AGENDA
Regular Planning Board Meeting
January 24, 2023 - 6:30 PM

Town Hall 101 Huntersville-Concord Road

Live Stream: https://www.youtube.com/channel/UCgqiipdJL0ywI-LZrcN5MpQ/featured

1. Call to Order/Roll Call

2. Approval of Minutes

2.A. Consider approval of the October 25, 2022 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. Consider a recommendation on SUP22-02 a request by Hitesh Patel on behalf of Hotel Ventures of Lake Norman, Inc for a Special Use Permit for a hotel at 16221 Northcross Drive PIN 00930115. *(Jesse James)*

4.B. Consider a recommendation on petition R22-06 a request by Hitesh Patel on behalf of Hotel Ventures of Lake Norman, Inc. to rezone approximately 2.66 acres at 16221 Northcross Drive from Corporate Business Conditional District (CB-CD) to Corporate Business Conditional District (CB-CD) to permit a 4-story 109 room hotel. *(Jesse James)*

4.C. Consider recommendation on petition #TA22-13, a request by the Huntersville Planning Department for a text amendment to the Zoning Ordinance to amend Article 3.3.1(a) Manufactured Home Overlay District to update skirting requirements to comply with G.S. Chapter 160D-910 and to amend Article 11.6.1(a) Zoning Compliance to clarify application requirements and to amend Article 9.9 Commercial Communication Tower to comply with G.S. Chapter 160D-937 on collocating wireless facilities on Town utility poles. *(Kayleigh Mielenz)*

4.D. Consider a recommendation on Petition #TA22-12, a request by the Huntersville Town Board to amend Article 4 of the Zoning Ordinance clarifying first floor residential and commercial area requirements for Shopfront and Workplace mixed-use buildings and associated definition amendment.. *()*

4.E. Discuss 2023 Downtown Master Plan https://www.letsplanhuntersville.org/downtown-plan-project-details *(Jack Simoneau)*

4.F. Planning Board 2023 Regular Meeting Schedule *(Tracy Barron)*

5. Other Business

6. Adjourn

Minutes of the Town of Huntersville Planning Board

The Town of Huntersville Planning Board met at 6:30 p.m. on Tuesday, October 25, 2022.

Call to Order/Roll Call
Chairman Sny called the meeting to order at 6:30 pm.
Present: J. Sny, F. Gammon, S. Swanick, S. Hensley, C. Boyd, J. Wright, and T. Loomis (arrived at 6:32 p.m.)
Absent: G. Baber & J. Henson

Approval of Minutes
Item 2A. Consider approval of the revised September 27, 2022, Regular Meeting Minutes
Motion: C. Boyd made a Motion to Approve the September 27, 2022, minutes. J. Wright seconded the motion.

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

Public Comments
Nick O'Shaughnessy, 8217 Parkton Gate Drive spoke against item 4C. He stated that he is somewhat confused by the process that is going on. There was a community meeting last night with a representative of NEP (applicant). The representative stated that the text amendment had been modified from 145' to 70' and made various comments that the proposal had been revised which is different from the one that was presented prior to the public hearing. Once there is a public hearing and the applicant makes subsequent changes to the proposal, he asked what chance the public has to review the revised application. If the proposal being considered this evening is the same as the initial proposal, then he has serious comments about the aesthetics and how a 12-story hotel could fit into the neo-traditional village and small-scale development of Birkdale. The buildings proposed are generic and bland at best. They do not pay respects to the architecture and aesthetic of the neo-traditional little Birkdale village that he bought into 20 years ago. The proposal is out of scope, is visually unattractive and the applicant has stated that this project is a buffer between Highway 73 and Birkdale Village. He finds this architecturally disgusting and offensive. If they want to put a buffer between his little cute village and Highway 73 and the buildings are addressing Highway 73, he does not want their buildings. He does not mind expansion he is just against inappropriate, bland architecture which will screw up their village.

Mike Murphy, 8514 Brentfield Road spoke against items 4A, 4B and 4C. He commented that during a recent trip to London and visiting a historic village that copes with the challenges of the age of their community and smaller scale, but those sacrifices yield character which is difficult to achieve with constant development and redevelopment. He then shared that he and his neighbors have agreed that it has been difficult to understand what is being proposed despite the transparency on the Town's website causing a lot of development without the existing residents really knowing what is being developed. There is a real concern over congestion and safety. There are families out walking, cars are speeding, the sun is directly in your eyes at certain times of day, many drivers are on cell phones and crossing the road can be very difficult. While in support of the social district the mix of alcohol, children,

congestion, construction, and you have a serious safety concern. In his opinion there will be a teenager driving that is going to hit someone's child at some point. He encouraged a possible pause to let some of the development that has already begun to complete before more is started. He expressed concerns about teenagers running across the cross walk between Walgreens and Inizio and about class A office space being truly for entrepreneurship use because in his experience this is not the direction his technology company is going with.

Karen Poppen, 17018 Carlton Way spoke against item 4C. She commented that she has been pleased with the upgrades that North American Properties have made. It was getting tired looking and the changes they have made have been wonderful so far. She objects to the proposal before the Board this evening for three main reasons; one – parking is terrible. It is very difficult to find a parking space on the weekends which then laps over into the residential areas. While they state they have addressed parking issues it will be a while before that is ready which will take away some of the existing parking lots being constructed and will make it even worse in the neighborhoods. Second – traffic flow is a current issue. She was the fifth car in line this evening at Sam Furr and Birkdale Commons and several cars were going on red because only three cars could go on the green light. There are not enough ways to enter/exit Birkdale. She would recommend the Town reconsider Townley Road being connected to Northcross to create one more way to enter/exit the Village. Many are now going in/out through Robbins Park because of the congestion issues. Third – the height and style of the buildings proposed. She does not mind growth, but she would like them to fit in with the size and current style of the village and not be something that looks totally out of place. It is the quaintness that brings people there. The lovely outdoor spaces and their proposal does not fit.

Dawn Snow 8132 Evanston Falls Road spoke against item 4C. She commented that she agrees that there has been non-compliance. The HOA has not been notified of the community meetings. With the changes to the proposal, she does not understand how it can be pushed through which seems like the Ordinances are being ignored. Additionally, there are traffic issues. While NCDOT projects are scheduled for 2026 we all know that those dates can change. The scale, scope and aesthetic of the proposed buildings do not fit with the neo-architecture of the village and should be limited to stay within the current zoning scope to keep the character of the village. The applicant stated that since their project is a buffer, they are stating they do not need to comply with the existing character, but it should not be a buffer, it should blend in. The proposal is offering to add 530 parking spaces with the parking deck expansion however the parking is already at capacity and Article 6 gives the parking requirements based on the building types. The site plan states that 1,050 additional parking spaces but they are only adding 530 parking spaces so how is this going to meet the needs?

Jeff Cheeks, 13128 Mayes Road commented that he had heard about Crystal Lagoon on the news and social media and as a resident of Mayes Road since 1972 he thinks it is a bad idea in many ways and not a good fit for North Mecklenburg. (Staff responded that the Developer has had a feasibility meeting but there have not been any applications submitted. If the Developer proceeds and applies, it will be added to the Town website. Currently no timelines for submission of an application.)

Joe Segarra, 9919 Cockerham Lane spoke against items 4A, 4B. He lives in Birkdale on the golf course side. There are 894 homes in their community, and he has been a resident for 16 years and is on the

Architectural Review Committee for their neighborhood. He is concerned about the congestion and safety as well as some of the losses of the stores such as the Gap, Total Wine, Corkscrew. The mix of stores are different. Parking is an obvious major problem. He wanted to know what the impact would be on the residents, so he did a study in Avalon in Georgia that is a project by the same developer. He shared names and comments regarding Avalon related to shopping, pricing, parking challenges, car break-in and noise associated with nightlife. As a previous resident of New York, he moved here for a smaller community and if he wanted the higher density he would have moved to Charlotte.

Melanie Griffin, 12900 Westmoreland Road has been a resident of Huntersville for 19 years. She also heard about Crystal Lagoon and did not want to miss out on any discussions regarding the project.

Kerry Edelstein, 8810 Camberly Road spoke against Items 4A, 4B and 4C. She commented that a plan considering 140' was shared at the public hearing, then yesterday NEP stated it was 70' and now today it sounds like it might be back to 140'. The plan is not clear to residents of Birkdale, and she understands that plans change but a good plan must start with a purpose and an objective, and she does not understand what purpose this is serving the community. To understand how development can thoughtfully improve and benefit the community and the moving parts around that require an anticipation of details so if 300+ apartments are being proposed how will their community service needs be met such as schools, roads, law enforcement, and fire safety. A boutique hotel, partnership with the Cain Center is both great ideas as well as an entrepreneurial hub but investing in office space is not on the horizon for her business as well as many others. She is not confident in the success of what is proposed. There is also the aesthetics that of some of the improvements are excellent but some of the proposed buildings are not in keeping with the existing review. The residents must go through an architectural review committee, and it seems like the businesses should be held to the same standard. It seems like there is a bad precedent to rezone without the plan versus a fully baked well thought out plan that can be clearly communicated to the existing residents before asking for rezoning.

Action Agenda

Item 4A: Consider recommendation on Petition #TA22-06, a request by DDRTC Birkdale Village, LLC to increase the building height limits for hotels and commercial uses within Pedestrian Oriented Developments that are located in the Highway Commercial zoning district.

N. Farber, Planner II entered his staff report into the record, a copy of which is attached hereto as Exhibit A and incorporated herein by reference. Staff handed out printed copies to all Board members and the clerk of the email dated October 25, 2022, that was received by staff and forwarded to all Board members prior to the meeting. Chairman Sny clarified for the public that the content of the email included three areas of specifying "shopfront building" and two areas of "shall not be." All statements are for legal clarification and do not change the intent of the amendment.

Staff continued with identifying the history of building heights allowed in Huntersville. The proposed amendment would allow Highway Commercial, Pedestrian Oriented Development to apply for a Special Use Permit to Urban Workplace Buildings for Hotel & Commercial Use to have a maximum building height of 145' and associated parking deck have a maximum height of 70' not to exceed the height of the primary structure.

Staff presented a map indicating the proposed location. Staff reviewed the architectural requirements proposed for any visible portion of the parking deck exposed above surrounding adjacent structures and visible from the public street.

The Board confirmed that the primary use is determined by proposed use of the ordinance and structure the parking deck is attached to and would have a maximum of 70.'

Staff identified that Birkdale Village is currently the only property in Huntersville that would qualify to apply for this Special Use Permit. Staff reviewed the requirements of the Special Use Permit which would still need to be met to utilize the text amendment. Staff recommends approval based on the amendment being consistent with policies LU2.1, 5,1, 6.2 and 8.2 of the Huntersville 2040 Plan and the applicant agreeing to the changes that staff has recommended.

S. Swanick asked if there is a common metric between stories and feet and if staff understood how many floors the proposed development would translate to under this request. Staff responded that each product could yield a different number of floors, and this will be discussed further in the rezoning request.

S. Swanick asked if any other areas of Huntersville could qualify to become Pedestrian Oriented Development (POD). Staff responded that it is possible for another area to be developed under POD, but it would be extremely difficult. It would need to be a development that combines residential, commercial, and mixed-use wrapped around parking garages in a pedestrian oriented design.

S. Hensley asked if Birkdale across the street where the driving range, or Huntersville East could qualify to become POD. Staff confirmed that they would have to design their development to address the parking criteria, be located far enough away from existing residential because the distance must be three times the height of the structure, and the development would have to come through the Board approval process for rezoning and the special use permit to be qualified to build at this height.

T. Loomis and S. Swanick asked staff to confirm that all legal requirements were met with notifying the neighbors and the plans being presented to the Board. Staff confirmed that all legal requirements have been met.

J. Sny commented on the use of the driving range poles at approximately 100 feet being used in the approval process for the hotel rezoning on the golf range side of Birkdale which is proposed to be about 7 stories.

The Board had discussion related to the use of linear feet versus total number of stories in terms of what the Zoning Ordinance allows and concerns over what is being proposed and the provided building perspective. The applicant Mike Lant, 5142 Enniskillen Ct, Suwanee, GA responded that the building perspective provided is designed at 115 feet. There is another version with a solar array on the roof. Viability of the solar ray has not yet been determined but the additional height request is to accommodate the solar array.

S. Swanick followed up and asked if the the Board were to approve the proposed 145 feet building height, then the applicant could choose to forego the solar array and add an additional two stories as

proposed making this a nine-story building. The applicant confirmed that if the market demanded that it could be possible.

C. Boyd asked what the parking deck would look like at the proposed 70 feet where visible above the existing Birkdale buildings. The applicant responded that the view corridor would be too steep, and you would not be able to see it. Staff responded that the proposed requirements include any area the parking deck is visible from the street must blend in with the buildings.

F. Gammon commented that in his opinion growth is coming to Huntersville no matter what. He is not opposed to growth, but he has concerns over this height at this location in this community.

Motion: F. Gammon made a motion to recommend approval of TA22-06 based on consistency with policies LU2.1, LU5.1, LU6.2 and LU8.2 of the Huntersville 2040 Community Plan. It is reasonable and in the public interest to amend the Zoning Ordinance because it applies only to pedestrian-oriented developments and requires a special use permit. J. Sny seconded the motion for discussion purposes.

S. Hensley stated that he is not comfortable with 145 feet, and he is trying to separate it from Birkdale. He is concerned with a future developer finding 50 acres, build a POD (pedestrian oriented development) and have this same thing without the control that we have currently. He commented that the control of a special use permit also cannot be denied if it meets the criteria. He expressed a desire to see the applicant take into consideration some of the residents' concerns especially since they have already stated they are not planning on going that tall.

T. Loomis commented that she has a problem with writing a blank check. She expressed that the community she is hearing from do not seem to be in support of this, this appears to serve the needs of one developer.

S. Swanick commented that he has not heard a compelling reason to modify to 145 feet. He could support adjusting the proposal to seven stories to allow for an increase of one story over what is currently permitted.

Substitute Motion: S. Swanick made a substitute motion to recommend approval of TA22-06 to increase the building height limits for hotels and commercial uses within Pedestrian Oriented Developments that are in the Highway Commercial zoning district to a maximum of seven stories. This is reasonable and in the public interest as it meets the policies LU2.1, LU5.1, LU6.2, and LU8.2 of the Huntersville 2040 Community Plan and makes a somewhat small concession to encourage development and redevelopment in Birkdale to prevent Dick's Sporting Goods, Barnes and Nobles and others from becoming an abandoned urban blight and balance the needs of the surrounding community. C. Boyd seconded the motion.

T. Loomis asked if the reference could seven stories or 100 feet in height.

J. Sny commented that he would not support a motion referencing stories as it is not defined.

S. Swanick commented that given the current criteria of six stories he chose the seven stories to be in keeping with the current ordinance. Staff advised that the current criteria is 48 feet and with the special

use permit it would be six stories and three times the distance of the setback. Under this criteria Birkdale would be allowed six stories up to 450 feet in height.

S. Swanick withdrew his substitute motion to make an alternate motion.

Alternate Substitute Motion: S. Swanick made an alternate substitute motion to recommend approval of TA22-06 to increase the building height limits for hotels and commercial uses within Pedestrian Oriented Developments that are in the Highway Commercial zoning district to a maximum of 115 feet. This is reasonable and in the public interest as it meets the policies LU2.1, LU5.1, LU6.2, and LU8.2 of the Huntersville 2040 Community Plan and makes a somewhat small concession to encourage development and redevelopment in Birkdale to prevent Dick's Sporting Goods, Barnes and Nobles and others from becoming an abandoned urban blight and balance the needs of the surrounding community. J. Wright seconded the motion.

S. Hensley commented that the main point he would like communicated to the Town Board is that the Planning Board is not comfortable with 145 feet but could be comfortable with an alternative height.

J. Sny asked the applicant if they were willing to reduce the proposed building height. The applicant confirmed that the current motion on the table (115 feet) would meet their needs.

S. Hensley asked staff regarding architectural controls that are being submitted for the parking decks but not for the buildings. Staff confirmed that the existing architectural standards of Article 4 would apply, and this text amendment would introduce the standards for parking decks of this height as they would be new to the Zoning Ordinance.

F. Gammon commented that he does not see a lot of difference between the applicant's proposal and what is being recommended. In his opinion, add a story and he would support it more.

Substitute Vote on Alternate Motion: The motion passed (6-1) with F. Gammon opposed.

Item 4B: Consider recommendation on Petition #SUP22-01, a request by DDRTC Birkdale Village, LLC to exceed the building height limits for hotels and commercial uses within Pedestrian Oriented Developments that are located in the Highway Commercial zoning district.

N. Farber, Planner II entered his staff report into the record, a copy of which is attached hereto as Exhibit B and incorporated herein by reference. Staff reviewed the requirement criteria for a special use permit for this use. Since the completion of the staff report the applicant has provided the letter that is being distributed to the Board as proof that the proposed use would not negatively impact the assessed or market value of abutting property. This is left to the Board to determine if this meets the criteria of item two of the criteria. Staff recommends approval as the request could meet all the required conditions and specifications.

J. Glass reviewed the criteria for Special Use Permit quasi-judicial hearing for the Town Board and the role of the Planning Board as making an advisory recommendation.

T. Loomis asked Staff to review the criteria of notices being mailed out and the list of who notices were sent to.

F. Gammon reviewed the concern related to the proposed structures not blending in with the existing architecture and would not meet the harmony requirement. Staff confirmed they feel that the proposed structures are in harmony with the 2040 Community Plan for future growth. S. Irvin referred to the letter the applicant provided from their expert witness which acknowledges that the proposed development is in harmony with the goals stated in the 2040 Community Plan for future development when considering density and zoning. F. Gammon asked for confirmation that architectural harmony does not have to be considered at this time. Staff confirmed that the architectural element will be considered in the rezoning.

S. Hensley concurred that in his opinion harmony is not limited to height, density, zoning, and future plans. The application appears incomplete to not also address architectural harmony. S. Irvin provided a presentation of the proposed architectural elements to be further discussed during the rezoning application.

Motion: J. Sny made a Motion to recommend denial of SUP22-01. The Planning Board finds that the request does not meet all required conditions and specifications. This decision is supported by the lack of competent material and substantial evidence that has been provided regarding 11.4.10.2 which pertains to the value of abutting properties. The evidentiary document provided has numerous facts within, said facts are not directly correlated to the addition of the proposed buildings nor are they forward looking in nature, it is looking at past values and performance. Based on this the application is lacking and this is required to support this. S. Hensley seconded the motion.

S. Swanick commented that he is opposed to the approval of the SUP but not for the reason stated. In his opinion the document provided is from an expert witness and addresses that there will be no negative impact. His reason for denial would be that harmony is not met with the two renderings provided as a view from Highway 73.

J. Sny commented that the evidentiary document addresses past results and does not appear to make the case sufficiently with the data presented.

S. Hensley requested that an amendment be made to the motion to include, “Per Article 11.4.10(e)2.iii, the applicant has not proven the proposed special use will be in harmony with the area in which it is located because there are no details or specific elevations provided.” J. Sny and S. Hensley accepted the amendment.

Amended Motion: J. Sny made a Motion to recommend denial of SUP22-01. The Planning Board finds that the request does not meet all required conditions and specifications. This decision is supported by the lack of competent material and substantial evidence that has been provided regarding 11.4.10.2 which pertains to the value of abutting properties. The evidentiary document provided has numerous facts within, said facts are not directly correlated to the addition of the proposed buildings nor are they forward looking in nature, it is looking at past values and performance. Per Article 11.4.10(e)2.iii, the applicant has not proven the proposed special use will be in harmony with the area in which it is located because there are no details or specific elevations provided. Based on this the application is lacking and this is required to support this. S. Hensley seconded the motion.

C. Boyd and S. Hensley asked staff to confirm if the architectural requirements can be addressed as a condition of the motion.

Amended Motion Vote: The motion passed unanimously (7-0) with F. Gammon opposed for different cause.

Item 4C: Consider making a recommendation on Petition #R22-01, a request by DDRTC Birkdale Village, LLC to rezone +/- 8.82 acres located at the intersection of Townley Drive and Lindholm Drive (Parcels 00537157 and 00537197) from Highway Commercial Conditional District to Highway Commercial Conditional District for 350 multi-family units, 125-room hotel, 150,000 sq. ft. office, and 25,000 sq. ft. commercial.

B. Richards, Assistant Planning Director entered his staff report into the record, a copy of which is attached hereto as Exhibit C and incorporated herein by reference. Staff reviewed the history of rezoning of Birkdale as well as the future growth models shared at the time of those rezonings. Staff recommends approval as the applicants have addressed the comments.

C. Boyd asked staff if occupancy would be delayed until the State fulfills the road improvements that caused the TIA findings as nothing additional needed and if the Planning Board could propose that as a condition. Staff said occupancy could happen when the buildings are completed, and the State is guaranteeing that the road improvements are already funded in the future. Any proposed conditions would have to be agreed to by the applicant.

F. Gammon and Board members asked Staff to confirm the timeline and status of proposed road improvements surrounding the Birkdale area.

S. Swanick asked Staff if the proposed parking would be sufficient for the proposed development and the efforts to comply with the notification requirements of the rezoning. Staff reviewed the total parking proposed is 1,172 spaces which exceeds the Town requirements by 280 spaces. Staff relayed that Town Staff received the applicants mailed rezoning notice and has spoken to the applicant who confirmed that the notices were mailed to all the required parties including the two HOA's.

S. Swanick asked Staff to review the Townley Road improvements. Staff confirmed how it would be laid out and that previous Town Board removed it from the CIP, Staff would entertain it being put back on the CIP.

J. Sny followed up on the mailing notifications and neighborhood meeting requirements. Staff reviewed the mailing requirements and list generation and stated that legally one neighborhood meeting is required, and additional meetings are at the applicant's leisure.

The applicant, M. Gant reviewed a presentation of the proposed redevelopment.

F. Gammon suggested to the applicant that they include the percentage of commercial, residential, and non-residential on the first floor of the proposed structures for their Town Board presentation. He then asked if the adjustment to the approved building heights in the text amendment would affect the proposed parking height. The applicant stated they would need the full 70 feet for parking decks.

C. Boyd asked the applicant how the parking would be used. The applicant responded that the first floor would be for commercial, second floor for existing residents, and levels above that for the office space which would convert to public parking in the evenings/weekends.

C. Boyd asked the applicant if they would entertain delaying occupancy until the State completes the road improvements on Highway 73 or participating with the Town in developing Townley Road as an alternate entrance/exit. The applicant responded that Barnes and Noble have signed a two-year lease extension and Dick's Sporting Goods has signed a five-year lease so proposed developments would begin at the completion of those leases, take approximately two-years to develop and then occupancy could begin. The applicant stated that the project does not likely have the funds to add the additional infrastructure of Townley Road development.

T. Loomis asked the applicant about their incorporation of local businesses, proposed office space, and family-friendly environment.

S. Hensley asked the applicant if the vesting period will be sufficient given the timeline laid out. The applicant stated they have asked for the maximum allowed and they foresee pulling permits within that timeline and construction beginning. S. Hensley recommended the presentation to the Town Board have a simple supporting statement to the direct tax benefits that are being stated and how that was determined.

J. Sny asked if any of the proposed uses could be successful without one of the other, how the applicant is prepared to adapt uses if needed, and what research has been completed to support the office space needs that are being proposed. The applicant stated that the hotel would need the office, but the multi-family could be successful on its own.

C. Boyd asked if the architectural elements being shown are what the finished product will look like or is the applicant willing to match more closely what is currently in Birkdale. The applicant stated this is just a concept and they have received a lot of compliments on this, and they would be willing to look at other finishes.

J. Sny expressed that the buildings look good but are very disparate to the existing structures in scale and finish as expressed by the neighbors so more harmony or blending would be beneficial.

Motion: F. Gammon made a Motion to recommend approval of the petition R22-01 Birkdale Village. The Planning Board has considered and finds that the rezoning is consistent with Huntersville Zoning Ordinance Articles 11.4.7 (d) and 11.4.7 (e). Furthermore, the petition is consistent with the Huntersville 2040 Community Plan policies LU2.1, LU6.1, LU7.1, LU8.1 and LU8.2. This recommendation for approval is contingent upon Huntersville Town Board approval of TA22-01 Building Height and SUP22-01, all outstanding staff comments are addressed. It is reasonable in the public interest to amend the zoning ordinance because the rezoning is consistent with the envisioned uses and development pattern set forth in the 2040 Community Plan. S. Swanick seconded the motion.

F. Gammon commented that he appreciates that residents in the immediate locale have an opinion, but Birkdale is also a destination for our Town that brings money, people, and interest into Huntersville. The development has a life span and improvements need to be made to keep the business lively.

S. Swanick commented that he values the discussion and compromise found this evening and this change will help ensure that Birkdale is a destination in the next 25 years which is why he can support it.

T. Loomis commented that she is not going to support it. In her opinion what is missing are phases and she cannot approve adding more all at once because that does not seem to be in the public interest.

C. Boyd commented that he thinks we do need the growth and the building height, but he would also not be able to support this due to the lack of infrastructure.

J. Wright commented that she is in support of the request because it would help the area and the destination.

S. Hensley commented that he is not opposed to the components but with the height amendment that was recommended in the text amendment he cannot support this motion and he has continued concerns regarding the harmony of the proposed structures to the existing development.

S. Swanick asked if F. Gammon would accept an amendment to add, "and that hotel and commercial building maximum heights be changed from 145 to 115 feet." F. Gammon and S. Swanick accepted the amendment.

S. Hensley commented on his continued concerns over the harmony standards, and he gets the sense that the applicant has a willingness to work with the Town on the harmony, but it has not been defined so he would recommend deferral.

J. Sny asked the applicant if they would consider a deferral and could the present more information to demonstrate harmony. S. Irvin responded that designing the building is not viable at this point of the project or in the time that a deferral would create. She proposed that the applicant has clearly heard the concerns of the Planning Board and would be open to meeting with Staff prior to bringing this request to the Town Board to draw up some amicable items that could be agreed to in harmony via comments.

Substitute Motion: S. Hensley stated that with the extended leases there does not seem to be the urgency that 30-60 days would impose on this, so he recommends a substitute motion to defer recommendation to November 15, 2022. T. Loomis seconded the substitute motion.

Substitute Motion Vote: The motion failed (3-4) with F. Gammon, J. Sny, S. Swanick & J. Wright opposed.

C. Boyd commented that an approach that NCDOT will solve the problem is not reasonable and some less costly temporary improvements to the infrastructure should be considered.

J. Sny commented on the methodology that NCDOT uses in determining need is reactive not responsive so while it can appear that problems are being created the reality is that the state will not pursue solving the infrastructure until there is a problem.

Amended Motion: F. Gammon made a Motion to recommend approval of the petition R22-01 Birkdale Village. The Planning Board has considered and finds that the rezoning is consistent with Huntersville Zoning Ordinance Articles 11.4.7 (d) and 11.4.7 (e). Furthermore, the petition is consistent with the Huntersville 2040 Community Plan policies LU2.1, LU6.1, LU7.1, LU8.1 and LU8.2. This recommendation

for approval is contingent upon Huntersville Town Board approval of TA22-06 Building Height and SUP22-01, all outstanding staff comments are addressed, and that hotel and commercial building maximum heights be changed from 145 to 115 feet. It is reasonable in the public interest to amend the zoning ordinance because the rezoning is consistent with the envisioned uses and development pattern set forth in the 2040 Community Plan. S. Swanick seconded the motion.

Amended Motion Vote: The motion passed (4-2-1) with C. Boyd and T. Loomis opposed and S. Hensley abstaining.

Item 4D: Consider a recommendation on Petition #R22-03, a request by Alan Spragins for Hawthorn Devco, LLC to rezone +/- 9.219 acres located at 6925 April Mist Trail (Parcel 01516113) at the corner of Beatties Ford Road and April Mist Trail from Highway Commercial Conditional District to Neighborhood Residential Conditional District.

J. James, Principal Planner entered his staff report into the record, a copy of which is attached hereto as Exhibit D and incorporated herein by reference. Staff reviewed the current conditional zoning on this land from 1991 and the proposed development.

J. Sny asked if there is any connectivity requirement from Tanners Creek development. Staff responded that there is an existing stub, and the development would connect to the sidewalks. An emergency access has been requested for this stub.

Kristi Nelnanski, 2260 Mc Gilchrist Street SE Salem, Oregon 97302 made a presentation for the applicant. The applicant is open to the emergency access but the neighbors in the existing development would really like to see it left closed. The applicant would like to propose pedestrian access only from Cambridge Grove into the development to preserve the existing natural buffer that would be greatly reduced to make way emergency access and pedestrian access.

Motion: S. Hensley made a Motion to recommend approval of petition R22-03, Huntersville Retirement Residence subject to the plans being modified to show the double row of trees along April Mist Trail in addition to any additional staff comments. The proposal is consistent with the Huntersville 2040 Community Plan specifically policies LU2.1, LU10.5, and EOS6 and PS5.1 as well as the design recommendations within the Beatties Ford Road corridor small area plan. Although this project does not provide the mix of land uses detailed in policy LU6 by removing commercial uses in this activity center, it does diversify the housing option and further it is consistent with the surrounding neighborhoods character by preserving the rural landscape of the Beatties Ford Road corridor. T. Loomis seconded the motion.

S. Swanick commented his support for this development.

T. Loomis commented she loves the amenities that they are brining and thinks it will be a great addition.

J. Sny likes that this specific type of housing was called out in the 2040 Plan and is being addressed. In his opinion the sidewalk connection does not seem necessary as it is its own entity.

S. Hensley thanked the applicant for designing a product that fits with the Zoning Ordinance.

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

Item 4E: Consider recommendation on petition #TA22-07, a request by the Huntersville Planning Department for a text amendment to the Zoning Ordinance to comply with Senate Bill 105 regarding the restriction of harmony requirements when multi-family structures are an allowable use and the development contains affordable housing units for families or individuals with incomes below 80 percent of the area median income.

K. Mielenz, Planner I entered her staff report into the record, a copy of which is attached hereto as Exhibit E and incorporated herein by reference. Staff reviewed the proposed text amendment.

S. Swanick commented that this is a compliance amendment and asked staff to confirm that this would mean that if a developer has two affordable units that the developer would not have to meet any architectural standards. Staff stated that only the standards related to harmony are removed.

F. Gammon commented that the Ordinance Advisory Board heard this twice and the reaction was the same.

C. Boyd asked if the concerns regarding this can be communicated back to the legislators in Raleigh and if that has begun. J. Glass commented that he believes this has been added to the legislative agenda.

S. Hensley agrees he would not like to approve this as it is written but he wonders if the intent was to lower the cost of workforce development.

Motion: C. Boyd made a Motion to recommend approving petition TA22-07 based on the amendment being consistent with all policies of the Huntersville 2040 Community Plan as the amendment is necessary to comply with state legislature. It is reasonable and in the public interest to amend the zoning ordinance because it is necessary to coordinate the Huntersville Zoning Ordinance to comply with state legislature. J. Sny seconded the motion.

C. Boyd commented that he is only doing this because we must.

J. Sny commented that we need to follow state law, but he would encourage the Town Board to explore all options available to them to at minimum make a public statement against this statute and highlight that the general assembly passed one of many laws that continue to strip away the authority that municipalities have long held. This loophole will be taken advantage of, and it will be at the detriment of the citizens of Huntersville.

F. Gammon commented that this Board is not opposed to affordable housing but this statue's effects on our ordinances is what is being opposed.

Vote: The motion passed (6-1) with S. Swanick opposed.

Other Business

Adjourn
Motion: S. Swanick made a Motion to Adjourn. T. Loomis seconded the motion.
Vote: The motion passed unanimously (7-0).

Approved this ____ day of _____ 2022.

_____

Chairman or Vice Chairman

_____

Board Secretary

Town of Huntersville
Planning Board
January 24, 2023

To: Town Board

From: Jesse James, Senior Planner

Date: January 24, 2023

Subject: SUP22-02

EXPLAIN REQUEST:
Consider a recommendation on SUP22-02 a request by Hitesh Patel on behalf of Hotel Ventures of Lake Norman, Inc for a Special Use Permit for a hotel at 16221 Northcross Drive PIN 00930115.

ACTION RECOMMENDED:
Recommendation

FINANCIAL IMPLICATIONS:
NA

ATTACHMENTS:
1. SUP22-02 PB Staff Analysis
2. SUP_Town_of_Huntersville_General_Application
3. Northcross_Hotel_Special_Use_Permit_Set
4. Architectural_Plans_and_Elevations
5. Special Use Permit Applicant Burden_2022
6. EPM_Rezoning_#442291,_Impact_on_Neighboring_Property_Values

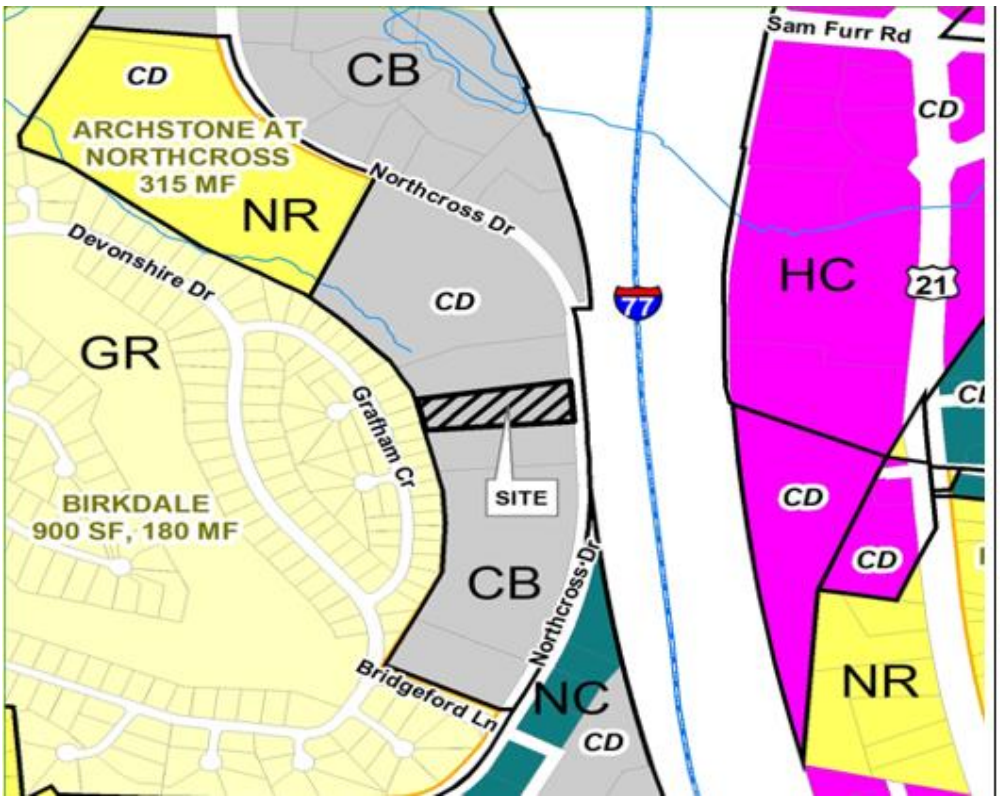
REQUEST:

Special Use Permit Application for Hotel Use in Corporate Business District – SUP22-02

1: DESCRIPTION

Petition #SUP22-02 is a request by Hitesh Patel on behalf of Hotel Ventures of Lake Norman, Inc for a Special Use Permit for a hotel on at 16221 Northcross Drive PIN 00930115. Hotels are permitted in the Corporate Business (CB) zoning district with the issuance of a special use permit and subject to the conditions outlined in Article 9.45. (this proposal also requires a rezoning and is proposed for a conditional district rezoning-see R22-06)

PART 2: LOCATION



Applicant: Hotel Ventures of Lake Norman, Inc.

Property Owner: Manah Limited Partnership

Property Address: 16221 Northcross Drive

Project Size: (+/-) 2.66 acres

Parcel Numbers: 00930115

Current Zoning: Corporate Business Conditional District (CB-CD)

Current Land Use: Vacant

Proposed Zoning: Corporate Business Conditional District (NR-CD)

Proposed Land Use: Hotel 109 Rooms

PART 3: STAFF FINDINGS

Article 9.45 Hotels and Motels:

1. Any structure in which a hotel or motel is the principal or accessory use shall be separated by a distance of at least 250 feet from any residential or mixed-use zoning district, measured from the

closest point of the lot occupied by the hotel or motel to the closest point of lots in residential and mixed-use zoning districts.

STAFF FINDINGS: The subject property is directly adjacent to a residential zoning district.

2. **a)** Any structure in which a hotel or motel is the principle or accessory use shall be separated by a distance no less than three (3) times the height of the proposed structure closest to the common lot line of the adjoining residential and mixed-use zone, but in no case less than 100 feet.

   STAFF FINDINGS: The proposal calls for a maximum height of 47 feet, this height times three equals 141 feet. The separation distance proposed under the condition above is at 339 feet, which can be seen in the provided site plans attached.

   b) That all other site design requirements stated in this code are met. Any structure in which a hotel or motel is the principal or accessory use is spaced less than established in 1 above shall require a special use permit subject to the following standards as well as all other standards applicable for special use permits:

   STAFF FINDINGS: The application requires this special use permit

   c) That vehicular access to the use will be provided only by way of a major or minor thoroughfare, or a Retail/Mixed-Use Local or Collector Street within a commercial or mixed-use project.

   STAFF FINDINGS: Northcross Drive is classified as a minor throughfare.

3. Any structure in which a hotel or motel is the principal or accessory use may exceed the permitted building height of the zoning district, not to exceed six (6) stories, subject to a Special Use Permit, and the requirements of Article 9.45.2.

   STAFF FINDINGS: The Corporate Business District allows Urban Workplace building types in which 45 feet (Measured as the vertical distance from the highest finished grade relative to the street frontage, up to the eaves or the highest level of a flat roof) is the maximum permitted building height.

   The height proposed for the hotel is 47 feet, which by this code requires approval of a special use permit.

Article 11.4.10(e)(2) The applicant has the burden of producing competent, material, and substantial evidence establishing that:

i. The proposed special use will not materially endanger the public health or safety;

   STAFF FINDINGS: There is no reason to believe that this project would endanger the public health or safety. All applicable fire and building safety codes will be met if approved.

ii. The proposed special use will not substantially injure the value of abutting property or it constitutes a public necessity;

   STAFF FINDINGS: Attached is an Impact Analysis on neighboring property values completed for the applicant by Hotel and Club Appraisal and Consulting Services. This details their findings and conclusions as they relate to subsection ii. This is also summarized in the applicants Special Use Permit Applicant Burden document attached.

iii. The proposed special use will be in harmony with the area in which it is located and in general conformity with the comprehensive plan and any applicable small area plan;

STAFF FINDINGS: the proposal is consistent with the Huntersville 2040 Community Plan policies LU 5.1, 6.2, 7.1, and EV-1.3. Furthermore, Hotels are a use by right with conditions under the Corporate Business zoning district and this proposal complies with all applicable ordinances with only one minor modification requested for additional two feet of height above the maximum allowed in the district. (requires a conditional district rezoning see R22-06)

iv. The proposed special use will comply with all of the lot, size, yard, and other standards which this ordinance applies to all uses permitted in the zoning district in which the property is located;

STAFF FINDINGS: The proposal complies with all applicable standards and ordinances with one minor modification requested for additional two feet of height above the maximum allowed in the district. (requires a conditional district rezoning see R22-06)

v. The proposed special use will comply with all general and specific standards required by the appropriate section of this ordinance for the issuance of a special use permit for this use.

STAFF FINDINGS: All standards will be met and the proposed plan meets these standards. (see 1 & 2 above)

PART 4: PLANNING STAFF RECOMMENDATION

Staff finds this Special Use Permit application meets the requirements for the proposed hotel use based on the above findings of fact. Staff recommends approval if the Board finds that the applicant has presented competent, material, and substantial evidence that proves the criteria for a special use permit is met.

PART 5: PUBLIC HEARING/FINAL ACTION

The Special Use Permit Hearing will be held on February 20, 2023

PART 6: ATTACHEMENTS

A: Application
B: Special Use Permit Set(Site Plans)
C: Architectural Plans and Elevations
D: Impact on Neighboring Property Values Analysis
E: Special Use Permit Applicant Burden Document

PART 7: Planning Board Decision Statements

In Favor of the Special Use Permit

In considering the Special Use Permit SUP22-02, Northcross Hotel, we, the Planning Board, find that the request meets all required conditions and specifications, is reasonable and does not pose an injurious effect on adjoining properties, and finds that the character of the neighborhood or the health, safety and general welfare of the community will be minimized. This decision is supported by the following findings:

1)
2)
Add additional statements as necessary.

Against the Special Use Permit

In considering the Special Use Permit SUP22-02, Northcross Hotel, we, the Planning Board, find that the request does not meet the required conditions and specifications.
(List which conditions are not being met)

1)
2)
Add additional statements as necessary.

In addition, the use poses an injurious effect on adjoining properties and the Planning Board finds that the request is not character of the neighborhood and there will be negative effects on the health, safety and general welfare of the surrounding community based on the following findings:
1)
2)
Add additional statements as necessary

ATTACHEMENTS:

A) Application
B) Site Plans
C) Elevations
D) Applicant Burden Document
E) Evidence

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 10-03-2022

Name of Project Northcross Hotel Special Use Plan Phase # (if subdivision) _____

Project Address 16221 Northcross Drive, Huntersville NC 28078

Parcel Identification Number(s) (PIN) 00930115

Current Zoning District CB (CD) Proposed District (for rezoning only) CB (CD)

Property Size (acres) 2.66 acres Street Frontage (feet) 196 feet

Current Land Use Vacant

Proposed Land Use(s) Commercial

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

3. Description of Request

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

This submittal is a part of the rezoning for this parcel to allow for a 4-story Hotel adjacent to single family residential lots. The hotel building footprint is approximately 20,225 sf with 110 rooms.

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 Hotel Ventures of Lake Norman, Inc. Phone 404-368-9227

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

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

Signature _____ Printed Name: Hitesh Patel

Title Vice President Email hpatel@hotelventuresinc.com

Address of Applicant _____

7. Property Owner (if different than applicant)

*Printed Name Manah Limited Partnership Phone _____

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

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

Signature Nagiba A Habshi Nagiba A Habshi (Oct 3, 2022 16:48 EDT) Printed Name Nagiba A. Habashi

Title _____ Email _____

Address of Property Owner 16115 Weatherly Way, 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

Development Firm	Name of Contact	Phone	Email

Design Firm	Name of Contact	Phone	Email

Contact Information

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

Sheet List Table	
Sheet Number	Sheet Title
C01	COVER
C02A	TREE SAVE PLAN
C02	SURVEY
C03	SPECIAL USE PLAN
C04	PRELIM GRADING PLAN
C05	LANDSCAPE-UTILITY PLAN

VICINITY MAP
SCALE: N.T.S.

SPECIAL USE PERMIT PLAN PACKAGE
PROPOSED

NORTHCROSS HOTEL
HUNTERSVILLE, MECKLENBURG COUNTY, NC

EPM # 442291

DEVELOPER:

HOTEL VENTURES, OF LAKE NORMAN INC.
3836 HONORS WAY
MARTINEZ, GA 30907
PH: (404) 368-9227
CONTACT: HITESH PATEL

OWNER:

MANAH LIMITED PARTNERSHIP
16115 WEATHERLY WAY
HUNTERSVILLE, NC 28078

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE DEPARTMENT OF TRANSPORTATION.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

811 Know what's below. Call before you dig.

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Landscape Architecture | Civil Engineering
121 Gilead, Huntersville NC 28078
p: 704.875.1615 | f: 704.875.0959 | www.hensonfoley.com
NC ENGINEERING BOARD LICENSE #: C-0781
NC LANDSCAPE ARCHITECTURE BOARD LICENSE #: C-299

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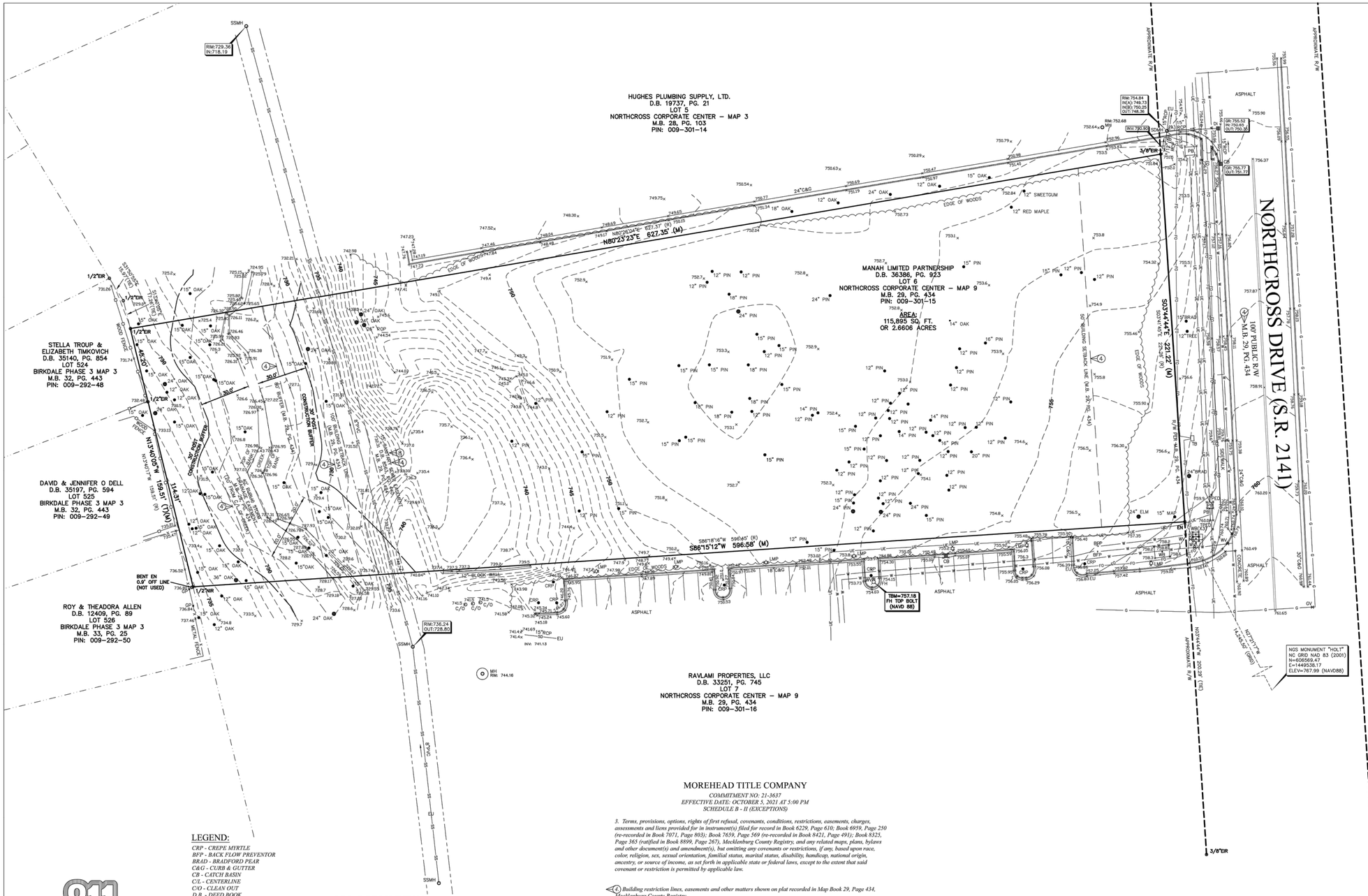
NORTH CAROLINA PROFESSIONAL SEAL 030706 ENGINEER
12-07-2022

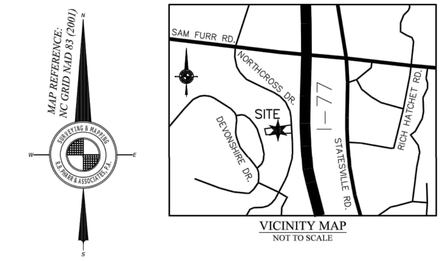
NORTHCROSS HOTEL
PARCEL ID: 00930115
16221 NORTHCROSS DR HUNTERSVILLE NC 28078

COVER

REVISIONS:
2022/12/07 - REZONING/SUP COMM.

C01 - COVER.DWG
PROJECT NUMBER: 221088
DATE: 09/15/2022 DRAWN BY: TSF
SHEET C01 OF 5





VICINITY MAP
NOT TO SCALE

NOTES:

1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
5. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
6. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
7. ELEVATIONS BASED ON N.G.S. MONUMENT "HOLT", ELEVATION = 767.99 FEET, NAVD 88.
8. IN THE ABSENCE OF ANY KNOWN OFFICIAL DOCUMENTATION (E.G. NCDOT RIGHT-OF-WAY [R/W] TAKING DEED, HIGHWAY MAP, ETC.), THE NCDOT R/W WIDTH IS PRESUMED TO BE THE NOMINAL WIDTH OF THE ROAD, BYWAY OR HIGHWAY INCLUSIVE OF THE SHOULDERS CURRENTLY MAINTAINED BY NCDOT. MOREOVER, SAID WIDTH HAS FURTHER BEEN DEFINED BY THE NCDOT AS THE WIDTH FROM BACK-OF-DITCH ON ONE SIDE OF A GIVEN ROAD TO THE BACK-OF- DITCH ON THE OPPOSITE SIDE OF SAID ROAD. FURTHERMORE, THE PHYSICAL PRESENCE OF PUBLIC UTILITIES OCCUPYING SUCH CLAIMED MAINTENANCE WIDTH PROVIDES FURTHER EVIDENCE SUPPORTING THE EXISTENCE OF SAID PRESCRIPTIVE R/W WIDTH.

ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: CB (CD)

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

FOR FURTHER INFORMATION CONTACT THE TOWN OF HUNTERSVILLE PLANNING DEPARTMENT AT 704-992-5528.

PARKING:

NO MARKED PARKING SPACES WERE OBSERVED AT TIME OF SURVEY.

GPS CERTIFICATION:

I, C. CLARK NEILSON, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

(1) CLASS OF SURVEY: A(1:10,000)
(2) POSITIONAL ACCURACY: NORTH=0.0009, EAST=0.004, VERT.=0.007
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
(4) DATE OF SURVEY: AUGUST 02, 2022
(5) DATUM/EPOCH: NAD83(2001)/NAVD88
(6) PUBLISHED/FIXED-CONTROL USE: NGS MONUMENT "HOLT"
(7) GEOID MODEL: GEOID18(CONUS)
(8) COMBINED GRID FACTOR: 1.00000000
(9) UNITS: U.S. SURVEY FEET

ALTA/NSPS CERTIFICATION:

TO: HOTEL VENTURES OF LAKE NORMAN, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 12, 2022.

C. Clark Neilson 8-3-2022
C. CLARK NEILSON, L-3212 — DATE
PROFESSIONAL LAND SURVEYOR
cneilson@rbpharr.com

NORTH CAROLINA PROFESSIONAL SEAL L-3212 LAND SURVEYOR C. CLARK NEILSON

LEGEND:

CRP - CREPE MYRTLE
BFP - BACK FLOW PREVENTOR
BRAD - BRADFORD PEAR
C&G - CURB & GUTTER
CB - CATCH BASIN
C/L - CENTERLINE
C/O - CLEAN OUT
D.B. - DEED BOOK
DI - DROP INLET
EIR - EXISTING IRON ROD
EN - EXISTING NAIL
EU - END UNKNOWN
FH - FIRE HYDRANT
GM - GAS METER
GP - GATE POST
GR - GRATE
GV - GAS VALVE
INV - INVERT
LMP - LAMP POST
(M) - MEASURED
MAP - MAPLE
M.B. - MAP BOOK
MH - MANHOLE
N.G.S. - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
PB - POWER BOX
PG. - PAGE
PIN - PARCEL IDENTIFICATION NUMBER
PIN - PINE
P/L - PROPERTY LINE
POP - POPLAR
PVC - PLASTIC PIPE
(R) - RECORDED
R/W - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
SDMH - STORM DRAIN MANHOLE
SSMH - SANITARY SEWER MANHOLE
(T) - TOTAL
TB - TELEPHONE BOX
TBM - TEMPORARY BENCHMARK
TPED - TELEPHONE PEDESTAL
WB - WATER BOX
WM - WATER METER
WV - WATER VALVE

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BELL SOUTH TELECOMMUNICATIONS
1-888-757-6500

WATER & SEWER
CHAR.-MECK. UTILITY DEPT. (CMUD)
(704) 336-2564 WATER
(704) 357-6064 SEWER

GAS
PIEDMONT NATURAL GAS CO.
1-800-752-7504

CABLE TELEVISION
SPECTRUM
1-800-892-2253

LEGAL DESCRIPTION

ALL THAT CERTAIN PARCEL OF LAND LOCATED IN THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOT 6 OF THE NORTHCROSS CORPORATE CENTER - MAP 9 AS SHOWN ON PLAT OF THE SAME RECORDED IN MAP BOOK 29, PAGE 434 OF THE MECKLENBURG COUNTY REGISTRY.

BEING THE SAME PROPERTY AS DESCRIBED IN MOREHEAD TITLE COMPANY COMMITMENT NO. 21-3637, HAVING AN EFFECTIVE DATE OF OCTOBER 5, 2021.

RECORDED BEARINGS - REFERENCES

(R) M.B. 29, PG. 434

LINE LEGEND:

EASEMENT
FENCE
PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
SETBACK
FIBER OPTIC LINE
GAS LINE
POWER LINE (UNDERGROUND)
SANITARY SEWER PIPE
STORM DRAIN PIPE
WATER LINE
WOOD FENCE

MOREHEAD TITLE COMPANY

COMMITMENT NO: 21-3637
EFFECTIVE DATE: OCTOBER 5, 2021 AT 5:00 PM
SCHEDULE B - II (EXCEPTIONS)

3. Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in instrument(s) filed for record in Book 6229, Page 610; Book 6959, Page 250 (re-recorded in Book 7071, Page 803); Book 7659, Page 369 (re-recorded in Book 8421, Page 491); Book 8325, Page 365 (ratified in Book 8899, Page 267), Mecklenburg County Registry, and any related maps, plans, bylaws and other document(s) and amendment(s), but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

4. Building restriction lines, easements and other matters shown on plat recorded in Map Book 29, Page 434, Mecklenburg County Registry.
AS SHOWN HEREON

5. Lease to Duke Power Company recorded in Book 1019, Page(s) 444, Mecklenburg County Registry.
BLANKET IN NATURE; CONTAINS NO PLOTTABLE ITEMS

6. Right of Way to State Highway and Public Works Commission recorded in Book 1785, Page(s) 101, Mecklenburg County Registry.
REFERENCED PLANS ARE FOR U.S. HIGHWAY 21 (PROJECT NO. 6538); DOES NOT AFFECT SUBJECT PROPERTY

7. Memorandum of Action in favor of the State Highway Commission recorded in Book 3421, Page(s) 285 and a Judgment recorded in Book 3658, Page 445, Mecklenburg County Registry.
REFERENCED PLANS ARE FOR U.S. INTERSTATE 77 (PROJECT NO. 8.1654302); DOES NOT AFFECT SUBJECT PROPERTY

8. Easement to City of Charlotte recorded in Book 8563, Page(s) 440, Mecklenburg County Registry.
AS SHOWN HEREON

TITLE LEGAL DESCRIPTION:

The Land is described as follows:

Being all of Lot 6, Northcross Corporate Center, as shown on map recorded in Map Book 29, Page 434, Mecklenburg County Registry.

GRAPHIC SCALE

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED SEPTEMBER 02, 2015
MAP NUMBER: 3710464100K; ZONE X

THIS IS TO CERTIFY THAT ON THE 12TH DAY OF JULY 20 22 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE .1600 (21 NCAC 56) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED C. Clark Neilson

AREA: 115,895 SQ. FT. OR 2.6606 ACRES

REVISIONS
11/01/2022 – TREE DESCRIPTIONS REVISED

ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:
HOTEL VENTURES OF LAKE NORMAN, INC.
16221 NORTHCROSS DRIVE
TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, N.C.
DEED REFERENCE: 36386–923
MAP REFERENCE: 29–434
TAX PARCEL NO: 009–301–15

R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING
LICENSURE NO: C–1471
969 E. 7TH ST., #100 CHARLOTTE, N.C. 28204 TEL. (704) 376–2186

CREW:	DRAWN:	REVISED:	SCALE:	DATE:	JOB NO.
WH	BS		1" = 30'	JULY 12, 2022	94309

PLOTTED: 08/03/2022
G:\94\3\94309\DWG\94309.DWG

TREE PROTECTION NOTES:

PROTECTIVE BARRICADES SHALL BE PLACED AROUND ALL PROTECTED TREES DESIGNATED TO BE SAVED IN DEVELOPMENT AREAS, PRIOR TO THE START OF DEVELOPMENT ACTIVITIES OR GRADING. PROTECTIVE BARRICADES SHALL REMAIN IN PLACE UNTIL DEVELOPMENT ACTIVITIES ARE COMPLETE OR CONSTRUCTION IN ACCORDANCE WITH STANDARDS SET FORTH IN THIS SECTION COMMENCES. THE AREA WITHIN THE PROTECTIVE BARRICADE SHALL REMAIN FREE OF ALL BUILDING MATERIALS, DIRT OR OTHER CONSTRUCTION DEBRIS, CONSTRUCTION TRAFFIC, STORAGE OF VEHICLES AND MATERIALS, AND GRADING SHALL NOT TAKE PLACE WITHIN THE DRIPLINE OF THE EXISTING TREES TO BE PROTECTED. BARRICADES SHALL BE ERECTED AT A MINIMUM DISTANCE FROM THE BASE OF PROTECTED TREES ACCORDING TO THE FOLLOWING STANDARDS:

A. FOR TREES 10" OR LESS DBH: PROTECTIVE BARRICADES SHALL BE PLACED A MINIMUM DISTANCE OF 5' FROM THE BASE OF EACH PROTECTED TREE, OR OUTSIDE THE DRIPLINE, WHICHEVER IS GREATER.
B. FOR TREES GREATER THAN 10" DBH: PROTECTIVE BARRICADES SHALL BE PLACED AT A MINIMUM DISTANCE EQUAL TO 10' FROM THE BASE OF THE PROTECTED TREE PLUS AN ADDITIONAL 1' FOR EACH ADDITIONAL 1" DBH GREATER THAN 10" DBH, OR OUTSIDE THE DRIPLINE, WHICHEVER IS GREATER.
C. CONSTRUCTION ACCESS TO A SITE SHOULD OCCUR WHERE AN EXISTING OR PROPOSED ENTRANCE/EXIT IS LOCATED.
D. EXCEPT FOR DRIVEWAY ACCESS POINTS, SIDEWALKS, CURB AND GUTTER, NO PAVING WITH CONCRETE OR OTHER IMPERVIOUS MATERIALS WITHIN A TREE DRIPLINE SHALL BE ALLOWED.
E. WHERE GRADING WITHIN A TREE DRIPLINE CANNOT BE AVOIDED,
F. LIMIT CUT AND FILLS TO ⅓ TO ½ THE AREA WITHIN THE DRIPLINE.
G. AVOID CUT AND FILL AROUND ENTIRE CIRCUMFERENCE OF TRUNK.
H. WHERE GRADING LEAVES ROOTS EXPOSED, CUT ROOTS CLEAN.
I. AVOID FILLING WITHIN THE DRIPLINE OF A TREE WITHOUT SOME MECHANISM TO ALLOW AIR AND WATER TO REACH THE ROOTS.

TREE SAVE CALCULATIONS

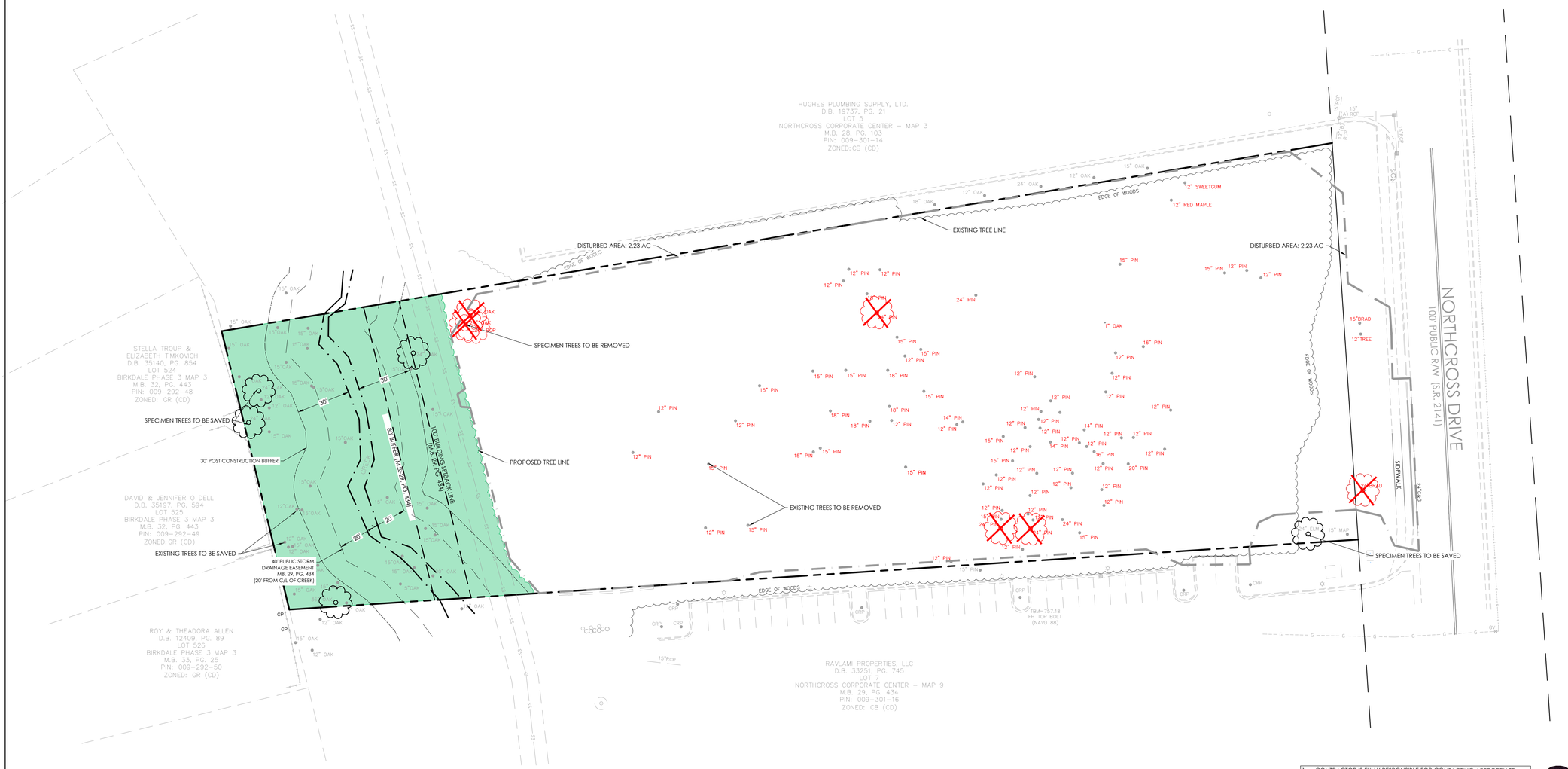
EXISTING CANOPY REQUIRED TO BE SAVED - 0% EXISTING SPECIMEN TREES REQUIRED TO BE SAVED - 30% (CB)	
EXISTING SPECIMEN TREES ON SITE	12 SPECIMEN TREES
EXISTING SPECIMEN TREES REQUIRED TO BE SAVED	0.3x 12 = 3.6 SPECIMEN TREES
SPECIMEN TREES TO BE SAVED	5 SPECIMEN TREES

SPECIMEN TREE TABLE

SIZE (IN)	SPECIES	INVENTORY
24	OAK	KEEP
24	OAK	KEEP
36	OAK	KEEP
24	OAK	KEEP
24	OAK	REMOVE
24	OAK	REMOVE
26	POPLAR	REMOVE
24	PINE	REMOVE
24	PINE	REMOVE
24	PINE	REMOVE
24	PEAR	REMOVE
24	ELM	KEEP

LEGEND

- TREE CANOPY SAVED
- SPECIMEN TO BE SAVED
- SPECIMEN TREE DISTURBED
- NON-SPECIMEN TREES



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2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE DEPARTMENT OF TRANSPORTATION.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

811 Know what's below. Call before you dig.

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NC ENGINEERING BOARD LICENSE #: C-0781
NC LANDSCAPE ARCHITECTURE BOARD LICENSE #: C-399

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NORTH ARROW

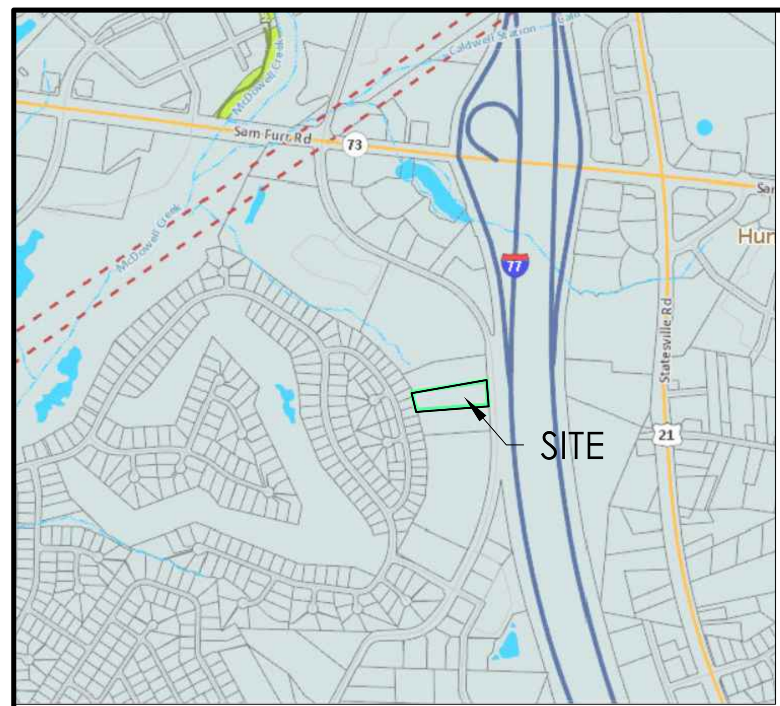
GRAPHIC SCALE 1"=30 FT.

NORTHCROSS HOTEL
PARCEL ID: 009301115
16221 NORTHCROSS DR HUNTERSVILLE NC 28078

TREE SAVE PLAN

REVISIONS:
2022/12/07 - REZONING/SUP COMM.

C02A TREE SAVE PLAN.DWG
PROJECT NUMBER: 221088
DATE: 09/15/2022 DRAWN BY: TSF
SHEET C02A OF 5



VICINITY MAP
SCALE: N.T.S.

