



AGENDA
Regular Planning Board Meeting
February 28, 2023 - 6:30 PM

Town Hall 101 Huntersville-Concord Road

Live Stream: <https://www.youtube.com/@townofhuntersvillenc28078>

- 1. Call to Order/Roll Call**
- 2. Approval of Minutes**
 - 2.A. Consider approval of the January 24, 2023 regular meeting minutes ()
 - 2.B. Consider approval of the February 1, 2023 special 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. Recommendation on Petition #TA22-17, a request by the Huntersville Planning Department to amend Section 7.5.3 of the Huntersville Zoning Ordinance increasing the buffer for major residential subdivisions from 20' to 40' when the proposed subdivision is two times greater than the existing residential subdivision. *(Jack Simoneau)*
 - 4.B. 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 150,000 sq. ft. office, and 25,000 sq. ft. commercial. *(Brian Richards)*
 - 4.C. Recommendation on Petition #TA22-16 Multi-Family Use One Building One Lot, a request by the Huntersville Planning Department to amend Zoning Ordinance Articles 3.2 General Districts and 9 Conditions for Certain Uses to establish buffer standards for a multi-family home use in one building, on one lot. *(Jack Simoneau)*
 - 4.D. Consider recommendation on Petition #R22-05, Oak Grove Hill - Addition, a request by Carver Bowman, LLC to rezone +/- 28.87-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 51-lot subdivision; (Parcel #s 01526443, 01526504, 0152606, 01526460, 015254432, 01526456, 01526432, 01526450, 01526455, 01526428, 01526429 & 015264431). (*David Peete*)

- 4.E. Consider recommendation on Petition #R23-04, Oak Grove Hill - REVISION, a request by Carver Bowman, LLC to remove +/- 6.89-acres generally located north of Mt. Holly-Huntersville Road, east of Beatties-Ford Road and south of Pembroke Road from the existing Oak Grove Hill Neighborhood Residential - Conditional District. The removal of the 6.89-acres is contingent upon approval of R22-05, a proposed revision to Oak Grove Hill CD-Rezoning for an overall 110-lot subdivision (see R22-05); (Parcel #s 015254432 & 01526450). (*David Peete*)

- 4.F. Consider a recommendation for the 2022 Downtown Master Plan ()

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, January 24, 2023.

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, T. Loomis, G. Baber & J. Henson

Approval of Minutes

Item 2A. Consider approval of the revised October 25, 2022, Regular Meeting Minutes

Motion: S. Hensley made a Motion to Approve the amended October 25, 2022, minutes. C. Boyd seconded the motion.

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

Public Comments

Kyle Zgowitz, 16215 Grafham Circle commented that he is for growth and betterment of the community. He has concerns related to Items 4A & 4B primarily of which are there are currently seven hotels off of exit 25, three of which are being proposed, this being one of them. The current existing hotels are not full to capacity based on what he sees driving past them on a daily basis. Currently other Marriott properties at this exit and the scale of this hotel is also of concern. All the other 3-4 story hotels are across Northcross Drive against the highway and not against existing residential. This property is also proposed between two existing one-story commercial buildings which does not seem to scale. This hotel was proposed as being a noise-barrier from the highway but since it is perpendicular to the highway and not parallel as noise-barriers typically are it appears it could cause noise to ricochet off of from the adjacent single-story buildings and recoil back into the residential community. This has the potential to negatively affect the property value of the homes right there and potentially the entire Birkdale community.

Nick O'Shaughnessy, 8217 Parkton Gate Drive clarified a previous public comment he made regarding J. Henson and his role on the Planning Board and in working with developers. He then commented on the updated Birkdale plans which previously had five components and has reduced to two components composed of larger office space of 175,000 square feet that is 115 feet tall on a piece of land estimated to be 2,500 square feet leaving it approximately 7 stories tall and occupies 100% of the footprint. The illustrations the applicant has shown are a misrepresentation because to achieve that square footage it is a big box with no setbacks, no balconies. The process appears to be manipulated as the application appears to be changing but the applicant is not being required to start over and go back to public hearing, which I am not in favor of it going back anyways. The office space appears to be the biggest disaster, the residents (in my opinion) would rather see the hotel because it would have less of an impact on traffic and could be better incorporated into the existing development.

Richard Johnson, 16210 Grafham Circle reiterated regarding the number of hotels in the area. There are at least seven hotels and by observation they are not at capacity. The existing hotels are also closer to the highway. The prior zoning for the proposed location did not allow hotels and the owners of the single-family homes did not purchase with the knowledge that a 3 or more story hotel could be adjacent

to them. Currently there is a 9-5 business on one side and a Mexican restaurant that generally closes by 9 p.m. A hotel will have traffic 24 hours a day and the neighborhood is against this. He disputes the findings of the appraisal and states that he feels this will have a negative affect on the home values. Birkdale golf course is already approved for additional changes including a hotel and then there is the traffic. The traffic is a nightmare on highway 73 and another hotel is going to create more traffic in addition to the already approved projects that are still scheduled to be developed such as Birkdale.

Action Agenda

Recusal: J. Henson requested to be recused for Items 4A & 4B due to conflict of interest.

Motion: F. Gammon made a motion to recuse J. Henson from Items 4A & 4B. J. Sny seconded the motion.

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

Item 4A: 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.

J. James, Principal Planner entered his staff report into the record, a copy of which is attached hereto as Exhibit A and incorporated herein by reference. Staff reviewed the special use permit procedure and reasons for the special use permit application. Staff reviewed the findings supporting staff's recommendation that the application meets the requirements.

S. Swanick requested staff identify the conditions for hotels and confirm that the reasons the Planning Board is hearing this application is because of the additional two feet in height and because the proposed location is adjoining a residential neighborhood. Staff confirmed those are the factors for the special use permit. The application is before the Board for rezoning because previously the conditional zoning for this parcel indicated no hotels for use.

F. Gammon asked if the rear of the proposed structure will be similar in distance to the western property line as the existing neighboring building and if the applicant will be planting evergreen trees to the rear of the parking lot to help screen parking lot lights and activities. Staff confirmed the rear of the building will be a distance like the building to the north of the proposed structure. Staff has requested that the applicant plant evergreen trees to shield the activity and lights particularly in the wintertime and the applicant is agreeable to this and it has been added to the latest plans.

F. Gammon commented that while at the restaurant adjacent to this proposed location he noticed that during this time of the year you can see through the buffer to the existing residential neighborhood. He commented that the Planning department may want to review this and see if any additional buffer requirements should be recommended.

C. Boyd asked if the proposed height can be seen from the residential side and if it would be an eye-sore. Staff responded that early renderings indicated what would be visible and it is likely a portion of the top can be seen. The evergreen trees and distance would mitigate the majority of it.

S. Hensley asked if a by right use allows for a larger building to be placed on this parcel. Under the current zoning if a developer proposed a shopfront building it could be taller and have a larger footprint as less buffer would be required.

Applicant Susanne Todd, 1065 E Morehead Street Charlotte NC provided a presentation to the Board.

C. Boyd asked how the occupancy levels were evaluated and how the business model works with the existing hotels. Hitesh Patel, 3836 Honors Way Augusta GA commented that many corporate travelers rent 3-4 rooms but arrive in 1 vehicle so occupancy cannot be judged from looking at the parking lot. Marriott also completes a feasibility study prior to approving a franchise license and they have awarded the franchise license for this location.

F. Gammon asked if the retaining wall at the rear of the property is raised above the creek level, clarified the type of evergreens to be planted, and expressed concern about the parking the grade for parking at the rear of the parking lot. Jay Henson, 121 Gilead Road stated the grading plan has been submitted and if he recalls correctly, it is approximately 8-10 feet above the creek level. Staff commented that there will also be a shrub requirement along that buffer.

F. Gammon commented that the dumpster location should be considered for the time of day that the truck picks up with the sound of the truck backing up and dropping the dumpster.

Motion: S. Hensley made a motion to recommend approval of SUP22-02, Northcross Hotel. The Planning board found that; 1) The request meets all required conditions and specifications. 2) It is reasonable and does not pose an injurious effect on adjoining properties and 3) 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) the project will be required to meet all applicable fire and safety codes prior to issuance of a CO (certificate of occupancy), 2) based upon the impact analysis completed by hotel and club appraisal there is no evidence the project will substantially injure adjoining property values and 3) the project is consistent with policies LU-5.1, LU-6.2, LU7.1, EV-1.3 of the Huntersville 2040 Community Plan. F. Gammon seconded the motion.

F. Gammon offered an amendment to the motion to state, "The decision is supported by the Town of Huntersville Zoning Ordinance stated in part three staff findings of the staff report as follows, 1) the request meets the Zoning Ordinance criteria of article 9.45, 2) the request meets the Zoning Ordinance criteria of article 11.4.10, e, 2. S. Hensley and F. Gammon accepted the amendment.

F. Gammon offered an amendment to the motion to state, "This recommendation for approval is contingent upon the approval of rezoning R22-06 Northcross hotel by the Town Board." S. Hensley and F. Gammon accepted the amendment.

Amended Motion Vote: The motion passed unanimously (8-0) with J. Henson recused.

Item 4B: 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.

J. James, Principal Planner entered his staff report into the record, a copy of which is attached hereto as Exhibit B and incorporated herein by reference. Staff reviewed the 1994 conditional zoning for this parcel which did not permit hotels as a use. Staff stated that the zoning district from 1994 no longer exists under the current ordinances and staff recommends approval of the rezoning request with the modification to allow for the two additional feet in height.

J. Sny asked why the applicant was requesting the additional height. The applicant responded that the current design concepts for air filtration require additional outside air to be brought in which require higher ceiling heights. Staff responded that under a special use permit a request can be submitted for up to seven stories so the applicant is actually asking for much less than what is allowed at the request for two additional feet.

Motion: T. Loomis made a Motion to recommend approval of R22-06. The Planning Board finds that the request is consistent with the Huntersville 2040 Community Policies, LU-5.1, LU-6.2, LU-7.1, EV-1.3. The proposed development is consistent with the surrounding developments character by varying the massing of buildings to reduce perceived scale and volume and further provides additional buffering then 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. S. Swanick seconded the motion.

F. Gammon offered the amendment, "This recommendation for approval is contingent upon Huntersville Town Board approval of SUP 22-02." T. Loomis and S. Swanick accepted the amendment.

S. Hensley commented that he personally would not have supported this if it had not been for the natural buffer being greater than 80 feet which is important to note that the Planning Board is paying attention to these details.

F. Gammon commented that he also may not have supported this but he has seen the applicant make mitigations to address concerns of the nearby residents and because the buffer proposed at the adjacent property line appears sufficient to keep the lights out of the residents houses he will support this.

S. Swanick commented on the order of the Special Use permit prior to the Rezoning continuing to be out of order in terms of importance to the Planning Board.

Amended Motion Vote: The motion passed unanimously (8-0) with J. Henson recused.

Reinstate Motion: S. Swanick made a motion to reinstate J. Henson. C. Boyd seconded the motion.

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

Item 4C: 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.

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

The Planning Board reviewed the example provided and the discussion on the topic by the HOAB.

Motion: C. Boyd made a Motion to recommend approval of the petition TA22-13 to amend Article 3.3.1(a), Article 11.6.1(a), and Article 9.9. The Planning Board finds the amendment consistent with policies LU-10, LU-10.1, LU-11.1 of the Huntersville 2040 Community Plan as the amendment is necessary to comply with state legislature. It is reasonable in the public's interest to amend the zoning ordinance because it is necessary to comply with state legislature. J. Wright seconded the motion.

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

Item 4D: 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.

J. Simoneau, Planning Director 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 proposed amendment, staff's recommendation, and the recommendation of the HOAB.

F. Gammon provided an overview of the HOAB discussions and the HOAB recommendation.

Motion: F. Gammon made a Motion to recommend approval of petition TA22-12 with the following change (from what was presented by staff). Delete first floor diagram wording in section two and three and replace with "Commercial Use or Use up to 40% residential use first floor area." The recommendation is based on the amendment being consistent with Huntersville 2040 Community Plan policies LU-6, LU-7, LU-10, EV-1, EV-2, DT-1, DT-10. It is reasonable and in the public interest to amend the zoning ordinance because the amendment clarifies commercial use and residential first floor area requirements. Further, stating commercial use first and requiring a minimum of 60% commercial space be allocated to commercial use emphasizes commercial usage of the first-floor area in mixed use buildings. S. Swanick seconded for discussion.

S. Swanick commented that in his opinion the goal of this text amendment is to have clarity in understanding what the Town Board motion will directly translate to in leasable commercial square footage. The HOAB recommendation no longer seems to be focused on clarity and appears to be opening a larger issue which may need more time and research to fully address if it should be addressed at all.

G. Baber commented that the clarity does not seem to be accomplished when the commercial mechanical could make up 90% of the commercial space. Staff responded that it is okay how the commercial space is broken down because each business type may dictate different needs. The Board

wanted clarity where the commercial and residential uses had shared space and to ensure that does not count towards commercial space.

The Planning Board had discussion over the approved NorthState project and resulting product that led to the request for the amendment.

J. Henson commented that he agrees that the request was for clarification so he supports staffs recommendation and exhibit.

F. Gammon commented that the applicant has the option to apply for conditional rezoning if they do not want the percentage minimum. He does not want to see this item stalled any longer. It is important to him that the wording state "commercial use" first since that is the priority. Staff responded that conditional rezoning is an option. It is a four-and-a-half-month process that opens the applicant up to more unknowns.

C. Boyd recommended an amendment to the motion to adjust 40% to 50%. F. Gammon and S. Swanick accepted the amendment.

S. Hensley commented that he will support the amended motion. He does not want to see over-regulation and he feels like this could be headed in that direction. The market will dictate the amount of commercial space that can be supported. Generally commercial lease will draw more revenue than residential lease so allowing the applicant to select based on the needs of the market and allowing the developer who is investing their time, energy, resources, and finances to succeed is something to keep in mind.

