinitz' Sunflower.

- a. The report indicates that the applicant will request that the US Fish and Wildlife Services provide a letter of concurrence or recommendations for advancing this project. At the date of this staff report, staff has not received this letter.
- b. Staff is trying to determine if road improvements required to Trails End as a result of this development could be impacted by the presence of the Schweinitz' sunflower (see Part 3 below).





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

Traffic Impact Analysis (TIA)

A TIA was not required for the development as the trip generation projected was below the Town's thresholds for requiring study.

Transportation Issues:

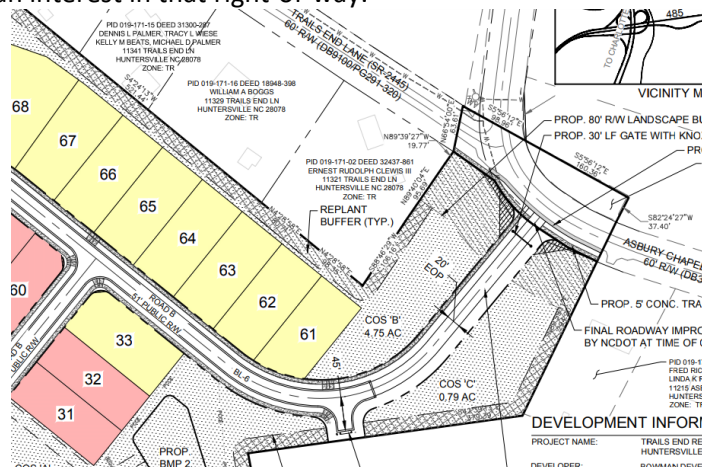
- Asbury Chapel Road is a minor thoroughfare, and the R/W line needs to be 35' from the road centerline. The plan is currently showing 30'.

NCDOT will require the following on Trails End Lane:

- Existing pavement on Trails End Lane will need to be upgraded. The exact upgrade is unknown at this time, but the applicant is continuing to work with NCDOT.

Verification from NCDOT is needed that the alignment of Road B where it intersects with Asbury Chapel Road is in the correct location when Asbury Chapel thoroughfare is built.

Verification Road B can legally connect with Asbury Chapel Rd. when the future thoroughfare is built without further approval from anyone with an interest in that right-of-way.



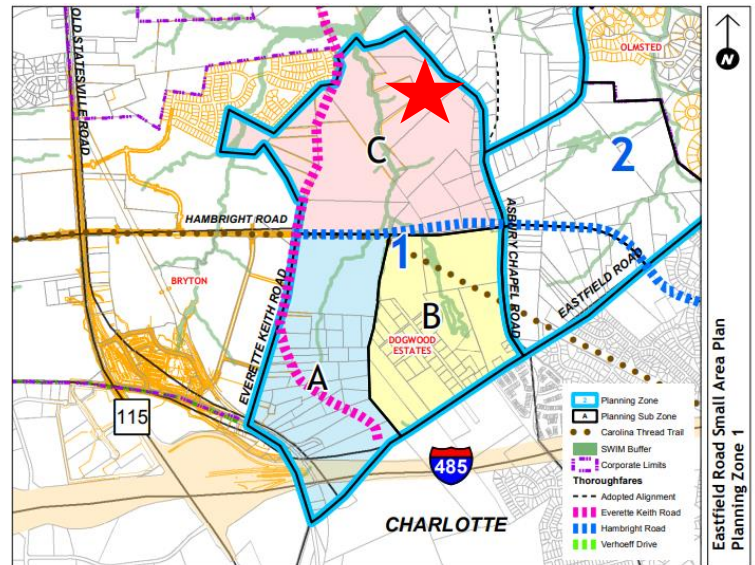
PART 4: PLANNING STAFF ANALYSIS

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

1. Consistency with adopted public plans and policies.

The 2014 adopted Eastfield Road Small Area Plan calls for this area (C on the map) to remain Transitional Residential until such time as Hambright Road is extended to Eastfield Road.

This proposed plan is in keeping with the recommended future land use.



The following sections of the 2040 Huntersville Community Plan apply to this request:

- The proposed Trails End Subdivision lies completely within the “Residential Edge” Future Land Use Character Area of the 2040 Community Plan. The Residential Edge Character Area “provide transition from higher density areas to lower density areas. New development has mostly single-family homes with some attached residential possible. Average densities are 1.5 units/acre. Flexibility in lot sizes and housing types are possible with higher amounts of quality open space.”
- **Policy LU 2.2: Lower intensity residential uses are expected within the Residential Edge and Rural Conservation areas identified on the Future Land Use Map.**
Comment: The subdivision’s density is 1.37 units per acre, which is less than the Transitional Residential (TR) District limit of 1.5 units per acre.
- **Policy LU 5.2: Continue to require a Traffic Impact Analysis for developments that exceed a traffic generation threshold to promote development concurrent with transportation improvements town-wide.**
Comment: A TIA was not required by the Town (see Part 3 of this report). However, NCDOT is requiring that Trails End Lane be upgraded along the frontage of the property to the intersection of Asbury Chapel Road.
- **Policy LU 7.1: Require all new development to adhere to the design principles –** In lower intensity area, preservation of rural character and natural resources are prioritized.
Comment: The stream areas are to be saved as well as existing vegetation along Asbury Chapel Road and Trails End Lane.
- **Policy LU 10.2: Continue to encourage a mix of lot sizes in new developments.**
Comment: The proposed development provides three (3) lots widths, as required by the Zoning District. The lots are as follows: 60 ft. wide (37 lots), 70 ft. wide (35 lots) and 80 ft. wide (8 lots).
 - *The plan is currently showing 60’ as the minimum lot width which requires on-street parking per Article 5. Applicant has stated lot width will be increased so on-street parking is not required. This will need to be revised on the plans.*
- **Policy EOS 2.1:** Continue to require and incentivize open space reservation in Residential Edge, Rural Conservation and Critical Watershed areas. Encourage new developments to have at least 40% open space in new developments in these areas.

Comment: 38% open space is required for this subdivision and the plan is showing 43.7%.

- **Policy EOS 4.3: Plant more trees and continue to require street trees in new developments.**

Comment: Street trees are provided along all new streets and a double-row of trees will be provided on along Trails End Lane (developer to utilize existing vegetation for the second row).

- **Policy EOS 8.2: Work toward the goal of 100% of residents within a 10 minute walking distance of a park, formalized or curated natural areas, publicly-accessible passive open space area or greenway access point.**

Comment: This development is directly across the street from Ferrelltown Park Undeveloped and Ferrelltown Nature Preserve Undeveloped. In addition, the applicant is providing a 5' natural surface trail and proposing a 100' greenway trail construction access easement along the western boundary of the property.



- **Policy EOS 8.3: Continue to require locational standards for open space in new developments.** Urban Open Space should be located within walking distance of homes in new subdivisions that are not located in rural areas. Open space should be located in undivided preserves where possible and should be accessible to the largest number of lots with the development.

Comment: All lots within the subdivision have appropriate access to the two (2) Urban Open Spaces.

- *Staff needs to evaluate urban open space designs to ensure these proposed areas meet our Ordinance requirements.*

- **Policy EOS 10.1: Implement the Greenway, Trail and Bike Committee's "30 x 30" Plan.** Connect all parks, schools, neighborhoods and major shopping into the Town's Greenway System (The Vine) by 2030 incrementally over the next 10 years. Include greenways, sidewalks, multi-use paths, trails and dirtways.

Comment: The proposed subdivision is reserving a greenway trail construction easement along the western boundary of the property. Staff has suggested to tie the proposed 5' natural path to the property boundary to give access to future residents to utilize the Town's greenway system and the applicant has agreed. The plan will be revised to show this.

- **Policy PS 8.1: Continue to require new development to provide extensions (of public services) and infrastructure to serve new development, particularly in activity centers.**

Comment: Water and sewer is to be extended to this property, which will provide access to adjacent properties, as well.

- **Policy T 3.1: Continue to enhance street connectivity by requiring connections among different uses.** Continue to require street connectivity among residential, commercial, employment, recreational and institutional uses. Context-sensitive street design should be applied.

Comment: The subdivision provides one (1) connection to Trails End Lane and R/W reservation to Asbury Chapel Road; once improvements occur to Asbury Chapel Road this entrance may become full access. In addition, the applicant has proposed 51' of R/W to connect into the adjacent property at a future time at the end of the cul-de-sac as well as one (1) stub to an adjacent property on the southern boundary.

- **Policy T 3.2: Improve multimodal connectivity by coordinating with other departments to implement the Huntersville Bicycle Master Plan, expanding the greenway network and supporting enhanced pedestrian connections.**

Comment: The applicant is installing a 5' bike lane along Asbury Chapel Road as well as reserving a 100' greenway trail construction access easement along the western boundary of the property.

- **Policy T 5.3: Support NCDOT's Complete Streets Policy.** Complete streets policies require all streets to be planned and designed to consider the safety and accessibility of all users, no matter their age and ability. Complete streets prioritize sidewalks, bicycle facilities and safe crossings in accordance with the street's context and function.

Comment: All proposed streets utilize the Town's residential street cross-section and provide appropriate lane widths and sidewalks on both sides. The applicant is also providing sidewalk and a 5' bike lane along Asbury Chapel Road.

2. Conformity.

The proposed development is in keeping with the density in other major subdivisions (Chapel Grove and Olmsted) in this area.

3. Access between Adjoining Properties.

The subdivision provides one (1) connection to Trails End Lane and R/W reservation to Asbury Chapel Road; once improvements occur to Asbury Chapel Road this entrance may become full access. In addition, the applicant has proposed 51' of R/W to connect into the adjacent property at a future time as well as one (1) stub to another adjacent property.

4. Relation to topography.

The street network is designed to respect the general topography, foliage and avoid sensitive streams. Thus, the request for the block length modifications.

5. Mature trees and natural vegetation.

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

6. Access to parks, schools, etc.

No schools are within proximity to the proposed development. There is a proposed greenway in proximity to the site (to the west), and the applicant has agreed to connect their private trail to the edge of the property to connect residents to the future public greenway.

7. Discourage through traffic.

All streets are appropriately sized for traffic and there is no straight access to any adjoining property.

8. Relationship to railroad rights-of-way.

Not Applicable.

9. Half streets.

Not Applicable.

10. Parallel streets along thoroughfares.

Not Applicable.

11. Public School and Public Park Sites

The parcels associated with Trails End Sketch Plan have not been identified for a school or park site.

12. Public Facilities

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

13. Proposed street names

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

14. Easements.

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

15. Proposed water and sewerage system.

Water and sewer will need to be extended to the development. A “Willingness to Serve” letter from Charlotte Water, has been provided.

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

There is one stream and there is no development proposed within the floodplains of that stream

17. Open Space

The property is zoned Transitional Residential (TR). To yield 81 single family lot a total of 38% open space is required. The applicant is providing 43.7% open space. Urban Open Space is being provided through the use of a private trail and a pocket park.

18. Impact of Development on Public Facilities

Under the provisions of the APF Ordinance, all residential development greater than twenty (20) lots are required to receive a “Determination of Adequacy (DOA)” for the following public facilities: fire station, fire vehicles, police station, police vehicles, indoor park and recreation facilities, and parks acreage. An APF Ordinance Determination of Adequacy was issued on March 15, 2021, for Fire Vehicles, Fire Facilities, Police Vehicles, Police Facilities and Parks & Recreation Facilities. See attachment E.

While this section of the Ordinance does not call for the specific consideration of school impact staff has historically contacted Charlotte-Mecklenburg Schools (CMS) for an enrollment evaluation of all major subdivision request, see Attachment F: CMS Report.

PART 5: STAFF RECOMMENDATION

In considering Trails End Subdivision, staff finds:

- The application is complete.
- The request is in keeping with the spirit and intent of the Town’s future land use plans as mentioned above.
- The Hills Sketch Plan can be supported by staff subject to the following:
 - The block length modification requests are approved.
 - Urban open space designs are added to the plans to ensure compliance
 - The applicant either revises Road C to be less than 350’ or seeks a modification that meets Article 7.150 of the Subdivision Ordinance.
 - NCDOT’s requirement for upgrades to Trails End Lane are finalized and shown on plans
 - Transportation issues are addressed
 - The US Fish and Wildlife Services writes a letter concurring that the development has no adverse effect on the Schweinitz’ Sunflower.
 - Indication that road improvements to Trails End could occur in light of the proximity to the Schweinitz sunflower.

- Verification from NCDOT is needed that the alignment of Road B where it intersects with Asbury Chapel Road is in the correct location when Asbury Chapel thoroughfare is built.
- Verification Road B can legally connect with Asbury Chapel Rd. when the future thoroughfare is built without further approval from anyone with an interest in that right-of-way.
- All other plan comments are addressed.

The Trails End Subdivision Sketch Plan complies with all applicable requirements once the conditions listed above are addressed. Staff recommends approval of the proposed Subdivision Sketch Plan subject the block length modifications are approved, Urban Open Space designs are added to the plan to ensure compliance, Road C meets Subdivision Ordinance requirements, NCDOT and staff transportation comments are addressed, and all other plan comments are addressed.

PART 6: PLANNING BOARD RECOMMENDATION

Planning Board will review on Tuesday, March 23, 2021.

PART 7: ATTACHMENTS AND ENCLOSURES

- A – Subdivision Sketch Plan Application
- B – Proposed Trails End Subdivision Sketch Plan
- C – Neighborhood Meeting Report
- D – Environmental Report by Lowry’s Environmental & Ecological Services, LLC.
- E – APF DOA
- F – CMS Report

PART 8: DECISION STATEMENTS

Please refer to Part 5 of this report for recommendation.

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

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



General Application

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

1. Application Type

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

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

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

2. Project Data

Date of Application 11/30/2020

Name of Project Trails End Residential Community Phase # (if subdivision) _____

Project Address 11301 Trails End Lane Huntersville, NC 28078

Parcel Identification Number(s) (PIN) 01917105, 01917104, 01917101

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

Property Size (acres) 58.96 acres Street Frontage (feet) 654 feet

Current Land Use Vacant

Proposed Land Use(s) Single Family Residential

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

3. Description of Request

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

For approval of the sketch plan.

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 Trails End Bowman LLC, c/o: Robert Bowman Phone (704) 875-9704
☐ Corporation ☒ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

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

Signature [Signature]

Title MANAGER Email bowman31@gmail.com

Address of Applicant 13815 Cinnabar Place Huntersville, NC 28078

7. Property Owner (If different than applicant)

*Printed Name BeRo Associates, LLC Phone (704) 973-5353
☐ Corporation ☒ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

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

Signature William Reid Culp III Printed Name William Reid Culp III

Title Manager Email rc@cerclaw.com

Address of Property Owner 1601 Morrison Blvd. Suite 400, Charlotte, NC 28019

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

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

8. Development/Design Firm Contact Information

Development Firm	Name of Contact	Phone	Email
Trails End Bowman LLC	Drew Bowman	704-875-9704 ext. 105	bowman31@gmail.com
R. Joe Harris & Associates, Inc.	Doug Timbrell	(803) 802-1799	dtimbrell@rjoe-harris.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

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Printed Name Trails End Bowman LLC, c/o: Robert Bowman Phone (704) 875-9704
☐ Corporation ☒ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

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Signature [Signature]

Title MANAGER Email bowman31@gmail.com

Address of Applicant 13815 Cinnabar Place Huntersville, NC 28078

7. Property Owner (If different than applicant)

*Printed Name Rolling With Ron, LLC Phone 704-906-6371
☐ Corporation ☒ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

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

Signature [Signature] Printed Name Larry D. Corp

Title Manager Email drdirt55@gmail.com

Address of Property Owner 196 Lakeshore Dr Mooresville NC 28117

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

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

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Trails End Bowman LLC	Drew Bowman	704-875-9704 ext. 105	bowman31@gmail.com
Development Firm	Name of Contact	Phone	Email
R. Joe Harris & Associates, Inc.	Doug Timbrell	(803) 802-1799	dtimbrell@rjoeharris.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
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Printed Name Trails End Bowman LLC, c/o: Robert Bowman Phone (704) 875-9704
☐ Corporation ☒ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____
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Signature [Signature]
Title MANAGER Email bowman31@gmail.com
Address of Applicant 13815 Cinnabar Place Huntersville, NC 28078

7. Property Owner (If different than applicant)

*Printed Name ReRo Associates, LLC Phone (704) 973-5353
☐ Corporation ☒ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____
☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the owner my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the Board of Commissioners except through sworn testimony at the public hearing. (Applicable for Special Use Permits and Subdivisions)
Signature William Reel Culp III Printed Name William Reel Culp III
Title Manager Email rc@cedar.com
Address of Property Owner 1601 Morrison Blvd Suite 400, Charlotte, NC 28019
* Property owner hereby grants permission to the Town of Huntersville personnel to enter the subject property for any purpose required in processing this application.