IMPERVIOUS SUMMARY - SITE

ITEM	SQUARE FOOT	ACRES	PERCENTAGE OF TOTAL SITE
TOTAL PARCEL AREA	115,895 SF	2.66 AC	N/A
TOTAL EXISTING IMPERVIOUS	0 SF	0.00 AC	0.00 %
TOTAL PROPOSED IMPERVIOUS	71,291 SF	1.64 AC	61.51 %
TOTAL PROPOSED PERVIOUS	44,604 SF	1.02 AC	38.49 %
MAX ALLOWABLE BUA	81,126.5 SF	1.86 AC	70.00 %

SITE DATA

LOCATION: 16221 NORTHCROSS DRIVE (PARCEL ID: 00930115)
HUNTERSVILLE, MECKLENBURG COUNTY 28078

CURRENT ZONING: CB (CD)	PROPOSED ZONING: CB (CD)
CURRENT USE: VACANT	PROPOSED USE: HOTEL

CONTACT: HENSONFOLEY (JAY HENSON)
704-875-1615

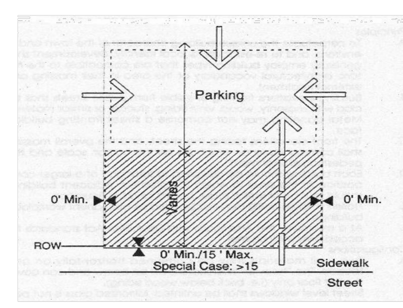
ITEM	PROVIDED
TOTAL PARCEL AREA	2.66 ACRES (115,895 SF)
PRINCIPAL USE(S)	HOTEL
LOT & BUILDING TYPE	URBAN WORKPLACE
MAX. BUILDING HEIGHT	47'
ZONING DISTRICT	CB (CD)
OVERLAY DISTRICT	PA-2 MTN ISLAND LAKE WATERSHED
PERCENT IMPERVIOUS ALLOWED	HIGH DENSITY - 70%
BUILD TO LINE	0' - 15' SIDE & REAR - 0'
CORNER SETBACK	REPLICATE FRONTAGE CONDITIONS
WATERSHED	McDOWELL
FEMA MAP NUMBER	3710465100K
FEMA EFFECTIVE DATE	09/02/2015
SOIL TYPE	CeD2, CeB2

PARKING CALCULATIONS

TOTAL REQUIRED PARKING SPACES - 1 SPACE PER ROOM PLUS ONE SPACE FOR EVERY 500 SF OF ANCILLARY USE	109 ROOMS + 0 SF ANCILLARY USE = 109 PARKING SPACES
TOTAL REQUIRED ADA PARKING SPACES	5 ADA SPACES ; 1 VAN ACCESSIBLE SPACE
TOTAL PROVIDED PARKING SPACES	109 PARKING SPACES
TOTAL PROVIDED ADA PARKING SPACES	7 ADA SPACES ; 1 VAN ACCESSIBLE SPACE

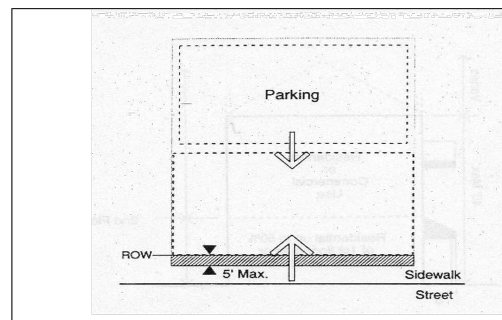
Lot Type / Urban Workplace

Building Placement/Parking/Vehicle Access



1. Buildings shall be placed on the lot within the zone represented by the hatched area. In most cases, the build to line will range from 0' to 15' behind street ROW. Special site conditions such as topography, pattern of lot widths, or setbacks of existing buildings permit a larger setback.
2. Building facades shall be generally parallel to frontage property lines. The façade shall be determined by the massing of the building.
3. Parking shall be located primarily to the rear of the building; sideyard parking shall occupy no more than 35% of the primary frontage line and shall not be placed in any sideyard abutting an intersecting street. Where dimensions of existing lots restrict parking behind buildings, the limitations on sideyard parking may be modified.
4. Points of permitted access to the parking indicated by arrows.
5. Hedges, garden walls, or fences may be built on property lines or as the continuation of building walls. A garden wall, fence, or hedge (min. 3' in height) shall be installed along any street frontage adjacent to parking areas.
6. Parking areas on adjacent lots shall be connected wherever practical.
7. Trash containers shall be located in a rear parking area (see Parking Regulations) and shall be screened from the right-of -way.
8. Mechanical and utility equipment at ground level shall be placed in the side or rear yard and shall be screened from view by opaque screening from grade level along any public street or adjacent property (Article 7.6.2). Buildings that front on more than one public street may have mechanical and utility equipment located within a street facing yard, provided it is visually screened using compatible building materials and design as the principle structure. This is applicable only where no other reasonable option exists as determined by the Administrator. Examples of features limiting the location of mechanical and utility equipment may include, but not limited to, the physical layout of existing building, the presence of easements, elevation changes, etc.
9. Building facades at street frontage lines shall be pedestrian oriented and of pedestrian scale.

Encroachment/Pedestrian Access to Building



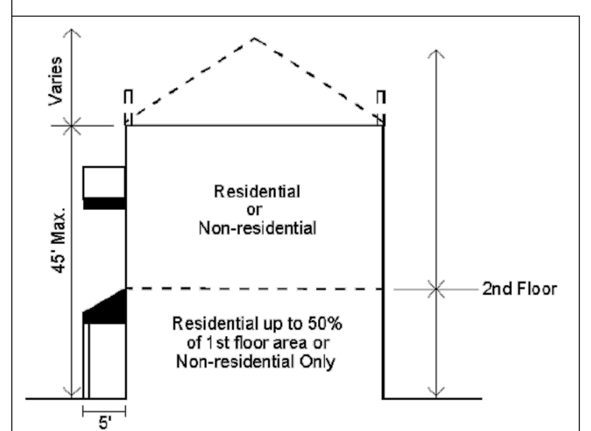
1. Balconies, bay windows, arcades, porches at an upper level and their supports at ground level, together with awnings above head height (min. 7'-6") are permitted within the sidewalk as shown by the hatched area. Encroaching arcades should cover entire sidewalk.
2. Primary pedestrian access into the building shall be from the street frontage line (indicated by larger arrow). Secondary access may be from parking areas (indicated by smaller arrow).

Special Conditions:
1. Buildings in all locations should relate the principal façade to the sidewalk and public space of the street.
2. Corners: Setback at street corners will generally replicate frontage conditions. Side setbacks on a minor street may be less than the front dimension.
3. Within the limits described, front and side setbacks will vary depending upon site conditions. Setbacks should be used in a manner which encourages pedestrian activity. For example, squares or spatially defined plazas within building setback areas can act as focal points for pedestrians.

Description:
The workplace building may be a large structure (15,000+ square feet) and may have a single use/tenant. Office, industrial, and commercial tenants are typical. Southern mill villages often provide examples of how these buildings can reasonably coexist with other businesses and homes. Locke Mill Plaza, in Concord, provides a good example with its placement at the end of prestigious Union Street. These buildings are critical to the town as employment centers and commercial service locations. The buildings will provide space for industry, large offices, as well as hotels, conference facilities, and large retail uses such as a full service grocery store. Where possible, structures shall be designed to terminate vistas or serve as key focal points in the neighborhood.

Building Type / Urban Workplace

Permitted Height and Uses



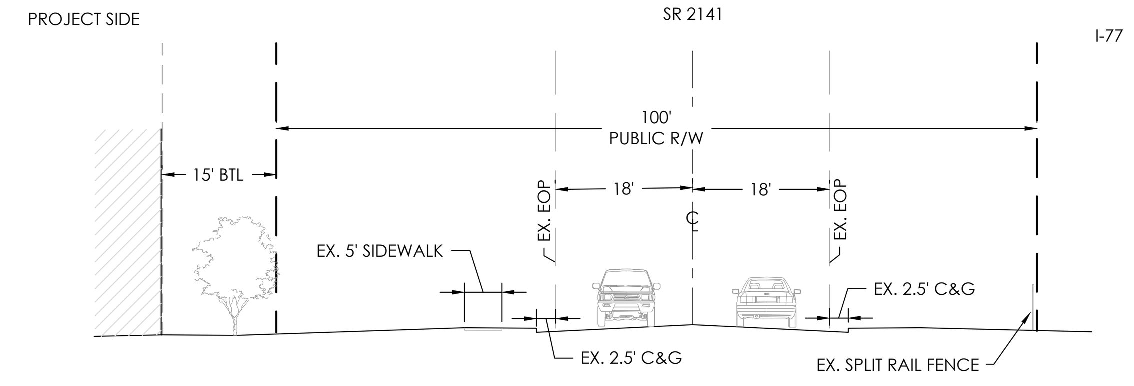
1. Building height shall be measured as the vertical distance from the highest finished grade relative to the street frontage, up to the eaves or the highest level of a flat roof.
2. The height of parapet walls may vary depending upon the need to screen mechanical equipment.
3. Building height to the ridge may vary depending on the roof pitch.
4. Permitted uses are indicated above, and are further controlled by zoning district standards.

Architectural Standards

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

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

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



A NORTHCROSS DRIVE TYPICAL SECTION
SCALE: 1"=20'-0"

GENERAL REZONING NOTES:

SCHEMATIC NATURE OF REZONING PLAN
- THE PROPOSED IMPROVEMENTS SHOWN ON THE REZONING PLAN ARE SCHEMATIC IN NATURE. MINOR MODIFICATIONS TO THE PLAN MAY OCCUR DURING DESIGN, ENGINEERING AND CONSTRUCTION PHASES OF THE DEVELOPMENT. THE REMOVAL OF TREES AND VEGETATION TO ACCOMPLISH THE IMPROVEMENTS IS GENERALLY CONTEMPLATED AS SHOWN ON THIS REZONING PLAN.
- THIS IS A REZONING PLAN AND AS SUCH IS TO BE GRAPHICALLY REPRESENTATIVE OF WHAT IS PROPOSED. THE FINAL ENGINEERING PLAN WILL HAVE MINOR CHANGES. THE BUILDING LOCATION, SIZE, ORIENTATION, AND FEATURES MAY HAVE MINOR CHANGES BASED ON FINAL ENGINEER DESIGN, AS APPROVED BY STAFF

USE AND COMPATIBILITY
- THE SITE IS LOCATED ALONG NORTHCROSS DRIVE AND IS A PART OF THE ORIGINAL NORTHCROSS CORPORATE CENTER REZONING PLANS . THE ADJACENT LAND USES CONSIST OF A RESTAURANT AND A COMMERCIAL BUSINESS. THE REAR PROPERTY LINE ABUTS SINGLE FAMILY RESIDENTIAL HOMES. THE APPLICANT IS ASKING TO MODIFY THE ORIGINAL REZONING CONDITIONS FOR THIS PARCEL TO ALLOW FOR A HOTEL, GIVEN THE NATURE OF THE OTHER BUSINESSES ALONG NORTHCROSS DRIVE AND PROXIMITY TO LIKE USES AS YOU MOVE NORTH TOWARDS SAM FURR RD

PERMITTED USES (WITH SPECIAL USE PERMIT)
- ARTICLE 9.45 - HOTELS & MOTELS ;
  - ANY STRUCTURE IN WHICH A HOTEL OR MOTEL IS THE PRINCIPLE OR ACCESSORY USE SHALL BE SEPARATED BY A DISTANCE NO LESS THAN THREE (3) TIMES THE HEIGHT OF THE PROPOSED STRUCTURE CLOSEST TO THE COMMON LOT LINE OF THE ADJOINING RESIDENTIAL AND MIXED USE ZONE, BUT IN NO CASE LESS THAN 100 FEET.

MODIFICATION REQUESTS
- REQUEST TO MODIFY THE MAX. BUILDING HEIGHT PER THE TOWN OF HUNTERSVILLE URBAN WORKPLACE BUILDING/LOT TYPE FROM 45' MAX. TO 47' MAX.
- REQUEST TO MODIFY THE MASSING REQUIREMENTS PER SECTION 3.2.9

ACCESS
- THE PRIMARY VEHICULAR ACCESS IS THE SINGLE ACCESS DRIVEWAY LOCATED ON NORTHCROSS DRIVE
- THERE WILL BE A REQUIRED CROSS ACCESS DRIVE TO THE ADJACENT PARCEL, 00930116, WHERE AN EXISTING STUB OUT FOR CROSS ACCESS IS LOCATED.

SIGNAGE
- ALL SIGNS SHALL COMPLY WITH THE TOWN OF HUNTERSVILLE CODE. ALL SIGNS WILL BE PERMITTED SEPARATELY.

TRASH
- GARBAGE SERVICES WILL BE PROVIDED IN A DUMPSTER FACILITY ON SITE.

HVAC / UTILITY EQUIPMENT
- ALL BUILDING UTILITY EQUIPMENT SHALL BE BEHIND BUFFER SCREENING AND NOT VISIBLE FROM ADJACENT PROPERTIES.

WATER/ SEWER / UTILITIES
- SEWER AVAILABLE IN THE REAR OF THE PROPERTY
- WATER AVAILABLE ON PROJECT SIDE OF NORTHCROSS DRIVE

LIGHTING
- THE LIGHTING FOR THIS PROJECT WILL MEET THE REQUIREMENTS OF 8.26.

ENVIRONMENTAL
- EROSION CONTROL PLANS WILL COMPLY WITH CURRENT ORDINANCES AND BE APPLIED FOR DURING THE COMMERCIAL SITE PLAN PROCESS.
- WATER QUALITY, POST CONSTRUCTION, AND STORM WATER MANAGEMENT WILL . COMPLY WITH THE CURRENT ORDINANCES AND WILL BE APPLIED FOR DURING THE SITE PLAN PROCESS.

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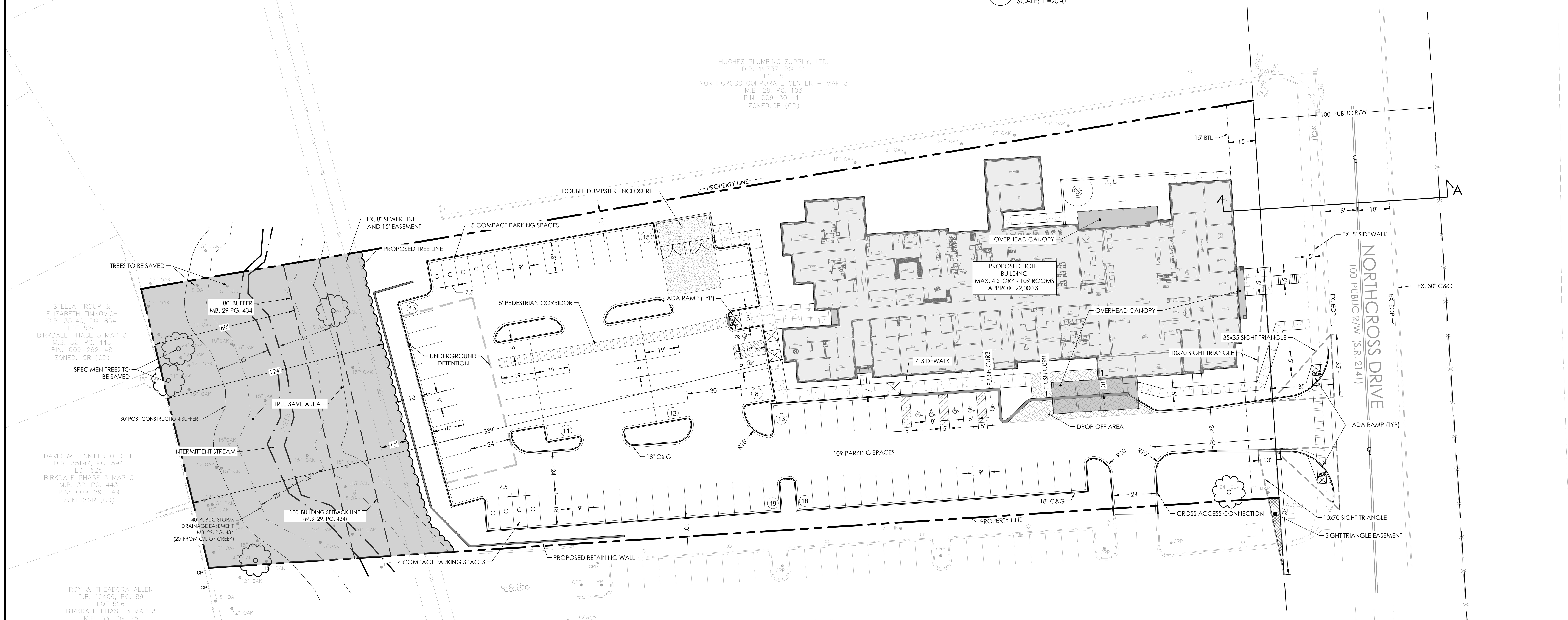
NORTH ARROW
0 15 30 60
GRAPHIC SCALE 1"=30 FT.



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3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE DEPARTMENT OF TRANSPORTATION.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

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NORTHCROSS HOTEL
PARCEL ID: 00930115
16221 NORTHCROSS DR HUNTERSVILLE NC 28078

SPECIAL USE PLAN

REVISIONS:
2022/12/07 - REZONING/SUP COMM.

C03 - SITE PLAN.DWG
PROJECT NUMBER: 221088
DATE: 09/15/2022 DRAWN BY: TSF
SHEET C03 OF 5

GENERAL GRADING NOTES (CONT.) :

7. GRADING
7.1. GENERAL: UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE OF IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO CROSS SECTIONS, LINES, AND ELEVATIONS INDICATED.
7.2. PROVIDE A SMOOTH TRANSITION BETWEEN ADJACENT EXISTING GRADES AND NEW GRADES.
7.3. CUT OUT SOFT SPOTS, FILL LOW SPOTS, AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED SURFACE TOLERANCES.
7.4. SITE ROUGH GRADING: SLOPE GRADES TO DIRECT WATER AWAY FROM BUILDINGS AND TO PREVENT PONDING. FINISH SUBGRADES TO REQUIRED ELEVATIONS WITHIN THE FOLLOWING TOLERANCES:
7.4.1. TURF OR UNPAVED AREAS: PLUS OR MINUS 1 INCH (25 MM).
7.4.2. WALKS: PLUS OR MINUS 1 INCH (25 MM).
7.4.3. PAVEMENTS: PLUS OR MINUS 1/2 INCH (13 MM).
7.5. GRADING INSIDE BUILDING LINES: FINISH SUBGRADE TO A TOLERANCE OF 1/2 INCH (13 MM) WHEN TESTED WITH A 10-FOOT (3-M) STRAIGHTEDGE.

8. FIELD QUALITY CONTROL
8.1. TESTING AGENCY: OWNER WILL ENGAGE A QUALIFIED GEOTECHNICAL ENGINEERING TESTING AGENCY TO PERFORM TESTS AND INSPECTIONS.
8.2. ALLOW TESTING AGENCY TO INSPECT AND TEST SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTH MOVING ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS.
8.3. FOOTING SUBGRADE: AT FOOTING SUBGRADES, AT LEAST ONE TEST OF EACH SOIL STRATUM WILL BE PERFORMED TO VERIFY DESIGN BEARING CAPACITIES. SUBSEQUENT VERIFICATION AND APPROVAL OF OTHER FOOTING SUBGRADES MAY BE BASED ON A VISUAL COMPARISON OF SUBGRADE WITH TESTED SUBGRADE WHEN APPROVED BY ARCHITECT.
8.4. TESTING AGENCY WILL TEST COMPACTION OF SOILS IN PLACE ACCORDING TO ASTM D 1556, ASTM D 2167, ASTM D 2922, AND ASTM D 2937, AS APPLICABLE. TESTS WILL BE PERFORMED AT THE FOLLOWING LOCATIONS AND FREQUENCIES:
8.5. PAVED AND BUILDING SLAB AREAS: AT SUBGRADE AND AT EACH COMPACTED FILL AND BACKFILL LAYER. AT LEAST ONE TEST FOR EVERY 2000 SQ. FT. (186 SQ. M) OR LESS OF PAVED AREA OR BUILDING SLAB, BUT IN NO CASE FEWER THAN THREE TESTS.
8.6. FOUNDATION WALL BACKFILL: AT EACH COMPACTED BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY 100 FEET (30 M) OR LESS OF WALL LENGTH, BUT NO FEWER THAN TWO TESTS.
8.7. TRENCH BACKFILL: AT EACH COMPACTED INITIAL AND FINAL BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY 150 FEET (46 M) OR LESS OF TRENCH LENGTH, BUT NO FEWER THAN TWO TESTS.
8.8. WHEN TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL MATERIALS TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.

GENERAL GRADING NOTES:

1. ALL STORM WATER CATCH BASINS, INLETS, MANHOLES, ETC. SHALL BE PERMANENTLY LABELED AS "NO DUMPING, DRAINS TO RIVER" AND INCLUDE A FISH SYMBOL.
2. SOIL FILL (GEOTECH REPORT SHALL TAKE PRECEDENCE OVER THIS SPECIFICATION IF EXISTS.)
3. PLOW, SCARIFY, BENCH, OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING MATERIAL.
4. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS AS FOLLOWS:
   4.1. UNDER GRASS AND PLANTED AREAS, USE SATISFACTORY SOIL MATERIAL.
   4.2. UNDER WALKS AND PAVEMENTS, USE SATISFACTORY SOIL MATERIAL.
   4.3. UNDER STEPS AND RAMPS, USE ENGINEERED FILL.
   4.4. UNDER BUILDING SLABS, USE ENGINEERED FILL.
   4.5. UNDER FOOTINGS AND FOUNDATIONS, USE ENGINEERED FILL.
   4.6. PLACE SOIL FILL ON SUBGRADES FREE OF MUD, FROST, SNOW, OR ICE.
5. SOIL MOISTURE CONTROL
   5.1. REVISE PERCENTAGES IN THIS ARTICLE ACCORDING TO GEOTECHNICAL ENGINEER'S WRITTEN RECOMMENDATIONS.
   5.2. UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL SOIL LAYER BEFORE COMPACTION TO WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT.
   5.3. DO NOT PLACE BACKFILL OR FILL SOIL MATERIAL ON SURFACES THAT ARE MUDDY, FROZEN, OR CONTAIN FROST OR ICE.
   5.4. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT EXCEEDS OPTIMUM MOISTURE CONTENT BY 2 PERCENT AND IS TOO WET TO COMPACT TO SPECIFIED DRY UNIT WEIGHT.
6. COMPACTION OF SOIL BACKFILLS AND FILLS
   6.1. PLACE BACKFILL AND FILL SOIL MATERIALS IN LAYERS NOT MORE THAN 8 INCHES (200 MM) IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4 INCHES (100 MM) IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
   6.2. PLACE BACKFILL AND FILL SOIL MATERIALS EVENLY ON ALL SIDES OF STRUCTURES TO REQUIRED ELEVATIONS, AND UNIFORMLY ALONG THE FULL LENGTH OF EACH STRUCTURE.
   6.3. COMPACT SOIL MATERIALS TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 698:
      6.3.1. UNDER STRUCTURES, BUILDING SLABS, STEPS, AND PAVEMENTS, SCARIFY AND RECOMPACT TOP 12 INCHES (300 MM) OF EXISTING SUBGRADE AND EACH LAYER OF BACKFILL OR FILL SOIL MATERIAL AT 100 PERCENT.
      6.3.2. UNDER WALKWAYS, SCARIFY AND RECOMPACT TOP 6 INCHES (150 MM) BELOW SUBGRADE AND COMPACT EACH LAYER OF BACKFILL OR FILL SOIL MATERIAL AT 95 PERCENT.
      6.3.3. UNDER TURF OR UNPAVED AREAS, SCARIFY AND RECOMPACT TOP 6 INCHES (150 MM) BELOW SUBGRADE AND COMPACT EACH LAYER OF BACKFILL OR FILL SOIL MATERIAL AT 85 PERCENT.
   6.4. FOR UTILITY TRENCHES, COMPACT EACH LAYER OF INITIAL AND FINAL BACKFILL SOIL MATERIAL AT 95 PERCENT.

HUNTERSVILLE NOTES:

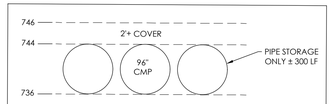
1. COMMUNITY ENCROACHMENT LINE MUST BE MARKED AND MAINTAINED ON SITE UNTIL FINAL GRADING IS COMPLETED.
2. INSPECTIONS SHALL BE CONDUCTED AS PRESCRIBED BY THE MAINTENANCE COVENANT. ADDITIONAL INSPECTIONS MAY BE CONDUCTED BY THE TOWN OF HUNTERSVILLE LAND USE AND ENVIRONMENTAL SERVICES AGENCY ON ANY REASONABLE BASIS, INCLUDING BUT NOT LIMITED TO: ROUTINE INSPECTIONS; RANDOM INSPECTIONS; INSPECTIONS BASED UPON COMPLAINTS OR OTHER NOTICE OF POSSIBLE VIOLATIONS; INSPECTIONS OF DRAINAGE BASINS OR AREAS IDENTIFIED AS HIGHER THAN TYPICAL SOURCES OF SEDIMENT OR OTHER CONTAMINANTS OR POLLUTANTS OR WITH DISCHARGES OF A TYPE WHICH ARE MORE LIKELY THAN THE TYPICAL DISCHARGE TO CAUSE VIOLATIONS OF STATE OR FEDERAL WATER QUALITY STANDARDS OR THE NPDES STORM WATER PERMIT; AND JOINT INSPECTION WITH OTHER AGENCIES INSPECTION UNDER ENVIRONMENTAL AND SAFETY LAWS. INSPECTIONS MAY INCLUDE, BUT ARE LIMITED TO: REVIEWING MAINTENANCE AND REPAIR RECORDS; SAMPLING DISCHARGES, SURFACE WATER, GROUNDWATER, AND MATERIAL OR WATER IN BMPS; EVALUATING THE CONDITION OF BMPS AND STORM WATER MANAGEMENT PRACTICES.
3. RIGHT OF ENTRY FOR INSPECTION. WHEN ANY NEW BMP IS INSTALLED ON PRIVATE PROPERTY, THE PROPERTY OWNER SHALL GRANT TO THE TOWN OF HUNTERSVILLE LAND USE AND ENVIRONMENTAL SERVICES AGENCY THE RIGHT TO ENTER THE PROPERTY AT REASONABLE TIMES AND IN A A REASONABLE MANNER FOR THE PURPOSE OF INSPECTION. THIS INCLUDES THE RIGHT TO ENTER A PROPERTY WHEN THE TOWN OF HUNTERSVILLE LAND USE AND ENVIRONMENTAL SERVICES AGENCY HAS A REASONABLE BASIS TO BELIEVE THAT A VIOLATION OF THIS REGULATION IS OCCURRING OR HAS OCCURRED, AND TO ENTER WHEN NECESSARY FOR ABATEMENT OF A PUBLIC NUISANCE OR CORRECTION OF A VIOLATION OF THIS REGULATION.

GENERAL GRADING NOTES:

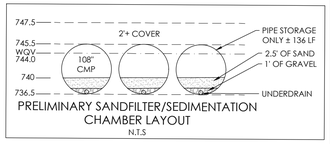
1. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED OWNERS.
2. THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
3. COMMUNITY ENCROACHMENT LINE MUST BE MARKED AND MAINTAINED ON SITE UNTIL FINAL GRADING IS COMPLETED.
4. ANY CONSTRUCTION OR USE WITHIN THE AREAS DELINEATED AS FLOODWAY DISTRICT FRINGE BOUNDARY LINE OR FLOODWAY DISTRICT ENCROACHMENT BOUNDARY LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE TOWN OF HUNTERSVILLE AND MECKLENBURG COUNTY.
5. THE MECKLENBURG COUNTY ENGINEERING DEPARTMENT OR THE TOWN OF HUNTERSVILLE HAS NOT REVIEWED THE STRUCTURAL STABILITY OF ANY RETAINING WALLS ON THE SITE AND DOES NOT ASSUME RESPONSIBILITY FOR THEM.
6. NON-STANDARD ITEMS (I.E.: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION.
7. ALL ROOF DRAINS TO CONNECT TO UNDERGROUND STORM DRAINAGE SYSTEM.

PRELIMINARY BMP CALCS

DRAINAGE AREA = 2.13 AC
-10,000 CF PER ACRE=21,316 CF STORAGE

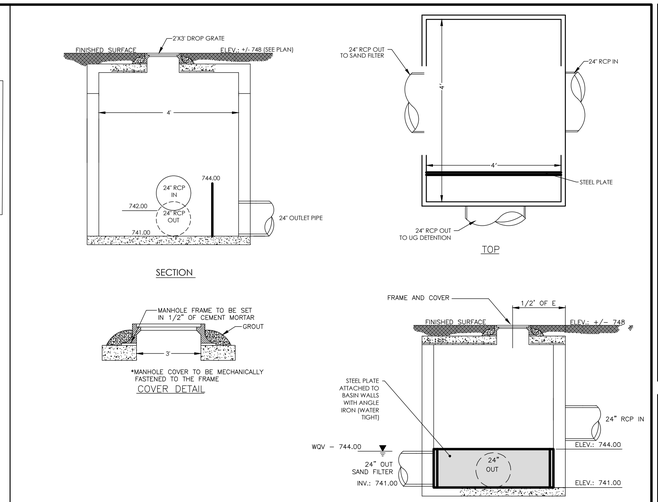


PRELIMINARY DETENTION LAYOUT
N.T.S

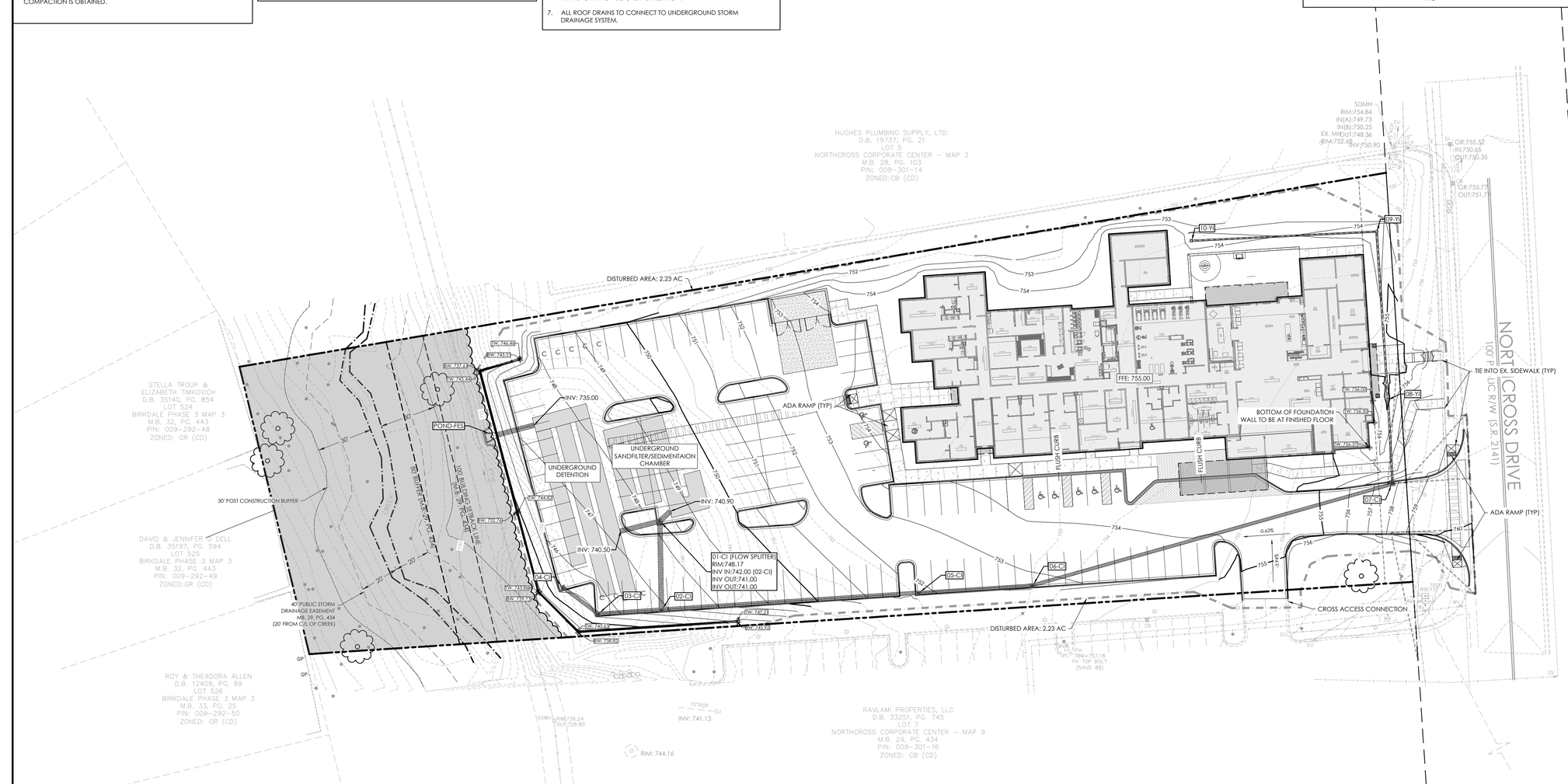


PRELIMINARY SANDFILTER/SEDIMENTATION CHAMBER LAYOUT
N.T.S

DISTURBED LIMITS: 2.23 AC



STORMWATER FLOW SPLITTER STRUCTURE DETAIL - 01-CI
NTS



1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE DEPARTMENT OF TRANSPORTATION.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

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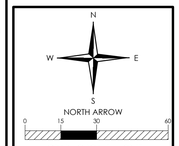


NORTHCROSS HOTEL

PARCEL ID: 009301115
16221 NORTHCROSS DR HUNTERSVILLE NC 28078

PRELIM GRADING PLAN

REVISIONS:
2022/12/07 - REZONING/SUP COMM.

C04-PRELIM GRADING.DWG
PROJECT NUMBER: 221088
DATE: 09/15/2022 DRAWN BY: TSF
SHEET C04 OF 5

GENERAL PLANTING NOTES:

1. THIS PLAN FOR PLANTING LOCATIONS ONLY. IF FOUND CONDITIONS VARY FROM THIS, CONTRACTOR TO CONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO DO SO WILL RESULT IN CONTRACTOR'S LIABILITY TO REPLACE PLANT MATERIALS.
2. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE FOR EXISTING PLANT MATERIAL TO BE REMOVED AND/OR RELOCATED.
3. CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND AND ABOVE GROUND UTILITIES. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES. CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE COST OF REPAIR TO ALL DAMAGED UTILITIES.
4. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE, INCLUDING SHRUBS AND GROUNDCOVER, AND SHALL MAINTAIN AREA IN A WEED AND DEBRIS FREE CONDITION, THROUGHOUT GUARANTEE PERIOD.
5. WHERE TREES ARE PLANTED IN ROWS, THEY SHALL BE UNIFORM IN SIZE AND SHAPE.
6. SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE JUDGED. FAILURE TO MEET MINIMUM SIZE ON ANY PLANT WILL RESULT IN REJECTION OF THAT PLANT.
7. PLANTING SIZE DETERMINATION:
   SHADE TREES: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE TOP OF MATURE GROWTH. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.

   SHRUBS: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.
8. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED, FREE OF DISEASE, INSECT EGGS, AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS.
9. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION. ALL ROOT BOUND PLANTS SHALL BE REJECTED.
10. GROUPS OF SHRUBS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE FOLLOWING THE CONTOUR OF THE PLANT MASS. TREES LOCATED WITHIN FOUR FEET OF SHRUB BEDS SHALL SHARE SAME MULCH BED.
11. CONTRACTOR TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED SO AS TO NOT IMPEDE DRAINAGE AWAY FROM BUILDINGS. IF SIGNIFICANT RELOCATIONS ARE REQUIRED, CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH RELOCATIONS KNOWN TO THE OWNER'S REPRESENTATIVE WILL RESULT IN CONTRACTOR'S LIABILITY OF PLANT MATERIALS.
12. ALL PLANT MATERIAL SHALL BE SPACED AND LOCATED PER PLAN. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF AREA AND PLANS, CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER'S REPRESENTATIVE WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.
13. ALL SUBSTITUTIONS OF PLANT MATERIAL ARE TO BE REQUESTED IN WRITING TO THE OWNER'S REPRESENTATIVE AND APPROVED IN WRITING BY THE OWNER PRIOR TO INSTALLATION. FAILURE TO OBTAIN SUBSTITUTION APPROVAL IN WRITING MAY RESULT IN LIABILITY TO THE CONTRACTOR.
14. ALL CONTRACTORS SHALL BE REQUIRED TO COMPLETELY REMOVE ALL TRASH, DEBRIS AND EXCESS MATERIALS FROM THE WORK AREA AND THE PROPERTY (ESPECIALLY AT ALL CURB, GUTTERS AND SIDEWALKS) DAILY DURING INSTALLATION.
15. CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE IMPROVEMENTS, INCLUDING SEEDING, CONTRACTOR MUST CONTACT THE OWNER AT LEAST 10 WORKING DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTION(S). CONTRACTOR MUST REPLACE ALL DEAD OR UNACCEPTABLE PLANTS DURING THE FOLLOWING RECOMMENDED PLANTING SEASON.
16. ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES WHERE POSSIBLE. CONTACT OWNER'S REPRESENTATIVE FOR A COORDINATED SOLUTION FOR ANY UTILITY CONFLICTS. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES.
17. REFER TO PLANTING DETAILS FOR ADDITIONAL PLANTING INFORMATION.
18. ALL PLANTINGS SHALL COMPLY WITH CURRENT LOCAL ORDINANCES AND GUIDELINES.
19. LANDSCAPE AREAS TO BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM.

INSTALLATION GUARANTEE REQUIRED

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

MAINTENANCE SURETY REQUIRED

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

TREE PLANTING NOTES:

1. ALL TREES SHALL BE PLANTED PER TOWN OF HUNTERSVILLE STANDARDS AND DETAILS
2. ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM THE ROOT BALL PRIOR TO BACKFILLING PLANTING PIT.
3. LARGE MATURING TREES MAY NOT BE PLANTED WHERE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES EXIST. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL THE URBAN FORESTER TO RESOLVE BEFORE PLANTING.
4. ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES.
5. NEW TREES SHALL BE A MINIMUM 2" CALIPER FOR STREET TREE REQUIREMENTS.
6. SEE TREE PRESERVATION NOTES ON GRADING AND EROSION CONTROL SHEETS.
7. ALL TREES ARE TO BE NURSERY GROWN, BALL AND BURLAP (B&B) PREFERRED. MINIMUM TREE SIZE IS 2" CALIPER (MEASURED 6" ABOVE ROOT BALL(, 8' MINIMUM HEIGHT.
8. STAKING IS OPTIONAL. RUBBER HOSE AND ROPE OR WIRE FOR STAKING IS NOT RECOMMENDED. NO WIRE OR ROPE IS TO BE IN DIRECT CONTACT WITH TRUNK. REMOVE ALL TRUNK WRAP, TREE STRAPS, AND STAKING WIRE OR ROPE AFTER ONE GROWING SEASON.
9. GUY WIRES ARE NOT PERMITTING IN THE STREET RIGHT-OF-WAY.
10. ALL TREES AND SHRUBS SHALL MEET THE NORMAL REQUIREMENTS FOR THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN (AAN).
11. NEW AND EXISTING TREES ARE PERMITTED WITHIN SITE TRIANGLE, BUT MUST BE LIMED UP TO 6' HEIGHT CLEARANCE PER ADA REQUIREMENTS.
12. SIMILAR CRITERIA FOR TREE PLACEMENT AND PRUNING UP SHOULD BE CONSIDERED AT DRIVEWAY/STREET INTERSECTIONS.
13. CONTRACTOR TO MAINTAIN CLEAR LEVEL BETWEEN 30" AND 72" ABOVE STREET. AREA MUST BE TREE OF LIMBS AND FOLIAGE FOR SAFE CROSS VISIBILITY.

TOWN OF HUNTERSVILLE UTILITY NOTES:

1. NO UTILITIES TO BE LOCATED ON NORTHCROSS DRIVE SIDE OF BUILDING.
2. ALL UTLITIES TO BE SCREENED IN ACCORDANCE WITH TOWN OF HUNTERSVILLE ORDINANCES.
3. ANY WORK RELATED TO SITE UTILITY CONNECTION AND CONSTRUCTION IS THE RESPONSIBILITY OF THE OWNER/GENERAL CONTRACTOR. WHERE WORK TAKES PLACE IN THE RIGHT-OF-WAY, OR ON ADJACENT PROPERTY, THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ANY REPAIRS TO THE CURB, LANDSCAPE, TURF, AND IRRIGATION SYSTEM.

NOTE: ALL BACKFLOW PREVENTERS SHALL BE COVERED IN A NON-REFLECTIVE MATERIAL AND SHALL BE SURROUNDED, ON ALL SIDES VISIBLE FROM PUBLIC STREETS AND ABUTTING PROPERTIES, BY A LANDSCAPED OPAQUE SCREEN

CLT WATER NOTES:

- CUSTOMER IS RESPONSIBLE FOR STAKING SITE AS NECESSARY TO DETERMINE SERVICE LOCATIONS AND ELEVATIONS PRIOR TO CLT WATER CONTRACTOR MOBILIZING TO INSTALL SERVICES. SITE ADDRESS MUST BE VISIBLY POSTED AT SITE
- ON-SITE CONTRACTOR IS RESPONSIBLE FOR RELOCATING ANY APPLICABLE CONFLICTING UTILITIES NECESSARY TO COMPLETE SERVICE INSTALLATIONS. ADDITIONAL FEES MAY APPLY AND CONSTRUCTION TIMELINES EXTENDED IF CONFLICTING UTILITIES ARE NOT SHOWN ON PLANS.
- WATER AND SEWER CONNECTIONS SHALL NOT BE LOCATED WITHIN PROPOSED CONSTRUCTION ENTRANCES.
- PAYMENT FOR A QUOTED SERVICE CONNECTION SHALL BE CONSIDERED ACKNOWLEDGEMENT & APPROVAL OF CLT WATER COMMENTS BY THE APPLICANT; PAYMENT DOES NOT INCLUDE ANY ADDITIONAL FEES REQUIRED DUE TO UNFORESEEN CONDITIONS THAT ARE/WERE NOT DEPICTED ON THE SITE PLAN PROVIDED BY THE APPLICANT.
- CLT WATER WILL INSTALL 6" OR 8" LATERAL INTO DOGHOUSE OR EXISTING MH AND BRING INSIDE R/W AS SHOWN. CLT WATER WILL PLUG END OF LATERAL & SET A 4"X4" POST TO MARK LOCATION OF PROPOSED PVT MH BY ON-SITE CONTRACTOR, IF A PVT MH IS SHOWN ON PLANS.
- EACH CLTWATER-REQUIRED BPA IS REQUIRED TO BE TESTED BY A CLTWATER-APPROVED CERTIFIED TESTER PRIOR TO PLACING THE WATER SYSTEM IN SERVICE
- BACKFLOW PREVENTION REVIEW SHALL BE COORDINATED THROUGH MECKLENBURG CO. CODE ENFORCEMENT PERMITTING PROCESS AT TIME OF APPLICATION FOR BUILDING PERMITS. THESE REQUIREMENTS CAN BE FOUND AT HTTP://CHARLOTTENC.GOV/WATER/PAGES/BACK
- FLOWCONSTRUCTIONGUIDELINES.ASPZ. PLEASE CONTACT JAMIE HYDE AT 704-432-6008, FOR MORE INFORMATION. ANY REVISION TO TAP AND/OR METER LOCATIONS MAY BE SUBJECT TO RE-SUBMITTAL TO BACKFLOW FOR REVIEW

GENERAL SITE UTILITY NOTES:

1. ALL PIPE LENGTHS ARE HORIZONTAL DISTANCE AND ARE APPROXIMATE.

2. CONTRACTOR SHALL PROVIDE ALL THE MATERIALS AND APPURTENANCES NECESSARY FOR THE COMPLETE INSTALLATION OF THE UTILITIES. ALL PIPES AND FITTINGS SHALL BE INSPECTED BY THE BUILDING INSPECTOR PRIOR TO BEING COVERED.

3. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS, AND/OR LOCAL STANDARDS IMPOSED BY LOCAL UTILITY.

4. ALL WATER LINES SHALL HAVE A MINIMUM COVER OF 36" ABOVE TOP OF PIPE.

5. CONTRACTOR SHALL ADJUST LOCATION OF PROPOSED WATER LINES AS REQUIRED TO AVOID CONFLICTS WITH STORM SEWER OR OTHER UTILITIES.

7. LOCATION, SIZE AND INVERT ELEVATIONS OF SANITARY SEWER SHALL BE COORDINATED WITH THE APPROVED PLUMBING PLANS FOR THE BUILDING.

9. GENERAL CONTRACTOR SHALL INSTALL UTILITIES TO WITHIN 5' OF BUILDING. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITIES IN THE BUILDING AND WITHIN 5' OF THE BUILDING.

10. INSTALLATION AND REPAIR OF UNDERGROUND ELECTRICAL, GAS AND TELEPHONE UTILITIES AND DISTURBED AREAS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR OR APPLICABLE UTILITY COMPANY. THE DISTURBED AREAS BENEATH EXISTING ASPHALT SHALL BE RE-COMPACTED TO THE REQUIRED SPECIFICATIONS, AND THE STONE BASE AND ASPHALT BE RETURNED TO ITS ORIGINAL CONDITION.

11. THE GENERAL CONTRACTOR SHALL COORDINATE ALL NEW UTILITY TAP/CONNECTION LOCATIONS WITH THE UTILITY DEPARTMENT. FEES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. HOWEVER, IMPACT/CAPACITY FEES TO BE PAID BY DEVELOPER/OWNER.

12. THERE SHALL BE NO TAPS, PIPING BRANCHES, UNAPPROVED BYPASS PIPING, HYDRANTS, FIRE DEPT. CONNECTION POINTS, OR OTHER WATER-USING APPURTENANCES CONNECTED TO THE SUPPLY LINE BETWEEN ANY WATER METER AND ITS CLTWATER REQUIRED BACKFLOW PREVENTER.

13. EACH REQUIRED BACKFLOW PREVENTION ASSEMBLY IS REQUIRED TO BE TESTED BY A CLTWATER APPROVED CERTIFIED TESTER PRIOR TO PLACING THE WATER SYSTEM IN SERVICE.

IRRIGATION SLEEVING NOTES:

1. CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2'-0" BELOW THE FINISH GRADE OF THE TOP OF PAVEMENT.

2. CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELLED" TO 2'-0" ABOVE FINISH GRADE AND CAPPED.

3. CONTRACTOR SHALL FURNISH THE IRRIGATION DESIGNER WITH AN "AS-BUILT" DRAWING SHOWING ALL SLEEVES AND THE RESPECTIVE DEPTHS BELOW THE FINISH GRADE AND/OR PAVEMENT.

4. EXTEND ALL SLEEVES TO 2'-0" BEYOND THE EDGE OF ALL PAVEMENT.

5. ADD 4" DIAMETER SLEEVES TO ALL ISOLATED PLANTING AREAS NOT SHOWN ON THIS DRAWING, OR UNDER PAVEMENT ADDED AFTER THIS PLAN WAS COMPLETED.

6. ALL SLEEVES SHALL BE SCHEDULED 40 PVC.

SEED/SOD/MULCH:

1. TURF AREAS WILL BE SEEDED OR SODDED WITH REBEL III FESCUE WITH EXCEPTION OF SOD WITHIN THE FLOOR OF STORMWATER MANAGEMENT AND WATER QUALITY BASINS AND FILTERS. SOD WILL BE REQUIRED NEXT TO BUILDING STRUCTURES, DRIVEWAYS ENTRANCES AND AREAS DISTURBED IN THE FRONT SETBACK AS NOTED ON PLAN. LANDSCAPE CONTRACTOR TO SEED ALL OTHER DISTURBED AREAS.
2. PINE NEEDLE MULCH IS THE GENERALLY ACCEPTED MULCH. FOR THE INITIAL PLANTING, IT IS ALSO ACCEPTABLE TO UTILIZE DOUBLE HAMMERED BARK MULCH FOR GOOD SOIL AND BED MANAGEMENT. FUTURE YEARS, THOUGH, WILL REQUIRE THE PROPERTY TO BE CONVERTED TO PINE NEEDLES.

1.1 PLANTING SOIL MIX

A. MIX TOPSOIL WITH THE FOLLOWING SOIL AMENDMENTS IN THE FOLLOWING QUANTITIES:

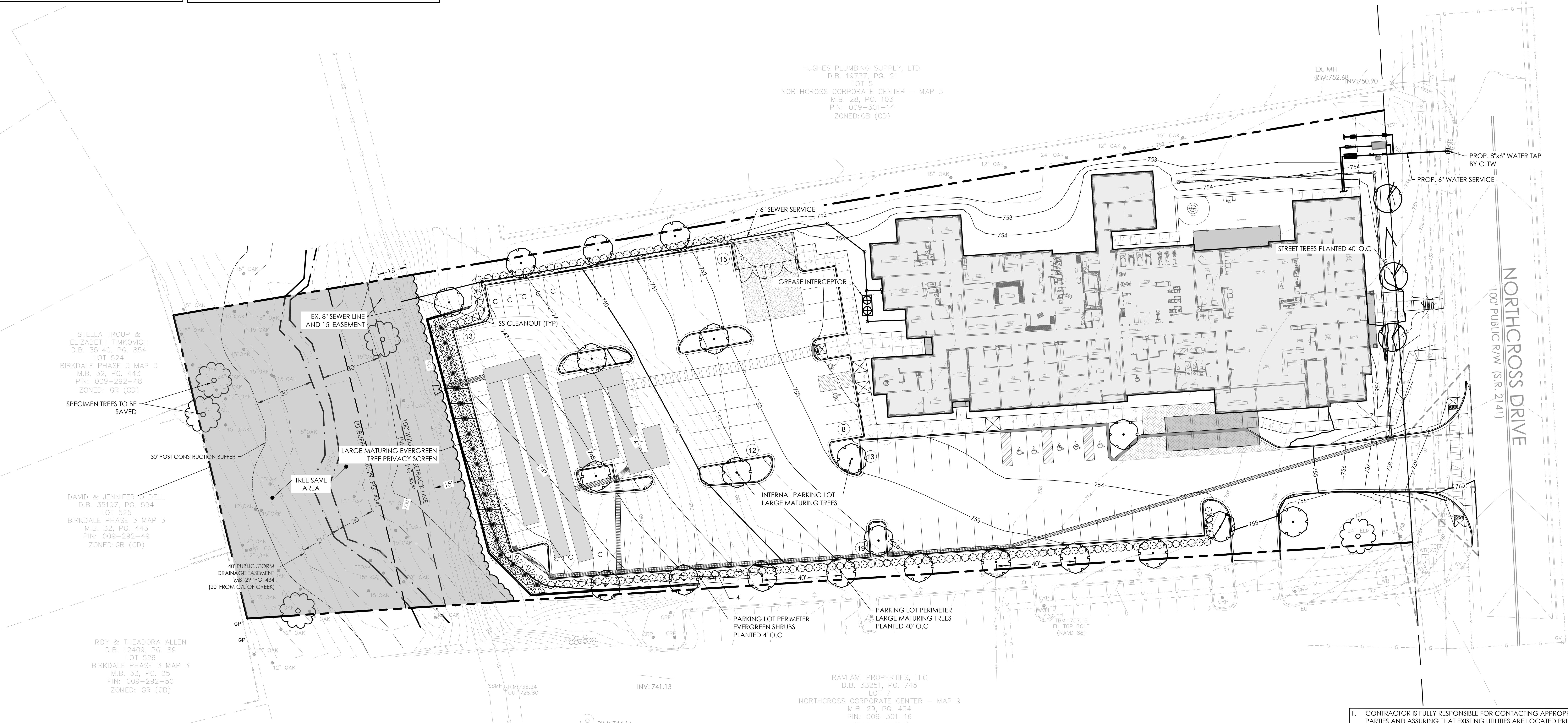
1. WEIGHT OF LIME PER 1000 SQ. FT
2. RATIO OF LOOSE COMPOST TO TOPSOIL BY VOLUME: 1:4
3. RATIO OF LOOSE WOOD DERIVATIVES TO TOPSOIL BY VOLUME:
4. WEIGHT OF BONEMEAL PER 1000 SQ. FT.
5. WEIGHT OF COMMERCIAL FERTILIZER PER 1000 SQ. FT.
6. WEIGHT OF SLOW-RELEASE FERTILIZER PER 1000 SQ. FT.

SOIL TEST PROVIDED BY CONTRACTOR REQUIRED FOR TOPSOIL MIX.

PLANTING NOTES:

1. ALL PERIMETER SCREENING SHRUBS MUST BE NO LESS THAN 36" IN HEIGHT AT PLANTING
2. ALL PARKING LOT SHRUBS MUST BE NO LESS THAN 24" IN HEIGHT AT PLANTING

NOTE: STREET TREE LOCATIONS ARE SUBJECT TO CHANGE DURING CONSTRUCTION PLAN PHASE TO SATISFY THE TOWN'S ENGINEERING STANDARDS AND PROCEDURES MANUAL.



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NC LANDSCAPE ARCHITECTURE BOARD LICENSE #: C-399

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NORTH ARROW

GRAPHIC SCALE 1"=30 FT.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT NO. 700 JAY A. HENSON 12-07-2022

NORTHCROSS HOTEL

PARCEL ID: 00930115

16221 NORTHCROSS DR HUNTERSVILLE NC 28078

LANDSCAPE-UTILITY PLAN

REVISIONS:

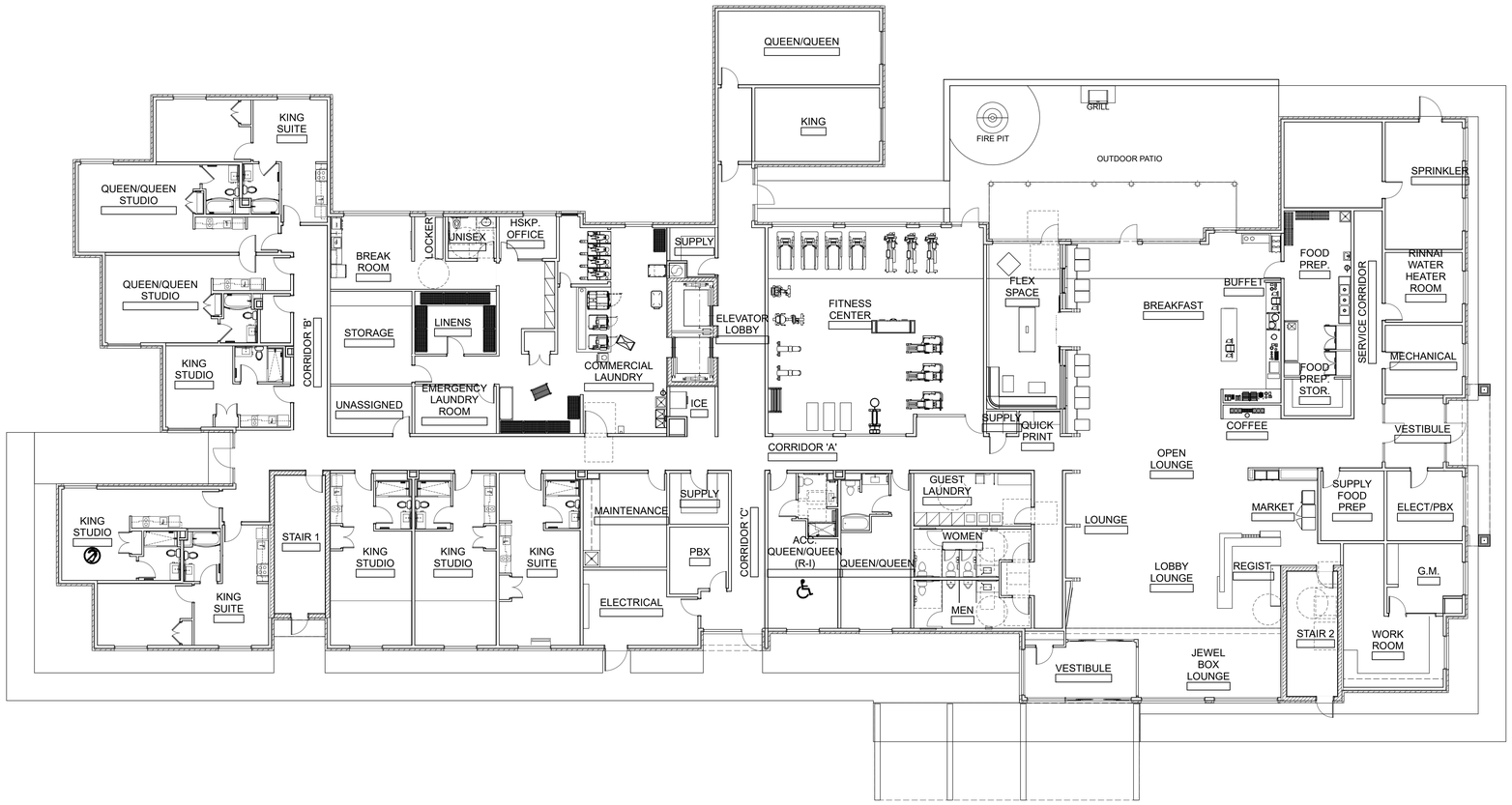
2022/12/07 - REZONING/SUP COMM.

C05 - LANDSCAPE-UTILITY.DWG

PROJECT NUMBER: 221088

DATE: 09/15/2022 DRAWN BY: TSF

SHEET C05 OF 5



1 A101 1ST FLOOR PLAN

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

GUESTROOM MATRIX		
Home Story	STORY	Quantity
1ST FLOOR PLAN		
	ACC. QUEEN/QUEEN (R-I)	1
	KING	1
	KING STUDIO	4
	KING SUITE	3
	QUEEN/QUEEN	2
	QUEEN/QUEEN STUDIO	2
2ND FLOOR PLAN		
	ACC. KING SUITE (R-I)	1
	KING	8
	KING STUDIO	6
	KING SUITE	5
	QUEEN/QUEEN	15
	QUEEN/QUEEN STUDIO	2
3RD FLOOR PLAN		
	ACC. KING SUITE (TUB)	1
	ACC. QUEEN/QUEEN (TUB)	1
	KING	8
	KING STUDIO	6
	KING SUITE	5
	QUEEN/QUEEN	14
	QUEEN/QUEEN STUDIO	2
4TH FLOOR PLAN		
	KING	14
	KING STUDIO	2
	QUEEN/QUEEN	6
		109

BUILDING SQUARE FOOTAGE	
STORY	SQFT
1ST FLOOR PLAN	19,770
2ND FLOOR PLAN	17,449
3RD FLOOR PLAN	17,449
4TH FLOOR PLAN	17,449
	72,117 ft²

#	DESCRIPTION	DATE	BY

DRAWN BY	APPROVED
VGW	RWH
PROJECT #	DATE
21019	08/04/22

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OVERALL FIRST FLOOR PLAN

TOWNEPLACE SUITES® BY MARRIOTT

Fairfield BY MARRIOTT

Huntersville NC

SHEET A101

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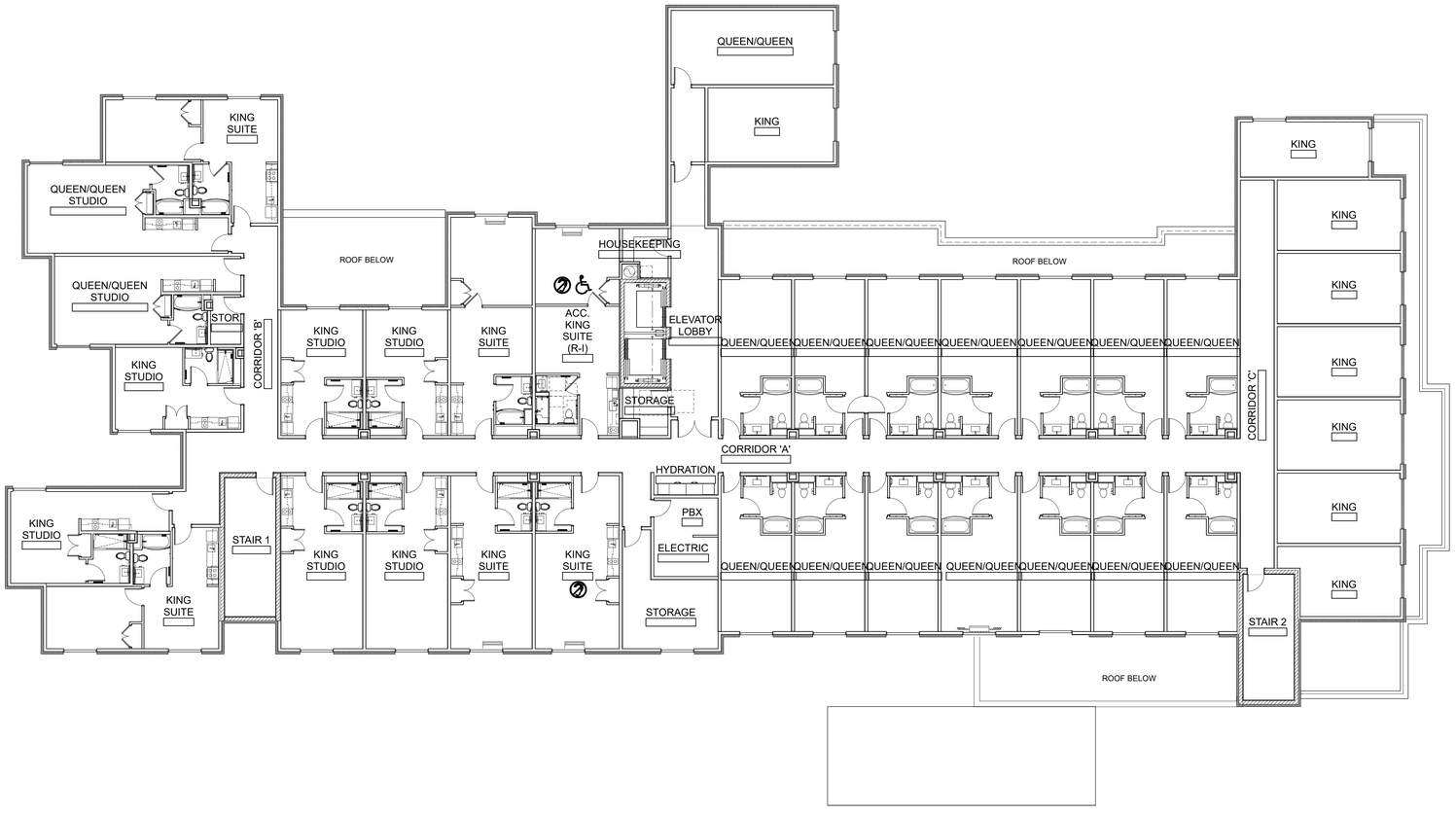

1 A102 2ND FLOOR PLAN

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

GUESTROOM MATRIX		
Home Story	STORY	Quantity
1ST FLOOR PLAN		
	ACC. QUEEN/QUEEN (R-I)	1
	KING	1
	KING STUDIO	4
	KING SUITE	3
	QUEEN/QUEEN	2
	QUEEN/QUEEN STUDIO	2
2ND FLOOR PLAN		
	ACC. KING SUITE (R-I)	1
	KING	8
	KING STUDIO	6
	KING SUITE	5
	QUEEN/QUEEN	15
	QUEEN/QUEEN STUDIO	2
3RD FLOOR PLAN		
	ACC. KING SUITE (TUB)	1
	ACC. QUEEN/QUEEN (TUB)	1
	KING	8
	KING STUDIO	6
	KING SUITE	5
	QUEEN/QUEEN	14
	QUEEN/QUEEN STUDIO	2
4TH FLOOR PLAN		
	KING	14
	KING STUDIO	2
	QUEEN/QUEEN	6
		109

BUILDING SQUARE FOOTAGE	
STORY	SQFT
1ST FLOOR PLAN	19,770
2ND FLOOR PLAN	17,449
3RD FLOOR PLAN	17,449
4TH FLOOR PLAN	17,449
	72,117 ft²

#	DESCRIPTION	DATE	BY

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OVERALL SECOND FLOOR PLAN

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Fairfield BY MARRIOTT

Huntersville NC

SHEET A102

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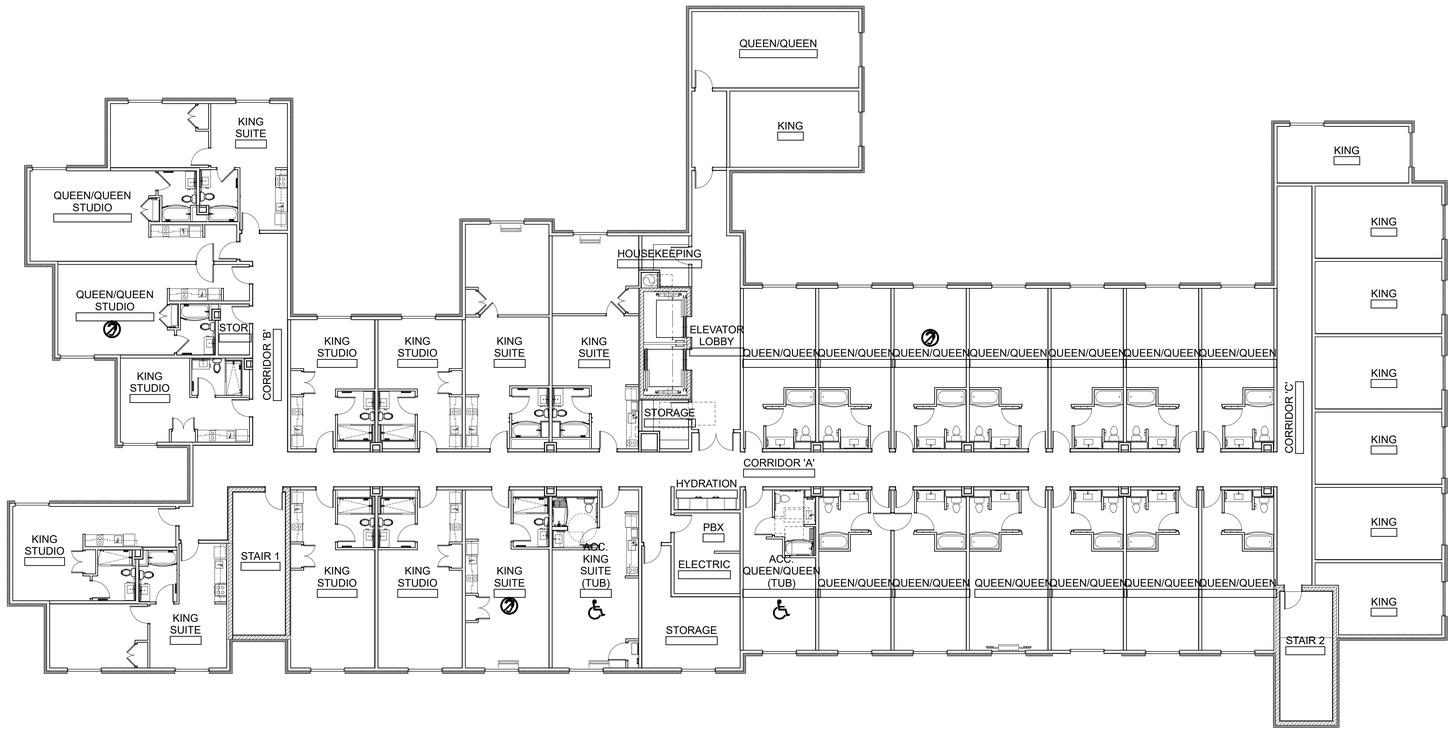

1 A103 3RD FLOOR PLAN

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

GUESTROOM MATRIX		
Home Story	STORY	Quantity
1ST FLOOR PLAN		
	ACC. QUEEN/QUEEN (R-I)	1
	KING	1
	KING STUDIO	4
	KING SUITE	3
	QUEEN/QUEEN	2
	QUEEN/QUEEN STUDIO	2
2ND FLOOR PLAN		
	ACC. KING SUITE (R-I)	1
	KING	8
	KING STUDIO	6
	KING SUITE	5
	QUEEN/QUEEN	15
	QUEEN/QUEEN STUDIO	2
3RD FLOOR PLAN		
	ACC. KING SUITE (TUB)	1
	ACC. QUEEN/QUEEN (TUB)	1
	KING	8
	KING STUDIO	6
	KING SUITE	5
	QUEEN/QUEEN	14
	QUEEN/QUEEN STUDIO	2
4TH FLOOR PLAN		
	KING	14
	KING STUDIO	2
	QUEEN/QUEEN	6
		109

BUILDING SQUARE FOOTAGE	
STORY	SQFT
1ST FLOOR PLAN	19,770
2ND FLOOR PLAN	17,449
3RD FLOOR PLAN	17,449
4TH FLOOR PLAN	17,449
	72,117 ft²

#	DESCRIPTION	DATE	BY

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OVERALL THIRD FLOOR PLAN

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1 A104 4TH FLOOR PLAN

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

GUESTROOM MATRIX		
Home Story	STORY	Quantity
1ST FLOOR PLAN		
	ACC. QUEEN/QUEEN (R-I)	1
	KING	1
	KING STUDIO	4
	KING SUITE	3
	QUEEN/QUEEN	2
	QUEEN/QUEEN STUDIO	2
2ND FLOOR PLAN		
	ACC. KING SUITE (R-I)	1
	KING	8
	KING STUDIO	6
	KING SUITE	5
	QUEEN/QUEEN	15
	QUEEN/QUEEN STUDIO	2
3RD FLOOR PLAN		
	ACC. KING SUITE (TUB)	1
	ACC. QUEEN/QUEEN (TUB)	1
	KING	8
	KING STUDIO	6
	KING SUITE	5
	QUEEN/QUEEN	14
	QUEEN/QUEEN STUDIO	2
4TH FLOOR PLAN		
	KING	14
	KING STUDIO	2
	QUEEN/QUEEN	6
		109

BUILDING SQUARE FOOTAGE	
STORY	SQFT
1ST FLOOR PLAN	19,770
2ND FLOOR PLAN	17,449
3RD FLOOR PLAN	17,449
4TH FLOOR PLAN	17,449
	72,117 ft²

#	DESCRIPTION	DATE	BY

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OVERALL FOURTH FLOOR PLAN

TOWNEPLACE SUITES® BY MARRIOTT

Fairfield BY MARRIOTT

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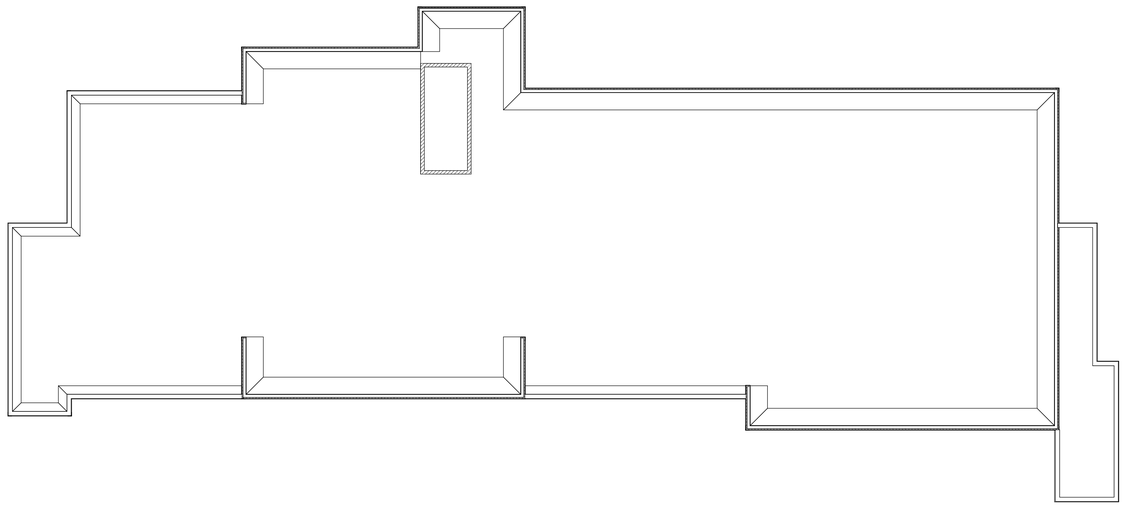

1 A105 ROOF PLAN

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

#	DESCRIPTION	DATE	BY

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OVERALL ROOF PLAN

TOWNEPLACE SUITES® BY MARRIOTT

Fairfield BY MARRIOTT

Huntersville NC

SHEET

A105

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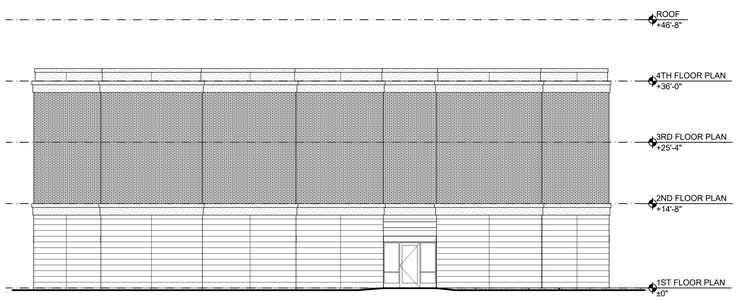
4 A201 REAR ELEVATION
SCALE: 3/32" = 1'-0"



3 A201 LEFT SIDE ELEVATION
SCALE: 3/32" = 1'-0"

2 A201 RIGHT SIDE ELEVATION
SCALE: 3/32" = 1'-0"

1 A201 FRONT ELEVATION
SCALE: 3/32" = 1'-0"

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EXTERIOR ELEVATIONS

TOWNEPLACE SUITES® BY MARRIOTT
Fairfield BY MARRIOTT

Huntersville NC

SHEET
A201

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7 A202 EXTERIOR AERIAL
NOT TO SCALE

6 A202 EXTERIOR AERIAL
NOT TO SCALE

5 A202 EXTERIOR RENDERING
NOT TO SCALE

4 A202 EXTERIOR RENDERING
NOT TO SCALE

3 A202 EXTERIOR RENDERING
NOT TO SCALE

2 A202 EXTERIOR RENDERING
NOT TO SCALE

1 A202 EXTERIOR RENDERING
NOT TO SCALE

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EXTERIOR RENDERINGS

TOWNEPLACE SUITES® BY MARRIOTT

Fairfield BY MARRIOTT

Huntersville NC

SHEET
A202

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Special Use Permit-Applicant Burden

Applicant Burden of Proof for Special Use Permits, Article 11.4.10(e).2:

The applicant has the burden of producing competent, material, and substantial evidence establishing that:

1. The proposed special use will not materially endanger the public health or safety;
2. The proposed special use will not substantially injure the value of abutting property or it constitutes a public necessity;
3. The proposed special use will be in harmony with the area in which it is located and in general conformity with the comprehensive plan and any applicable small area plan;
4. The proposed special use will comply with all of the lot, size, yard, and other standards which this ordinance applies to all uses permitted in the zoning district in which the property is located; and
5. The proposed special use will comply with all general and specific standards required by the appropriate section of this ordinance for the issuance of a special use permit for this use.