C. Boyd commented he is in favor of the motion and that ultimately a specified square footage versus percentage and the space not including the shared use with mechanical and storage appears to be the goal of the Town Board for clarity.

Amended Motion Vote: The amended motion passed (8-1) with G. Baber opposed.

Item 4E: Discuss 2023 Downtown Master Plan <https://www.letsplanhuntersville.org/downtown-plan-project-details>

J. Henson disclosed that his office is located at 121 Gilead Road and his firm recently completed a rezoning for 202-208 Gilead Road. Both of those are within the Town Center zoning which is within the Downtown area.

S. Swanick disclosed he owns three properties in the study area, his personal residence, future residence and the commercial space where Crafty Beer Guys is located and the adjacent building.

J. Snyder asked the Board members if they felt that there was any conflict. No conflict was found.

S. Swanick as Ex-Officio member to the Downtown Plan for the Planning Board provided a summary of events of the Downtown Steering Committee meetings and results. He stated that the Downtown Plan was voted on unanimously as now presented to the Planning Board. He shared the organizing principles of the Downtown Plan, East-West connector, proposed stormwater retention ponds, parking concerns, railroad crossings, NCDOT Gilead Road widening, maximum building height of 3-4 stories. Staff

recommended that Board members review the Executive Summary to identify the recommendations of the Downtown Plan Steering Committee. Staff stated that a request is submitted to the Metropolitan Planning Organization (MPO) that projects traffic for the region to review the proposed road structures and provide input for the Town to return to discussion with NCDOT regarding alternative options to Gilead Road widening.

J. Sny asked that Board members state areas of concern or further discussion from each member to be addressed at a Special Meeting.

The Board members expressed a desire to give further attention or discussion to the proposed building height and rate at feathering out to existing residential, what the proposed concept would look like in 3D modeling, pedestrian friendly, Gilead Road widening, East-West connector, Guidelines to clear actionable specifics so that the expectations are clearly communicated. (Example 10-10-10 from 2040 Plan and the 3-4 stories, water retention ponds.) Roads, parking to control traffic and where that should be located, pedestrian and bike friendly lanes and crossings, possible emphasis on greenway, overall plan not being ambitious enough, more density/intensity, East-West connector, reconsider the 3-4 story building height cap, bike/walk priority, CMS partner timetable and possible Town partnership for purchase of land to encourage accelerating plan, Town partnerships to encourage young, up and coming entrepreneurs and companies, revision to apartment categories to small, medium, and large, caution for too many regulations, entrance to Downtown at North/South roundabouts and Gilead gateway/structure with appropriate signage/recognition to identify area and explain slow down, parking solutions for businesses and to accommodate 'gathering' principle, Gilead Road cross-section opportunity (example of East Road, Charlotte for density/blending), East-West connector to displace traffic, strong streetscape on Gilead road, implementation and Town's investment in public/private plan to really make this a reality.

Motion: F. Gammon made a Motion to continue discussion of Item 4E, Downtown Master Plan at a Special Meeting to be held on February 1, 2023 at 6 p.m. J. Sny seconded the motion.

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

Item 4F: Planning Board 2023 Regular Meeting Schedule

Motion: S. Hensley made a Motion to approve the schedule as presented. J. Sny seconded the motion.

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

Other Business

No 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 _____ 2023.

Chairman or Vice Chairman

Board Secretary

Minutes of the Town of Huntersville Planning Board

The Town of Huntersville Planning Board met at 6:00 p.m. on Wednesday, February 1, 2023.

Call to Order/Roll Call

Chairman Sny called the special meeting to order at 6:00 pm.

Present: J. Sny, F. Gammon, S. Swanick, S. Hensley, C. Boyd, J. Wright, T. Loomis, J. Henson, & G. Baber (arrived at 6:12 p.m.)

Approval of Minutes

No minutes to approve

Public Comments

Gatewood Campbell, 104 Interlaken Place encouraged the Planning Board to vote yes to the Downtown Plan. She indicated she was a member of the Downtown Plan Steering Committee. She commented on the unanimous vote of the Steering Committee to the plan presented before them, the 15 meetings and 3 public forums that the Steering Committee attended in addition to the research and homework that went into a complete due diligence of what is presented to the Planning Board. She thanked the Downtown Plan members and Planning Staff.

Elaine Kerns, 301 Hillcrest Drive was also a member of the Downtown Plan Steering Committee. She commented that this is a good plan and when the Committee began there were members interested in low/medium density and other members that wanted a medium/high density. The draft plan represents a medium density which was also what most of the public forum comments were in support of consisting of 3-4 story buildings to fit in a village concept with more density in the immediate downtown area and then spreading out. All members knew that big change would be needed, and all members were open to that. She expressed her desire to see the Planning Board lend their support to the Downtown Plan with their vote.

Lee Hallman, 100 Cambridge Road was Vice-Chair of the Downtown Plan Steering Committee. He opened with comments regarding the proposed amendment related to shopfront/mixed-use commercial and non-residential percentages. He commented on the recently approved project that resulted in 22% of commercial which led to the proposed amendment to address the definition. He stated that since commercial is what we need the most the proposed percentage was to give us a buffer so that when it came to conditional rezoning it would provide more leeway. He stated that he does not think we want to allow the market forces to dictate the need for commercial real estate in our downtown, this is the purpose of regulation through the community plan and appointed Boards.

Lee continued regarding the Downtown Plan stating that the Board chose the Steering Committee from local area residents and members of the business community which allowed the Committee to consider the issues in full context, the pros, and cons and which led to the decision that was reached to support this level of the plan. Once the members of the Committee understood the process and role of the Committee, they were able to identify that the medium density plan was the best plan that came together over the 13 months that the Committee met. Some areas of contention were the East-West connector, which was proposed prior to the traffic study, was not a traffic solution but to give the

Downtown the matrix needed to work it out. It was to back end a street system that was developed 50-75 years ago. On the East-West connector no 'side' wanted to see that developed. Sarah McAulay made a motion against it. The East-West connector idea leads you to ask what is east, what is west, what is the line of demarcation. If this is the railroad tracks and crossing those tracks is not part of the proposed connection, then it is not helping traffic east to west. A regional traffic study was encouraged to do a study of traffic coming through Town. He then made himself available to answer any questions the Board may have related to the Downtown Plan.

F. Gammon asked if the Board is allowed to ask members of the Downtown Plan questions. J. Glass, Town Attorney indicated questions should be directed to staff.

Action Agenda

Item 4A: Discuss 2023 Downtown Master Plan <https://www.letsplanhuntersville.org/downtown-plan-project-details>

Chairman Sny thanked the Downtown Plan Steering Committee and staff for all of their hard work on this plan. He then commented that the areas and priority of discussion for this meeting are based on the topics for concern submitted by each Board member.

The first area of concern for discussion is Gilead Road widening.

S. Swanick commented that if the Planning Board wants to strongly encourage that this not happen perhaps wording should be included in the motion to call this item out. Staff confirmed that the Plan currently states not to widen Gilead Road to a 6-lane road.

F. Gammon commented that he agrees with the Steering Committee's recommendation. A 6-lane road would not be pedestrian and bike-friendly for crossing. Chairman Sny agreed.

G. Baber commented that all concerns expressed to the Board around Town are related to traffic so while he is not in favor of the Gilead widening, he is hesitant to simply walk away from the funds. Alternatively, he would propose considering option C to work with NCDOT to not lose the funds and repurpose them in other areas that may ultimately provide impact on Gilead without requiring the currently proposed widening.

The second area of concern was the East-West connector.

F. Gammon commented that the Downtown Plan is a guide, not a concrete solution. He does not have a problem with how the Steering Committee chose to present the East-West connector in the Plan. The only question he has is if the proposed connector would affect private landholders/homeowners. Staff confirmed that the East-West connector is part of the plan with contingencies.

G. Baber stated that in his opinion the East-West connector priority primary contingency is not crossing the railroad, it is connecting Statesville and Old Statesville. If that is the consensus, then he does not see the need for the contingencies.

The Board had discussion regarding the contingencies as outlined, which segment triggers which segment, and recommended wording changes to identify Segment A more clearly as an independent

street. Staff confirmed segment A is an independent road. Segment B can only happen if CMS approves, and segment C can only happen if Norfolk-Southern approves the railroad crossing. Staff indicated the language on the quadrant map is an abbreviated summary. On page 4 of the Plan the details related to the contingency are fully spelled out.

The Board had conversation about the importance of calling out specific items to prioritize in the Downtown Plan and/or create an action plan. Staff responded that the Steering Committee had similar concerns from day one the Plan would be implemented. Through the 13-month process certain topics rose to the top with the Committee. Within the Plan, the Potential Key Catalytic Projects highlights those topics on a schedule by year as prioritized by the discussion of the Steering Committee. Staff will then submit a budget request for the items identified for 2023-24 now and if approved could be funded as early as July 1, 2023. The Town Board ultimately will prioritize these projects based on all budget requests and the needs of the Town.

The Board had discussion regarding the proposed roads, priorities, what potential timeline these changes may require. Staff reviewed there are a vast number of events that would need to happen that will ultimately affect how these roads will or will not ultimately be prioritized and funded.

The third area of concern were pedestrian friendly regarding walkability, bike ability, and greenway access. The fourth area of concern were streetscapes, signage, parking, and possible traffic calming measures.

The Board agreed that the Plan addresses sidewalks, bike paths, references to the Greenway committee, signage at the roundabouts listed under Mobility covered these area concerns.

F. Gammon asked if Staff felt that on-street parking was recommended sufficiently within the Plan. Staff stated on-street parking is recommended in the Plan however it should be noted these recommendations are for NCDOT roads.

F. Gammon asked Staff to review the proposed parking recommendations and expressed concern regarding potential parking sprawl. Staff agreed that ideally there would be convenient shared parking and a parking deck would likely take a public/private partnership which is depicted in the plan.

Chairman Sny asked the Board if there were any other questions or topics, they would like to discuss related to the Downtown Plan.

T. Loomis asked if the building height would create any limitations on a possible hotel which may be a good fit. Staff responded that hotels are currently being approved at 3-4 stories and could work in the Town Center zoning.

F. Gammon asked if overhead versus buried lines needs to be addressed in the Plan. Staff stated it does not need necessarily need to be called out in the plan. It is the Town's policy to have lines transitioned to underground when it is redeveloped. The Town Board could also choose to prioritize that transition if they choose.

F. Gammon asked how the existing neighborhoods identified on the "Living Key Recommendations" within the plan should be called out for protection. Staff responded that not changing the zoning on

those properties would be the protection. F. Gammon commented that since these neighborhoods would be the most severely impacted by the development of the quarter-mile area of Downtown it may be good to provide a level of protection to those specific neighborhoods. He provided Pottstown as an example.

F. Gammon asked how the proposed stormwater location in the southeast quadrant would work with the existing Huntersville Assisted Living Center. Staff responded that that is the geographical location based on topography but there would have to be a willing seller to make that happen. Staff will be submitting a budget request to do a regional stormwater pond study.

The Board continued their discussion with staff on various aspects of the plan and next steps.

Chairman Sny said he would like to take a straw poll of the Board to determine their interest in emphasizing the statements of the Steering Committee regarding not widening Gilead Road within the motion of the Planning Board.

S. Swanick said he would like to take a straw poll of the Board to determine their interest in reemphasizing East-West connector by showing the road in the plan with no contingencies.

S. Hensley commented that he is in favor of making a recommendation and prioritizing action items and expressed concern over having different recommendations than what is the plan now versus having participated in the Steering Committee from day one.

G. Baber asked what the purpose of the Planning Board is if their simply supposed to recommend or deny what they have been given. If the Planning Board just wants to say look at the East-West connector further in the motion that may be sufficient since it seems like the contingencies are not necessary.

Chairman Sny commented that the contingencies seem to be valuable since the East-West connector are hinged on large events and it is within the plan in the way the Steering Committee agreed to. S. Swanick commented that he would like to see the East-West connector return to the Downtown Plan as a planned road and for the Planning Board to take a vote for/against that change.

Chairman Sny requested the Board come prepared at the next Planning Board regarding the last items and to move forward with a motion.

Other Business

No other business.

Adjourn

Motion: C. Boyd made a Motion to Adjourn. S. Swanick seconded the motion.

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

Approved this ____ day of _____ 2023.

Chairman or Vice Chairman

Board Secretary

**Town of Huntersville
Planning Board
February 28, 2023**

To: Town Board

From: Jack Simoneau, Planning Director

Date: February 28, 2023

Subject: TA 22-17 Bufferyard Amendment

EXPLAIN REQUEST:

Recommendation on Petition #TA22-17, a request by the Huntersville Planning Department to amend Section 7.5.3 of the Huntersville Zoning Ordinance increasing the buffer for major residential subdivisions from 20' to 40' when the proposed subdivision is two times greater than the existing residential subdivision.

ACTION RECOMMENDED:

Make recommendation

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

1. TA22-17 Staff Report PB
2. Signed Text Amendment Application
3. TA22-17 Bufferyard Amendment Ordinance
4. TA22-17 Option 2 Bufferyard Amendment Ordinance - Copy
5. HOAB Minutes TA 22-17

TA 22-17 – Increase Buffer for Major Residential Subdivisions

PART 1: DESCRIPTION

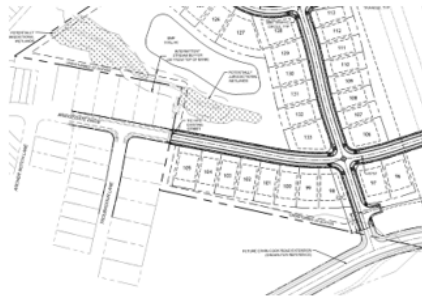
TA 22-17 is a request by the Huntersville Planning Department to amend Section 7.5.3 of the Huntersville Zoning Ordinance increasing the buffer for proposed major residential subdivisions from 20' to 40' when the proposed subdivision is two times greater than the existing residential subdivision.