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

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Trails End Bowman LLC	Drew Bowman	704-875-9704 ext. 105	bowman31@gmail.com
Development Firm	Name of Contact	Phone	Email
R. Joe Harris & Associates, Inc.	Doug Timbrell	(803) 802-1799	dtimbrell@rjoharris.com
Design Firm	Name of Contact	Phone	Email

Contact Information

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



General Application
Owner/Applicant Signature Addendum

Application Information

Date of Application Trails End Residential Community Application Number _____

Name of Project Trails End Residential Community Phase # (if subdivision) _____

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

* ^ Printed Name William Children's GST Irrevocable Trust Two Phone Number 704-344-1868

☐ 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 Marilyn W. Withrow Parcel ID(s): 019-171-05

Title Trustee Email twilliams@withrowcapital.com

Address of Property Owner/Applicant 1341 E. Morehead St., Ste. 201, Charlotte, NC 28204

* ^ Printed Name David E and Marilyn W Withrow Foundation Phone Number 704-344-1868

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

☐ 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 Marilyn W. Withrow Parcel ID(s): 019-171-05

Title Director Email twilliams@withrowcapital.com

Address of Property Owner/Applicant 1341 E. Morehead St., Ste. 201, Charlotte, NC 28204

* ^ Printed Name _____ Phone Number _____

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

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Signature _____ Parcel ID(s): _____

Title _____ Email _____

Address of Property Owner/Applicant _____

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General Application
Owner/Applicant Signature Addendum

Application Information

Date of Application Trails End Residential Community Application Number _____

Name of Project Trails End Residential Community Phase # (if subdivision) _____

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

* ^ Printed Name Trails End, LLC Phone Number 704-344-1868

☐ 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)

By: Withrow Capital, Inc., Its Manager
Signature Troy J. Williams Parcel ID(s): 019-171-05

Title President Email twilliams@withrowcapital.com

Address of Property Owner/Applicant 1341 E. Morehead St., Ste 201, Charlotte, NC 28204

* ^ Printed Name Arrowood 77 Associates Limited Partnership Phone Number 704-344-1868

☐ 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)

By: PPW Investments, LLC, Its General Partner, By: Withrow Capital, Inc., Its Manager
Signature Troy J. Williams Parcel ID(s): 019-171-05

Title President Email twilliams@withrowcapital.com

Address of Property Owner/Applicant _____

* ^ Printed Name _____ Phone Number _____

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

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Signature _____ Parcel ID(s): _____

Title _____ Email _____

Address of Property Owner/Applicant _____

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General Application
Owner/Applicant Signature Addendum

Application Information

Date of Application Trails End Residential Community Application Number _____

Name of Project Trails End Residential Community Phase # (if subdivision) _____

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

* ^ Printed Name WITTBAO, LLC Phone Number 704 564-2997
☐ 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 [Signature] Parcel ID(s): 019-171-05

Title MANAGER Email CARTER@BECKLEYCH.COM

Address of Property Owner/Applicant 1220 E. WILKINSON ST. 200 28207

* ^ Printed Name _____ Phone Number _____

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

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

Signature _____ Parcel ID(s): _____

Title _____ Email _____

Address of Property Owner/Applicant _____

* ^ Printed Name _____ Phone Number _____

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

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Signature _____ Parcel ID(s): _____

Title _____ Email _____

Address of Property Owner/Applicant _____

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General Application
Owner/Applicant Signature Addendum

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Signature _____ Parcel ID(s): _____

Title _____ Email _____

Address of Property Owner/Applicant _____

* ^ Printed Name Oakridge Associates, LLC Phone Number 704-973-5343
☐ 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 [Signature] Parcel ID(s): _____

Title Manager Email jic@ceclaw.com

Address of Property Owner/Applicant 6801 Morrison Boulevard, Suite 400, Charlotte, NC 28211

* ^ Printed Name _____ Phone Number _____
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____
☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the applicant/owner (circle one) my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the Board of Commissioners except through sworn testimony at the public hearing. (Applicable for Special Use Permits and Subdivisions)

Signature _____ Parcel ID(s): _____

Title _____ Email _____

Address of Property Owner/Applicant _____

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5. Outside Agency Information

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6. Applicant

Printed Name Trails End Bowman LLC, c/o: Robert Bowman Phone (704) 875-9704
☐ Corporation ☒ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

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

Signature 

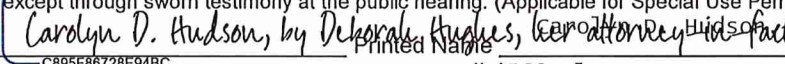
Title MANAGER Email bowman31@gmail.com

Address of Applicant 13815 Cinnabar Place Huntersville, NC 28078

7. Property Owner (if different than applicant)

*Printed Name Carolyn D. Hudson, by Deborah Hughes, her attorney-in-fact Phone 704-992-5528
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

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

Signature  Printed Name Carolyn D. Hudson, by Deborah Hughes, her attorney-in-fact

Title _____ Email rdhj56@aol.com

Address of Property Owner 11522 Trails End Lane, Huntersville, NC 28078

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

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

8. Development/Design Firm Contact Information

Trails End Bowman LLC	Drew Bowman	704-875-9704 ext. 105	bowman31@gmail.com
Development Firm	Name of Contact	Phone	Email
R. Joe Harris & Associates, Inc.	Doug Timbrell	(803) 802-1799	dtimbrell@rjoeharris.com
Design Firm	Name of Contact	Phone	Email

Contact Information

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



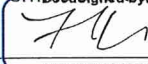
General Application Owner/Applicant Signature Addendum

Application Information

Date of Application Trails End Residential Community Application Number _____
 Name of Project Trails End Residential Community Phase # (if subdivision) _____

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

David Scott Turner
 * ^ Printed Name _____ Phone Number _____
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____
☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the applicant/owner (circle one) my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the Board of Commissioners except through sworn testimony at the public hearing. (Applicable for Special Use Permits and Subdivisions)
 Signature  Parcel ID(s): 01917101, 01917104, and 02116104
3E684322F732447... sturner111@yahoo.com
 Title _____ Email _____
 Address of Property Owner/Applicant _____

Frank Blair Turner, Jr.
 * ^ Printed Name _____ Phone Number _____
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____
☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the applicant/owner (circle one) my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the Board of Commissioners except through sworn testimony at the public hearing. (Applicable for Special Use Permits and Subdivisions)
 Signature  Parcel ID(s): 01917101, 01917104, and 02116104
A18F1F26A49E4DE... fturner40@gmail.com
 Title _____ Email _____
 Address of Property Owner/Applicant _____

Jean Turner Jolly
 * ^ Printed Name _____ Phone Number _____
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____
☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the applicant/owner (circle one) my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the Board of Commissioners except through sworn testimony at the public hearing. (Applicable for Special Use Permits and Subdivisions)
 Signature  Parcel ID(s): 01917101, 01917104, and 02116104
88E20BA8249E4EE... kelsey.jeanjolly@gmail.com
 Title _____ Email _____
 Address of Property Owner/Applicant _____

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TRAILS END RESIDENTIAL COMMUNITY

SKETCH PLAN

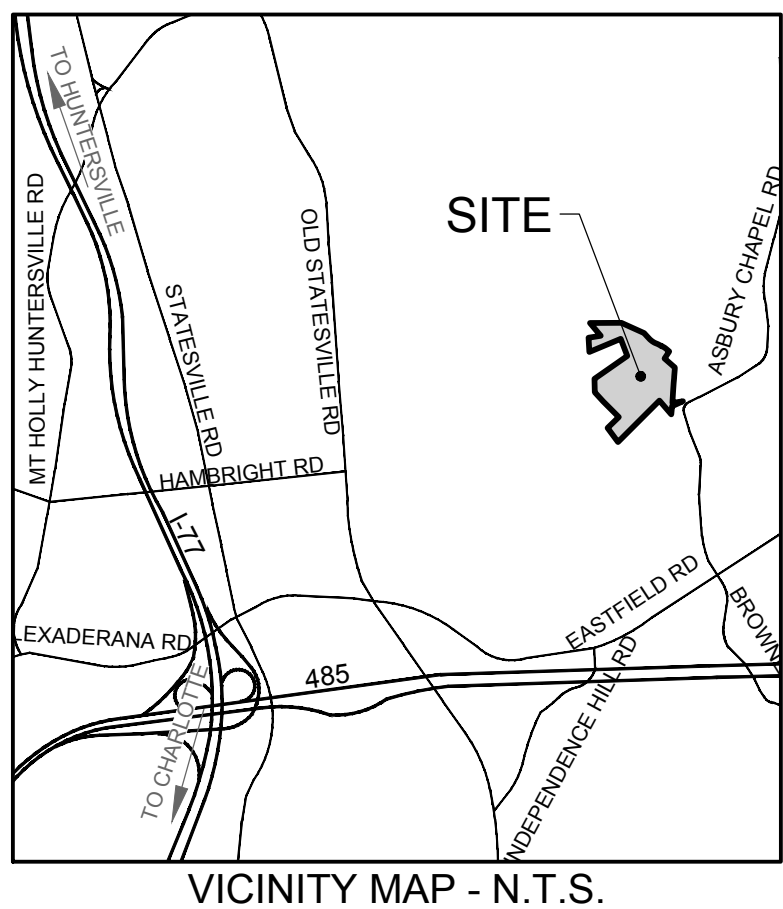
TOWN OF HUNTERSVILLE
MECKLENBURG COUNTY, NORTH CAROLINA

PREPARED FOR :

Trails End Bowman LLC

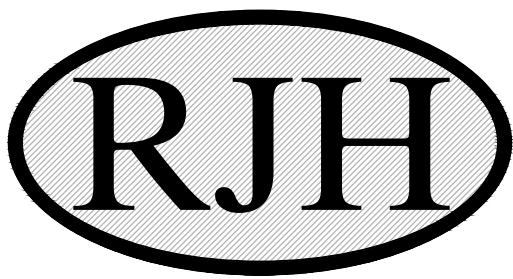
13815 Cinnabar Place
Huntersville, North Carolina 28078
Phone: (704) 609-6112

March 2nd, 2021



VICINITY MAP - N.T.S.

PREPARED BY:



R. Joe Harris & Associates, Inc.
Engineering • Land Surveying • Planning
Management
1186 Stonecrest Blvd., Tega Cay, SC 29708 Phone: (803) 802-1799

Sheet List Table	
Sheet Number	Sheet Title
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SP-2	Site Plan (Sheet 1 of 3)
SP-3	Site Plan (Sheet 2 of 3)
SP-4	Site Plan (Sheet 3 of 3)
SP-5	Site Plan Details
SP-6	Four Step Process
EX-1	Existing Conditions
GP-1	Overall Grading Plan
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GP-3	Grading Plan (Sheet 2 of 3)
GP-4	Grading Plan (Sheet 3 of 3)
TP-1	Tree Preservation Plan
LP-1	Landscape Plan
LP-2	Landscape Details & Notes
DA-1	Pre-Development Drainage Areas
DA-2	Post-Development Drainage Areas

TOWN OF HUNTERSVILLE FOUR-STEP PROCESS USED IN THIS PROJECT:
1. DESIGNATION OF OPEN SPACE
2. LOCATION OF HOUSE SITES
3. STREET AND LOT LAYOUT
4. LOT LINES

APPROVAL OF THIS SKETCH / CONCEPT PLAN DOES NOT
IMPLY OR GUARANTEE APPROVAL AND/OR VESTING OF
THE FINAL CONSTRUCTION PLAN.

FINAL CONSTRUCTION PLAN WILL BE REVIEWED FOR
COMPLIANCE PER ALL TOWN, COUNTY AND STATE
REGULATIONS IN EFFECT AT TIME OF SUBMITTAL.

No Duke Energy Transmission ROW shown within project limits. If impacts are to Duke
Energy Distribution facilities please contact (800) 777-9898 to have a work order set-up to
discuss project with a Distribution Engineer.

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.

All retaining walls requiring special inspections (>5' in height) shall meet the requirements of
the MCSBC Chapter 17- special inspections as detailed per the Mecklenburg County Code
Enforcement Special Inspections Process. Additionally, copies of the retaining wall plans
shall be submitted to the Huntersville Engineering Department for review and approval. The
Town of Huntersville shall be copied on all statements of special inspections, special
inspections final reports, and design principal in responsible charge (DPIRC) letters.

NOTICE TO OWNER / DEVELOPER/ CONTRACTOR:

This land development plan has not been approved by NCDOT.

PRIOR TO CONSTRUCTION Please contact NCDOT (980-523-0000 office) and explain your
development.
Hassan Malik hamalik@ncdot.gov
Wendy Taylor wataylor1@ncdot.gov

Any land development plan revisions caused by ncdot comments may require additional
review time and additional fees to be paid by the owner / developer / contractor.

DATE	ISSUED FOR	REV
12/01/2020	Initial Submittal to City of Huntersville	0
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Engineer:

RJH

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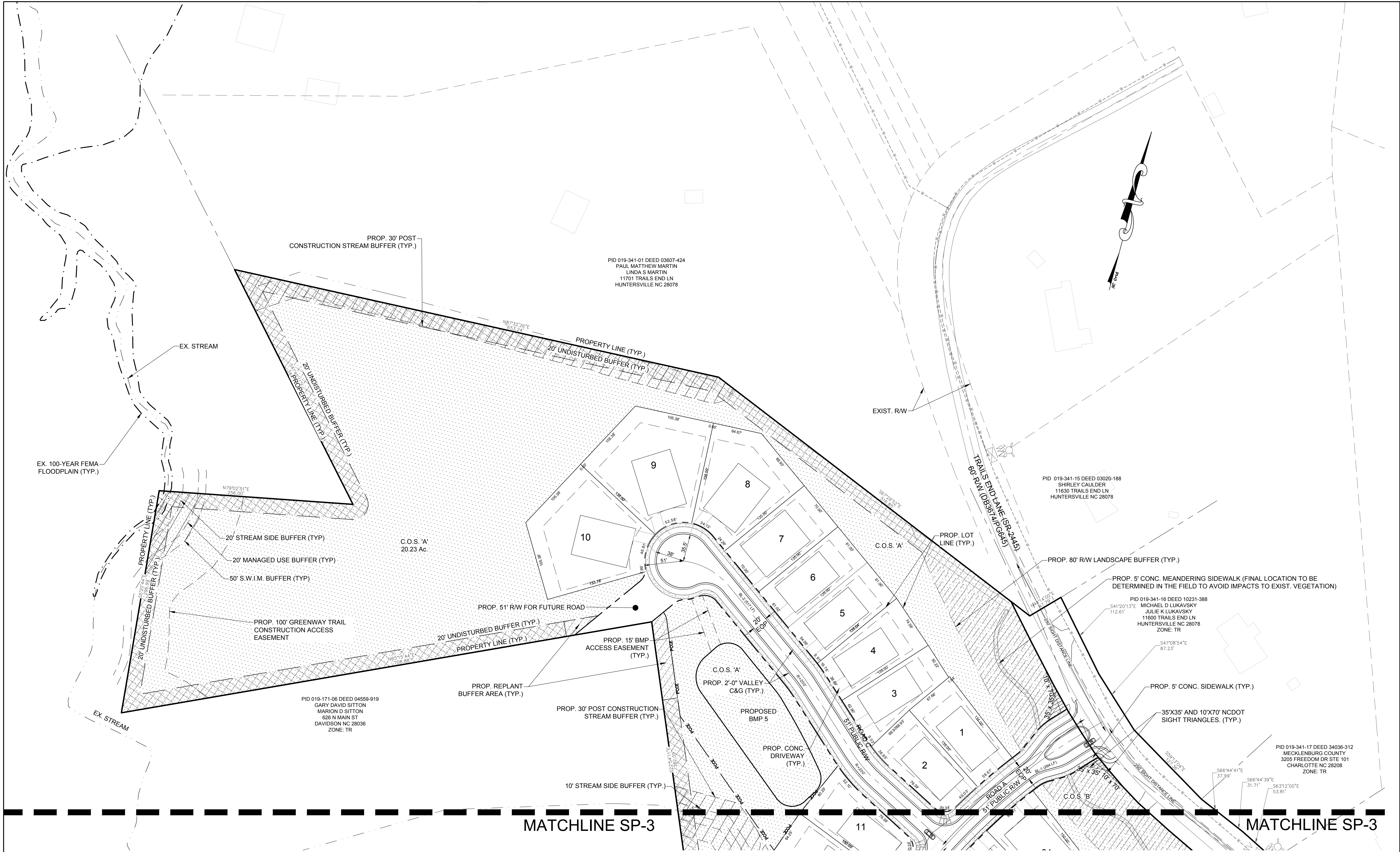
This drawing shall not be used for construction purposes until the
seal and signature of the responsible registrant appears on the
drawing, and proper permit forms and related fees are transmitted
by the Owner, Owner's Agent or Contractor to the Authority
having jurisdiction.