Please note, if the applicant fails to provide substantial, material, and competent evidence addressing the applicable criteria, then the Town Board must deny the permit. That is true regardless of whether potential opponents present any evidence on point or not.

Expert Witness & Competent, Material, and Substantial Evidence:

Expert Witness:

- Generally, an expert witness is one qualified by knowledge, skill, experience, training, or education to provide specialized knowledge to help with the understanding of evidence or the determination of facts.
- Expert witnesses may include (but are not limited to):
  - A qualified appraiser when determining property value impact.
    - In North Carolina an owner of real property is generally competent to testify as to the value of their own property even though their knowledge on the subject would not qualify them as a witness were they not the owner.
      - An owner is generally expected to know what price the owner paid for the property and the uses to which the property may be put and to have a reasonably good idea of what it is worth. It is understood that the owner's opinion of the value of her own property may be subject to bias.
  - A transportation engineer when determining traffic impact.
  - A doctor or scientist when determining if the emissions from a proposed development would endanger the public health.

Competent, Material, and Substantial Evidence:

- Competent evidence is evidence that is sufficiently trustworthy and reliable, and that is legally fit and acceptable for consideration by the Board.
  - Speculative, irrelevant, or vague evidence; non-expert opinions on something that requires an expert; and hearsay evidence will likely not be competent evidence.
- Material evidence is evidence that shows that the standards will or will not be met.
- Evidence is substantial if it is relevant and regarded by a reasonable person as sufficient to support a specific conclusion.
  - Speculation, unsubstantiated fears of the community, or vague assertions do not constitute substantial evidence.

Special Use Permit-Applicant Burden

- Competent, material, and substantial evidence may include (but is not limited to):
  - Documentation
    - Staff Reports
    - Notice of Violation
    - Adopted Town Plans
    - Academic Journal
    - Wills and Deeds
    - Financial Reports and Documents
    - Transactional Reports and Documents
    - Photograph
  - Expert Testimony

Applicant Response:

In the following space, indicate what competent, material, & substantial evidence you will provide to establish that:

1. The proposed special use will not materially endanger the public health or safety.

The proposed special use will not materially endanger the public health or safety. It will be constructed according to applicable local and state building codes. It will have primary ingress and egress on a commercial thoroughfare and will have modern construction and design attributes. It will be flagged within the Marriott family of brands, which will require it to maintain high levels of maintenance and meet certain fire/life safety standards. The hotel may also have undergo periodic inspections from the fire marshal and health department.

2. The proposed special use will not substantially injure the value of abutting property or it constitutes a public necessity.

An Impact Analysis was completed by Hotel & Club Associates, Inc., which concluded that the hotel will have no measurable impact to abutting property values. The study utilizes a paired sales analysis to study the impact, if any, on residential property values as a result of their proximity to an existing hotel. The paired sales analysis examined three residential neighborhoods that are adjacent to an existing hotel. Market data from the three matched pair analyses shows no impact on residential property values as a result of their location adjacent to an existing hotel.

3. The proposed special use will be in harmony with the area in which it is located and in general conformity with the comprehensive plan and any applicable small area plan.

The proposed hotel will be in harmony with the area in which it is located and generally conform to the Huntersville Long Term Community Plan. "The requested Hotel use is permitted in the existing CB zoning district with a special use permit. The inclusion of a use as a [special] use in a particular zoning district establishes a prima facie case that the permitted use is in harmony with the general zoning plan." Mann Media Inc. v Randolph County Planning Board, 356 N.C.1; 565 S.E. 2d 9 (2002). Primary ingress and egress will be on Northcross Drive. Land uses along Northcross Drive are interstate/commercial oriented and the residential neighborhood to the west of Northcross is well buffered. Existing transportation infrastructure and utilities are in place to support hotel development as are sidewalks that provide connectivity and walkability to nearby commercial uses. The project will support the economic vitality of Huntersville by expanding the local commercial tax base, creating job growth, and supporting a small business/entrepreneurship. From an environmental perspective, the tree canopy within the buffer zone on the western end of the site will also be preserved.

4. The proposed special use will comply with all of the lot, size, yard, and other standards which this ordinance applies to all uses permitted in the zoning district in which the property is located.

The proposed special use complies with all lot, size, yard and other applicable standards for the CB (CD) zoning district found in the Town of Huntersville Zoning Ordinance. Evidence of this can be found in the Northcross Hotel Special Use Permit plan set. A modification is requested to the Town of Huntersville Article 4 - Urban Workplace Building/Lot type. The maximum building height per Article 4 is 45 feet. The applicant is asking for a modification to allow a maximum building height of 47 feet.

5. The proposed special use will comply with all general standards in Article 11.4 and all specific standards in Article 9 for the issuance of a special use permit for this use.

The proposed special use complies with all general standards of Article 11.4 and all specific standards of Article 9. The special use complies with all standards of Article 9.45.2 (a.- c.) regarding Hotels and Motels in the CB(CD) zoning district. Evidence of this can be found in the Northcross Hotel Special Use Permit plan set.

Attach additional documents if needed.

HOTEL & CLUB

APPRAISAL AND CONSULTING SERVICES

December 7, 2022

Mr. Hitesh Patel
Vice President
Hotel Ventures, Inc.

RE: EPM Rezoning #442291; Special Use Permit Supplemental Information
Impact on Neighboring Properties Values, Harmony with Area, Public Health & Safety
Dual-branded TownePlace Suites by Marriott and Fairfield by Marriott
16221 Northcross Drive, Huntersville, NC 28078

Dear Mr. Patel,

At your request, I have studied the potential impact of a proposed dual-branded TownePlace Suites by Marriott and Fairfield by Marriott hotel to be constructed at 16221 Northcross Drive in Huntersville on surrounding properties. Specifically, I have been asked to give my professional opinion on whether the proposed hotel will have any adverse impact on neighboring property values, whether it would materially endanger the public health or safety, and whether it will be in harmony with the area and conform to the comprehensive plan.

In developing opinions on these issues, I have visited the proposed hotel site and inspected the surrounding neighborhood, making observations about various factors that could potentially impact property values. I have reviewed site and building plans for the hotel, neighborhood GIS aerial maps, the Huntersville Long Term Community Plan, and researched residential sales in similar situations.

To develop an opinion on whether the hotel development would be injurious to the value of abutting properties, an Impact Analysis was completed. The Impact Analysis utilizes a paired sales analysis to study the impact, if any, on residential property values as a result of their proximity to an existing hotel or commercial property. The paired sales analysis examines three residential neighborhoods that are adjacent to an existing hotel. One of these neighborhoods is in

Huntersville. I recently completed a similar assignment in Durham and have included two neighborhoods in Durham that are adjacent to a hotel. Additionally, sales in the Birkdale residential neighborhood are studied relative to a property that adjoins the Birkdale Business Park. My conclusions are based upon the results of these studies along with my general real estate experience and knowledge.

Conclusions

The hotel will be constructed according to applicable local and state building codes. It will have primary ingress and egress on a commercial thoroughfare and will have modern construction and design attributes. It will be flagged within the Marriott family of brands, which will require it to maintain high levels of maintenance and meet certain fire/life safety standards. The hotel may also have undergo periodic inspections from the fire marshal and health department. Therefore, it is reasonable to conclude that the proposed hotel will not materially endanger the public health or safety.

The 2.66-acre hotel site is surrounded by commercial uses to the north and south and to the east by Interstate 77. There are three houses in the Birkdale residential neighborhood that adjoin the hotel site to the west. A 115' wooded buffer will separate the hotel parking lot from the closest residential lot. The hotel building will be constructed on the far eastern portion of the site and will be 339' from the closest residential lot. The primary ingress/egress for the hotel is on Northcross Drive, a commercial thoroughfare.

Market data from three matched pair analyses shows no impact on residential property values as a result of their location adjacent to an existing hotel. This includes one hotel property in Huntersville and two hotel properties in Durham. A fourth matched paired analysis is supportive of this conclusion as it shows no impact on residential property values as a result of proximity to the Birkdale Business Park, a commercial use just north of the hotel site. Therefore, it is my opinion that the proposed hotel will not have any measurable impact on the value of abutting properties.

The proposed hotel will be in harmony with the area in which it is located and generally conform to the Huntersville Long Term Community Plan. The hotel site is surrounded to the north and south by existing commercial uses and to the east by a major interstate highway. Primary ingress and egress will be on Northcross Drive. Land uses along Northcross Drive are interstate/commercial oriented and the residential neighborhood to the west of Northcross is well

buffered. It appears this wooded buffer was deliberate in the planning and development of this area.

The hotel is within the Employment Center district on Huntersville's comprehensive plan (Huntersville 2040 Community Plan). The Employment Center contains a mix of office, industrial, and institutional uses including some residential and retail to create a live, work, and play environment. A key policy emphasis (LU-8) of the Employment District is flexibility, which allows for multiple land uses and offers flexibility in the form-based design principles. It allows for buildings fronting the street, which is proposed for the hotel development. Existing transportation infrastructure and utilities are in place to support hotel development as are sidewalks that provide connectivity and walkability to nearby commercial uses. The project will support the economic vitality of Huntersville by expanding the local commercial tax base, creating job growth, and supporting a small business/entrepreneurship. From an environmental perspective, the tree canopy within the buffer zone on the western end of the site will also be preserved.

Introduction

My name is Zach Spurgeon and I am a partner at Hotel & Club Associates, Inc. based in Greensboro, NC. Hotel & Club Associates is a real estate appraisal and consulting firm that was founded in 1991. I began my career at Hotel & Club in 2006 and have 16 years of real estate appraisal and consulting experience. I graduated from N.C. State University in 2004 with a B.S. degree in Business Management. I hold the MAI designation through the Appraisal Institute and a Certification in Hotel Real Estate Investments & Asset Management from Cornell University. I hold an active N.C. Certified General appraisal license.

Scope of Work

I reviewed site and building plans of the proposed hotel. I visited the proposed hotel site and drove the surrounding neighborhood. I have reviewed the Huntersville Long Term Community Plan. In the paired sales analysis, I analyzed residential property sales in the Birkdale neighborhood that are adjacent to the Birkdale Business Park. I also analyzed residential property sales in a second residential neighborhood in Huntersville that adjoins an existing hotel site, the Best Western Plus at 13830 Statesville Road. I analyzed residential sales in two residential neighborhoods in Durham that adjoin a hotel property. Sales of residential properties that adjoin the hotel were analyzed against other residential sales in the neighborhood that are not adjacent to the hotel to determine if there was any adverse impact on property values from the presence of the hotel.

Overview of Hotel Site / Buffers & Compatibility

The hotel site is surrounded by commercial uses to the north and south, and residential to the west.

Adjacent Uses to Hotel Site		
Direction	**Use**	**Name**
North	Commercial	Hughes Supply - Kitchen & Bath Showroom
South	Commercial	La Unica Mexican Restaurant
East	N/A	Interstate 77
West	Residential	Birkdale residential neighborhood

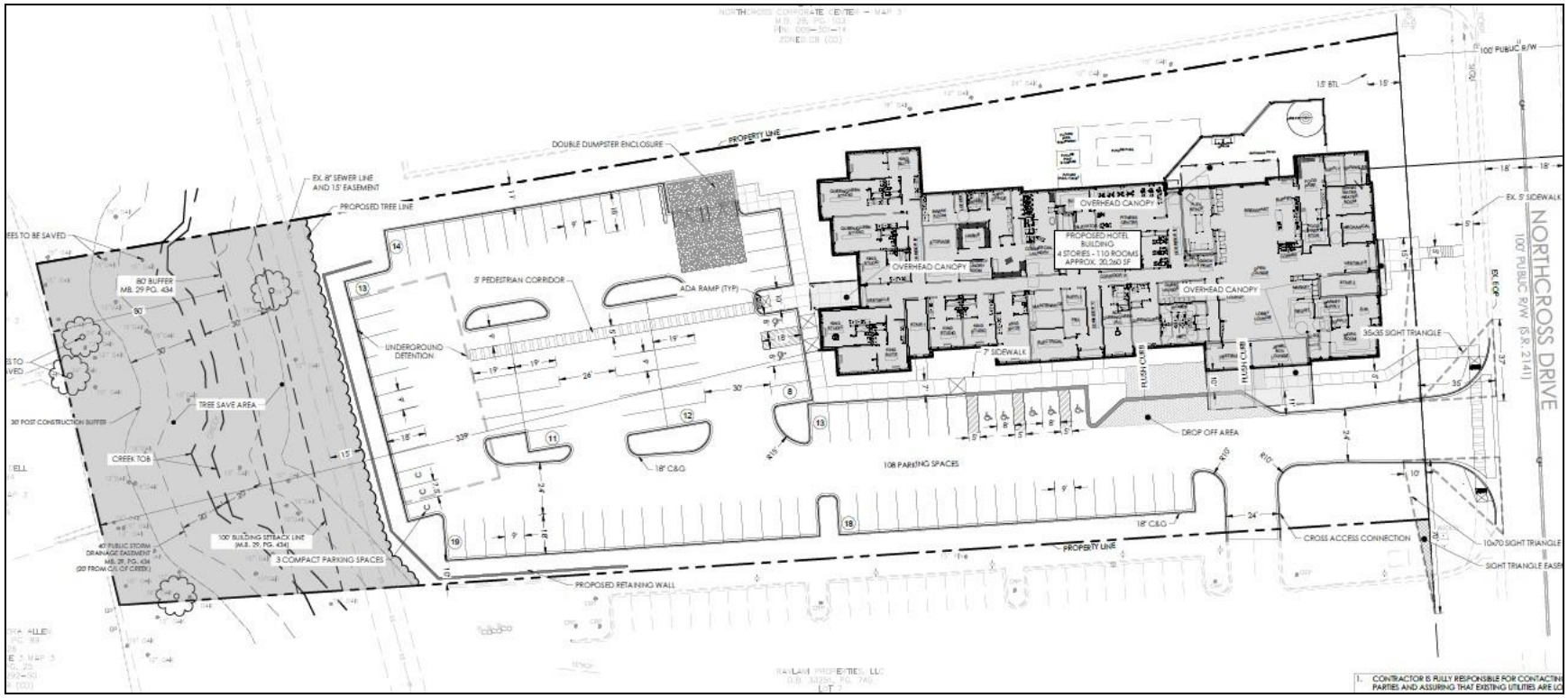
To the north, Hughes Supply and the adjacent Birkdale Business Park were constructed in 1999 while La Unica Mexican Restaurant to the south was built in 2006. Most of the adjacent homes in the Birkdale residential neighborhood were built around 2000-2001.

There are three residential lots in Birkdale that adjoin the hotel site. These residential lots will be buffered from the subject development via a 115’ wooded area located on the subject site. The hotel improvement will be constructed on the far eastern portion of the site and the closest residential lot will be 339’ from the hotel building. The wooded buffer will remain intact during development of the hotel.

Neighborhood Aerial Map

The hotel site is compatible with the adjacent uses to the north and south, which are commercial in nature. The residential uses to the west will be buffered via a 115’ wooded area. This is consistent with the commercial uses to the north and south, which also feature a wooded buffer area.

Site Plan


PROPERTY LINE
DOUBLE DUMPSTER ENCLOSURE
EX. 8" SEWER LINE AND 15' EASEMENT
PROPOSED TREE LINE
80' BUFFER MB. 29 PG. 434
TREE SAVE AREA
CREEK TOB
30' POST CONSTRUCTION BUFFER
100' BUILDING SETBACK LINE (M.B. 29, PG. 434)
3 COMPACT PARKING SPACES
5' PEDESTRIAN CORRIDOR
ADA RAMP (TYP)
UNDERGROUND DETENTION
18" C&G
108 PARKING SPACES
PROPOSED RETAINING WALL
OVERHEAD CANOPY
PROPOSED HOTEL BUILDING
4 STORIES - 110 ROOMS
APPROX. 20,260 SF
7' SIDEWALK
FLUSH CURB
DROP OFF AREA
CROSS ACCESS CONNECTION
35x35 SIGHT TRIANGLE
10x70 SIGHT TRIANGLE
EX. 5' SIDEWALK
100' PUBLIC R/W
NORTHCROSS DRIVE
100' PUBLIC R/W (S.R. 2141)
1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LO

Hotel Construction & Design / Franchise Characteristics

The hotel will have a unique 3 and 4 story construction that is designed to minimize the height on the western end of the building closest to the residential development. The front (eastern) portion of the building will also be 3 stories with a 4 story section in the middle.

The hotel will be flagged as a TownePlace Suites by Marriott and Fairfield by Marriott. The building will be constructed as a modern design with good quality finishes. Marriott requires its franchisees to maintain strict design and quality standards. This includes brand-mandated renovations every few years. The typical franchise term for a newly built Marriott hotel is 20 years with an additional 15-20 year renewal periods. Additionally, the subject represents a $15.0+ million investment and current or future ownership is incentivized to maintain high quality standards over the years in order to protect the investment. Based on these factors, it is reasonable that the hotel will operate as a good quality hotel into the foreseeable future.

<u>TownePlace Suites by Marriott and Fairfield by Marriott – Exterior Renderings</u>

Impact Study via Paired Sales Analysis

A widely accepted methodology for measuring the impact of a single characteristic's effect on value is paired sales analysis or paired data analysis. According to **The Appraisal of Real Estate**, 14th Edition by the Appraisal Institute page 399, this analysis is described as *a quantitative technique used to identify and measure adjustments to the sale prices of comparable properties*. It is based on the premise that when two properties are equivalent in all respects but one, the value of the single difference can be measured by the difference in price between the two properties.

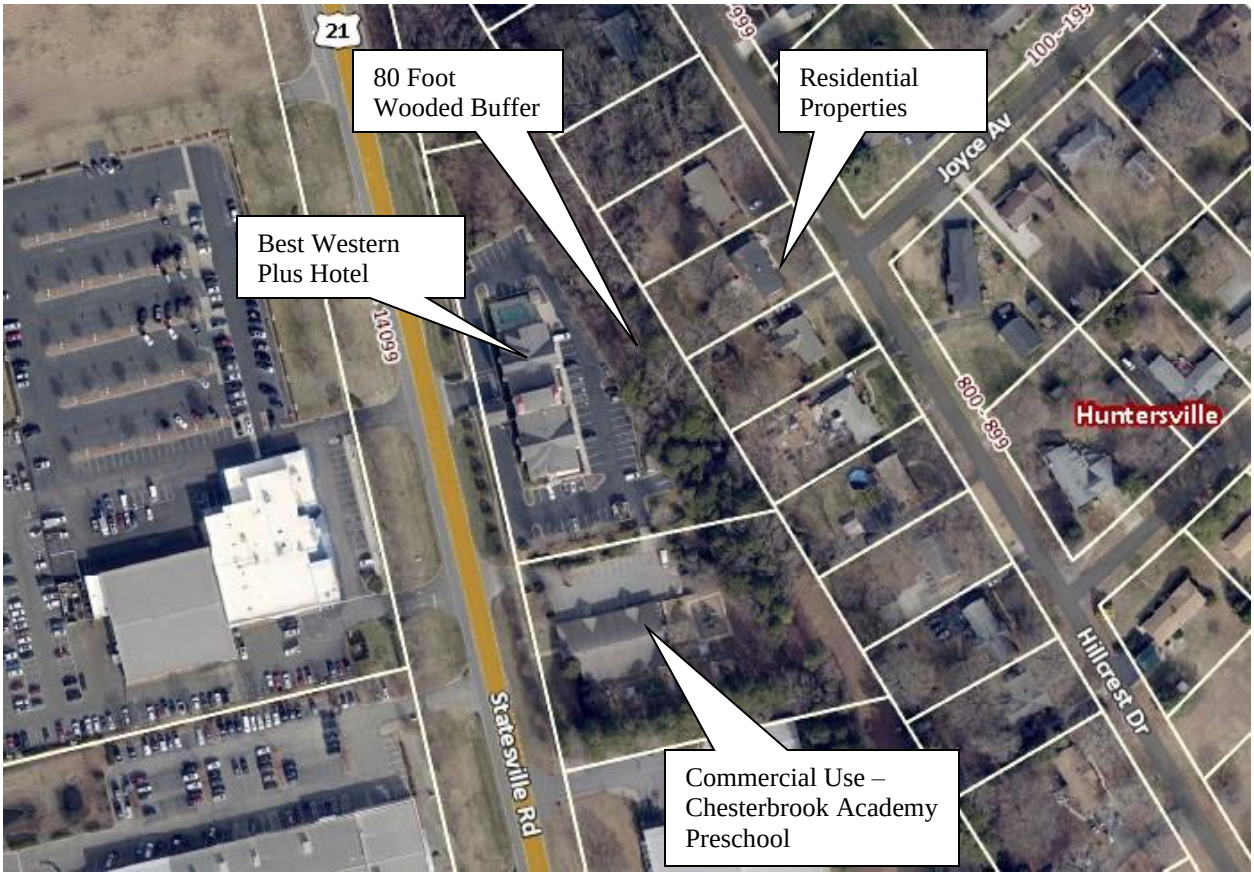
I have relied on four paired sales analysis in this report. Three of the paired sales analysis are completed on residential neighborhoods that adjoin a hotel property including one in Huntersville and two in Durham, NC. A fourth paired sales analysis includes the Birkdale residential neighborhood and a house that adjoins the Birkdale Business Park near the subject hotel site. The two local sales in Huntersville are illustrated on the map below.

The Best Western Plus hotel at exit #23 in Huntersville adjoins a residential neighborhood. There is one house that adjoins the hotel site that recently sold and is analyzed against other single family home sales in the same neighborhood that are not adjacent to the existing hotel. The sales

are adjusted for various factors and the adjusted sale price per square foot is analyzed to determine if there is any adverse impact on property values given the proximity of the exiting hotel. I have completed the same analysis for the Birkdale neighborhood and two neighborhoods in Durham.

Best Western Plus (13830 Statesville Rd., Huntersville) Adjacent to Residential Neighborhood

The Best Western Plus is 3.1 miles south of the TownePlace-Fairfield by Marriott site near exit #23. The 64-room Best Western Plus hotel opened in 2000 and is on the Statesville Road commercial thoroughfare. It is surrounded by commercial uses to the north, south, and west. A residential neighborhood adjoins the hotel site to the east. Five residential properties adjoins the hotel site to the east and are buffered by an approximate 80-foot wooded area. The closest house is 230± feet from the hotel building.



There are five improved residential properties that abut the hotel site. Of these, one house at 405 Hillcrest Drive sold in June 2022. I have compared this property to other houses in the neighborhood that have recently sold to determine if there was any impact from the proximity to the hotel. I have selected comparable sales that are similar in terms of size, condition, and other factors. A chart summarizing the details of these sales along with a map is shown below.

Residential Sales: Adjacent & Non-Adjacent to Best Western Plus Huntersville														
#	Adjoin Hotel	Address	Sale Date	List Price	Sale Price	Price Per SF	Square Feet	Yr. Built	BR/BA	Parking	Design	Acres	Other	DOM
1	Yes	405 Hillcrest Dr.	6/23/2022	$449,000	$430,000	$201.97	2,129	1973	5/3	1 Car Garage / Carport	1 stry Ranch	0.47	Above Ground Pool, Fence	12
2	No	108 Virginia Ave.	12/10/2021	$337,900	$338,000	$200.47	1,686	1969	3/2	None	1 stry Ranch	0.44	2 Sheds	23
3	No	107 Joyce Avenue	8/5/2022	$325,000	$327,500	$260.33	1,258	1965	3/2	Detached 2 Car Garage	1 stry Ranch	0.49	Fence	3
4	No	216 Greenway St.	12/22/2021	$448,000	$448,000	$240.21	1,865	1989	3/3	2 Car Garage	1 stry Ranch	0.63	None	1
5	No	406 Mount Holly-Huntersville Rd.	12/17/2021	$380,000	$370,000	$187.72	1,971	1979	3/2	Detached 2 Car Garage / Carport	1 stry Ranch	0.82	In Ground Pool	14
-	**Average**	-	**3/10/2022**	**$387,980**	**$382,700**	**$218.14**	**1,782**	**1,975**	-	-	-	**0.57**	-	**11**
-	**Median**	-	**12/22/2021**	**$380,000**	**$370,000**	**$201.97**	**1,865**	**1,973**	-	-	-	**0.49**	-	**12**

Residential Sales Map

The sales are adjusted for time, bathrooms, pool, basement square footage, and other features. The adjusted price per square foot for the sales is shown below.

Residential Sales Adjustment Chart			
#	Address	Total	Adjusted $ / SF
1	405 Hillcrest Dr.	$430,000	$201.97
2	108 Virginia Ave.	$323,000	$191.58
3	107 Joyce Avenue	$287,500	$228.54
4	216 Greenway St.	$403,000	$216.09
5	406 Mount Holly-Huntersville Rd.	$315,000	$159.82

Sale Adjoining Hotel (1)		
	Average	Median
Adjusted Sale Price Per SF	$201.97	$201.97
Sales Not Adjacent to Hotel (2-5)		
	Average	Median
Adjusted Sale Price Per SF	$199.00	$203.83
Difference in Median (Adjoining vs. non-adjacent)		-0.9%

After adjustments, the price per square foot for the home adjoining the hotel is 1.0% less than homes not adjoining the hotel. This is within a typical range of variation to be expected in real estate transactions. The house adjoining the hotel (sale #1) had a days on market (DOM) of 12, which is near the average for the other homes that have sold within the neighborhood. This house is buffered from the hotel improvement via an 80-foot wooded buffer. The subject site will have a 115-foot wooded buffer. Therefore, **the preceding market data is indicative that there is no adverse impact on property values from the presence of the hotel.**

Birkdale Neighborhood Adjacent to Birkdale Business Park (Commercial) on Northcross Dr.

The east end of the Birkdale residential neighborhood borders several commercial sites including the Birkdale Business Park, Hughes Supply, La Unica Mexican Restaurant, and the proposed hotel site. The homes that border these commercial sites are along Grafham Circle as illustrated on the map below.

A residential house at 16214 Grafham Circle that adjoins the Birkdale Business Park sold in September 2022. Within the paired sales analysis, I have identified four additional comparable sales in the Birkdale neighborhood that have recently sold and do not adjoin a commercial site. These sales are reasonably similar in terms of size, condition, and other factors.

A chart summarizing the details of these sales along with a map is shown below.

Birkdale Residential Sales: Adjacent & Non-Adjacent to a Commercial Use (Birkdale Business Park)														
#	Adjoin Commercial	Address	Sale Date	List Price	Sale Price	Price Per SF	Square Feet	Yr. Built	BR/BA	Parking	Design	Acres	Other	DOM
1	Yes	16214 Grafham Circle	9/1/2022	$615,000	$595,000	$218.03	2,729	2000	4/2.5	Garage	2 stry	0.22	Fence	34
2	No	9624 Devonshire Dr.	5/6/2022	$710,000	$780,000	$212.38	3,343	2001	4/2.5	Garage	2 stry	0.37	Deck/Outdoor Fireplace	0
3	No	10135 Devonshire Dr.	12/1/2021	$684,900	$675,000	$200.12	3,373	2001	4/3.5	Garage	2 stry	0.27	Deck	68
4	No	8818 St Brides Ct.	8/3/2022	$550,000	$570,000	$224.06	2,544	2001	4/2.5	Garage	2 stry	0.30	Patio/Fence	1
5	No	16027 Grafham Circle	6/16/2022	$650,000	$725,000	$254.03	2,854	2001	5/3	Garage	2 stry	0.22	Patio/Fence	35
-	**Average**	-	**5/24/2022**	**$641,980**	**$669,000**	**$221.72**	**2,969**	**2,001**	-	-	-	**0.28**	-	**28**
-	**Median**	-	**6/16/2022**	**$650,000**	**$675,000**	**$218.03**	**2,854**	**2,001**	-	-	-	**0.27**	-	**34**

Birkdale Residential Neighborhood Sales Map

The sales are adjusted for time, bathrooms, and other features. The adjusted price per square foot for the sales is shown below.

Residential Sales Adjustment Chart			
#	Address	Total	Adjusted $ / SF
1	16214 Grafham Circle	$595,000	$218.03
2	9624 Devonshire Dr.	$770,000	$230.33
3	10135 Devonshire Dr.	$680,250	$201.68
4	8818 St Brides Ct.	$570,000	$224.06
5	16027 Grafham Circle	$717,500	$251.40

Sales Adjoining Hotel (1)		
	Average	Median
Adjusted Sale Price Per SF	$218.03	$218.03
Sales Not Adjacent to Hotel (2-5)		
	Average	Median
Adjusted Sale Price Per SF	$226.87	$227.19
Difference in Median (Adjoining vs. non-adjacent)		-4.0%

After adjustments, the price per square foot for the house adjoining the commercial use (Birkdale Business Park) is 4.0% less than the adjusted median square foot for houses not adjoining the Birkdale Business Park. This is within a typical range of variation to be expected in real estate transactions. Sale #1 had a days on market (DOM) of 34 days, which was generally in line with the median DOM for the other sales in the neighborhood. Therefore, **the preceding market data is indicative that there is no adverse impact on property values from the presence of the commercial use (Birkdale Business Park).**

Trinity Park Adjacent to Residence Inn by Marriott (1108 W. Main St, Durham, NC)

The Residence Inn by Marriott is a 147-room hotel that opened in mid-2015. It is on the W. Main Street commercial thoroughfare. Adjacent uses include the Trinity Park residential neighborhood to the north, commercial uses to the south and east, and Duke's east campus to the west. The hotel site adjoins the Trinity Park residential neighborhood to the north and two improved residential properties abut the hotel site. These two properties are buffered by an approximate 10-foot brick fence.

There are two improved residential properties that abut the hotel site. Of these, one house sold in January 2022. I have compared this properties to other houses that have sold within the Trinity Park neighborhood to determine if there was any impact from their proximity to the hotel. I have selected comparable sales that are similar to these properties in terms of size, condition, and other factors.

A chart summarizing the details of these sales along with a map is shown below.

Residential Sales: Trinity Park Neighborhood														
#	Adjoin Hotel	Address	Sale Date	List Price	Sale Price	Price Per SF	Square Feet	Yr. Built	BR/BA	Parking	Design	Acres	Other	DOM
1	Yes	115 Watts St.	1/31/2022	$1,700,000	$1,700,000	$390.18	4,357	1920	6/4	Garage	2 stry	0.23	Pool, Fence	5
2	No	114 N. Buchanan St.	5/21/2021	$1,000,000	$1,100,000	$263.54	4,174	1924	3/3	Garage	2 stry	0.22	Fence	3
3	No	116 N. Buchanan St.	11/1/2019	$975,000	$940,000	$222.17	4,231	1925	5/3	None	2 stry	0.23	Fence	1
4	No	1009 Watts St.	7/15/2021	$1,845,000	$1,845,000	$419.70	4,396	2009	4/4.5	Garage	2 stry	0.33	Fence	3
5	No	1010 Gloria Ave.	8/12/2020	$1,400,000	$1,375,000	$331.72	4,145	1910	4/2.5	None	2 stry	0.17	Fence	14
6	No	1005 Lamond Ave.	6/1/2022	$890,000	$965,000	$396.14	2,436	1906	3/3	None	2 stry	0.22	Fence	3
7	No	1111 Urban Ave.	6/2/2022	$892,000	$920,000	$369.63	2,489	1918	3/2	None	2 stry	0.12	Fence	5
-	**Average**	**-**	**6/20/2021**	**$1,243,143**	**$1,263,571**	**$341.87**	**3,747**	**1,930**	**-**	**-**	**-**	**0.22**	**-**	**5**
-	**Median**	**-**	**7/15/2021**	**$1,000,000**	**$1,100,000**	**$369.63**	**4,174**	**1,920**	**-**	**-**	**-**	**0.22**	**-**	**3**

Trinity Park Sales Map

The sales are adjusted for time, bathrooms, pool, and other features. The adjusted price per square foot for the sales is shown below.

Residential Sales Adjustment Chart			
#	Address	Total	Adjusted $ / SF
1	115 Watts St.	$1,785,000	$409.69
2	114 N. Buchanan St.	$1,239,000	$296.84
3	116 N. Buchanan St.	$1,240,000	$293.07
4	1009 Watts St.	$2,052,000	$466.79
5	1010 Gloria Ave.	$1,722,500	$415.56
6	1005 Lamond Ave.	$1,030,000	$422.82
7	1111 Urban Ave.	$1,000,000	$401.77

Sales Adjoining Hotel (1)		
	Average	Median
Adjusted Sale Price Per SF	$409.69	$409.69
Sales Not Adjacent to Hotel (2-7)		
	Average	Median
Adjusted Sale Price Per SF	$382.81	$408.66
Difference in Median (Adjoining vs. non-adjacent)		0.2%

After adjustments, the price per square foot for the house adjoining the hotel is generally in line with the houses not adjoining the hotel. Sale #1 had a days on market (DOM) of 5, which is similar to the other homes that have sold within the neighborhood. This home is buffered from the hotel site via the 10' fence and significant vegetation. **The preceding market data is indicative that there is no adverse impact on property values from the presence of the hotel.**

Landsbury/Waterbury Neighborhood Adjacent to La Quinta Inn & Suites (4414 Durham-Chapel Hill Blvd., Durham)

The La Quinta Inn & Suites is located 5.3 miles south of the TownePlace site along the Durham-Chapel Hill Blvd. (US 15-501) commercial thoroughfare. The 130-room La Quinta Inn opened in 1999. Adjacent uses include the Landsbury-Waterbury residential neighborhood to the north, commercial to the south and west, and vacant land to the east. There are three residential homes in the neighborhood that are abutting the hotel site.

Of the three houses that adjoin the hotel site, two have sold within the last year. However, one of these homes was very dated and has been excluded from the analysis. The house at 118 Landsbury Drive adjoins the hotel and is analyzed against other recently sold homes in the neighborhood that do not adjoin the hotel site. I have selected comparable sales that are reasonably similar in terms of size, condition, and other factors.

A chart summarizing the details of these sales along with a map is shown below.

Residential Sales: Trinity Park Neighborhood													
#	Adjoin Hotel	Address	Sale Date	List Price	Sale Price	Price Per SF	Square Feet	Yr. Built	BR/BA	Parking	Design	Acres	DOM
1	Yes	118 Landsbury Dr.	6/14/2021	$449,000	$449,000	$259.84	1,728	1971	3/2	Garage	1 stry	0.49	45
2	No	226 Landsbury Dr.	2/8/2022	$419,000	$500,000	$191.50	2,188	1974	4/3	Garage	1 stry	0.47	3
3	No	4011 Garrett Rd.	3/21/2022	$449,900	$505,000	$291.23	1,734	1965	4/3	None	1 stry	0.48	5
4	No	204 Landsbury Dr.	8/30/2021	$370,000	$395,000	$238.67	1,655	1966	3/2	None	1 stry	0.47	6
5	No	142 Landsbury Dr.	9/14/2020	$329,000	$349,153	$201.59	1,732	1977	3/2	None	1 stry	0.85	3
6	No	102 Landsbury Dr.	11/18/2021	$340,000	$370,000	$209.99	1,762	1972	3/2	None	1 stry	0.61	4
7	No	217 Landsbury Dr.	8/13/2020	$279,900	$306,350	$212.60	1,441	1998	3/5	Garage	1 stry	0.46	2
-	**Average**	**-**	**7/9/2021**	**$376,686**	**$410,643**	**$229.35**	**1,749**	**1,975**	**-**	**-**	**-**	**0.55**	**10**
-	**Median**	**-**	**8/30/2021**	**$370,000**	**$395,000**	**$212.60**	**1,732**	**1,972**	**-**	**-**	**-**	**0.48**	**4**

Landsbury-Waterbury Sales Map

The sales are adjusted for time, bathrooms, and other features. The adjusted price per square foot for the sales is shown below.

Residential Sales Adjustment Chart			
#	Address	Total	Adjusted $ / SF
1	118 Landsbury Dr.	$493,900	$285.82
2	226 Landsbury Dr.	$394,000	$180.07
3	4011 Garrett Rd.	$585,150	$337.46
4	204 Landsbury Dr.	$480,550	$290.36
5	142 Landsbury Dr.	$465,492	$268.76
6	102 Landsbury Dr.	$449,600	$255.16
7	217 Landsbury Dr.	$392,620	$272.46

Sales Adjoining Hotel (1)		
	Average	Median
Adjusted Sale Price Per SF	$285.82	$285.82
Sales Not Adjacent to Hotel (2-7)		
	Average	Median
Adjusted Sale Price Per SF	$267.38	$270.61
Difference in Median (Adjoining vs. non-adjacent)		5.6%

After adjustments, the price per square foot for the home adjoining the hotel is 5.6% more than the adjusted median square foot for home not adjoining the hotel. This is within a typical range of variation to be expected in real estate transactions. Sale #1 had a days on market (DOM) that was longer than other sales in the neighborhood, which could indicate a smaller buyer pool for the property. However, **ultimately there does not appear to be any adverse impact on value.**

Conclusion – Paired Sales Analysis

Based on the market data presented in the three hotel related paired sales analyses, it is my opinion that there is no adverse impact on market value to the houses adjacent to a hotel property. In the case of the Best Western Plus in Huntersville, an 80' wooded buffer separated the hotel parking lot from the adjoining residential lots. There was an even smaller buffer for the two residential houses that abutted the Residence Inn and La Quinta Inn in Durham. The subject hotel site will have a 115' wooded buffer separating its improved parking lot from the closest residential lot. Therefore, it is reasonable to conclude that there will be no adverse impact on market value for the residential homes adjoining the hotel site. The paired sales analysis of the house adjoining the Birkdale Business Park (while not a hotel) is supportive of this conclusion.

Respectfully submitted,

Zachary J. Spurgeon, MAI

Appraiser & Consultant Qualifications

Zachary J. Spurgeon, MAI

Hotel & Club Associates, Inc.
3717-D West Market Street
Greensboro, North Carolina 27403
Office: (336) 379-1400
zspurgeon@hotelandclub.com

PROFESSIONAL EXPERIENCE:

Hotel and Club Associates, Inc. – Partner	2018 - Present
Hotel and Club Associates, Inc. – Appraiser and Consultant	2006 - 2018

PROFESSIONAL DESIGNATIONS:

MAI (Member, The Appraisal Institute)
CHIA (Certification in Hotel Industry Analytics from the American Hotel & Lodging Educational Institute and Smith Travel Research)

EDUCATION:

N.C. State University – Bachelor of Science Degree, Business Management (2004)
Cornell University – Certificate in Hotel Real Estate Investments & Asset Management (2017)

STATE CERTIFICATIONS/LICENSES:

N.C. Certified General Appraiser – A7157
S.C. Certified General Appraiser – CG 6658
VA Certified General Appraiser – 4001-014498
TN Certified General Appraiser - 4647
GA Certified General Appraiser – 339129
PA Certified General Appraiser - GA004286
N.C. Licensed Real Estate Broker (inactive) – 250158

PROFESSIONAL EXPERIENCE:

Zach began his career with Hotel & Club Associates, Inc. in 2006 and has completed over 700 assignments including appraisals, market studies, feasibility studies, and consultations for lending institutions, developers, property owners, attorneys, and municipalities throughout the United States.

COURSEWORK:

Completion of the comprehensive exam and coursework required for the MAI designation.
Completion of 28 hours of appraisal related continuing education every two years.
Specialized hotel coursework through Cornell University's Certification Program.
Completion of the coursework required to obtain an N.C. Certified General Appraisal License.
Completion of the coursework required to obtain an N.C. Real Estate Broker License.

Town of Huntersville
Planning Board
January 24, 2023

To: Town Board

From: Jesse James, Senior Planner

Date: January 24, 2023

Subject: R22-06

EXPLAIN REQUEST:
Consider a recommendation on R22-06 a request by Hitesh Patel on behalf of Hotel Ventures of Lake Norman, Inc. to rezone approximately 2.66 acres at 16221 Northcross Drive from Corporate Business Conditional District (CB-CD) to Corporate Business Conditional District (CB-CD) to permit a 4-story 109 room hotel.

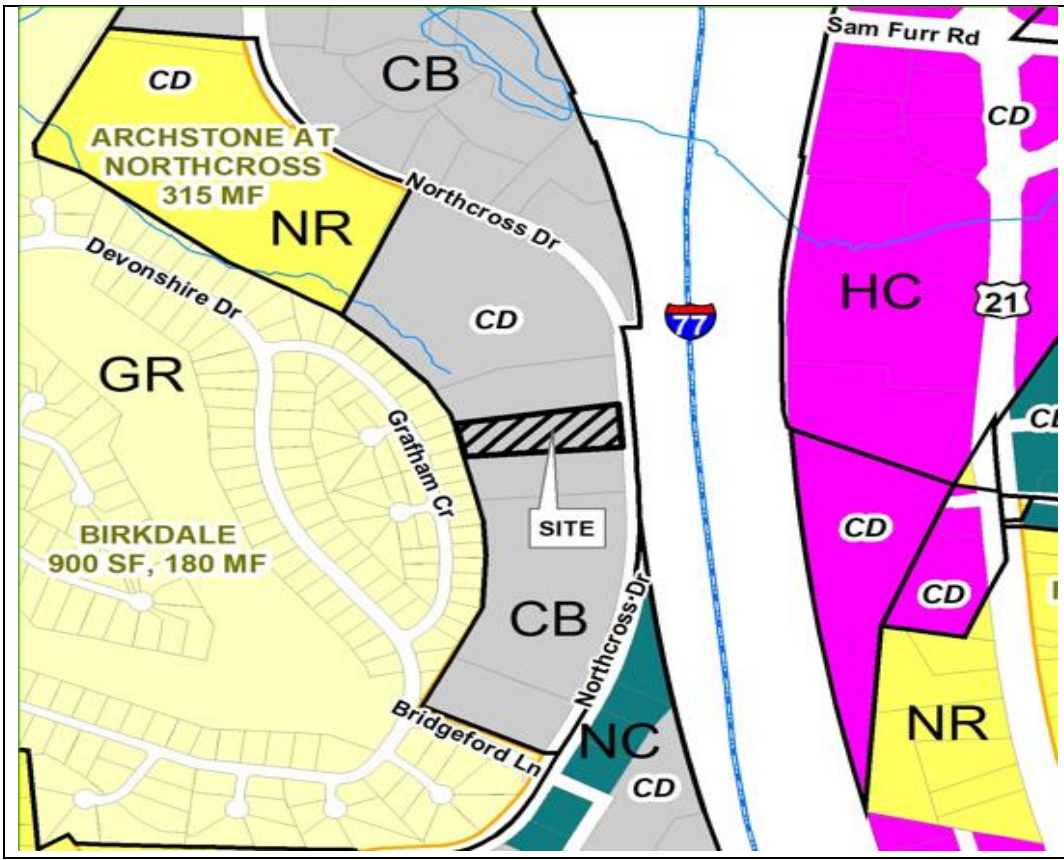
ACTION RECOMMENDED:
Recommendation

FINANCIAL IMPLICATIONS:
NA

ATTACHMENTS:
1. R22-06 PB 1-24-23 Staff Report 1
2. Rezoning_Town_of_Huntersville_General_Application
3. Northcross_Hotel_Rezoning_Set
4. Northcross Corporate Center 1-28-97
5. CLTW_WTSLetter_NORTHCROSS_HOTEL,_McDowell_Creek_WWTP,
6. Notice for Nov 17 Meeting
7. TIA_Determination_10-3-22
8. I-5715_Handout_February_2018
9. 010323FinalDraftForBoard

Petition R22-06
Northcross Hotel

PART 1: PROJECT SUMMARY



Applicant: Hotel Ventures of Lake Norman, Inc.

Property Owner: Manah Limited Partnership

Property Address: 16221 Northcross Drive

Project Size: (+/-) 2.66 acres

Parcel Numbers: 00930115

Current Zoning: Corporate Business Conditional District (CB-CD)

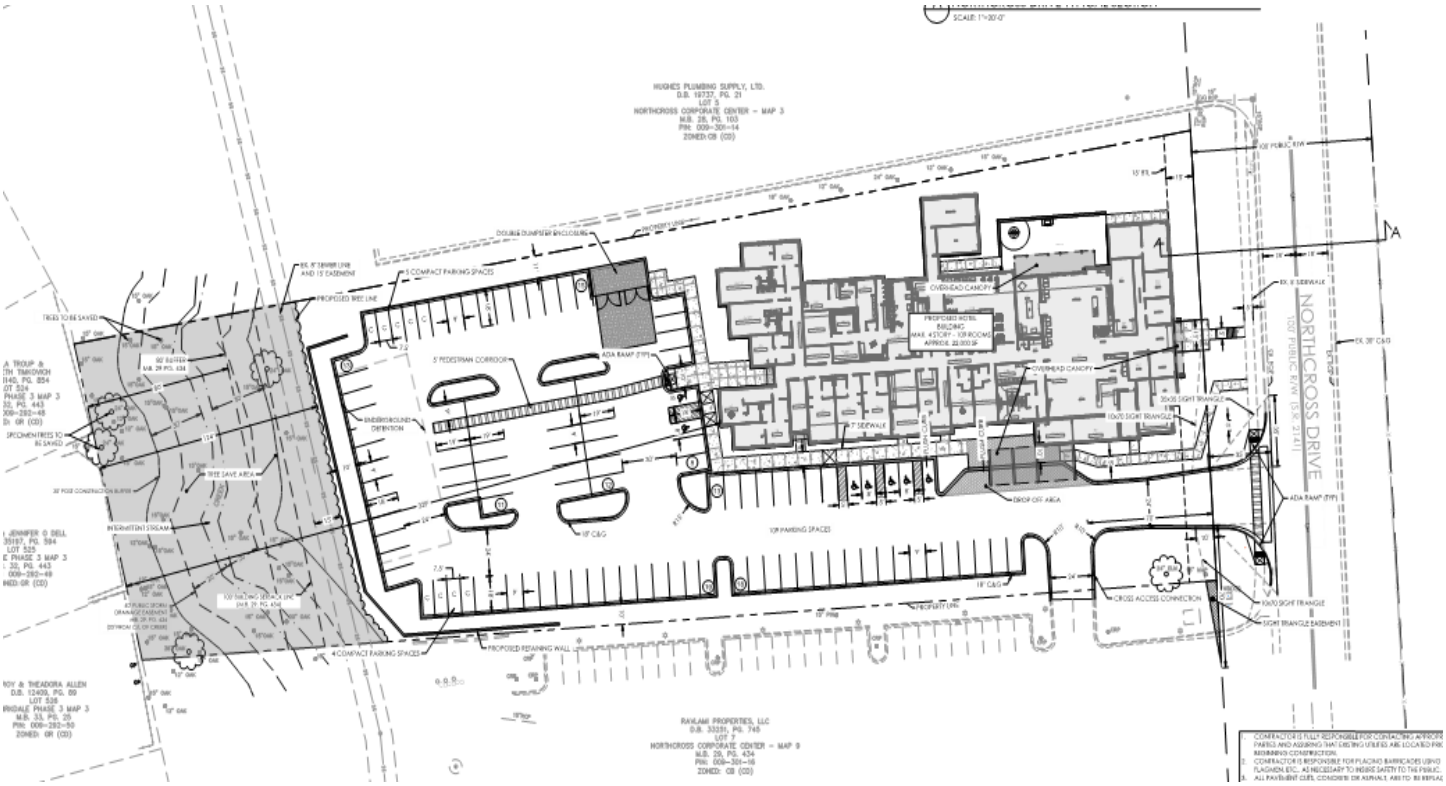
Current Land Use: Vacant

Proposed Zoning: Corporate Business Conditional District (CB-CD)

Proposed Land Use: Hotel 109 Rooms

1. Purpose: Rezone 2.66-acres at 16221 Northcross Drive from Corporate Business Conditional District (CB-CD) to Corporate Business Conditional District (CB-CD) to accommodate for a proposed 4-story 109 room hotel. CB-CD is proposed due to the exclusion of hotels as a permitted use under the current CB-CD plan. This application also requires an approved Special Use Permit due to the proximity of an adjacent residential zoned district within 250 feet.
2. Hotels are not a permitted land use under the original Business Park Conditional District (BP-CD) Northcross Corporate Center plan (site plan attached, approved prior to Huntersville jurisdiction and later amended in 1994 by Town of Huntersville), however under the 1996 adoption of the current zoning ordinance, BP was replaced with the Corporate Business District zoning in which hotels are a permitted land use with conditions.
3. Any structure in which a hotel or motel is the principle or accessory use shall be separated by a distance no less than three (3) times the height of the proposed structure closest to the common lot line of the adjoining residential and mixed-use zone, but in no case less than 100 feet. The proposal calls for a maximum height of 47 feet, this height times three equals 141 feet. The separation distance proposed under the condition above is at 339 feet, which can be seen in the provided site plans attached.
4. Adjoining Zoning and Land Uses.
   - North: Corporate Business Conditional District– Office/Service
   - South: Corporate Business Conditional District- Restaurant
   - East: Northcross Drive and I-77
   - West: General Residential- Single Family Residential.
5. A neighborhood meeting was held on Thursday, November 17, 2022 and the questions asked by residents and the responses from the applicants are summarized in the Neighborhood Meeting Report (see Attachment D).
6. Notice for this rezoning petition was sent via letter to adjoining property owners; a legal ad placed in the Charlotte Observer; and posting of rezoning signs on the property along Northcross Drive.

PART 2: REZONING/SITE PLAN

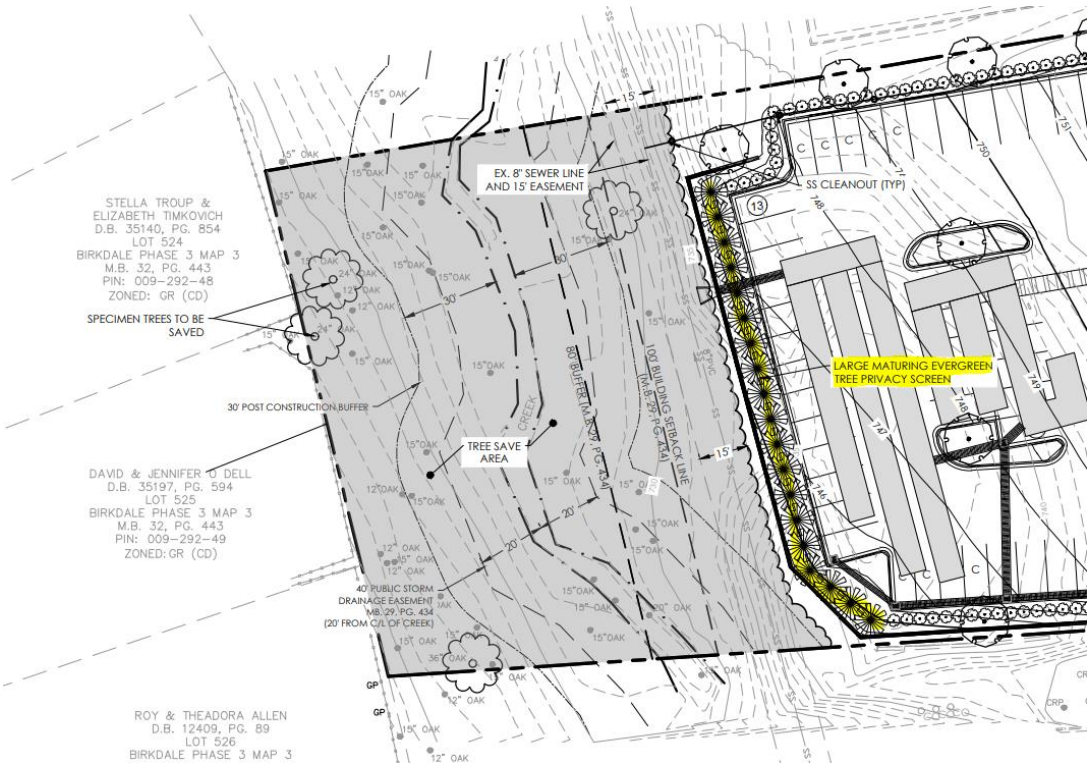


The proposed Conditional District Rezoning Plan is generally compliant with the Zoning Regulations. Significant elements include:

- The proposal is for a single building four story hotel with 109 rooms, fronting Northcross Drive.
- Article 3.2.4(d) states that "1) Along existing streets, new buildings shall respect the general spacing of structures, building mass and scale, and street frontage relationships of existing buildings.
    - New buildings which adhere to the scale, massing, volume, spacing, and setback of existing buildings along fronting streets exhibit demonstrable compatibility.
    - New buildings which exceed the scale and volume of existing buildings may demonstrate compatibility by **varying the massing of buildings to reduce perceived scale and volume**." The applicant has proposed to break up the building massing with modulating building walls and scaling back of forth level floor area. This is seen most clearly by the proposed site plan above and the elevation provided below.

- The proposed rear elevation is also scaled back to give massing relief to the adjacent single family residential neighborhood. Rear windows have also been designed to overlook the commercial projects to the side property lines and not the residential zone. This can be seen below.

- Article 7.5: Requires an 80 foot in width buffer abutting residential property. The applicant is offering 124 feet of undisturbed buffer with existing vegetation which exceeds the minimum requirement. In addition to the buffering width that exceeds the requirement, the applicant is offering an additional row of large maturing evergreen trees along the back of the parking lot to allow for supplemental evergreen buffering due to much of the existing buffering being of the deciduous variety as seen below:



- Minimum Tree Preservation (canopy tree save) for Corporate Business is 0%. The applicant is proposing to save 124 feet of existing canopy buffering the western property line.
- Minimum Tree Preservation (specimen tree save) for Corporate Business is 30%. The Rezoning Plan saves roughly 40% of existing specimen trees.
- There are no identified Heritage Trees on site.
- Planning, Transportation, and Storm Water Engineering staff have minor site plan comments outstanding that need to be addressed prior to final plan approval.

- <u>One minor modification is requested</u>. The applicant is requesting that the overall height below the parapet wall be increased from the 45 foot maximum height permitted to 47 feet.

PART 3: TRANSPORTATION ISSUES

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

The Application for Determination was submitted on 9/29/22 and is based on a 109 Room hotel. No TIA is required.

NCDOT Project STIP I-5715

The N.C. Department of Transportation proposes to reconfigure the I-77 and N.C. 73 (Sam Furr Road) interchange. The purpose of this project is to improve mobility and connectivity for local traffic accessing properties adjacent to this interchange. A secondary purpose is to reduce delay and congestion on N.C. 73 through the I-77/N.C. 73 interchange.

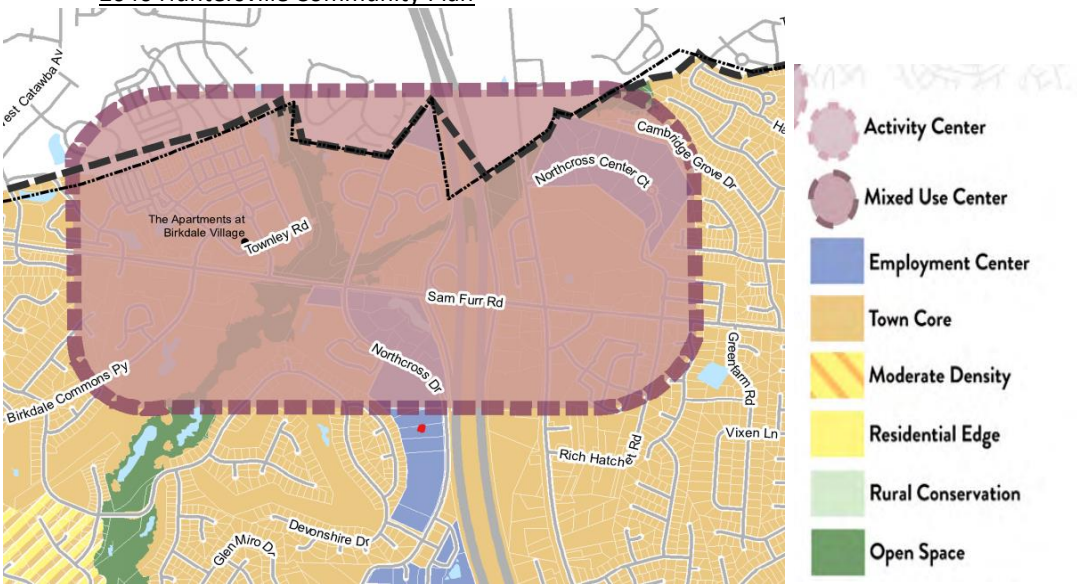
The new interchange design is called a "split diamond." As part of this design, the existing ramps will remain in approximately their same locations, and two new bridges will be added across I-77. The northern crossing will connect with the I-77 ramps with roundabouts on both sides. On the east end, the roundabout will also connect to Caldwell Creek Drive. Two alternatives for the eastern roundabout, a four and a five leg roundabout, are under consideration.

The southern crossing will connect Northcross Drive and U.S. 21 (Statesville Road), using a loop on the west side and a roundabout on the east side. Drivers using the I-77 northbound off-ramp will have the choice to access the new crossing or go directly to N.C. 73. (See attachment).

PART 4: REZONING CRITERIA

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

2040 Huntersville Community Plan



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

- LU 5.1: Allow more intense development only where transportation infrastructure and utilities already exist.
  Comment- This parcel is located where transportation and utility infrastructure exist.
- LU 6.2: Commercial uses are encouraged in the Town Core and as specified in adopted Small Area Plans.
  Comment- This parcel is within the Town Core.
- LU 7.1: Require all new development to adhere to the following design principles:
  - All buildings shall front a public street or open space

-Parking lots, if required, should be predominately located behind buildings screened from view and larger lots should be broken by buildings and or landscape features.
-Improve connectivity, particularly for pedestrians and vehicles.
Comment- The proposed plan fronts the public street with emphasis on the human scale, locates parking in the rear of the building and is well screened, and allows for connectivity for pedestrians with sidewalks internally that connect to the street sidewalk, and the proposed plan provides a driveway connection with the adjacent commercial site.

- EV 1.3: Inventory and protect strategic development sites.
  - Allow new commercial or multi-family land uses in Employment Centers only if they are complimentary and do not jeopardize large employment sites' viability.
  Comment-This site is approximately 2.66 acres and is adjacent to developed sites on all sides. This proposal would not jeopardize any large employment sites and it is complementary to the adjacent developed commercial sites by adding a mixture of uses in that general area.

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

1. **Whether the proposed reclassification is consistent with the overall character of existing development in the immediate vicinity of the subject property.**
   STAFF COMMENT:
   The proposed rezoning for the Northcross Hotel is consistent with the overall character of the surrounding area. The additional buffering of the single family properties to the west and the breaking up of the massing in accordance with article 3.2.9 make this rezoning proposal consistent with the character of the existing development in the immediate vicinity of the subject property.

2. **The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, transit service, parks and recreational facilities, police and fire protection, hospitals and medical services, schools, storm water drainage systems, water supplies, and wastewater and refuse disposal.**
   STAFF COMMENT:
   There is no indication this project will have a negative impact on public facilities and or services.

3. **Whether the proposed reclassification will adversely affect a known archeological, environmental, historical or cultural resource."**
   STAFF COMMENT:
   Planning staff has no indication that the request will adversely affect known archeological, environmental, historical, or cultural resources.

PART 5: STAFF RECOMMENDATION

In considering the proposed rezoning petition R22-06, Northcross Hotel, staff recommends approval as submitted with the proposal being consistent with the Huntersville 2040 Community Plan policies LU 5.1, 6.2, 7.1, and EV-1.3. Furthermore, Hotels are a use by right with conditions under the Corporate Business zoning district and this proposal complies with all applicable ordinances with only one minor modification requested for additional two feet of height above the maximum allowed in the district.

PART 6: PUBLIC HEARING COMMENTS

A Public Hearing was held on January 3, 2023. Two residents of an adjacent neighborhood voiced concerns over the proposed hotel as not being harmonious with the surrounding area(see public Hearing Minutes, Youtube Video hearing). Several questions were asked to the proposed hotel ownership regarding the branding of the hotel.

PART 7: PLANNING BOARD RECOMMENDATION

Planning Board Meeting is scheduled for January 24, 2023.

PART 8: TOWN BOARD RECOMMENDATION

Town Board Meeting is scheduled for February 20, 2023.