PART 2: BACKGROUND

Major subdivisions are now approved administratively versus through a quasi-judicial process (TA 22-05; 8-1-2022). When that occurred, it removed the Town's ability to increase the minimum 20' buffer requirement when a proposed major subdivision is deemed incompatible with an existing adjoining development. This amendment would require new major subdivisions with twice the density of the adjacent existing development to provide a minimum buffer of 40 feet except in the Town Center zone when adjoining other Town Center zoned property.

EXAMPLES

Whitaker Pointe (aka Cook Farm) – No increased buffer because lots are the same size and type as existing Gilead Ridge.



Hamlet at Huntersville – Increase of 20' buffer to 40' because the Hamlet is more than 2 times as dense as the existing Plum Creek neighborhood.



The amendment language as approved by the HOAB and presented at the public hearing is as follows:

20 feet minimum in Town Center zone when adjoining the Town Center zone and where density is less than two times greater than existing development. In all other cases 40 feet minimum is required.

That wording inadvertently increases the setback for major residential subdivisions when adjoining vacant property from 20 feet to 40 feet. To correct that oversight, the following wording is recommended by staff:

40 feet minimum when density is two times greater than the existing development except in Town Center zone when adjoining the Town Center zone. In all other cases 20 feet minimum is required.

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-11: Protect Existing Housing Stock

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.

LU 11.2: Along existing streets, encourage new buildings to respect the general spacing of structures, building mass and scale, and street frontage relationships of existing buildings.

STAFF COMMENTS: The additional setback for denser major subdivisions would protect existing housing stock of less dense development.

Policy DT-2: Step down in intensity and density near established residential neighborhoods. (DT is a Downtown Recommendation)

- Housing types that provide good transitions include townhomes, duplexes, triplexes, and other small-scale products.
- Design features such as setbacks, step backs, tree preservation, and open space placement can help provide transitions.

STAFF COMMENT: Additional setback required if proposed major residential subdivision adjoins an existing neighborhood not zoned Town Center.

PART 4: STAFF RECOMMENDATION

Staff recommends approval (see Part 9)

PART 5: HUNTERSVILLE ORDINANCE ADVISORY BOARD

The Huntersville Ordinances Advisory Board (HOAB) recommended approval (9-0) on December 1, 2022.

PART 6: PUBLIC HEARING

Held on February 6, 2023. No one spoke about the amendment at that meeting.

PART 7: PLANNING BOARD RECOMMENDATION

February 28, 2023

PART 8: ATTACHMENT

Attachment 1: Application

Attachment 2: Ordinance as approved by the HOAB and presented at the Public Hearing

Attachment 3: Option 2 Ordinance as recommended by staff to not increase the buffer when adjoining vacant land

Attachment 4: Huntersville Ordinance Advisory Board December 1, 2022, minutes

PART 9: STATEMENT OF CONSISTENCY – TA22-17

<i>Planning Department</i>	<i>Planning Board</i>	<i>Board of Commissioners</i>
APPROVAL: In considering the proposed amendment TA22-17, Planning staff recommends approval based on the amendment being consistent Policy LU-11 and DT-2 of the 2040 Huntersville Community Plan. <i>It is reasonable and in the public interest to amend the Zoning Ordinance because it helps protect the unique character of the existing housing stock.</i>	APPROVAL: In considering the proposed amendment TA22-17, Planning Board recommends approval based on the amendment being consistent with <u>(insert applicable plan reference)</u> <i>It is reasonable and in the public interest to amend the Zoning Ordinance because... (Explain)</i>	APPROVAL: In considering the proposed amendment TA22-17, the Town Board recommends approval based on the amendment being consistent with <u>(insert applicable plan reference)</u> <i>It is reasonable and in the public interest to amend the Zoning Ordinance because...(Explain)</i>
DENIAL: N/A	DENIAL: N/A In considering the proposed amendment TA22-17, the Planning Board recommends denial based on the amendment being <u>(consistent OR inconsistent)</u> with <u>(insert applicable plan reference)</u>. <i>It is not reasonable and in the public interest to amend the Zoning Ordinance because.... (Explain)</i>	DENIAL: In considering the proposed amendment TA22-17, the Town Board recommends denial based on the amendment being <u>(consistent OR inconsistent)</u> with <u>(insert applicable plan reference)</u>. <i>It is not reasonable and in the public interest to amend the Zoning Ordinance because.... (Explain)</i>



Text Amendment Application

Date of Application November 1, 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

☒ 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): 7 Section(s): 7.5.3 Table

20 feet

Current Ordinance

20 feet minimum in Town Center zone when adjoining the Town Center zone and where density is less than two times greater than existing development. In all other cases 40 feet minimum is required.

Proposed Text

Reason for Proposed Change

When the Town changed residential subdivisions from a quasi-judicial process to an administrative process, there was no longer flexibility to require larger buffers from adjoining lower density development. This amendment addresses that issue by increasing the buffer when the proposed development is two times or more greater in density than the adjoining development.

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

Date 11-1-22

Title Huntersville Planning Director

Email jsimoneau@huntersville.org

Address of Applicant PO Box 664, 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
Planning Department**
PO Box 664
Huntersville, NC 28070

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

Date Received By Planning Department: Nov. 1, 2022

Staff Initials: JS

**AN ORDINANCE TO AMEND ARTICLE 7, LANDSCAPING AND OPEN SPACE INCREASING
BUFFER YARDS FOR HIGHER DENSITY MAJOR RESIDENTIAL SUBDIVISIONS**

Section 1. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 7, Section 7.5.3 of the Zoning Ordinance is hereby amended by modifying the Table for Major Residential subdivisions as follows:

Residential	Any major residential subdivision abutting a property zoned residential or developed residential, not internal to a planned community ⁴	20 feet <u>minimum in Town Center zone when adjoining the Town Center zone and where density is less than two times greater than existing development. In all other cases 40 feet minimum is required.</u>	3 trees per 1000 sq/ft of buffer area; 25% large maturing; 25% small maturing; 25% evergreen	10 shrubs per 1000 sq/ft 100% evergreen
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Section 2. This ordinance shall become effective upon adoption.

HUNTERSVILLE ORDINANCE ADVISORY BOARD: November 3, December 1, 2022

PUBLIC HEARING DATE: February 6, 2023

PLANNING BOARD MEETING: February 28, 2023

TOWN BOARD DECISION: March 20, 2023

Option 2 as recommended by staff to not increase the buffer when adjoining vacant property

**AN ORDINANCE TO AMEND ARTICLE 7, LANDSCAPING AND OPEN SPACE INCREASING
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HUNTERSVILLE ORDINANCE ADVISORY BOARD: November 3, December 1, 2022

PUBLIC HEARING DATE: February 6, 2023

PLANNING BOARD MEETING: February 28, 2023

TOWN BOARD DECISION: March 20, 2023

HUNTERSVILLE ORDINANCE ADVISORY BOARD MINUTES TA 22-17 BUFFER AMENDMENT

December 1, 2022

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 denser 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.

M. Jones commented on the inefficiency of process and the non-tax performing land used for buffers and open space that must be subsidized by the structures on the land and increase housing costs. He continued to express the importance of considering the long-term impact created when deciding on land development requirements such as street trees and maintenance of sidewalks.

H. Whittaker asked Staff to clarify how lots adjacent to Town Center would be affected if redeveloped as well as homes sitting on large lots.

K. Jones asked Staff to clarify which density would be considered if there was in-fill development in a neighborhood such as her neighborhood. Staff responded that if multiple parcels were acquired, the parcels were adjacent to Town Center, and a development was proposed that was twice the density, the applicant could apply for rezoning and would be required to have the 40-foot buffer adjacent to existing development. If they could not meet the 40-foot buffer requirement, then they could apply for a conditional rezoning which would then allow them to request the Town Board grant them a reduced buffer.

E. Sloop advised that grammatically there should be commas added to Option 3 if selected to state, "20 feet minimum in Town Center zone, adjoining Town Center zone, and where density is less than two times greater than existing development. In all other cases 40 feet minimum is required."

T. Finlay asked if the three options reflect iterations or if staff has one specific option that it is recommending. Staff responded that option two was the original wording and found to be too wordy, option one is what staff recommended and option three is the iteration following last months discussion with this Board and staff would also find that option to be acceptable.

M. Jones commented that he would accept a motion, or he would be willing to propose a motion despite not being a fan of residential buffers since they are non-tax revenue generating. His proposed motion would include a weighted average for buffers.

Motion: A. Hallman made a Motion to recommend Approval amending Ordinance 7.3.3 with Option 3 as presented by staff with the commas recommended by Legal Department. F. Gammon seconded the motion.

Substitute Motion: M. Jones made a Substitute Motion to recommend Approval amending Ordinance 7.3.3 with Option 3 with the addition of the calculation of the density of the existing development is completed on a weighted average basis with the commas recommended by Legal Department. F. Gammon seconded the motion for discussion.

Staff responded that they are comfortable with the current method of determining buffers based on adjacent density.

F. Gammon commented that Staff has expressed their comfort with the process, and it is a process they do often so he will not support the substitute motion.

Substitute Motion Vote: The motion failed (1-8) with B. Skelly, K. Jones, A. Hallman, T. Taylor, T. Finlay, H. Whittaker, and F. Gammon opposed.

B. Skelly asked for clarification on the Legal department grammatical recommendations. Staff explained that it is really two options being presented in the proposed Option 3 and demonstrated it would read, "20 feet minimum in Town Center zone adjoining Town Center zone, and where density is less than two times greater than existing development. In all other cases 40 feet minimum is required."

For clarity, B. Skelly recommended an amendment to the motion for the text to state, "20 feet minimum in Town Center zone when adjoining Town Center zone, and where density is less than two times greater than existing development. In all other cases 40 feet minimum is required." Staff accepted that recommendation. A. Hallman and F. Gammon accepted the amendment.

Vote: The motion passed (8-0-1) with M. Jones abstaining.

**Town of Huntersville
Planning Board
February 28, 2023**

To: Town Board

From: Brian Richards, Assistant Planning Director

Date: February 28, 2023

Subject: 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 High

EXPLAIN REQUEST:

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 150,000 sq. ft. office, and 25,000 sq. ft. commercial.

ACTION RECOMMENDED:

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 150,000 sq. ft. office, and 25,000 sq. ft. commercial.

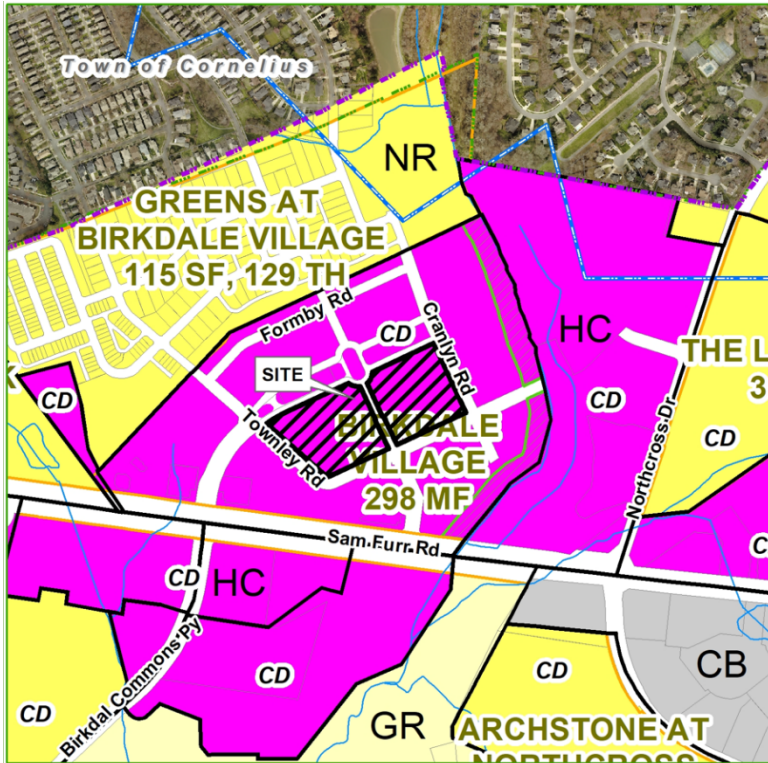
FINANCIAL IMPLICATIONS:

ATTACHMENTS:

1. R22-01 PB Staff Report 2-28-23
2. A - TOH_General_Application
3. B - Birkdale_Village_Rezoning_Plan_Set_V7
4. D - CMS Student Generation Birkdale Village Rezoning - R22-01
5. E - Birkdale Narrative 1.30.23.02
6. C - Birkdale Neighborhood Meeting Report Package v.01

Petition R22-01 Birkdale Village

PART 1: PROJECT SUMMARY



Applicant: DDRTC Birkdale Village, LLC
Property Owner: DDRTC Birkdale Village, LLC
Property Address: 8725 Townley Dr
Project Size: (+/-) 8.82 acres
Parcel Numbers: 00537157 & 00537197
Current Zoning: Highway Commercial Conditional District (HC-CD)
Current Land Use: Multifamily, Commercial, Office.
Proposed Zoning: Highway Commercial Conditional District (HC-CD)
Proposed Land Use: 150,000 sf Office and 25,000 sf Commercial.