Corporate Seal Engineer's Seal

Seal of R. Joe Harris & Associates, Inc. (Professional Engineer, North Carolina, License No. 050079, Exp. 12/31/2024)

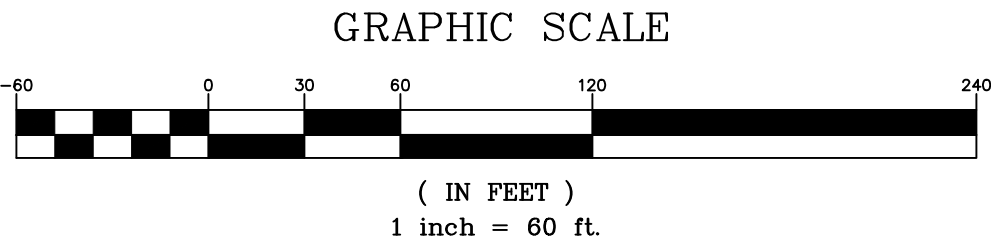
Seal of R. Joe Harris & Associates, Inc. (Professional Engineer, North Carolina, License No. 050079, Exp. 12/31/2024)

Project Manager D. Timbrell	Drawn M. Bonenfant
Department Manager P. Murphy	Checked C. Brown
Print/Plot Date March 2nd, 2021	
Asbuilt Drawn -	Asbuilt Date -
Client TRAILS END BOWMAN LLC 13815 CINNABAR PLACE HUNTERSVILLE, NORTH CAROLINA 28078 P: (704) 609-6112	
Project: Trails End Residential Community Sketch Plan	
Drawing Title: Cover Sheet	
Project No. 4300	Drawing No. COVER
DWG File Name: 4300 - Cover Sheet	



LEGEND

- 100-YEAR FLOODPLAIN
- STREAM BUFFER
- 20' UNDISTURBED BUFFER
- 20' REPLANT BUFFER AREA
- 80' UNDISTURBED STATE HIGHWAY R/W BUFFER
- URBAN OPEN SPACE (UOS)
- COMMON OPEN SPACE (COS)



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Engineer:



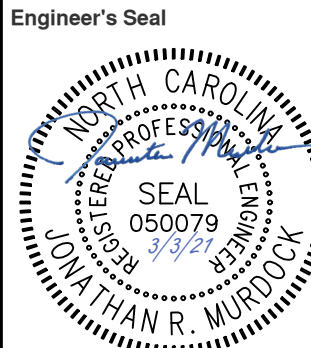
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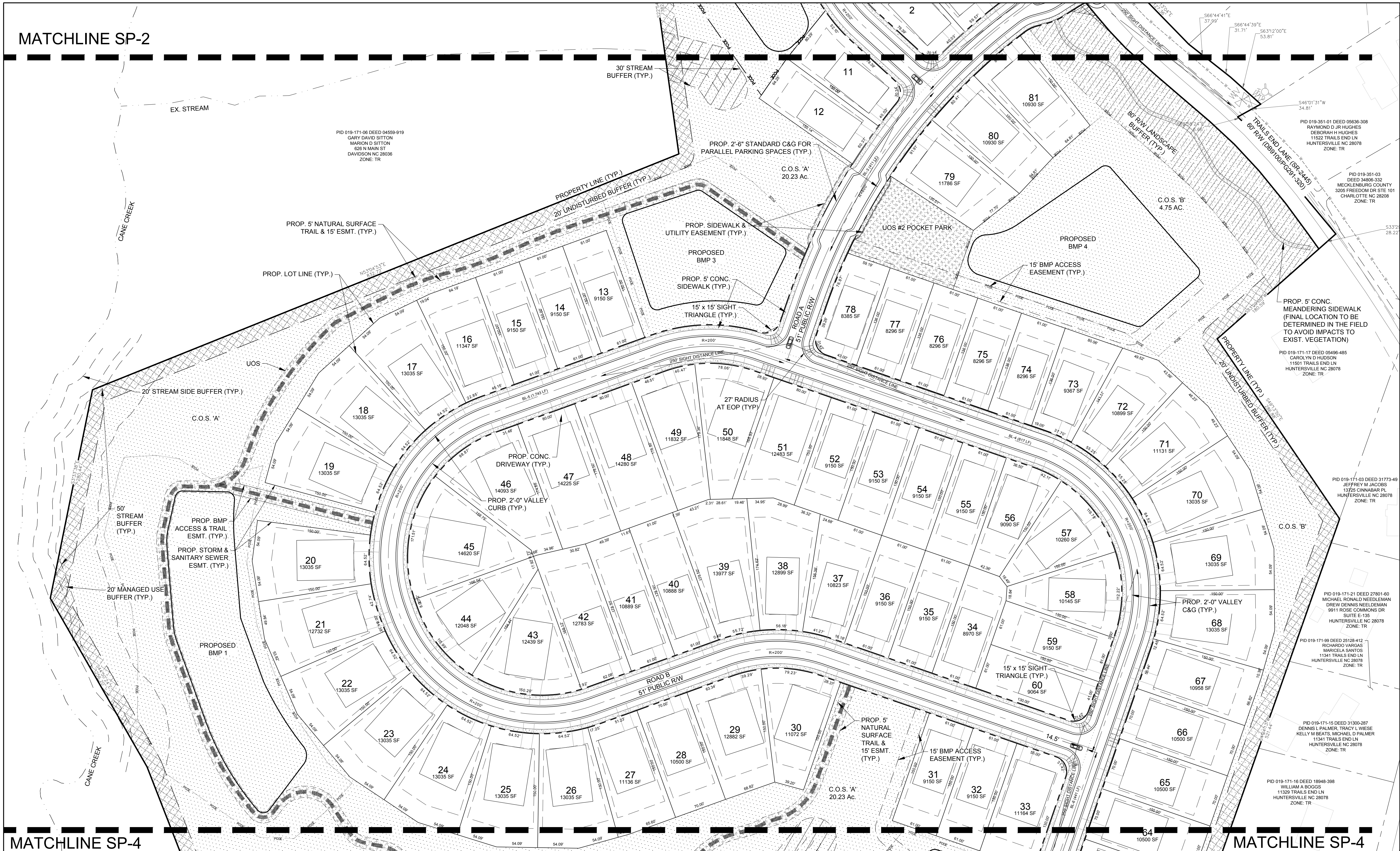


Engineer's Seal

Project Manager D. Timbrell	Drawn M. Bonenfant
Department Manager P. Murphy	Checked D. Timbrell
Print/Plot Date March 2nd, 2021	
Asbuilt Drawn -	Asbuilt Date -
Client TRAILS END BOWMAN LLC 13815 CINNABAR PLACE HUNTERSVILLE, NORTH CAROLINA 28078 P: (704) 609-6112	
Project: Trails End Residential Community Sketch Plan	
Drawing Title: Site Plan (Sheet 1 Of 3)	
Project No. 4300 DWG File Name:	Drawing No. SP-2

4300 - Site

MATCHLINE SP-2

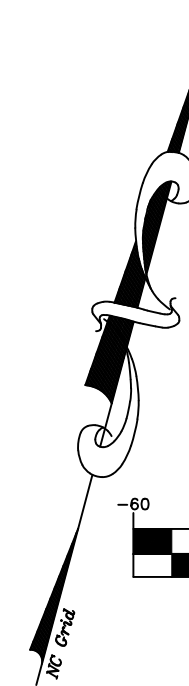


MATCHLINE SP-4

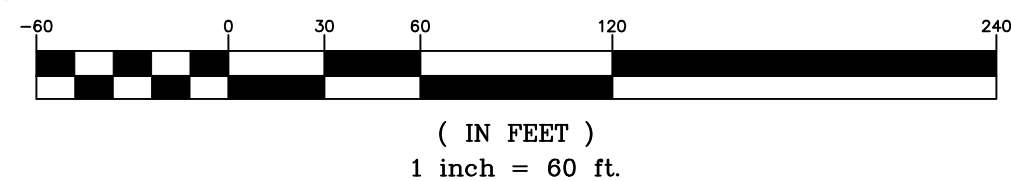
MATCHLINE SP-4

LEGEND

- 100-YEAR FLOODPLAIN
- STREAM BUFFER
- 20' UNDISTURBED BUFFER
- 20' REPLANT BUFFER AREA
- 80' UNDISTURBED STATE HIGHWAY R/W BUFFER
- URBAN OPEN SPACE (UOS)
- COMMON OPEN SPACE (COS)



GRAPHIC SCALE



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Engineer:



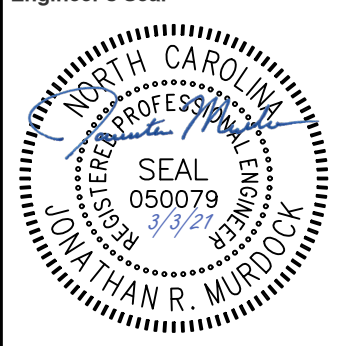
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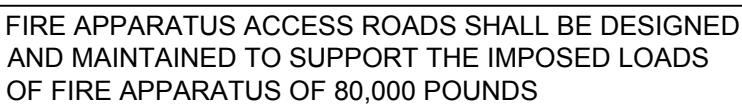


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Engineer's Seal

Project Manager D. Timbrell	Drawn M. Bonenfant
Department Manager P. Murphy	Checked D. Timbrell
Print/Plot Date March 2nd, 2021	
Asbuilt Drawn -	Asbuilt Date -
Client TRAILS END BOWMAN LLC 13815 CINNABAR PLACE HUNTERSVILLE, NORTH CAROLINA 28078 P: (704) 609-6112	
Project: Trails End Residential Community Sketch Plan	
Drawing Title: Site Plan (Sheet 2 Of 3)	
Project No. 4300 DWG File Name: 4300 - Site	Drawing No. SP-3



Project Manager D. Timbrell	Drawn M. Bonenfant
Department Manager P. Murphy	Checked D. Timbrell
Print/Plot Date March 2nd, 2021	
Asbuilt Drawn -	Asbuilt Date -
Client	
TRAILS END BOWMAN LLC 13815 CINNABAR PLACE HUNTERSVILLE, NORTH CAROLINA 28078 P: (704) 609-6112	
Project:	
Trails End Residential Community Sketch Plan	
Drawing Title:	
Site Plan (Sheet 3 Of 3)	
Project No. 4300 DWG File Name: 4300_Site	Drawing No. SP-4

THE HATCHED AREAS REPRESENT THE OPEN SPACE. THE PROPOSED OPEN SPACE AREAS WILL CONTAIN CREEKS/STREAMS, STEEP SLOPES, NATURAL HARDWOODS, SPECIMEN TREES, OR REQUIRED LANDSCAPE BUFFER AREAS. AS MUCH OF THE OPEN SPACE IN THE EAST PORTION OF THE SITE IS POTENTIAL OPEN SPACE.

THE AREAS IDENTIFIED AS HOUSE SITES ARE LARGE, OPEN AREAS, THE HOUSE SITES AVOID THE STEEP SLOPES AND ARE PLACED ON GOOD TERRAIN. IN SOME AREAS, THE HOUSE SITES ARE PLACED WHERE THERE IS SOME EXISTING HARDWOOD TREES.

BASED ON THE PREVIOUS TWO STEPS, A GENERAL ROAD AND LOT LAYOUT WAS CREATED. THE RESIDENTIAL ENTRY ROAD ENTERS FROM TRAILS END LANE AND LOOPS AROUND IN EITHER DIRECTION TO THE LOTS. THE LOCATION OF THE ENTRY ROAD WAS CHOSEN BASED ON THE MINIMAL SLOPING TOPOGRAPHY AND WITH THE PRESERVATION OF EXISTING TREES IN MIND. THE LOTS WERE LAID OUT TO AVOID THE EXISTING STREAMS, TOPOGRAPHY, AND LANDSCAPE BUFFERS. BY USING THIS APPROACH, THE LOTS ARE PROPOSED ON THE MOST SUITABLE BUILDING SITES. THE STREAMS WILL BE MINIMALLY DISTURBED AT THE ROADWAY, BUT THIS COULD NOT HAVE BEEN AVOIDED.

WE WERE ABLE TO CREATE 79 LOTS WITHIN THE BUILDABLE AREA. THE LOTS RANGE IN SIZE (NO SMALLER THAN 55' WIDE). THE LOTS LINES WERE DRAWN PERPENDICULAR TO THE ROADWAY THEY MEET TO ALLOW FOR VISUAL AESTHETICS WHEN DRIVING DOWN THE ROADS. THE VARYING LOT SIZES ALLOW FOR VISUAL APPEAL AND A LESS UNIFORM LOOKING RESIDENTIAL AREA. AN EMERGENCY ENTRANCE HAS BEEN INCLUDED FROM ASBURY CHAPEL ROAD FOR FIRE AND EMERGENCY MEDICAL SERVICES.

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Engineer:



R. Joe Harris & Associates, Inc.

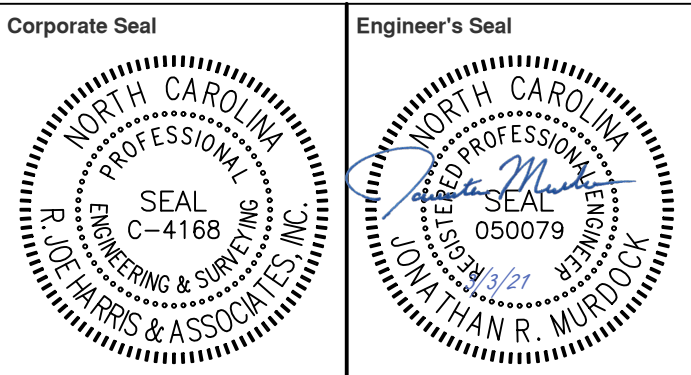
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(800) 802-1799

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Project Manager D. Timbrell	Drawn M. Bonenfant
Department Manager P. Murphy	Checked D. Timbrell

Print/Plot Date

March 2nd, 2021

Asbuilt Drawn

—

Client

DRAFT

TRAILS END BOWMAN LLC
13815 CINNABAR PLACE
HUNTERSVILLE, NORTH CAROLINA 28078
P: (704) 609-6112

Project:

Trails End Residential Community Sketch Plan

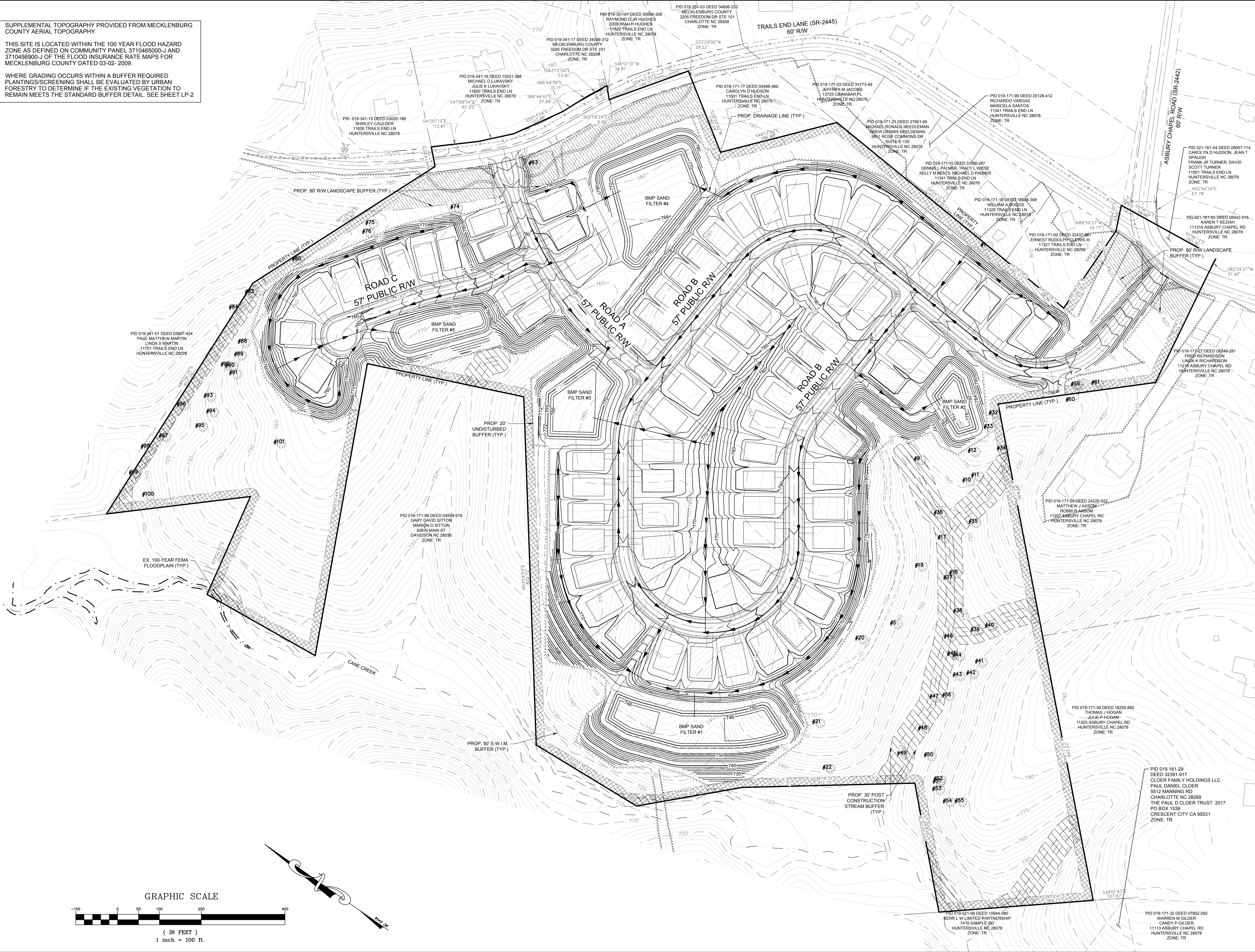
Drawing Title:

Four Step Process

Project No.	Drawing No.
4300	SP-6
DWG File Name:	
4300 - Four Step Process	

SP-6

- SUPPLEMENTAL TOPOGRAPHY PROVIDED FROM MECKLENBURG COUNTY AERIAL TOPOGRAPHY.
- THIS SITE IS LOCATED WITHIN THE 100 YEAR FLOOD HAZARD ZONE AS DEFINED ON COMMUNITY PANEL 3710465000-J AND 3710465900-J OF THE FLOOD INSURANCE RATE MAPS FOR MECKLENBURG COUNTY DATED 03-02- 2009.
- WHERE GRADING OCCURS WITHIN A BUFFER REQUIRED PLANTINGS/SCREENING SHALL BE EVALUATED BY URBAN FORESTRY TO DETERMINE IF THE EXISTING VEGETATION TO REMAIN MEETS THE STANDARD BUFFER DETAIL. SEE SHEET LP-2