PART 9: ATTACHMENTS

A – Rezoning Application
B – Proposed CD Rezoning Plan
C-Northcross Corporate Center Approved CD Plan
C – Charlotte Willingness To Serve Letter
D – Neighborhood Meeting Report (11-17-22)
E- TIA Determination
F- NCDOT STIP Project I-5715
G- Public Hearing Minutes

PART 10: CONSISTENCY STATEMENT – R22-06 Northcross Hotel

Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed rezoning petition R22-06, Northcross Hotel, staff recommends approval as submitted as the proposal is consistent with the Huntersville 2040 Community Plan policies LU 5.1, 6.2, 7.1, and EV 1.3. The Proposed development is consistent with the surrounding development's character by varying the massing of buildings to reduce perceived scale and volume and further, provides additional buffering than required by code with the adjacent single family residential zoning to the West. **It is reasonable and in the public interest to approve the Rezoning Plan because the rezoning is consistent with the envisioned use and development pattern set forth in the 2040 Community Plan.**	APPROVAL: APPROVAL: In considering the proposed rezoning application R22-06, Northcross Hotel, the Planning Board recommends approval based on the Plan being consistent with **(insert applicable plan reference)**. **It is reasonable and in the public interest to approve the Rezoning Plan because… (Explain)**	APPROVAL: APPROVAL: In considering the proposed rezoning application R22-06, Northcross Hotel, the Town Board recommends approval based on the Plan being consistent with **(insert applicable plan reference)**. **It is reasonable and in the public interest to approve the Rezoning Plan because… (Explain)**
	DENIAL: In considering the proposed rezoning application R22-06, Northcross Hotel, the Planning Board recommends denial based on the Plan being **(consistent OR inconsistent) with (insert applicable plan reference).** **It is not reasonable and in the public interest to approve the Rezoning Plan because… (Explain)**	DENIAL: DENIAL: In considering the proposed rezoning application R22-06, Northcross Hotel, the Town Board recommends denial based on the Plan being **(consistent OR inconsistent) with (insert applicable plan reference).** **It is not reasonable and in the public interest to approve the Rezoning Plan because… (Explain)**

Town of Huntersville
NORTH CAROLINA

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 09-26-2022

Name of Project Northcross Hotel Rezoning Phase # (if subdivision) _____

Project Address 16221 Northcross Drive, Huntersville NC 28078

Parcel Identification Number(s) (PIN) 00930115

Current Zoning District CB (CD) Proposed District (for rezoning only) CB (CD)

Property Size (acres) 2.66 acres Street Frontage (feet) 196 feet

Current Land Use Vacant

Proposed Land Use(s) Commercial

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

3. Description of Request

Explain the nature of this request. If a separate sheet is necessary, please attach to this application.
This project consists of the rezoning for this parcel to allow for a 4-story Hotel.
The hotel building footprint is approximately 20,225 sf with 110 rooms.

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 Hotel Ventures of Lake Norman, Inc. Phone 404-368-9227

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

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

Signature _____ Printed Name: Hitesh Patel

Title Vice President Email hpatel@hotelventuresinc.com

Address of Applicant 3836 HONORS WAY, MARTINEZ GA 30907

7. Property Owner (If different than applicant)

*Printed Name Manah Limited Partnership Phone _____

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

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

Signature Nagiba A. Habashi (Nagiba A. Habashi (Sep 28, 2022 16:39 EDT)) Printed Name Nagiba A. Habashi

Title _____ Email shabashi@nsmgpa.com

Address of Property Owner 16115 Weatherly Way, 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

Development Firm	Name of Contact	Phone	Email

Design Firm	Name of Contact	Phone	Email

Contact Information

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

Sheet List Table	
Sheet Number	Sheet Title
Z01	COVER
Z02	SURVEY
Z02A	TREE SAVE PLAN
Z03	REZONING PLAN
Z04	PRELIM GRADING PLAN
Z05	LANDSCAPE-UTILITY PLAN

VICINITY MAP
SCALE: N.T.S.

REZONING SITE PLAN PACKAGE
PROPOSED

NORTHCROSS HOTEL
HUNTERSVILLE, MECKLENBURG COUNTY, NC

EPM# 442177

DEVELOPER:

HOTEL VENTURES, OF LAKE NORMAN INC.
3836 HONORS WAY
MARTINEZ, GA 30907
PH: (404) 368-9227
CONTACT: HITESH PATEL

OWNER:

MANAH LIMITED PARTNERSHIP
16115 WEATHERLY WAY
HUNTERSVILLE, NC 28078

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE DEPARTMENT OF TRANSPORTATION.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

811 Know what's below. Call before you dig.

HensonFoley
Landscape Architecture | Civil Engineering
121 Gilead, Huntersville NC 28078
p: 704.875.1615 | f: 704.875.0959 | www.hensonfoley.com
NC ENGINEERING BOARD LICENSE #: C-0781
NC LANDSCAPE ARCHITECTURE BOARD LICENSE #: C-299

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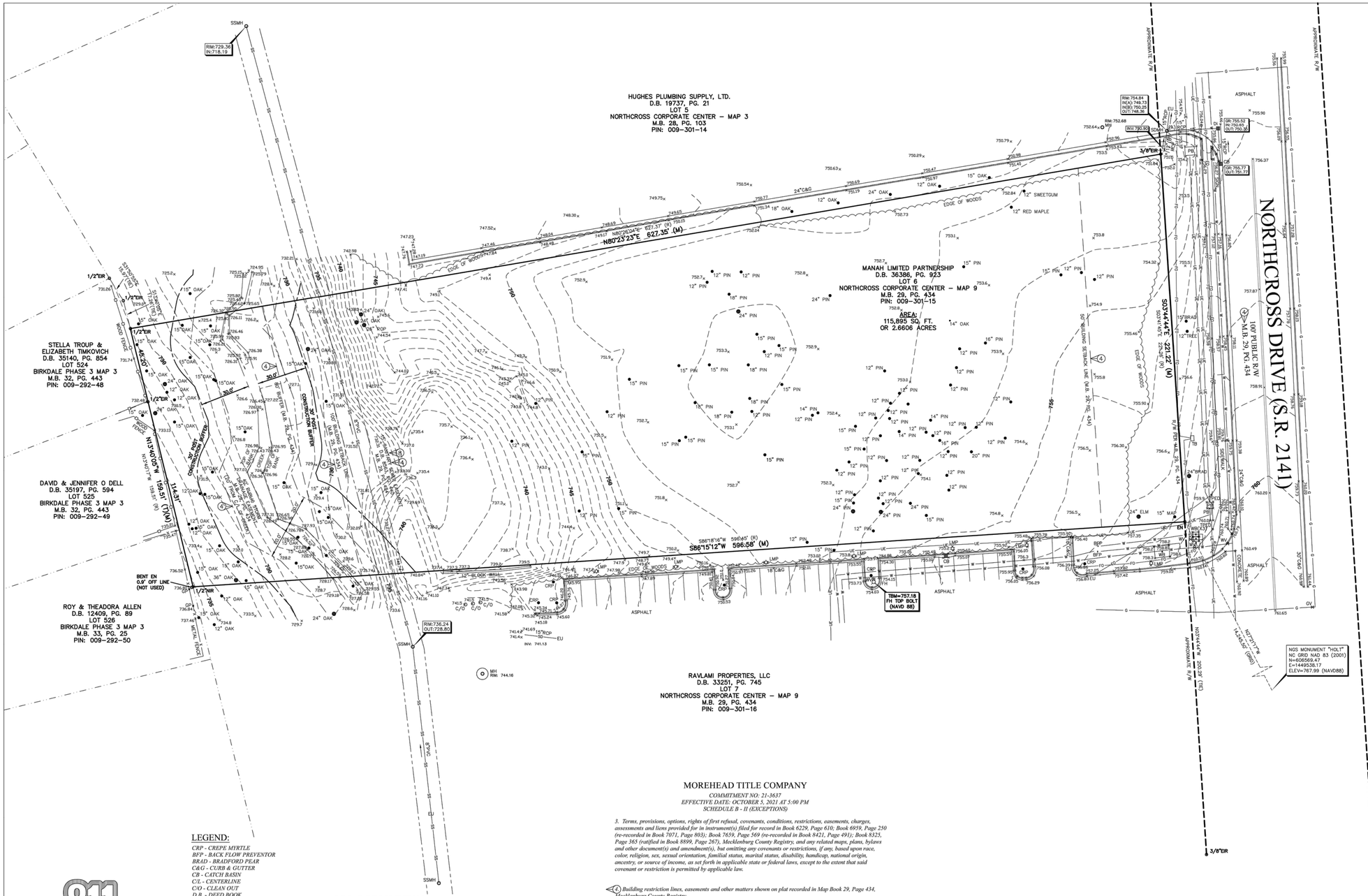
NORTH CAROLINA LICENSED LANDSCAPE ARCHITECT
12-07-2022
HENSON

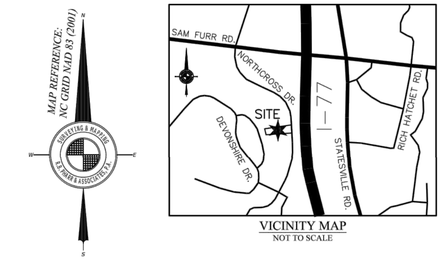
NORTHCROSS HOTEL
PARCEL ID: 00930115
16221 NORTHCROSS DR HUNTERSVILLE NC 28078

COVER

REVISIONS:
2022/12/07 - REZONING/SUP COMM.

Z01 - COVER.DWG
PROJECT NUMBER: 221088
DATE: 09/15/2022 DRAWN BY: TSF
SHEET Z01 OF 5





VICINITY MAP
NOT TO SCALE

NOTES:

1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
5. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
6. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
7. ELEVATIONS BASED ON N.G.S. MONUMENT "HOLT", ELEVATION = 767.99 FEET, NAVD 88.
8. IN THE ABSENCE OF ANY KNOWN OFFICIAL DOCUMENTATION (E.G. NCDOT RIGHT-OF-WAY [R/W] TAKING DEED, HIGHWAY MAP, ETC.), THE NCDOT R/W WIDTH IS PRESUMED TO BE THE NOMINAL WIDTH OF THE ROAD, BYWAY OR HIGHWAY INCLUSIVE OF THE SHOULDERS CURRENTLY MAINTAINED BY NCDOT. MOREOVER, SAID WIDTH HAS FURTHER BEEN DEFINED BY THE NCDOT AS THE WIDTH FROM BACK-OF-DITCH ON ONE SIDE OF A GIVEN ROAD TO THE BACK-OF- DITCH ON THE OPPOSITE SIDE OF SAID ROAD. FURTHERMORE, THE PHYSICAL PRESENCE OF PUBLIC UTILITIES OCCUPYING SUCH CLAIMED MAINTENANCE WIDTH PROVIDES FURTHER EVIDENCE SUPPORTING THE EXISTENCE OF SAID PRESCRIPTIVE R/W WIDTH.

ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: CB (CD)

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

FOR FURTHER INFORMATION CONTACT THE TOWN OF HUNTERSVILLE PLANNING DEPARTMENT AT 704-992-5528.

PARKING:

NO MARKED PARKING SPACES WERE OBSERVED AT TIME OF SURVEY.

GPS CERTIFICATION:

I, C. CLARK NEILSON, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

(1) CLASS OF SURVEY: A(1:10,000)
(2) POSITIONAL ACCURACY: NORTH=0.0009, EAST=0.004, VERT.=0.007
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
(4) DATE OF SURVEY: AUGUST 02, 2022
(5) DATUM/EPOCH: NAD83(2001)/NAVD88
(6) PUBLISHED/FIXED-CONTROL USE: NGS MONUMENT "HOLT"
(7) GEOID MODEL: GEOID18(CONUS)
(8) COMBINED GRID FACTOR: 1.00000000
(9) UNITS: U.S. SURVEY FEET

ALTA/NSPS CERTIFICATION:

TO: HOTEL VENTURES OF LAKE NORMAN, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 12, 2022.

C. Clark Neilson 8-3-2022
C. CLARK NEILSON, L-3212 — DATE
PROFESSIONAL LAND SURVEYOR
cneilson@rbpharr.com

NORTH CAROLINA PROFESSIONAL SEAL L-3212 LAND SURVEYOR C. CLARK NEILSON

LEGEND:

CRP - CREPE MYRTLE
BFP - BACK FLOW PREVENTOR
BRAD - BRADFORD PEAR
C&G - CURB & GUTTER
CB - CATCH BASIN
C/L - CENTERLINE
C/O - CLEAN OUT
D.B. - DEED BOOK
DI - DROP INLET
EIR - EXISTING IRON ROD
EN - EXISTING NAIL
EU - END UNKNOWN
FH - FIRE HYDRANT
GM - GAS METER
GP - GATE POST
GR - GRATE
GV - GAS VALVE
INV - INVERT
LMP - LAMP POST
(M) - MEASURED
MAP - MAPLE
M.B. - MAP BOOK
MH - MANHOLE
N.G.S. - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
PB - POWER BOX
PG. - PAGE
PIN - PARCEL IDENTIFICATION NUMBER
PIN - PINE
P/L - PROPERTY LINE
POP - POPLAR
PVC - PLASTIC PIPE
(R) - RECORDED
R/W - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
SDMH - STORM DRAIN MANHOLE
SSMH - SANITARY SEWER MANHOLE
(T) - TOTAL
TB - TELEPHONE BOX
TBM - TEMPORARY BENCHMARK
TPED - TELEPHONE PEDESTAL
WB - WATER BOX
WM - WATER METER
WV - WATER VALVE

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ELECTRICITIES
(704) 948-0550

TELEPHONE
BELL SOUTH TELECOMMUNICATIONS
1-888-757-6500

WATER & SEWER
CHAR.-MECK. UTILITY DEPT. (CMUD)
(704) 336-2564 WATER
(704) 357-6064 SEWER

GAS
PIEDMONT NATURAL GAS CO.
1-800-752-7504

CABLE TELEVISION
SPECTRUM
1-800-892-2253

LEGAL DESCRIPTION

ALL THAT CERTAIN PARCEL OF LAND LOCATED IN THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOT 6 OF THE NORTHCROSS CORPORATE CENTER - MAP 9 AS SHOWN ON PLAT OF THE SAME RECORDED IN MAP BOOK 29, PAGE 434 OF THE MECKLENBURG COUNTY REGISTRY.

BEING THE SAME PROPERTY AS DESCRIBED IN MOREHEAD TITLE COMPANY COMMITMENT NO. 21-3637, HAVING AN EFFECTIVE DATE OF OCTOBER 5, 2021.

RECORDED BEARINGS - REFERENCES

(R) M.B. 29, PG. 434

LINE LEGEND:

EASEMENT
FENCE
PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
SETBACK
FIBER OPTIC LINE
GAS LINE
POWER LINE (UNDERGROUND)
SANITARY SEWER PIPE
STORM DRAIN PIPE
WATER LINE
WOOD FENCE

MOREHEAD TITLE COMPANY

COMMITMENT NO: 21-3637
EFFECTIVE DATE: OCTOBER 5, 2021 AT 5:00 PM
SCHEDULE B - II (EXCEPTIONS)

3. Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in instrument(s) filed for record in Book 6229, Page 610; Book 6959, Page 250 (re-recorded in Book 7071, Page 803); Book 7659, Page 369 (re-recorded in Book 8421, Page 491); Book 8325, Page 365 (ratified in Book 8899, Page 267), Mecklenburg County Registry, and any related maps, plans, bylaws and other document(s) and amendment(s), but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

4. Building restriction lines, easements and other matters shown on plat recorded in Map Book 29, Page 434, Mecklenburg County Registry.
AS SHOWN HEREON

5. Lease to Duke Power Company recorded in Book 1019, Page(s) 444, Mecklenburg County Registry.
BLANKET IN NATURE; CONTAINS NO PLOTTABLE ITEMS

6. Right of Way to State Highway and Public Works Commission recorded in Book 1785, Page(s) 101, Mecklenburg County Registry.
REFERENCED PLANS ARE FOR U.S. HIGHWAY 21 (PROJECT NO. 6538); DOES NOT AFFECT SUBJECT PROPERTY

7. Memorandum of Action in favor of the State Highway Commission recorded in Book 3421, Page(s) 285 and a Judgment recorded in Book 3658, Page 445, Mecklenburg County Registry.
REFERENCED PLANS ARE FOR U.S. INTERSTATE 77 (PROJECT NO. 8.1654302); DOES NOT AFFECT SUBJECT PROPERTY

8. Easement to City of Charlotte recorded in Book 8563, Page(s) 440, Mecklenburg County Registry.
AS SHOWN HEREON

TITLE LEGAL DESCRIPTION:

The Land is described as follows:

Being all of Lot 6, Northcross Corporate Center, as shown on map recorded in Map Book 29, Page 434, Mecklenburg County Registry.

GRAPHIC SCALE

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED SEPTEMBER 02, 2015
MAP NUMBER: 3710464100K; ZONE X

THIS IS TO CERTIFY THAT ON THE 12TH DAY OF JULY 20 22 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE .1600 (21 NCAC 56) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED C. Clark Neilson

AREA: 115,895 SQ. FT. OR 2.6606 ACRES

REVISIONS
11/01/2022 – TREE DESCRIPTIONS REVISED

ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:
HOTEL VENTURES OF LAKE NORMAN, INC.
16221 NORTHCROSS DRIVE
TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, N.C.
DEED REFERENCE: 36386–923
MAP REFERENCE: 29–434
TAX PARCEL NO: 009–301–15

R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING
LICENSURE NO: C–1471
969 E. 7TH ST., #100 CHARLOTTE, N.C. 28204 TEL. (704) 376–2186

CREW:	DRAWN:	REVISED:	SCALE:	DATE:	JOB NO.
WH	BS		1" = 30'	JULY 12, 2022	94309

PLOTTED: 08/03/2022
G:\94\3\94309\DWG\94309.DWG

TREE PROTECTION NOTES:

PROTECTIVE BARRICADES SHALL BE PLACED AROUND ALL PROTECTED TREES DESIGNATED TO BE SAVED IN DEVELOPMENT AREAS, PRIOR TO THE START OF DEVELOPMENT ACTIVITIES OR GRADING. PROTECTIVE BARRICADES SHALL REMAIN IN PLACE UNTIL DEVELOPMENT ACTIVITIES ARE COMPLETE OR CONSTRUCTION IN ACCORDANCE WITH STANDARDS SET FORTH IN THIS SECTION COMMENCES. THE AREA WITHIN THE PROTECTIVE BARRICADE SHALL REMAIN FREE OF ALL BUILDING MATERIALS, DIRT OR OTHER CONSTRUCTION DEBRIS, CONSTRUCTION TRAFFIC, STORAGE OF VEHICLES AND MATERIALS, AND GRADING SHALL NOT TAKE PLACE WITHIN THE DRIPLINE OF THE EXISTING TREES TO BE PROTECTED. BARRICADES SHALL BE ERECTED AT A MINIMUM DISTANCE FROM THE BASE OF PROTECTED TREES ACCORDING TO THE FOLLOWING STANDARDS:

A. FOR TREES 10" OR LESS DBH: PROTECTIVE BARRICADES SHALL BE PLACED A MINIMUM DISTANCE OF 5' FROM THE BASE OF EACH PROTECTED TREE, OR OUTSIDE THE DRIPLINE, WHICHEVER IS GREATER.
B. FOR TREES GREATER THAN 10" DBH: PROTECTIVE BARRICADES SHALL BE PLACED AT A MINIMUM DISTANCE EQUAL TO 10' FROM THE BASE OF THE PROTECTED TREE PLUS AN ADDITIONAL 1' FOR EACH ADDITIONAL 1" DBH GREATER THAN 10" DBH, OR OUTSIDE THE DRIPLINE, WHICHEVER IS GREATER.
C. CONSTRUCTION ACCESS TO A SITE SHOULD OCCUR WHERE AN EXISTING OR PROPOSED ENTRANCE/EXIT IS LOCATED.
D. EXCEPT FOR DRIVEWAY ACCESS POINTS, SIDEWALKS, CURB AND GUTTER, NO PAVING WITH CONCRETE OR OTHER IMPERVIOUS MATERIALS WITHIN A TREE DRIPLINE SHALL BE ALLOWED.
E. WHERE GRADING WITHIN A TREE DRIPLINE CANNOT BE AVOIDED,
F. LIMIT CUT AND FILLS TO ⅓ TO ½ THE AREA WITHIN THE DRIPLINE.
G. AVOID CUT AND FILL AROUND ENTIRE CIRCUMFERENCE OF TRUNK.
H. WHERE GRADING LEAVES ROOTS EXPOSED, CUT ROOTS CLEAN.
I. AVOID FILLING WITHIN THE DRIPLINE OF A TREE WITHOUT SOME MECHANISM TO ALLOW AIR AND WATER TO REACH THE ROOTS.

TREE SAVE CALCULATIONS

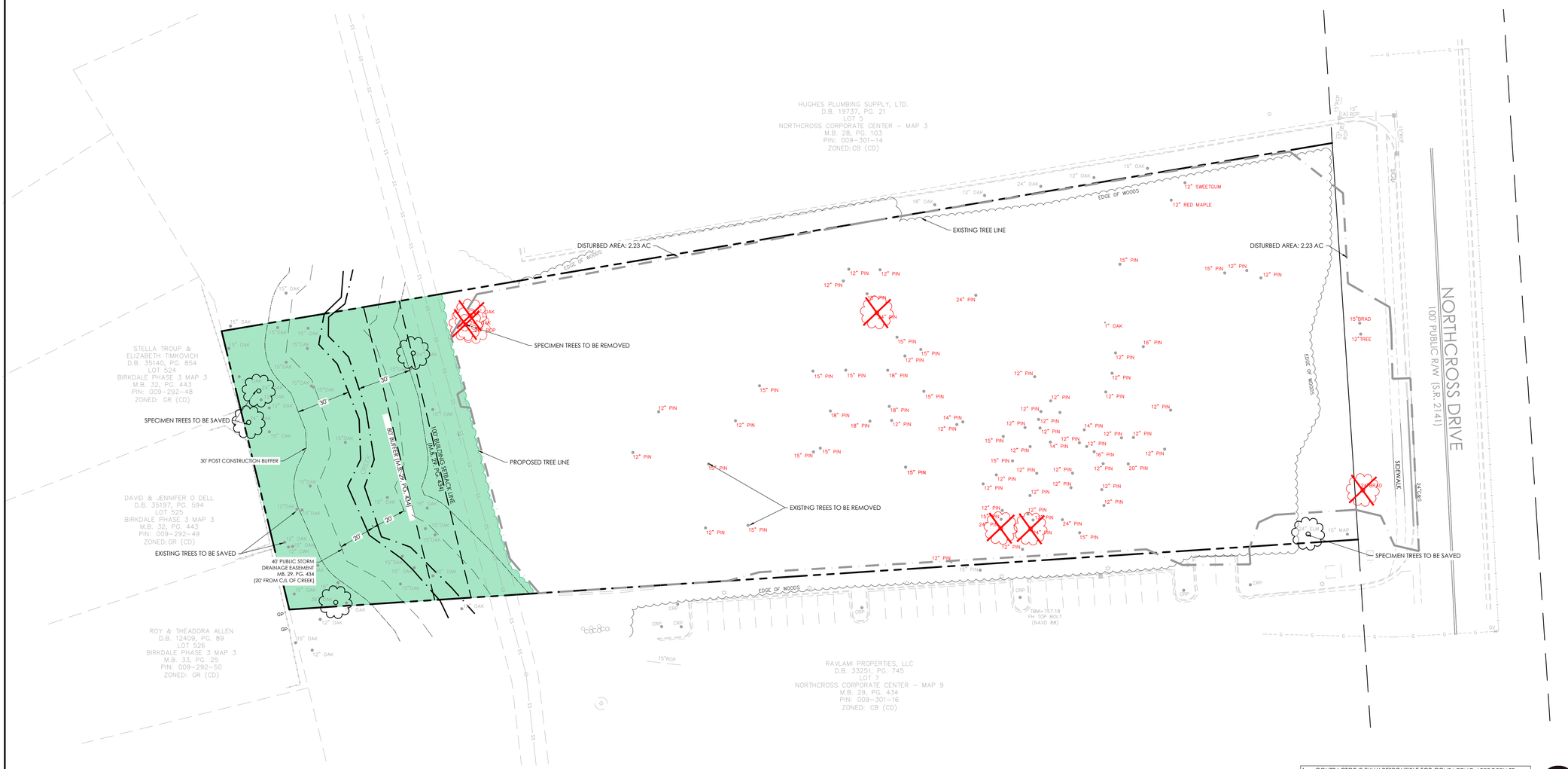
EXISTING CANOPY REQUIRED TO BE SAVED - 0% EXISTING SPECIMEN TREES REQUIRED TO BE SAVED - 30% (CB)	
EXISTING SPECIMEN TREES ON SITE	12 SPECIMEN TREES
EXISTING SPECIMEN TREES REQUIRED TO BE SAVED	0.3x 12 = 3.6 SPECIMEN TREES
SPECIMEN TREES TO BE SAVED	5 SPECIMEN TREES

SPECIMEN TREE TABLE

SIZE (IN)	SPECIES	INVENTORY
24	OAK	KEEP
24	OAK	KEEP
36	OAK	KEEP
24	OAK	KEEP
24	OAK	REMOVE
24	OAK	REMOVE
26	POPLAR	REMOVE
24	PINE	REMOVE
24	PINE	REMOVE
24	PINE	REMOVE
24	PEAR	REMOVE
24	ELM	KEEP

LEGEND

- TREE CANOPY SAVED
- SPECIMEN TO BE SAVED
- SPECIMEN TREE DISTURBED
- NON-SPECIMEN TREES



1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE DEPARTMENT OF TRANSPORTATION.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

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NC LANDSCAPE ARCHITECTURE BOARD LICENSE #: C-399

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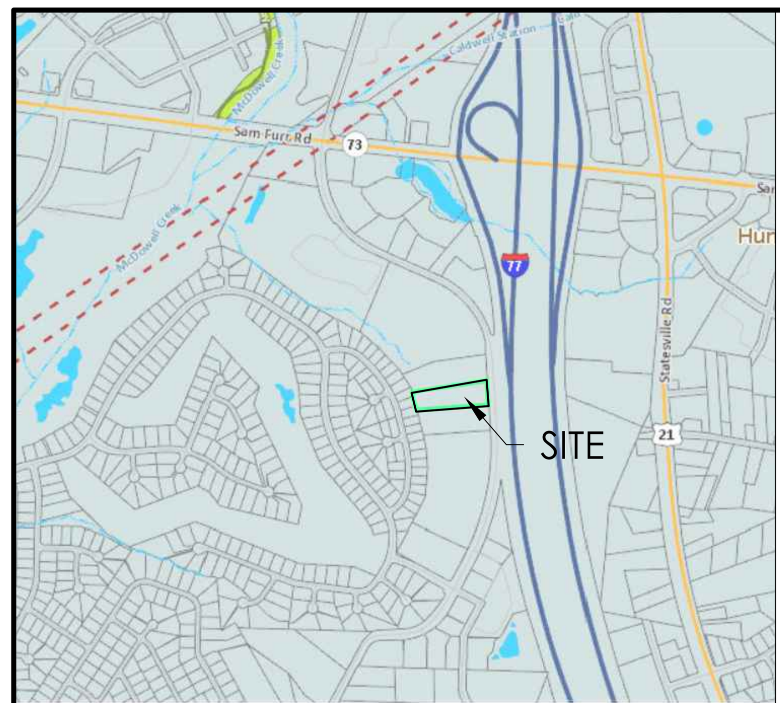
NORTH ARROW
GRAPHIC SCALE 1"=30 FT.

NORTHCROSS HOTEL
PARCEL ID: 009301115
16221 NORTHCROSS DR HUNTERSVILLE NC 28078

TREE SAVE PLAN

REVISIONS:
2022/12/07 - REZONING/SUP COMM.

Z02A TREE SAVE PLAN.DWG
PROJECT NUMBER: 221088
DATE: 09/15/2022 DRAWN BY: TSF
SHEET Z02A OF 5



VICINITY MAP
SCALE: N.T.S.

IMPERVIOUS SUMMARY - SITE

ITEM	SQUARE FOOT	ACRES	PERCENTAGE OF TOTAL SITE
TOTAL PARCEL AREA	115,895 SF	2.66 AC	N/A
TOTAL EXISTING IMPERVIOUS	0 SF	0.00 AC	0.00 %
TOTAL PROPOSED IMPERVIOUS	71,291 SF	1.64 AC	61.51 %
TOTAL PROPOSED PERVIOUS	44,604 SF	1.02 AC	38.49 %
MAX ALLOWABLE BUA	81,126.5 SF	1.86 AC	70.00 %

SITE DATA

LOCATION: 16221 NORTHCROSS DRIVE (PARCEL ID: 00930115)
HUNTERSVILLE, MECKLENBURG COUNTY 28078

CURRENT ZONING: CB (CD)	PROPOSED ZONING: CB (CD)
CURRENT USE: VACANT	PROPOSED USE: HOTEL

CONTACT: HENSONFOLEY (JAY HENSON)
704-875-1615

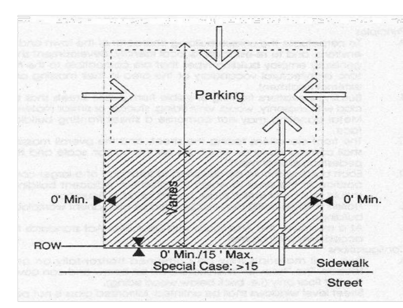
ITEM	PROVIDED
TOTAL PARCEL AREA	2.66 ACRES (115,895 SF)
PRINCIPAL USE(S)	HOTEL
LOT & BUILDING TYPE	URBAN WORKPLACE
MAX. BUILDING HEIGHT	47'
ZONING DISTRICT	CB (CD)
OVERLAY DISTRICT	PA-2 MTN ISLAND LAKE WATERSHED
PERCENT IMPERVIOUS ALLOWED	HIGH DENSITY - 70%
BUILD TO LINE	0' - 15' SIDE & REAR - 0'
CORNER SETBACK	REPLICATE FRONTAGE CONDITIONS
WATERSHED	McDOWELL
FEMA MAP NUMBER	3710465100K
FEMA EFFECTIVE DATE	09/02/2015
SOIL TYPE	CeD2, CeB2

PARKING CALCULATIONS

TOTAL REQUIRED PARKING SPACES - 1 SPACE PER ROOM PLUS ONE SPACE FOR EVERY 500 SF OF ANCILLARY USE	109 ROOMS + 0 SF ANCILLARY USE = 109 PARKING SPACES
TOTAL REQUIRED ADA PARKING SPACES	5 ADA SPACES ; 1 VAN ACCESSIBLE SPACE
TOTAL PROVIDED PARKING SPACES	109 PARKING SPACES
TOTAL PROVIDED ADA PARKING SPACES	7 ADA SPACES ; 1 VAN ACCESSIBLE SPACE

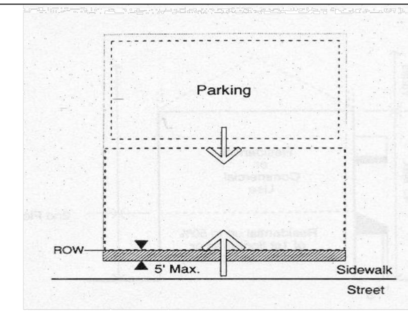
Lot Type / Urban Workplace

Building Placement/Parking/Vehicle Access



1. Buildings shall be placed on the lot within the zone represented by the hatched area. In most cases, the build to line will range from 0' to 15' behind street ROW. Special site conditions such as topography, pattern of lot widths, or setbacks of existing buildings permit a larger setback.
2. Building facades shall be generally parallel to frontage property lines. The façade shall be determined by the massing of the building.
3. Parking shall be located primarily to the rear of the building; sideyard parking shall occupy no more than 35% of the primary frontage line and shall not be placed in any sideyard abutting an intersecting street. Where dimensions of existing lots restrict parking behind buildings, the limitations on sideyard parking may be modified.
4. Points of permitted access to the parking indicated by arrows.
5. Hedges, garden walls, or fences may be built on property lines or as the continuation of building walls. A garden wall, fence, or hedge (min. 3' in height) shall be installed along any street frontage adjacent to parking areas.
6. Parking areas on adjacent lots shall be connected wherever practical.
7. Trash containers shall be located in a rear parking area (see Parking Regulations) and shall be screened from the right-of -way.
8. Mechanical and utility equipment at ground level shall be placed in the side or rear yard and shall be screened from view by opaque screening from grade level along any public street or adjacent property (Article 7.6.2). Buildings that front on more than one public street may have mechanical and utility equipment located within a street facing yard, provided it is visually screened using compatible building materials and design as the principle structure. This is applicable only where no other reasonable option exists as determined by the Administrator. Examples of features limiting the location of mechanical and utility equipment may include, but not limited to, the physical layout of existing building, the presence of easements, elevation changes, etc.
9. Building facades at street frontage lines shall be pedestrian oriented and of pedestrian scale.

Encroachment/Pedestrian Access to Building



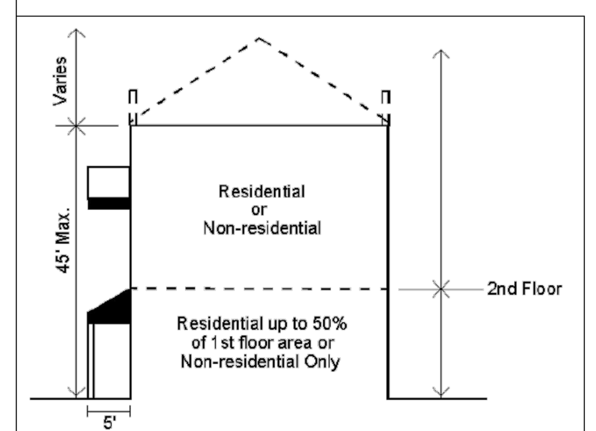
1. Balconies, bay windows, arcades, porches at an upper level and their supports at ground level, together with awnings above head height (min. 7'-6") are permitted within the sidewalk as shown by the hatched area. Encroaching arcades should cover entire sidewalk.
2. Primary pedestrian access into the building shall be from the street frontage line (indicated by larger arrow). Secondary access may be from parking areas (indicated by smaller arrow).

Special Conditions:
1. Buildings in all locations should relate the principal façade to the sidewalk and public space of the street.
2. Corners: Setback at street corners will generally replicate frontage conditions. Side setbacks on a minor street may be less than the front dimension.
3. Within the limits described, front and side setbacks will vary depending upon site conditions. Setbacks should be used in a manner which encourages pedestrian activity. For example, squares or spatially defined plazas within building setback areas can act as focal points for pedestrians.

Description:
The workplace building may be a large structure (15,000+ square feet) and may have a single use/tenant. Office, industrial, and commercial tenants are typical. Southern mill villages often provide examples of how these buildings can reasonably coexist with other businesses and homes. Locke Mill Plaza, in Concord, provides a good example with its placement at the end of prestigious Union Street. These buildings are critical to the town as employment centers and commercial service locations. The buildings will provide space for industry, large offices, as well as hotels, conference facilities, and large retail uses such as a full service grocery store. Where possible, structures shall be designed to terminate vistas or serve as key focal points in the neighborhood.

Building Type / Urban Workplace

Permitted Height and Uses



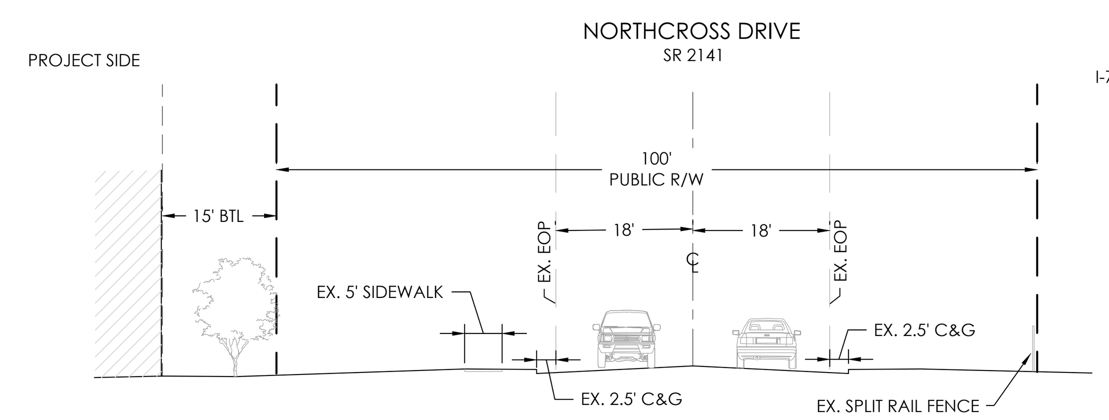
1. Building height shall be measured as the vertical distance from the highest finished grade relative to the street frontage, up to the eaves or the highest level of a flat roof.
2. The height of parapet walls may vary depending upon the need to screen mechanical equipment.
3. Building height to the ridge may vary depending on the roof pitch.
4. Permitted uses are indicated above, and are further controlled by zoning district standards.

Architectural Standards

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

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

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



A NORTHCROSS DRIVE TYPICAL SECTION
SCALE: 1"=20'-0"

GENERAL REZONING NOTES:

SCHEMATIC NATURE OF REZONING PLAN
- THE PROPOSED IMPROVEMENTS SHOWN ON THE REZONING PLAN ARE SCHEMATIC IN NATURE. MINOR MODIFICATIONS TO THE PLAN MAY OCCUR DURING DESIGN, ENGINEERING AND CONSTRUCTION PHASES OF THE DEVELOPMENT. THE REMOVAL OF TREES AND VEGETATION TO ACCOMPLISH THE IMPROVEMENTS IS GENERALLY CONTEMPLATED AS SHOWN ON THIS REZONING PLAN.
- THIS IS A REZONING PLAN AND AS SUCH IS TO BE GRAPHICALLY REPRESENTATIVE OF WHAT IS PROPOSED. THE FINAL ENGINEERING PLAN WILL HAVE MINOR CHANGES. THE BUILDING LOCATION, SIZE, ORIENTATION, AND FEATURES MAY HAVE MINOR CHANGES BASED ON FINAL ENGINEER DESIGN, AS APPROVED BY STAFF

USE AND COMPATIBILITY
- THE SITE IS LOCATED ALONG NORTHCROSS DRIVE AND IS A PART OF THE ORIGINAL NORTHCROSS CORPORATE CENTER REZONING PLANS . THE ADJACENT LAND USES CONSIST OF A RESTAURANT AND A COMMERCIAL BUSINESS. THE REAR PROPERTY LINE ABUTS SINGLE FAMILY RESIDENTIAL HOMES. THE APPLICANT IS ASKING TO MODIFY THE ORIGINAL REZONING CONDITIONS FOR THIS PARCEL TO ALLOW FOR A HOTEL, GIVEN THE NATURE OF THE OTHER BUSINESSES ALONG NORTHCROSS DRIVE AND PROXIMITY TO LIKE USES AS YOU MOVE NORTH TOWARDS SAM FURR RD

PERMITTED USES (WITH SPECIAL USE PERMIT)
- ARTICLE 9.45 - HOTELS & MOTELS ;
  - ANY STRUCTURE IN WHICH A HOTEL OR MOTEL IS THE PRINCIPLE OR ACCESSORY USE SHALL BE SEPARATED BY A DISTANCE NO LESS THAN THREE (3) TIMES THE HEIGHT OF THE PROPOSED STRUCTURE CLOSEST TO THE COMMON LOT LINE OF THE ADJOINING RESIDENTIAL AND MIXED USE ZONE, BUT IN NO CASE LESS THAN 100 FEET.

MODIFICATION REQUESTS
- REQUEST TO MODIFY THE MAX. BUILDING HEIGHT PER THE TOWN OF HUNTERSVILLE URBAN WORKPLACE BUILDING/LOT TYPE FROM 45' MAX. TO 47' MAX.
- REQUEST TO MODIFY THE MASSING REQUIREMENTS PER SECTION 3.2.9

ACCESS
- THE PRIMARY VEHICULAR ACCESS IS THE SINGLE ACCESS DRIVEWAY LOCATED ON NORTHCROSS DRIVE
- THERE WILL BE A REQUIRED CROSS ACCESS DRIVE TO THE ADJACENT PARCEL, 00930116, WHERE AN EXISTING STUB OUT FOR CROSS ACCESS IS LOCATED.

SIGNAGE
- ALL SIGNS SHALL COMPLY WITH THE TOWN OF HUNTERSVILLE CODE. ALL SIGNS WILL BE PERMITTED SEPARATELY.

TRASH
- GARBAGE SERVICES WILL BE PROVIDED IN A DUMPSTER FACILITY ON SITE.

HVAC / UTILITY EQUIPMENT
- ALL BUILDING UTILITY EQUIPMENT SHALL BE BEHIND BUFFER SCREENING AND NOT VISIBLE FROM ADJACENT PROPERTIES.

WATER/ SEWER / UTILITIES
- SEWER AVAILABLE IN THE REAR OF THE PROPERTY
- WATER AVAILABLE ON PROJECT SIDE OF NORTHCROSS DRIVE

LIGHTING
- THE LIGHTING FOR THIS PROJECT WILL MEET THE REQUIREMENTS OF 8.26.

ENVIRONMENTAL
- EROSION CONTROL PLANS WILL COMPLY WITH CURRENT ORDINANCES AND BE APPLIED FOR DURING THE COMMERCIAL SITE PLAN PROCESS.
- WATER QUALITY, POST CONSTRUCTION, AND STORM WATER MANAGEMENT WILL . COMPLY WITH THE CURRENT ORDINANCES AND WILL BE APPLIED FOR DURING THE SITE PLAN PROCESS.

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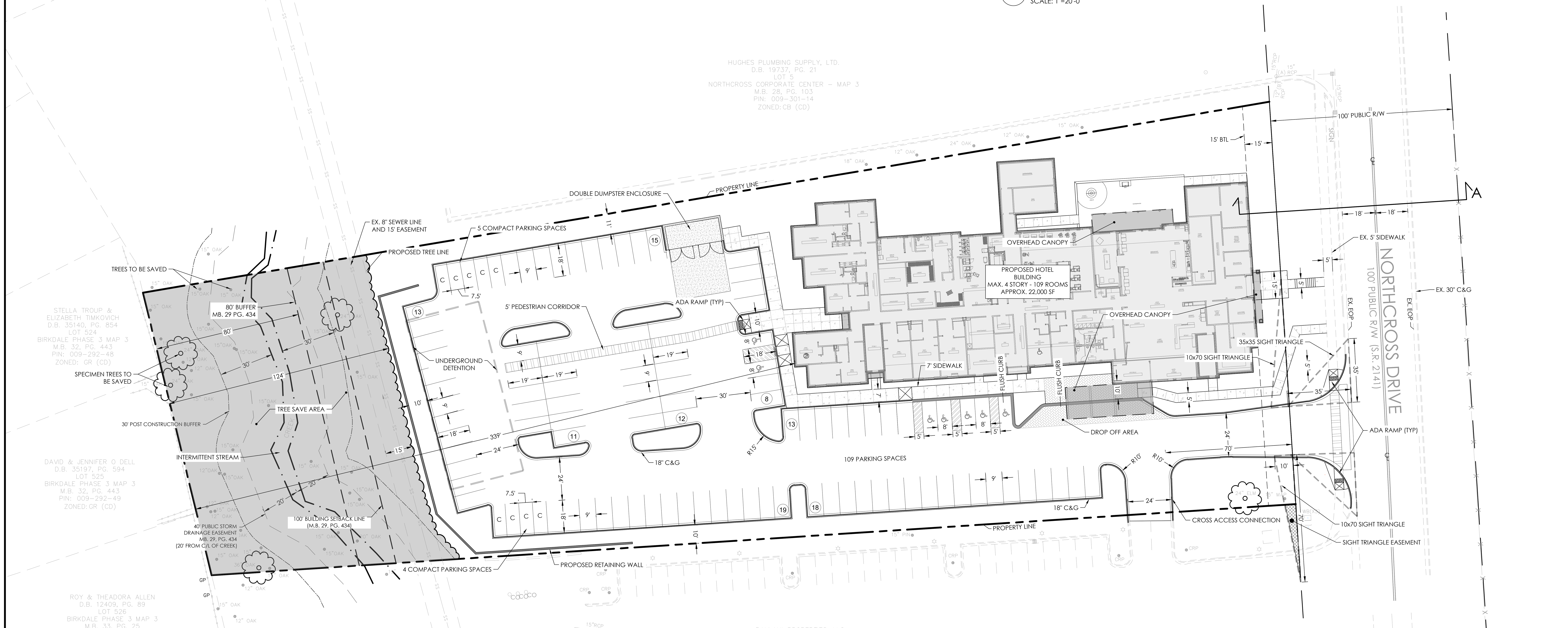
N W E S
NORTH ARROW
0 15 30 60
GRAPHIC SCALE 1"=30 FT.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT NO. 700 JAY A. HENSON 12-07-2022



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4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

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NORTHCROSS HOTEL
PARCEL ID: 00930115
16221 NORTHCROSS DR HUNTERSVILLE NC 28078

REZONING PLAN

REVISIONS:
2022/12/07 - REZONING/SUP COMM.

Z03 - SITE PLAN.DWG
PROJECT NUMBER: 221088
DATE: 09/15/2022 DRAWN BY: TSF
SHEET Z03 OF 5

GENERAL GRADING NOTES (CONT.) :

7. GRADING
7.1. GENERAL: UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE OF IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO CROSS SECTIONS, LINES, AND ELEVATIONS INDICATED.
7.2. PROVIDE A SMOOTH TRANSITION BETWEEN ADJACENT EXISTING GRADES AND NEW GRADES.
7.3. CUT OUT SOFT SPOTS, FILL LOW SPOTS, AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED SURFACE TOLERANCES.
7.4. SITE ROUGH GRADING: SLOPE GRADES TO DIRECT WATER AWAY FROM BUILDINGS AND TO PREVENT PONDING. FINISH SUBGRADES TO REQUIRED ELEVATIONS WITHIN THE FOLLOWING TOLERANCES:
7.4.1. TURF OR UNPAVED AREAS: PLUS OR MINUS 1 INCH (25 MM).
7.4.2. WALKS: PLUS OR MINUS 1 INCH (25 MM).
7.4.3. PAVEMENTS: PLUS OR MINUS 1/2 INCH (13 MM).
7.5. GRADING INSIDE BUILDING LINES: FINISH SUBGRADE TO A TOLERANCE OF 1/2 INCH (13 MM) WHEN TESTED WITH A 10-FOOT (3-M) STRAIGHTEDGE.

8. FIELD QUALITY CONTROL
8.1. TESTING AGENCY: OWNER WILL ENGAGE A QUALIFIED GEOTECHNICAL ENGINEERING TESTING AGENCY TO PERFORM TESTS AND INSPECTIONS.
8.2. ALLOW TESTING AGENCY TO INSPECT AND TEST SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTH MOVING ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS.
8.3. FOOTING SUBGRADE: AT FOOTING SUBGRADES, AT LEAST ONE TEST OF EACH SOIL STRATUM WILL BE PERFORMED TO VERIFY DESIGN BEARING CAPACITIES. SUBSEQUENT VERIFICATION AND APPROVAL OF OTHER FOOTING SUBGRADES MAY BE BASED ON A VISUAL COMPARISON OF SUBGRADE WITH TESTED SUBGRADE WHEN APPROVED BY ARCHITECT.
8.4. TESTING AGENCY WILL TEST COMPACTION OF SOILS IN PLACE ACCORDING TO ASTM D 1556, ASTM D 2167, ASTM D 2922, AND ASTM D 2937, AS APPLICABLE. TESTS WILL BE PERFORMED AT THE FOLLOWING LOCATIONS AND FREQUENCIES:
8.5. PAVED AND BUILDING SLAB AREAS: AT SUBGRADE AND AT EACH COMPACTED FILL AND BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY 2000 SQ. FT. (186 SQ. M) OR LESS OF PAVED AREA OR BUILDING SLAB, BUT IN NO CASE FEWER THAN THREE TESTS.
8.6. FOUNDATION WALL BACKFILL: AT EACH COMPACTED BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY 100 FEET (30 M) OR LESS OF WALL LENGTH, BUT NO FEWER THAN TWO TESTS.
8.7. TRENCH BACKFILL: AT EACH COMPACTED INITIAL AND FINAL BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY 150 FEET (46 M) OR LESS OF TRENCH LENGTH, BUT NO FEWER THAN TWO TESTS.
8.8. WHEN TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL MATERIALS TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.

GENERAL GRADING NOTES:

1. ALL STORM WATER CATCH BASINS, INLETS, MANHOLES, ETC. SHALL BE PERMANENTLY LABELED AS "NO DUMPING, DRAINS TO RIVER" AND INCLUDE A FISH SYMBOL.
2. SOIL FILL (GEOTECH REPORT SHALL TAKE PRECEDENCE OVER THIS SPECIFICATION IF EXISTS.)
3. PLOW, SCARIFY, BENCH, OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING MATERIAL.
4. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS AS FOLLOWS:
4.1. UNDER GRASS AND PLANTED AREAS, USE SATISFACTORY SOIL MATERIAL.
4.2. UNDER WALKS AND PAVEMENTS, USE SATISFACTORY SOIL MATERIAL.
4.3. UNDER STEPS AND RAMPS, USE ENGINEERED FILL.
4.4. UNDER BUILDING SLABS, USE ENGINEERED FILL.
4.5. UNDER FOOTINGS AND FOUNDATIONS, USE ENGINEERED FILL.
4.6. PLACE SOIL FILL ON SUBGRADES FREE OF MUD, FROST, SNOW, OR ICE.

5. SOIL MOISTURE CONTROL
5.1. REVISE PERCENTAGES IN THIS ARTICLE ACCORDING TO GEOTECHNICAL ENGINEER'S WRITTEN RECOMMENDATIONS.
5.2. UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL SOIL LAYER BEFORE COMPACTION TO WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT.
5.3. DO NOT PLACE BACKFILL OR FILL SOIL MATERIAL ON SURFACES THAT ARE MUDDY, FROZEN, OR CONTAIN FROST OR ICE.
5.4. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT EXCEEDS OPTIMUM MOISTURE CONTENT BY 2 PERCENT AND IS TOO WET TO COMPACT TO SPECIFIED DRY UNIT WEIGHT.

6. COMPACTION OF SOIL BACKFILLS AND FILLS
6.1. PLACE BACKFILL AND FILL SOIL MATERIALS IN LAYERS NOT MORE THAN 8 INCHES (200 MM) IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4 INCHES (100 MM) IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
6.2. PLACE BACKFILL AND FILL SOIL MATERIALS EVENLY ON ALL SIDES OF STRUCTURES TO REQUIRED ELEVATIONS, AND UNIFORMLY ALONG THE FULL LENGTH OF EACH STRUCTURE.
6.3. COMPACT SOIL MATERIALS TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 698:
6.3.1. UNDER STRUCTURES, BUILDING SLABS, STEPS, AND PAVEMENTS, SCARIFY AND RECOMPACT TOP 12 INCHES (300 MM) OF EXISTING SUBGRADE AND EACH LAYER OF BACKFILL OR FILL SOIL MATERIAL AT 100 PERCENT.
6.3.2. UNDER WALKWAYS, SCARIFY AND RECOMPACT TOP 6 INCHES (150 MM) BELOW SUBGRADE AND COMPACT EACH LAYER OF BACKFILL OR FILL SOIL MATERIAL AT 95 PERCENT.
6.3.3. UNDER TURF OR UNPAVED AREAS, SCARIFY AND RECOMPACT TOP 6 INCHES (150 MM) BELOW SUBGRADE AND COMPACT EACH LAYER OF BACKFILL OR FILL SOIL MATERIAL AT 85 PERCENT.
6.4. FOR UTILITY TRENCHES, COMPACT EACH LAYER OF INITIAL AND FINAL BACKFILL SOIL MATERIAL AT 95 PERCENT.

HUNTERSVILLE NOTES:

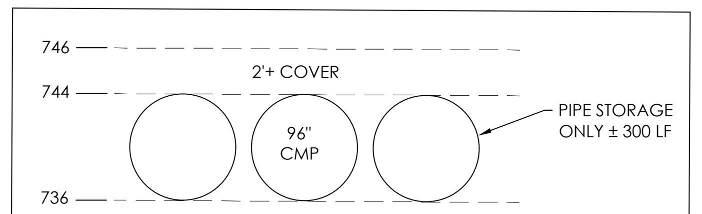
1. COMMUNITY ENCROACHMENT LINE MUST BE MARKED AND MAINTAINED ON SITE UNTIL FINAL GRADING IS COMPLETED.
2. INSPECTIONS SHALL BE CONDUCTED AS PRESCRIBED BY THE MAINTENANCE COVENANT. ADDITIONAL INSPECTIONS MAY BE CONDUCTED BY THE TOWN OF HUNTERSVILLE LAND USE AND ENVIRONMENTAL SERVICES AGENCY ON ANY REASONABLE BASIS, INCLUDING BUT NOT LIMITED TO: ROUTINE INSPECTIONS; RANDOM INSPECTIONS; INSPECTIONS BASED UPON COMPLAINTS OR OTHER NOTICE OF POSSIBLE VIOLATIONS; INSPECTIONS OF DRAINAGE BASINS OR AREAS IDENTIFIED AS HIGHER THAN TYPICAL SOURCES OF SEDIMENT OR OTHER CONTAMINANTS OR POLLUTANTS OR WITH DISCHARGES OF A TYPE WHICH ARE MORE LIKELY THAN THE TYPICAL DISCHARGE TO CAUSE VIOLATIONS OF STATE OR FEDERAL WATER QUALITY STANDARDS OR THE NPDES STORM WATER PERMIT; AND JOINT INSPECTION WITH OTHER AGENCIES INSPECTION UNDER ENVIRONMENTAL AND SAFETY LAWS. INSPECTIONS MAY INCLUDE, BUT ARE LIMITED TO: REVIEWING MAINTENANCE AND REPAIR RECORDS; SAMPLING DISCHARGES, SURFACE WATER, GROUNDWATER, AND MATERIAL OR WATER IN BMP'S; EVALUATING THE CONDITION OF BMPS AND STORM WATER MANAGEMENT PRACTICES.
3. RIGHT OF ENTRY FOR INSPECTION. WHEN ANY NEW BMP IS INSTALLED ON PRIVATE PROPERTY, THE PROPERTY OWNER SHALL GRANT TO THE TOWN OF HUNTERSVILLE LAND USE AND ENVIRONMENTAL SERVICES AGENCY THE RIGHT TO ENTER THE PROPERTY AT REASONABLE TIMES AND IN A A REASONABLE MANNER FOR THE PURPOSE OF INSPECTION. THIS INCLUDES THE RIGHT TO ENTER A PROPERTY WHEN THE TOWN OF HUNTERSVILLE LAND USE AND ENVIRONMENTAL SERVICES AGENCY HAS A REASONABLE BASIS TO BELIEVE THAT A VIOLATION OF THIS REGULATION IS OCCURRING OR HAS OCCURRED, AND TO ENTER WHEN NECESSARY FOR ABATEMENT OF A PUBLIC NUISANCE OR CORRECTION OF A VIOLATION OF THIS REGULATION.

GENERAL GRADING NOTES:

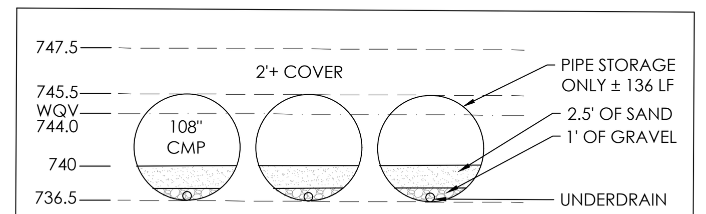
1. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED OWNERS.
2. THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
3. COMMUNITY ENCROACHMENT LINE MUST BE MARKED AND MAINTAINED ON SITE UNTIL FINAL GRADING IS COMPLETED.
4. ANY CONSTRUCTION OR USE WITHIN THE AREAS DELINEATED AS FLOODWAY DISTRICT FRINGE BOUNDARY LINE OR FLOODWAY DISTRICT ENCROACHMENT BOUNDARY LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE TOWN OF HUNTERSVILLE AND MECKLENBURG COUNTY.
5. THE MECKLENBURG COUNTY ENGINEERING DEPARTMENT OR THE TOWN OF HUNTERSVILLE HAS NOT REVIEWED THE STRUCTURAL STABILITY OF ANY RETAINING WALLS ON THE SITE AND DOES NOT ASSUME RESPONSIBILITY FOR THEM.
6. NON-STANDARD ITEMS (I.E.: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION.
7. ALL ROOF DRAINS TO CONNECT TO UNDERGROUND STORM DRAINAGE SYSTEM.

PRELIMINARY BMP CALCS

DRAINAGE AREA = 2.13 AC
-10,000 CF PER ACRE=21,316 CF STORAGE

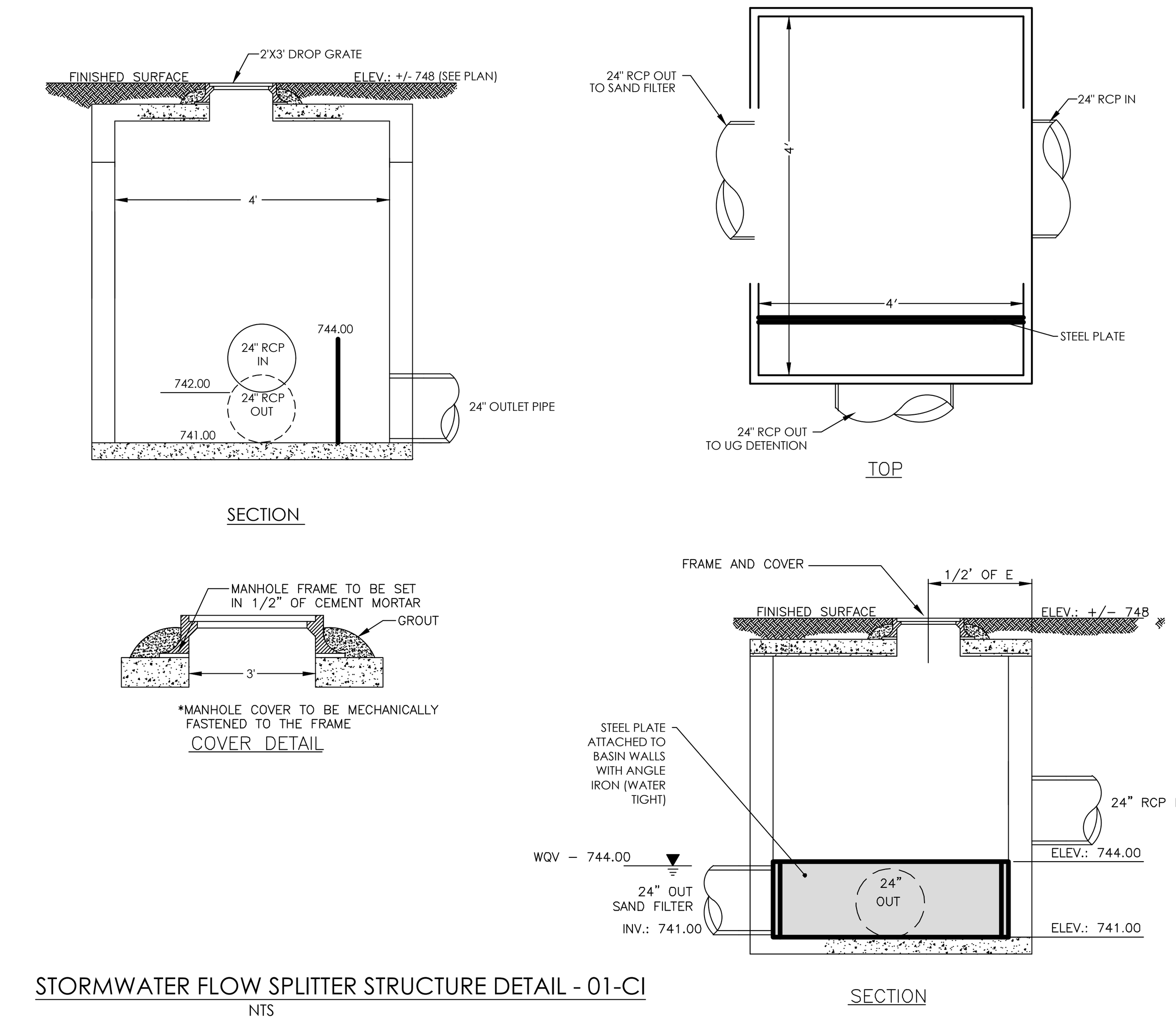


PRELIMINARY DETENTION LAYOUT
N.T.S

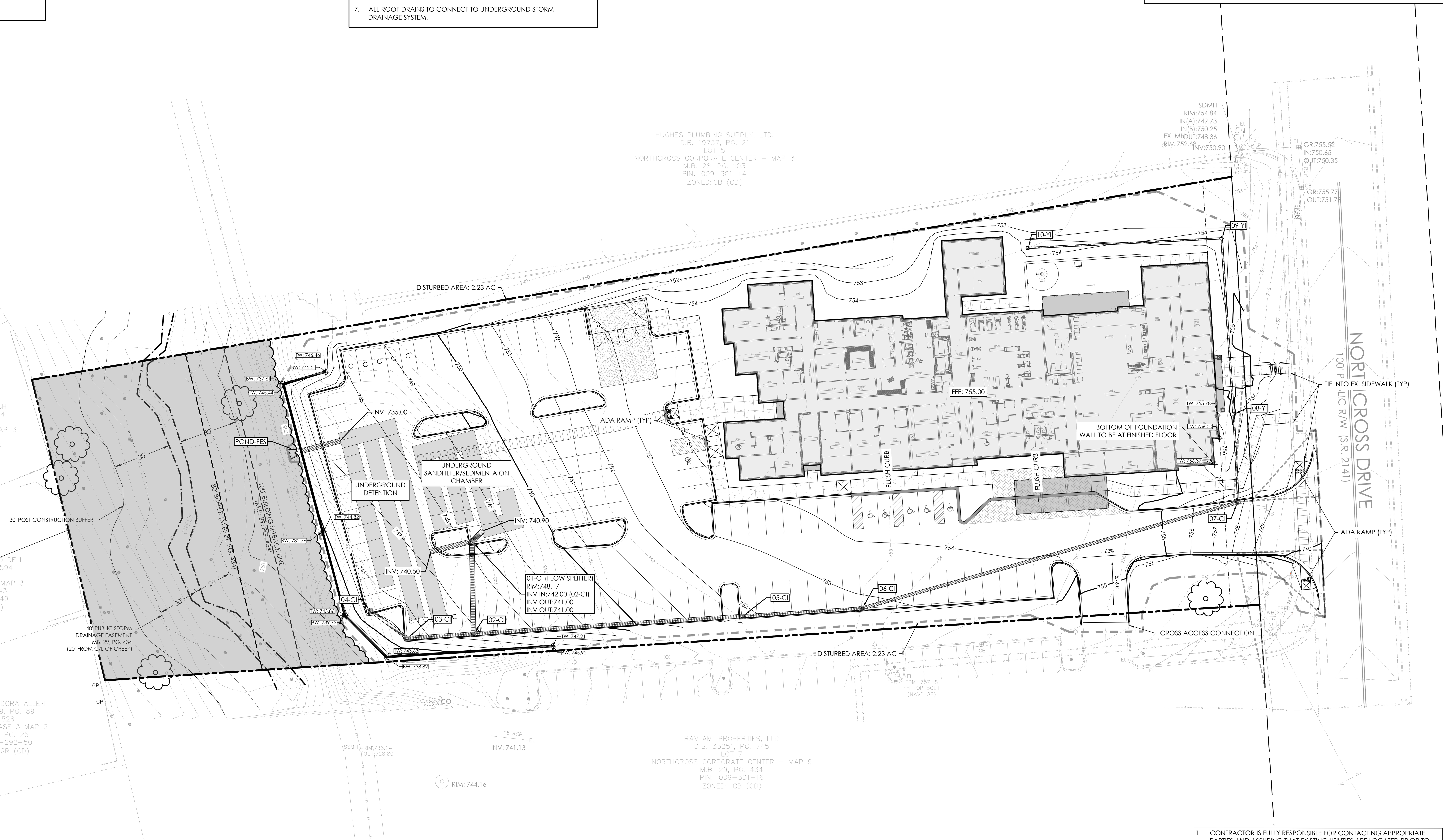


PRELIMINARY SANDFILTER/SEDIMENTATION CHAMBER LAYOUT
N.T.S

DISTURBED LIMITS: 2.23 AC



STORMWATER FLOW SPLITTER STRUCTURE DETAIL - 01-CI
NTS



1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE DEPARTMENT OF TRANSPORTATION.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

811 Know what's below. Call before you dig.

HensonFoley
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NC LANDSCAPE ARCHITECTURE BOARD LICENSE #: C-399

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NORTH ARROW
0 15 30 60
GRAPHIC SCALE 1"=30 FT.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT NO. 700 JAY A. HENSON 12-07-2022

NORTHCROSS HOTEL

PARCEL ID: 00930115
16221 NORTHCROSS DR HUNTERSVILLE NC 28078

PRELIM GRADING PLAN

REVISIONS:
2022/12/07 - REZONING/SUP COMM.

Z04-PRELIM GRADING.DWG
PROJECT NUMBER: 221088
DATE: 09/15/2022 DRAWN BY: TSF
SHEET Z04 OF 5

GENERAL PLANTING NOTES:

1. THIS PLAN FOR PLANTING LOCATIONS ONLY. IF FOUND CONDITIONS VARY FROM THIS, CONTRACTOR TO CONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO DO SO WILL RESULT IN CONTRACTOR'S LIABILITY TO REPLACE PLANT MATERIALS.
2. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE FOR EXISTING PLANT MATERIAL TO BE REMOVED AND/OR RELOCATED.
3. CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND AND ABOVE GROUND UTILITIES. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES. CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE COST OF REPAIR TO ALL DAMAGED UTILITIES.
4. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE, INCLUDING SHRUBS AND GROUNDCOVER, AND SHALL MAINTAIN AREA IN A WEED AND DEBRIS FREE CONDITION, THROUGHOUT GUARANTEE PERIOD.
5. WHERE TREES ARE PLANTED IN ROWS, THEY SHALL BE UNIFORM IN SIZE AND SHAPE.
6. SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE JUDGED. FAILURE TO MEET MINIMUM SIZE ON ANY PLANT WILL RESULT IN REJECTION OF THAT PLANT.
7. PLANTING SIZE DETERMINATION:
   SHADE TREES: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE TOP OF MATURE GROWTH. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.