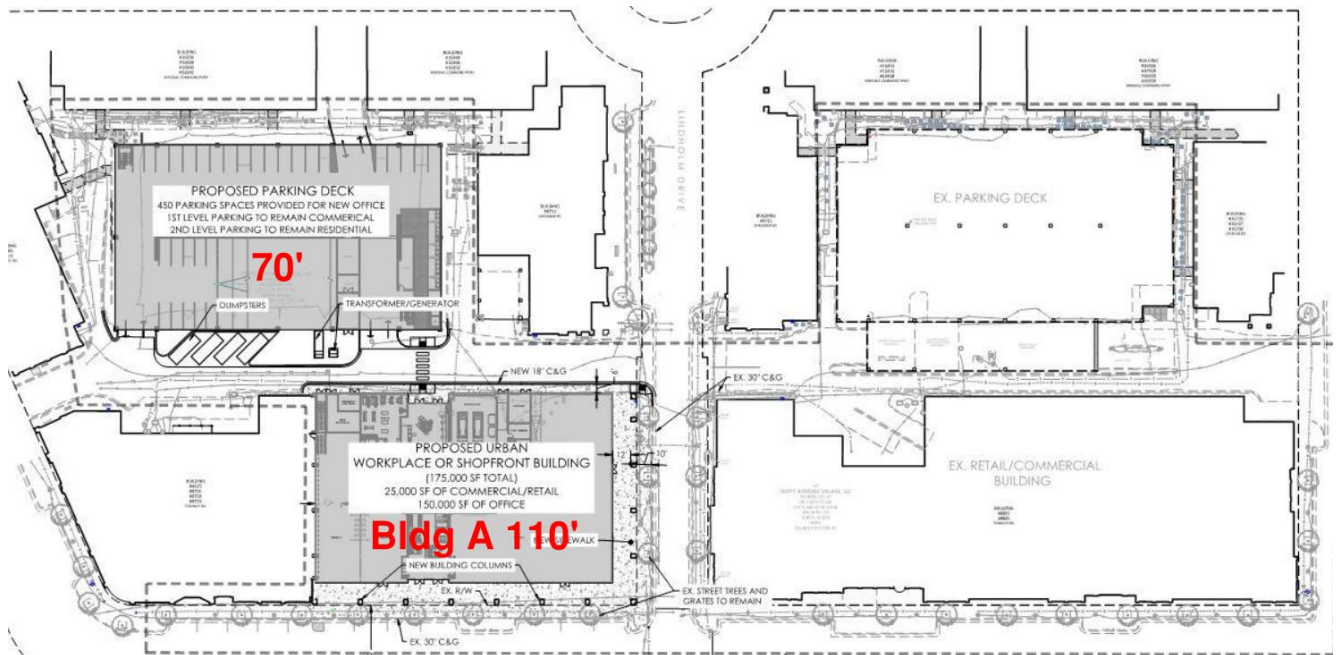
1. [Application was referred to the Planning Board due to substantial changes to the original rezoning plans \(Town Board decision 2-6-23\).](#)
2. Per Article 11.4.4 (c) If the Town Board deems the amendments to the Rezoning plan as a substantial change the Board shall defer action for 30 days (March 20, 2023, meeting) to allow interested parties to comment on the amended petition.
Staff Comment – The removal of the previously proposed Hotel, Multi-Family building, and associated parking deck would constitute a substantial change.
3. Purpose: Rezone 8.82 acres at the intersection of Townley Dr and Lindholm Dr. from Highway Commercial Conditional District (HC-CD) to Highway Commercial Conditional District (HC-CD) for up to 150,000 sf Office and 25,000 sf Commercial.
4. Adjoining Zoning and Land Uses.
North: Neighborhood Residential – Greens at Birkdale Village Subdivision.
South: Highway Commercial – Birkdale & Birkdale Landing Developments
East: Highway Commercial – North Pointe Office Park.
West: Neighborhood Residential – Greens at Birkdale Village Subdivision.
5. A neighborhood meeting was held on September 22, 2022, and the questions asked by residents and the responses from the applicants are summarized in the Neighborhood Meeting Report (see Attachment C).
6. Birkdale Village was originally rezoned in 1996 (R96-07) and has had two revisions (R97-23 & R01-03). A Major Sketch Plan revision was approved in 2021 and construction is wrapping up now.
7. Notice for this rezoning petition was sent via a postcard to adjoining property owners; a legal ad placed in the Charlotte Observer; and posting of rezoning signs on the property along Sam Furr Rd and inside of Birkdale Village.

PART 2: REZONING/SITE PLAN

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

- Replacement of one existing building with a multistory mixed-use building. Building A (150,000 sf Office, 25,000 sf Commercial). See site plan image below.
- Replacement of one existing parking deck (70') with an additional 450 spaces. There will be an overall increase of 450 parking spaces (2,312 total for Birkdale Village – 1,684 are required to meet Article 5).
- The new building and parking deck exceed current height limit allowed by the Zoning Ordinance (Article 4 - Urban Workplace 48'/ Shopfront 36'). The applicants are requesting modification of the current height amendment as provided in Section 11.4.7(k).

"In approving a conditional zoning district, the Town Board may modify standards established in the Zoning or Subdivision ordinance provided the spirit of the regulations are maintained."



- Urban Open Space is being provided by the existing McDowell Creek Greenway (4.62 acres) and a Promenade (0.16 acres). There are 2.2 acres of Common Open Space. All are exiting and there are no changes proposed.
- There will be no impacts to the existing tree canopy or specimen tree count as part of this rezoning.
- There are no identified Heritage Trees on site.
- Building elevations for the proposed structure have not been submitted. Architectural references have been provided (Attachment E).
- The applicant has requested a 5-year vesting period for the Rezoning Plan. The Zoning Ordinance currently offers a 2-year vesting period (Article 2.2.3).
- Planning, Transportation, and Storm Water Engineering staff have minor rezoning plan comments outstanding that need to be addressed prior to final plan approval.
- One (1) Ordinance Modification is Proposed:
 - Article 4.2 Urban Workplace – Has a maximum building height of 45'. The applicant is requesting to increase the maximum height to 110'
 - Article 4.4 Shopfront Building – Has a maximum building height of 48'. The applicant is requesting to increase the maximum height to 110'
 - Office building (110') and one accessory parking deck (70').

Staff Comment - The request would allow for a significant increase in building height over what is currently permitted by the Zoning Ordinance. This is not in keeping with the Spirit of the Ordinance, staff DOES NOT SUPPORT this modification request.

PART 3: TRANSPORTATION ISSUES

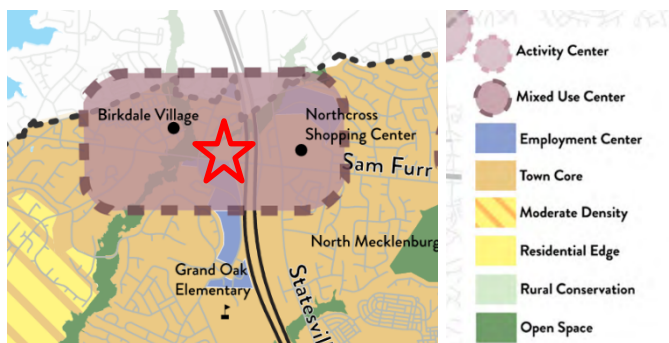
Traffic Impact Analysis (TIA)

Both the Town and NCDOT required a TIA. The Town deferred the TIA to NCDOT. The TIA did not recommend any additional improvements. Please note NCDOT project U-5765 is programmed for construction to begin in 2026 with Right-of Way acquisition to beginning in 2023.

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

- **Policy LU 2.1:** Higher intensity residential uses will be focused generally within 2 miles of the I77/NC115 corridor and future activity centers in the eastern and western areas of Huntersville zoning jurisdiction.
- **Policy LU 6.1:** A mix of land uses is encouraged in Mixed-Use Centers, Activity Centers, Employment Centers identified on the Future Land Use Map.
- **Policy LU 6.2:** Commercial uses are encouraged in the Town Core and as specified in adopted Small Area Plans.
- **Policy LU 7.1:** Require all new development to adhere to the following design principles: In Mixed Use Centers, Activity Centers, Town Core, and Moderate Density Areas, Streets and sidewalk are meant to be attractive and inviting. New development in these areas shall follow these principles:
 - In Mixed-Use Centers, Activity Centers, Town Core, and Moderate Density Areas, streets and sidewalks are meant to be attractive and inviting. New development in these areas shall follow these principles:
 - All buildings shall front a public street or open space.
 - Streets should be connected, have short blocks and sidewalks on both sides of streets.
 - Improve connectivity, particularly for pedestrians and vehicles.
 - Parking lots, if required, should be predominately located behind buildings screened from view and larger lots should be broken by buildings and or landscape features.
 - In lower intensity areas (including MD, RE, RC, CW) preservation of rural character and natural resources are prioritized.

- In these areas, structures can be set back further from the road and should blend into the landscape and the scenic nature of roadways should be preserved.
- **Policy LU 8.1:** Continue to emphasize form and flexibility in development regulations for these areas.
 - The current zoning ordinance has basic form based standards with flexibility built-in. Key elements include allowing multiple types of land uses, a mix of uses, minimal setbacks, and parking requirements.
- **Policy LU 8.2:** Evaluate and strengthen incentives to encourage the achievement of higher design standards. Consider incentives that allow applicants to demonstrate excellence in design and exceptional public benefit for projects in key areas.
 - Offer flexibility using performance standards, guided by the design principles.
 - Specify intended outcomes and how site or building-specific design solutions can better achieve desired outcomes.
 - Evaluate incentives periodically to determine their value given shifting market and neighborhood conditions.
 - Incentives that could include:
 - Modification of height limit.
 - Increase in percent of allowable attached residential.
 - Reduced parking requirements.
 - Reduced buffer yard requirements
- **Policy EV 1.2:** Focus economic development in areas that support growth
 - Preserve areas suitable for business and industrial development, along with a mixture of support uses, to ensure an adequate inventory of land for future growth and development, with increases to this inventory as required. These areas should have proximity to existing or future activity centers, have access to transportation options and utility service, and offer amenities for employees.

STAFF COMMENT – The 2040 Huntersville Community Plan DOES NOT SUPPORT this project through the following sections:

- **Policy LU 5.1:** Allow for more intense development only where transportation infrastructure and utilities already exist. Staff Comment – NCDOT widening project will not begin until 2026. The widening project completion will most likely occur after the construction of the new buildings at Birkdale.
- **Policy LU-11: Protect Existing Housing Stock.**
 - **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.
 - Promote quality design and neighborhood improvements including increasing access to parks and recreation and mobility options.
 - Encourage coordination with neighborhoods to address infrastructure needs such as sidewalks and drainage.
 - **LU 11.2:** Along existing streets, encourage new buildings to respect the general spacing of structures, building mass and scale, and street frontage relationships of existing buildings.
- **Policy LU 12.3:** Blend new development with existing neighborhoods, structures and landscapes through the use of transitions in building types and placement of open space, buffers, and other site features.

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 Birkdale Village is consistent with envisioned uses and development pattern set forth in the 2040 Community Plan. Attachment E provides a hypothetical building elevation and surrounding context.

2. **The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, transit service, parks and recreational facilities, police and fire protection, hospitals and medical services, schools, storm water drainage systems, water supplies, and wastewater and refuse disposal.**

STAFF COMMENT:

- A Transportation Impact Analysis was not required – see Part 3 of this report.
- Charlotte Water currently provides service to the site.
- CMS Student Generation Report: No longer applicable as there are no new residential units.

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, or cultural resources. Staff and applicant are awaiting a final determination from the Historic Landmarks Commission. Currently the site is not encumbered by any historic easements or deed restrictions.

PART 5: STAFF RECOMMENDATION

While there are multiple Huntersville 2040 Plan policies the proposed rezoning plan is consistent with, in considering the proposed rezoning petition R22-01, Birkdale Village, staff recommends denial based on the amendment being inconsistent with Huntersville 2040 Community Plan policies LU 5.1, LU 11.1, LU 11.2, and LU 12.3.

It is not reasonable and in the public interest to amend the Zoning Ordinance because the building height modification requested under Section 11.4.7(k) of 110', substantially exceed the maximums for Urban Workplace (45') and Shopfront (48') buildings and is not "in the spirit of the regulations". Previous height modifications requested under Section 11.4.7(k) have been several feet to one story and some involved unusual topography to demonstrate the modifications were in the "spirit of the regulations".

PART 6: PUBLIC HEARING COMMENTS

A Public Hearing was held on October 3, 2022.

PART 7: PLANNING BOARD RECOMMENDATION

NOTE: The original Huntersville Planning Board hearing was October 25, 2022. The proposed rezoning plan was amended January 30, 2023. Planning Board is scheduled for February 28, 2023.