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Corporate Seal

Engineer's Seal

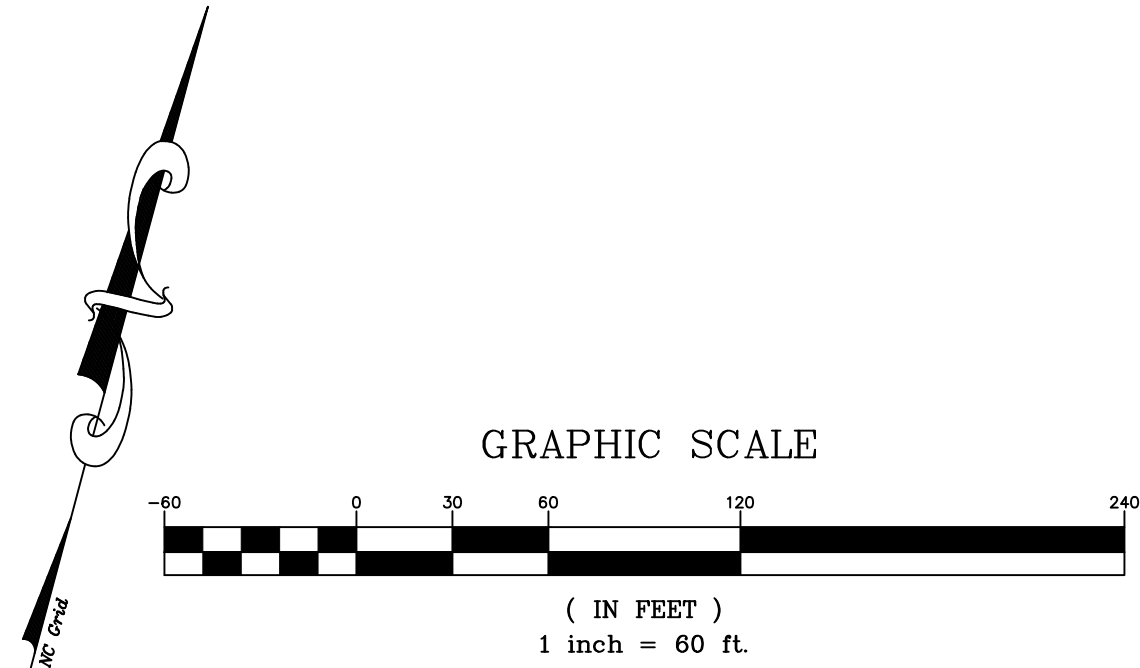
Project Manager D. Timbrell	Drawn M. Bonenfant
Department Manager P. Murphy	Checked C. Brown
Print/Plot Date March 2nd, 2021	
Asbuilt Drawn -	Asbuilt Date -
Client TRAILS END BOWMAN LLC 13815 CINNABAR PLACE HUNTERSVILLE, NORTH CAROLINA 28078 P: (704) 609-6112	
Project: Trails End Residential Community Sketch Plan	
Drawing Title: Overall Grading Plan	
Project No. 4300 DWG File Name: 4300 - Grading	Drawing No. GP-1



SHEET GP-2
SHEET GP-3

LEGEND

- STREAM BUFFER
- COMMON OPEN SPACE
- 20' UNDISTURBED BUFFER
- 80' R/W LANDSCAPE BUFFER
- PROPERTY LINE
- 50' S.W.I.M. BUFFER



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North Carolina One-Call Center



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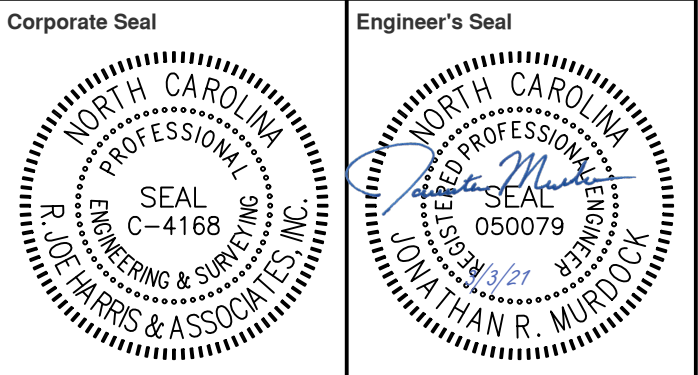


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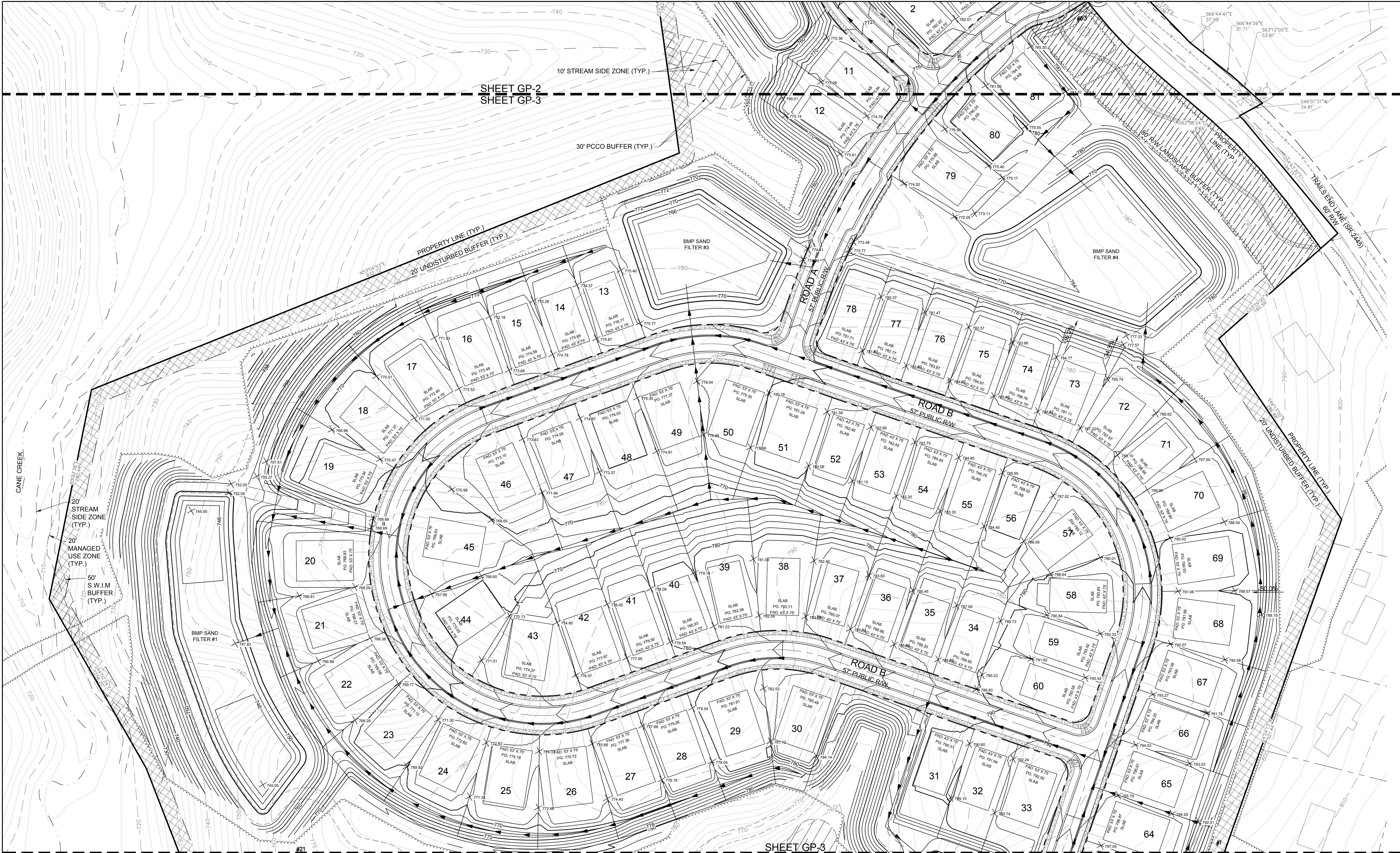


Project Manager D. Timbrell	Drawn M. Bonenfant
Department Manager P. Murphy	Checked C. Brown
Print/Plot Date March 2nd, 2021	
Asbuilt Drawn -	Asbuilt Date -
Client Trails End Bowman LLC 13815 CINNABAR PLACE HUNTERSVILLE, NORTH CAROLINA 28078 P: (704) 609-6112	

Project:
Trails End Residential
Community Sketch Plan

Drawing Title:
Grading Plan (Sheet 1 Of 3)

Project No. 4300	Drawing No. GP-2
DWG File Name: 4300 - Grading	



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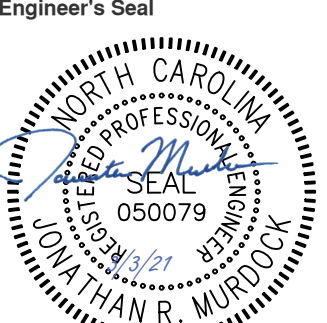
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Corporate Seal



Engineer's Seal



Project Manager	Drawn
D. Timbrell	M. Bonenfant
Department Manager	Checked
P. Murphy	C. Brown
Print/Plot Date	
March 2nd, 2021	
Asbuilt Drawn	Asbuilt Date
-	-
Client	
TRAILS END BOWMAN LLC 13815 CINNABAR PLACE HUNTERSVILLE, NORTH CAROLINA 28078 P: (704) 609-6112	
Project:	
Trails End Residential Community Sketch Plan	
Drawing Title:	
Grading Plan (Sheet 2 Of 3)	
Project No.	Drawing No.
4300	
DWG File Name:	
4300 - Grading	

GP-3



DATE	ISSUED FOR	REV
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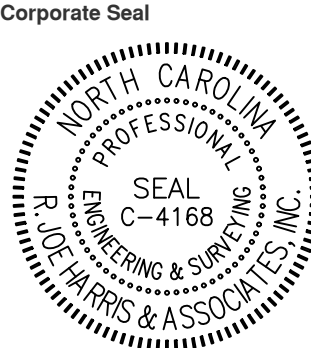
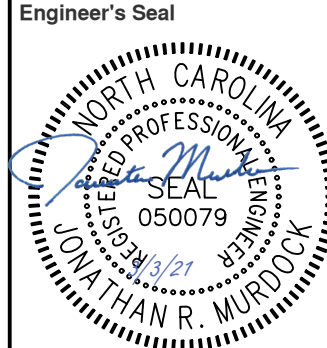
Engineer:



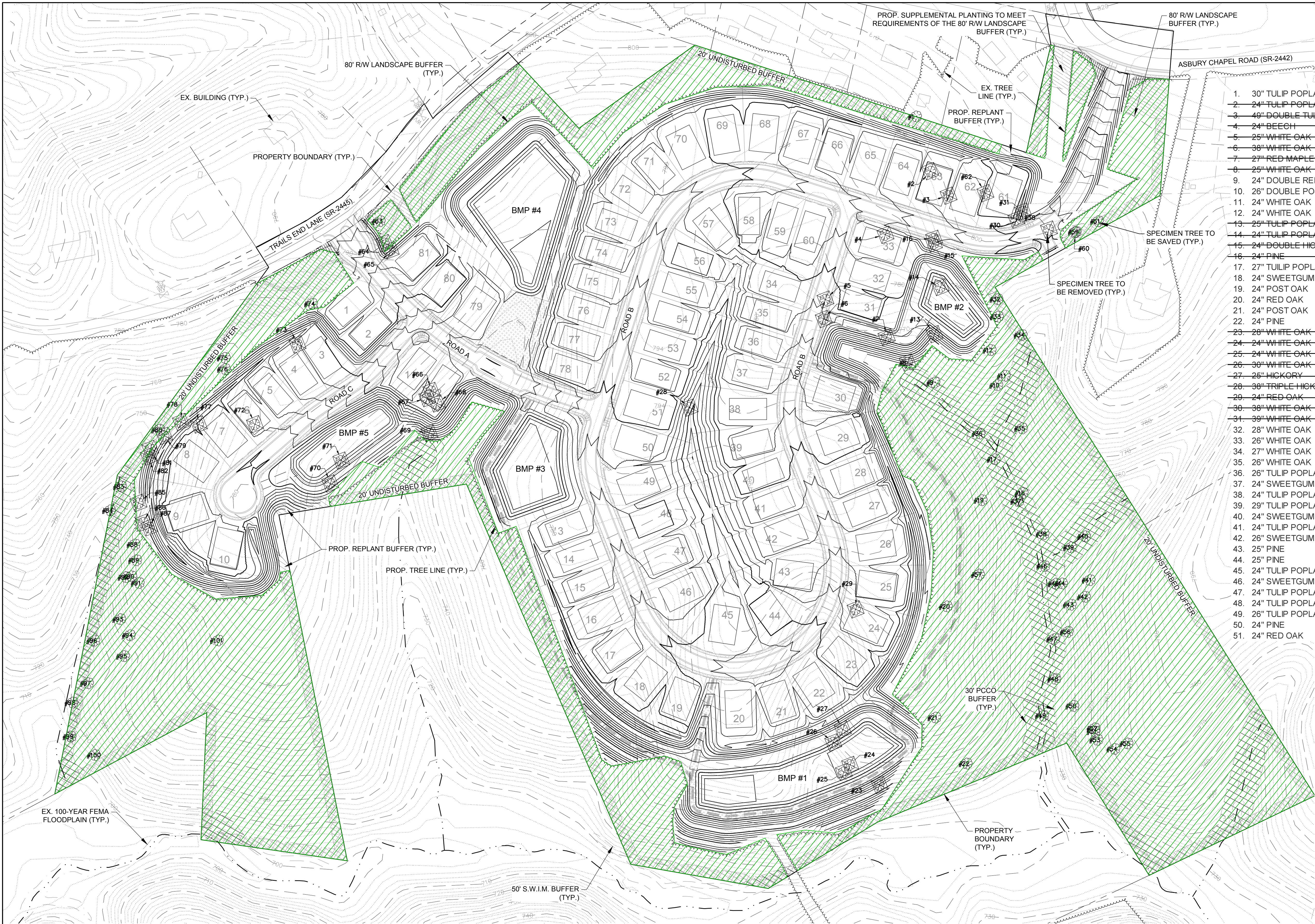
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Project Manager	Drawn
D. Timbrell	M. Bonenfant
Department Manager	Checked
P. Murphy	C. Brown
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-	-
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Project:	
Trails End Residential Community Sketch Plan	
Drawing Title:	
Grading Plan (Sheet 3 Of 3)	
Project No.	Drawing No.
4300	GP-4
DWG File Name:	
4300 - Grading	



- | | |
|----------------------------|-----------------------------|
| 1. 30" TULIP POPLAR | 52. 28" TULIP POPLAR |
| 2. 24" TULIP POPLAR | 53. 30" RED OAK |
| 3. 48" DOUBLE TULIP POPLAR | 54. 25" WHITE OAK |
| 4. 24" BEECH | 55. 31" RED OAK |
| 5. 25" WHITE OAK | 56. 24" TULIP POPLAR |
| 6. 38" WHITE OAK | 57. 25" PINE |
| 7. 27" RED MAPLE | 58. 24" DEAD OAK |
| 8. 25" WHITE OAK | 59. 25" WHITE OAK |
| 9. 24" DOUBLE RED MAPLE | 60. 24" TULIP POPLAR |
| 10. 26" DOUBLE POST OAK | 61. 26" TULIP POPLAR |
| 11. 24" WHITE OAK | 62. 28" RED OAK |
| 12. 24" WHITE OAK | 63. 28" PECAN |
| 13. 25" TULIP POPLAR | 64. 46" SPLIT DOUBLE PECAN |
| 14. 24" TULIP POPLAR | 65. 27" PECAN |
| 15. 24" DOUBLE HICKORY | 66. 28" RED OAK |
| 16. 24" PINE | 67. 24" RED OAK |
| 17. 27" TULIP POPLAR | 68. 25" RED OAK |
| 18. 24" SWEETGUM | 69. 26" TULIP POPLAR |
| 19. 24" POST OAK | 70. 26" PINE |
| 20. 24" RED OAK | 71. 24" PINE |
| 21. 24" POST OAK | 72. 24" PINE |
| 22. 24" PINE | 73. 37" RED MAPLE |
| 23. 26" WHITE OAK | 74. 26" RED OAK |
| 24. 24" WHITE OAK | 75. 28" TULIP POPLAR |
| 25. 24" WHITE OAK | 76. 28" SWEETGUM |
| 26. 38" WHITE OAK | 77. 32" TULIP POPLAR |
| 27. 25" HICKORY | 78. 42" TRIPLE HICKORY |
| 28. 38" TRIPLE HICKORY | 79. 36" TULIP POPLAR |
| 29. 24" RED OAK | 80. 24" TULIP POPLAR |
| 30. 38" WHITE OAK | 81. 44" DOUBLE WHITE OAK |
| 31. 39" WHITE OAK | 82. 24" SWEETGUM |
| 32. 28" WHITE OAK | 83. 45" DOUBLE TULIP POPLAR |
| 33. 26" WHITE OAK | 84. 24" TULIP POPLAR |
| 34. 27" WHITE OAK | 85. 25" HICKORY |
| 35. 26" WHITE OAK | 86. 28" DOUBLE WHITE OAK |
| 36. 26" TULIP POPLAR | 87. 36" DOUBLE WHITE OAK |
| 37. 24" SWEETGUM | 88. 58" DOUBLE RED OAK |
| 38. 24" TULIP POPLAR | 89. 25" WHITE OAK |
| 39. 29" TULIP POPLAR | 90. 28" RED OAK |
| 40. 24" SWEETGUM | 91. 44" DOUBLE RED OAK |
| 41. 24" TULIP POPLAR | 92. 44" RED OAK |
| 42. 26" SWEETGUM | 93. 28" RED OAK |
| 43. 25" PINE | 94. 34" RED OAK |
| 44. 25" PINE | 95. 28" TULIP POPLAR |
| 45. 24" TULIP POPLAR | 96. 25" TULIP POPLAR |
| 46. 24" SWEETGUM | 97. 31" RED OAK |
| 47. 24" TULIP POPLAR | 98. 25" BEECH |
| 48. 24" TULIP POPLAR | 99. 36" WHITE OAK |
| 49. 26" TULIP POPLAR | 100. 25" RED OAK |
| 50. 24" PINE | 101. 24" POST OAK |
| 51. 24" RED OAK | |