   SHRUBS: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.
8. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED, FREE OF DISEASE, INSECT EGGS, AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS.
9. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION. ALL ROOT BOUND PLANTS SHALL BE REJECTED.
10. GROUPS OF SHRUBS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE FOLLOWING THE CONTOUR OF THE PLANT MASS. TREES LOCATED WITHIN FOUR FEET OF SHRUB BEDS SHALL SHARE SAME MULCH BED.
11. CONTRACTOR TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED SO AS TO NOT IMPEDE DRAINAGE AWAY FROM BUILDINGS. IF SIGNIFICANT RELOCATIONS ARE REQUIRED, CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH RELOCATIONS KNOWN TO THE OWNER'S REPRESENTATIVE WILL RESULT IN CONTRACTOR'S LIABILITY OF PLANT MATERIALS.
12. ALL PLANT MATERIAL SHALL BE SPACED AND LOCATED PER PLAN. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF AREA AND PLANS, CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER'S REPRESENTATIVE WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.
13. ALL SUBSTITUTIONS OF PLANT MATERIAL ARE TO BE REQUESTED IN WRITING TO THE OWNER'S REPRESENTATIVE AND APPROVED IN WRITING BY THE OWNER PRIOR TO INSTALLATION. FAILURE TO OBTAIN SUBSTITUTION APPROVAL IN WRITING MAY RESULT IN LIABILITY TO THE CONTRACTOR.
14. ALL CONTRACTORS SHALL BE REQUIRED TO COMPLETELY REMOVE ALL TRASH, DEBRIS AND EXCESS MATERIALS FROM THE WORK AREA AND THE PROPERTY (ESPECIALLY AT ALL CURB, GUTTERS AND SIDEWALKS) DAILY DURING INSTALLATION.
15. CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE IMPROVEMENTS, INCLUDING SEEDING, CONTRACTOR MUST CONTACT THE OWNER AT LEAST 10 WORKING DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTION(S). CONTRACTOR MUST REPLACE ALL DEAD OR UNACCEPTABLE PLANTS DURING THE FOLLOWING RECOMMENDED PLANTING SEASON.
16. ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES WHERE POSSIBLE. CONTACT OWNER'S REPRESENTATIVE FOR A COORDINATED SOLUTION FOR ANY UTILITY CONFLICTS. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES.
17. REFER TO PLANTING DETAILS FOR ADDITIONAL PLANTING INFORMATION.
18. ALL PLANTINGS SHALL COMPLY WITH CURRENT LOCAL ORDINANCES AND GUIDELINES.
19. LANDSCAPE AREAS TO BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM.

INSTALLATION GUARANTEE REQUIRED

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

MAINTENANCE SURETY REQUIRED

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

TREE PLANTING NOTES:

1. ALL TREES SHALL BE PLANTED PER TOWN OF HUNTERSVILLE STANDARDS AND DETAILS
2. ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM THE ROOT BALL PRIOR TO BACKFILLING PLANTING PIT.
3. LARGE MATURING TREES MAY NOT BE PLANTED WHERE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES EXIST. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL THE URBAN FORESTER TO RESOLVE BEFORE PLANTING.
4. ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES.
5. NEW TREES SHALL BE A MINIMUM 2" CALIPER FOR STREET TREE REQUIREMENTS.
6. SEE TREE PRESERVATION NOTES ON GRADING AND EROSION CONTROL SHEETS.
7. ALL TREES ARE TO BE NURSERY GROWN, BALL AND BURLAP (B&B) PREFERRED. MINIMUM TREE SIZE IS 2" CALIPER (MEASURED 6" ABOVE ROOT BALL(, 8' MINIMUM HEIGHT.
8. STAKING IS OPTIONAL. RUBBER HOSE AND ROPE OR WIRE FOR STAKING IS NOT RECOMMENDED. NO WIRE OR ROPE IS TO BE IN DIRECT CONTACT WITH TRUNK. REMOVE ALL TRUNK WRAP, TREE STRAPS, AND STAKING WIRE OR ROPE AFTER ONE GROWING SEASON.
9. GUY WIRES ARE NOT PERMITTING IN THE STREET RIGHT-OF-WAY.
10. ALL TREES AND SHRUBS SHALL MEET THE NORMAL REQUIREMENTS FOR THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN (AAN).
11. NEW AND EXISTING TREES ARE PERMITTED WITHIN SITE TRIANGLE, BUT MUST BE LIMED UP TO 6' HEIGHT CLEARANCE PER ADA REQUIREMENTS.
12. SIMILAR CRITERIA FOR TREE PLACEMENT AND PRUNING UP SHOULD BE CONSIDERED AT DRIVEWAY/STREET INTERSECTIONS.
13. CONTRACTOR TO MAINTAIN CLEAR LEVEL BETWEEN 30" AND 72" ABOVE STREET. AREA MUST BE TREE OF LIMBS AND FOLIAGE FOR SAFE CROSS VISIBILITY.

TOWN OF HUNTERSVILLE UTILITY NOTES:

1. NO UTILITIES TO BE LOCATED ON NORTHCROSS DRIVE SIDE OF BUILDING.
2. ALL UTLITIES TO BE SCREENED IN ACCORDANCE WITH TOWN OF HUNTERSVILLE ORDINANCES.
3. ANY WORK RELATED TO SITE UTILITY CONNECTION AND CONSTRUCTION IS THE RESPONSIBILITY OF THE OWNER/GENERAL CONTRACTOR. WHERE WORK TAKES PLACE IN THE RIGHT-OF-WAY, OR ON ADJACENT PROPERTY, THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ANY REPAIRS TO THE CURB, LANDSCAPE, TURF, AND IRRIGATION SYSTEM.

NOTE: ALL BACKFLOW PREVENTERS SHALL BE COVERED IN A NON-REFLECTIVE MATERIAL AND SHALL BE SURROUNDED, ON ALL SIDES VISIBLE FROM PUBLIC STREETS AND ABUTTING PROPERTIES, BY A LANDSCAPED OPAQUE SCREEN

CLT WATER NOTES:

- CUSTOMER IS RESPONSIBLE FOR STAKING SITE AS NECESSARY TO DETERMINE SERVICE LOCATIONS AND ELEVATIONS PRIOR TO CLT WATER CONTRACTOR MOBILIZING TO INSTALL SERVICES. SITE ADDRESS MUST BE VISIBLY POSTED AT SITE
- ON-SITE CONTRACTOR IS RESPONSIBLE FOR RELOCATING ANY APPLICABLE CONFLICTING UTILITIES NECESSARY TO COMPLETE SERVICE INSTALLATIONS. ADDITIONAL FEES MAY APPLY AND CONSTRUCTION TIMELINES EXTENDED IF CONFLICTING UTILITIES ARE NOT SHOWN ON PLANS.
- WATER AND SEWER CONNECTIONS SHALL NOT BE LOCATED WITHIN PROPOSED CONSTRUCTION ENTRANCES.
- PAYMENT FOR A QUOTED SERVICE CONNECTION SHALL BE CONSIDERED ACKNOWLEDGEMENT & APPROVAL OF CLT WATER COMMENTS BY THE APPLICANT; PAYMENT DOES NOT INCLUDE ANY ADDITIONAL FEES REQUIRED DUE TO UNFORESEEN CONDITIONS THAT ARE/WERE NOT DEPICTED ON THE SITE PLAN PROVIDED BY THE APPLICANT.
- CLT WATER WILL INSTALL 6" OR 8" LATERAL INTO DOGHOUSE OR EXISTING MH AND BRING INSIDE R/W AS SHOWN. CLT WATER WILL PLUG END OF LATERAL & SET A 4"X4" POST TO MARK LOCATION OF PROPOSED PVT MH BY ON-SITE CONTRACTOR, IF A PVT MH IS SHOWN ON PLANS.
- EACH CLTWATER-REQUIRED BPA IS REQUIRED TO BE TESTED BY A CLTWATER-APPROVED CERTIFIED TESTER PRIOR TO PLACING THE WATER SYSTEM IN SERVICE
- BACKFLOW PREVENTION REVIEW SHALL BE COORDINATED THROUGH MECKLENBURG CO. CODE ENFORCEMENT PERMITTING PROCESS AT TIME OF APPLICATION FOR BUILDING PERMITS. THESE REQUIREMENTS CAN BE FOUND AT HTTP://CHARLOTTENC.GOV/WATER/PAGES/BACK
- FLOWCONSTRUCTIONGUIDELINES.ASPZ. PLEASE CONTACT JAMIE HYDE AT 704-432-6008, FOR MORE INFORMATION. ANY REVISION TO TAP AND/OR METER LOCATIONS MAY BE SUBJECT TO RE-SUBMITTAL TO BACKFLOW FOR REVIEW

GENERAL SITE UTILITY NOTES:

1. ALL PIPE LENGTHS ARE HORIZONTAL DISTANCE AND ARE APPROXIMATE.

2. CONTRACTOR SHALL PROVIDE ALL THE MATERIALS AND APPURTENANCES NECESSARY FOR THE COMPLETE INSTALLATION OF THE UTILITIES. ALL PIPES AND FITTINGS SHALL BE INSPECTED BY THE BUILDING INSPECTOR PRIOR TO BEING COVERED.

3. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS, AND/OR LOCAL STANDARDS IMPOSED BY LOCAL UTILITY.

4. ALL WATER LINES SHALL HAVE A MINIMUM COVER OF 36" ABOVE TOP OF PIPE.

5. CONTRACTOR SHALL ADJUST LOCATION OF PROPOSED WATER LINES AS REQUIRED TO AVOID CONFLICTS WITH STORM SEWER OR OTHER UTILITIES.

7. LOCATION, SIZE AND INVERT ELEVATIONS OF SANITARY SEWER SHALL BE COORDINATED WITH THE APPROVED PLUMBING PLANS FOR THE BUILDING.

9. GENERAL CONTRACTOR SHALL INSTALL UTILITIES TO WITHIN 5' OF BUILDING. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITIES IN THE BUILDING AND WITHIN 5' OF THE BUILDING.

10. INSTALLATION AND REPAIR OF UNDERGROUND ELECTRICAL, GAS AND TELEPHONE UTILITIES AND DISTURBED AREAS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR OR APPLICABLE UTILITY COMPANY. THE DISTURBED AREAS BENEATH EXISTING ASPHALT SHALL BE RE-COMPACTED TO THE REQUIRED SPECIFICATIONS, AND THE STONE BASE AND ASPHALT BE RETURNED TO ITS ORIGINAL CONDITION.

11. THE GENERAL CONTRACTOR SHALL COORDINATE ALL NEW UTILITY TAP/CONNECTION LOCATIONS WITH THE UTILITY DEPARTMENT. FEES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. HOWEVER, IMPACT/CAPACITY FEES TO BE PAID BY DEVELOPER/OWNER.

12. THERE SHALL BE NO TAPS, PIPING BRANCHES, UNAPPROVED BYPASS PIPING, HYDRANTS, FIRE DEPT. CONNECTION POINTS, OR OTHER WATER-USING APPURTENANCES CONNECTED TO THE SUPPLY LINE BETWEEN ANY WATER METER AND ITS CLTWATER REQUIRED BACKFLOW PREVENTER.

13. EACH REQUIRED BACKFLOW PREVENTION ASSEMBLY IS REQUIRED TO BE TESTED BY A CLTWATER APPROVED CERTIFIED TESTER PRIOR TO PLACING THE WATER SYSTEM IN SERVICE.

IRRIGATION SLEEVING NOTES:

1. CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2'-0" BELOW THE FINISH GRADE OF THE TOP OF PAVEMENT.

2. CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELLED" TO 2'-0" ABOVE FINISH GRADE AND CAPPED.

3. CONTRACTOR SHALL FURNISH THE IRRIGATION DESIGNER WITH AN "AS-BUILT" DRAWING SHOWING ALL SLEEVES AND THE RESPECTIVE DEPTHS BELOW THE FINISH GRADE AND/OR PAVEMENT.

4. EXTEND ALL SLEEVES TO 2'-0" BEYOND THE EDGE OF ALL PAVEMENT.

5. ADD 4" DIAMETER SLEEVES TO ALL ISOLATED PLANTING AREAS NOT SHOWN ON THIS DRAWING, OR UNDER PAVEMENT ADDED AFTER THIS PLAN WAS COMPLETED.

6. ALL SLEEVES SHALL BE SCHEDULED 40 PVC.

SEED/SOD/MULCH:

1. TURF AREAS WILL BE SEEDED OR SODDED WITH REBEL III FESCUE WITH EXCEPTION OF SOD WITHIN THE FLOOR OF STORMWATER MANAGEMENT AND WATER QUALITY BASINS AND FILTERS. SOD WILL BE REQUIRED NEXT TO BUILDING STRUCTURES, DRIVEWAYS ENTRANCES AND AREAS DISTURBED IN THE FRONT SETBACK AS NOTED ON PLAN. LANDSCAPE CONTRACTOR TO SEED ALL OTHER DISTURBED AREAS.
2. PINE NEEDLE MULCH IS THE GENERALLY ACCEPTED MULCH. FOR THE INITIAL PLANTING, IT IS ALSO ACCEPTABLE TO UTILIZE DOUBLE HAMMERED BARK MULCH FOR GOOD SOIL AND BED MANAGEMENT. FUTURE YEARS, THOUGH, WILL REQUIRE THE PROPERTY TO BE CONVERTED TO PINE NEEDLES.

1.1 PLANTING SOIL MIX

A. MIX TOPSOIL WITH THE FOLLOWING SOIL AMENDMENTS IN THE FOLLOWING QUANTITIES:

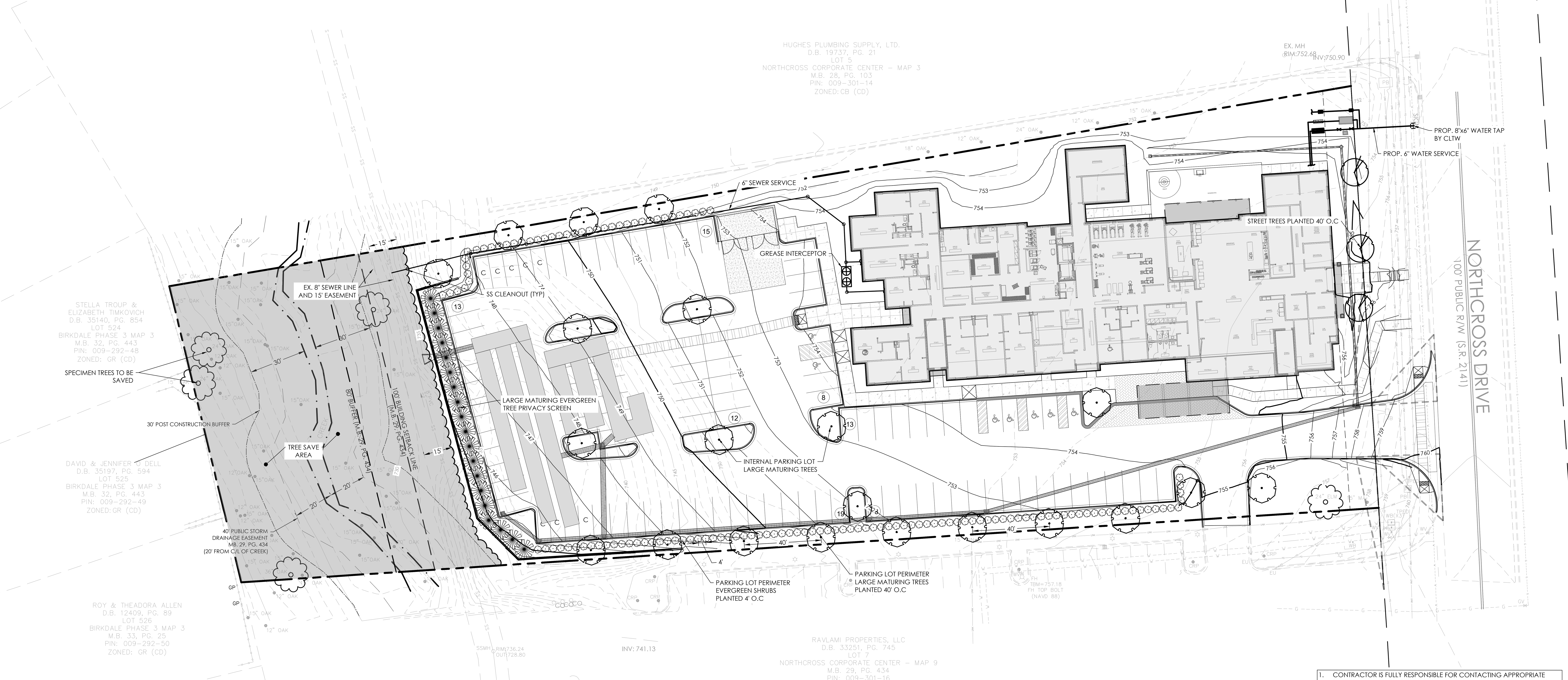
1. WEIGHT OF LIME PER 1000 SQ. FT
2. RATIO OF LOOSE COMPOST TO TOPSOIL BY VOLUME: 1:4
3. RATIO OF LOOSE WOOD DERIVATIVES TO TOPSOIL BY VOLUME:
4. WEIGHT OF BONEMEAL PER 1000 SQ. FT.
5. WEIGHT OF COMMERCIAL FERTILIZER PER 1000 SQ. FT.
6. WEIGHT OF SLOW-RELEASE FERTILIZER PER 1000 SQ. FT.

SOIL TEST PROVIDED BY CONTRACTOR REQUIRED FOR TOPSOIL MIX.

PLANTING NOTES:

1. ALL PERIMETER SCREENING SHRUBS MUST BE NO LESS THAN 36" IN HEIGHT AT PLANTING
2. ALL PARKING LOT SHRUBS MUST BE NO LESS THAN 24" IN HEIGHT AT PLANTING

NOTE: STREET TREE LOCATIONS ARE SUBJECT TO CHANGE DURING CONSTRUCTION PLAN PHASE TO SATISFY THE TOWN'S ENGINEERING STANDARDS AND PROCEDURES MANUAL.



1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE DEPARTMENT OF TRANSPORTATION.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

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NORTH ARROW
GRAPHIC SCALE 1"=30 FT.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT NO. 700 JAY A. HENSON 12-07-2022

NORTHCROSS HOTEL
PARCEL ID: 00930115
16221 NORTHCROSS DR HUNTERSVILLE NC 28078

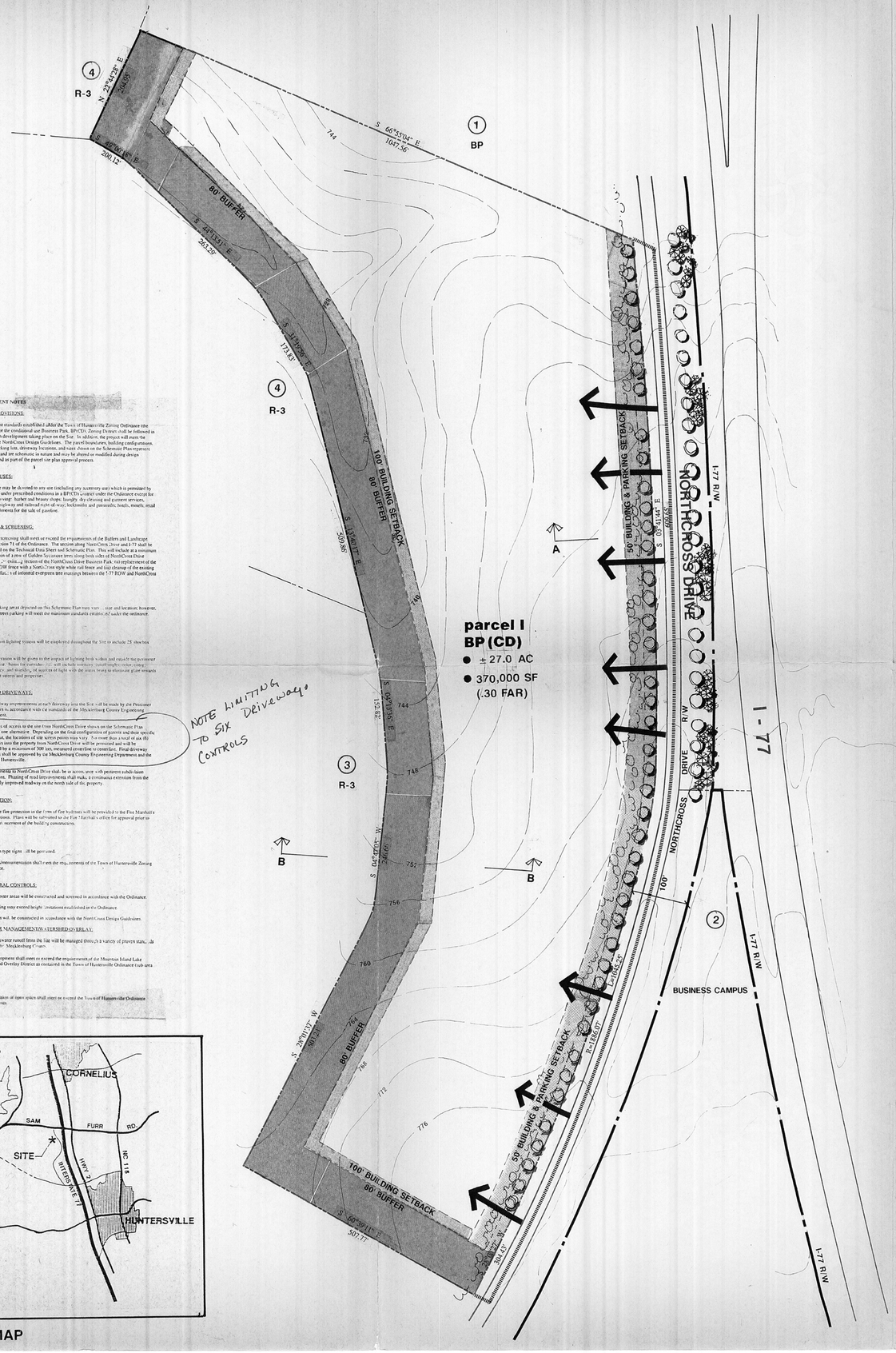
LANDSCAPE-UTILITY PLAN

REVISIONS:
2022/12/07 - REZONING/SUP COMM.

Z05 - LANDSCAPE-UTILITY.DWG
PROJECT NUMBER: 221088
DATE: 09/15/2022 DRAWN BY: TSF
SHEET Z05 OF 5

NORTHCROSS CORPORATE CENTER

The Crosland Group



NOTE LIMITING TO SIX DRIVEWAYS CONTROLS

DEVELOPMENT NOTES

GENERAL PROVISIONS:

All development standards established under the Town of Huntersville Zoning Ordinance (the "Ordinance") for the conditional use Business Park, BP(CD), Zoning District shall be followed in connection with development taking place on the Site. In addition, the project will meet the standards of the NorthCross Design Guidelines. The parcel boundaries, building configurations, placements, parking lots, driveway locations, and sizes shown on the Schematic Plan represent one alternative and are schematic in nature and may be altered or modified during design development and as part of the parcel site plan approval process.

PERMITTED USES:

1. The Site may be devoted to any use (including any accessory use) which is permitted by right or under prescribed conditions in a BP(CD) district under the Ordinance except for the following: barber and beauty shops, laundry, dry cleaning and garment services, florist, highway and railroad right-of-way, locksmith and pawnshop, bath, tennis, retail establishments for the sale of gasoline.

LANDSCAPE & SCREENING:

Landscape and screening shall meet or exceed the requirements of the Buffers and Landscape Regulations, Section 71 of the Ordinance. The section along NorthCross Drive and I-77 shall be built as depicted on the Technical Data Sheet and Schematic Plan. This will include at a minimum (i) the installation of a row of Golden Sycamore trees along both sides of NorthCross Drive contained w[illegible] existing section of the NorthCross Drive Business Park; (ii) replacement of the existing I-77 ROW fence with a NorthCross style white rail fence; and (iii) design of the existing berm and installation of informal evergreen tree plantings between the I-77 ROW and NorthCross Drive.

PARKING:

1. The parking areas depicted on this Schematic Plan may vary in size and location; however, all off-street parking will meet the minimum standards contained under the ordinance.

LIGHTING:

1. A uniform lighting system will be employed throughout the Site to include 25' shoebox fixtures.
2. Consideration will be given to the impact of lighting both within and outside the perimeter of the Site. Items for consideration will include necessary cutoff angles, color, energy efficiency, and shielding of sources of light with the intent being to eliminate glare towards adjacent streets and properties.

STREETS AND DRIVEWAYS:

1. The roadway improvements at each driveway into the Site will be made by the Petitioner or Owners in accordance with the standards of the Mecklenburg County Engineering Department.
2. Locations of access to the site from NorthCross Drive shown on the Schematic Plan illustrate one alternative. Depending on the final configuration of parcels and their specific site layout, the location of site access points may vary. A maximum of six (6) driveways into the property from NorthCross Drive will be permitted and will be separated by a minimum of 300 feet, measured centerline to centerline. Final driveway locations shall be approved by the Mecklenburg County Engineering Department and the Town of Huntersville.
3. Improvements to NorthCross Drive shall be in accordance with pertinent subdivision regulations. Phasing of road improvements shall make a continuous extension from the previously improved roadway on the north side of the property.

FIRE PROTECTION:

1. Adequate fire protection in the form of fire hydrants will be provided to the Fire Marshall's specifications. Plans will be submitted to the Fire Marshall's office for approval prior to the commencement of the building construction.

SIGNS

1. No pylon type signs will be permitted.
2. All signs/announcements shall meet the requirements of the Town of Huntersville Zoning Ordinance.

ARCHITECTURAL CONTROLS:

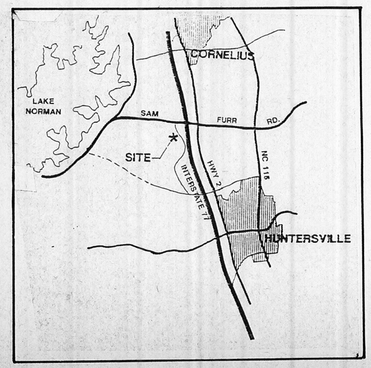
1. All dumpster areas will be constructed and screened in accordance with the Ordinance.
2. No building may exceed height limitations established in the Ordinance.
3. Buildings will be constructed in accordance with the NorthCross Design Guidelines.

STORMWATER MANAGEMENT/WATERSHED OVERLAY:

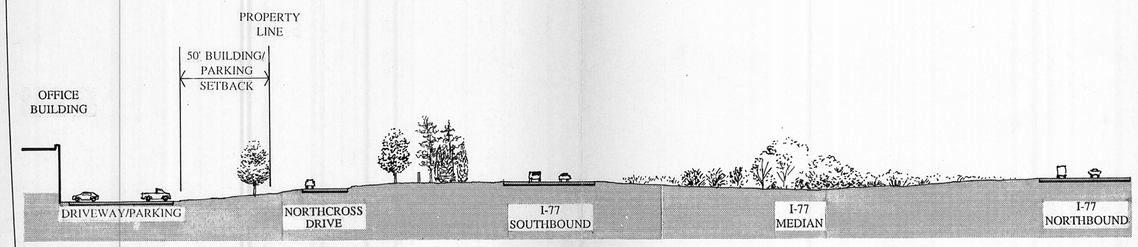
1. All stormwater runoff from the Site will be managed through a variety of proven standards proposed by Mecklenburg County.
2. All development shall meet or exceed the requirements of the Mountain Island Lake Watershed Overlay District as contained in the Town of Huntersville Ordinance (sub area PA2).

OPEN SPACE

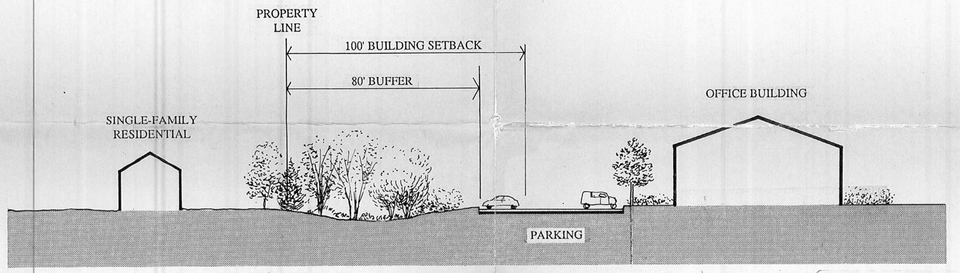
1. The provision of open space shall meet or exceed the Town of Huntersville Ordinance requirements.



VICINITY MAP



SECTION AA
1" = 40'



SECTION BB
1" = 30'

SITE DATA:

TOTAL AREA:	±27.0 AC
EXISTING ZONING:	R-3
PROPOSED ZONING:	BP(CD) • 370,000 SF OFFICE SPACE • ±1.31 AC ROAD R/W

LEGEND

PROPOSED ACCESS POINTS

ZONING BOUNDARY
BUFFER

YARDS & SETBACKS

This Revision approved as minor administrative change acknowledging change zoning across NorthCross Drive (R-3 to Campus Business)
Ann Hammond
1/28/97
Town of Huntersville

SCALE: 1" = 100'

0' 100' 200' 300' 400'

TECHNICAL DATA SHEET

DATE DECEMBER 6,1994
PROJECT NO. 14238
REVISIONS
JANUARY 5, 1995
JANUARY 12, 1995
FEBRUARY 8,1995
MARCH 21, 1995
JANUARY 24, 1997

1701 East Boulevard Charlotte NC 28203 704.333.0325
816 Prince Street Alexandria, VA 22314 703.549.7784

Land Design Inc.
Landscape Architecture Land Planning
Urban Design

SHEET NO. 1 OF 2

September 21, 2022

Mrs. Tess Fallova
Henson Foley Design
121 Gilead Rd
Huntersville, NC 28078

SUBJECT: PRELIMINARY CAP REVIEW
NORTHCROSS HOTEL
16221 NORTHCROSS DRIVE, HUNTERSVILLE, NC 28078

After an analysis by Charlotte Water's Capacity Assurance Program (CAP) of the sanitary sewer system associated with the proposed **NORTHCROSS HOTEL** development, it was determined that there is currently sufficient capacity to accommodate the proposed sewer flow (**19,250** *gallons per day*), at the connection point(s) indicated on the submitted exhibit plan for transmission to the ***McDowell Creek*** *Wastewater Treatment Plant;(*NPDES permit number **NC0036277**),

Please note that the availability of flow is subject to change and that this **PRELIMINARY CAP REVIEW (Pre-CAP), does not guarantee future capacity or reserve capacity in the public sewer system. A full CAP application with fully engineered site utility plan must be submitted and approved to reserve sewer capacity for this project**. Please contact new Services at 704-432-2854 for official submittal guidelines to the Capacity Assurance Program.

CLTWater agrees to furnish water to the subject project. The water quality to the subject project is regulated by the State Drinking Water Act Amendments of 1986 and, The Water Supply Management Plan, PWS ID # **0160010**, on file with the Public Water Supply Section of NC DEQ. However, CLTWater cannot guarantee a constant pressure or quality of flow.

The applicant should understand that due to the involvement of other agencies and continuing growth of the water and sewer system, the ability to provide service for future projects cannot be guaranteed nor reserved. Connection to the CLTWater and sewer system is accepted on a first come, first served basis.

The applicant should understand that this letter is not an authorization to construct or extend private water or sewer systems, as the appropriate local or State permits are required prior to construction. The analysis performed determines available capacity within the existing public gravity sewer system. The development is responsible for any additional private or public sewer infrastructure required to convey flow from the proposed development to the existing public sewer.

If you have any questions, please do not hesitate to contact me at (704) 432-5801.

Sincerely,

Pedro Galarreta

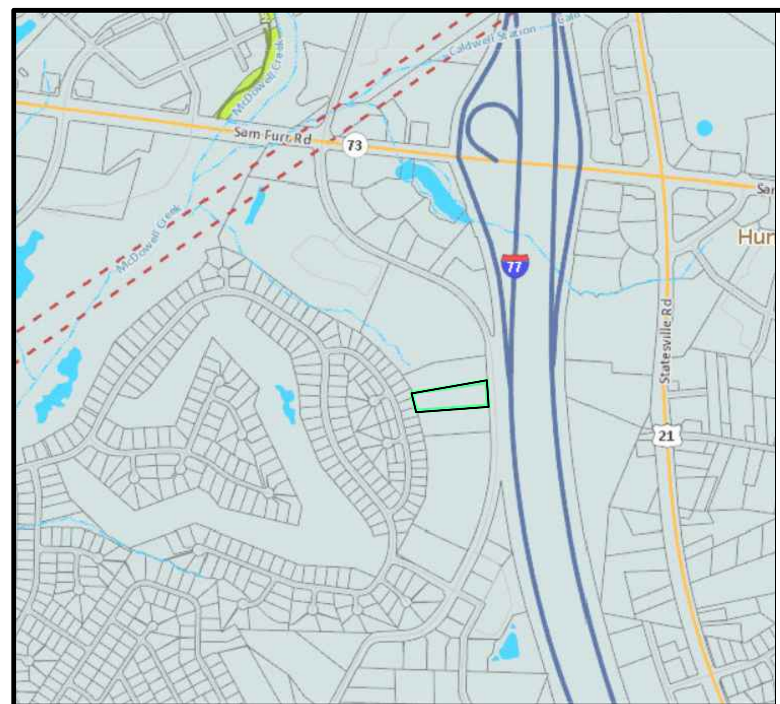
Pedro Galarreta BSCE, BBA / *Engineering Assistant*
CHARLOTTE WATER / charlottewater.org

HensonFoley
Landscape Architecture I Civil Engineering I Surveying

Community Meeting Notice

Project:	Northcross Drive Hotel 16222 Northcross Drive Huntersville, NC
Parcel ID:	00930115
Exist. Zoning:	CB (CD)
Proposed Zoning:	CB (CD)
Proposed Use:	Hotel
Meeting Location:	Spring Hill Suites by Marriott 13610 REESE BV W HUNTERSVILLE NC 28078 The Park
Meeting Time:	November 17, 2022 6pm
Brief Description:	Petitioner is requesting a conditional rezoning from CB (CD) To CB (CD) which would allow for a new hotel.

121 Gilead Road, Huntersville, NC 28078 - 704.875.1615 ph - 704.875.0959 fax
www.hensonfoley.com tim@hensonfoley.com
NC Engineering Board Liscense #: C-3781
NC Landscape Architecture Board Liscense #: C-399



VICINITY MAP
SCALE: N.T.S.

SITE DATA

LOCATION: 16221 NORTHCROSS DRIVE HUNTERSVILLE, MECKLENBURG COUNTY 28078	(PARCEL ID: 00930115)
CURRENT ZONING: CB (CD)	PROPOSED ZONING: CB (CD)
CURRENT USE: VACANT	PROPOSED USE: HOTEL
CONTACT: HENSONFOLEY (JAY HENSON) 704-875-1615	
ITEM	**PROVIDED**
TOTAL PARCEL AREA	2.66 ACRES (115,895 SF)
PRINCIPAL USE(S)	HOTEL
LOT & BUILDING TYPE	SHOP FRONT BUILDING
MAX. BUILDING HEIGHT	49'
ZONING DISTRICT	CB (CD)
OVERLAY DISTRICT	PA-2 MTN ISLAND LAKE WATERSHED
PERCENT IMPERVIOUS ALLOWED	HIGH DENSITY - 70%
BUILD TO LINE	0' - 15' SIDE & REAR - 0'
CORNER SETBACK	REPLICATE FRONTAGE CONDITIONS
WATERSHED	McDOWELL
FEMA MAP NUMBER	3710465100K
FEMA EFFECTIVE DATE	09/02/2015
SOIL TYPE	CeD2, CeB2

PARKING CALCULATIONS

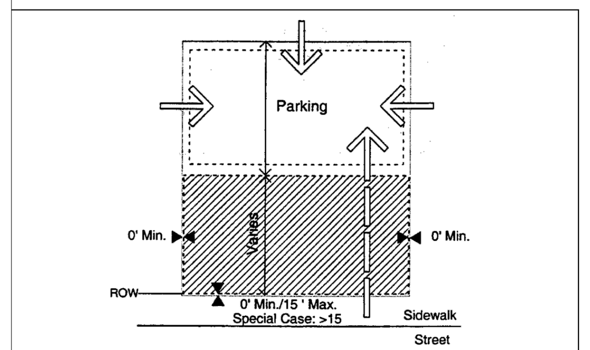
TOTAL REQUIRED PARKING SPACES - 1 SPACE PER ROOM PLUS ONE SPACE FOR EVERY 500 SF OF ANCILLARY USE	110 ROOMS + 0 SF ANCILLARY USE = 110 PARKING SPACES
TOTAL REQUIRED ADA PARKING SPACES	7 ADA SPACES ; 1 VAN ACCESSIBLE SPACE
TOTAL PROVIDED PARKING SPACES	112 PARKING SPACES
TOTAL PROVIDED ADA PARKING SPACES	7 ADA SPACES ; 1 VAN ACCESSIBLE SPACE

IMPERVIOUS SUMMARY - SITE

ITEM	SQUARE FOOT	ACRES	PERCENTAGE OF TOTAL SITE
TOTAL PARCEL AREA	115,895 SF	2.66 AC	N/A
TOTAL EXISTING IMPERVIOUS	0 SF	0.00 AC	0.00 %
TOTAL PROPOSED IMPERVIOUS	75,298 SF	1.73 AC	64.97 %
TOTAL PROPOSED PERVIOUS	40,597 SF	0.93 AC	35.03 %
MAX ALLOWABLE BUA	81,126.5 SF	1.86 AC	70.00 %

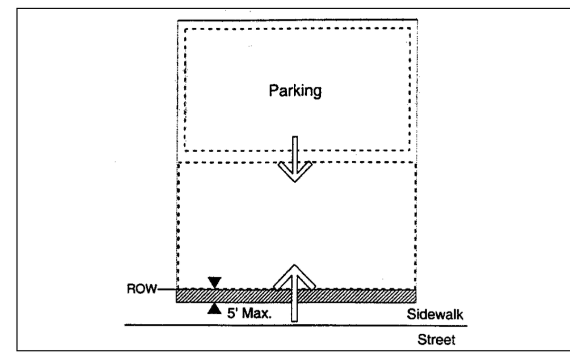
Lot Type / Shopfront Building

Building Placement/Parking/Vehicular Access



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

Encroachment/Pedestrian Access to Building



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

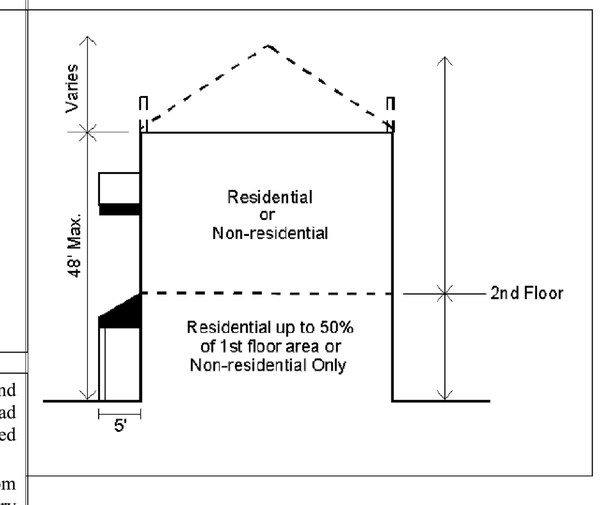
Special Conditions:

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

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

Building Type / Shopfront Building

Permitted Height and Uses



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

Architectural Standards

Principles

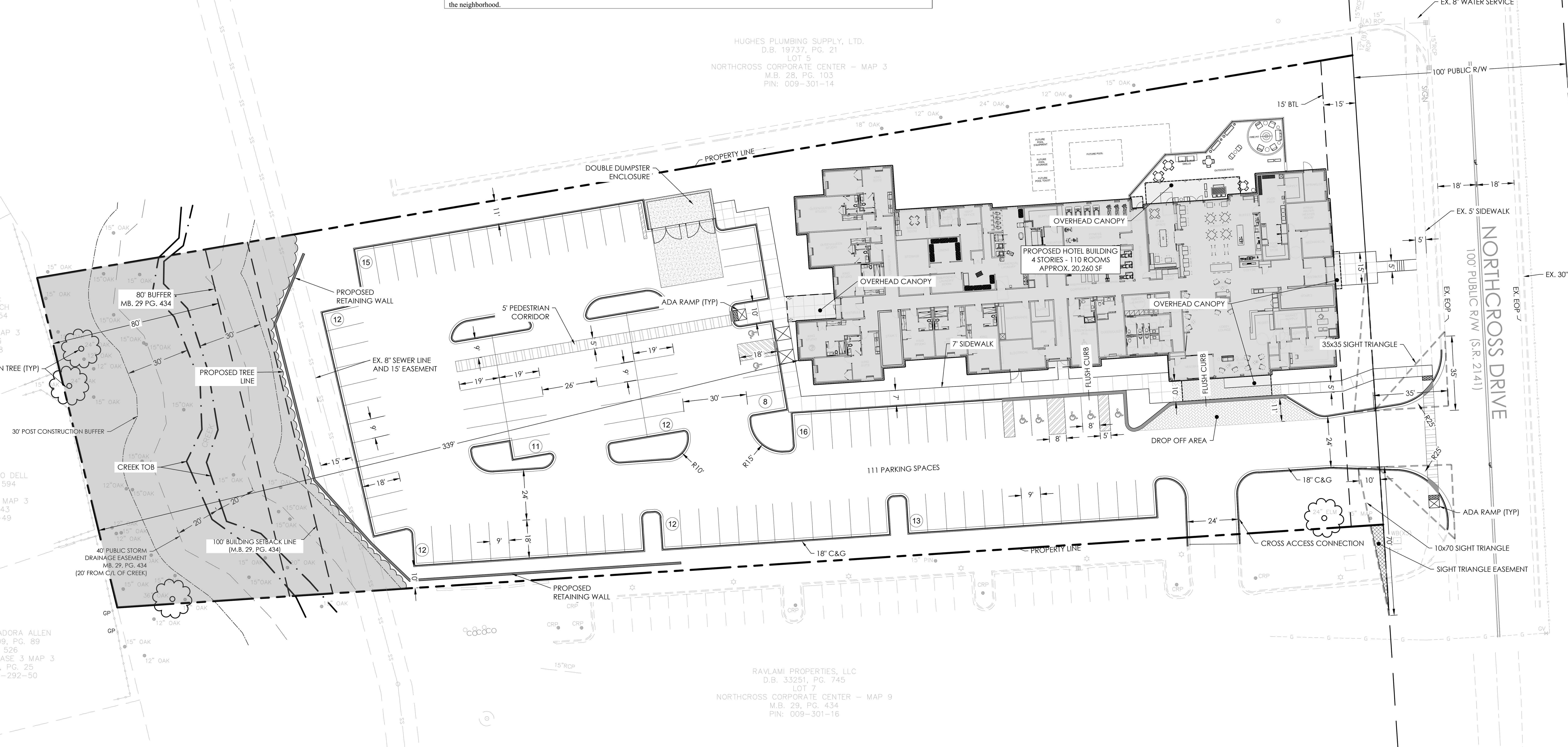
A. To perpetuate the unique building character of the town and its environs, and to re-establish its local identity, development shall generally employ building types that are sympathetic to the historic architectural vocabulary of the area in their massing and external materials.
B. Building elevations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

Configurations

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

Techniques

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



1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE DEPARTMENT OF TRANSPORTATION.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

811 Know what's below. Call before you dig.

HensonFoley
Landscape Architecture | Civil Engineering
121 Gilead, Huntersville NC 28078
p: 704.875.1615 | f: 704.875.0959 | www.hensonfoley.com
NC ENGINEERING BOARD LICENSE #: C-3781
NC LANDSCAPE ARCHITECTURE BOARD LICENSE #: C-399

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NORTH ARROW

GRAPHIC SCALE 1"=30 FT.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT NO. 700 JAY A. HENSON 09-15-2022

NORTHCROSS HOTEL
PARCEL ID: 00930115
16221 NORTHCROSS DR HUNTERSVILLE NC 28078

REZONING PLAN

REVISIONS:

Z03 - SITE PLAN.DWG
PROJECT NUMBER: 221088
DATE: 09/15/2022 DRAWN BY: TSF
SHEET Z03 OF 5

Z03 - SITE PLAN.DWG - PLOT: Tess - THU. 9-15-2022 4:15 PM

Town of Huntersville
NORTH CAROLINA

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

Article 14.2 of the Zoning Ordinance requires that a Traffic Impact Analysis (TIA) be performed for any residential subdivision, multifamily site plan, or non-residential development, or portion thereof, which is expected to create one hundred (150) or more peak hour vehicle trips or 1,500 or more daily trips.

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

Applicant: Hotel Ventures of Lake Norman, Inc.

Project Name: Northcross Hotel Rezoning

Project Address: 16221 Northcross Drive, Huntersville NC 28078

Project Description (including square footage for each proposed land use):
This project consists of the rezoning for this parcel to allow for a 4-story Hotel.
The hotel building footprint is approximately 20,225 sf with 110 rooms.

Applicant

Printed Name Hotel Ventures of Lake Norman, Inc. Phone 404-368-9227

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

Signature

Title Vice President Email hpatel@hotelventuresinc.com

Contact Information

Town of Huntersville Engineering Department
(704) 766 - 2220

For Town Staff Use Only

Project File # _____

Date Submitted 9/29/22

Daily Trips Anticipated 769

Peak Hour Trips Anticipated AM 48 **PM** 54

TIA Required (Yes/No) No

Date of Determination: 10/3/22

Comments: Determination based on a 110 room Hotel.

STIP Project No. I-5715

Interchange Improvements on I-77 at N.C. 73 (Sam Furr Road)

February 5, 2018

Project Description and Purpose

The N.C. Department of Transportation proposes to reconfigure the I-77 and N.C. 73 (Sam Furr Road) interchange. The purpose of this project is to improve mobility and connectivity for local traffic accessing properties adjacent to this interchange. A secondary purpose is to reduce delay and congestion on N.C. 73 through the I-77/N.C. 73 interchange.

The new interchange design is called a "split diamond." As part of this design, the existing ramps will remain in approximately their same locations, and two new bridges will be added across I-77. The northern crossing will connect with the I-77 ramps with roundabouts on both sides. On the east end, the roundabout will also connect to Caldwell Creek Drive. Two alternatives for the eastern roundabout, a four and a five leg roundabout, are under consideration.

The southern crossing will connect Northcross Drive and U.S. 21 (Statesville Road), using a loop on the west side and a roundabout on the east side. Drivers using the I-77 northbound off-ramp will have the choice to access the new crossing or go directly to N.C. 73.

On N.C. 73 (Sam Furr Road), an additional eastbound through lane is proposed. With this additional lane, as well as needed turn lanes and potential multi-modal facilities, the bridge is proposed to be widened.

Pedestrian and bike accommodations are being considered as part of this project contingent on a cost-share agreement between NCDOT and the municipality.

For More Information, Please Contact

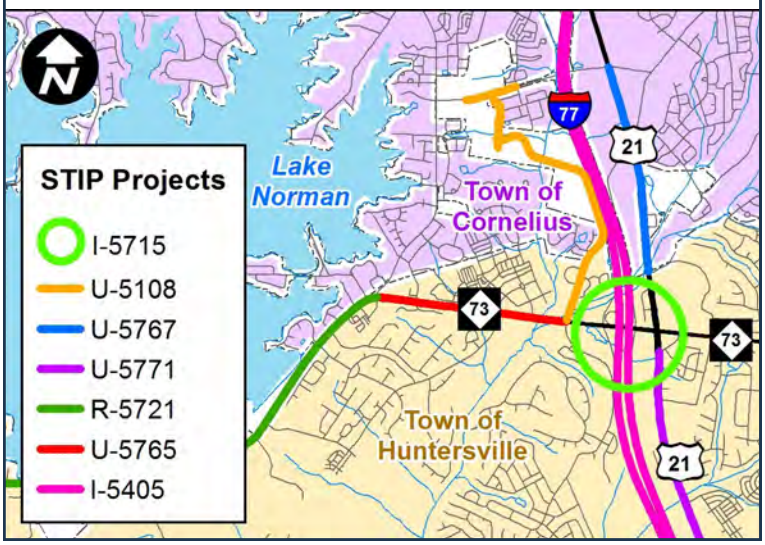
Maps online: www.ncdot.gov/projects/publicmeetings/

Teresa Gresham, P.E.
Kimley-Horn Project Manager
421 Fayetteville Street, Suite 600
Raleigh, NC 27601
Phone: (919) 677-2194
Email: teresa.gresham@kimley-horn.com

Beverly G. Robinson, CPM
NCDOT Project Management Unit
1548 Mail Service Center
Raleigh, NC 27699-1548
Phone: (919) 707-6041
Email: brobinson@ncdot.gov

Funded STIP Projects in the Vicinity

- **Extension of Northcross Drive on New Location**: **STIP Project U-5108**
  Extend Northcross Drive on new location from its end near N.C. 73 to Westmoreland Road. ROW acquisition is scheduled in September 2018 and construction in March 2020.
- **N.C. 73 Widening**: **STIP Projects U-5765 and R-5721**
  Widen N.C. 73 from Northcross Drive to N.C. 16. See project handout for ROW and construction dates.
- **U.S. 21 Widening**: **STIP Projects U-5767 and U-5771**
  Widen U.S. 21 from Northcross Center Court to Westmoreland Road and from Gilead Road to Holly Point Drive. ROW acquisition is scheduled in December 2019 and construction in December 2021.
- **I-77 Managed Lanes**: **STIP Project I-5405**
  Construction is underway to add managed lanes on I-77 from the Brookshire Freeway to Catawba Ave.

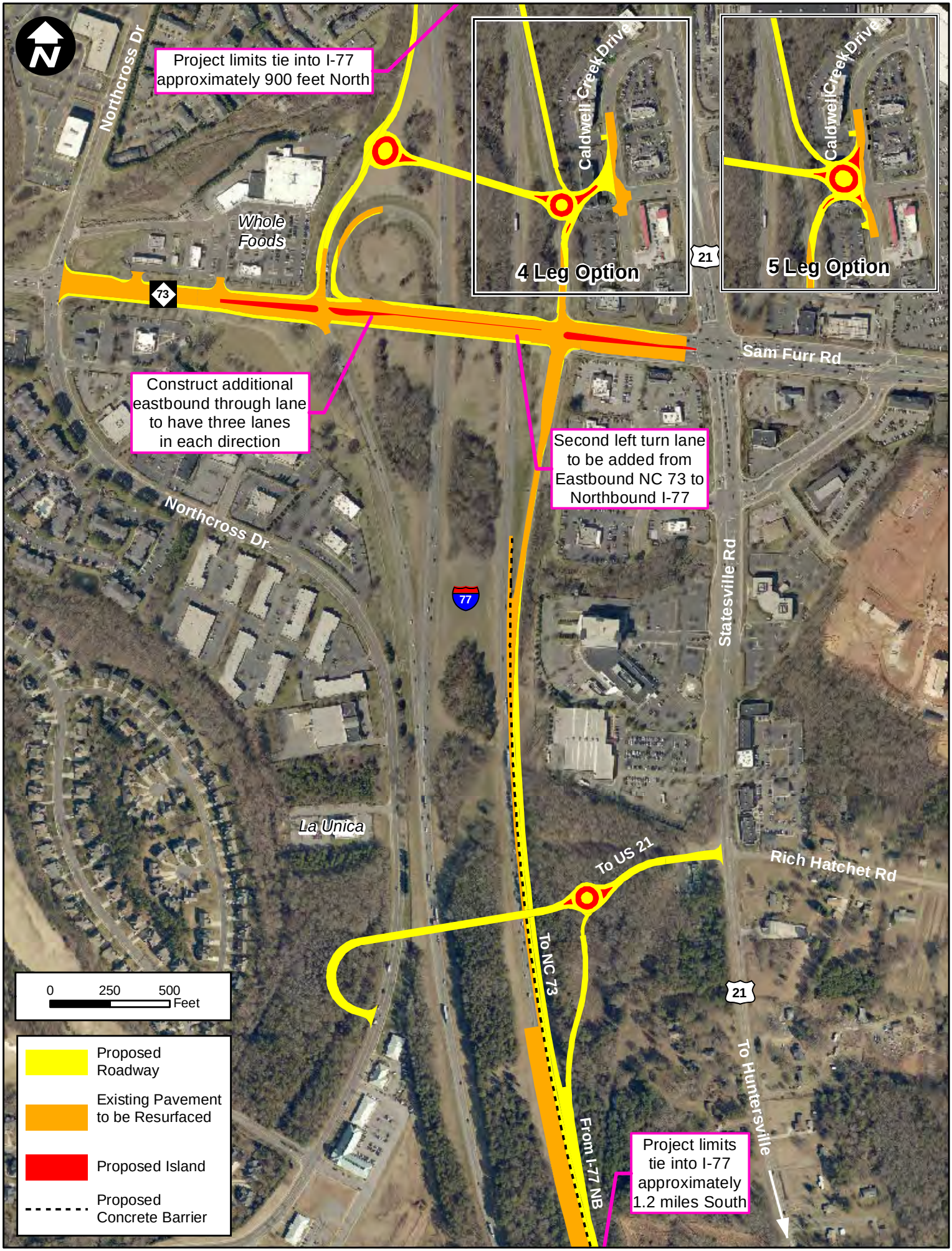


Next Steps

Right-of-way acquisition is scheduled to begin in Summer 2019 and construction in Summer 2020 at an estimated construction cost of $16 million.

Please submit any comments you have on the project today with the attached form, or via mail or email to Teresa Gresham by **March 16, 2018.**

Connecting people, products, and places safely and efficiently with customer focus, accountability and environmental sensitivity to enhance the economy and vitality of North Carolina.


Project limits tie into I-77 approximately 900 feet North
Northcross Dr
Whole Foods
73
Caldwell Creek Drive
4 Leg Option
5 Leg Option
21
Sam Furr Rd
Construct additional eastbound through lane to have three lanes in each direction
Second left turn lane to be added from Eastbound NC 73 to Northbound I-77
Northcross Dr
77
Statesville Rd
La Unica
To US 21
Rich Hatchet Rd
To NC 73
21
To Huntersville
From I-77 NB
Project limits tie into I-77 approximately 1.2 miles South
0 250 500 Feet
Proposed Roadway
Existing Pavement to be Resurfaced
Proposed Island
Proposed Concrete Barrier

COMMENT SHEET

I-5715 Interchange Improvements on I-77 at N.C. 73 (Sam Furr Road)
Public Meeting
February 5, 2018

Name:

Address:

Email (Optional):

Do you have any comments or questions on the proposed design?

Comments may be mailed or emailed by March 16, 2018 to:

Beverly G. Robinson, CPM
NCDOT Project Management Unit
1548 Mail Service Center
Raleigh, NC 27699-1548
Phone: (919) 707-6041
Email: brobinson@ncdot.gov

I-5715 Interchange Improvements
on I-77 at N.C. 73 (Sam Furr Road)

Beverly G. Robinson, CPM
NCDOT Project Management Unit
1548 Mail Service Center
Raleigh, NC 27699-1548

TOWN OF HUNTERSVILLE
TOWN BOARD MEETING
MINUTES

January 3, 2023
6:00 p.m. – Huntersville Town Hall
101 Huntersville-Concord Road

PRE-MEETING

The Huntersville Board of Commissioners held a Pre-meeting at Huntersville Town Hall, 101 Huntersville-Concord Road, at 5:30 p.m. on January 3, 2023.

GOVERNING BODY MEMBERS PRESENT: Mayor Melinda Bales; Commissioners Dan Boone, Rob Kidwell, Amber Kovacs, Lance Munger, Derek Partee and Stacy Phillips.

Mayor Bales called the Pre-meeting to order.

Closed Session. Commissioner Kidwell made a motion to go into closed session pursuant to N.C.G.S. §143-318.11(a)(5) to instruct staff or negotiating agents concerning the price and other material terms for the acquisition of real property.

Commissioner Boone seconded motion.

Motion carried unanimously.

Upon return from closed session, there being no further business, the Pre-meeting was adjourned.

REGULAR MEETING
TOWN OF HUNTERSVILLE
BOARD OF COMMISSIONERS

The Regular Meeting of the Huntersville Board of Commissioners was held at the Huntersville Town Hall, 101 Huntersville-Concord Road, at 6:00 p.m. on January 23, 2023.

GOVERNING BODY MEMBERS PRESENT: Mayor Melinda Bales; Commissioners Dan Boone, Rob Kidwell, Amber Kovacs, Lance Munger, Derek Partee and Stacy Phillips.

Mayor Bales called the meeting to order.

Mayor Bales called for a moment of silence.

Mayor Bales led the Pledge of Allegiance.

DRAFT

Mayor Bales recognized former elected officials present – John Aneralla, Charles Guignard and Sarah McAulay.

STAFF QUESTIONS

Commissioner Boone asked how the process of redacting the names and identifiable information on advisory board applications was working.

Anthony Roberts, Town Manager, explained that there is confusion with the process and suggested going back to including the names on the applications.

PUBLIC COMMENTS, REQUESTS, OR PRESENTATIONS

Kevin Fox, Director of Public Works and Steve Robbins, Public Works Operations Manager, recognized Lonnie Whitley who retired as of December 31, 2022, after 30 years of service to the Town.

Dawn Snow, 8132 Evanston Falls Road, said on the Birkdale Village Facebook page managed by NAP, there's a post from November 1 suggesting that Birkdale needs to be reimagined and asking for the public's help by signing a petition supporting the rezoning. In this post it is suggested that the redevelopment is needed to ensure Birkdale stay relevant. Ironically, with most of the comments being negative in response to that Facebook post, NAP found their attempt to get public support backfiring and had to shut down the comments in a matter of days. The petition has been up now for over two months and still only has 145 supporters, while another petition opposing the rezoning has 1,230 signatures as of this afternoon. I captured this post and the comments and emailed them to you in case it suddenly disappears. I also included both of the petitions and emailed them to you as well. Here are a few comments from the post asking for support. First comment – No, we don't love it, it was beautiful before. Room to walk. Room for kids to play. Plenty to do. Lots of charm. It's so crowded now with the stores and stage on the green. We definitely don't need a hotel or office space or chain stores and restaurants. Please keep Huntersville Huntersville. Charlotte is an easy drive for everything else that you are trying to add. We don't need it here and we definitely don't want it here. Second comment – If your idea of vision is throwing out beloved businesses that have grown and prospered, you don't have a vision. You have no sense of commitment to your community or your businesses. Obviously, what we have now is a unique gem that our community loves. It is to be treasured and protected, not torn apart and transformed into a cookie cutter replica of Avalon. It does not need to be reimagined and to call it relevant is arrogant and dismissive. With this stark difference in level of support between the two petitions, our community has made it clear that we do not want or need what NAP is selling. NAP has made it clear that they do not care about what we want. This is where you, our elected Town officials, come in. Please listen to your constituents. You have heard so many valid concerns regarding traffic, parking, safety, aesthetics, and maintaining character over the last few months. Carefully consider all the feedback you have received from the community. In closing, we have not yet seen a revised conditional rezoning since the text amendment and SUP have been removed, but if the new conditional rezoning is materially different by eliminating the more restrictive conditions that existed in the original proposal, then the rezoning request should technically be a new application with a new public hearing, but let's just move on and deny this unnecessary and irrelevant rezoning request. Ms. Snow presented the Board with the petitions. *Petitions attached hereto as Exhibit No. 1.*

Kerry Edelstein, 8810 Camberly Road, said I know I've gotten to talk individually with nearly all of you in the last couple of months. In fact, most of you in the last couple of weeks. I did want to share a few things that I heard about Birkdale Village. One of the things that I heard is that as the current rezoning

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has been submitted, nobody's actually really in favor of it as it has been submitted. There are various reasons for that. Some people are in favor of the idea, but don't feel that we have an infrastructure plan for it. Some people didn't like the lack of harmonious design or plan for that. Some people didn't like the lack of transparency coming from NAP. We still don't know what they are planning to present on the 17th. Some had concerns about public safety and where we are today, let alone where we would be with growth. There seemed to be a feeling that what's being presented today is not something that everyone is excited about and I think it's important to reflect on that. The other thing is there was no consistency of understanding or clarity on what's going to be presented for you to vote on on the 17th. It sounds like all of you guys don't know and that's pretty important because this is a big deal and it's a crown jewel of the community and you should have time to reflect and think about it and I feel like you're not being given that time and I think there's this belief going around that this is all in negotiation, there's compromise, but in a good negotiation both sides come to the table. It's not one side is sort of blindsided and it feels like all of us, including all of you, are being a little bit blindsided by what's coming down the pipeline and you deserve better, and so do all of we. It doesn't seem like there was a cost benefit analysis of any of this, so there's benefit in tax revenue to all this, but there's also a cost – increase in law enforcement, fire safety, school expansion, road expansion, things like that. The potential convention center has a cost to you. I haven't seen, and it doesn't sound like you've seen, any cost benefit analysis of this proposal. The other common thread is that you all love Birkdale just as much as I do, just as much as my neighbors do, so why are we putting it at risk. If all of us love it and none of us really understand exactly the details that are at stake here, why would we put any of that at risk. I believe that in any kind of growth or future opportunity, that there's a time and a place. It feels to me like right now this is the wrong time and the wrong place for this rezoning.

Mike Murphy, 8514 Brentfield Road, said this is my third time speaking in opposition to the continued development in Birkdale. Last time I spoke about litany of negative news stories associated with Northlake Mall. I also spoke about a carjacking that occurred, something that hasn't received any news coverage and as far as I can tell no one from property management has informed any of the store owners and operators. A couple recent news stories I noticed was on December 19 the Charlotte Observer published a story about Mooresville. As of November 1 and the time of the publishing of that article, 113 drivers were cited for blocking busy intersections. I saw another article on December 26 from WBTV affiliate that a pilot program in Salisbury resulted in 30 parking spaces being available for lease monthly or annually and those available parking spaces sold out in 8 minutes. Those stories are a little bit ridiculous and unfortunate. I think that's the reality that we are heading towards and I am asking you all to use your power and influence to help us take a step back and have some caution. I can tell you that living on the golf course side what we typically see is just cut-through traffic. A lot of my neighbors are uncomfortable about the speeds. If we are going to go to the village, we've got to park at the golf course or have to park at Summit Coffee. I was in Birkdale last week with my family and traffic was backed up bumper to bumper from the movie theatre all the way to the main intersection at 73, so you've got people that are frustrated, confused, irritated. I think it's really a quality of life and public safety issue. I would argue that Birkdale for many reasons is still one of the greatest neighborhoods in the country, but it feels like it's changing and I'm asking you to just help us urge caution and patience, especially with the golf course development that is still expected to occur.

Brian Rice, 17232 Bridgeton Lane, said I'm here today not on behalf of just my family and me, but on behalf of the 1,230 people that have signed our petition to say no to the current proposal for Birkdale Village as written. Although I have already sent this to you in an email, I'll read the petition as written and signed by these 1,230 people.

Dear Huntersville Community,

If you are opposed to North American Properties' current proposals before the Huntersville Board of Commissioners, please sign this petition. We intend to use this petition as evidence to the Huntersville Town Board that while we encourage progress and growth, these two current proposals are not the right solutions.

The current property owners of Birkdale Village, North American Properties, want to increase development that exacerbates parking and traffic issues to the point that customer traffic will reduce, tenants will flee and the Village will be left empty. Now for the details.

There are two proposed changes currently sitting with the Town Board. Firstly, there is a proposal to increase the maximum height of the buildings from 48 feet to 145 feet (12 stories). Additionally, there is a proposal, if the first is accepted, that includes the construction of a 12-story building, additional but still insufficient parking and the potential to build more 12-story structures in the future.

To make matters worse, the developers have used deceptive tactics to try and conceal this project and in at least one case, have outright lied to Huntersville homeowners just to get this approved. If this passes, what else is in store?

Huntersville is a great place to live and we want progress. Plans that lead to lower property values and dealing with a company bent on deception to achieve their goals is not progress.

Now a note on the current new development. The new look is still not completed. Storefronts that were developed are not showing signs of construction and parking spaces that were eliminated only add to the traffic and parking issues. Neither the Good Wurst Company nor the beer garden construction are moving. As Nick O'Shaughnessy said at the last Town Board meeting, be careful because this company is all about showing the potential of the development and not actually developing the property. They have time and again said one thing, but not followed through just to get a yes to these proposals. Please don't let them destroy Birkdale Village. It was never meant nor is set up to be a town center, a mini Charlotte, or a mini Alpharetta. In my last comment, I know that many of you probably visited Birkdale Village during the holiday period and saw all that traffic and as residents of the Greens of Birkdale Village, we respect that and that happens every couple of months because it's the holiday season and we don't want to be grinches. But if this passes, this will be the norm, not the exception and we will have parking issues and traffic issues like you pointed out that go all the way back to my house and I'm on the corner of Cranlyn and Bridgeton.

Suzanne Villar, 17130 Bridgeton Lane, said I'm a resident of the Greens at Birkdale Village. The Council has heard at several Town Council meetings in the past and again tonight the many serious concerns the residents of Birkdale Village have about traffic congestion, discordant architecture that's out of place with the ambiance of the existing structures in the Village that have charmed residents and guests for over 20 years. You've heard our concerns about insufficient parking, despite promised parking deck expansion. You've heard about the gridlock during November's Christmas events which promises to be repeated for every special event that North American Properties promotes during the year and our genuine worry about fire, police and medical assistance access in the future. And you've heard our concerns about the potential for catastrophic traffic issues if construction of the already permitted

development at the Birkdale driving range happens to coincide with either DOT's widening of Sam Furr and/or with the construction of the North American Properties desired expansion if this rezoning request is approved. Making matters worse, there's apparently no mechanism for coordinating construction activities between developers, themselves, or with DOT, so there is no way to prevent or minimize an impassable major east/west thoroughfare that would adversely affect all of the south Lake Norman area. Furthermore, even after all construction ends, 10-15 years from now, our concerns will simply morph into a permanent gridlock as new apartments, hotel rooms and a conference center draw thousands of additional vehicles into and out of the Village each week, with no hope of widening our Village roads. There are structures confining the width of the roads and they're simply not going to be able to be widened. When my husband and I were looking for property to purchase 12 years ago we looked all over the greater Charlotte area from Mountain Island Lake all the way up to Concord. Our realtor specifically warned us about buying anything in the vicinity of the racetrack due to the impossible traffic issues that develop on a few weekends each year when races are held. I guarantee you that affected our buying decision and advice like that from a realtor adversely affects property values. I fear that will be the future for property owners anywhere near Birkdale Village if the Town Council allows this rezoning request to be approved as it is now. North American Properties is requesting a zoning approval with no conditions or performance requirements either to the Council or to the residents of the area. North American Properties promises solutions that don't hold up to common sense evaluations, leaves many concerns completely unaddressed, leaving our safety, security and property values very much at risk. For the safety of all of those who live and work in Birkdale Village, as well as the safety of the entire Huntersville community who are impacted by the traffic on Sam Furr, I'm asking that the Town Council deny this rezoning request until after DOT has completed the widening of Sam Furr and until the already permitted development at the Birkdale driving range is completed.

Tammy Davis, 17114 Bridgeton Lane, said I have lived in Birkdale for 20 years. I was the first resident in that home. I don't have a prepared speech today, I just want to talk of three experiences that I have had as of late. This past weekend I was walking to my niece's townhouse and noticed that the cars were parked on both sides of Townley. It actually made me pause for a moment and just reflect on my situation, because I have a daughter who has a rare condition where her blood pressure drops and she can basically collapse at any moment. I have had the ambulance at my house three or four times in the past several years. What struck me was if something were to happen to my child, how was I going to get an ambulance to my child. How was a fire truck going to get through or what was going to be the outcome if something happened to my child on that day or any day. Secondly, there's a four-way intersection and every time I leave my neighborhood I have to go through the four-way intersection and have just been noticing the difference in traffic as everybody has talked about and the demeanor and how people are changing. It used to be everyone takes their turn and there was a car that wanted to go right after the car that went in front of them and didn't want to wait their turn. And it was my turn to go and I went to go, got a horn blown at me, got a finger stuck up at me, just different than I have ever dealt with before in living there for 20 years. And then the last experience that I had was last weekend my three children wanted to go to Starbucks and it was about 6 p.m., so we walked down to Starbucks and we were walking around and we walked past some teenagers and my 13 year old noticed that they were going up to all the apartments and just pressing on buttons and my son was like why are they doing that, Grandma lives there. Do you think they are going to do that to Grandma. That was the first thing that we had noticed and then they were pushing each other and cursing and just not an environment in the last 20 years that I have ever taken my children around and my 10 year old looked at me and said are we safe. At that moment I was like I have a 10 year old child with an underdeveloped brain knowing enough that he didn't feel safe.