PART 8: TOWN BOARD CONSIDERATION

Town Board consideration is scheduled for March 20, 2023

PART 9: ATTACHMENTS/ENCLOSURES

Attachments

- A – Rezoning Application
- B – R22-01 Rezoning Plan V7
- C – Neighborhood Meeting Report (September 22, 2022)
- D – CMS Student Generation
- E – Birkdale Narrative

PART 10: CONSISTENCY STATEMENT – R22-01 Birkdale Village

Planning Department	Planning Board	Board of Commissioners
	APPROVAL: In considering the proposed rezoning application R22-01, Birkdale Village, the Planning Board recommends approval based on the Plan being consistent with <u>(insert applicable plan reference)</u>. <u>It is reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>	APPROVAL: In considering the proposed rezoning application R22-01, Birkdale Village, the Town Board recommends approval based on the Plan being consistent with <u>(insert applicable plan reference)</u>. <u>It is reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>
DENIAL: While there are multiple Huntersville 2040 Plan policies the proposed rezoning plan is consistent with, in considering the proposed rezoning petition R22-01, Birkdale Village, staff recommends denial based on the amendment being inconsistent with Huntersville 2040 Community Plan policies LU 5.1, LU 11.1, LU 11.2, and LU 12.3. It is not reasonable and in the public interest to amend the Zoning Ordinance because the building height modification requested under Section 11.4.7(k) of 110', substantially exceed the maximums for Urban Workplace (45') and Shopfront (48') buildings and is not "in the spirit of the regulations". Previous height modifications requested under Section 11.4.7(k) have been several feet to one story and some involved unusual topography to demonstrate the modifications were in the "spirit of the regulations".	DENIAL: In considering the proposed rezoning application R22-01, Birkdale Village, the Planning Board recommends denial based on the Plan being <u>(consistent OR inconsistent) with (insert applicable plan reference)</u>. <u>It is not reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>	DENIAL: In considering the proposed rezoning application R22-01, Birkdale Village, the Town Board recommends denial based on the Plan being <u>(consistent OR inconsistent) with (insert applicable plan reference)</u>. <u>It is not reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>



General Application

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

1. Application Type

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

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

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

2. Project Data

Date of Application 03/30/2022

Name of Project Birkdale Village Rezoning Phase # (if subdivision) _____

Project Address 8725 Townley Rd, Huntersville NC 28078

Parcel Identification Number(s) (PIN) 00537157 & 00537197

Current Zoning District HC-(CD) Proposed District (for rezoning only) HC-(CD)

Property Size (acres) 8.82 acres (2 parcels) Street Frontage (feet) 1,651 feet + 1,544 feet

Current Land Use Commercial

Proposed Land Use(s) Office, Hotel, Multi-Family, 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.

The request is to amend the existing rezoning plans for Birkdale Village so that the owner can develop a 7-story office/commercial building, 12-story hotel, and a mixed use commercial/ residential building with 350 multifamily units. 2 new 6-story parking decks will also be added to accommodate the new development, in replacement of the existing ones.

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 DDRTC Birkdale Village, LLC Phone 404-946-0939
☐ 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: Mike Lant

Title Senior VP Development Email Mike.Lant@NAProperties.com

Address of Applicant 1175 Peachtree Street, Suite 1650, Atlanta Georgia 30361

7. Property Owner (if different than applicant)

*Printed Name _____ Phone _____
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

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

Signature _____ Printed Name _____

Title _____ Email _____

Address of Property Owner _____

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

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

8. Development/Design Firm Contact Information

North American Properties	Nick Lombardo	404-946-0939	nick.lombardo@naproperties.com
Development Firm	Name of Contact	Phone	Email
HensonFoley	Jay Henson	704-875-1615	jay@hensonfoley.com
Design Firm	Name of Contact	Phone	Email

Contact Information

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

Sheet List Table	
Sheet Number	Sheet Title
Z01	COVER
Z02	SURVEY-EXISTING FEATURES
Z02A	SURVEY-EXISTING FEATURES
Z03	REZONING PLAN
Z04	PRELIM GRADING PLAN
Z05	PRELIM LANDSCAPE PLAN

REZONING PLAN PACKAGE

PROPOSED

BIRKDALE VILLAGE OFFICE / HOTEL

HUNTERSVILLE, MECKLENBURG COUNTY, NC

EPM#439459

R22-01

OWNER/DEVELOPER:

DDRTC BIRKDALE VILLAGE, LLC

C/O NORTH AMERICAN PROPERTIES

8712 LINDHOLM DR SUITE 206

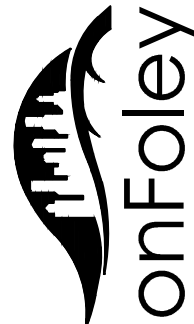
HUNTERSVILLE, NC 28078

PH: (404) 946-0939



VICINITY MAP

SCALE: N.T.S.



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



BIRKDALE VILLAGE REZONING

PIN #00537157, 00537197

LINDHOLM DR AND TOWNLEY RD, HUNTERSVILLE NC 28078

COVER

REVISIONS:

- 2022/08/23 - REZONING COMMENTS
- 2022/09/19 - REZONING COMMENTS
- 2022/11/02- REZONING COMMENTS
- 2023/01/03- REZONING COMMENTS
- 2023/01/27- REZONING COMMENTS

Z01 - COVER.DWG	
PROJECT NUMBER:	222020
DATE: 06/21/2022	DRAWN BY: TSF
Z01	5
SHEET	OF

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.



CONTROL #108
N=622,187.962'
E=1,435,768.273'
EL:734.95'
MAG NAIL

TOWNLEY ROAD
69' WIDE PUBLIC R/W (MB 34 PG 795)

BIRKDALE COMMONS PARKWAY
37.5' WIDE PUBLIC R/W (MB 33 PG 319 & MB 34 PG 795)

N 64°49'30" E 346.32'

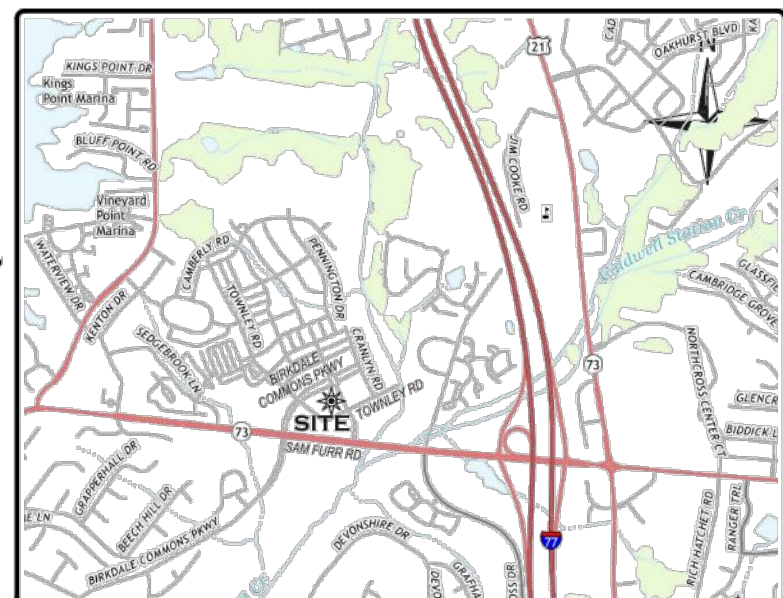
CONTROL #116
N=622,291.463'
E=1,440,090.441'
EL:731.02'
DRILL HOLE

CONTROL #119
N=622,349.426'
E=1,440,193.545'
EL:731.46'
DRILL HOLE

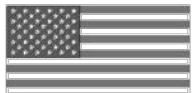
CONTROL #112
N=622,349.882'
E=1,440,301.896'
EL:731.32'
DRILL HOLE (PROPERTY CORNER)

BUILDING
#16836
#16838
#16840
#16842
BIRKDALE COMMONS PKWY.

BUILDING
#16848
#16846
#16850
BIRKDALE COMMONS PKWY.



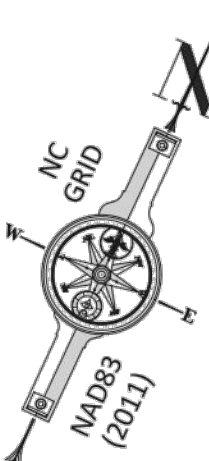
VICINITY MAP (NO SCALE)



CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	688.95'	125.86'	125.68'	N 59°17'40" E
C2	70.50'	64.32'	62.11'	S 74°17'30" E
C3	20.50'	24.07'	22.71'	N 82°40'38" W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 64°45'52" W	3.49'

N/F
DDRTC BIRKDALE VILLAGE, LLC
PIN #005-371-97
DB 21859 PG 546
LOT 6, MB 33 PG 319 &
MB 34 PG 795
ZONED: HC(CD)
8711 - 8715 LINDHOLM DR.
16735 - 16739 CRANLYN RD.
8805 - 8825 TOWNLEY RD.
16916 - 16932 BIRKDALE COMMONS PKWY.



LINE LEGEND

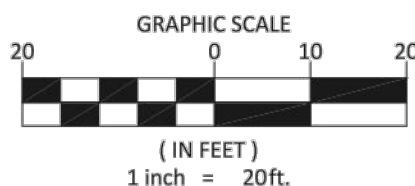
- PROPERTY BOUNDARY
- ADJACENT BOUNDARY (NOT SURVEYED)
- PROPERTY BOUNDARY TIE LINE ONLY
- RIGHT OF WAY LINE
- EASEMENT LINE
- CURB AND GUTTER
- STORM DRAIN PIPE
- HAND RAIL
- SANITARY SEWER PIPE
- FIBER OPTIC MARKOUT
- TELECOMMUNICATIONS MARKOUT
- TELEVISION MARKOUT
- UNDERGROUND ELECTRIC MARKOUT
- GAS MARKOUT
- WATERLINE MARKOUT
- UNKNOWN UTILITY

SYMBOL LEGEND

- REBAR FOUND (RFB)
- DRILL HOLE FOUND (DHF)
- MAG NAIL FOUND (MNF)
- MAG NAIL SET (MNS)
- CALCULATED POINT (CP)
- SURVEY CONTROL POINT
- AIR CONDITIONER
- POSTAL MAILBOX
- GAS METER
- GAS VALVE
- SANITARY CLEAN OUT
- SANITARY MANHOLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- BACKFLOW PREVENTER
- TELEPHONE HAND HOLE
- TELEPHONE BOX
- COMMUNICATIONS HAND HOLE
- CABLE TV BOX
- ELECTRIC HAND HOLE
- ELECTRIC BOX
- ELECTRIC TRANSFORMER
- ELECTRIC METER
- LIGHT POLE
- STORM MANHOLE
- CURB INLET
- DROP INLET
- AREA DRAIN
- STORM CLEAN OUT
- END OF INFORMATION
- LINE CONTINUES

ABBREVIATIONS

- DB DEED BOOK
- MB MAP BOOK
- PG PAGE
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- SF SQUARE FEET
- AC ACRES
- EX EXISTING



PLAT SHOWING A
BOUNDARY &
TOPOGRAPHIC SURVEY

PREPARED FOR:
DDRTC BIRKDALE VILLAGE, LLC
LOT 5, BIRKDALE VILLAGE - MAP 1
(MAP BOOK 34 PAGE 795)
TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY
NORTH CAROLINA
DEED REFERENCE: DB 21859, PG 546
TAX PARCEL ID #005-371-57

GUISEWHITE PROFESSIONAL
LAND SURVEYING, PC

GPLS

P.O. BOX 680388
CHARLOTTE, NC 28216
(704) 530-1700 NC FIRM #C-4411

- NOTES:
- THIS PLAT IS NOT INTENDED FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
 - THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. GUISEWHITE PROFESSIONAL LAND SURVEYING, PC DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
 - ALL CORNERS MONUMENTED AS SHOWN.
 - BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
 - PHYSICAL IMPROVEMENTS MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
 - NO NORTH CAROLINA GEODETIC SURVEY HORIZONTAL CONTROL IS LOCATED WITHIN 2000' OF THIS SITE.
 - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE SHOWN.
 - AREAS COMPUTED BY COORDINATE GEOMETRY.
 - THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. ALL UTILITIES SHOWN HEREON ARE SUBJECT TO VERIFICATION.
 - ANY ZONING & SETBACK INFORMATION SHOWN HEREON IS PER INFORMATION AVAILABLE AT THE TIME OF SURVEY AND IS SUBJECT TO VERIFICATION AND INTERPRETATION BY GOVERNING AUTHORITIES.

I, TIMOTHY S. GUISEWHITE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED LINES, DRAWN FROM INFORMATION REFERENCED ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 0.07250ppm; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600); THIS 28TH DAY OF FEBRUARY, A.D., 2022.

Seal of Timothy S. Guisewhite, Professional Land Surveyor, North Carolina, License No. L-4912.

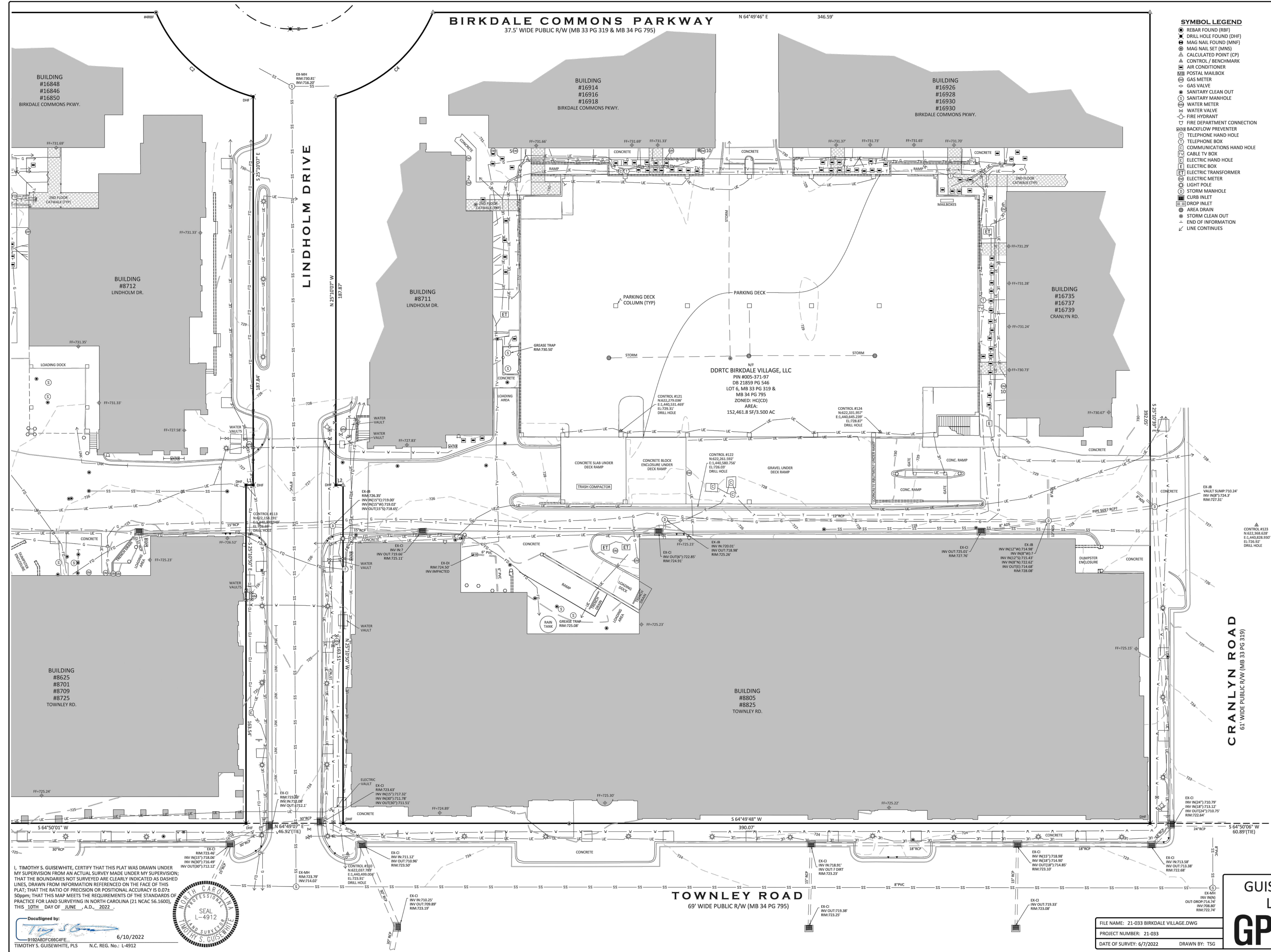
2/28/2022
TIMOTHY S. GUISEWHITE, PLS N.C. REG. NO.: L-4912

BUILDING
#8625
#8701
#8709
#8725
TOWNLEY RD.