TRAILS END TREE PRESERVATION	
SITE ACREAGE	58.96± AC
% COVERED BY TREE CANOPY	57.04± AC (96.74%)
TREE CANOPY PRESERVATION REQUIRED (MIN. REQ. 35%)	19.96± AC (35%)
TREE CANOPY PRESERVATION PROVIDED	22.78± AC (39.9%)
NO. OF SPECIMEN TREES ON-SITE*	101
REQUIRED NO. OF SPECIMEN TREES TO BE SAVED	36 (35%)
NO. OF SPECIMEN TREES TO BE SAVED	60 (59.4%)
NO. OF HERITAGE TREES ON SITE	0
NO. OF HERITAGE TREES TO BE SAVED (MIN. REQ. 100%)	N/A

LEGEND

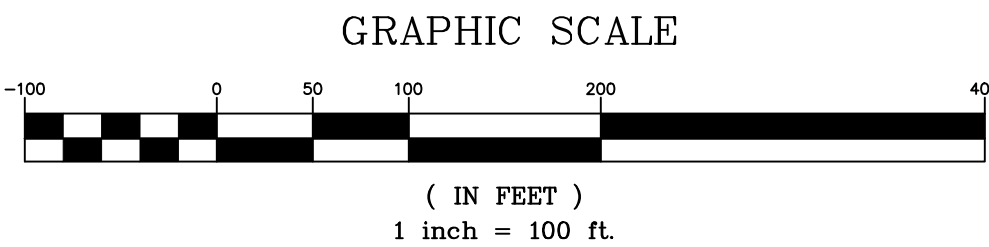
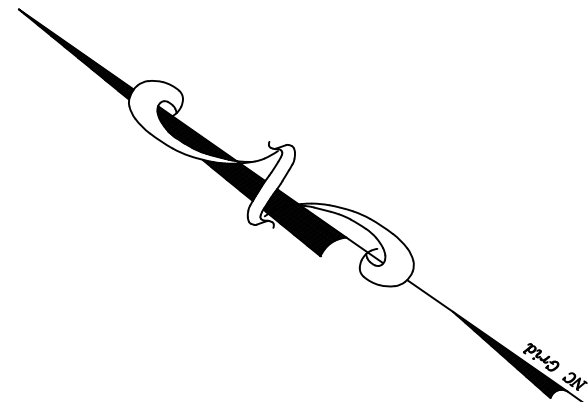
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- 20' UNDISTURBED BUFFER
- 20' REPLANT BUFFER AREA
- 80' UNDISTURBED STATE HIGHWAY R/W BUFFER
- URBAN OPEN SPACE (UOS)
- TREE SAVE AREA
- EXISTING SPECIMEN TREE
- EXISTING SPECIMEN TREE TO BE REMOVED

TREE PRESERVATION

SPECIMEN TREE - A TREE (OR GROUP OF TREES) THAT MAY BE CONSIDERED IMPORTANT COMMUNITY ASSETS DUE TO THEIR UNIQUE OR NOTEWORTHY CHARACTERISTICS OR VALUES. A TREE MAY BE CONSIDERED A SPECIMEN TREE BASED ON ITS SIZE, AGE, RARITY OR SPECIAL HISTORICAL OR ECOLOGICAL SIGNIFICANCE AND MAY ALSO MEET THE FOLLOWING CRITERIA:

- LARGE HARDWOOD (E.G. OAKS, POPLARS, MAPLES, ETC.) AND SOFTWOODS (E.G. PINES) IN GOOD OR BETTER CONDITION WITH A DBH OF 24" OR GREATER.
- SMALLER UNDERSTORY TREES (E.G. DOGWOODS, REDBUDS, SOURWOODS, PERSIMMONS, ETC.) IN GOOD OR BETTER CONDITION WITH A DBH OF 12" OR GREATER.
- LESSER-SIZED TREES OF RARE SPECIES OR SPECIAL INTRINSIC VALUE AS APPROVED BY STAFF.

HERITAGE TREE - A TREE THAT IS LISTED IN THE NORTH CAROLINA BIG TREE LIST, THE AMERICAN FOREST ASSOCIATION'S CHAMPION TREE LIST, THE MECKLENBURG COUNTY TREASURE TREE LIST OR ANY TREE THAT WOULD MEET 80% OF THE POINTS OF A TREE ON NORTH CAROLINA'S BIG TREE LIST.



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03/01/2021	Second Submittal to City of Huntersville	1



Engineer:



R. Joe Harris & Associates, Inc.
Engineering • Land Surveying • Planning
Management

1186 Stonemont Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799

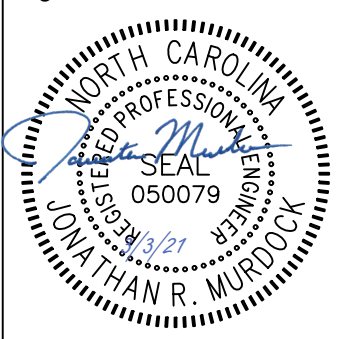
www.rjoe-harris.com

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Corporate Seal



Engineer's Seal



Project Manager D. Timbrell	Drawn M. Bonenfant
Department Manager P. Murphy	Checked C. Brown

Print/Plot Date

March 2nd, 2021

Asbuilt Drawn

-

Asbuilt Date

-

Client

Trails End Bowman LLC
13815 CINNABAR PLACE
HUNTERSVILLE, NORTH CAROLINA 28078
P: (704) 609-6112

Project:

Trails End Residential
Community Sketch Plan

Drawing Title:

Tree Preservation Plan

Project No.

4300

DWG File Name:

4300 - Landscape

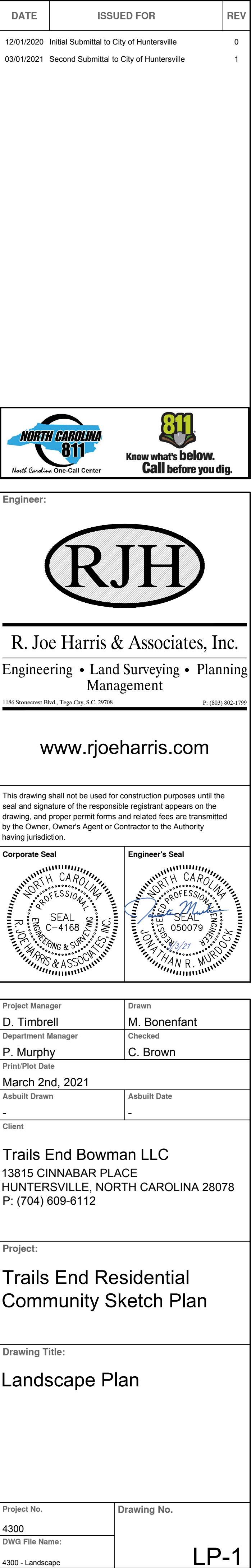
Drawing No.

4300

DWG File Name:

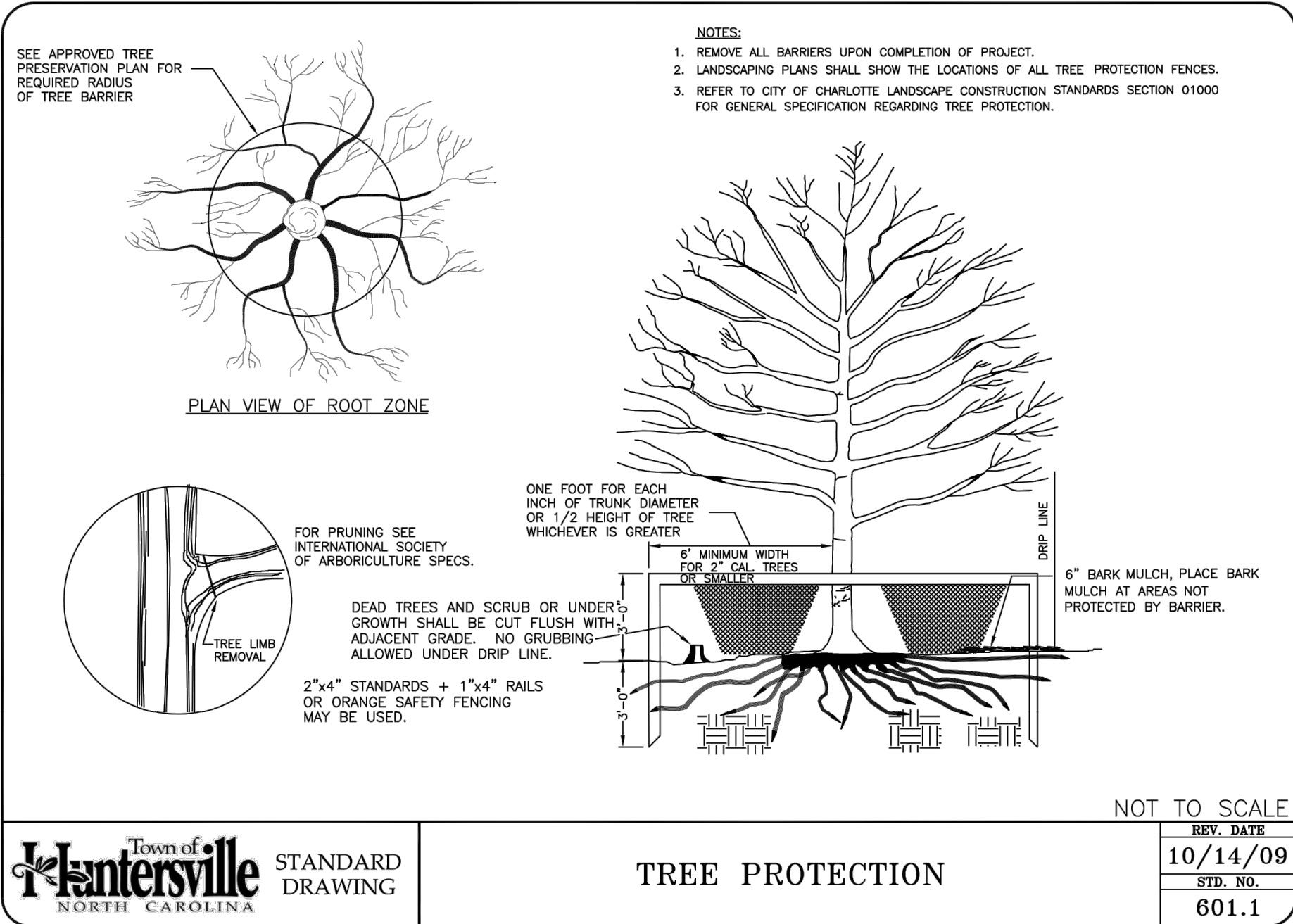
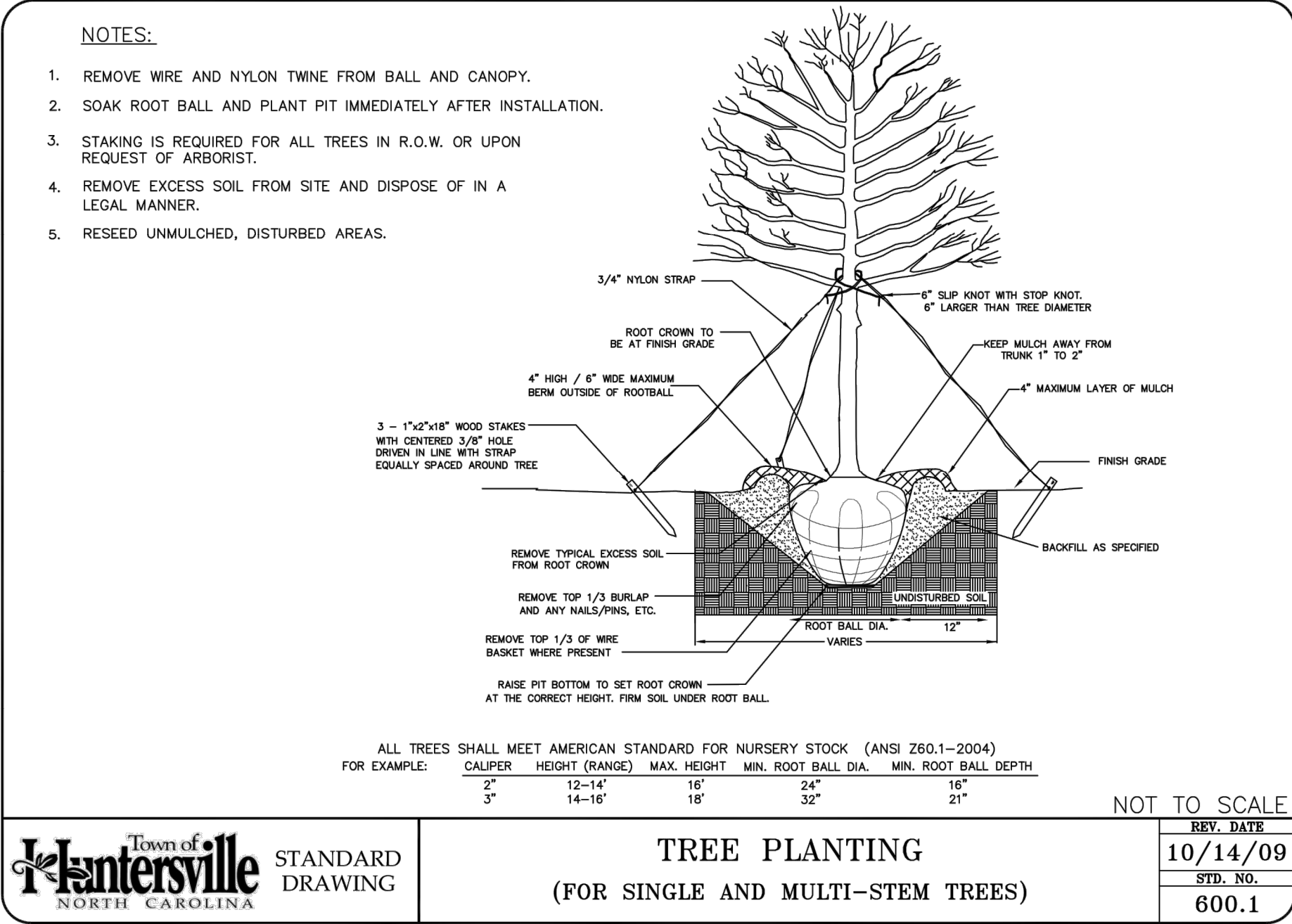
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TP-1