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Errol Genois, 8537 Camberly Road, said I have lived there for 22 years. I want to speak to remind the Board members of their moral and economic responsibilities to protect their constituents of Birkdale Village from the psychological and economic abuses of overdevelopment, meaning the consumption is seemingly not making people happy but rather increasing the west ecological footprint. One little specific, when I moved to Birkdale the acceptable speed limit was 15 mph in the business area. As you have heard tonight, even with recent developments, the speed limit in front of Barnes and Noble and almost in front of the movie theatre is 25 mph. These are in two high traffic areas and this is before anything we've heard about will happen. We are already experiencing some safety issues there that I think are very critical.

Nick O'Shaughnessy said I'm not going to bore you with reiterations because everybody has said things that I have said before. My current issue right now is the situation that both you guys and us here find ourselves in, in that the original application has been modified. This SUP has been withdrawn, the text amendment has been withdrawn and according to Brian Richards today in an email to me, the plan has not changed. There will be text amendments which you will not see until Thursday the 12th of January and then they will be public knowledge the following day, so none of us know what the plans are. We know what the plans look like. It's 145', because that's what the original text amendment application was for 145'. Is it 75', is it 110', nobody knows and we won't know. You guys won't know and we won't know and that is totally unfair. That's par for the course with NAP because they are not transparent. They are trying to hoodwink you guys and us guys and I don't appreciate that. I have to live here. When I did rezonings here I would not represent scumbags like these guys because they are going to come here, screw up Birkdale Village and leave. That's all I have to say. I'm sorry I used a bad word. That's the way I feel about these guys. They are not honest. They are not transparent. I know you love them. They have wined and dined you guys. They haven't wined and dined me. They've patronized me and said we'll give you an architectural review committee and you can be on it. BS, I don't want to be on it. They don't have any reason to do that. They don't have any legal obligation to do that. They are just trying to tell you what you want to know. I'm sorry I used a bad word, but that's the way I feel about it. It's my community, my life, my home and these guys are not the right people to modify Birkdale Village. Please deny it. Make them come back. I'm not against development. They can modify it but their modifications are unreal, unattractive, out of scale and you know what I think about the conspiracy theory.

AGENDA CHANGES

Commissioner Kidwell made a motion to move Item 8.D under the Consent Agenda (Adopt resolution to acquire right-of-way and/or easements for the construction of Beatties Ford at Gilead Road Project) to Item 10.E under Other Business.

Commissioner Munger seconded motion.

Motion carried unanimously.

Commissioner Phillips made a motion to adopt the agenda, as amended. Commissioner Kidwell seconded motion. Motion carried unanimously.

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CONSENT AGENDA

Approval of Minutes – November 7, 2022. Commissioner Phillips made a motion to approve the minutes of the November 7, 2022 Regular Town Board Meeting. Commissioner Kidwell seconded motion. Motion carried unanimously.

Approval of Minutes – November 21, 2022. Commissioner Phillips made a motion to approve the minutes of the November 21, 2022 Regular Town Board Meeting. Commissioner Kidwell seconded motion. Motion carried unanimously.

Approval of Minutes – December 5, 2022. Commissioner Phillips made a motion to approve the minutes of the December 5, 2022 Regular Town Board Meeting. Commissioner Kidwell seconded motion. Motion carried unanimously.

Resolution – Reclassification of Road to Minor Collector. Commissioner Phillips made a motion to adopt Resolution to request approval from the Charlotte Regional Transportation Planning Organization for the functional reclassification of 0.4 miles of Stumptown Road to a Minor Collector.

Commissioner Kidwell seconded motion.

Motion carried unanimously.

Resolution attached hereto as Exhibit No. 2.

Call for Public Hearing – Petition #TA22-17. Commissioner Phillips made a motion to call a public hearing for February 6, 2023 at 6:00 p.m. at Huntersville Town Hall on Petition #TA22-17, a request by the Huntersville Planning Department for a text amendment to Section 7.5.3, increasing the buffer width when higher density major residential subdivisions adjoin lower density development.

Commissioner Kidwell seconded motion.

Motion carried unanimously.

Call for Public Hearing – Petition #R22-05. Commissioner Phillips made a motion to call a public hearing for February 6, 2023 at 6:00 p.m. at Huntersville Town Hall on Petition #R22-05, Oak Grove Hill Expansion, a request by Carver Bowman, LLC to rezone +/- 45.12 acres generally located north of Mt. Holly-Huntersville Road, east of Beatties Ford Road and south of Pembroke Road from existing Neighborhood Residential - Conditional District (existing Oak Grove Hill CD-Rezoning) and Rural to Neighborhood Residential - Conditional District (REVISED Oak Grove Hill CD-Rezoning) for a 156-lot subdivision; (Parcels 01526443, 01526504, 0152606, 01526460, 015254432, 01526456, 01526432, 01526450, 01526455, 01526428, 01526429 & 015264431).

Commissioner Kidwell seconded motion.

Motion carried unanimously.

PUBLIC HEARINGS

Public Hearing – Petition #TA22-13. Mayor Bales called to order public hearing on Petition #TA22-13, a request by the Huntersville Planning Department for a text amendment to the Zoning Ordinance to

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amend Article 3.3.1(a) Manufactured Home Overlay District to update skirting requirements to comply with G.S. Chapter 160D-910 and to amend Article 11.6.1(a) Zoning Compliance to clarify application requirements and to amend Article 9.9 Commercial Communication Tower to comply with G.S. Chapter 160D-937 on co-locating wireless facilities on Town utility poles.

Kayleigh Mielenz, Planner I, entered the Staff Report into the record and reviewed the request. *Staff Report and Staff PowerPoint attached hereto as Exhibit No. 3.*

Staff recommends approval of the proposed text amendment.

The Huntersville Ordinances Advisory Board recommended approval of the text amendment by a vote of 7-1 on December 1, 2022.

In response to a question from Commissioner Kidwell concerning skirting, Emily Sloop, Town Attorney, explained that G.S. 160D-910(g) was amended to state masonry skirting shall not be required. The Huntersville Ordinances Advisory Board suggested the Town require non-masonry skirting. If the home is owned by the person who owns the land that it sits upon, masonry skirting would still be required.

In response to a question from Commissioner Phillips, Ms. Mielenz explained that the ordinance does not allow people to bring in mobile homes, campers, etc. to live in while they build permanent residence on the property.

Commissioner Phillips suggested that staff reach out to the residents in Huntington Green concerning the proposed change to skirting requirements since it is one of the most impacted areas.

There being no further questions or comments, Mayor Bales closed the public hearing.

Public Hearing – Petition #R22-06. Mayor Bales called to order public hearing on Petition #R22-06, a request by Hotel Ventures of Lake Norman, Inc. to rezone +/- 2.66 acres located at 16221 Northcross Drive (Parcel #00930115) from Corporate Business - Conditional District to Corporate Business - Conditional District for a 109-room hotel proposal.

Jesse James, Principal Planner, entered the Staff Report into the record and reviewed the request. *Staff Report and Staff PowerPoint attached hereto as Exhibit No. 4.*

Staff recommends approval as submitted. The Planning Board will hear the petition at their January 24, 2023 meeting.

Commissioner Phillips asked what could go on the property by-right.

Mr. James said currently it's everything in Corporate Business, excluding hotels. There were some outdated uses like blacksmiths on there……laundry, dry cleaning, garment services, highway right-of-way uses. Under the current CB-CD zoning of this property, hotels were excluded as a permitted use.

Commissioner Munger asked if the applicant was able to accommodate the request to move hotel signage from the south side of the building to the east side of the building.

Mr. James said they were able to move the signage. Where it was proposed wouldn't have met the code anyway and would have been caught during the construction plans.

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Commissioner Boone asked when the single-family homes to the west were built. Mr. James will provide that information at a later time.

Mayor Bales called on the citizens who signed up to speak.

Peter Bourke, 16136 Grafham Circle, said this proposal is full of accommodations and terminology that is something to the effect of generally compliant. It's written in such a way that it frames all of these exceptions that the property owner is making in some type of good faith to add merit basically to influence the decision of you to change this zoning to include a hotel. To have a hotel excluded I could tell you that it's probably for a good reason and I have many on here, mainly it's a 24/7 business. People are coming and going non-stop. What is behind there now is the Birkdale Business Center. I can go home 5:00 – 5:30 p.m. and there is no one back there. That will change completely. I have three little kids, ages 8, 6 and 4. If I went to go buy that house today and there's a 4-story hotel there, I would walk away. I'm concerned about the negative impacts of the property value. The building is too tall. They are asking for accommodation to go 3' more than they are actually allowed. They are changing the grade. They are bringing up the backend of the property to make it level and so what's going to happen is that 4-story building is going to turn into a 6-story building because of the topography of the land. There should not be a hotel abutting a residential community for every reason imaginable. People coming out of town, you go to a vacation destination you go to let loose. It's not something you want next to where you eat your breakfast every morning. The separation distance proposed is 339', with a minimum of three times the height, so that ends up being at a difference what they are giving us is 198', but at a minimum it says 100', so they are basically meeting this criteria by 98' which is 30 yards. I could go into this whole thing where they are saying they are saving 60 percent of the trees. There's 11 trees on the lot and they are cutting down 6. It's full of fluff. No matter what, it's a 4-story building against the street. You are robbing Peter to pay Paul by putting it against the street to get that 339' from the community.

Stella Troup, 16130 Grafham Circle, said I am the last designated residential lot on this particular map. Personally, I have the same concern as Peter. This is a 24/7/365 business. Right now we have only one-story businesses. One of them is a restaurant. Yes, they are open late at night, but they've been very good neighbors. When we've asked them to be quieter at night, they have accommodated that. Second, what the picture does not show you is that this grayed area is a ravine. Our back lots go down and then it crosses the creek and goes back up about 30' and then you begin this lot that's in question. It is a refuge for much wildlife. I enjoy it very much. I've done what I can to make the slope not so bad. I don't want to see a multi-story building up there and as we talked about at the Neighborhood Meeting, this thing of evergreen trees, unless they are going to pay thousands of dollars per tree, it will take 5 to 8 years for the evergreen trees to grow up enough to make that hotel invisible. Also, nobody has mentioned tonight that not a block from this site are three other hotels and as far as we can tell they don't have 100 percent occupation. Why do we need another hotel. We just don't. While staff said they are only asking for 2' exception, no the entire hotel is an exception. I'm speaking in objection to having the hotel. You look at it from the city's point of view, it puts a further strain, that's 109 rooms plus staffing areas. That's a greater strain on the sewage system. Our internet is already very spotty. It's 109 new houses with internet ability, not maybe individually but they've got to cover 109 rooms. And then there's the idea of light pollution. Again, being 24/7/365, those lights at night for security reasons probably by some other regulation will be on and to think of this business as being 339' from my backyard is not taking into account that the business encompasses the entire parking lot. People don't arrive on foot. They bring their cars and their trucks.

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Mayor Bales asked staff if a lighting plan has been reviewed.

Mr. James explained that the lighting plan would be reviewed as part of the construction plans, but would not get an approval at staff level if it didn't meet the ordinance.

Mayor Bales called on the applicant.

Suzanne Todd (Zoning Attorney), 1065 E. Morehead Street, Charlotte, introduced Hitesh Patel and Rakesh Patel with Hotel Ventures, the applicant and Jay Henson with HensonFoley.

Ms. Todd presented PowerPoint reviewing the applicant's request. *PowerPoint attached hereto as Exhibit No. 5.*

Commissioner Partee asked how many hotels Hotel Ventures has in the Town of Huntersville.

Ms. Todd noted they have one within the Town, which is a SpringHill Suites by Marriott. The anticipated product on this property is Fairfield Inn by Marriott and TownePlace Suites by Marriott.

Commissioner Munger asked if there is a demand for hotels of this nature.

Hitesh Patel explained the Huntersville market is growing and there is a strong demand for corporate clientele. These are Marriott branded hotels, so it comes with a lot of stringent standards that we must adhere to.

Commissioner Kidwell asked about the height of the evergreen trees to be planted.

Jay Henson, 121 Gilead Road, noted the intent is large evergreen trees. We are looking for something that would be an install height of 8' that will have a mature height of 15-20'

Commissioner Kidwell asked how high the building would raise from the current slope.

Mr. Henson said at the front it's probably 3'. It's whatever the curb elevation would be. It doesn't drop off sharp there right at the front.

Commissioner Boone asked how long the average stay is at SpringHill Suites in the business park.

Mr. Patel noted the average stay is probably about three nights.

Commissioner Boone asked out of the 109 rooms that you are proposing, how many will have kitchenettes.

Mr. Patel stated as of right now, the extended stay piece is about 48 rooms.

Mr. James responded to an earlier question from Commissioner Boone about when the houses to the west were developed. According to a timelapse map, the development to the west started around 1997 and it was up to mature building around 2002.

There being no further questions or comments, Mayor Bales closed the public hearing.

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Public Hearing – Petition #TA22-12. Mayor Bales called to order public hearing on Petition #TA22-12, a request by the Huntersville Town Board to amend Article 4 of the Zoning Ordinance clarifying first floor residential and commercial area requirements for Shopfront and Workplace mixed-use buildings.

Jack Simoneau, Planning Director, entered the Staff Report into the record and reviewed the request. *Staff Report and Staff PowerPoint attached hereto as Exhibit No. 6.*

This text amendment has been heard by the Huntersville Ordinances Advisory Board on three occasions. They have not made a recommendation. A majority of them requested the public hearing be held open to allow them to submit their final recommendation to the Town Board.

Commissioner Boone requested Commissioner Munger ask the Ordinances Advisory Board to look at the 100 percent first floor retail space that fronts a primary street.

Commissioner Munger said I think if we keep it at the 50 percent you're still achieving the intended goal of we want some form of commercial along main streets.

Commissioner Phillips asked if we require elevators in all apartments.

Mr. Simoneau explained it's the state building code that governs elevators.

Commissioner Phillips expressed concern that by having apartments that are walk-ups we are unintentionally going to create a situation where disabled and elderly people have less places to live.

Commissioner Kovacs noted they would still have the ability to have those walk-ups as long as it's not street-facing.

Commissioner Munger made a motion to keep the public hearing on Petition #TA22-12 open until the Town Board meeting on January 17, 2023, at 6:00 p.m.

Commissioner Partee seconded motion.

Motion carried unanimously.

Public Hearing – Petition #ANNEX22-01. Mayor Bales called to order public hearing on Petition #ANNEX22-01, a request by Earl House III and Terrix Deanna Williams, to annex 0.45 acres into the Town of Huntersville.

Jack Simoneau, Planning Director, entered the Staff Report into the record and reviewed request. *Staff Report and Staff PowerPoint attached hereto as Exhibit No. 7.*

Commissioner Munger asked if staff has made any efforts to contact residents in this area to suggest further annexations.

Mr. Simoneau said the answer to question is no. There may be a community meeting with the residents in this area about the future of the area and staff's suggestion would be to have someone at that meeting to talk about the option of annexation.

There being no further questions or comments, Mayor Bales closed the public hearing.

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Mayor Bales called for a 5-minute recess.

The Board returned from the recess.

OTHER BUSINESS

Petition #ANNEX22-01. Petition #ANNEX22-01 is a request by Earl House III and Terrix Deanna Williams, to annex 0.45 contiguous acres into the Town of Huntersville.

Commissioner Munger made a motion to adopt an Ordinance approving Petition #ANNEX22-01, a request by Earl House III and Terrix Deanna Williams to annex 0.45 contiguous acres into the Town of Huntersville.

Commissioner Kidwell seconded motion.

Motion carried unanimously.

Ordinance attached hereto as Exhibit No. 8.

Greenway, Trail and Bikeway Commission Appointments. The Greenway, Trail and Bikeway Commission has three 3-year terms that need to be filled. All three terms end on December 31, 2025. The Town received nine applications. Christianna Beirne has reapplied for her expired term. Applicant 3 has applied for the Greenway, Trail and Bikeway Commission as well as the Public Art Commission. Applicant 6 has applied for the Greenway, Trail and Bikeway Commission as well as the Parks & Recreation Commission.

Commissioner Boone expressed concern about using numbers on the applications instead of names and suggested revisiting the Meet and Greet process.

Commissioner Kidwell suggested the process be discussed at the Town Board retreat.

Mayor Bales called for three nominations for three 3-year terms.

Commissioner Munger nominated Applicants 2, 5 and 9.
Commissioner Partee nominated Applicants 2, 5 and 8.
Commissioner Kidwell nominated Applicants 2, 6 and 9.
Commissioner Kovacs nominated Applicants 2, 4 and 9.
Commissioner Boone nominated Applicants 2, 6 and 8.
Commissioner Phillips nominated Applicants 2, 4 and 9.

Applicant 2 received six nominations.
Applicant 9 received four nominations.
Applicants 4, 5, 6 and 8 received two nominations each.

There was a tie between Applicants 4, 5, 6 and 8.

Mayor Bales called for nominations for one number of those four.

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Commissioner Munger nominated Applicant 5.
Commissioner Partee nominated Applicant 5.
Commissioner Kidwell nominated Applicant 5.
Commissioner Kovacs nominated Applicant 4.
Commissioner Boone nominated Applicant 5.
Commissioner Phillips nominated Applicant 4.

Applicant 5 received four nominations.

Commissioner Kidwell made a motion to appoint Applicants 2, 5, and 9 to the Greenway, Trail and Bikeway Commission for 3-year terms.

Commissioner Munger seconded motion.

Motion carried unanimously.

Applicant 2 is Christianna Beirne.
Applicant 5 is Geoffrey Locke.
Applicant 9 is Elaine Kerns.

Parks & Recreation Commission Appointments. The Parks & Recreation Commissioner has three 3-year terms that need to be filled. The Town received ten applications. Alisia Bergsman (Applicant 7), Kathy Lewis (Applicant 2) and Mark Burns (Applicant 9) have all reapplied for their expired terms. Applicant 5 has applied for the Parks & Recreation Commission as well as the Greenway, Trail and Bikeway Commission.

Mayor Bales called for nominations for three 3-year terms.

Commissioner Phillips nominated Applicants 2, 7 and 9.
Commissioner Boone nominated Applicants 2, 5 and 4.
Commissioner Kovacs nominated Applicants 2, 7 and 9.
Commissioner Kidwell nominated Applicants 4, 6 and 7.
Commissioner Partee nominated Applicants 4, 6 and 2.
Commissioner Munger nominated Applicants 2, 7 and 9.

Applicant 2 had five nominations.
Applicant 7 had five nominations.

There was a tie between Applicants 4 and 9 with three nominations each.

Mayor Bales called for nominations for one number of those two.

Commissioner Phillips nominated Applicant 9.
Commissioner Boone nominated Applicant 4.
Commissioner Kovacs nominated Applicant 9.
Commissioner Kidwell nominated Applicant 4.
Commissioner Partee nominated Applicant 4.
Commissioner Munger nominated Applicant 9.

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There was a tie between Applicants 4 and 9 with three nominations each.

Mayor Bales called for nominations for one number of those two.

Commissioner Munger nominated Applicant 9.
Commissioner Partee nominated Applicant 9.
Commissioner Kidwell nominated Applicant 9.
Commissioner Kovacs nominated Applicant 9.
Commissioner Boone nominated Applicant 4.
Commissioner Phillips nominated Applicant 9.

Commissioner Munger made a motion to appoint Applicants 2, 7 and 9 to 3-year terms to the Parks & Recreation Commission.

Commissioner Kovacs seconded motion.

Motion carried unanimously.

Applicant 2 is Kathy Lewis.
Applicant 7 is Alisia Bergsman.
Applicant 9 is Mark Burns.

Mayor Bales called for nominations for the 1-year term.

Commissioner Partee nominated Applicant 4.
Commissioner Kidwell nominated Applicant 4.
Commissioner Kovacs nominated Applicant 4.
Commissioner Boone nominated Applicant 4.
Commissioner Phillips nominated Applicant 4.
Commissioner Munger nominated Applicant 4.

Commissioner Phillips made a motion to appoint Applicant 4 to the Parks & Recreation Commission for a 1-year term.

Commissioner Partee seconded motion.

Motion carried unanimously.

Applicant 4 is Janelle Harris.

Public Art Commission Appointments. The Public Art Commission has two 3-year terms that need to be filled. The Town received three applicants. Applicant 2 has applied for the Public Art Commission as well as the Greenway, Trail and Bikeway Commission.

Commissioner Kidwell nominated Applicants 1 and 3
Commissioner Kovacs nominated Applicants 1 and 3
Commissioner Boone nominated Applicants 1 and 2.
Commissioner Phillips nominated Applicants 1 and 2.
Commissioner Munger nominated Applicants 1 and 3.

DRAFT

Commissioner Partee nominated Applicants 1 and 3.

Commissioner Phillips made a motion to appoint Applicants 1 and 3 to the Public Arts Commission for 3-year terms.

Commissioner Partee seconded motion.

Motion carried unanimously.

Applicant 1 is Ryan Flores
Applicant 3 is Tim Kendra-Dill.

Resolution – Beatties Ford at Gilead Road Project. Commissioner Munger made a motion to recuse Mayor Pro Tem Phillips.

Commissioner Kidwell seconded motion.

Motion carried unanimously.

Commissioner Munger made a motion to adopt Resolution to acquire right-of-way and/or easements for the construction of Beatties Ford at Gilead Road Project.

Commissioner Partee seconded motion.

Motion carried unanimously.

Resolution attached hereto as Exhibit No. 9.

Commissioner Kidwell made a motion to bring Mayor Pro Tem Phillips back to the dais.

Commissioner Kovacs seconded motion.

Motion carried 5 to 0.

MAYOR AND COMMISSIONER REPORTS/CLOSING COMMENTS

Mayor Bales
- Brett Canipe, NCDOT, will be present at the February 20 meeting to give an update on the NC 73 project.
- Lake Norman Economic Development Corporation is working 34 projects, 21 of which are in Huntersville.
- Attended Cain Art Center Ribbon Cutting.

Commissioner Kidwell
- Next meeting of the Charlotte Regional Transportation Planning Organization is at the end of the month.

Commissioner Kovacs
- Provided update from the Lake Norman Chamber of Commerce.

DRAFT

Commissioner Boone

- Chief Jim Dotoli was elected Chief of the Huntersville Fire Department for the next two years. Assistant Fire Chief Ray Murphy received the Officer of the Year award.
- Provided update on traffic signal at Northdowns Lane and Highway 21.

Commissioner Phillips

- Provided update from Visit Lake Norman.

Commissioner Partee

- January is the month we recognize the legacy of Dr. Martin Luther King.
- Gave a shoutout to Betty Caldwell.
- Advocate for gun safety. Huntersville Police Department has free gun safety locks.
- Bring awareness to Cool Kids Clubhouse.

Commissioner Munger

- Next meeting of the Huntersville Ordinances Advisory Board is January 5.
- Attended the Cain Art Center Ribbon Cutting.
- Provided update on the Public Art Commission's Peace Pole Project.
- Consider supporting local non-profits.

Mayor Bales noted the Cain Art Center discussed the soundproofing of the building during the ribbon cutting and suggested soundproofing be a component that's discussed when designing the new town hall.

Mayor Bales reminded everyone of the 150th kick-off celebration on January 7.

There being no further business, the meeting was adjourned.

Approved this the ____ day of _____, 2023.

DRAFT

Town of Huntersville
Planning Board
January 24, 2023

To: Town Board

From: Kayleigh Mielenz, Planner I

Date: January 24, 2023

Subject: TA22-13

EXPLAIN REQUEST:
Consider recommendation on petition #TA22-13, a request by the Huntersville Planning Department for a text amendment to the Zoning Ordinance to amend Article 3.3.1(a) Manufactured Home Overlay District to update skirting requirements to comply with G.S. Chapter 160D-910 and to amend Article 11.6.1(a) Zoning Compliance to clarify application requirements and to amend Article 9.9 Commercial Communication Tower to comply with G.S. Chapter 160D-937 on collocating wireless facilities on Town utility poles.

ACTION RECOMMENDED:
Make recommendation.

FINANCIAL IMPLICATIONS:
N/A

ATTACHMENTS:
1. TA22-13 Staff Report
2. Text Amendment Application
3. Ordinance for Adoption
4. GS_160D-910 Manufactured Homes
5. GS_143-145 Manufactured Home Definition
6. Senate Bill 105: 160D-937
7. GS_160D-937 Access to Utility Poles
8. GS_160D-938 Wireless Applicability
9. November & December HOAB Minutes

TA22-13 – Manufactured Home Skirting, Permit Application, & Tower Collocation

PART 1: DESCRIPTION

TA22-13 is a request by the Huntersville Planning Department for a text amendment to the Zoning Ordinance to amend:

1. Article 3.3.1(a) Manufactured Home Overlay District to update skirting requirements for manufactured homes to comply with G.S. Chapter 160D-910;
2. Article 11.6.1(a) Zoning Compliance to clarify application requirements;
3. Article 9.9 Commercial Communication Tower to comply with G.S. Chapter 160D-937 on collocating wireless facilities on town utility poles.

PART 2: BACKGROUND

1. Manufactured Home Skirting

The Zoning Ordinance requires masonry skirting for all manufactured homes, whether the land that the home sits on is owned or leased by the owner of the manufactured home. Masonry skirting is required for aesthetic and practical purposes (i.e. protection of pipes, home temperature regulation, prevention of animal intrusion, etc.). In August 2021, General Statute Chapter 160D-910(g) was amended to state masonry skirting shall not be required if the manufactured home is located on land leased to the owner of the manufactured home. When presenting the text amendment to the Huntersville Ordinance Advisory Board, the question was raised if the Town could require non-masonry skirting in such cases. It was determined by the Town Attorney that the Town could require non-masonry skirting. Staff then updated the amendment language to require non-masonry skirting if masonry skirting could not be required.

Below are three scenarios that identify whether masonry or non-masonry skirting would be required.

1. Joe owns the land and Joe owns and resides in the manufactured home= masonry skirting required

2. Joe owns the land and Joe owns the manufactured home but leases the manufactured home/land to Tim= masonry skirting required

3. Joe owns the land but leases the land to Tim who owns the manufactured home= non-masonry skirting required

2. Permit Application

Staff is amending Article 11.6.1 Zoning Compliance, to specify that the application for a zoning permit must be signed by the property owner(s). Staff already requires this but recently had a property owner refuse to sign an application for a zoning use permit that the tenant of their property was applying for. Staff was unable to issue the zoning permit without the property owner signature. At the suggestion of the Town Attorney, staff is proposing an amendment to codify the requirement.

3. Communication Tower

Staff is amending the Commercial Communication Tower standards to specify towers must comply with G.S. Chapter 160D-937/938 on the collocation of wireless facilities on town utility poles. 160D-937 applies to town owned utility poles and has standards on the right to collocate on town utility poles, the fees for such, and the terms and conditions for collocation.

PART 3: RELEVANT SECTIONS OF THE HUNTERSVILLE 2040 COMMUNITY PLAN

TA22-13 is consistent with Land Use Policies LU-10, LU 10.1, and LU 11.1 of the 2040 Community Plan.

- Policy LU-10: Encourage a diversity of housing options.
  - LU 10.1: Align housing options with resident needs and promote attainable housing options.
    - Staff comment: The manufactured home skirting amendment lessens the burden on those who own the manufactured home but lease the land the home sits on. Those who lease land for their manufactured home are more likely to move the home to a new lot from time to time. The amendment will help reduce the cost and burden of having to install and then un-install masonry skirting when moving the manufactured home to a new lot. For some people, this could make owning a manufactured home more attainable.
- LU 11.1: Protect and enhance the unique character of Huntersville's neighborhoods by using planning tools to safeguard from potentially negative impacts of development and redevelopment.
  - Staff comment: Regarding the manufactured home amendment, to help protect the aesthetic of existing neighborhoods, Huntersville will still require non-masonry skirting for manufactured homes located on land leased to the homeowner.

TA22-13 is consistent with all other policies of the Huntersville 2040 Community Plan as portions of the amendment are necessary to comply with State Legislature.

PART 4: STAFF RECOMMENDATION

Staff recommends approval of the proposed text amendment.

PART 5: HUNTERSVILLE ORDINANCE ADVISORY BOARD

The Huntersville Ordinances Advisory Board had discussion on the text amendment at the November 3, 2022 meeting. The Huntersville Ordinances Advisory Board (HOAB) recommended approval (7-1) of the proposed text amendment on December 1, 2022.

PART 6: PUBLIC HEARING

The public hearing was held January 3, 2023 and no comments from the public were made.

PART 7: PLANNING BOARD RECOMMENDATION

January 24, 2023

PART 8: TOWN BOARD RECOMMENDATION

February 20, 2023

PART 9: ATTACHMENTS

1. Text Amendment Application
2. Ordinance for Adoption
3. G.S. 160D-910 Manufactured Homes
4. G.S. 143-145 Manufactured Home Definition
5. Senate Bill 105: 160D-937
6. G.S. 160D-937 Access to Utility Poles
7. G.S. 160D-938 Wireless Applicability
8. November 3rd and December 1st HOAB Minutes

PART 10: STATEMENT OF CONSISTENCY – TA22-13		
Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed amendment TA22-13, Planning Staff recommends approval based on consistency with policies LU-10, LU 10.1, and LU 11.1 of the Huntersville 2040 Community Plan and with all policies of the Huntersville 2040 Community Plan as the amendment is necessary to comply with State Legislature. It is reasonable and in the public interest to amend the Zoning Ordinance because it is necessary to coordinate the Huntersville Zoning Ordinance to comply with State Legislature.	**APPROVAL:** In considering the proposed amendment TA22-13, the Planning Board recommends approval based on the amendment being consistent with **(insert applicable plan reference)** It is reasonable and in the public interest to amend the Zoning Ordinance because…*(Explain)*	**APPROVAL:** In considering the proposed amendment TA22-13, the Town Board recommends approval based on the amendment being consistent with **(insert applicable plan reference)** It is reasonable and in the public interest to amend the Zoning Ordinance because…*(Explain)*
DENIAL: N/A	**DENIAL:** In considering the proposed amendment TA22-13, the Planning Board recommends denial based on the amendment being **(consistent OR inconsistent)** with **(insert applicable plan reference).** It is not reasonable and in the public interest to amend the Zoning Ordinance because…. *(Explain)*	**DENIAL:** In considering the proposed amendment TA22-13, the Town Board recommends denial based on the amendment being **(consistent OR inconsistent)** with **(insert applicable plan reference).** It is not reasonable and in the public interest to amend the Zoning Ordinance because…. *(Explain)*

Town of Huntersville
NORTH CAROLINA

Text Amendment
Application

Date of Application 10/01/22

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): Zoning Article(s): _____ Section(s): _____

Current Ordinance

See attached

Proposed Text

See attached

Reason for Proposed Change

To comply with G.S. 160D-910 on manufactured home skirting & comply with G.S. 160D-937 on the co-location of wireless facilities on town owned utility poles. Also to update permit application standards for Zoning Use permits.

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 Town of Huntersville Planning Department

☐ Corporation ☐Limited Liability Company ☐ Trust ☐ Partnership ☑ Other: Municipality

Signature Kayleigh Mielenz Date 10/01/22

Title Planner I Email KMielenz@huntersville.org

Address of Applicant 105 Gilead Rd, 3rd Floor, Huntersville, NC 28070

Property Owner (if different than applicant)

* Printed Name _____

☐ 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	Phone:	704-875-7000
Planning Department	Fax:	704-875-6546
PO Box 664	Physical Address:	105 Gilead Road, Third Floor, Huntersville, NC 28078
Huntersville, NC 28070	Website:	https://www.huntersville.org/228/Planning-Department

Date Received By Planning Department: 10/01/22

Staff Initials: KIM

AN ORDINANCE TO AMEND THE TOWN OF HUNTERSVILLE ZONING ORDINANCE ARTICLE 3.3.1(a) MANUFACTURED HOME OVERLAY DISTRICT TO UPDATE SKIRTING REQUIREMENTS FOR MANUFACTURED HOMES TO COMPLY WITH G.S. CHAPTER 160D-910 AND TO AMEND ARTICLE 11.6.1(a) ZONING COMPLIANCE TO CLARIFY APPLICATION REQUIREMENTS AND TO AMEND ARTICLE 9.9 COMMERCIAL COMMUNICATION TOWER TO COMPLY WITH G.S. CHAPTER 160D-937 ON CO-LOCATING WIRELESS FACILITIES ON TOWN UTILITY POLES

Section 1. **BE IT ORDAINED** by the Board of Commissioners of the Town of Huntersville, North Carolina, that Zoning Ordinance Section 3.3.1(a) Manufactured Home Overlay District (MH-O), Permitted Uses, is hereby amended as follows:

a) Permitted Uses

Uses permitted by right

- all uses permitted by right in the underlying district, according to the standards of the underlying district
- family care homes

Uses permitted with conditions

- all uses permitted with conditions in the underlying district, according to the standards and conditions associated with the underlying district.
- Manufactured Homes, provided that:

  (a) The home shall be set up in accordance with the standards set by the North Carolina Department of Insurance.

  (b) A continuous, permanent masonry wall, having the appearance of a conventional load-bearing foundation wall, unpierced except for required ventilation and access, shall be installed under the perimeter of the manufactured home. **Notwithstanding the foregoing, neither masonry walls nor masonry skirting shall be required for manufactured homes located on land leased to the owner of the manufactured home; however, non-masonry skirting shall be installed on such manufactured homes.**

  (c) The home will have all wheels, transporting lights, and towing apparatuses removed.

  (d) The structure must be at least 14 feet in width along the majority of its length.

  (e) The roof shall have at least a 3:12 pitch.

  (f) Exterior wall and roofing materials and finishes shall be comparable in composition, appearance and durability to those commonly used in conventional residential construction. As examples, exterior walls would be expected to be covered in wood, stucco, brick, stone, other masonry materials, or similar conventional exterior finishes. Roofing material should consist of wood shingle, wood shake, synthetic composite shingle, ceramic tile, concrete tile, or similar conventional roofing materials.

(g) All entrances to a manufactured home shall be provided with permanent steps, porch or similar suitable entry.

Section 2. **BE IT ORDAINED** by the Board of Commissioners of the Town of Huntersville, North Carolina, that Zoning Ordinance Article 11.6.1(a) Zoning Compliance is hereby amended 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 Zoning Administrator. **All applications shall be signed by the property owner(s).**

b. The **Zoning** Administrator shall approve the Zoning Permit unless ~~he~~ **the Zoning Administrator** finds, after reviewing the application and consulting with the applicant that:

1) The requested Permit is not within ~~his~~**their** 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 14, no Traffic Impact Assessment has been approved by the Town.

Section 3. **BE IT ORDAINED** by the Board of Commissioners of the Town of Huntersville, North Carolina, that Zoning Ordinance Article 9.9 Commercial Communication Tower is hereby amended as follows:

9.9 Commercial Communication Tower

A Commercial Communication tower shall meet the following standards:

1. To encourage future shared use of commercial communication towers, the tower owner must demonstrate that the tower will support a specified number of antennas and must file a letter of intent with the town to lease the space to other users in good faith. In turn, the owner may charge users a proportionate share of capital, financing, and operating costs, plus the cost of insulating equipment so that the transmissions do not interfere with one another. To encourage collocation of commercial communication antenna and facilities and to reduce the need for new commercial communication towers, co-location of such antennae and facilities shall be permitted on any commercial communication tower or tower for radio communication for business or governmental purposes of which the tower was in existence on July 20, 2009, regardless of when it was constructed, the underlying zoning district, or any condition of approval for the existing tower other than a condition which was imposed or accepted by the Board of Commissioners. To the extent practical as determined by the Planning Director, all standards of this Section 9.9 shall be applicable.

.2 No new commercial communication tower may be established if there is a technically suitable space available on an existing communications tower within the geographic area that the proposed tower is to serve.

.3 The entire facility must be aesthetically compatible with its environment. If not otherwise camouflaged, towers shall be of a coloration that will blend with the surroundings. Example: brown/green/gray.

.4 Fencing must be provided to secure the communication equipment on site. If chain link or similar fencing material is used on the site, an opaque screen shall be provided on the exterior side of the fence.

.5 All obsolete or unused facilities must be removed within 12 months of cessation of operations at the site.

.6 Equipment, mobile or immobile, not used in direct support of the transmission or relay facility shall be stored or parked on the site unless repairs to the facility are being made.

.7 Towers shall not be artificially lighted except to ensure human safety as required by the Federal Aviation Administration (FAA) regulations. To the extent possible, tower lighting shall be located and directed to avoid flashing or shining into the interior spaces of dwellings.

.8 An opaque screen expected to reach minimum 8' height at maturity shall be planted around the perimeter of the area occupied by the tower, security fencing, and auxiliary uses such as parking. In addition, existing onsite trees and other vegetation shall be preserved to the extent possible.

.9 No more than one communication tower shall be constructed on a single tract of land.

.10 If such a structure is located on a lot adjacent to a lot or lots located in a residential or mixed-use district, it must be located at least 200 feet from all property lines adjacent to the residential or mixed use district(s).

.11 To be permitted as an incidental accessory use in any zoning district, a tower shall be camouflaged on, with, or in an existing or proposed conforming structure (e.g., inside religious institution steeple, on utility transmission line tower). A detailed site plan and structural elevations must be submitted to the Planning Department for approval. The affirmative decision of the Planning Department shall be based upon a determination that the proposed tower is so camouflaged as to be unnoticeable to the public; or if placed upon a utility transmission line tower, that the additional equipment would not further diminish the quality of the view from surrounding properties and public streets, nor would additional light(s) intrude upon the private interior or exterior living areas of existing dwellings.

.12 Commercial Communication Towers, in addition to meeting criteria 9.9.1-9.9.10, may be allowed in the Rural (R) district only if they meet the following criteria and are subject to a Special Use Permit, according to the procedures of Section 11.4.10:

a. The height of the commercial communication tower may not exceed 199 feet above ground level;

b. The commercial communication tower may only be placed on properties in eight and a half (8.5) acres on a tract that existed as an eight and a half (8.5) acre tract or greater on February 6, 2012;

c. The commercial communication tower must be set back a distance of at least 500 feet from any public right-of-way and 200 feet from any property line;

d. The commercial communication tower may only be placed on a property where it will not require artificial illumination;

e. The commercial communication tower must provide technically-suitable space for at least four (4) users;

f. The commercial communication tower must be set back a distance of at least the tower's fall zone, as certified by a North Carolina Professional Engineer, from any occupied structure.

g. All commercial communication towers in the Rural district shall be constructed using a monopole design.

h. A new communication tower cannot be placed within a one-mile radius of an existing tower.

.13 Collocation on town-owned utility poles shall be in accordance with N.C.G.S. § 160D-937.

.14 Nothing in Article 9.9 shall be interpreted to conflict with the provisions of N.C.G.S. § 160D-938.

Section 4. EFFECTIVE DATE

This ordinance shall become effective upon the date of adoption.

HUNTERSVILLE ORDINANCE ADVISORY BOARD: November 3, 2022 & December 1, 2022

PUBLIC HEARING DATE: January 3, 2023

PLANNING BOARD MEETING: January 24, 2023

TOWN BOARD DECISION: February 20, 2023

§ 160D-910. Manufactured homes.

(a) The General Assembly finds that manufactured housing offers affordable housing opportunities for low- and moderate-income residents of this State who could not otherwise afford to own their own home. The General Assembly further finds that some local governments have adopted zoning regulations that severely restrict the placement of manufactured homes. It is the intent of the General Assembly in enacting this section that local governments reexamine their land-use practices to assure compliance with applicable statutes and case law and consider allocating more residential land area for manufactured homes based upon local housing needs.

(b) For purposes of this section, the term "manufactured home" is defined as provided in G.S. 143-145(7).

(c) A local government may not adopt or enforce zoning regulations or other provisions that have the effect of excluding manufactured homes from the entire zoning jurisdiction or that exclude manufactured homes based on the age of the home.

(d) A local government may adopt and enforce appearance and dimensional criteria for manufactured homes. Such criteria shall be designed to protect property values, to preserve the character and integrity of the community or individual neighborhoods within the community, and to promote the health, safety, and welfare of area residents. The criteria shall be adopted by ordinance.

(e) In accordance with the local government's comprehensive plan and based on local housing needs, a local government may designate a manufactured home overlay district within a residential district. Such overlay district may not consist of an individual lot or scattered lots but shall consist of a defined area within which additional requirements or standards are placed upon manufactured homes.

(f) Nothing in this section shall be construed to preempt or supersede valid restrictive covenants running with the land. The terms "mobile home" and "trailer" in any valid restrictive covenants running with the land shall include the term "manufactured home" as defined in this section.

(g) A local government may require by ordinance that manufactured homes be installed in accordance with the Set-Up and Installation Standards adopted by the Commissioner of Insurance; provided, however, a local government shall not require a masonry curtain wall or masonry skirting for manufactured homes located on land leased to the homeowner. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, s. 51(a), (b), (d); 2021-117, s. 6(a).)

§ 143-145. Definitions.

The following definitions apply in this Article:

(1) Act. – The National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. § 5401, et seq., federal regulations adopted under the Act, and any laws enacted by the United States Congress that supersede or supplement the Act.

(2) Commissioner. – The Commissioner of Insurance of the State of North Carolina or an authorized designee of the Commissioner.

(3) Repealed by Session Laws 1999-393, s. 2.

(4) HUD. – The United States Department of Housing and Urban Development or any successor agency.

(5) Inspection department. – A North Carolina city or county building inspection department authorized by Chapter 160A or Chapter 153A of the General Statutes.

(6) Label. – The form of certification required by HUD to be permanently affixed to each transportable section of each manufactured home manufactured for sale to a purchaser in the United States to indicate that the manufactured home conforms to all applicable federal construction and safety standards.

(7) Manufactured home. – A structure, transportable in one or more sections, which in the traveling mode is eight body feet or more in width, or 40 body feet or more in length, or, when erected on site, is 320 or more square feet; and which is built on a permanent chassis and designed to be used as a dwelling, with or without permanent foundation when connected to the required utilities, including the plumbing, heating, air conditioning and electrical systems contained therein. "Manufactured home" includes any structure that meets all of the requirements of this subsection except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the Secretary of HUD and complies with the standards established under the Act.

For manufactured homes built before June 15, 1976, "manufactured home" means a portable manufactured housing unit designed for transportation on its own chassis and placement on a temporary or semipermanent foundation having a measurement of over 32 feet in length and over eight feet in width. "Manufactured home" also means a double-wide manufactured home, which is two or more portable manufactured housing units designed for transportation on their own chassis that connect on site for placement on a temporary or semipermanent foundation having a measurement of over 32 feet in length and over eight feet in width.

(8) Repealed by Session Laws 1999-393, s. 2. (1969, c. 961, s. 2; 1971, c. 1172, s. 1; 1985, c. 487, s. 7; 1987, c. 429, ss. 10, 19; 1999-393, s. 2.)

process and review applications for collocated small wireless facilities, (ii) the amount charged by the city for permitting of any similar activity, or (iii) one hundred dollars ($100.00) per facility for the first five small wireless facilities addressed in an application, plus fifty dollars ($50.00) for each additional small wireless facility addressed in the application. In any dispute concerning the appropriateness of a fee, the city has the burden of proving that the fee meets the requirements of this subsection.

(f) ~~Subject to the limitations provided in G.S. 160A-296(a)(6), a~~ A city may impose a technical consulting fee for each application, not to exceed five hundred dollars ($500.00), to offset the cost of reviewing and processing applications required by this section. The fee must be based on the actual, direct, and reasonable administrative costs incurred for the review, processing, and approval of an application. A city may engage an outside consultant for technical consultation and the review of an application. The fee imposed by a city for the review of the application shall not be used for either of the following:

…."

SECTION 38.10.(n) G.S. 160D-936 reads as rewritten:

"**§ 160D-936. Use of public right-of-way.**

…

(f) Except as provided in this Part, a city may assess a right-of-way charge under this section for use or occupation of the right-of-way by a wireless ~~provider, subject to the restrictions set forth under G.S. 160A-296(a)(6).~~ provider. In addition, charges authorized by this section shall meet all of the following requirements:

…."

SECTION 38.10.(o) G.S. 160D-937 reads as rewritten:

"**§ 160D-937. Access to city utility poles to install small wireless facilities.**

…

(i) ~~This section shall not apply to an excluded entity.~~ Nothing in this Part shall be construed to apply to an electric membership corporation organized under Chapter 117 of the General Statutes that owns or controls poles, ducts, or conduits and is exempt from regulation under section 224 of the Communications Act of 1934, 47 U.S.C. § 151, et seq., as amended. Nothing in this section shall be construed to affect the authority of an ~~excluded entity~~ electric membership corporation to deny, limit, restrict, or determine the rates, fees, terms, and conditions for the use of or attachment to its utility ~~poles, city utility poles,~~ poles or wireless support structures by a wireless provider. This section shall not be construed to alter or affect the provisions of G.S. 62-350, and the rates, terms, or conditions for the use ~~of poles, ducts, or conduits~~ by communications service providers, as defined in ~~G.S. 62-350, are governed solely by G.S. 62-350. For purposes of this section, "excluded entity" means (i) a city that owns or operates a public enterprise pursuant to Article 16 of Chapter 160A of the General Statutes consisting of an electric power generation, transmission, or distribution system or (ii) an electric membership corporation organized under Chapter 117 of the General Statutes that owns or controls poles, ducts, or conduits, but which is exempt from regulation under section 224 of the Communications Act of 1934, 47 U.S.C. § 151, et seq., as amended.~~G.S. 62-350, of poles, ducts, or conduits owned by electric membership corporations."

SECTION 38.10.(p) This section is effective when it becomes law. Subsections (b) through (k) of this section expire December 31, 2024.

STATE SURPLUS COMPUTERS FOR NONPROFITS

SECTION 38.11.(a) G.S. 143-64.03 reads as rewritten:

"**§ 143-64.03. Powers and duties of the State agency for surplus property.**

(a) The State Surplus Property Agency is authorized and directed to:

§ 160D-937. Access to city utility poles to install small wireless facilities.

(a) A city may not enter into an exclusive arrangement with any person for the right to collocate small wireless facilities on city utility poles. A city shall allow any wireless provider to collocate small wireless facilities on its city utility poles at just, reasonable, and nondiscriminatory rates, terms, and conditions, but in no instance may the rate exceed fifty dollars ($50.00) per city utility pole per year. The North Carolina Utilities Commission shall not consider this subsection as evidence in a proceeding initiated pursuant to G.S. 62-350(c).

(b) A request to collocate under this section may be denied only if there is insufficient capacity or for reasons of safety, reliability, and generally applicable engineering principles, and those limitations cannot be remedied by rearranging, expanding, or otherwise reengineering the facilities at the reasonable and actual cost of the city to be reimbursed by the wireless provider. In granting a request under this section, a city shall require the requesting entity to comply with applicable safety requirements, including the National Electrical Safety Code and the applicable rules and regulations issued by the Occupational Safety and Health Administration.

(c) If a city that operates a public enterprise as permitted by Article 16 of Chapter 160A of the General Statutes has an existing city utility pole attachment rate, fee, or other term with an entity, then, subject to termination provisions, that attachment rate, fee, or other term shall apply to collocations by that entity or its related entities on city utility poles.

(d) Following receipt of the first request from a wireless provider to collocate on a city utility pole, a city shall, within 60 days, establish the rates, terms, and conditions for the use of or attachment to the city utility poles that it owns or controls. Upon request, a party shall state in writing its objections to any proposed rate, terms, and conditions of the other party.

(e) In any controversy concerning the appropriateness of a rate for a collocation attachment to a city utility pole, the city has the burden of proving that the rates are reasonably related to the actual, direct, and reasonable costs incurred for use of space on the pole for such period.

(f) The city shall provide a good-faith estimate for any make-ready work necessary to enable the city utility pole to support the requested collocation, including pole replacement, if necessary, within 60 days after receipt of a complete application. Make-ready work, including any pole replacement, shall be completed within 60 days of written acceptance of the good-faith estimate by the applicant. For purposes of this section, the term "make-ready work" means any modification or replacement of a city utility pole necessary for the city utility pole to support a small wireless facility in compliance with applicable safety requirements, including the National Electrical Safety Code, that is performed in preparation for a collocation installation.

(g) The city shall not require more make-ready work than that required to meet applicable codes or industry standards. Fees for make-ready work shall not include costs related to preexisting or prior damage or noncompliance. Fees for make-ready work, including any pole replacement, shall not exceed actual costs or the amount charged to other communications service providers for similar work and shall not include any consultant fees or expenses.

(h) Nothing in this Part shall be construed to apply to an entity whose poles, ducts, and conduits are subject to regulation under section 224 of the Communications Act of 1934, 47 U.S.C. § 151, et seq., as amended, or under G.S. 62-350.

(i) Nothing in this Part shall be construed to apply to an electric membership corporation organized under Chapter 117 of the General Statutes that owns or controls poles, ducts, or conduits and is exempt from regulation under section 224 of the Communications Act of 1934, 47 U.S.C. § 151, et seq., as amended. Nothing in this section shall be construed to affect the authority of an electric membership corporation to deny, limit, restrict, or determine the rates, fees, terms, and conditions for the use of or attachment to its utility poles or wireless support structures by a wireless provider. This section shall not be construed to alter or affect the provisions of G.S. 62-350, and the rates, terms, or conditions for the use by communications

service providers, as defined in G.S. 62-350, of poles, ducts, or conduits owned by electric membership corporations. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, s. 51(a), (b), (d); 2021-180, s. 38.10(o).)

§ 160D-938. Applicability.

(a) A city shall not adopt or enforce any ordinance, rule, regulation, or resolution that regulates the design, engineering, construction, installation, or operation of any small wireless facility located in an interior structure or upon the site of any stadium or athletic facility. This subsection does not apply to a stadium or athletic facility owned or otherwise controlled by the city. This subsection does not prohibit the enforcement of applicable codes.

(b) Nothing contained in this Part shall amend, modify, or otherwise affect any easement between private parties. Any and all rights for the use of a right-of-way are subject to the rights granted pursuant to an easement between private parties.

(c) Except as provided in this Part or otherwise specifically authorized by the General Statutes, a city may not adopt or enforce any regulation on the placement or operation of communications facilities in the rights-of-way of State-maintained highways or city rights-of-way by a provider authorized by State law to operate in the rights-of-way of State-maintained highways or city rights-of-way and may not regulate any communications services.

(d) Except as provided in this Part or specifically authorized by the General Statutes, a city may not impose or collect any tax, fee, or charge to provide a communications service over a communications facility in the right-of-way.

(e) The approval of the installation, placement, maintenance, or operation of a small wireless facility pursuant to this Part does not authorize the provision of any communications services or the installation, placement, maintenance, or operation of any communications facility, including a wireline backhaul facility, other than a small wireless facility, in the right-of-way. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, s. 51(a), (b), (d).)

Minutes of the Town of Huntersville Ordinance Advisory Board

The Town of Huntersville Ordinance Advisory Board met in person at 3:30 p.m. on Thursday, November 3, 2022, at Town Hall 101 Huntersville-Concord Road.

Call to Order/Roll Call
Chairman Jones called the meeting to order at 3:30 pm.

Voting Members Present: M. Jones, T. Taylor, A. Hallman, K. Jones, H. Whittaker, and F. Gammon
Voting Members Absent: B. Skelly, J. Kluttz, T. Finlay

Non-Voting Members Present: Commissioner Boone, J. Simoneau, T. Barron, E. Sloop, and J. Glass
Non-Voting Members Absent: None

Approval of Minutes
Item 2A. Consider approval of the October 6, 2022, Regular Meeting Minutes
Motion: K. Jones made a Motion to Approve the October 6, 2022, minutes. A. Hallman seconded the motion.

Vote: The motion passed unanimously (6-0).

Public Comments
No comments.

Action Agenda
Item 4A. Consider recommendation on petition #TA22-13, a request by the Huntersville Planning Department for a text amendment to the Zoning Ordinance to amend Article 3.3.1(a) Manufactured Home Overlay District to update skirting requirements to comply with G.S. Chapter 160D-910 and to amend Article 11.6.1(a) Zoning Compliance to clarify application requirements and to amend Article 9.9 Commercial Communication Tower to comply with G.S. Chapter 160D-937 on co-locating wireless facilities on Town utility poles
K. Mielenz, Planner I presented text amendment TA22-13 in three parts, the first part related to amending Article 3.3.1(a) to update skirting requirements to comply with NCGS Chapter 160D-910 for manufactured homes. Staff reviewed that the proposed amendments would update the skirting requirements for manufactured homes that are leased to the homeowner.

T. Taylor asked if the amendment would eliminate all under pinning or just masonry since only masonry is mentioned and some type of under pinning would be recommended. Staff responded that the current proposed statement would eliminate the masonry requirement.

F. Gammon asked who owns the manufactured home that is being leased out. M. Jones stated that if the owner of the land and home are the same then this exemption does not apply. If the owner of the land and the owner of the home are not the same person, then this exemption would apply.

H. Whittaker agreed that we may want to specify more clearly how the exemption applies with the proposed wording. He then asked why this would be an exemption for some and not others. Staff responded and shared the exact wording of the state statute and stated that the proposed amendment is to comply with the state statute. Staff continued that we are in agreement with the statement T. Taylor made that requiring some skirting would be a good recommendation and we could require an alternative skirting and not require masonry skirting.

K. Jones asked if existing landowners leasing to manufactured homes would be required to comply with this amendment. Staff responded that existing properties this applies to would be grandfathered in until which time a request to place a manufactured home was placed and then the amendment would apply.

M. Jones asked if this state statute is creating an unintended consequence of owners and renters being treated differently. Staff responded that it is possible that is occurring but this is not being proposed by staff, it is a state statute that we must comply with.

Motion: M. Jones made a motion to defer this item to the December 2022 meeting and requested that Staff provide additional language to address alternative skirting options for manufactured home owners that are leasing land and for staff to provide a rent versus own legal perspective referencing Adam Lovelady's article from 5/24/22 regarding build to rent communities from the UNC School of Government site. H. Whittaker seconded the motion.

Vote: The motion passed unanimously (6-0).

Staff provided the background on the requested amendment to Article 11.6.1(a) Zoning Compliance to clarify application requirements and that all applications shall be signed by the property owner and the proposed amendment to comply with NCGS Chapter 160D-937 on co-locating wireless facilities on town utility poles.

Item 4B: Consider an amendment to Section 7.3.3 of the Zoning Ordinance to increase the buffer yard width when a proposed development is more dense than adjoining existing development.

J. Simoneau, Planning Director advised that the Board could take this item for discussion or recommendation today. Staff explained that when amendments were made to the Subdivision Ordinance process there were adjustments that changed conformity from a requirement to a general guideline. Changing "Conformity" from a **Requirement** to a **General Guideline** does not allow the town to modify the 20'-wide buffers between developments on a case-by-case basis. The proposed amendment would allow buffer widths to be 20 or, where the proposed development is more than 2 times greater than the existing adjoining development, 40 feet..

Minutes of the Town of Huntersville Ordinance Advisory Board

The Town of Huntersville Ordinance Advisory Board met in person at 3:30 p.m. on Thursday, December 1, 2022, at Town Hall 101 Huntersville-Concord Road.

Call to Order/Roll Call
Chairman Jones called the meeting to order at 3:30 pm.

Voting Members Present: M. Jones, T. Taylor, A. Hallman, K. Jones, H. Whittaker, F. Gammon, B. Skelly, and T. Finlay
Voting Members Absent: J. Kluttz

Non-Voting Members Present: Commissioner Munger, J. Simoneau, T. Barron, E. Sloop, and J. Glass
Non-Voting Members Absent: None

Approval of Minutes
Item 2A. Consider approval of the November 3, 2022, Regular Meeting Minutes
Motion: A. Hallman made a Motion to Approve the Amended November 3, 2022, minutes. H. Whittaker seconded the motion.

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

Public Comments
No comments.

Action Agenda
Item 4A. Consider recommendation on petition #TA22-13, a request by the Huntersville Planning Department for a text amendment to the Zoning Ordinance to amend Article 3.3.1(a) Manufactured Home Overlay District to update skirting requirements to comply with G.S. Chapter 160D-910 and to amend Article 11.6.1(a) Zoning Compliance to clarify application requirements and to amend Article 9.9 Commercial Communication Tower to comply with G.S. Chapter 160D-937 on co-locating wireless facilities on Town utility poles
K. Mielenz, Planner I presented text amendment TA22-13 in three parts, the first part related to amending Article 3.3.1(a) to update skirting requirements to comply with NCGS Chapter 160D-910 for manufactured homes. Staff reviewed the updated proposed amendment following the discussion of the text amendment at the November 2022 Ordinance Advisory Board meeting to reflect that masonry skirting would not be required but alternative skirting would still be required. The second and third part of the proposed amendment have not adjusted from the November 2022 Ordinance Advisory Board meeting.

Commissioner Munger asked staff if consideration was given for non-masonry skirting to be permitted in all manufactured home cases. Staff responded that was not a consideration.

M. Jones asked if this meets the test of equal protection, the question being, are similarly situated persons treated similarly. E. Sloop responded referencing the A. Lovelady statements that there are examples in our statutes where the form of ownership is distinct, and you can treat different situations differently based on ownership. Lease versus own can be considered differently because that authority has been granted to do so by the General Assembly.

M. Jones asked if constitutionally this met the requirements of equal protection. E. Sloop commented that since skirting is required in both cases they are being treated equally. M. Jones stated that since the materials are different, he does not find them to be equal.

Motion: F. Gammon made a Motion to recommend Approval of TA22-13, manufactured home skirting, permit application and tower co-location and advancement to Public Hearing, Planning Board and Town Board. B. Skelly seconded the motion.

Vote: The motion passed unanimously (8-0)

Item 4B: Consider an amendment to Section 7.3.3 of the Zoning Ordinance to increase the buffer yard width when a proposed development is more dense than adjoining existing development.

J. Simoneau, Planning Director explained that with the adjustments to land development that is now approved administratively versus through quasi-judicial occurred it removed the Town's ability to increase a setback requirement as they have done in the past. This amendment would require new development with twice the density of the adjacent existing development to increase the buffer to a minimum of 40 feet in all zoning except Town Center. Staff presented examples of how this has been applied to previously approved development. Staff presented three options based on the November 2022 discussion of this item by the Ordinance Advisory Board.

A. Hallman asked Staff to confirm that the buffer can be reduced if granted through conditional rezoning. Staff confirmed that is correct.

K. Jones commented on the conditional rezoning not effectively communicating the buffer reductions that are requested at neighborhood meetings. Staff confirmed that the legal requirement is to inform the adjacent properties.

H. Whittaker expressed support for Option 3 as presented.

M. Jones commented that in his opinion he does not see a consistent procedure when a parcel is adjacent to multiple parcels with varying densities and asked if there should be a formula with a weighted average applied to determine the buffer size. Staff responded that staff is comfortable with the clarity and process with what is presented but if the Ordinance Advisory Board wishes to make a recommendation, that will be presented with this amendment request as it moves forward.

Town of Huntersville
Planning Board
January 24, 2023

To: Town Board

From:

Date: January 24, 2023

Subject:

EXPLAIN REQUEST:

ACTION RECOMMENDED:

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

1. TA22-12 PB Staff Report 1-24-23
2. Text Amendment Application
3. TA22-12 Ordinance
4. Table of Municipalities 10.31.22

TA 22-12 – Town of Huntersville: Clarifying First Floor Residential and Commercial Area for Shopfront and Workplace Mixed-Use Buildings

PART 1: DESCIPTION

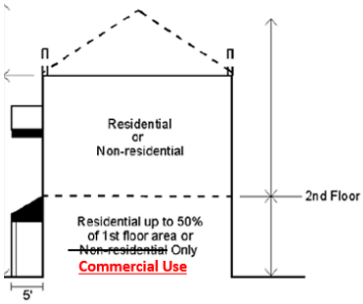
TA 22-12 is a request by the Huntersville Town Board to amend Article 4 of the Zoning Ordinance clarifying first floor residential and commercial area requirements for Shopfront and Workplace mixed-use buildings.

PART 2: BACKGROUND

First floor Shopfront and Workplace Buildings have the following standard: "Residential up to 50% of 1st floor area or Non-residential Only".

The Town Board disagreed with staff assigning shared residential and non-residential floor area (i.e., mechanical rooms, maintenance space, etc.) as non-residential floor area. They requested and amendment indicating that only floor area dedicated 100% to non-residential uses would qualify as non-residential floor area.

Through the review process, it was determined the term "non-residential" should be replaced by the term 'commercial" as it better aligned with the Town Board's intentions and is defined in the Zoning Ordinance (see below).



1. Building height shall be measured as the vertical distance from the highest finished grade relative to the street frontage, up to the eaves or the highest level of a flat roof.
2. The height of parapet walls may vary depending upon the need to screen mechanical equipment.
3. Building height to the ridge may vary depending on the roof pitch.
4. Permitted uses are indicated above and are further controlled by district regulations.
5. Where an existing residential building converts to a mixed-use building, at least 40% of the habitable floors area shall be residential
6. **First floor commercial area shall include floor area used exclusively for commercial use and shall not include any floor area that contains or is shared with residential uses, such as storage, mechanical rooms, etc. Any floor area devoted partially or wholly to serving residential uses, shall be considered residential floor area.**

PART 3: RELEVANT SECTIONS OF THE HUNTERSVILLE 2040 COMMUNITY PLAN

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

Policy LU-6: Support a mix of land uses in key locations.

LU 6.1: A mix of land uses is encouraged in Mixed Use Centers, Activity Centers, Employment Centers identified on the Future Land Use Map.

LU 6.2: Commercial uses are encouraged in the Town Core and as specified in adopted Small Area Plans.

LU 6.3: Small scale, neighborhood-serving commercial and office uses may be allowed in Town Core and Moderate Density areas specified on the Future Land Use map at key locations if designed in a context sensitive manner.

Staff Comment: The proposed text amendment clarifies ambiguities for calculating residential and commercial floor area and may remove barriers to constructing mixed-use buildings.

Policy EV-1: Support a balanced economy through job growth in target industry sectors.

EV 1.4: Review development standards to support business growth.

- Support efforts to improve efficiency and responsiveness of the development review process for development proposals. Regularly review the market to ensure that standards are in line with current demand.
- Prioritize changes to standards that would encourage small business growth.

Staff Comment: The proposed text amendment clarifies ambiguities for calculating residential and commercial floor area and may remove barriers to constructing mixed-use buildings.

Policy EV-2: Encourage existing economic assets and entrepreneurial business development.

EV 2.1: Promote and encourage local businesses, particularly small businesses.
EV 2.2: Leverage Downtown as a unique destination.
EV 2.3: Attract businesses to Downtown.
Staff Comment: The proposed text amendment clarifies ambiguities for calculating residential and commercial floor area and may remove barriers to constructing mixed-use buildings.

Policy DT-1: Encourage future development in the Downtown area to adhere to the Regulating Plan.

DT 1.1: Encourage vertical mixed-use development with active visual engagement between the street and the ground and upper floors along Active Frontages
DT 1.2: In Tier 1 areas, encourage multistory buildings and allow for a mix of uses, including commercial, office, and residential.
Staff Comment: The proposed text amendment clarifies ambiguities for calculating residential and commercial floor area and may remove barriers to constructing mixed-use buildings.

PART 4: STAFF RECOMMENDATIONS

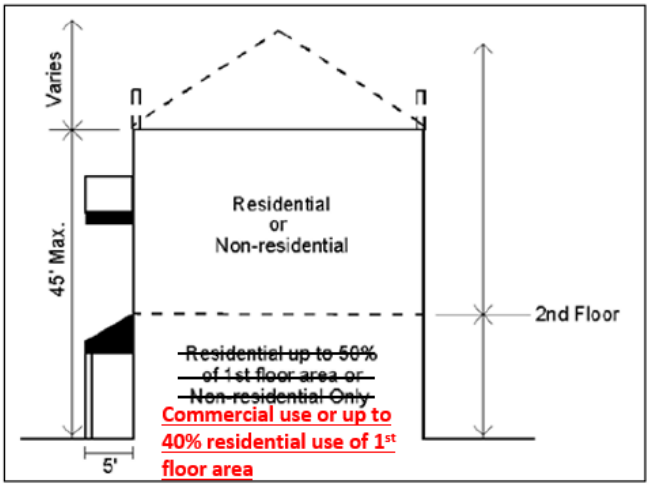
Approval. See Part 9 below.

PART 5: HUNTERSVILLE ORDINANCE ADVISORY BOARD

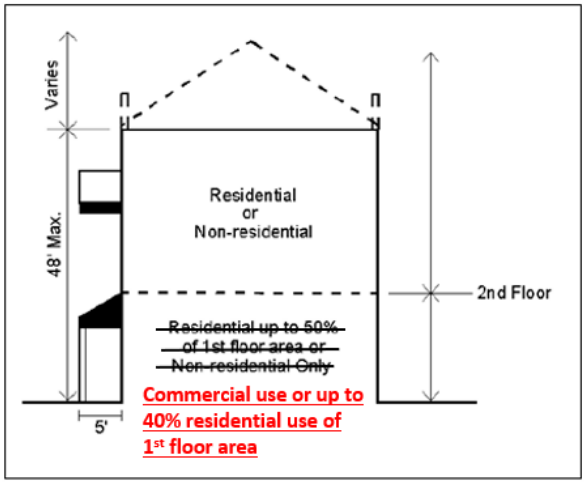
The HOAB discussed the request on November 3, December 1, and December 15, 2022. On January 5, 2023, the HOAB voted 5 to 2 (Skelly, Whittaker) as follows:

The Huntersville Ordinance Advisory Board (HOAB) recommends that Text Amendment 22-12, move forward for Public Hearing, Planning Board recommendation, and Town Board decision as written with the following change: Delete first floor diagram wording in Section 2 and Section 3 and replace with: "Commercial use, or up to 40% residential use of 1st floor area" This recommendation is based on the amendment being consistent with LU-6, LU-7, LU-10, EV-1, EV-2, DT-1 and DT-10 of the Huntersville 2040 Community Plan. It is reasonable and in the public interest to amend the Zoning Ordinance because the amendment clarifies first floor residential and commercial area requirements.

Building Type / Urban Workplace



Building Type / Shopfront Building



PART 6: PUBLIC HEARING

January 3, 2023 & January 17, 2023.

PART 7: PLANNING BOARD RECOMMENDATION

To be held January 24, 2023.