TOWNLEY ROAD
69' WIDE PUBLIC R/W (MB 34 PG 795)

FILE NAME: 21-033 BIRKDALE VILLAGE.DWG
PROJECT NUMBER: 21-033
DATE OF SURVEY: XX/XX/2019
DRAWN BY: TSG

REVISIONS:





VICINITY MAP
SCALE: N.T.S.



SITE DATA	
LOCATION: LINDHOLM DR AND TOWNLEY RD HUNTERSVILLE, MECKLENBURG COUNTY 28078	
(PIN#00537157.00537197)	
CURRENT ZONING: HC (CD)	PROPOSED ZONING: HC (CD)
CURRENT USE: COMMERCIAL	PROPOSED USE: COMMERCIAL, OFFICE
CONTACT: HENSONFOLEY (JAY HENSON) 704-875-1615	
ITEM PROVIDED	
TOTAL BIRKDALE VILLAGE AREA	53.39 AC (2,325,468 SF)
PARCEL ACREAGE	8.82 AC (384,199 SF)
PROJECT LIMITS	5.37 AC (234,067 SF)
PRINCIPAL USE(S)	COMMERCIAL, OFFICE
LOT & BUILDING TYPE	URBAN WORKPLACE OR SHOPFRONT BUILDING
MAX. BUILDING HEIGHT	URBAN WORKPLACE/SHOPFRONT BUILDING (WITH OFFICE) - 110' PARKING DECK - 70'
ZONING DISTRICT	HC-CD (REZONING CASE #R01-03)
OVERLAY DISTRICT	PA-2 MIN ISLAND LAKE WATERSHED
PERCENT IMPERVIOUS ALLOWED	HIGH DENSITY - 70%
PERCENT IMPERVIOUS SHOWN	NO NET GAIN WITHIN PROJECT AREA
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	Ce&D, Ce&B2

PARKING COUNT	
PROJECT SCOPE	
EXISTING PARALLEL PARKING	37 PARKING SPACES
PROPOSED PARALLEL PARKING	37 PARKING SPACES
EXISTING PARKING DECK	141 PARKING SPACES
PROPOSED PARKING DECK	591 PARKING SPACES
TOTAL PARKING TO BE ADDED	450 PARKING SPACES
TOTAL BIRKDALE VILLAGE	
EXISTING RESIDENTIAL SF 81 SPACES PER DWELLING UNIT (1 BR) 1.5 SPACES PER DWELLING UNIT (2+ BR)	164 (1 BR) X 1 = 164 SPACES 134 (2 BR) X 1.5 = 201 SPACES 22 (3 BR) X 1.5 = 33 SPACES TOTAL 398 PARKING SPACES
REQUIRED PARKING SPACES	
EXISTING RETAIL/RESTAURANT SF 82 SPACES/1,000 SF	342,073 SF (342,073 x 2 = 684) 82 SPACES/1,000 SF
REQUIRED PARKING SPACES	684 PARKING SPACES
EXISTING OFFICE SF 82 SPACES/1,000 SF	150,829 SF (150,829 x 2 = 302) 82 SPACES/1,000 SF
TOTAL REQUIRED PARKING SPACES	302 PARKING SPACES
PROPOSED OFFICE SF 82 SPACES/1,000 SF	150,000 SF (150,000 x 2 = 300) 82 SPACES/1,000 SF
TOTAL REQUIRED PARKING SPACES	300 PARKING SPACES
TOTAL REQUIRED PARKING	1,684 PARKING SPACES
TOTAL EXISTING PARKING	1,862 PARKING SPACES
TOTAL PROVIDED PARKING (WITH NEW PARKING DECK)	2,312 PARKING SPACES (+450 PARKING SPACES)

PARKING DECK TABLE	
PARKING DECK (7 LEVELS - MAX. 70')	
TOTAL SPACES - EX. PARKING DECK	141 PARKING SPACES
TOTAL SPACES - PROP. PARKING DECK	591 PARKING SPACES
LEVEL 1	COMMERCIAL
LEVEL 2	EX. RESIDENTIAL UNITS
LEVEL 3-7	OFFICE/COMMERCIAL
REQUIRED FOR NEW OFFICE BUILDING	300 PARKING SPACES
PROVIDED FOR NEW OFFICE BUILDING	450 PARKING SPACES
(AND PUBLIC PARKING DURING NON OFFICE HOURS)	

ZONING SUMMARY	
PREVIOUSLY APPROVED GROSS AREA - MAX. ALLOWABLE DEVELOPMENT	INDOOR MOVIE THEATRE/FUTURE COMMERCIAL - 75,000 SF COMMERCIAL/RETAIL/RESTAURANT - 275,000 SF OFFICE - 160,000 SF RESIDENTIAL - 320 UNITS
EXISTING DEVELOPMENT	INDOOR THEATRE/FUTURE COMMERCIAL - 53,270 SF COMMERCIAL/RETAIL/RESTAURANT - 252,090 SF OFFICE - 150,829 SF RESIDENTIAL - 320 UNITS
PROPOSED DEVELOPMENT (AS A PART OF THIS REZONING)	INDOOR THEATRE/FUTURE COMMERCIAL - 53,270 SF COMMERCIAL (RETAIL/RESTAURANT) - 252,090 SF OFFICE - 300,829 SF (+150,000 SF) RESIDENTIAL - 320 UNITS

DORTC BIRKDALE REZONING NOTES

- REZONING PETITION.** THESE REZONING NOTES COMPRISE THE DEVELOPMENT STANDARDS (THE "DEVELOPMENT STANDARDS") ASSOCIATED WITH THE REZONING PETITION (THE "REZONING PETITION") FILED BY DORTC BIRKDALE VILLAGE, LLC ("PETITIONER") AS REZONING PETITION #R02-03 & ASSOCIATED REZONING PLAN (THE "REZONING PLAN") FOR THAT APPROXIMATELY 8.82 ACRE TRACT OF LAND IDENTIFIED ON THIS SITE AS A PORTION OF BIRKDALE VILLAGE (THE "PROJECT"), DATED JULY 23, 2022 WITH SUBSEQUENT SUBSTANTIAL AMENDMENTS TO THE INITIAL FILED PLAN SUBMITTED ON JANUARY 20, 2023 (THE "FILING DATE") IN CONNECTION WITH TAX PARCEL NUMBERS 0837157 AND 0837158 (THE "PROPERTY"). THE PURPOSE OF THE REZONING PETITION IS TO AMEND THE CURRENT ZONING CLASSIFICATION OF THE PROPERTY TO HC (CD) HIGHWAY COMMERCIAL ZONING DISTRICT AS INDICATED ON THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND OTHERWISE PURSUANT TO THE APPLICABLE PROVISIONS OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE (THE "ORDINANCE"), PETITIONER HAVING ELECTED TO ADOPT SUCH PROVISIONS IN EFFECT ON THE FILING DATE.
- DEVELOPMENT STANDARDS.** THE DEVELOPMENT STANDARDS FOR BIRKDALE VILLAGE, FILED IN CONNECTION WITH THE REZONING PETITION NO. 97-23 (THE "ORIGINAL STANDARDS"), AS AMENDED, GOVERN THE DEVELOPMENT OF THE PROPERTY EXCEPT AS SPECIFICALLY NOTED FOR THE PROPERTY IN THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN. UNLESS THE DEVELOPMENT STANDARDS AND THE REZONING PLAN ESTABLISH A MORE STRINGENT STANDARDS(S), OR UNLESS OTHERWISE NOTED ON THE REZONING PLAN OR IN THESE DEVELOPMENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE IN PLACE ON THE FILING DATE FOR THE HC (CD) ZONING DISTRICT GOVERN DEVELOPMENT OF THE CHANGES PROPOSED BY THE REZONING PLAN. IN THE EVENT OF A CONFLICT BETWEEN THE DEVELOPMENT STANDARDS AND THE REZONING PLAN THE PROVISIONS OF THESE DEVELOPMENT STANDARDS SHALL GOVERN.
- SCHEMATIC NATURE OF REZONING PLAN.** THE LOTS AND PROPOSED IMPROVEMENTS SHOWN ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND EXACT LOCATIONS, ARCHITECTURE, SIZE, NUMBER OR QUANTITY AND CONFIGURATIONS OF LOTS, UNITS AND BUILDINGS (INCLUDING PARKING GARAGES) MAY BE MODIFIED DURING DESIGN, ENGINEERING AND CONSTRUCTION PHASES OF THE DEVELOPMENT SO LONG AS SUCH MODIFICATION IS COMPATIBLE WITH THE ASSUMPTIONS SET FORTH IN THE TRAFFIC IMPACT ANALYSIS SUBMITTED WITH THE REZONING PETITION (THE "TIA").
- PHASING.** THE DEVELOPMENT OF THE PROPERTY AS GENERALLY DEPICTED ON THE REZONING PLAN MAY BE PHASED; ANY PROPOSED PHASING MUST ALIGN WITH THE TIA, AND ASSOCIATED INFRASTRUCTURE AND STORMWATER IMPROVEMENTS; PROVIDED, HOWEVER, A) PETITIONER WILL COORDINATE ANY MITIGATION REQUIRED BY NCDOT WITH NCDOT; B) SEQUENCING OF CONSTRUCTION TO MINIMIZE DISRUPTION OF SURROUNDING BIRKDALE VILLAGE IS PERMITTED; AND C) EACH PHASE OR SEQUENCE OF IMPROVEMENTS IN THE PROJECT WILL MEET ALL ORDINANCE REQUIREMENTS, UTILITIES, INFRASTRUCTURE AND GRADING SHALL BE DELIVERED TO EACH INDIVIDUAL PHASE AS EACH IS DEVELOPED.
- VESTED RIGHTS.** THIS REZONING PLAN IS A SITE SPECIFIC DEVELOPMENT PLAN AND APPROVAL THEREOF CONSTITUTES VESTED RIGHTS IN THE REZONING PLAN FOR A PERIOD OF FIVE YEARS PURSUANT TO THE PROVISIONS OF THE ORDINANCE AND 1600 OF THE NORTH CAROLINA GENERAL STATUTES.
- PERMITTED USES.** THE PROPERTY MAY BE DEVELOPED FOR USES (INCLUDING ACCESSORY USES), DENSITIES AND SQUARE FOOTAGES PERMITTED IN THE HC ZONING DISTRICT, SUBJECT TO THESE DEVELOPMENT STANDARDS ASSOCIATED WITH SUCH USES. PERMITTED USES SHALL INCLUDE, BUT NOT BE LIMITED TO OFFICE LOFTS AND SUITES. THE FOLLOWING USES ARE PROHIBITED AS DESCRIBED IN THE ORIGINAL STANDARDS: ARMORIES FOR MEETINGS AND TRAINING OF MILITARY ORGANIZATIONS, AUCTION SALES, PAWNSHOPS AND SECOND-HAND SALES, VOCATIONAL AND TECHNICAL SCHOOLS, BOARDING OR ROOMING HOUSES, FRATERNAL OR CLUB FACILITIES, ADULT ESTABLISHMENTS, SALES/SERVICE/RENTAL OF BOATS OR MOTOR VEHICLES, OUTDOOR KENNELS, AND "FAST FOOD" RESTAURANTS. ANY LABELLING ON THE REZONING PLAN OR ZONING SUMMARY MAY BE AN INDICATION OF THE CURRENT INTENTION ON THE PART OF PETITIONER BUT SHALL NOT RESTRICT THE PROPERTY IN A MANNER THAT CONFLICTS WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. DRIVE-UP AND WALK-UP AUTOMATED TELLER MACHINES ARE SPECIFICALLY PERMITTED SO LONG AS THEY MEET THE DESIGN REQUIREMENTS OF THE ORDINANCE.
- ACCESS.** THE NUMBER OF SITE ACCESS POINTS, DRIVEWAYS AND CONNECTIONS TO ROADS ARE SCHEMATIC IN NATURE, TO THE EXTENT PERMITTED BY APPLICABLE DRIVEWAY PERMIT REQUIREMENTS, FUTURE DRIVEWAYS, ACCESS POINTS AND ROAD CONNECTIONS MAY CROSS THE SETBACK AND SHALL NOT REQUIRE A REZONING OF THE PROPERTY, BUT SHALL OTHERWISE COMPLY WITH APPLICABLE DRIVEWAY PERMIT REQUIREMENTS.
- SUBDIVISION.** THE PROPERTY IS ONE DEVELOPMENT AND MAY BE FURTHER WITHOUT A REZONING TO ALLOW SEPARATE OWNERS OF INDIVIDUAL PARCELS SO LONG AS SUCH SUBDIVISION IS IN COMPLIANCE WITH APPLICABLE SUBDIVISION REGULATIONS. HOWEVER, RECOMBINATION, CONDOMINIUMIZATION AND TECHNICAL SCHOOLS, BOARDING OR ROOMING HOUSES, FRATERNAL OR CLUB FACILITIES, ADULT ESTABLISHMENTS, SALES/SERVICE/RENTAL OF BOATS OR MOTOR VEHICLES, OUTDOOR KENNELS, AND "FAST FOOD" RESTAURANTS, ANY LABELLING ON THE REZONING PLAN OR ZONING SUMMARY MAY BE AN INDICATION OF THE CURRENT INTENTION ON THE PART OF PETITIONER BUT SHALL NOT RESTRICT THE PROPERTY IN A MANNER THAT CONFLICTS WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. DRIVE-UP AND WALK-UP AUTOMATED TELLER MACHINES ARE SPECIFICALLY PERMITTED SO LONG AS THEY MEET THE DESIGN REQUIREMENTS OF THE ORDINANCE.
- DESIGN ELEMENTS.**
 - a. DESIGN ELEMENTS THAT EXCEED THE REQUIREMENTS OF THE ORDINANCE HAVE BEEN INCLUDED IN THIS REZONING PLAN TO ACHIEVE EXCEPTIONAL DESIGN. TOWN BOARD APPROVAL OF THIS REZONING PLAN CONSTITUTES APPROVAL OF UNIQUE DESIGN ELEMENTS SHOWN ON THE REZONING PLAN THAT ARE MINOR CHANGES FROM THE ORDINANCE, INCLUDING, BUT NOT LIMITED TO:
 - i. PARKING LOT CONNECTIVITY, VEHICULAR AND PEDESTRIAN CONNECTIONS AND STUBS TO ADJOINING PROPERTIES AS SHOWN ON THE PLAN;
 - ii. BLOCK LENGTH;
 - iii. THE HEIGHT OF THE URBAN WORKPLACE OR SHOPFRONT BUILDING CONTAINING OFFICE USES AND COMMERCIAL USES SHALL NOT EXCEED ONE HUNDRED TEN FEET (110');
 - iv. ANY ASSOCIATED PARKING DECKS SHALL NOT EXCEED SEVENTY FEET (70'); PROVIDED THAT ANY PORTION OF THE PARKING DECK THAT IS EXPOSED AT ANY POINT ABOVE ADJACENT STRUCTURES AND VISIBLE FROM PUBLIC STREETS SHALL MEET THE FOLLOWING ADDITIONAL REQUIREMENTS:
 - v. OFFICE LOFTS AND SUITES ARE INCLUDED IN THE LIST OF PERMITTED USES.
 - b. GUIDELINES. BUILDING ELEVATIONS WILL FOLLOW THE DESIGN GUIDELINES ESTABLISHED IN THE ORIGINAL STANDARDS, INCLUDING BUT NOT LIMITED TO:
 - i. BUILDING ENTRIES WILL BE DEFINED BY THE USE OF VARIED FORMS AND/OR OTHER ARCHITECTURAL DETAILS. PRIMARY ELEVATIONS I.E. ELEVATIONS ALONG A PRIMARY STREET OR THE PRINCIPAL POINT OF ENTRY INTO A BUILDING WILL ALSO BE ARTICULATED THROUGH THE USE OF COLOR, PATTERNING AND OTHER ARCHITECTURAL DESIGNING.
 - c. YARD RESTRICTIONS. IN EVERY INSTANCE, THE SIDE YARD, SETBACK AND REAR YARD FOR EACH PARCEL DEVELOPED WITHIN THE PROPERTY SHALL COMPLY WITH AT LEAST THE MINIMUM STANDARDS OF THE ORDINANCE. WITHIN THE PARAMETERS OF THESE MINIMUM STANDARDS, SETBACKS WILL BE UTILIZED IN A MANNER TO ENCOURAGE PEDESTRIAN ACTIVITY.
 - d. DRIVEWAYS AND STREETS. ALL STREETS SHALL BE PUBLIC STREETS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE. ALL STREETS AND HIGHWAY IMPROVEMENTS, TO THE EXTENT REQUIRED BY THE TIA, WILL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS ESTABLISHED BY THE GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THEIR MAINTENANCE AND OPERATION.
 - e. OPEN SPACE. OPEN SPACE WILL BE DESIGNED TO INCORPORATE NATURAL DRAINAGE WAYS AND WOODED AREAS. THE FOLLOWING THREE SIGNIFICANT OPEN SPACES ARE TO REMAIN AS OPEN SPACES ACCORDING TO THE ORIGINAL STANDARDS:
 - i. TRANSCO PIPELINE
 - ii. MCDOWELL CREEK BUFFER
 - iii. SAM FURR FRONTAGE
 - f. ADDITIONAL DESIGN ELEMENTS. SIGNS AND GRAPHICS, STORM WATER MANAGEMENT AND WATERSHED PROTECTION, ENTRANCES, BUFFER YARDS, LANDSCAPE AREAS AND SCREENING WILL FOLLOW THE GUIDELINES OF THE ORIGINAL STANDARDS.
 - g. ELEVATIONS AND PERSPECTIVES. CONCEPTUAL ELEVATIONS AND PERSPECTIVES SHOWING THE GENERAL THEME OF THE ARCHITECTURE WITHIN THE PROPERTY HAVE BEEN SUBMITTED WITH THE REZONING PLAN. THE ARCHITECTURAL DESIGN WITHIN THE PROPERTY SHALL BE IN KEEPING WITH THIS GENERAL THEME.