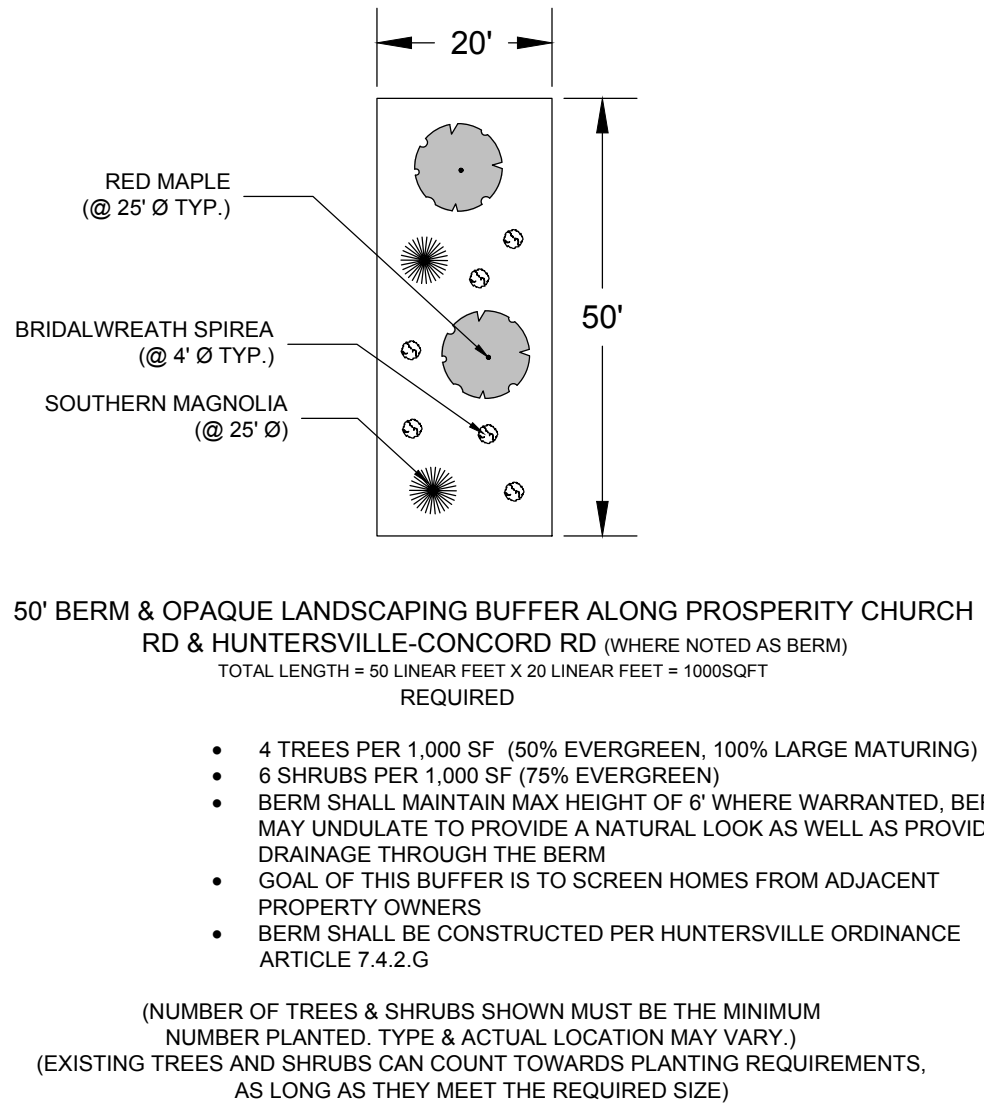
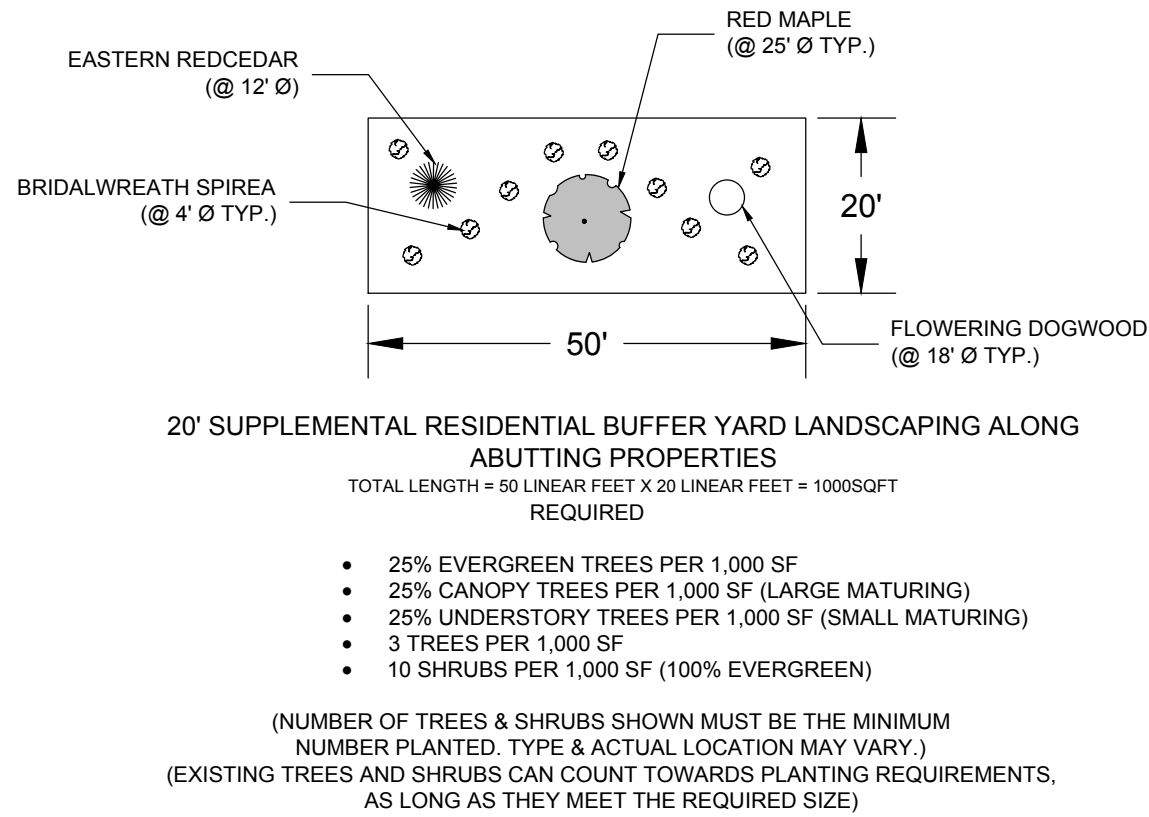
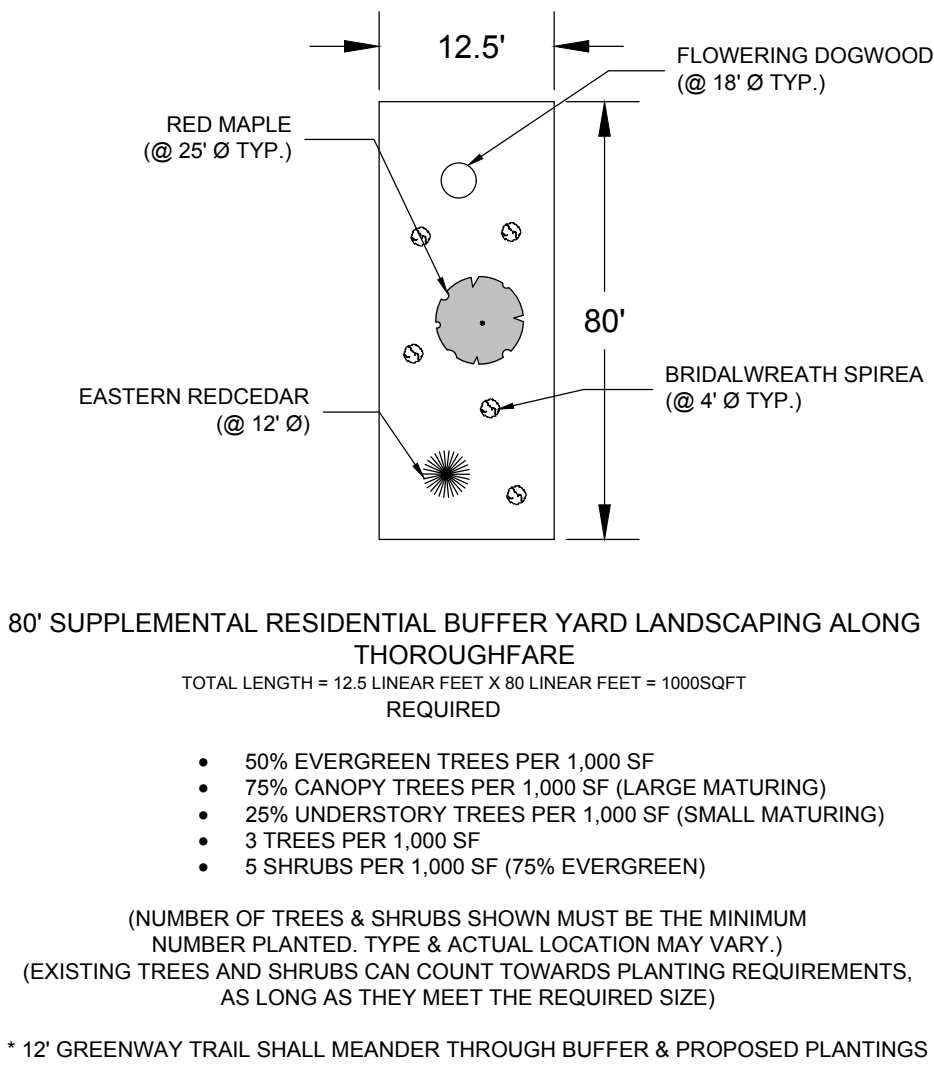
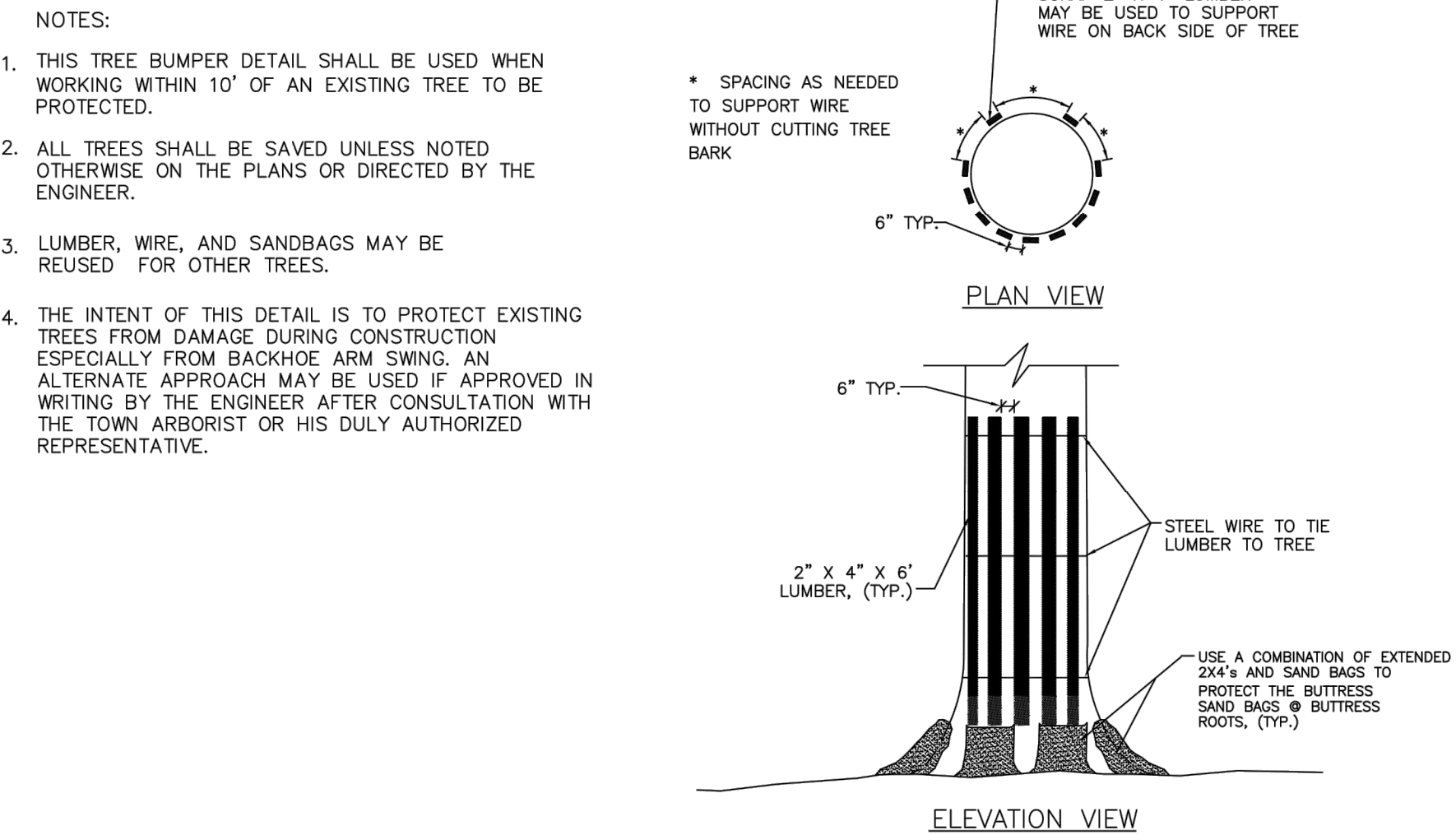
BERM NOTES (PER TOWN OF HUNTERSVILLE):

1. BERMS MAY BE INSTALLED IN A LANDSCAPE EASEMENT ADJACENT TO RESIDENTIAL DEVELOPMENT ONLY IN AREAS DEVOID OF EXISTING VEGETATION NOT WORTHY OF PRESERVATION AND ONLY WITH THE APPROVAL OF THE PLANNING BOARD. IF INCLUDED IN THE LANDSCAPE DESIGN, BERMS SHALL:
- 1.1. HAVE A MINIMUM HEIGHT OF 2 FEET, A MINIMUM CROWN WIDTH OF 8 FEET, AND A SIDE SLOPE WITH A WIDTH TO HEIGHT RATIO OF NO GREATER THAN 3 TO 1 (3:1) IF 4 FEET OR LESS IN HEIGHT. BERMS SHALL NOT EXCEED 6 FEET IN HEIGHT AND , IF GREATER THAN 4 FEET IN HEIGHT, SHALL HAVE A MINIMUM CROWN WIDTH OF 8 FEET, AND A SIDE SLOPE WITH A WIDTH TO HEIGHT RATION OF NO GREATER THAN 4 TO 1 (4:1). EXEMPTIONS MAY BE MADE TO THE MAXIMUM OR MINIMUM HEIGHT OF BERMS BY THE ZONING ADMINISTRATOR WHERE, IN HIS OPINION, TOPOGRAPHICAL CHANGES DICTATE SUCH EXCEPTION.
- 1.2. BE DESIGNED AND CONSTRUCTED WITH AN UNDULATING APPEARANCE WHICH MIMICS AS MUCH AS IS PRACTICABLE A NATURAL TOPOGRAPHICAL FEATURE OF THE SITE
- 1.3. BE SUBSTANTIALLY PLANTED AND COVERED WITH LIVE VEGETATION. NO BERM SHALL CONSIST ENTIRELY OF TURF GRASS, GROUND, COVER, MULCH OR SIMILAR MATERIAL. IF A BERM IS GREATER THAN 2 FEET IN HEIGHT ALL TREES SHALL BE ARRANGED SO THAT THEY ARE PLANTED WITHIN 2 VERTICAL FEET OF THE NATURAL GRADE, UNLESS IRRIGATION IS PROVIDED.
- 1.4. BE FULLY INSTALLED, PLANTED AND STABILIZED PRIOR TO CERTIFICATION OF ZONING COMPLIANCE.
- 1.5. BE DESIGNED TO PREVENT STANDING WATER OR TO IMPEDE THE FLOW OF STORM WATER FROM ADJACENT PROPERTIES.
- 1.6. FREE OF STRUCTURES, INCLUDING FENCES, UNLESS APPROVED BY THE TOWN AS PART OF THE LANDSCAPING REQUIREMENTS FOR A DEVELOPMENT SITE.
- 1.7. NOT BE USED AS PART OF ANY OUTDOOR LIVING SPACE BY ADJACENT PROPERTY OWNERS WITHIN THE DEVELOPMENT.
2. BERMS SHALL BE PERMITTED AS PART OF A SUCCESSFUL BUFFER PROGRAM PROVIDING THAT THEY MEET THE REQUIREMENT NOTED ABOVE. IN ADDITION, THAT THEY:
- 2.1. ARE NOT PERMITTED ALONG PUBLIC STREETS AS A MEANS OF MEETING THE BUFFERING REQUIREMENT OF THIS SECTION.
- 2.2. ARE HELD AND MAINTAINED BY A LEGALLY CONSTITUTED HOMEOWNERS ASSOCIATION IF LOCATED IN A RESIDENTIAL DEVELOPMENT AND SHALL NOT BE USED AS PART OF ANY OUTDOOR LIVING SPACE BY ADJACENT PROPERTY OWNERS WITHIN THE DEVELOPMENT.
- 2.3. ARE NOT USED FOR THE DISPLAY OF VEHICLES OR OTHER MERCHANDISE, EXCEPT THAT, WHEN APPROVED BY THE TOWN, THE BERM AND ANY OTHER REQUIRED LANDSCAPING AREA MAY BE USED AS A DISPLAY SITE FOR LANDSCAPING MATERIALS AND PLANTS FOR SALE BY AN ADJACENT USE.
- 2.4. BERMS ARE NOT PERMITTED WHERE INSTALLATION WILL DESTROY OR DAMAGE REQUIRED TREE SAVE AREAS.



PLANTINGS IN STREET RIGHT-OF-WAY

- GENERAL NOTES
1. TREE GRATES AND ASSOCIATED IRRIGATION SYSTEMS REQUIRED BY TOWN ARE TO COMPLY WITH THE TOWN ZONING REQUIREMENTS. ALL INSTALLATIONS OF IRRIGATION SYSTEMS WITHIN THE RIGHT-OF-WAY OF STATE MAINTAINED STREETS REQUIRE AN ENCROACHMENT AGREEMENT EXECUTED THROUGH NCDOT. TREES INSTALLED WITHIN TOWN MAINTAINED RIGHT-OF-WAY LIMITS SHALL BE PER TOWN REQUIREMENTS. TREES INSTALLED WITHIN THE RIGHT OF WAY OF STATE MAINTAINED STREETS REQUIRE A PLANTING PERMIT FROM NCDOT. NCDOT'S REVIEW AND APPROVAL PROCESS MAY INCLUDE ADDITIONAL REQUIREMENTS.
 2. A DRAINAGE SYSTEM IS REQUIRED FOR ALL IRRIGATED PLANTING AREAS LOCATED ADJACENT TO STREETS. ALL IRRIGATION/DRAINAGE SYSTEMS REQUIRE AN ENCROACHMENT AGREEMENT EXECUTED BY NCDOT FOR STATE-MAINTAINED ROADS. CONTACT NCDOT FOR ADDITIONAL INFORMATION REGARDING COST, SUBMITTAL AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.
 3. LANDSCAPE INSPECTIONS MAY INCLUDE THE FOLLOWING:
SUBDRAINAGE INSPECTION
TREE PIT/WELL OR PLANTING STRIP INSPECTION
SOIL MIX APPROVALS/INSPECTIONS
TREE APPROVALS/INSPECTIONS
TREE PLANTING INSPECTION
IRRIGATION INSPECTION
FINAL WALK THROUGH
ALL INSPECTIONS SHALL BE PERFORMED BY TOWN AND/OR TOWN REPRESENTATIVE.