PART 8: ATTACHMENTS

1. Application
2. Ordinance
3. Huntersville Ordinance Advisory Board Minutes November 3, December 1 and December 15, 2022, Minutes
4. Floor Area Requirement Comparison of Nearby Cities

PART 9: STATEMENT OF CONSISTENCY

Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed amendment TA22-12, the Planning Staff recommends approval based on the amendment being consistent with LU-6, EV-1, EV-2, and DT-1 of the Huntersville 2040 Community Plan. It is reasonable and in the public interest to amend the Zoning Ordinance because the amendment clarifies first floor residential and commercial area requirements.	**APPROVAL:** In considering the proposed amendment TA22-12, the Planning Board recommends approval based on the amendment being consistent with (insert applicable plan reference) of the Huntersville 2040 Community Plan. It is reasonable and in the public interest to amend the Zoning Ordinance because…(Explain)	**APPROVAL:** In considering the proposed amendment TA22-12, the Town Board recommends approval based on the amendment being consistent with (insert applicable plan reference) of the Huntersville 2040 Community Plan. It is reasonable and in the public interest to amend the Zoning Ordinance because…(Explain)
	DENIAL: In considering the proposed amendment TA22-12, the Planning Board recommends denial based on the amendment being (consistent OR inconsistent) with (insert applicable plan reference) of the Huntersville 2040 Community Plan. It is not reasonable and in the public interest to amend the Zoning Ordinance because…. (Explain)	**DENIAL:** In considering the proposed amendment TA22-12, the Town Board recommends denial based on the amendment being (consistent OR inconsistent) with (insert applicable plan reference) of the Huntersville 2040 Community Plan. It is not reasonable and in the public interest to amend the Zoning Ordinance because…. (Explain**)**

Text Amendment
Application

Date of Application October 4, 2022

Fee

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

Type of Change

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

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

Description of Change

Proposed text amendment will affect the following:

Ordinance(s): Zoning Ord. Article(s): 4 Section(s): Shopfront & Workplace Bldg.

Current Ordinance

See attached

Proposed Text

See attached

Reason for Proposed Change

To clarify determination of residential/ non-residential/commercial floor area in a mixed-use building (Shopfront & Workplace building type)

Attach additional pages if needed.

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

Applicant

Printed Name Jack Simoneau

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

Signature Jack Simoneau (For Huntersville Town Board) Date 10/4/22

Title Planning Director Email jsimoneau@huntersville.org

Address of Applicant PO Box 664, Huntersville, NC 28070

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	Phone:	704-875-7000
Planning Department	Fax:	704-875-6546
PO Box 664	Physical Address:	105 Gilead Road, Third Floor, Huntersville, NC 28078
Huntersville, NC 28070	Website:	https://www.huntersville.org/228/Planning-Department

Date Received By Planning Department: October 4, 2022

Staff Initials: JS

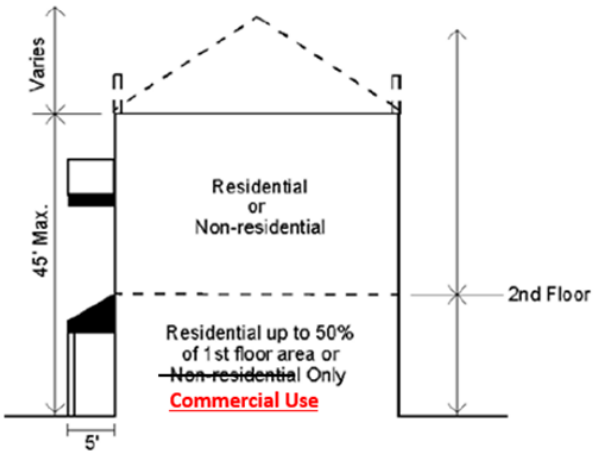
AN ORDINANCE TO AMEND ARTICLE 4, URBAN WORKPLACE AND SHOPFRONT BUILDINGS OF THE ZONING ORDINANCE TO CLARIFY THE RESIDENTIAL AND COMMERCIAL FLOOR AREA REQUIREMENTS

Section 1. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 12, Definitions, of the Zoning Ordinance is hereby amended by modifying the definition of Commercial Use and adding a new definition of non-residential use as follows:

Commercial use. A category of uses that includes retail establishments, offices, professional and personal services, light manufacturing and assembly, branch banks, financial services, health care services, indoor motion picture theatres, conference centers, laboratories and associated research facilities whose products or waste products entail no special environmental handling requirements, studios, broadcast facilities (excluding towers), inns, theatres, restaurants without drive-through windows, bars, and day care facility as a principle use. Each use permitted in the commercial use category shall also meet any applicable conditions set out in Article 9, Conditions for Certain Uses. Excluded from the commercial use category are adult uses; vehicle, boat, or manufactured home sales, service, and repair; drive-through windows as a principal or accessory use; wholesale sales; heavy manufacturing; outdoor storage; **floor area that is shared with residential uses as provided in Article 4;** outside commercial kennels, and other uses that, by their nature or service characteristics are auto dependent, have potential for environment degradation, or are otherwise incompatible with nearby residential use.

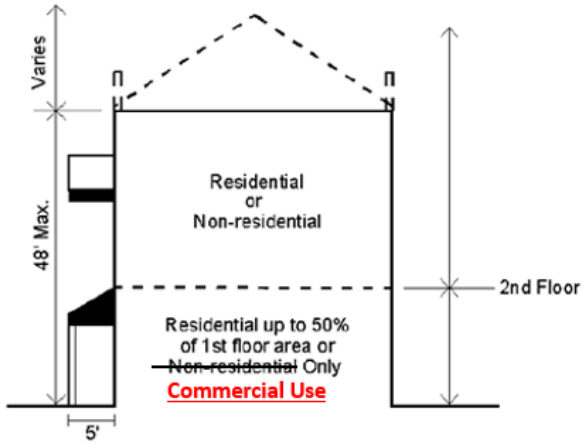
Non-residential use. All uses that are not a residential use.

Section 2. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 4, Workplace Building, of the Zoning Ordinance is hereby amended as follows:



1. Building height shall be measured as the vertical distance from the highest finished grade relative to the street frontage, up to the eaves or the highest level of a flat roof.
2. The height of parapet walls may vary depending upon the need to screen mechanical equipment.
3. Building height to the ridge may vary depending on the roof pitch.
4. Permitted uses are indicated above and are further controlled by zoning district standards.
5. Hotels in the Highway Commercial (HC) zoning district may exceed the maximum building height (shown above), not to exceed six (6) stories, subject to the provisions of Article 9.45.
6. **First floor commercial floor area shall include floor area used exclusively for commercial use and shall not include any floor area that contains or is shared with residential uses, such as storage, mechanical rooms, etc. Any floor area devoted partially or wholly to serving residential uses, shall be considered residential floor area.**

Section 3. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 4, Shopfront Building, of the Zoning Ordinance is hereby amended as follows:



1. Building height shall be measured as the vertical distance from the highest finished grade relative to the street frontage, up to the eaves or the highest level of a flat roof.
2. The height of parapet walls may vary depending upon the need to screen mechanical equipment.
3. Building height to the ridge may vary depending on the roof pitch.
4. Permitted uses are indicated above and are further controlled by district regulations.
5. Where an existing residential building converts to a mixed-use building, at least 40% of the habitable floors area shall be residential
6. **First floor commercial area shall include floor area used exclusively for commercial use and shall not include any floor area that contains or is shared with residential uses, such as storage, mechanical rooms, etc. Any floor area devoted partially or wholly to serving residential uses, shall be considered residential floor area.**

Section 4. This ordinance shall become effective upon adoption.

HUNTERSVILLE ORDINANCE ADVISORY BOARD: November 3, December 1, and December 15, 2022
PUBLIC HEARING DATE: January 3, 2023
PLANNING BOARD MEETING: January 24, 2023
TOWN BOARD DECISION: February 20, 2023

	Definiton of Residential?	Definiton of Non-Residential?	Definiton of Commercial?	Definiton of Non-Commercial?	Definition of Mixed-Use?	Limit of commercial/residential in mixed-use buildings?
Huntersville	Yes, definition of Residential Use	Yes, definition for Nonresidential Development	Yes, definition of Commercial Use	No	Yes, definition of mixed-use land use and mixed-use building	Yes, limit based on building type
Charlotte	Yes, definition of Residential Development	Yes, definition for Nonresidential Development	Yes, definition of Commercial Development	No	Yes, definition of Mixed-Use Development & Mixed-Use Building	No, could not find a limit of the SF of residential and commercial in mixed-use buildings
Cornelius	No	No	Yes, definition of Commercial, Retail and Service Use	No	Yes, definition of Mixed-Use and Mixed-Use Building	Yes, limit based on conditions of the mixed-use building use or the multi-family dwelling use
Davidson	No	Yes, definition for Nonresidential Development	Yes, definition of Primary Commercial, Secondary Commercial, Commercial Services, & Restircted Commercial	No	No	Yes, limit dependent on building type requirements
Matthews	Yes, definition of Residential Area, Net Residential Area, & Residential Use	No	No	No	Yes, definition of Mixed-Use Development	Yes, limit dependent on zoning district, land use, and commercial & mixed-use building lot development standards
Mooresville	No	No	No	No	Yes, definition of Mixed-Use	Yes, limit dependent on zoning district, conditions of land use, and commercial
Concord	Yes, definition of Residential Use	No	No	No	Yes, definition of Mixed Use Building, Mixed Use Dwelling, & Mixed Use Development or Mixed Use Project	Yes, limit dependent on what mixed-use zoning district the development is in (4 mixed-use zoning districts)

Town of Huntersville
Planning Board
January 24, 2023

To: Town Board

From: Jack Simoneau, Planning Director

Date: January 24, 2023

Subject: Discuss 2023 Downtown Master Plan

EXPLAIN REQUEST:
Discuss 2023 Downtown Master Plan

ACTION RECOMMENDED:
Discussion

FINANCIAL IMPLICATIONS:

ATTACHMENTS:
1. 2023-01-12_TOH 2022 DMP_Final Document_01 Executive Summary_DRAFT

Town of Huntersville
NORTH CAROLINA

2022 Downtown Master Plan

DRAFT

ADOPTED
TBD 2023 - Pending

'Accepted' on December 15, 2022
by the Downtown Plan Steering Committee

Executive Summary

DRAFT

Acknowledgments

Downtown Plan Steering Committee (DPSC)

Voting Members	**Committee Interest**
Sarah McAulay, ***Chair***	Adjacent Neighborhoods
Lee Hallman, ***Vice Chair***	Adjacent Neighborhoods
Robert "Nate" Bowman	Business / Development
Gatewood Campbell	Community At-Large
Doug Ferguson	Community At-Large
Sean Flynn	Business / Development
John Foster	Business / Development
Barbara Gerhardt	
Charles Guignard	Business / Development
Janelle Harris	Adjacent Neighborhoods
Elaine Kerns	Adjacent Neighborhoods
Bob Lemon	Community At-Large
Elizabeth Rodriguez	Adjacent Neighborhoods
Cindy Trevisan	Business / Development
Jessika Tucker	Community At-Large

Ex-Officio, Non-Voting Members	**Representing**
Stephen Swanick	Planning Board
Kathy Jones	Ordinances Advisory Board
Diane McLaine	Greenway, Trail & Bikeway Commission
John O'Neill	Parks and Recreation Commission
April Dunn	Public Art Committee
John McClelland	Huntersville Chamber of Commerce
Mike Russell	Lake Norman Chamber of Commerce

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For access to additional information and documents, please visit the 2022 Downtown Master Plan Project website: letsplanhuntersville.org

letsplanhuntersville.org

Executive Summary

BACKGROUND.

Incorporated in 1873, Huntersville was a small town for more than 100 years. With the creation of Lake Norman in 1963 and the gradual spread of growth northward from Charlotte, Huntersville's population grew dramatically – from 3,000 in 1990 to more than 70,000 today. Since 1997, the Town's sphere of influence has been 63.46 square miles (currently 41.5 square miles within Town limits and 21.96 square miles within the Extraterritorial Jurisdiction (ETJ)). Huntersville is projected to grow rapidly over the next ten years and has considerable vacant land suitable for development in its residential districts. Pressure to maintain adequate public facilities and services will continue throughout the Town. Town and regional growth will significantly impact local, state, and federal transportation facilities in the near future due to several programmed and funded construction projects.

The 2006 Downtown Master Plan included a number of recommendations and implementation strategies for the development of the downtown, covering areas such as transportation, traffic circulation, parking; civic infrastructure; private development; and marketing and branding. The 2006 Downtown Master Plan was intended to guide public and private development initiatives during a 20-year timeframe and ensure the creation of a vibrant town center that will be the defining place and image for the Town of Huntersville. Although the 2006 Plan was not fully implemented and has become dated, many successful actions have led to optimism that current market interest can make significant improvements to the Downtown in the near future.

More recently, the Huntersville 2040 Community Plan and Appendix, adopted in late 2020, responded to community consensus that Downtown improvements continue to be supported and established broader policies and goals that should guide the formation of the 2022 Downtown Master Plan. In addition to key existing features and attractions, several public and private projects located in Downtown Huntersville are recently completed, currently underway, and/or planned and approved for construction, such as the Downtown Greenway – The Vine, Holbrook Street extension, future new Town Hall, and Town Center and Vermillion Village mixed-use projects. Downtown Huntersville is also significantly impacted by ongoing and future planned NCDOT-led roadway improvement projects, both in the downtown and nearby, including: Main Street, Gilead Road, Statesville Road (NC 21) and Gilead Road Intersection, and Interstate-77 Exit 23 Interchange. Furthermore, Charlotte Area Transportation System (CATS) is advancing Bus Rapid Transit (BRT) planning of its MetroRAPID BRT North Corridor with a station proposed on the current Park and Ride lot located on Statesville Road.

The emphasis of the 2022 Downtown Master Plan (the Plan and/or Project) is to develop a set of sequenced and prioritized actions needed to build on past and current improvements. The Plan is intended to communicate an updated vision of the Downtown, identify the general infrastructure needed to support the vision, and describe the actions needed to get there. Transportation is a key element in developing the type of streetscape needed to support Downtown activities and will be a determining factor in deciding how the 'public realm' will influence private development. The Plan is also intended to encourage coordination of public actions with private investment and redevelopment/reuse decisions that help to realize a robust and attractive downtown, including convincing rationale to support putting 'skin in the game'. A development strategy that also respects the integrity of neighborhoods that surround the Downtown is a topic that will require careful attention in the Plan.

The Huntersville 2040 Community Plan contains a Regulating Plan (page 73) and Concept Plan (page 81) that generally describes the comprehensive boundary area for the 2022 Downtown Master Plan. However, while the Project does include planning considerations within the comprehensive downtown boundary area, the primary study area was focused within the ¼-mile radius (or 5-minute walkable area) of the approximate center of the downtown core, located at the intersection of Gilead Road and Old Statesville Road (NC 115) (See Figure 1).

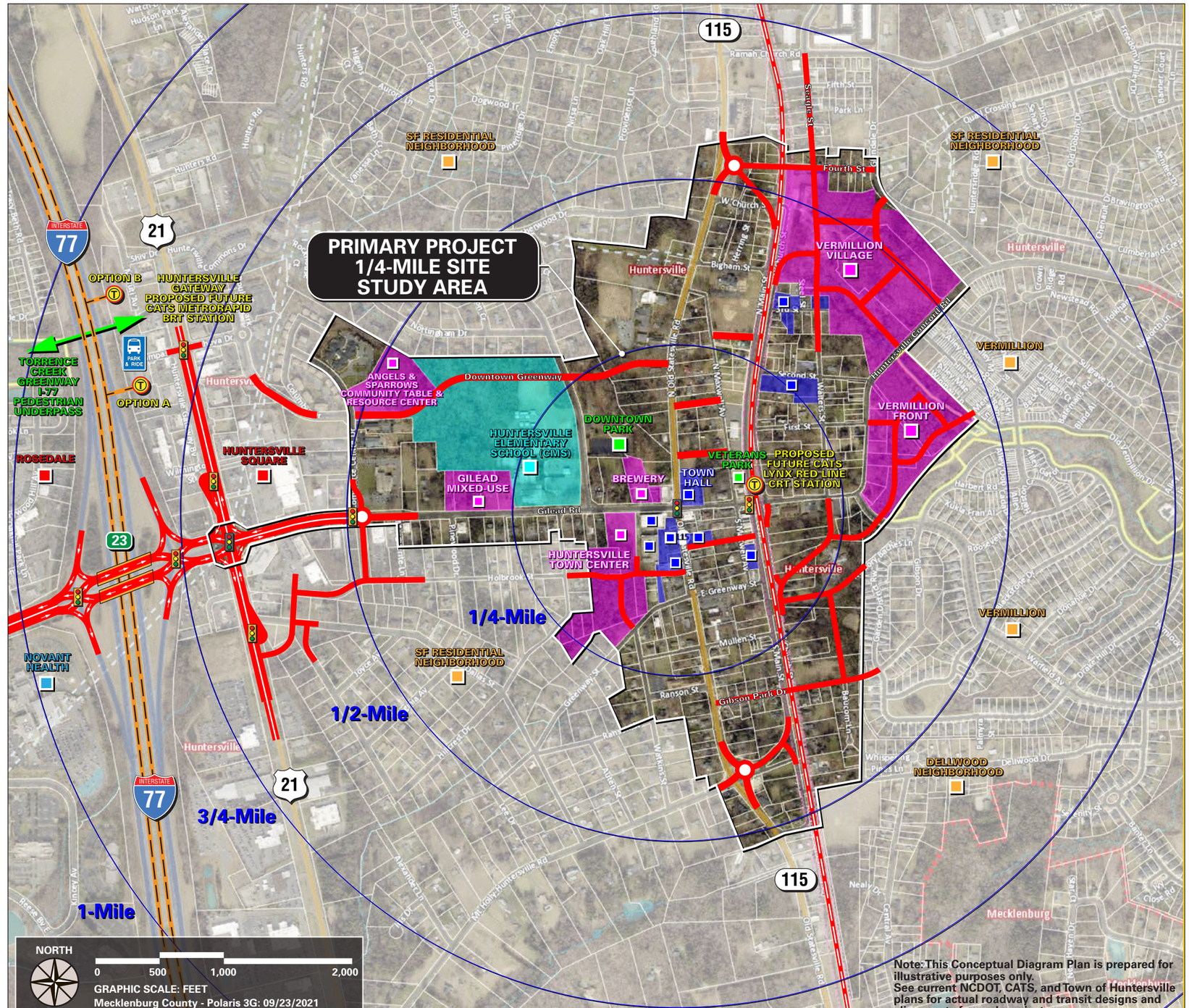


FIGURE 1: Downtown Huntersville Context and Study Area.

Executive Summary

FRAMEWORK PROCESS.

Overview.

Prior to commencement of the Project, a 2022 Downtown Plan Steering Committee (DPSC) was created with appointments made by the Town Board. The DPSC includes approximately 15 voting members representing the community at-large, surrounding neighborhoods, and business/property owners. Several other ex-officio members were also appointed to represent existing Town boards and commissions. The 2022 Downtown Master Plan is subject to an advisory recommendation by the DPSC, followed by an advisory recommendation by the Town's Planning Board, and presented to the Board of Commissioners for formal adoption as an official plan of the Town.

Past planning efforts in the Downtown Huntersville Study Area have been centered upon intense public engagement to define a community vision in a manner that informs policy. Accordingly, Shook Kelley and its Consultant Team utilized and referred to the 2006 Downtown Master Plan and 2040 Community Plan policies as foundational documents for advancing development of the 2022 Downtown Master Plan. Regular communication and feedback from the DPSC together with community engagement within a structured and published format was also essential throughout the planning process.

The fundamental understanding is that Huntersville needs a particular, design-based vision for the downtown core that citizens of all walks of life can understand and rally behind. The 2022 Downtown Master Plan is intended to craft a realistic vision in harmony with community core values, which identifies key catalytic projects for implementation within specific categories of:

Infrastructure (including Transportation – All Modes, General Infrastructure Systems, and Environment and Open Space),

Land Use/ Urban Design, and

Economic Development.

Together, these key catalytic projects will serve to guide and stimulate community activity and economic development in Downtown Huntersville. Once accepted, specific Town initiatives - "tools" in policy and in code - will be required coupled to incentives that are geared toward achieving specific outcomes that inures to the benefit of the public and private interests.

Importantly, the 2022 Downtown Master Plan is not intended as a blueprint or mechanism for implementation of eminent domain - government expropriation (taking) of private property for public use, with payment of compensation. Current individual property owners may or may not elect to participate at their sole discretion. Furthermore, the 2022 Downtown Master Plan depicts concepts and recommendations for a full build-out of development within the core study area, which are expected to occur incrementally over a 10-20 year timeframe. All illustrative plans and associated graphic exhibits are therefore conceptual in nature and intended only to depict potential planning concepts and patterns of development that could happen in the future.

Accordingly, 2022 Downtown Master Plan is intended to evolve with flexibility relative to existing conditions including, but not limited to: applicable jurisdictional and agency plans and regulations, property ownership and inclination, funding, and economic market demand.

2022 Downtown Master Plan - General Framework Process and Timeline.

Phase 1:Discovery. (November 2021 - March 2022)
- Preliminary Assessment.
  - Infrastructure.
  - Land Use / Urban Design.
  - Economic Development.
- Communication.
  - DPSC Meetings.
  - Town Staff Workshop.
  - Public Forum #1: *Our Essential Downtown*.

Phase 2: Organizing Principles and Alternative Futures. (March - June 2022)
- Organizing Principles.
- Alternative Futures (1-3).
- Composite Alternative Future.
- Communication.
  - DPSC Meetings.
  - Town Staff Workshop.
  - Public Forum #2: *Options for the Future*.

Phase 3: Final Strategy and Master Plan. (September - December 2022)
- Draft Master Plan.
- Final Master Plan.
- Master Development Strategy.
- Communication.
  - DPSC Meetings.
  - Town Staff Workshop.
  - Public Forum #3: *Our Plan for Getting There*.

Non-Linear Services & Supplemental Activities.
- Gilead Road Mixed-Use Project Considerations. (February 2022)
- CMS – Huntersville Elementary School Conceptual Planning. (May - June 2022)
- Traffic Analysis Report. (May - June 2022)

On December 15, 2022, the Final Master Plan, Organizing Principles and Final Strategy Outline were 'Accepted' by the 2022 Downtown Plan Steering Committee.

Phase 1: Discovery.

Overview.

Discovery commenced with an immersive process of organization, mobilization, and reconnaissance of available documents and information relative to existing and currently planned Infrastructure, Land Use / Urban Design, and Economic Development systems in the Downtown Huntersville Study Area. In addition, a Downtown Context Field Study and Photo Recordation was conducted by the Consultant Team in order to observe and document existing conditions. Together, these initial activities became the basis for a **Preliminary Assessment** as outlined below, which was produced in part by a 'layer stack' diagrammatic analysis along with annotated graphic exhibits and supporting case studies (see Appendix A).

Preliminary Assessment.

Infrastructure.
- Transportation.
  - Arterial Streets & Intersections (Gilead Rd & NC 115).
  - Downtown & Adjacent Neighborhood Streets.
  - Bicycle & Pedestrian Facilities.
  - Public Transit - CRT & BRT Station Area Plan.
  - Parking - Distribution, Supply & Demand.
- General Infrastructure Systems.
- Environment & Open Space.
  - Terrestrial Systems.
  - Public Greenways, Trails & Parks.
  - Stormwater Systems.

Land Use / Urban Design.
- Adopted Town Documents, Ordinance & Policies.
- Urban Design Guidelines.
- Existing Land Use & Development Site Typologies.
- Existing Development Form & Program – Uses and Typologies.

Economic Development.
- Existing Ownership Patterns: City-Owned & Private-Owned Assets.
- Existing Development Activity Types & Patterns: Recent & Emerging.
- Retail Market Study.

DPSC and Public Engagement - Surveys and Input.

Early in the Discovery process, members of the DPSC participated in a Topical Issues Survey to share their views and beliefs about the issues impacting the future of this study area and their expectations to come out of it (See Appendix F.1). While the results of the survey were not be attributed to any one member, they were discussed openly together during the initial DPSC meetings. This process was a very important "first step" in understanding the challenges and opportunities imbedded in these types of efforts, and in making sure that everyone understands the scope and the limitations of this study. The Topical Issues Survey covered the following categories and associated discussion points:

I. Land Use & Housing.
- Downtown Boundary & Program.
- Walkability.
- Non-Residential Land Uses.
- Housing Types.
- Neighborhood Character - Impacts and Improvements.

II. Economic Vitality.
- Economic State and Trend.
- Local Business Support.
- 10|10|10 Goals and Incentives.
- Town Role and Contributions.

III. Downtown.
- Key Attributes.
- Downtown Benchmark Places.
- 10-Year Improvements and Current Conditions.
- Quality of Life and Trends.
- Walkability and Accessibility.
- Parking.
- Historic Preservation.
- Technology Features.
- Public Events and Programming.

IV. Environment and Open Space.
- Parks and Public Open Spaces.
- Pedestrian and Bicyclist Access.

V. Infrastructure and Public Services.
- Private and Public Property Maintenance.
- Public Safety.
- Public Art.
- Traffic and Walkabilty.
- Transit Planning and Mobility.
- Utility Infrastructure.

In addition, as the Discovery process advanced, the DPSC and the general Public were invited to participate and provide input using a variety of interactive tools including

Executive Summary

(See Appendix F.2-F.6):

I. DPSC Homework Assignment – Place Preferences.
II. Visual Preference Survey.
III. Interactive Input Map.
IV. Supplemental Public Inputs – In-Person and Online.

Public Forum #1: ***Our Essential Downtown***.
On January 27, 2022, Public Forum #1 was conducted virtually by the Consultant Team and live-streamed in accordance with COVID-19 protocols implemented by the Town of Huntersville. Presentation exhibits were also displayed at the Huntersville Town Hall afterward for public in-person viewing, comment, and discussion with Town staff upon request. The Consultant Team explained the Master Planning Process and presented the initial findings of the Preliminary Assessment relative to Infrastructure, Land Use / Urban Design, and Economic Development along with a Downtown Context Plan, Photo Tour, and Key Existing Resources. In addition, pubic involvement and feedback was encouraged through upcoming Public Forms and DPSC Meetings, interactive tools including on-line surveys and input maps, and the Downtown Plan Project Website.

Phase 2: Organizing Principles and Alternative Futures.

Overview.
During the Phase 2 process, planning and design are but one component of determining the proper path forward. Comprehensive alternative strategies 'Alternative Futures' are created first—in how land is used; in which populations are served; in how the new place should live; what form the infrastructure will take; in how capital is to be deployed; and the phasing of development—before an attempt to create a fixed master plan.

Organizing Principles.
The first part of the Phase 2 process was the establishment of Organizing Principles that directed development of the Alternative Futures. Each of the six Organizing Principles created relates to a specific selected issue (and perhaps to more than one), and were crafted through a structured inventory and review of the collective feedback and input from both DPSC members and general public. The Organizing Principles for Downtown Huntersville are headlined and named: Mobility, Nature, Gathering, Living, Civic, and Soul – each is supported by Principle Statements, which are underpinned by Key Words extracted from the results of various surveys conducted during the Discovery process (See Figure 4).

These six Organizing Principles provided guidance and became tools by which to measure progress of the Alternative Futures and following Master Plan. They were continuously referred and used to ask questions of the DPSC members and general public to gauge their positions on the topics and suggested approaches through policy, planning, law, and public initiative.

Alternative Futures.
The second part was the development of conceptual approaches that respond to the Organizing Principles. These different concepts are called Alternative Futures, for each one represents a fundamental different approach to addresses the identified issues and therefore how the town will grow. Three Alternative Futures were developed (See Appendix B):

Alternative Future #1: 'Low Intensity'
Alternative Future #2: 'Medium Intensity'
Alternative Future #3: 'High Intensity'

The Alternative Futures include preliminary development programs; preliminary development approaches in a "bubble diagram" form showing in general terms the layout of uses and block types upon the site, key existing features, spaces to be left open/undeveloped as parks; an approach to infrastructure/roads; and an implied approach to phasing. As such, each Alternative future is about development strategy as it is master planning. Each Alternative Future is supported with a layer stack diagrams along with characteristic images depicting and annotating its specific approach to each of the six Organizing Principles (See Appendix B). Alternative Futures 1-3 were presented during a DPSC meeting and general public during Public Forum #2.

Public Forum #2: ***Our Options for the Future***.
On May 12, 2022, Public Forum #2 was conducted in-person by the Consultant Team at Huntersville Presbyterian Church. Presentation exhibits were also displayed at the Huntersville Town Hall afterward for public in-person viewing, comment, and discussion with Town staff upon request. The Consultant Team presented a brief overview of the Organizing Principles and the Alternative Futures 1-3. The participants were then invited to breakout into tableside open discussions lead by the Consultant Team and Town Staff around each Alternative Future. Afterward, the Consultant Team conducted a real-time, interactive public feedback survey with individual participants using handheld digital clickers and phones. The survey was structured to ask the audience to select which Alternative Future provides the best approach to each of the Organizing Principles, and concluded by asking to select which Alternative Future provides the best approach to a Composite Plan (See Appendix F.7). The results for best approach to a Composite Plan:

Alternate #2 'Medium Intensity': 46%
Alternate #1 'Low Intensity': 29%
Alternate #3 'High Intensity': 26%

Composite Alternative Future.
After Public Forum #2, a comparative analysis was prepared, which outlined Key Distinctions along with Advantages and Disadvantages relative to the approach of each Alternative Future 1-3 for each of the six Organizing Principles (See Appendix B). A Composite Alternative Future was then derived from the preferred Alternate #2 'Medium whereby specific and desired attributes from both Alternates #1 'Low Intensity' and # 3 'High Intensity' were carefully integrated. The Composite Alternative Future became the basis for advancing the Draft and Final Master Plan.

Phase 3: Final Strategy and Master Plan.

Overview.
During Phase 3, the Composite Alternative Future was advanced into a Draft and Final Master Plan through a structured and open planning process, which included ongoing discussion and feedback together during regular meetings with the DPSC and Public Form #3 with the general public. Planning was focused within the ¼-mile downtown core study area and organized into four quadrants defined by the crossroads of Main Street (north/south) and Gilead Road/Huntersville-Concord Road (east/west).

Final 2022 Downtown Master Plan.
Development of the Final 2022 Downtown Master Plan included a refinement of preliminary development programs and approaches in a "bubble diagram" form showing in general terms the layout of uses and block types upon the site, key existing features, spaces to be left open/undeveloped as parks; an approach to infrastructure/roads; and an implied approach to phasing (See Figures 5 and 12). The Plan is underpinned by the established six Organizing Principles and outlines key recommendations for each (See Figures 6-11). In addition, the Plan identifies potential Key Catalytic Projects for implementation within each quadrant, which are organized into categories of Economic Development – Public and Private, and Infrastructure - Transportation (All Modes) and Open Space (See Figure 13).

Conceptual Vision Plan.
A Conceptual Vision Plan was also created to demonstrate an 'expression' of potential block development patterns (build-out scenarios) based upon actual types of streets, buildings and open spaces, as well as locate and 'test fit' potential Key Catalytic Projects within the context each quadrant (See Figure 14). Key notes and considerations are also outlined to provide description of specific features and planning guidance for development each quadrant (See Figures 15-18). Furthermore, a series of annotated 3-D visualizations and vignettes were created to depict conceptual spatial enclosure (building frontage/form and site/street section) and streetscapes for various locations and conditions within each quadrant (See Appendix C).

Public Forum #3: ***Our Plan for Getting There***.
On October 20, 2022, Public Forum #3 was conducted in-person by the Consultant Team at Huntersville Presbyterian Church. The Consultant Team presented a brief overview of the Draft Master Plan and Conceptual Vision Plan. The participants were then invited to breakout into tableside open discussions lead by the Consultant Team and Town Staff around each quadrant of the Plan. Afterward, the Consultant Team conducted a real-time, interactive public feedback survey with individual participants using handheld digital clickers and phones (See Appendix F.8).

Master Development Strategy.
Following Public Forum #3, the Final Strategy for the Plan was prepared, which outlined the Key Recommendations, Development Focus Areas and Potential Key Catalytic Projects, and Implementation and Phasing Strategy (See Pages 4-6).

Non-Linear Services and Supplemental Activities.

Overview.
In support of the Project, the Consultant Team provided the following Non-Linear Services and Supplemental Activities during the Phase 1 and 2 planning process:

Gilead Road Mixed-Use Project Considerations.
In November 2021, the Gilead Road Mixed-Use Project was submitted by HFH Partners, LLC as prepared by Henson Foley for a rezoning from Neighborhood Residential (NR) to Traditional Neighborhood Development – Conditional District (TND-CD). The proposed development is situated on 3.91 acres with frontage along Gilead Road and includes 17,400 SF Commercial and 29 Townhouses. Given the location and timing of this unique project, Jay Henson with Henson Foley was agreeable to meeting together with the Town and Shook Kelley for discussion of the proposed development relative to the 2022 Downtown Master Plan. Accordingly, Shook Kelley provided an annotated and diagrammatic review of the site rezoning plan submittal including site planning and design considerations related to the Gilead Road Mixed-Use Project (See Appendix B).

CMS – Huntersville Elementary School Conceptual Planning.
On February 23, 2022, the Town met together with Dennis LaCaria, Director for Facilities Planning and Real Estate, Charlotte-Mecklenburg Schools (CMS) to discuss general planning considerations for its property (30.12 Acres) and existing Huntersville Elementary School (ES) located on the corner of Gilead Road and Sherwood Drive. Dennis explained that pending future funding availability, CMS is interested in the 'on-site replacement' including design and construction of a new Huntersville ES per its compact urban prototype facilities adjacent to the existing facility, which will be required to remain operational until the new facility is completed. A total of six Conceptual Site Plans were initially prepared by Shook Kelley to advance and evaluate considerations which maximize an integrated balance between the CMS Prototypes, the Town's Zoning Ordinance requirements, the 2008 Design Guidelines, and the current/ongoing development of Alternative Futures for the 2022 Downtown Master Plan (See Appendix B). In May 2022, CMS published its Capacity Needs Assessment 2022-2031, which listed the Huntersville ES 'on-site replacement' as 49th among a total of 125 potential projects located across the county.

Traffic Analysis.
In a separate, supplemental effort to the Project; Gannett-Fleming produced a Traffic Analysis Report, which provided traffic forecasts and capacity analysis to inform the 2022 Downtown Master Plan (See Appendix E). The objective of the study was to evaluate potential roadway and network improvement scenarios in downtown Huntersville that may be included in the Master Plan update.

Executive Summary

FINAL STRATEGY.

Overview.

The Final Strategy outlines the recommendations and action items relative to Infrastructure (including Transportation – All Modes, General Infrastructure Systems, and Environment and Open Space), Land Use / Urban Design, and Economic Development, which together support implementation of the Final 2022 Downtown Master Plan. It also identifies key initiatives to be advanced by the Town for addressing the policy elements that need to be adopted, amended, and/or written and adopted, all coupled to a strategy regarding how to approach development in a public/private manner. The latter is particularly true regarding those lands/buildings that the Town controls.

Final Strategy – Outline.

I. Key Recommendations and Action Items.

A. Infrastructure (including Transportation, General Infrastructure Systems, and Environment and Open Space).
B. Land Use and Urban Design.
C. Economic Development.

II. Development Focus Areas and Potential Key Catalytic Projects.

A. Economic Development (Public and Private).
B. Infrastructure Development (Transportation (All Modes) and Open Space).

III. Implementation and Phasing Strategy.

A. Potential Key Catalytic Projects.
B. Potential Key Town Initiatives.

I. Key Recommendations & Action Items:

A. Infrastructure Recommendations.

1. Transportation.

a. Existing Arterial Streets and Intersections (Gilead Rd, HWY 115/Old Statesville Road, Main Street:

• Continue collaboration with NCDOT to ensure roadway construction for its Main Street Improvement Project advances per designs with safe, multimodal access (vehicular, bicycle, and pedestrian) in accordance with adopted Town plans and policies.

• Convene with NCDOT and Norfolk Southern to share considerations and discuss feasibility for potential roadway design modifications and/or enhancements including traffic lane and circulation/turning movement patterns, sidewalk widths and streetscape amenities, and on-street parking relative to the U-5908 Main Street project (currently under construction) segment(s) located at the intersections of Huntersville-Concord Road and Church Street and the Norfolk Southern railroad crossing.

• Consider extending the 25 MPH traffic zone continuously along HWY 115/Old Statesville Road between the new roundabouts under construction at the intersections of Main Street at Fourth Street and Mt Holly-Huntersville Road.

• Convene with NCDOT to provide update on current Downtown and Subregional context along with results of traffic modeling conducted by Huntersville's jurisdictional metropolitan planning organization (MPO) (completion expected 1st Quarter 2023). Share considerations and discuss feasibility for potential roadway design criteria relative to the U-5807 Gilead Road project to ensure multimodal access (vehicular, bicycle, and, pedestrian) in accordance with adopted Town plans and policies. Note: It is understood this Project is currently advancing per the NCDOT STIP - Verify timing and opportunity to include updated designs.

• Convene with NCDOT relative to the U-5114: HWY 21/Statesville Road and Gilead Road project to share considerations and discuss feasibility for Town's desired intersection alignment (chicane toward east), design (signalized or roundabout), and extension (continuation of Commerce Center Dr to the Town's Holbrook St. Extension Project – recently completed).

• (Re)Prioritize Town's Capital Improvement Program (CIP) roadway projects and funding allocation, if possible, to support and enhance level of service per potential design alternate(s) for key NCDOT streets including: Gilead Road, Huntersville-Concord Road, Main Street, and HWY 115/Old Statesville Road.

• Enhance existing and identify and preserve potential new opportunities for north/south multimodal street (vehicular, bike, and pedestrian) intersections and connections across Gilead Road to increase mobility with pedestrian-oriented street grid and block patterns.

b. Downtown and Adjacent Neighborhood Streets.

• Update Town's Capital Improvement Program (CIP) roadway projects and funding allocation to include proposed new streets and improvements to targeted existing streets within the Downtown area.

• Inventory, catalogue, and illustrate existing street types, design cross-sections, and general conditions.

• Clarify existing street right-of-way widths along with associated ownership and maintenance responsibilities - NCDOT, Town, or Private.

• Enhance existing and identify and preserve potential new opportunities for east/west multimodal street (vehicular, bike, and pedestrian) intersections and connections between and across HWY 115/Old Statesville Road and Main Street to increase mobility with pedestrian-oriented street grid and block patterns.

• Establish ***Downtown Street Design Guidelines*** for new and pre-existing/retrofit street types.

• Explore implementation of innovative Woonerf street type within commercial and residential context.

• Develop street and sidewalk improvement strategy for pre-existing adjacent neighborhood streets to encourage lower traffic speeds and enhance pedestrian safety, walkability, and connectivity with Downtown.

• Advance evaluation of proposed new east/west street connection (a.k.a. 'East/West Connector Street') between Commerce Center Drive, and HWY 115/Old Statesville Road and Main Street per the *Downtown Transportation System Plan (2014-2015)* and the adopted *2040 Community Plan – Downtown Regulating Plan / Character and Connections Map* * – including but not limited to: potential street alignment(s), design criteria (design speed, cross-section(s) and intersections, etc.), and integration with existing land ownership and uses.

***Note:** The East/West Connector Street is currently included within these two pre-existing documents; and, therefore included within the 2022 Downtown Master Plan as a 'dashed' potential future conceptual alignment ONLY to provide future planning guidance and considerations. Accordingly, the proposed East/West Connector Street is defined with three incremental Segments A-C, which are contingent upon key items including:

Segment A - Between Old Statesville Road and Main Street.
Note: Segment A may be implemented as an independent street prior to Segments B and C.
Key Contingent Items (per continuation as East/West Connector Street):

A. East/West Connector Street Segments B and C are fully funded and constructed.

B. Norfolk Southern approves railroad corridor crossing at Second Street.

Segment B - Between Commerce Center Drive and Sherwood Drive.
Key Contingent Items:

A. CMS approves funding for new Huntersville Elementary School.

B. Street design is integrated appropriately with new school site & building.

C. CMS conveys land to town for street right-of-way.

D. CMS provides Town right of first refusal for property fronting Gilead Road.

Segment C - Between Sherwood Drive and Old Statesville Road.
Key Contingent Items:

A. East/West Connector Street Segments A and B are fully funded and constructed.

B. Norfolk Southern approves railroad corridor crossing at Second Street.

C. Street design is integrated appropriately with Holbrook Park and adjacent properties.

c. Bicycle and Pedestrian Facilities.

• Create a ***Downtown Sidewalk Improvement Plan*** to establish street-specific design guidelines for improving conditions of existing sidewalks within the Downtown core area and extending sidewalk pathways and connections to adjacent and emerging neighborhoods.

• Bridge existing gaps in pedestrian and bicycle mobility and connectivity with new and/or enhanced trails and sidewalks within and between Public Greenways and Parks, and the Downtown core.

• Identify, inventory, categorize, and valuate existing street and sidewalk conditions for potential improvement by associated ownership entity and maintenance responsibilities. Consider implementation of an on-line, interactive ***Mobility Improvement Geolocation Map & Strategy*** to pinpoint specific sidewalk damage or other impediments deterring pedestrian and bicyclist access, which can be prioritized for improvements by associated ownership and maintenance entities.

• Establish and reinforce requirements for regular maintenance and service activities relative to street access and interface with adjacent streetscapes including garbage pick-up and on-street deliveries.

d. Public Transit – Bus Rapid Transit (BRT) and Commuter Rail Transit (CRT) Station Area Plan.

• Establish a Station Area Planning (SAP) Team to help guide and provide

proactive feedback to Charlotte Area Transit System (CATS) as they advance short, medium, and long-term planning consideration for its proposed BRT and CRT corridors.

• Prepare ***BRT*** and ***CRT Station Area Plans*** for both stations, which clearly define the SAP Key Components and functional criteria within the context of the 1/4-mile station area and greater Downtown.

• Prepare a comparative analysis for the BRT Station location Option A and Option B proposed by CATS to evaluate and share specific considerations for preference by the Town.

• Reevaluate and update the 2008 CRT Station Area Plan prepared by CATS in accordance with expected SAP Key Components and functional criteria, subject to future review by Norfolk Southern.

• Ensure current Transportation Plans (including Roadway, Bicycle, and Pedestrian Plans) accommodate and support multimodal access to the BRT and CRT Station Area.

• Increase and enhance multimodal (vehicular, bike, and pedestrian) access and safety within 1/8-mile of the BRT and CRT Station Areas.

• Evaluate existing bus stop locations and ridership in the Downtown and create a ***Bus Stop Improvement Plan***, which ensures accessibility and enhances safety and comfort. Explore opportunities for integration of public art and downtown wayfinding signage.

• Explore implementation of innovative mobility solutions such as on-demand public transit to reduce vehicle miles traveled (VMT) and provide options for first and last-mile access to the existing Huntersville Gateway Park and Ride Lot, and future BRT and CRT Stations.

• Explore short and long-term planning and funding opportunities for potential innovative transit technologies including:

- Local and county-wide autonomous electric vehicles (EVs) [cars and pods] networks and charging infrastructure per update of the 2019 NC Zero Emission Vehicle (ZEV) Plan update (tentative August 2022) lead by NCDOT and Centralina in accordance with:

  The NC Clean Transportation Plan mandated by Executive Order (EO) 246.

  National Electric Vehicle Infrastructure formula funding plan mandated by the U.S. Infrastructure Investment and Jobs Act (IIJA).

- Hyperloop high-speed transportation system connecting between Huntersville and other Lake Norman area Towns together with Charlotte.

- Air-Taxi services via small, piloted and pilot-less aircraft designed for short passenger hops in and around cities.

e. Parking - Distribution, Supply and Demand.

• Review and revisit the recommendations outlined within the Town of Huntersville *2006 Downtown Parking Study** including:

- Conduct a more detailed parking study.

- Consider street improvements to allow for more on-street parking.

- Consider establishing shared-use parking agreements.

- Consider adopting an In-Lieu Fee System to fund future public parking.

- Implement a maximum off-street parking limit.

- Allow on-street parking to count toward required parking.

- Revise the existing parking ordinance to provide additional design and quantitative guidelines for development and uses within the Downtown context.

***Note**: The *2006 Downtown Parking Study* was prepared with projected need for parking according to the 2005/2006 Master Plan and prior to the construction of the parking structure serving the Huntersville Town Center/Discovery Place Kids building.

• Create a ***Downtown Parking Plan***, which builds on the recommendations of the *2006 Downtown Parking Study* and incorporates current conditions and the 2022 Downtown Master Plan upon final adoption.

• Collaborate with existing property and business owners to evaluate existing off-street parking conditions and potential funding mechanisms for improvements including but not limited to:

- Vehicular access and circulation efficiency (automobile and service vehicles) within and between adjoining lots.

- Electric Vehicle (EV) spaces and charging infrastructure locations.

- Pedestrian safety, accessibility, and circulation within and between adjoining lots, and adjacent sidewalks and building entrances.

- Wayfinding signage – vehicular and pedestrian; which should include not only greenways, trails, and parks, but also civic building and attractions and other related items of interest to the visiting public.

- Surfacing materials, landscaping, lighting, drainage (including integration of potential stormwater strategies such as pervious pavers, bio-retention areas, and underground vaults).

• Identify location(s) and approaches for potential future public, shared parking facilities (surface and/or structured) as determined appropriate relative to site parcel and block size and geometry, street access, and demand per existing and potential future adjacent and nearby development program.

2. General Infrastructure Systems.

• Coordinate development program and intensity in conjunction with existing infrastructure capacities and/or phase in accordance with Town's CIP.

• Recognize the Water and Sewer Authority of Cabarrus County (WSACC) existing wastewater basin status and capacity limits and impact on timing and phasing of potential future development on the eastern Downtown area.

3. Environment and Open Space.

a. Terrestrial Systems.

• Conduct a comprehensive ***Arborist Tree Assessment Report*** to inventory conditions of the existing tree canopy within the Downtown area.

• Identify existing wooded areas to consider for potential preservation and use to supplement public greenway and open space systems in the Downtown area.

• Consider recalibrating tree preservation requirements, mitigation strategies, and/or provide incentives to developers for contributions to a ***Downtown Tree Fund/Bank*** set up by the Town for the planting and maintenance of trees elsewhere in the Downtown area.

• Create ***Urban Forestry Design Guidelines*** outlining sensitive approaches to the integration of new development within pre-existing wooded areas, which facilitate the preservation of a maximum number of trees.

b. Public Greenways, Trails, and Parks.

• Enhance wayfinding signage within Public Greenways and Parks, and throughout the Downtown to promote locations and activities, and encourage community and visitor access.

• Identify existing features within parks for potential future design and material enhancements including but not limited to decorative hardscapes, light fixtures, railings and fencing, furniture (benches, waste/recycle receptacles, bicycle racks, etc.), public art installations, shelters, playground equipment, etc.

• Implement Holbrook Park post-construction inspection and clean-up of internal and perimeter wooded areas and understory brush.

c. Stormwater Systems.

• Identify primary existing stormwater problem areas within the Downtown and develop potential on-site and/or upstream mitigation and improvement strategies.

• Conduct a detailed ***Downtown Stormwater Study*** to determine feasibility for a potential 'regional' stormwater approach for the Downtown area.

• Identify and encourage preservation and/or consider purchase of larger land parcels (or portions of) as stormwater capture sites for implementation of potential ***Regional Stormwater Strategy*** in harmony with the existing topography, and flow patterns and drainage basins together with existing and potential future development intensities within each quadrant of the Downtown area.

• Encourage and implement innovative and creative stormwater features within open spaces and 'Green Streets' as intentional and visually appealing amenities, which are designed, scaled, and integrated sensitively within the surrounding context – urban/developed and natural/undeveloped areas of the Downtown.

• Pending feasibility and implementation of ***Regional Stormwater Strategy*** and associated facility(s), consider potential ***Stormwater Banking and Mitigation Program*** for existing and future development in the Downtown area.

B. Land Use / Urban Design Recommendations.

1. Adopted Town Documents, Ordinance & Policies.

• Consider an update and expansion of Building and Lot Type definitions and regulations within the existing Zoning Ordinance and/or create new Types to include broader range of varieties with the Downtown area.

For example: Currently, the Apartment Building and Lot Type Regulations covers a broad range of potential building forms and configurations (one size fits all approach); which could contain at least three, however typically a much greater quantity of dwelling units depending on the lot size. Therefore, to provide guidance supporting an incremental approach to implementation of Apartment buildings in harmony with smaller lots located within the Downtown Area; consideration should be given to breakdown the Apartment Building and Lot Type into smaller

categories – such as:
- Small (3-15 Dwelling Units).
- Medium (16-50 Dwelling Units).
- Large (More than 50 Dwelling Units).

• Consider review of Development Plan (By-Right and Rezoning) submittals to include evaluation of adherence to the adopted Master Plan and proposed Downtown Urban Design Guidelines document (see below).

• Development Plan submittal checklist should include requirement for provision of an Urban Context Plan, whereby the proposed project is depicted within the surrounding ¼-mile context.

• Consider additional community engagement process(s) for review of Development and Rezoning Plan submittals within the Downtown including collaborative charrettes together with town staff and department heads, adjacent neighborhoods, and other community stakeholders.

2. Urban Design Guidelines.

• The existing Urban Design Guidelines 2008 Design Guidebook provides good and broad guidance for design of development throughout the entire Town. However, a new and separate ***Downtown Urban Design Guidelines*** document should be created to provide specific guidelines focused on the design of new and existing development improvements within the Downtown area - including but not limited to building form and design (including clear definition of building heights in terms of stories and feet), open space, and streets.

• Include urban design strategies for sensitive transition and integration between Downtown and adjacent existing and emerging neighborhoods.

• Craft proposed ***Downtown Urban Design Guidelines*** to clearly describe and encourage form-based and context sensitive approach to design of new development.

• Identify, inventory, categorize, and valuate existing building and site conditions for potential retrofit improvements to encourage and enhance compliance with proposed Downtown Urban Design Guidelines.

3. Existing Land Use and Development Site Typologies, Form, and Program.

• Define and reinforce appropriate pattern(s) and hierarchy of development and open space in the Downtown (Tier 1 and Tier 2) with intentional building frontages and complimentary building sizes to frame streets and open spaces which transition sensitively between adjacent neighborhoods.

• Follow and enforce proposed ***Downtown Urban Design Guidelines*** to encourage form-based and context sensitive approach to design of new development.

• Update and expand the Building and Lot Type definitions and design criteria established within the current Zoning Ordinance and/or consider the formation and inclusion of new Types.

• Consider establishing a ***Downtown Overlay District***, with clear boundaries and regulations and/or guidelines in support of the adopted Master Plan.

C. Economic Development Recommendations.

1. Existing Ownership Patterns: Town-Owned & Private-Owned Assets.

• Identify underutilized private properties (or portions of) and engage owner(s) to consider opportunities including Access and/or Parking Agreements, Land Swaps, Purchase, or Public Private Partnerships (P3).

• Inventory existing Town-Owned properties and establish/reevaluate strategic planning for future sale, swap, use, and/or potential additions per aggregation with acquisition of adjacent parcels.

• Recognize and plan for a phased approach to potential future development based on the realities of existing land ownership patterns and associated parcel sizes, geometries, and street frontage.

2. Existing Development Activity Types and Patterns: Recent, Emerging & Future.

• Engage and encourage collaboration with developers and landowners to share and coordinate recent, emerging, and potential future development concepts and/or intensions per short, medium, and long-term planning horizons.

• Facilitate potential joint-development approaches with multiple developers and landowners.

• Encourage incremental, smaller scale, infill development congruent with existing land ownership, and parcel sizes and geometries.

• Encourage implementation of shared parking and/or joint access agreements.

3. Business and Community Development: Support and Leadership.

• Establish and reinforce ***Best Practices Criteria*** to elevate design quality of existing and new development to enhance commercial viability and success.

• Establish mechanism(s) for management of existing and new commercial activity such as a ***Main Street Program*** or ***Business Improvement District (BID)***.

• Identify, inventory, categorize, and valuate existing building and site conditions for potential improvement.

• Provide intentional and active marketing and recruitment for local and new business development in the Downtown.

II. Development Focus Areas and Potential Key Catalytic Projects.

Overview.

The Plan identifies a range of key catalytic projects intended to stimulate community activity and economic development, and advance/provide essential infrastructure improvements in Downtown Huntersville. Potential projects are focused within each quadrant to support existing downtown blocks and neighborhoods, and to leverage or encourage recent, emerging, and/or currently planned projects, as well as catalyze new development programs and activities. The Projects are organized into categories of Economic Development – Public and Private, and Infrastructure - Transportation (All Modes) and Open Space.

A. Economic Development.

1. Public:
   a. Town Center Parcel.
   b. Town Hall (New) & Civic Parking Structure.
   c. Town Hall (Existing).
   d. Main Street Town Parcel.
   e. Cultural / Performing Arts Center.
   f. CMS Huntersville Elementary School.
2. Private:
   a. Main Street Mixed-Use Block.
   b. American Legion Site & Building.
   c. Huntersville-Concord Rd & N Church St Corner Mixed-Use Block.
   d. 100 Ranson Street Site & Building.
   e. White Hill Senior Apartments.
   f. Hunter Village Assisted Living.

B. Infrastructure Development.

1. Transportation (All Modes):
   a. NCDOT Gilead Road Project.
   b. Maxwell Avenue Woonerf (Shared Street).
   c. Walters Street & S Church Street – Improvement & Extension.
   d. Holbrook Street Extension.
   e. Gibson Park Drive - 0 Improvement.
   f. Huntersville-Concord Road – Street Curve Improvement.
   g. Huntersville-Concord Road & Second Street - Intersection Improvement.
   h. The Seam Trail & Church Street – Co-Location & Improvement.
   i. East/West Connector Street.
2. Open Space:
   a. Huntersville Town Square.
   b. Holbrook Park Extension.
   c. Gilead Road Neighborhood Park.
   d. Magla Mills (Walters Street) Neighborhood Park.
   e. S Church Street Greenway Park.
   f. Gibson Park.
   g. Regional Stormwater Facilities.

III. Implementation and Phasing Strategy.

Overview.

The 2022 Downtown Master Plan and associated potential Key Catalytic Projects represent a combination of near, medium, and long term improvements and opportunities, for which implementation and phasing will depend on number of variables including, but not limited to: applicable jurisdictional and agency plans and regulations, property ownership and inclination, funding, and economic market demand. Furthermore, it is expected several Key Town Initiatives must be concurrently advanced and/or prepared to support implementation of the various and specific components of the Plan.

A. Potential Key Catalytic Projects.

A Preliminary Implementation and Phasing Timeline lists and graphs the potential Key Catalytic Projects over 5, 10 and 15-year timeframes (See Figure 2). This graph is intended as a simple 'working' diagram and tool for use by the Town in order to track, prioritize, and calibrate project timing based on applicable variables mentioned above.

Public Economic Development Projects such as the Town Hall Parcel, the Town Hall and Civic Parking Structure, and Main Street Town Parcel are prime candidates for potential near and medium term implementation through public private partnership (P3) development structures. Infrastructure projects such as street improvements and/or new streets, trails, and greenways or large parks are typically phased for design and construction depending on scale and scope along with available funding, which may be sought and potentially obtained through applicable local, state, and federal programs. Evaluation and (re)prioritization of these projects must continue in a manner that is guided by the Plan. Long term projects include those which may require diligent outreach and patient discussions together with existing owners over time to gauge interest and inclination toward future participation in the Plan.

B. Potential Key Town Initiatives.

A Preliminary Preparation and Implementation Timeline lists and graphs the potential Key Town Initiatives relative to Infrastructure, Land Use / Urban Design, and Economic Development over a 5-year timeframe (See Figure 3). This graph is intended as a simple 'working' diagram and tool for use by the Town in order to track, prioritize, and calibrate timing of each initiative in accordance with department staffing and budget support together with outreach and collaboration with downtown businesses and neighborhoods.

Executive Summary

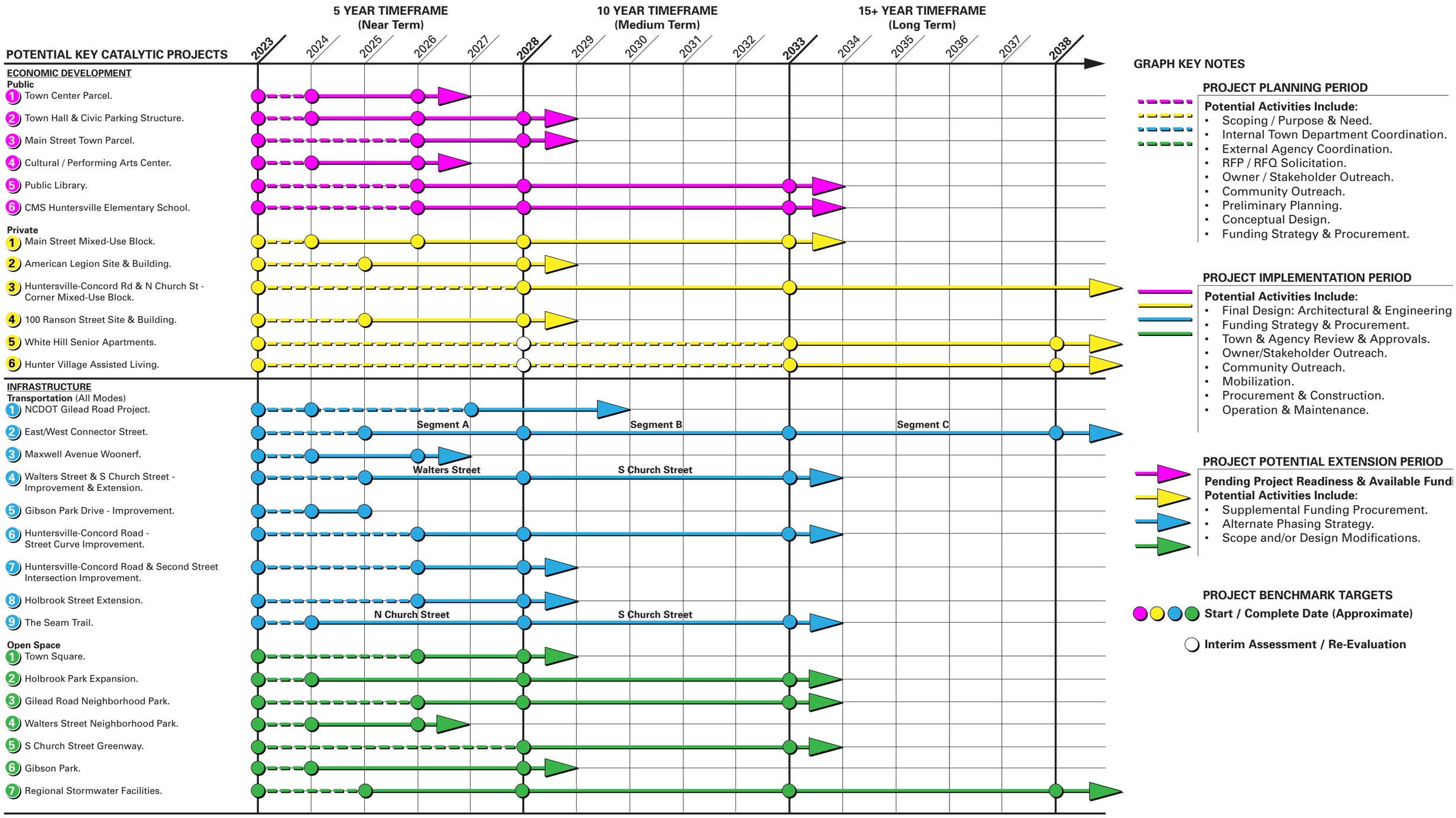
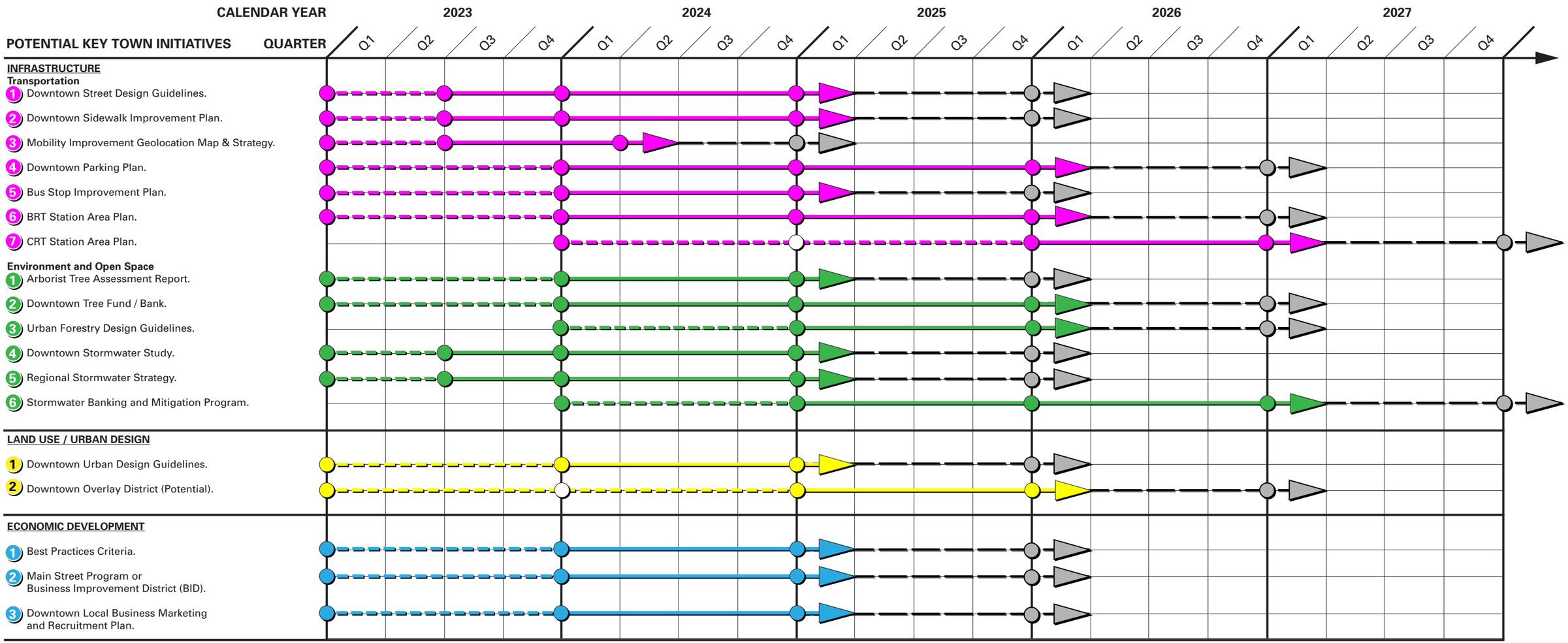


FIGURE 2: Potential Key Catalytic Projects: Preliminary Implementation and Phasing Timeline.

Executive Summary



GRAPH KEY NOTES

INITIATIVE PREPARATION PERIOD

Potential Activities Include:
- Scoping / Purpose & Need.
- Internal Town Department Coordination.
- External Agency Coordination.
- RFP / RFQ Solicitation (If Outsourced).
- Owner / Stakeholder Outreach.
- Community Outreach.
- Funding Strategy & Procurement.

INITIATIVE IMPLEMENTATION PERIOD

Potential Activities Include:
- Document(s) Production.
- Owner / Stakeholder Outreach.
- Community Outreach.
- Approvals & Adoption.
- Funding Strategy & Procurement.
- Final Document(s) Roll-Out/Launch.

INITIATIVE POTENTIAL EXTENSION PERIOD

Pending Project Readiness & Available Funding, Potential Activities Include:
- Supplemental Funding Procurement.
- Alternate Phasing and/or Implementation Strategy
- Scope Modifications.

INITIATIVE ASSESSMENT PERIOD

Annual Initiative Assessment & Reporting, Potential Activities Include:
- Supplemental Funding Procurement.
- Alternate Phasing and/or Implementation Strategy.
- Scope Modifications & Amendments.
- Report Preparations & Publications.

INITIATIVE BENCHMARK TARGETS

Start / Complete Date (Approximate)

Interim Assessment / Re-Evaluation

Annual Assessment / Re-Evaluation

FIGURE 3: Potential Key Town Initiatives: Preliminary Preparation and Implementation Timeline.

Organizing Principles

MOBILITY

• Treat the car as Guest on all streets.

• Create an optimal pedestrian environment—along all streets and within nature.

• Plan for automobile circulation with a street network approach vs. the current dendritic (branched, tree-like form) and disconnected pattern.

• Advance Transit planning….for now and for whatever future may unfold.

• Seek on-street parking solutions in policy, design and in law.

KEY WORDS:

- GREENWAYS AS MOBILITY FOR PEDESTRIANS AND BIKES, MORE GREENWAYS
- CONNECT GREENWAYS TO DOWNTOWN
- STREET DESIGN TO MATCH DOWNTOWN ENVIRONMENT
- SAFER, WIDER SIDEWALKS
- CONNECT NEIGHBORHOODS
- MAKE DOWNTOWN MORE WALKABLE AND BIKEABLE
- CREATE ROAD CONNECTIONS, EXTEND ROADS
- WOONERF ALONG MAXWELL
- BAN LARGE TRUCKS
- SAFER PEDESTRIAN STREET CROSSINGS
- REDESIGN GILEAD RD
- BETTER TRAFFIC FLOW
- SAFE RAIL ROAD CROSSING FOR PEDESTRIANS
- PARKING IMPROVEMENTS
- ON-STREET PARKING ON MAIN STREET
- MORE ON-STREET PARKING
- SCHOOL TRAFFIC
- SPEED TABLES
- ACQUIRE ROW TO IMPROVE STREETS
- RAIL AND BUS RAPID TRANSIT ARE THE FUTURE
- ROUNDABOUTS AS GATEWAYS TO DOWNTOWN
- ENHANCEMENT OF NORFOLK SOUTHERN RAILROAD CORRIDOR
- ADDRESS BLIND CORNERS

NATURE

• Integrate a variety of natural parks and public greens into the passive and active recreation and events of everyday urban life.

• Plant and protect street trees, which enhance beautification and pedestrian walkability, and help to calm traffic.

• Preserve and protect the existing tree canopy with a sensitive balance of new development within significant wooded areas.

• As a Lake Adjacent town situated along the ridge-line of two watershed basins, seek creative water solutions that are environmentally based while enhancing urban life.

KEY WORDS:

- PROTECT TREE CANOPY
- PLANT HEARTY, FAST GROWING STREET TREES
- CREATE MORE GREENWAYS AND TRAILS, GREENWAY ADDITION IS FABULOUS, MAKE GREENWAYS A PRIORITY
- CREATE MORE OUTDOOR SPACES
- VETERANS PARK IS LOVED
- SMALLER URBAN PARKS
- STORM WATER TO INCLUDE "WET" POND AND WATER GARDENS AS COMMUNITY ASSET
- MULTI-USE GREEN SPACES
- NATIVE PLANTS
- PLAYGROUNDS
- SPLASH PADS
- POCKET PARKS
- PRESERVE OPEN SPACE/MAKE INTO PARKS
- BETTER LANDSCAPING IN DOWNTOWN
- RETAIN EXISTING FORESTED AREAS FOR WILDLIFE
- OUTDOOR SEATING
- BUILDINGS AS ENCLOSURE FOR PUBLIC SPACE
- ENHANCE BEAUTY OF THE NEIGHBORHOODS

GATHERING

• Encourage uses that support, facilitate and celebrate a walking environment.

• Promote a balance of food and beverage venues and those stores that support town life and that appeal to visitors.

• Provide for office uses in step with Post-COVID expectations of Live/Work/Play.

• Establish a downtown that supports and encourages the creation of rituals—from 1 person to a 1,000 people.