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Engineer:

R. Joe Harris & Associates, Inc.
Engineering • Land Surveying • Planning Management
1186 Stonemont Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799

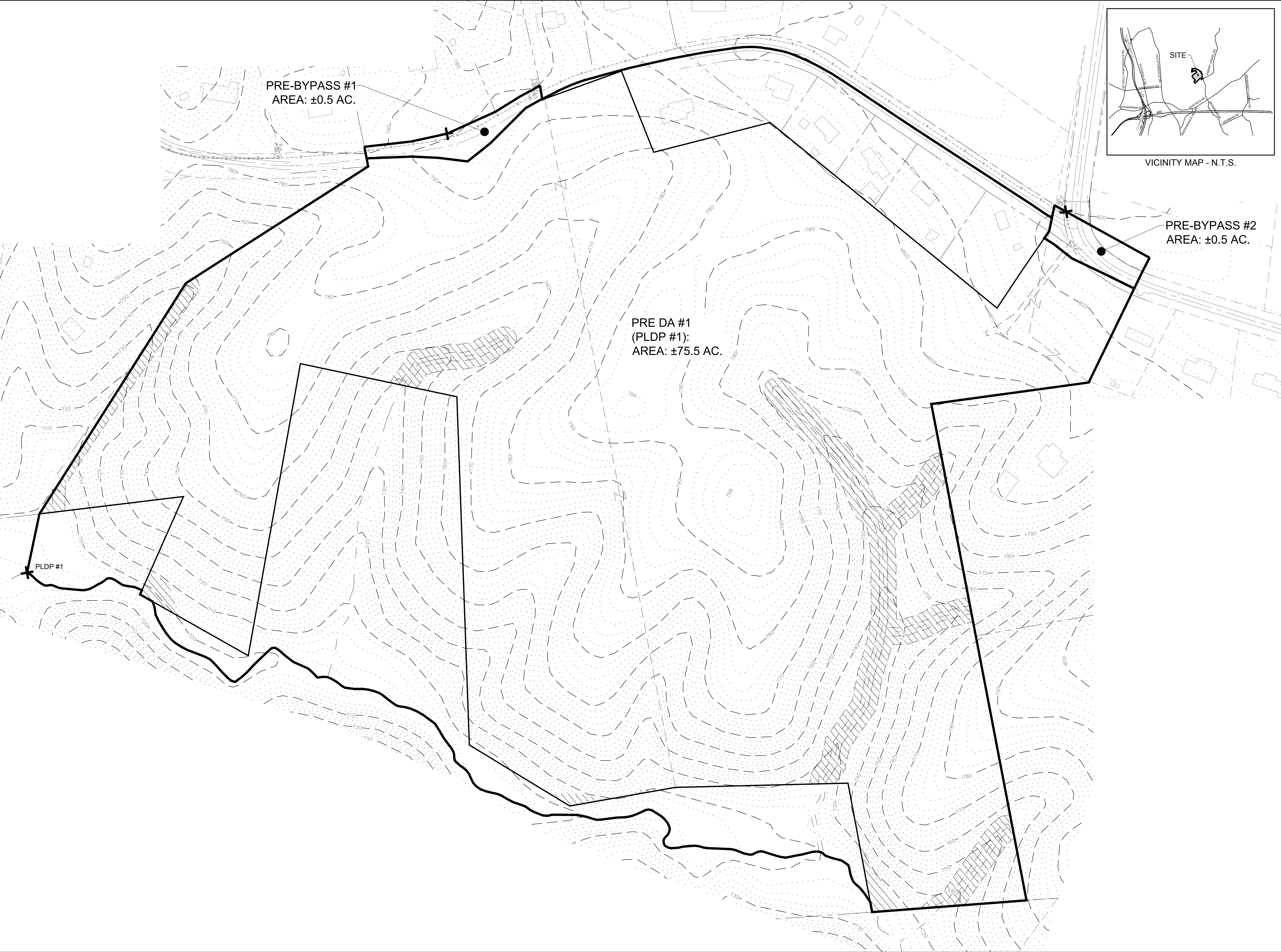
www.rjoe Harris.com

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Corporate Seal

Engineer's Seal

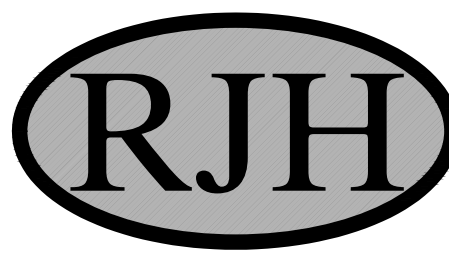
Project Manager D. Timbrell	Drawn M. Bonenfant
Department Manager P. Murphy	Checked D. Timbrell
Print/Plot Date March 2nd, 2021	
Asbuilt Drawn -	Asbuilt Date -
Client Trails End Bowman LLC 13815 CINNABAR PLACE HUNTERSVILLE, NORTH CAROLINA 28078 P: (704) 609-6112	
Project: Trails End Residential Community Sketch Plan	
Drawing Title: Landscape Details & Notes	
Project No. 4300 DWG File Name: 4300 - Landscape	Drawing No. LP-2



DATE	ISSUED FOR	REV
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03/02/2021	Second Submittal to City of Huntersville	1



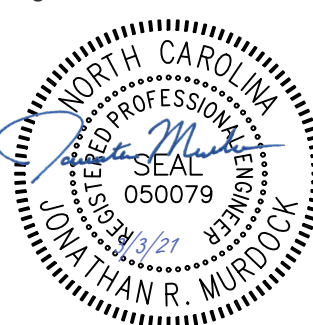
Engineer:



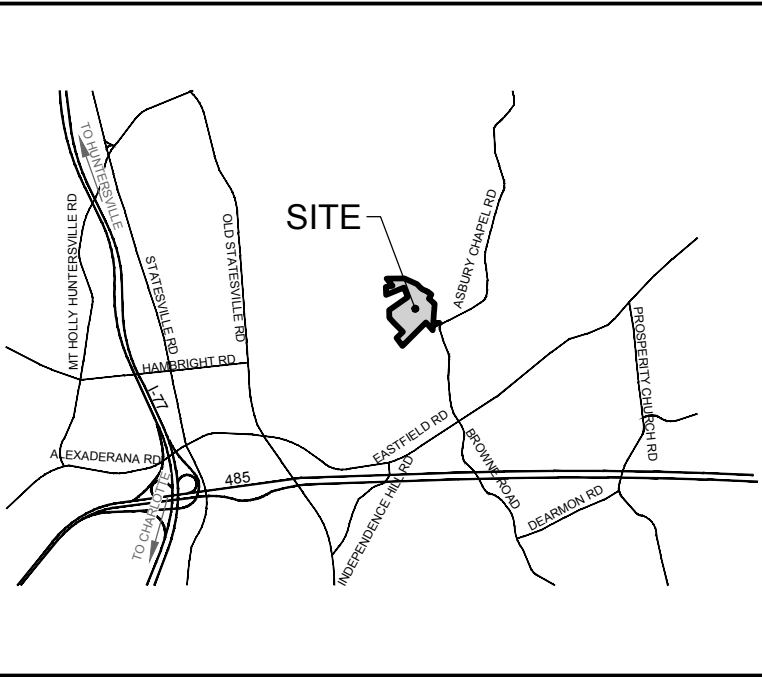
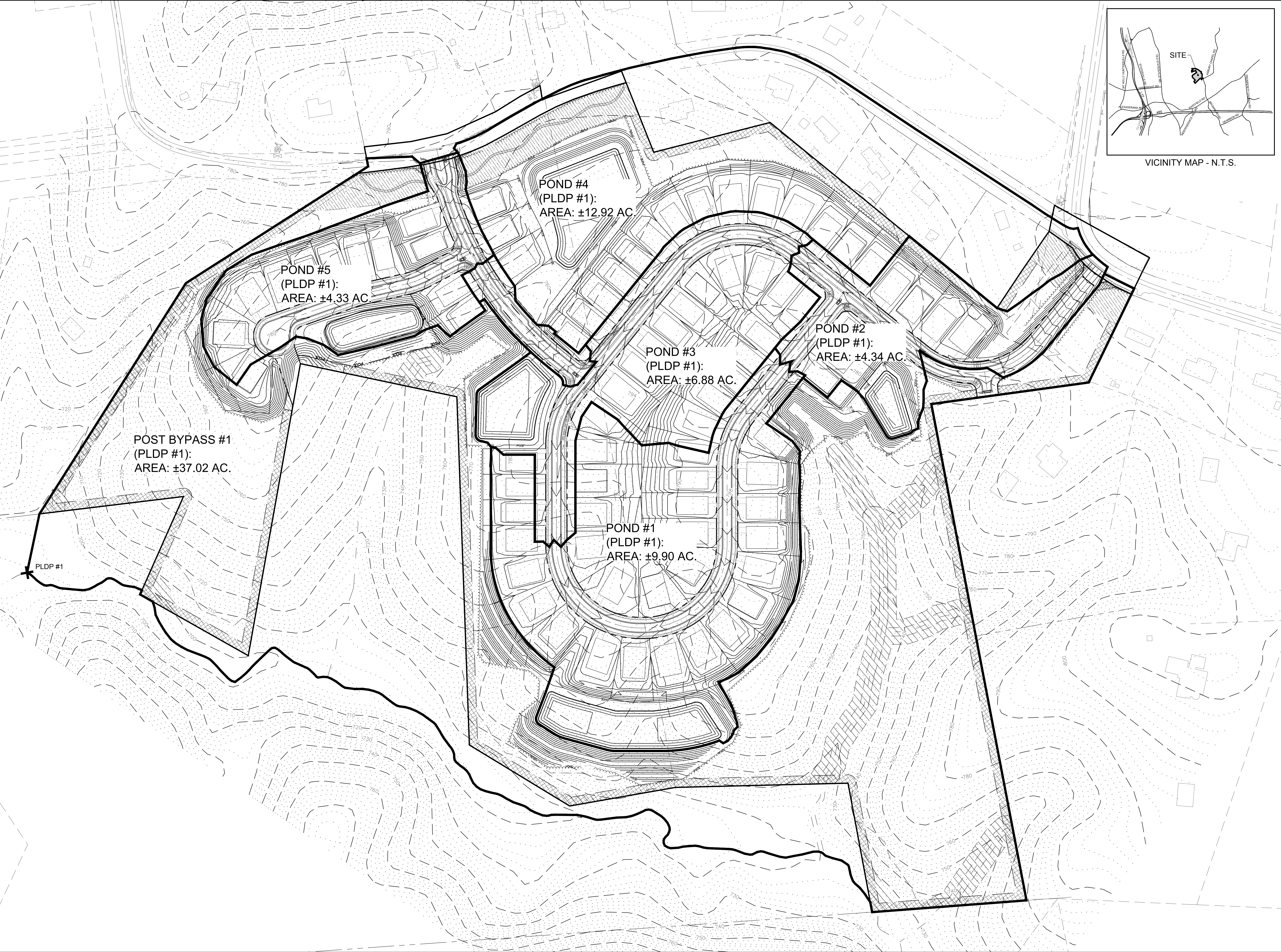
R. Joe Harris & Associates, Inc.
Engineering • Land Surveying • Planning
Management
1186 Suncrest Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799

www.rjoe Harris.com

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Project Manager D. Timbrell	Drawn M. Bonenfant
Department Manager P. Murphy	Checked D. Timbrell
Print/Plot Date March 2nd, 2021	
Asbuilt Drawn -	Asbuilt Date -
Client Trails End Bowman LLC 13815 CINNABAR PLACE HUNTERSVILLE, NORTH CAROLINA 28078 P: (704) 609-6112	
Project: Trails End Residential Community Sketch Plan	
Drawing Title: Pre-Development Drainage Areas	
Project No. 4300 DWG File Name: 4300 - Pre & Post	Drawing No. DA-DA-1

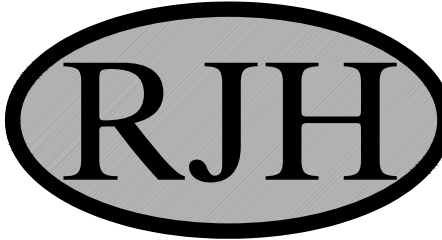


VICINITY MAP - N.T.S.

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1186 Stonemont Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799

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Project Manager
D. Timbrell

Department Manager
P. Murphy

Print/Plot Date
March 2nd, 2021

Asbuilt Drawn
-

Drawn
M. Bonenfant

Checked
D. Timbrell

Asbuilt Date
-

Client

Trails End Bowman LLC
13815 CINNABAR PLACE
HUNTERSVILLE, NORTH CAROLINA 28078
P: (704) 609-6112

Project:

Trails End Residential
Community Sketch Plan

Drawing Title:

Post-Development Drainage
Areas

Project No.
4300

DWG File Name:
4300 - Pre & Post

Drawing No.

DA-DA-2

1/14/21 Trails End Neighborhood Meeting

1- Randy Poindexter	11132 Asbury Chapel Rd	704-572-0359	krandyp1@gmail.com
2- Tania Vasquez Soto	11310 Trails End Ln	980-219-3624	11310@trailsendlane.com
3- Candy Gilder	11113 Asbury Chapel Rd	704-451-2370	candygilder@gmail.com
4- Linda Martin	11701 Trails End Ln	704-875-2137	mar444@aol.com
5- Randy and Deborah Hughes	11522 Trails End Ln	704-996-3585	dhughes704@gmail.com
6- Tony Termini	11121 Asbury Chapel Rd	704-650-7770	tt.headhunter@att.net
7- Aaren Boggs	11329 Trails End Ln	704-578-4441	auputon2019@yahoo.com
8- Matt Axsom	11207 Asbury Chapel Rd	310-403-3192	mattaxsom@gmail.com
9- Charles Guignard	11733 Trails End Ln	704-875-1407	
10- Chris Boyd (Planning Board)		336-682-1721	cbpack51@yahoo.com
11- Nick Walsh (Town Commissioner)			
12- Thomas Hogan			
13- Jean Jolly	32 3rd Street Andrews, NC 28901	336-337-9396	Kelsey.jeanjolly@gmail.com
14- Mike Levkvaskey	11600 Trails End Ln	704-948-3870	MikeLevkvaskey@yahoo.com

QUESTIONS

Randy Poindexter

Q- Sliver across the street? Is it owned by NCDOT yet?

A- We will dedicate to NCDOT whatever ROW they need along our property

Q- Lot of traffic on Asbury Chapel...would you consider doing a TIA even without it being required?

A- We will check but it's not required. Don't know what NCDOT requirements are yet.

Linda Martin - Wants us to send a PDF of the site plan

Randy and Deborah Hughes

Q- What is the timing of AC thoroughfare?

A- We have no idea. That is a Town and NCDOT question

Tony Termini

Q- What is the size of lots?

A- Average +/- 60' wide

Aaren Boggs

Q- Where is the entrance?

A- Off of Trails End with 80' buffer

Matt Axsom

Q- What is the water quality / BMP? Is there standing water?

A- They are sand filters and should only hold water for 24-36 hrs after a normal rain.

Charles Guignard-

Q- How does this connect to adjacent properties?

A- Looking at it with the town but creeks and topography are challenging. We currently have 1 stub street to the south of the property.

Mike Levkvaskey

Q- What does the entrance look like? House is across the street and would like for us to have a site visit to look at entrance location

A- 80' undisturbed buffer and 20' median on the entry road. We will come out and look at the location.

Linda Martin

Q- What will be the house sales price?

A- Probably start around 350K and go up to mid to upper 400k.

Randy Poindexter

Q- What is the lock box at the emergency entrance?

A- Spec that fire department has for emergency access

Tony Termini

Q- How many phases?

A- Probably 2 phases

Linda Martin

Q- What is the projected start date?

A- Dec 2021-Jan 2022

Randy Poindexter

Q- Will there be a public hearing?

A- No because it's not a rezoning only sketch plan approval

January 24, 2021

Mr. Brandon Pridemore
R. Joe Harris & Associates, Inc.
1186 Stonecrest Boulevard
Tega Cay, South Carolina 29708

**RE: Trails End Road Site
Federal Threatened and Endangered Species Evaluation
Huntersville, Mecklenburg County, North Carolina**

Dear Mr. Pridemore:

Lowrys Environmental & Ecological Services, LLC (LEES), has conducted an investigation for the potential of both federal and state threatened and endangered species or their associated habitats within an approximate 58-acre tract located along and adjacent to Trails End Road, approximately 0.6 miles north of its intersection with Asbury Chapel Road in the City of Huntersville, Mecklenburg County, North Carolina.

LEES will request that the US Fish and Wildlife Services (USFWS) provide us with a letter of concurrence or recommendations for advancing this project as it relates to Section 7 of the Endangered Species Act and SC Code of Laws § 50-15-10 to 90.

Federal and State Threatened and Endangered Species Evaluation

The USFWS list indicates 7 species with a range that extends into Mecklenburg County. Those 7 species include: Bald eagle (*Haliaeetus leucocephalus*), Northern long-eared bat (*Myotis septentrionalis*), Carolina heelsplitter (*Lasmigona decorata*), Rusty-patched bumble bee (*Bombus affinis*), Michaux's sumac (*Rhus michauxii*), Schweinitz's sunflower (*Helianthus schweinitzii*), and Smooth coneflower (*Echinacea laevigata*). LEES evaluated the project study area for potential habitat for these federally listed Threatened (T) or Endangered (E) species known to occur in Mecklenburg County, during September-October, 2020. Habitat evaluations consisted of pedestrian transects across the project site. Within specific areas of potential habitat, for certain species, surveys were completed by walking the rights of way and reviewing the areas for individual specimens of the target species. Specifically, power and road rights of way were surveyed for Schweinitz's sunflower and smooth coneflower.

Bald eagle (BGEPA) typically nests in tall, living trees in a conspicuous location near water and forage over large bodies of water with adjacent trees available for perching. The project study area is not located near any large bodies of water, which would provide feeding habitat for bald eagle.

NCNHP records review indicates no documented occurrences within a one-mile radius of the project study area. Potential habitat for this species does not exist within the project study area.

Biological Conclusion: No effect

January 24, 2021
Page 2

Northern long-eared bat (T) is a medium-sized bat about 3 to 3.7 inches in length but with a wingspan of 9 to 10 inches. The northern long-eared bat is found across much of the eastern and north central United States and all Canadian provinces from the Atlantic coast west to the southern Northwest Territories and eastern British Columbia. During summer, northern long-eared bats roost singly or in colonies underneath bark, in cavities, or in crevices of both live and dead trees. Males and non-reproductive females may also roost in cooler places, like caves and mines. This bat seems opportunistic in selecting roosts, using tree species based on suitability to retain bark or provide cavities or crevices. Northern long-eared bats spend winter hibernating in caves and mines. They typically use large caves or mines with large passages and entrances; constant temperatures; and high humidity with no air currents.

NCNHP records review indicates no documented occurrences within a one-mile radius of the project study area. Low quality potential habitat for this species may exist within the project study area. No known hibernacula or maternity roost trees are known to exist on or near the property.

Biological Conclusion: No Effect

Carolina heelsplitter (E) tends to inhabit shaded areas in large rivers to small streams and is often burrowed into clay banks between the root systems of trees, or in runs along steep banks with moderate current. The more recent habitat where the Carolina heelsplitter has been found is in sections of streams containing bedrock with perpendicular crevices filled with sand and gravel, and with wide riparian buffers.

The project study area does contain small to medium sized streams (all are, or flow to an un-named tributary to Cane Creek) that may provide marginal habitat for Carolina heelsplitter. NCNHP records review indicates no documented occurrences within a one-mile radius of the project study area.

Biological Conclusion: No effect

Rusty-Patched Bumble Bee (E) are generally known to inhabit grasslands and tall grass prairies. They need areas that provide nectar and pollen along with nesting and overwintering sites to continue their annual life cycle.

The project area is mainly forested with road and powerline rights of way being the only non-forested habitats present on site. NCNHP records review indicates no documented occurrences within a one-mile radius of the project study area. In fact, the element occurrence described in Mecklenburg County is a historic record.

Biological Conclusion: No effect

Michaux's sumac (E), endemic to the inner Coastal Plain and lower Piedmont, grows in sandy or rocky, open, upland woods on acidic or circumneutral, well-drained sands or sandy loam soils with low cation exchange capacities. The species is also found on sandy or submesic loamy swales and depressions in the fall line Sandhills region as well as in openings along the rim of Carolina bays; maintained railroad, roadside, power line, and utility rights-of-way; areas where forest canopies have

January 24, 2021

Page 3

been opened up by blow-downs and/or storm damage; small wildlife food plots; abandoned building sites; under sparse to moderately dense pine or pine/hardwood canopies; and in and along edges of other artificially maintained clearings undergoing natural succession.

Based on the surveys conducted across the subject property, habitat potential would be considered low across the site. These surveys did not reveal any occurrences of Michaux's sumac. Additionally, the NCNHP records indicate no documented occurrences of this species within 1.0 mile of the project site. Therefore, the proposed project is not anticipated to affect this species or its critical habitat. **Biological Conclusion: No effect**

Schweinitz' sunflower (E) tends to grow in soils that are thin, and generally occur on upland interstream flats or gentle slopes, on soils that are clayey in texture, and, when weathered from metasedimentary rocks, often contain large quantities of slaty rock fragments. This species also inhabits generally open areas, with abundant sunlight and little competition from other vegetation.

Marginal habitat for this species is present in the open areas along the Trails End Road right of way and also within the small powerline right of way that bisects the property. The areas along Trails End Road and the small powerline right of way were surveyed on October 6-7, 2020. The open areas along Trails End Road are primarily maintained yards. The small power line right of way also does not offer much habitat as the right of way has not been maintained. During the systematic survey of these areas, no individuals of Schweinitz' sunflower were observed. NCNHT records review indicates that there is a thriving population on the opposite side of the road from the project site, along Trails End Road (Figure 2). This population was reviewed by Mecklenburg County Parks and Recreation Staff who counted 157 stems during their September 10, 2019 survey (NCNHDE Ver. 1.13 (2021)). Prior to initiating our survey, this population was reviewed to observe flowering conditions. However, stem counts were not collected. Anecdotally, there were greater than 75 stems present. The project, as proposed, should have no direct effect on this population.

Biological Conclusion: May effect, not likely to adversely affect

Smooth coneflower (E) habitat generally consists of mainly open woods, cedar barrens, roadsides, clearcuts, dry limestone bluffs, and power line rights-of-way. Smooth coneflower is usually found on magnesium and calcium rich soils associated with amphibolite, dolomite, limestone, gabbro, diabase, and marble. Smooth coneflower is usually thought of as a "piedmont prairie" species.

Based on the surveys conducted across the subject property, habitat potential would be considered marginal within the small power line right of way and along the Trails End Road right of way and low across the rest of the site. These surveys did not reveal any occurrences of smooth coneflower. Additionally, the NCNHP records indicate no documented occurrences of this species within 1.0 mile of the project site. Therefore, the proposed project is not anticipated to affect this species or its critical habitat. **Biological Conclusion: No effect**

Summary

Habitat potential for bald eagle, northern long-eared bat, Carolina heelsplitter, rusty-patched bumble

LOWRYS ENVIRONMENTAL &
ECOLOGICAL SERVICES, LLC.

January 24, 2021

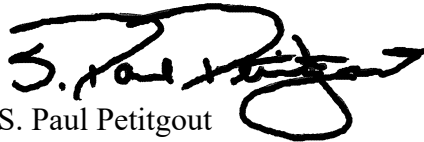
Page 4

bee, and Michaux's sumac would be considered low as the site does not offer quality habitat for any of these species. Marginal habitat potential does exist on site for both Schweinitz's sunflower and smooth coneflower. However, the areas that offer marginal habitat were surveyed and no individuals of either species were identified. LEES would not recommend additional survey work for any of the species listed for Mecklenburg County. However, the final determination for additional work will be made by the US Army Corps of Engineers, in consultation with the US Fish and Wildlife Service, should a federal permit be required to complete the project.

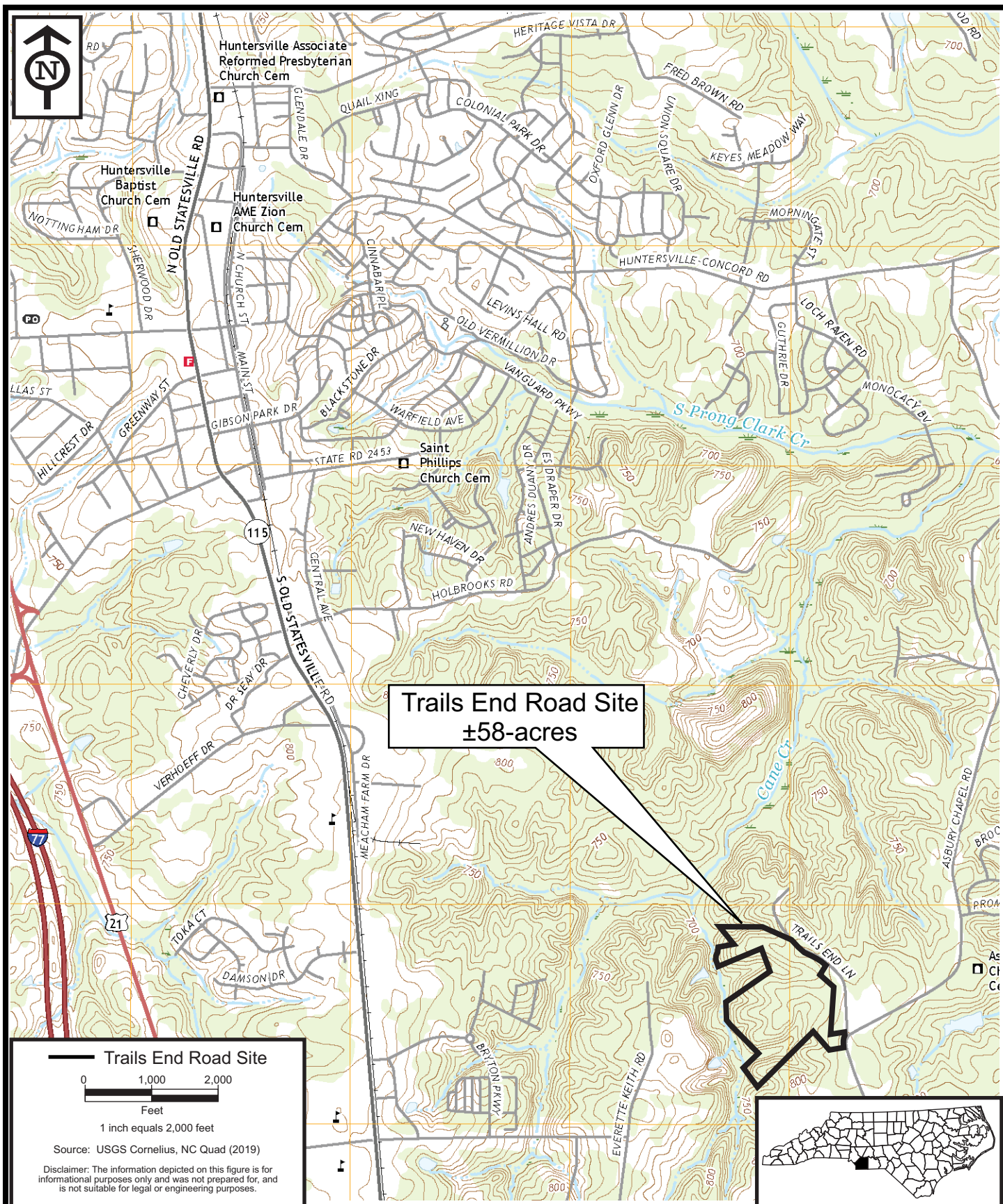
Lowrys Environmental & Ecological Services, LLC, appreciates the opportunity to provide you with this report and we look forward to your review of the information in the near future. Should you have any questions or comments, or need any additional information, please feel free to contact me at (803) 992-0910 or at ppetitgout@gmail.com.

Sincerely,

Lowrys Environmental & Ecological Services, LLC

A handwritten signature in black ink, appearing to read 'S. Paul Petitgout', with a large, stylized flourish at the end.

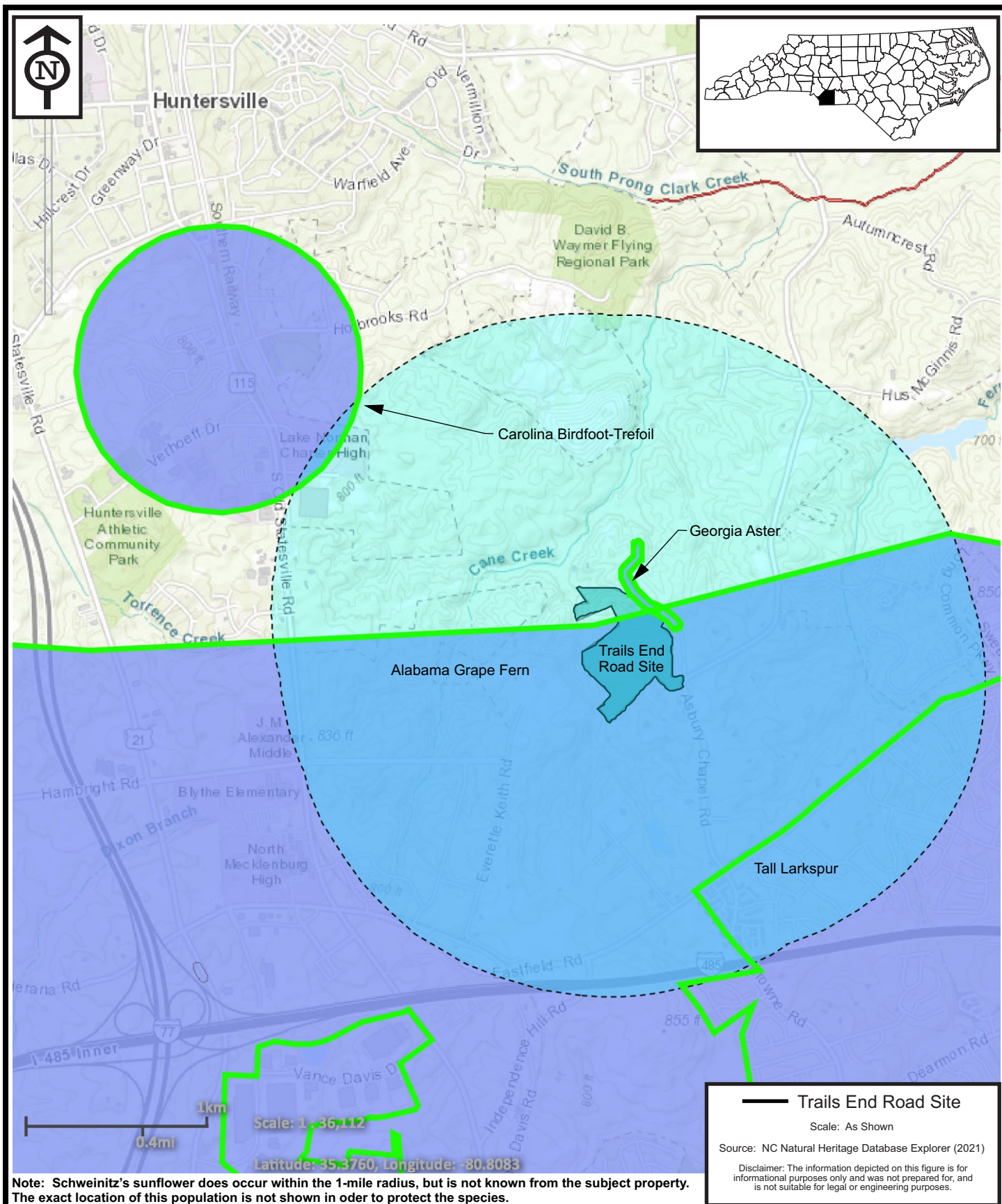
S. Paul Petitgout
President/Managing Member



Trails End Road Site
Huntersville, Mecklenburg County, North Carolina
USGS 1:24,000 Topographic Map

Drawn By: SPP	Date: 1-24-21	Rev.
Project Mgr. SPP	Scale: As Shown	Figure: 1

**Lowrys Environmental &
Ecological Services, LLC**
1823 Quinn Road
Chester, South Carolina 29706
803-992-0910



Trails End Road Site

Huntersville, Mecklenburg County, North Carolina
NCNHDE Map

Drawn By: SPP	Date: 1-24-21	Rev.
Project Mgr. SPP	Scale: As Shown	Figure: 2

Lowrys Environmental & Ecological Services, LLC

1823 Quinn Road
Chester, South Carolina 29706
803-992-0910



March 15, 2021

Trails End Bowman, LLC
13815 Cinnabar Place
Huntersville, NC 28078

Re: Adequate Public Facilities (APF) Application – Trail End (File #2021-03)

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 up to 80 Single Family Homes. I am issuing a "Determination of Adequacy (DOA)" for the following public facilities:

- Fire Vehicles
- Fire Facilities
- Police Facilities
- Police Vehicles
- Parks & Recreation Facilities

Please be advised that this DOA is valid for one (1) year, or until March 15, 2022, by which date this development proposal must have achieved vesting, per Section 2.2 of the Zoning Ordinance.

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

Sincerely,

A handwritten signature in black ink that reads "Brian Richards".

Brian Richards
Assistant Planning Director

Cc: Jack Simoneau, AICP, Planning Director
Anthony Roberts, Town Manager
Emily Sloop, Town Attorney
Sierra Saumenig AICP Candidate, Senior Planner

Town of Huntersville: Trails End Sketch Plan

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: 81 single family detached dwellings under Residential (R) zoning.

CMS Planning Area: North

Average Student Yield per Unit: 0.5118

This development may add 41 students to the schools in this area.

The following data is as of 20th Day of the 2020-21 school year.

<i>Schools Affected</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/ Teacher Stations</i>	<i>20th Day, Enrollment (non-ec)</i>	<i>Building Classroom/ Adjusted Capacity (Without Mobiles)</i>	<i>20th Day, Building Utilization (Without Mobiles)</i>	<i>Additional Students As a result of this development</i>	<i>Utilization As of result of this development (Without Mobiles)</i>
LEGETTE BLYTHE ELEMENTARY	53	50	871	822	106%	16	108%
JM ALEXANDER MIDDLE	48	54	938	1055	89%	10	89%
NORTH MECKLENBURG HIGH	116.5	108	2146	1989	108%	15	109%

The total estimated capital cost of providing the additional school capacity for this new development is \$1,204,000; calculated as follows:

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

High School: **15**x \$44,000 = \$660,000

RECOMMENDATION

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