KEY WORDS:

- ART AND CULTURE VENUES NEEDED
- VETERANS PARK IS ASSET
- OUTDOOR ENTERTAINMENT COURTYARD
- CREATE DESTINATIONS TO WALK TO
- COORDINATED FESTIVALS AND ACTIVITIES
- DEVELOPMENT THAT BRINGS THE COMMUNITY TOGETHER
- RESTAURANTS AND BREWERIES ARE NEEDED
- ENGAGING GROUND FLOOR RETAIL AND DESTINATION AREAS

LIVING

• Include housing options for all—in socio-economic status, family type, and ownership structure.

• Be respectful of existing neighborhoods.

• Develop with a scale and intensity in proportion to other uses.

KEY WORDS:

- GROCERY STORE
- AFFORDABLE HOUSING
- LIVE/WORK TOWNHOMES
- MIXED USE HOUSING FROM HIGH DENSITY TO LOW
- POTTSTOWN AS PART OF DOWNTOWN
- THOUGHTFUL PLANNING AND DESIGN OF RESIDENTIAL BUILDINGS

CIVIC

• Provide a place for all institutions of government, faith and the non-profit sector.

• Welcome and manage an institutional responsibility to be a good neighbor, supporting and adding to the life of the street.

• Strive toward being the example for the change the community wants to see.

KEY WORDS:

- EXPAND EXISTING TOWN HALL OR NEXT TO DISCOVERY PLACE KIDS
- SAVE OLD JAIL AT ALL COSTS - OLDEST MUNICIPAL BUILDING
- NEED MORE CIVIC USES
- "CIVIC PLAZA"
- DISCOVERY PLACE KIDS IS BIG ASSET
- GET GOVERNMENT OFF CORNER LOTS IN DOWNTOWN
- EXISTING ELEMENTARY SCHOOL SITE AS OPPORTUNITY FOR CIVIC/REDEVELOPMENT
- MIXED-USE CIVIC BUILDINGS
- CEMETERY

SOUL

• Reflect a natural and moderated evolution and integration of a small rural town into a 21st Century metropolitan region.

• Build at a scale, at a rhythm, and according to patterns that respect historical precedent.

• Bend the arc of change more toward supporting small town livability and less toward simply accommodating typical market-based development products.

• Recognize that balance in all things is the hallmark of great small towns: They are more than the sum of their parts.

• Strive for the "X" Factor: An experience lived that becomes your identity.

KEY WORDS:

- MORE SMALL/LOCAL BUSINESSES - SUPPORT AND PRESERVATION
- MAIN STREET BUILDINGS HAVE GOOD BONES
- CHURCHES ARE BACKBONE/ASSET
- WATER TOWER CAN BE LANDMARK
- PRESERVE HISTORIC BUILDINGS
- REVITALIZE HISTORIC LANDMARKS
- CREATE ARTS DISTRICT
- FARMERS MARKET
- IMPROVE OR REDEVELOP PROPERTIES
- DESIGN CODE
- BUILDING FACADES REDESIGN
- A GENERAL STORE
- LOCALLY EXPRESSIVE, INTENTIONAL, AND WELL-MAINTAINED APPROACH TO STREETSCAPE
- MIX OF OLD AND NEW BUILDINGS
- OUTDOOR DINING AREAS
- PROGRAMMED GATHERING AREAS
- OUTDOOR MERCHANDIZING
- ART INSTALLATIONS AND DECORATIVE LANDSCAPING
- COORDINATION OF BUILDING
- NEAT AND ECLECTIC DOWNTOWN
- FORMATION OF A HUNTERSVILLE DOWNTOWN BUSINESS ASSOCIATION IS VERY IMPORTANT

FIGURE 4: Organizing Principles.

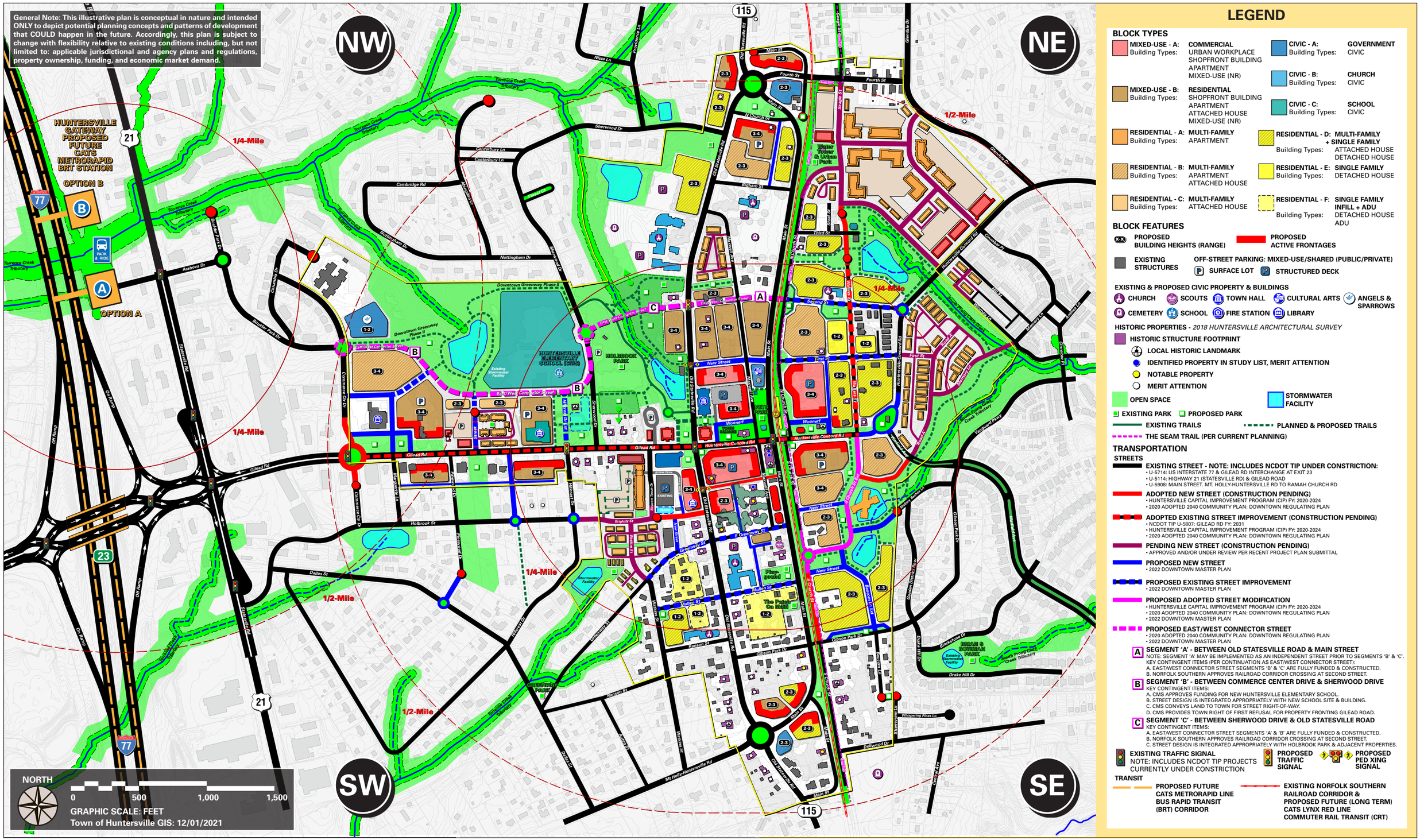
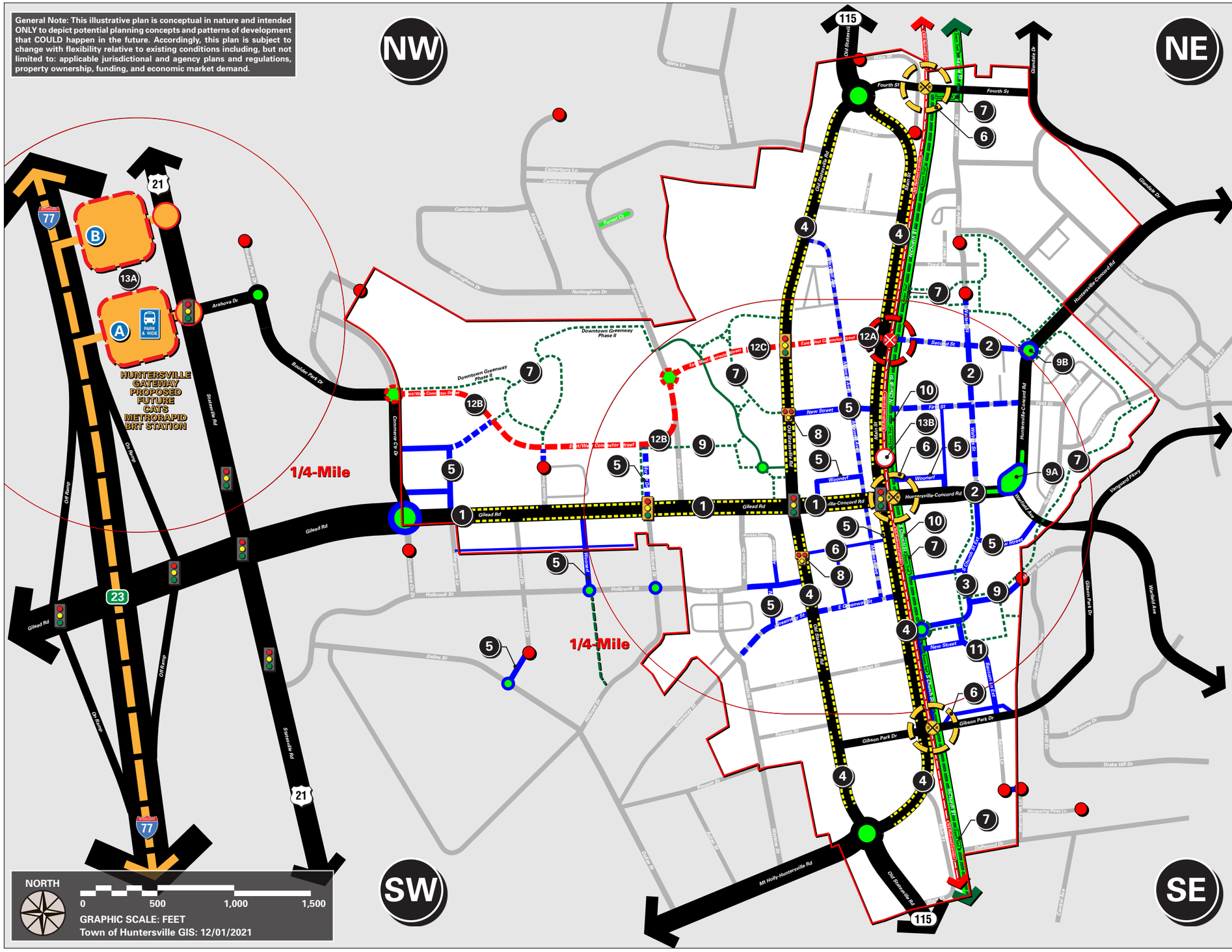


FIGURE 5: 2022 Downtown Master Plan.



Mobility
Key Recomendations

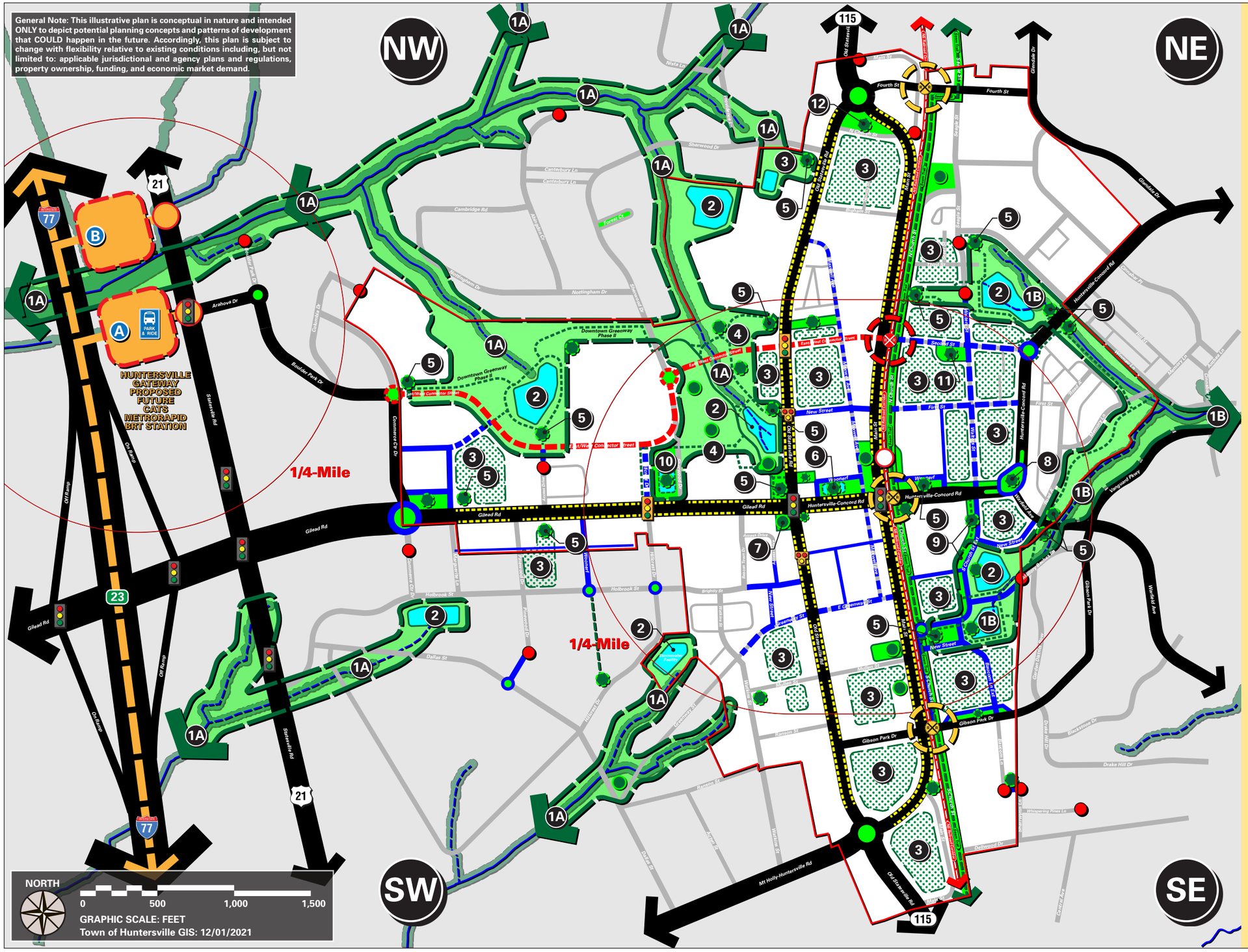
1. Gilead Rd is not widened and is designed as a Multimodal street and includes on-street parking.
2. Walters Street is improved with 'Green Street' design features & extended to provide enhanced North/South Access.
3. S Church Street Extension per Town CIP is proposed to align with existing Circle Dr.
4. Main St Improvement Project is potentially modified in the future from a Two-Way to One-Way Pair traffic pattern to facilitate additional On-Street Parking.
5. Street Network, Connectivity and Block Sizes are improved with a range of New Streets & Types with streetscape designed with wide sidewalks and furnishings, and landscaped with street trees and plantings.
6. Street Access Across the Norfolk Southern Railroad Corridor remain and are improved at Three Locations: Fourth St, Huntersville-Concord Rd, and Gibson Park Dr.
7. Advance the Downtown Greenway - Phase II and The Seam Trail, and expand trail network within each quadrant.
8. Mid-Block Pedestrian Crossings are implemented at key locations along Old Statesville Rd.

Huntersville-Concord Road Improvements include:

- 9A Street Curve at Warfield Ave: designed as an 'Expanded' Roundabout & Gateway Park.
- 9B Second Street Intersection: design with Roundabout.

10. Implement Street Improvements along Church St including Woonerf (shared street) & Green Street design features.
11. Extend Baucom Lane as a new street across Gibson Park Dr to increase connectivity with Pottstown Neighborhood.
12. The proposed East/West Connector Street is defined with three incremental Segments A-C, which are contingent upon key items including:
    - 12A Segment A: Independent Street (w/o RR Xing) Continutation Contingent on NS Approval of RR Xing + Completion of Segments B & C.
    - 12B Segment B: CMS Funding for New HES, Conveyance of Street R/W, and ROFR for Property Fronting Gilead Rd.
    - 12C Segment C: Segment A & B Completion, Street Design Integration with Holbrook Park & Adjacent Properties, & Norfolk Southern approval for a Railroad Corridor crossing at Second St.
13. Transit Planning includes ALL CATS North Corridor Recommendations:
    - 13A Near Term: Future Bus Rapid Transit (BRT).
    - 13A Long Term: Future Commuter Rail Transit (CRT).

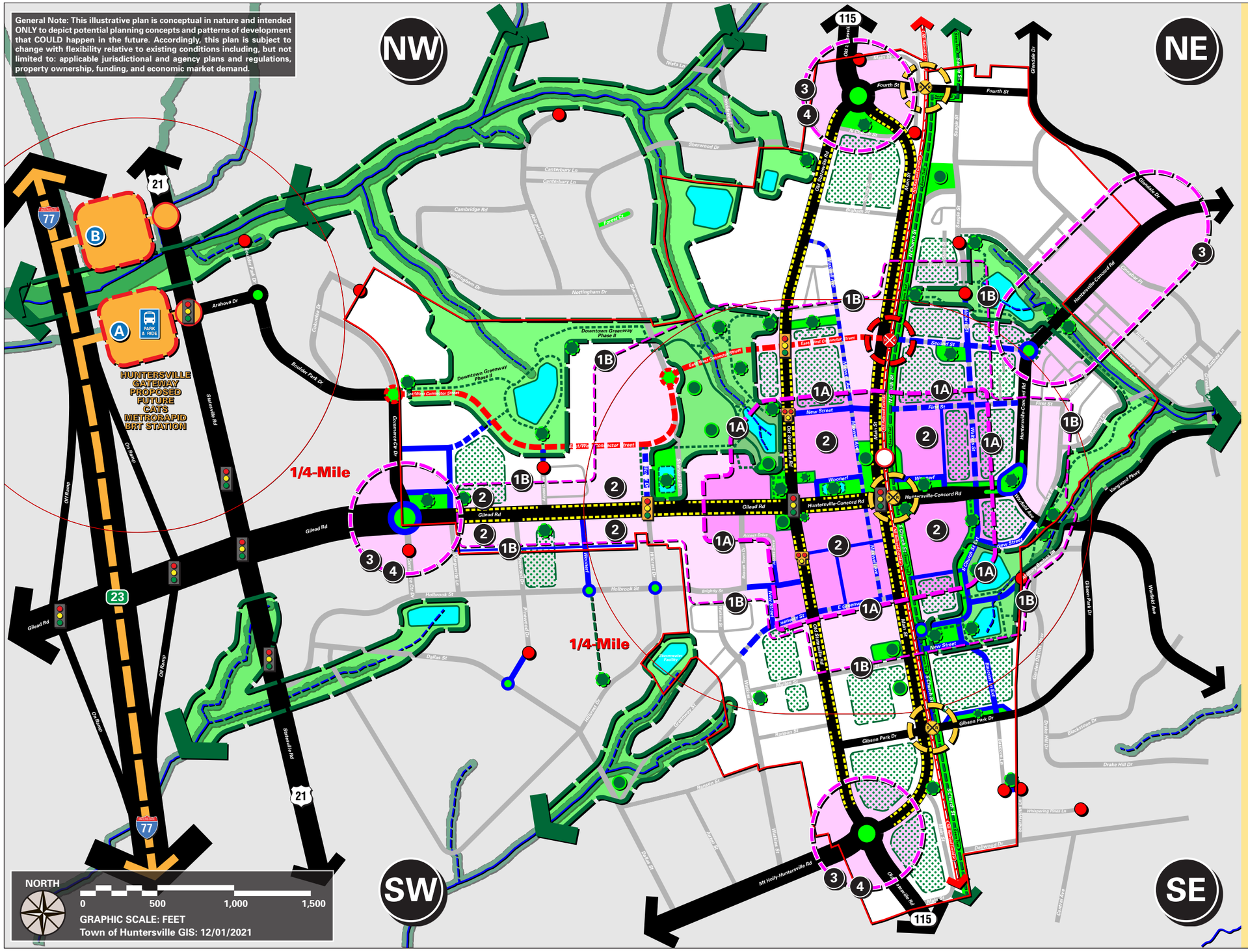
FIGURE 6: 2022 Downtown Master Plan - Organizing Principle: **Mobility**.



Nature
Key Recomendations

1. Greenways along streams are Maximally preserved and protected as the primary natural water cycle corridors flowing from Downtown into and within the surrounding watershed basin areas:
   A. Catawba River (Torrence Creek).
   B. Yadkin-Pee-Dee River (S Prong Clarke Creek).
2. A Regional Stormwater Strategy is evaluated to provide additional capacity and management within Downtown, designed and amenitized as landscape features within existing and proposed greenways.
3. Significant tree canopy areas are inventoried, selectively preserved and protected with future new development.
4. Pursue expansion of Holbrook Park with potential land acquisition and/or conservation easement strategies and incentives with adjacent property owners.
5. Greenway connections are established at intentional locations along existing/planned Trails and Streets.
6. A new Town Square central park is established with connected public open spaces linking with the Downtown Greenway.
7. Preserve an area of land adjacent to the Huntersville Town Center hardscape plaza for an intentional softscape/landscape design to compliment existing and future building street level programming.
8. A new East Gateway Park is created with the proposed Huntersville-Concord Road Street Curve improvement at Warfield Ave - designed as an 'Expanded' Roundabout, which is aligned to maximize preservation of existing adjacent specimen tree canopy.
9. Create a Linear Greenway Park (tree preservation area) parallel to the S Church St Extension project.
10. A new Neighborhood Park with frontage along Gilead Rd is created with CMS site design for its future New Huntersville Elementary School and designed as an extension of Holbrook Park.
11. A new Magla Mills Neighborhood Park is created at the corner of Walters St & Second St and designed to maximize preservation of existing tree canopy.
12. A new North Gateway Park is created between the roundabout, Old Statesville Rd, Main St, and N Church St.
13. A street tree implementation program is established along primary streets.

FIGURE 7: 2022 Downtown Master Plan - Organizing Principle: **Nature**.



Gathering
Key Recomendations

1. A layered approach to the Primary Gathering Area is defined whereby:

   Area A. The Downtown Core micro-district encompasses a few blocks, crosses the NS Railroad Corridor, and is focused around:
   - The existing Main St. Commercial Block.
   - Town Hall.
   - Veterans Park.
   - Discovery Place Kids.
   - Entrance to Holbrook Park & The Vine.
   - Proposed Town Square.

   Area B. The Primary Gathering Area is expanded as the approximate 1/4-Mile walkable district to encompass several blocks on both sides of NS Railroad Corridor, and extend along Gilead Rd between the West Gateway and Downtown Core.

2. New Commercial Development is limited to feasible locations within the Primary Gathering Area.

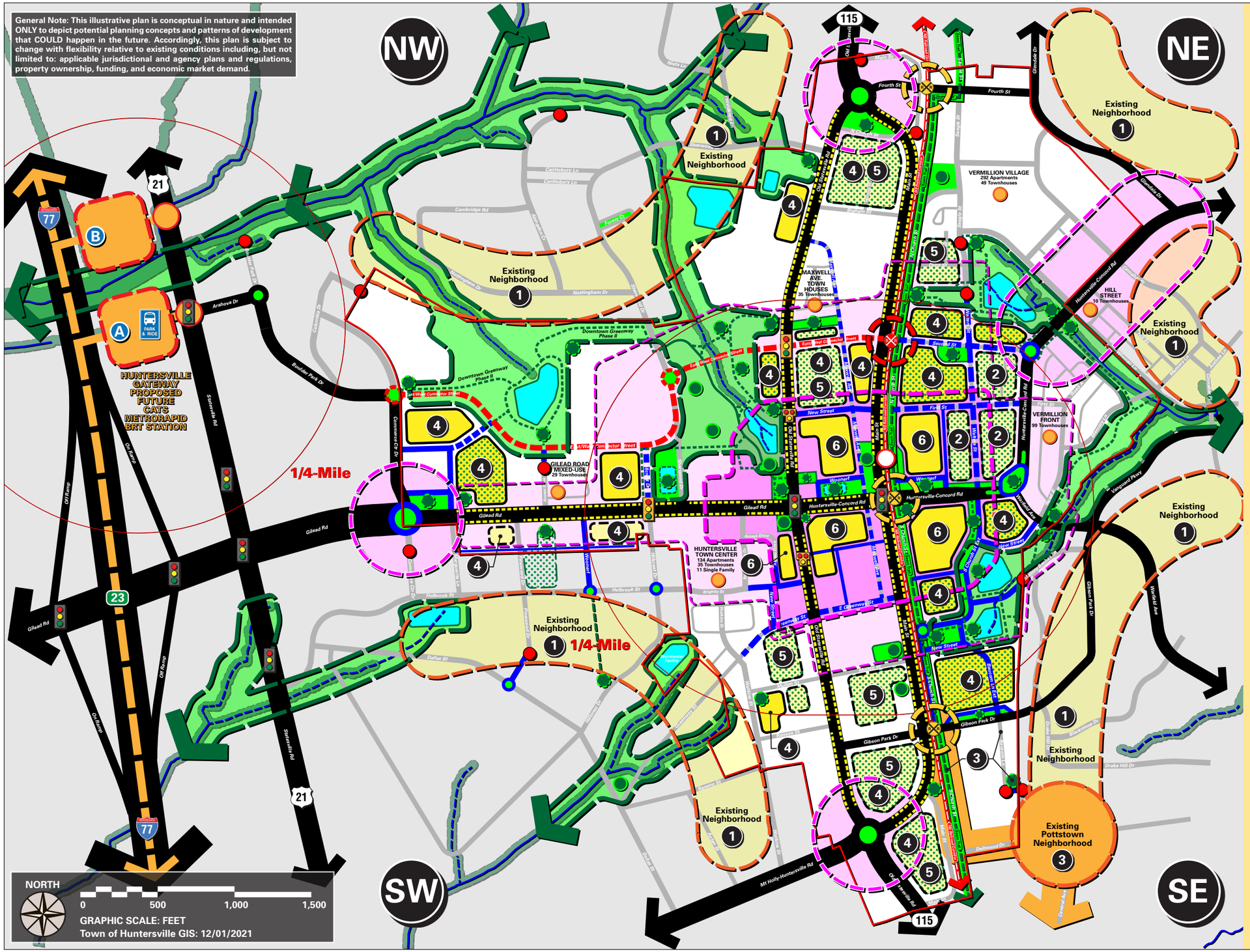
   Note: This does mean that the entire Primary Gathering Area (A or B) would or should contain Commercial Development.

3. Secondary Gathering Areas are focused around the North, South, East and West Downtown Gateways.

4. New Commercial Development is limited to locations within the Secondary Gathering Areas defined in each Downtown Gateway.

   General Note: Opportunities for convening outdoor activities and events (Post-COVID) within unique gathering areas should be provided including, but not limited to elevated parking decks, roof tops, and open air adaptive structures and venues.

FIGURE 8: 2022 Downtown Master Plan - Organizing Principle: **Gathering**.

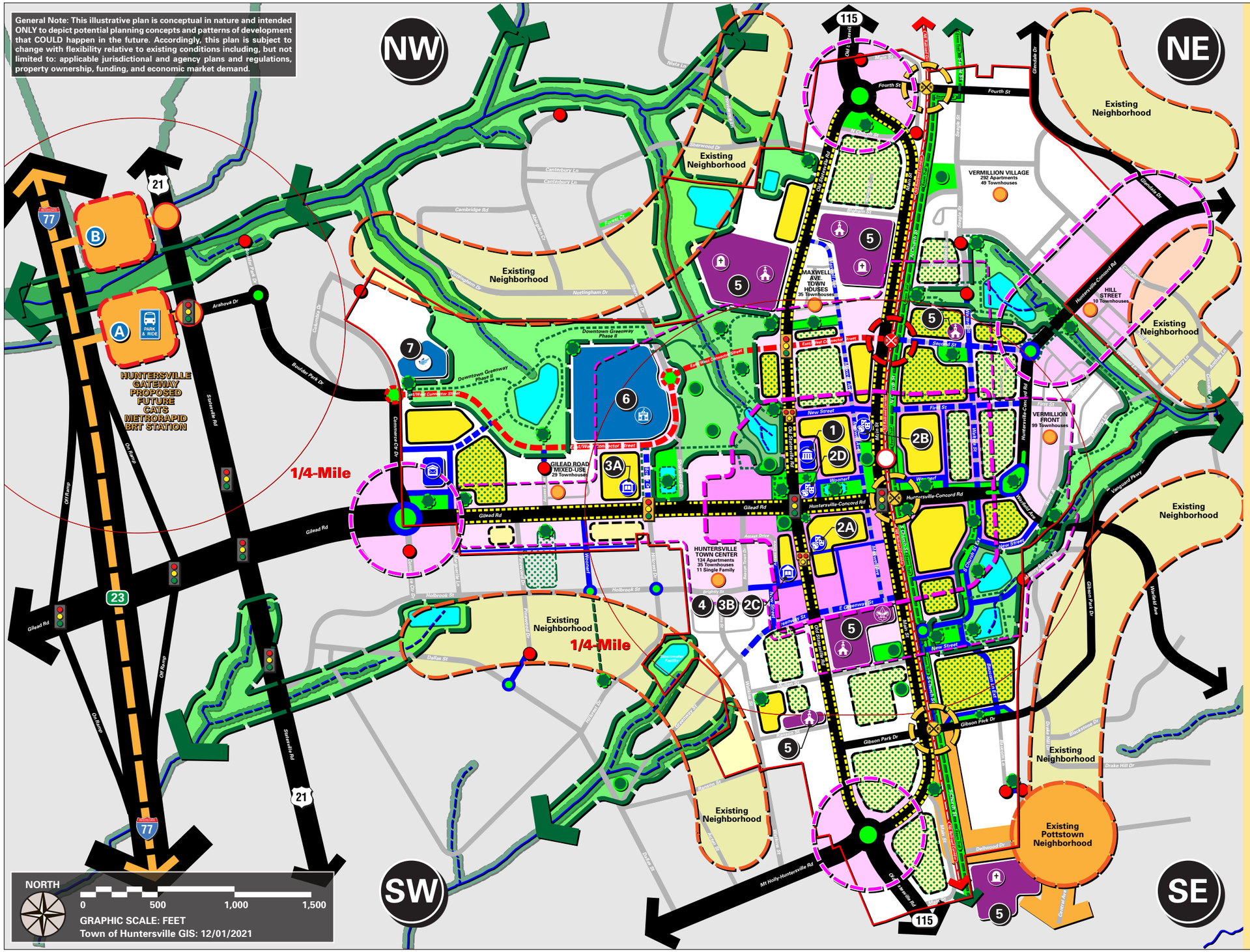


Living
Key Recomendations

1. Existing Neighborhoods located adjacent to Downtown are respected in strict accordance with current zoning designations.
2. Magla Mills Neighborhood and existing homes are respected and embraced with sensitive improvement of Walters St together with potential future incremental infill residential in harmony with existing ownership patterns and scaled appropriately to compliment existing homes.
3. Pottstown Neighborhood is respected and embraced with enhanced connection to Downtown along Dellwood Drive, South Church Street, The Seam Trail, and proposed new street and extension of Baucom Lane.
4. Potential New Residential Development areas (in addition to currently approved Projects) are defined by focused redevelopment areas supported by existing and potential future ownership patterns and improvements to infrastructure capacity, and balanced with pre-existing vacant and/or under-developed land areas.
5. Explore opportunities for Potential New Infill Residential Development with unique building types including Cottage Houses and Accessory Dwelling Units (ADU)s located within existing Downtown neighborhood blocks.
6. A range of Mixed-Use Multifamily and Attached housing types are encouraged within the Downtown Core as defined by the Primary Gathering Area A.

General Note: A range of housing options (market rate and affordable opportunities) and building types are encouraged within Downtown as permitted by existing Zoning regulations; along with potential amendments, which may enhance existing and/or define new building and lot types, and associated form-based regulations (such as building height and setbacks) and transit-based regulations (such as parking ratios).

FIGURE 9: 2022 Downtown Master Plan - Organizing Principle: **Living**.



Civic
Key Recomendations

1. The existing Huntersville Town Hall building is preserved (for potential new civic use or sold for adaptive re-use TBD), and a new Town Hall is constructed on the adjacent site with frontage along Old Statesville Rd to accommodate current and future government space needs. An adjacent surface parking lot is configured to accommodate a future parking structure (up to 4 levels).

2. Options for locating the Huntersville Arts & Cultural Center include:
   - **A.** Renovation or reconstruction in place on the current site located with frontage along Old Stateville Rd.
     Note: It is understood the site and building must remain a Civic Use or the property reverts to Mecklenburg County Library.
   - **B.** A New facility is designed and constructed to anchor Veterans Park.
   - **C.** A new facility is designed and constructed on a portion of the Town's property adjacent the Town Center - DKP, OR as part of a potential mixed-use development.
   - **D.** Relocation to the existing Town Hall building, OR designed as a new building anchoring the new Town Square.

3. Options for locating a potential new Public Library include:
   - **A.** Adaptive Re-use of a portion of the existing CMS Huntersville Elementary School building.
   - **B.** A new facility is designed and constructed on a portion of the Town's property adjacent the Town Center - DKP, OR as part of a potential mixed-use development.

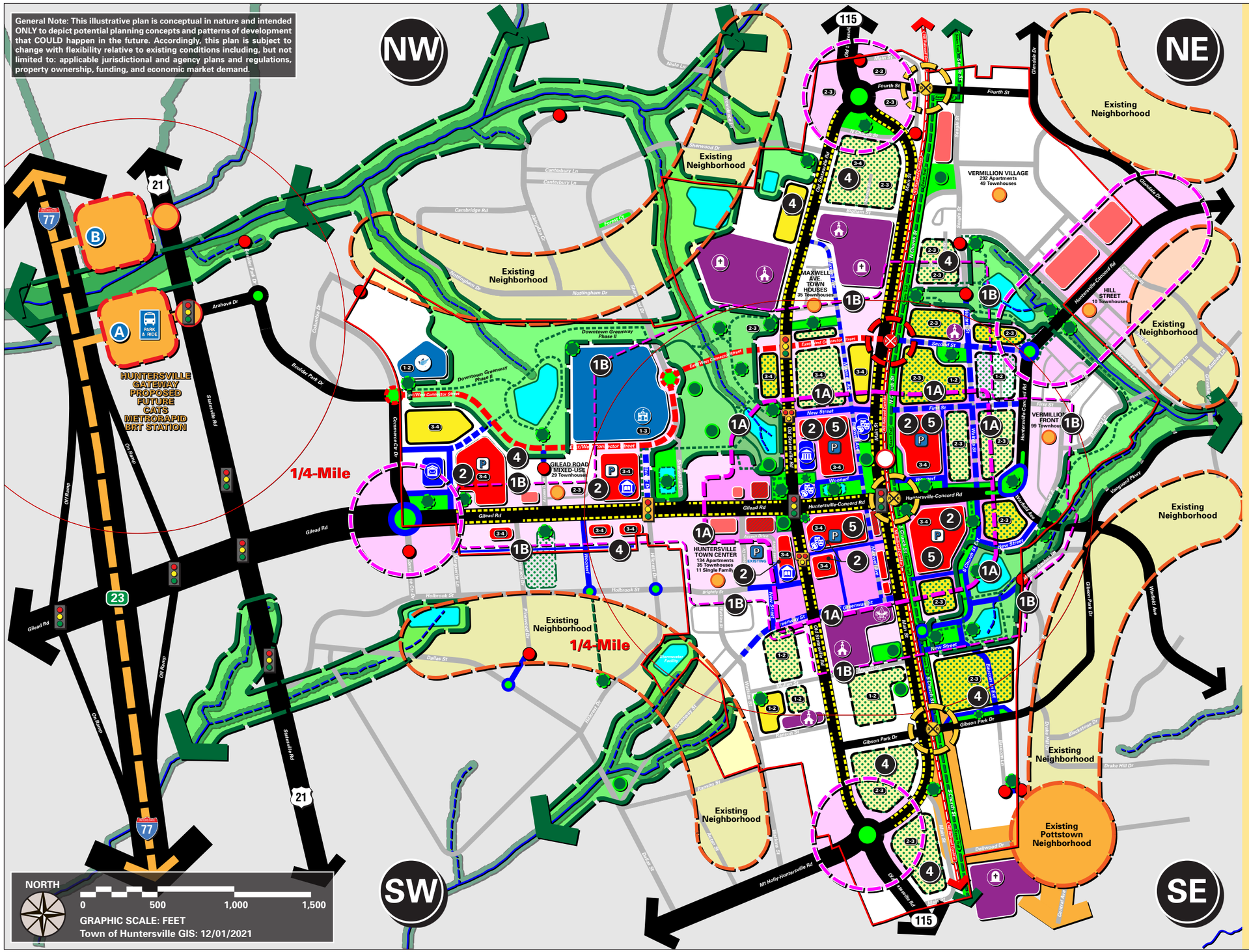
4. Huntersville Fire Station #1 is relocated to an alternate Downtown site - TBD.

5. Existing churches and the community programs they sponsor are embraced as civic anchors.
   Note: Current and future street planning must consider maintaining functional accommodations for funeral processions.

6. A new CMS Huntersville Elementary School is site and building is designed and constructed in accordance with current urban, neighborhood-friendly prototypes and functional criteria.

7. Angels and Sparrows Community Table & Resource Center is promoted and embraced with the currently planned relocation to Commerce Center Drive with frontage and access along the Downtown Greenway.

FIGURE 10: 2022 Downtown Master Plan - Organizing Principle: **Civic**.



Soul
Key Recomendations

1. Development in the Primary Gathering Area (A & B) is balanced with selective and context sensitive redevelopment while enhancing and celebrating existing neighborhoods, civic and historic Downtown buildings, open spaces, and activities.

2. New mixed-use blocks are created on both sides of Huntersville-Concord Rd, anchored by key Civic and Mixed-Use buildings and with frontage along Holbrook Park, Veterans Park and the new Town Square.

3. New development within the Downtown Core is controlled, market-driven, and follows a form-based approach to scale (3-4 Story buildings), and is supported by new street, block and ownership patterns.

4. New development outside of the Downtown Core transitions with a form-based scale with modulated building heights that respect existing neighborhoods.

5. Parking strategy includes a balance of shared parking structures and off-street surface lots to support mixed-use building types.

General Note: Art and artistic features along with wayfinding signage (vehicular and pedestrian) should be located thoughout the Downtown area.

FIGURE 11: 2022 Downtown Master Plan - Organizing Principle: **Soul**.

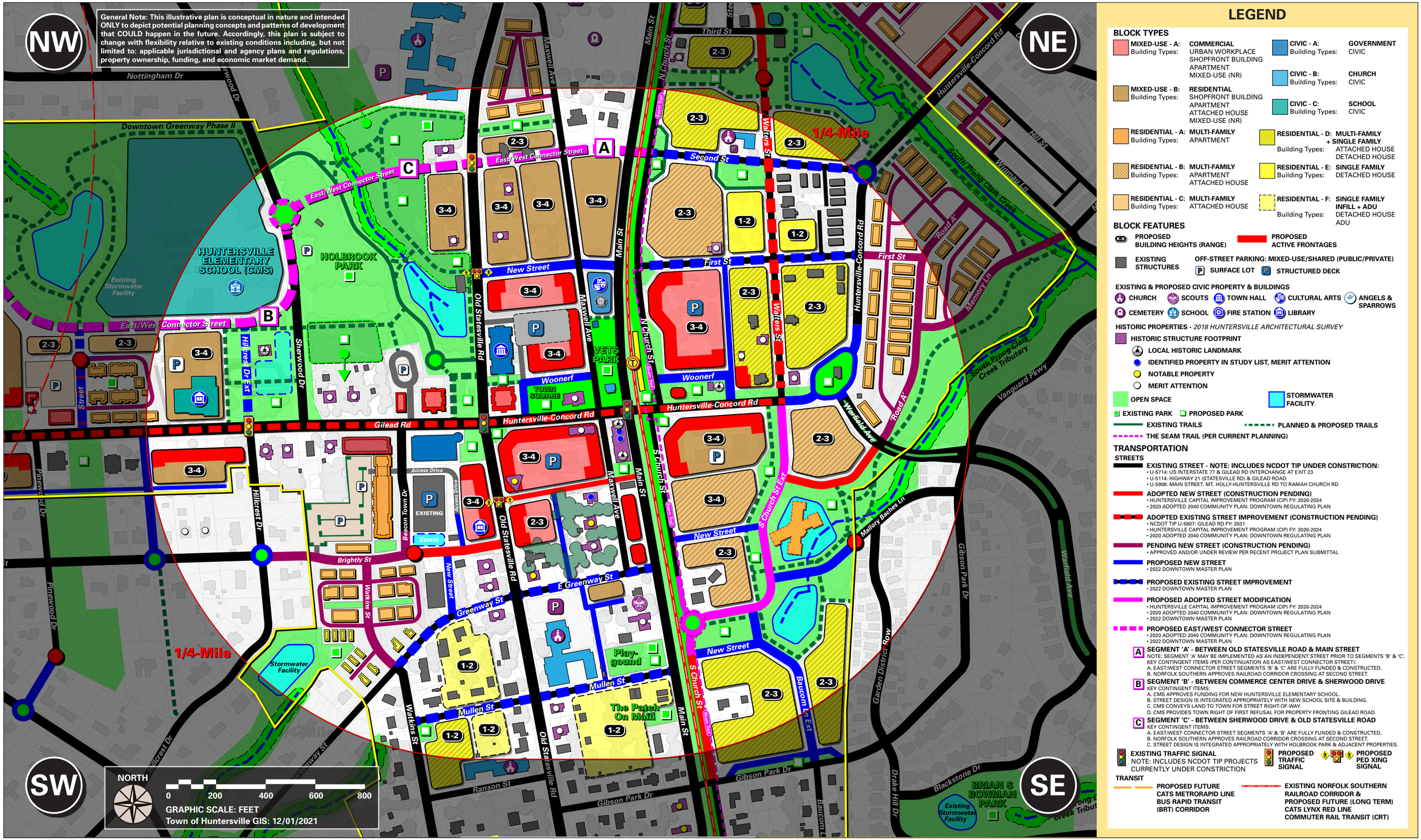
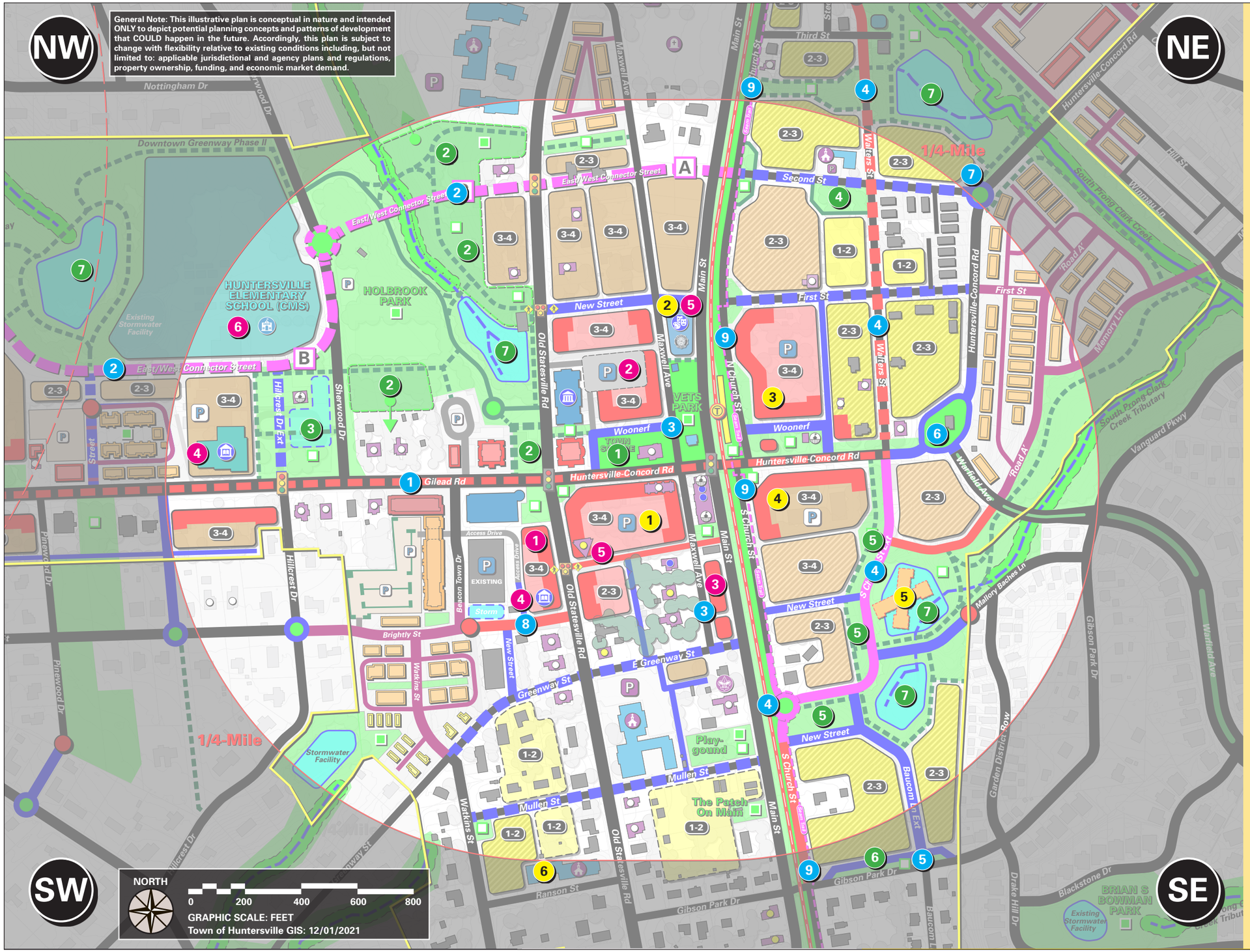


FIGURE 12: 2022 Downtown Master Plan: 1/4-Mile Core Study Area.



POTENTIAL KEY CATALYTIC PROJECTS

ECONOMIC DEVELOPMENT

Public

1. Town Center Parcel.
2. Town Hall & Civic Parking Structure.
3. Main Street Town Parcel.
4. Public Library.
5. Cultural / Performing Arts Center.
6. CMS Huntersville Elementary School.

Private

1. Main Street Mixed-Use Block.
2. Amercian Legion Site & Building.
3. Huntersville-Concord Rd & N Church St - Corner Mixed-Use Block.
4. White Hill Senior Apartments.
5. Hunter Village Assisted Living.
6. 100 Ranson Street Site & Building.

INFRASTRUCTURE

Transportation (All Modes)

1. NCDOT Gilead Road Project.
2. East/West Connector Street.
3. Maxwell Avenue Woonerf.
4. Walters Street & S Church Street - Improvement & Extension.
5. Gibson Park Drive - Improvement.
6. Huntersville-Concord Road - Street Curve Improvement.
7. Huntersville-Concord Road & Second Street - Intersection Improvement.
8. Holbrook Street Extension.
9. The Seam Trail.

Open Space

1. Town Square.
2. Holbrook Park Expansion.
3. Gilead Road Neighborhood Park.
4. Walters Street Neighborhood Park.
5. S Church Street Greenway.
6. Gibson Park.
7. Regional Stormwater Facilities.

FIGURE 13: 2022 Downtown Master Plan: Potential Key Catalytic Projects.

POTENTIAL KEY CATALYTIC PROJECTS

ECONOMIC DEVELOPMENT

Public

1. Town Center Parcel.
2. Town Hall & Civic Parking Structure.
3. Main Street Town Parcel.
4. Public Library.
5. Cultural / Performing Arts Center.
6. CMS Huntersville Elementary School.

Private

1. Main Street Mixed-Use Block.
2. Amercian Legion Site & Building.
3. Huntersville-Concord Rd & N Church St - Corner Mixed-Use Block.
4. White Hill Senior Apartments.
5. Hunter Village Assisted Living.
6. 100 Ranson Street Site & Building.

INFRASTRUCTURE

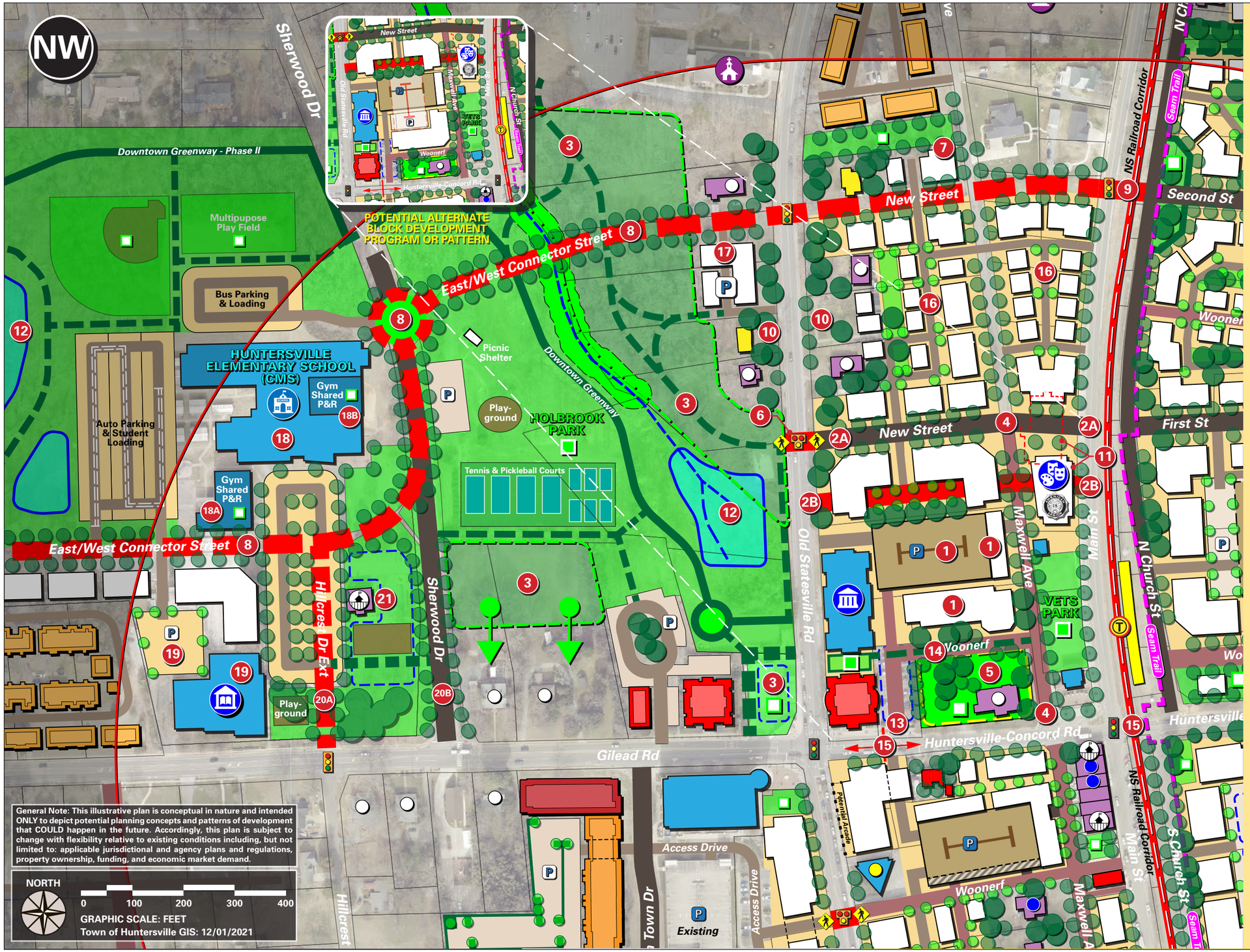
Transportation (All Modes)

1. NCDOT Gilead Road Project.
2. East/West Connector Street.
3. Maxwell Avenue Woonerf.
4. Walters Street & S Church Street - Improvement & Extension.
5. Gibson Park Drive - Improvement.
6. Huntersville-Concord Road - Street Curve Improvement.
7. Huntersville-Concord Road & Second Street - Intersection Improvement.
8. Holbrook Street Extension.
9. The Seam Trail.

Open Space

1. Town Square.
2. Holbrook Park Expansion.
3. Gilead Road Neighborhood Park.
4. Walters Street Neighborhood Park.
5. S Church Street Greenway.
6. Gibson Park.
7. Regional Stormwater Facilities.

FIGURE 14: Conceptual Vision Plan: Potential Key Catalytic Projects.



KEY NOTES & INITIAL CONSIDERATIONS

1. Town Hall/Civic Parking Structure - Explore Layout & Design to Support Potential P3 Project for Enhanced Shared Parking Facility to support Existing (Mama Mia Too) & New Adjacent Mixed-Use Development (Including Integrated Liner Buildings).
2. Key Street Connection Between Old Statesville Rd & Main St. Explore Street Alignment Options per collaboration with American Legion & Adjacent Property Owners.
   - 2A Alignment requires relocated American Legion building, however facilitates potential development frontage along Town Hall Site.
   - 2B Alignment preserves American Legion building, however does not facilitate potential development frontage along Town Hall Site.
3. Expansion of Holbrook Park with Pedestrian & Bicycle Trail - Explore Potential Acquisition and/or Conservation Easement Strategies with Adjacent Property Owners.
4. Maxwell Ave - Woonerf (Shared/Living Street). Opportunity for Temporary Closure of Street Segment for Pedestrians Only During Special Events in Veterans Park.
5. Town Square - Explore collaboration with Mama Mia Too for Potential P3 Project. Preserve tree canopy, repurpose paved surfaces, and implement landscape improvements and features.
6. 'HAWK' Pedestrian Crossing & Speed Table: High Intensity Activated Crosswalk Signal (HAWK).
7. Neighborhood Pocket Park.
8. East/West Connector Street - Conceptual Incremental Alignment Pending Future Traffic, Engineering & Environmental Analysis.
9. Proposed NS Railroad Crossing (Pending approval by NS) Explore At-Grade & Grade Separated Options.
10. Preserve Street Character & Existing Tree Canopy with Sensitive Building Frontage & Setbacks.
11. American Legion - Explore Potential P3 Project for New Facility per Expanded Program or Compatible Mixed-use (Cultural, Performance Center, Other?)
12. Regional Stormwater Facility - Designed & Amenitized as a Landscape Feature within the Existing Greenway.
13. Existing Surface Parking Area & Access Drive - Improve & Enhance with Street-Like Features.
14. Woonerf (Mixed-Use) - Connection Between Maxwell Ave & Town Hall Access Drive to Define Town Square.
15. NCDOT Main Street Improvement Project: Roadway Widening 3-Lanes - Limit of Construction (Transition to Gilead Rd Project) - Includes Intersection at Huntersville-Concord Rd, Main St, Church Street, and NS Railroad Corridor (At Grade).
16. Mixed-Use Residential Development Block - Incremental, Form-based design, defined by a flexible range of Apartment, Attached, and Detached building types with potential ground floor commercial uses - supported by existing and future ownership patterns.
17. Potential Future Mixed-Use Residential Redevelopment Block and/or Holbrook Park Public Parking Area.
18. New CMS Huntersville Elementary School - Site and Building Designed and Constructed in accordance with current Town Ordinance and neighborhood-friendly prototypes (and variations of) and associated functional criteria - including On-Site Bus and Auto Parking and Student Loading/Queuing. Potential Program includes Shared Gymnasium with Parks & Recreation Dept.: Preserve/Reuse of Existing Facility or Integration within New School Facility.
19. Potential CMS P3 Projects: Adaptive ReUse for a Public Library or Other Civic Program and Adjacent Development Block(s).
20. Hillcrest Dr & Sherwood Dr Intersection Options:
    - 20A Hillcrest Rd Extension & Signalized Intersection at Gilead Rd (Preferred per Composite Alternative Future: Assumes full movement at existing Street intersections along Gilead Rd).
    - 20B Sherwood Dr Continuation & Roundabout Intersection at Gilead Rd (Design per Current NCDOT Project).
21. Neighborhood Park - Potential Programming to include celebration of historic Agricultural School building and activities.

FIGURE 15: Conceptual Vision Plan: **Northwest Quadrant**.

KEY NOTES & INITIAL CONSIDERATIONS

1. Huntersville-Concord Road Street Curve Improvement: 'Expanded' Roundabout & Gateway Park (Tree Preservation) at Intersection of Warfield Avenue.
2. Walters Street Improvement - Implement Green Street Design Features with Integrated Tree Preservation.
3. First & Second Street Improvement - Implement Green Street Design Features with Integrated Tree Preservation.
4. Proposed NS Railroad Crossing (Pending approval by NS) Explore At-Grade & Grade Separated Options.
5. Huntersville-Concord Road & Second Street Intersection Improvement: Roundabout or Traffic Signal to facilitate safe pedestrian crossing and vehicle movement at street curve.
6. Potential Future Transit Station (Platform Location) per CATS Long Term Planning for the LYNX North Corridor Red Line.
7. Huntersville-Concord Rd & N Church St - Corner Mixed-Use Block. Explore Layout, Phasing, & Design to Support Potential P3 Project for Enhanced Shared Parking Facility to support New Adjacent Mixed-Use Development and Potential Long Term Transit Planning.
8. Building Setbacks and Articulation to maximize preservation of existing specimen trees along N Church Street.
9. Residential Development Block - Incremental, Form-based design, defined by a flexible range of Apartment, Attached, and Detached building types, situated to maximize preservation of existing specimen trees - supported by existing and potential future ownership patterns.
10. Evaluate potential to increase allowable Mixed-Use Commercial area per Shopfront building types along frontage of Huntersville-Concord Road and N Church Street.
11. Residential Development Block - Incremental, Form-based design, defined by a flexible range of Attached and Detached building types, situated to maximize preservation of existing specimen trees - supported by existing and potential future ownership patterns.
12. Public Square - Anchored by Historic Jailhouse and Potential Commercial Kiosk and/or Adaptive Structure.
13. Walters Street Neighborhood Park & Tree Preservation Area.
14. Woonerf (Mixed-Use) - Connections Between Huntersville-Concord Road and N Church Street to Define Public Square, and First Street to increase connectivity (reduce block size) and facilitate access to public parking and residential development.
15. Woonerf (Residential) - Connections Between N Church Street and Walters Street to increase connectivity (reduce block size) and facilitate access to residential development.
16. Church of God of the Bible.
17. The Seam Trail & N Church Street Improvement - Pedestrian and Bicycle pathway integrated with N Church Street and adjacent streetscape design.
18. Expanded Public Greenway & Trails with Link to The Seam Trail.
19. Regional Stormwater Facility - Designed & Amenitized as a Landscape Feature within the Existing Greenway.
20. NCDOT Main Street Improvement Project: Roadway 2-Lanes with Transition and Widening to 3-Lanes - Limit of Construction. Includes Intersection at Huntersville-Concord Rd, Main St, Church Street, and NS Railroad Corridor (At Grade).
21. Critical Pedestrian Crossing & Intersection Improvement Zone: Norfolk Southern Railroad Corridor, Huntersville-Concord Road, Maxwell Avenue, Main Street, Church Street, and the Seam Trail.

FIGURE 16: Conceptual Vision Plan: **Northeast Quadrant**.

KEY NOTES & INITIAL CONSIDERATIONS

1. Town Center Parcel: Potential P3 Project and Mixed-Use Building Program.
2. Potential Future P3 Project Pending Potential Future Huntersville Fire Station #1 Relocation - Public Library or Other Civic Use, and/or Extension of Town Center Mixed-Use Parcel/Building.
3. Main Street Mixed-Use Mixed-Use Block. Explore Layout, Phasing & Design options with Existing Property Owners to Support Potential P3 Project for Enhanced Shared Parking Facility to support Existing and Potential New Adjacent Mixed-Use Development (Including Integrated Liner Buildings).
4. Main Street Town Parcel: Potential P3 Project and Mixed-Use Building Program (Assume Relocation of Public Parking to Potential P3 Parking Structure Project or Other).
5. The Neighborhood Cafe Building - Preserve/enhance as key block character and contributing building and program.
6. Huntersville Arts & Cultural Center Building - Preserve/enhance as key block character and contributing building and program. Note: It is understood the site and building must remain a Civic Use or the property reverts to Mecklenburg County Library.
7. Potential Mixed-Use Building or Buildings Pending Redevelopment Phasing and/or Collaboration between Existing Property Owners.
8. Potential Half-Block Mixed-Use Development to Facilitate Continuation of Maxwell Avenue Pedestrian Circulation along Huntersville-Concord Road.
9. Woonerf (Mixed-Use) - Enhanced, Pedestrian-Oriented Connection Between Huntersville-Concord Road and E Greenway Street to increase connectivity (reduce block size), and encourage existing and new development while preserving and protecting existing historic structures.
10. Woonerf (Mixed-Use) - Between Old Statesville Road, Maxwell Avenue and Main Street to increase connectivity (reduce block size), and encourage existing and new development while preserving and protecting existing historic structures.
11. New Access Alley: Facilitate access to Potential New Residential Infill & Accessory Dwelling Unit (ADU) 'Missing Middle' Development.
12. Potential Flexible Pocket Park/Plaza for Pop-Up Events.
13. NCDOT Main Street Improvement Project: Roadway Widening 3-Lanes - Limit of Construction (Transition to Gilead Rd Project) - Includes Intersection at Huntersville-Concord Rd, Main St, Church Street, and NS Railroad Corridor (At Grade).
14. Critical Pedestrian Crossing & Intersection Improvement Zone: Norfolk Southern Railroad Corridor, Huntersville-Concord Road, Maxwell Avenue, Main Street, Church Street, and the Seam Trail.
15. Mid-Block 'HAWK' Pedestrian Crossing & Speed Table: High Intensity Activated Crosswalk Signal (HAWK).
16. Expand Existing Playground into Public Neighborhood Park & Tree Preservation Area.
17. Potential 100 Ranson Street - Church Building Adaptive ReUse and Site Redevelopment. Proposed Residential Building types should be limited to 2-stories to respect scale of surrounding neighborhood.
18. Residential Infill & Accessory Dwelling Unit (ADU) 'Missing Middle' Development Block - Incremental, Form-based design, defined by a flexible range of Attached and Detached building types, situated to maximize preservation of existing specimen trees - supported by existing and potential future ownership patterns.

FIGURE 17: Conceptual Vision Plan: **Southwest Quadrant**.

General Note: This illustrative plan is conceptual in nature and intended ONLY to depict potential planning concepts and patterns of development that COULD happen in the future. Accordingly, this plan is subject to change with flexibility relative to existing conditions including, but not limited to: applicable jurisdictional and agency plans and regulations, property ownership, funding, and economic market demand.

KEY NOTES & INITIAL CONSIDERATIONS

1. Huntersville-Concord Road Street Curve Improvement: 'Expanded' Roundabout & Gateway Park (Tree Preservation) at Intersection of Warfield Avenue.
2. S Church Street Extension per Huntersville CIP: Proposed Alternate Alignment following Existing Circle Drive to Facilitate Increased Tree Preservation and Bock Geometry Compatible for Potential Future Redevelopment Development - Implement Green Street Design Features with Integrated Tree Preservation.
3. S Church Street Extension Greenway Park & Tree Preservation Area.
4. Expansion of Greenway Park with Pedestrian & Bicycle Trail - Explore Potential Acquisition and/or Conservation Easement Strategies with Adjacent Property Owners.
5. New Street Alignment and Intersection at Gibson Park Drive and Baucom Lane to enhance access and connection between Downtown and Pottstown Neighborhood - Implement Green Street Design Features with Integrated Tree Preservation.
6. New Street as Extension of 'Road A' per approved Vermillion Front residential development.
7. Mallory Baches Lane and Alley Connection and Extension.
8. White Hill Senior Apartments Property: Huntersville-Concord Rd & S Church St - Potential Corner Mixed-Use Block. Explore Layout, Phasing & Design options with Existing Property Owners for an new facility and program in accord with new and emerging practices for Mixed-Use program, functions, and operations.
9. Evaluate potential to increase allowable Mixed-Use Commercial area per Shopfront building types along frontage of Huntersville-Concord Road and S Church Street.
10. Hunter Village Assisted Living Property: Circle Drive - Explore Layout, Phasing & Design options with Existing Property Owners for an new facility and program in accord with new and emerging practices for Mixed-Use program, functions, and operations.
11. Explore potential collaboration and co-location with a new White Hill Senior Apartment development, and/or P3 Project for relocation to another Downtown site to facilitate potential expansion of Public Greenway and implementation of Regional Stormwater Facility.
12. Building Setbacks and Articulation to maximize preservation of existing specimen trees along S Church Street.
13. Residential Development Block - Incremental, Form-based design, defined by a flexible range of Apartment, Attached, and Detached building types, situated to maximize preservation of existing specimen trees - supported by existing and potential future ownership patterns.
14. Residential Development Block - Incremental, Form-based design, defined by a flexible range of Attached and Detached building types, situated to maximize preservation of existing specimen trees - supported by existing and potential future ownership patterns.
15. Gibson Park Drive Street Improvement: Neighborhood Park & Tree Preservation Area.
16. Woonerf (Residential) - Connection Between S Church Street and S Church Street Extension to increase connectivity (reduce block size) and facilitate access to residential development.
17. S Church Street Woonerf (Mixed-Use) - Between Huntersville-Concord Road and S Church Street Extension.
18. The Seam Trail & S Church Street Improvement - Pedestrian and Bicycle pathway integrated with N Church Street and adjacent streetscape design.
19. Regional Stormwater Facility - Designed & Amenitized as a Landscape Feature within the Existing Greenway.
20. NCDOT Main Street Improvement Project: Roadway 2-Lanes with Transition and Widening to 3-Lanes - Limit of Construction. Includes Intersection at Huntersville-Concord Rd, Main St, Church Street, and NS Railroad Corridor (At Grade).
21. Critical Pedestrian Crossing & Intersection Improvement Zone: Norfolk Southern Railroad Corridor, Huntersville-Concord Road, Maxwell Avenue, Main Street, Church Street, and the Seam Trail.

FIGURE 18: Conceptual Vision Plan: **Southeast Quadrant**.

Town of Huntersville
NORTH CAROLINA

Town of Huntersville
Planning Department

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2022 DOWNTOWN PLAN

Shook Kelley CLT, PLLC

1545 West Trade Street
Charlotte NC 28216
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For access to additional information and documents, please visit the 2022 Downtown Master Plan Project website: letsplanhuntersville.org

letsplanhuntersville.org

DRAFT

Town of Huntersville
Planning Board
January 24, 2023

To: Town Board

From: Tracy Barron, Executive Assistant

Date: January 24, 2023

Subject:

EXPLAIN REQUEST:

ACTION RECOMMENDED:

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

1. 2023 Planning Board Schedule

PLANNING BOARD

2023 SCHEDULE

Reoccurring Meeting Schedule:

Day:	Every Fourth Tuesday of the Month unless otherwise specified
Time:	6:30 p.m.
Location:	Town Hall 101 Huntersville Concord Road Huntersville NC 28078

All meetings are open to the public. Live-stream view-only access is published on each agenda. All times, date, and location are subject to change for which public notice will be provided in accordance with Open Meeting Laws. Please check our website for updates: www.huntersville.org or call 704-875-7000.

- **January 24**
- **February 28**
- **March 28**
- **April 25**
- **May 23**
- **June 27**
- **July 25**
- **August 22**
- **September 26**
- **October 24**
- **November 28**
- **December 19 (3rd Tuesday)**