1. COMPLEMENT THE SCALE AND CHARACTER OF NEARBY DEVELOPMENT.

2. HAVE AN ARCHITECTURAL FACADE THAT BLENDS WITH EXISTING STRUCTURES. THE FACADES SHALL INCLUDE BOTH VERTICAL AND HORIZONTAL TREATMENT THAT RESEMBLES PATTERNS AND ARCHITECTURE OF THE BUILDINGS WITHIN THE DEVELOPMENT, INCLUDING USE OF SIMILAR MATERIALS AND A SIMILAR RHYTHM OF WINDOW OPENINGS. ANY OPENINGS SHALL BE SCREENED USING DECORATIVE ELEMENTS SUCH AS GRILLWORK, LOUVERS, GREEN WALLS, OR A SIMILAR TREATMENT.
3. FOR PARKING DECK STRUCTURES WITH ROOFTOP PARKING, A PARAPET WALL OF NO LESS THAN FOUR FEET (4') IN HEIGHT AS MEASURED FROM THE SURFACE OF THE ROOF IS REQUIRED.
4. PORTIONS OF THE PARKING DECKS NOT FRONTING OR VISIBLE FROM PUBLIC STREETS SHALL NOT BE SUBJECT TO THE ABOVE REQUIREMENTS.
5. OFFICE LOFTS AND SUITES ARE INCLUDED IN THE LIST OF PERMITTED USES.
6. GUIDELINES. BUILDING ELEVATIONS WILL FOLLOW THE DESIGN GUIDELINES ESTABLISHED IN THE ORIGINAL STANDARDS, INCLUDING BUT NOT LIMITED TO:
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IMPERVIOUS SUMMARY - SITE

ITEM	SQUARE FOOT	ACRES	PERCENTAGE OF TOTAL SITE
TOTAL SITE AREA WITHIN PROJECT LIMITS	234,067 SF	5.37 AC	N/A
EXISTING IMPERVIOUS WITHIN PROJECT LIMITS	232,886 SF	5.35 AC	99.50 %
PROPOSED IMPERVIOUS WITHIN PROJECT LIMITS	232,886 SF	5.35 AC	99.50 %
TOTAL PROPOSED PERVIOUS	1,181 SF	0.03 AC	0.50 %
NET IMPERVIOUS GAIN WITHIN PROJECT LIMITS	0		
TOTAL IMPERVIOUS (ALL OF BIRKDALE VILLAGE)	1,582,970 SF	36.34 AC	

Lot Type / Urban Workplace		Lot Type / Shopfront Building		Building Type / Urban Workplace		Building Type / Shopfront Building			
Building Placement/Parking/Vehicle Access		Encroachment/Pedestrian Access to Building		Building Placement/Parking/Vehicular Access		Encroachment/Pedestrian Access to Building			
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 lots may require a different build to line. 2. Building facade shall be generally parallel to frontage property line. The facade shall be determined by the zoning of the building. 3. Parking shall be located primarily to the rear of the building; sidewalk parking shall occupy no more than 25% of the primary frontage line and shall not be placed in any sidewalk abutting an intersecting street. Where dimensions of existing lots restrict parking behind buildings, the limitations on sidewalk 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 principal 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.		1. Balconies, bay windows, arcades, porches at an upper level and their supports at ground level, together with awnings above head height (min. 7'-0" if 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 arrows). Secondary access may be from parking areas (indicated by smaller arrows). 3. Building facades shall be generally parallel to frontage property lines. 4. Parking shall be located to the rear of the building; sidewalk parking shall occupy no more than 25 percent of the primary frontage line and shall not be placed in an established sidewalk abutting an intersecting street. Where dimensions of existing lots restrict parking behind buildings, the limitations on sidewalk parking may be modified. 5. Points of permitted access to the parking indicated by arrows. 6. Hedges, garden walls, or fences may be built on property lines or as the continuation of building walls. A garden wall, fence, or hedge (min. 3' in height) shall be installed along any street frontage adjacent to parking areas. 7. 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). 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Corners: Buildings at street corners will generally replace frontage conditions. However, side setbacks on a corner street may be less than a street. 4. 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, square or slightly defined setbacks within building setbacks areas can act as focal points for pedestrians.		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 heights to the ridge may vary depending on the roof pitch. 4. Permitted uses are indicated above, and are further controlled by zoning district standards.		1. 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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 facing or visible from public streets shall be clad with masonry, wood, vinyl siding, stucco, or similar material. Metal paneling may not compete a street fronting building facade. Decorative metal panels, such as Aluminum Composite Material (ACM) panels, may be used as an accent or trim material and as cladding for building accent elements such as canopies and their supporting structures. However, decorative metal panel accents may not be used for any facade element facing the street. C. The first 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 then 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 cover the first floor only (i.e. brick below wood siding). B. Street level windows shall be unadorned. 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.		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 facing or visible from public streets shall be clad with masonry, wood, vinyl siding, stucco, or similar material. Metal paneling may not compete a street fronting building facade. C. The first 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 then 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 cover the first floor only (i.e. brick below wood siding). B. Street level windows shall be unadorned. 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.							
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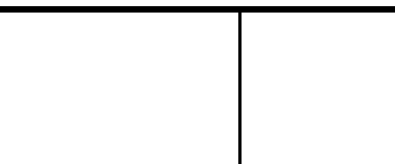
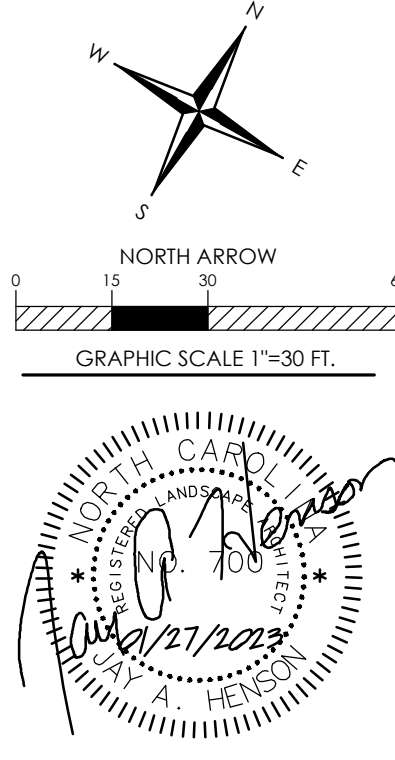
REVISIONS:

2022/08/23 - REZONING COMMENTS
2022/09/19 - REZONING COMMENTS
2022/11/02 - REZONING COMMENTS
2023/01/03 - REZONING COMMENTS
2023/01/27 - REZONING COMMENTS

Z03 - REZONING PLAN.DWG
PROJECT NUMBER: 222020
DATE: 06/21/2022 DRAWN BY: TSF

Z03	5
SHEET	OF

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-9381
NC LANDSCAPE ARCHITECTURE BOARD LICENSE #: C-399



BIRKDALE VILLAGE REZONING

LINDHOLM DR AND TOWNLEY RD, HUNTERSVILLE NC 28078
PIN #00537157. 00537197

REZONING PLAN

GENERAL NOTES:

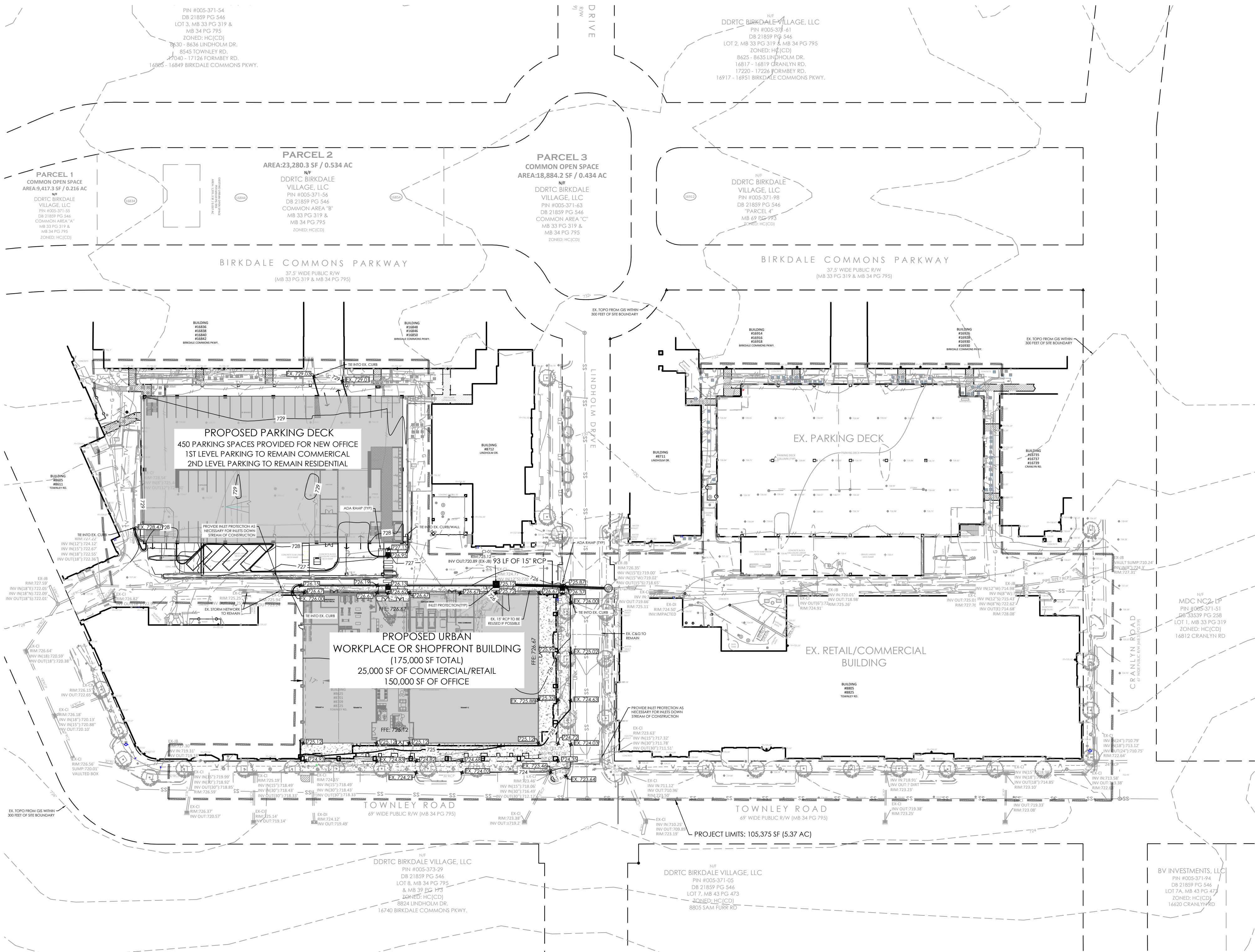
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED OWNERS.
- THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
- COMMUNITY ENCROACHMENT LINE MUST BE MARKED AND MAINTAINED ON SITE UNTIL FINAL GRADING IS COMPLETED.
- 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.
- THE MECKLENBURG COUNTY OR TOWN OF HUNTERSVILLE ENGINEERING DEPARTMENT HAS NOT REVIEWED THE STRUCTURAL STABILITY OF ANY RETAINING WALLS ON THE SITE AND DOES NOT ASSUME RESPONSIBILITY FOR THEM.
- 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 OR TOWN OF HUNTERSVILLE BEFORE INSTALLATION.
- ALL ROOF DRAINS TO CONNECT TO UNDERGROUND STORM DRAINAGE SYSTEM.

NOTE: ALL SPOT ELEVATIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED

GENERAL NOTES:

- ALL STORM WATER CATCH BASINS, INLETS, MANHOLES, ETC. SHALL BE PERMANENTLY LABELED AS "NO DUMPING, DRAINS TO RIVER" AND INCLUDE A FISH SYMBOL.
- SOIL FILL (GEOTECH REPORT SHALL TAKE PRECEDENCE OVER THIS SPECIFICATION IF EXISTS).
- FLOW, SCARIFY, BENCH, OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING MATERIAL.
- PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS AS FOLLOWS:
 - UNDER GRASS AND PLANTED AREAS, USE SATISFACTORY SOIL MATERIAL.
 - UNDER WALKS AND PAVEMENTS, USE SATISFACTORY SOIL MATERIAL.
 - UNDER STEPS AND RAMPS, USE ENGINEERED FILL.
 - UNDER BUILDING SLABS, USE ENGINEERED FILL.
 - UNDER FOOTINGS AND FOUNDATIONS, USE ENGINEERED FILL.
 - PLACE SOIL FILL ON SUBGRADES FREE OF MUD, FROST, SNOW, OR ICE.
- SOIL MOISTURE CONTROL
 - REVISE PERCENTAGES IN THIS ARTICLE ACCORDING TO GEOTECHNICAL ENGINEER'S WRITTEN RECOMMENDATIONS.
 - UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL SOIL LAYER BEFORE COMPACTION TO WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT.
 - DO NOT PLACE BACKFILL OR FILL SOIL MATERIAL ON SURFACES THAT ARE MUDDY, FROZEN, OR CONTAIN FROST OR ICE.
 - 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.
- COMPACTION OF SOIL BACKFILLS AND FILLS
 - 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.
 - PLACE BACKFILL AND FILL SOIL MATERIALS EVENLY ON ALL SIDES OF STRUCTURES TO REQUIRED ELEVATIONS, AND UNIFORMLY ALONG THE FULL LENGTH OF EACH STRUCTURE.
 - COMPACT SOIL MATERIALS TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 4958:
 - 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.
 - 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.
 - 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.
 - FOR UTILITY TRENCHES, COMPACT EACH LAYER OF INITIAL AND FINAL BACKFILL SOIL MATERIAL AT 95 PERCENT.

- GRADING
 - 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.
 - PROVIDE A SMOOTH TRANSITION BETWEEN ADJACENT EXISTING GRADES AND NEW GRADES.
 - CUT OUT SOFT SPOTS, FILL LOW SPOTS, AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED SURFACE TOLERANCES.
 - SITE ROUGH GRADING: SLOPE GRADES TO DIRECT WATER AWAY FROM BUILDINGS AND TO PREVENT PONDING. FINISH SUBGRADES TO REQUIRED ELEVATIONS WITHIN THE FOLLOWING TOLERANCES:
 - TURF OR UNPAVED AREAS: PLUS OR MINUS 1 INCH (25 MM).
 - WALKS: PLUS OR MINUS 1/2 INCH (13 MM).
 - PAVEMENTS: PLUS OR MINUS 1/2 INCH (13 MM).
 - GRADING INSIDE BUILDING LINES: FINISH SUBGRADE TO A TOLERANCE OF 1/2 INCH (13 MM) WHEN TESTED WITH A 10-FOOT (3-M) STRAIGHTEDGE.
 - FIELD QUALITY CONTROL
 - TESTING AGENCY: OWNER WILL ENGAGE A QUALIFIED GEOTECHNICAL ENGINEERING TESTING AGENCY TO PERFORM TESTS AND INSPECTIONS.
 - 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.
 - 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.
 - TESTING AGENCY WILL TEST COMPACTION OF SOILS IN PLACE ACCORDING TO ASTM D 1556, ASTM D 2147, ASTM D 2922, AND ASTM D 2937, AS APPLICABLE. TESTS WILL BE PERFORMED AT THE FOLLOWING LOCATIONS AND FREQUENCIES:
 - 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.
 - 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.
 - 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.
 - 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.



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

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

REVISIONS:

- | |
|--------------------------------|
| 2022/08/23 - REZONING COMMENTS |
| 2022/09/19 - REZONING COMMENTS |
| 2022/11/02 - REZONING COMMENTS |
| 2023/01/03 - REZONING COMMENTS |
| 2023/01/27 - REZONING COMMENTS |

Z04 - PRELIM GRADING.DWG

PROJECT NUMBER: 222020

DATE: 06/21/2022 DRAWN BY: TSF

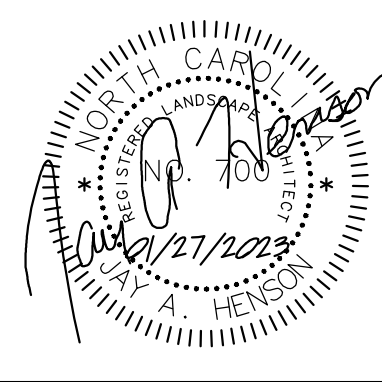
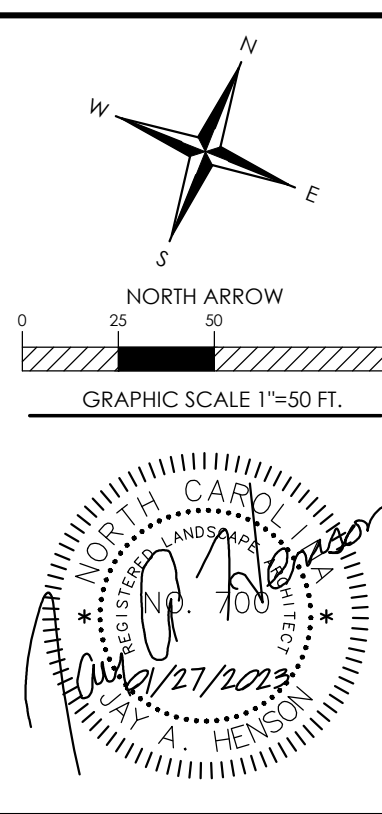
SHEET Z04 OF 5

BIRKDALE VILLAGE REZONING

PIN #00537157, 00537197

LINDHOLM DR AND TOWNLEY RD, HUNTERSVILLE NC 28078

PRELIM GRADING PLAN



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-28781
NC LANDSCAPE ARCHITECTURE BOARD LICENSE # C-5897

PIN #005-371-54
DB 21859 PG 546
LOT 3, MB 33 PG 319 &
MB 34 PG 795
ZONED: HC(CD)
8630 - 8636 LINDHOLM DR.
8545 TOWNLEY RD.
17040 - 17126 FORMBEY RD.
16805 - 16849 BIRKDALE COMMONS PKWY

PARCEL 1
COMMON OPEN SPACE
AREA: 9,417.3 SF / 0.216 AC
N/S
DDRTC BIRKDALE
VILLAGE, LLC
PIN #005-371-55
DB 21859 PG 546
COMMON AREA "A"
MB 33 PG 319 &
MB 34 PG 795
ZONED: HC(CD)

PARCEL 2
AREA: 23,280.3 SF / 0.534 AC
N/E
DDRTC BIRKDALE
VILLAGE, LLC
PIN #005-371-56
DB 21859 PG 546
COMMON AREA "B"
MB 33 PG 319 &
MB 34 PG 795
ZONED: HC(CO)

PARCEL 3
COMMON OPEN SPACE
AREA:18,884.2 SF / 0.434 AC
N/F
DDRTC BIRKDALE
VILLAGE, LLC
PIN #005-371-63
DB 21859 PG 546
COMMON AREA "C"
MB 33 PG 319 &
MB 34 PG 795
ZONED: HC(CD)

N/F
DDRTC BIRKDALE VILLAGE, LLC
PIN #005-371-61
DB 21859 PG 546
LOT 2, MB 33 PG 319 & MB 34 PG 795
ZONED: HC(CD)
8625 - 8635 LINDHOLM DR.
16817 - 16819 CRANLYN RD.
17220 - 17226 FORMBEY RD.
16917 - 16951 BIRKDALE COMMONS PKWY

N/F
DDRTC BIRKDAL
VILLAGE, LLC
PIN #005-371-98
DB 21859 PG 546
"PARCEL 4"
MB 69 PG 993
ZONED: HC(CD)

BIRKDALE COMMONS PARKWAY
37.5' WIDE PUBLIC R/W
(MB 33 PG 319 & MB 34 PG 795)

BIRKDALE COMMONS PARKWAY
37.5' WIDE PUBLIC R/W
(MB 33 PG 319 & MB 34 PG 795)

PROPOSED PARKING DECK
PARKING SPACES PROVIDED FOR NEW OFFICE
LEVEL PARKING TO REMAIN COMMERCIAL
LEVEL PARKING TO REMAIN RESIDENTIAL

PROPOSED URBAN
WORKPLACE OR SHOPFRONT BUILDING
(175,000 SF TOTAL)
25,000 SF OF COMMERCIAL/RETAIL
150,000 SF OF OFFICE

EX. RETAIL/COMMERCIAL
BUILDING

TOWNLEY ROAD
69' WIDE PUBLIC R/W (MB 34 PG 795)

69' WIDE PUBLIC R/W (MB 34 PG 795)

DDRTC BIRKDALE VILLAGE, LLC
PIN #005-373-29
DB 21859 PG 546
LOT 8, MB 34 PG 795
& MB 39 PG 173
ZONED: HC(CD)
8824 LINDHOLM DR.
16740 BIRKDALE COMMONS PKWY.

DDRTC BIRKDALE VILLAGE, LLC
PIN #005-371-05
DB 21859 PG 546
LOT 7, M8 43 PG 473
ZONED: HC(CD)
8805 SAM FURR RD

N/A
MDC NC
PIN #005-
DB 33539

BV INVESTMENT
PIN #005-371-5
DB 21859 PG 5
LOT 7A, MB 43 PG
ZONED: HC(CD)
16620 CRANLYN

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.



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

BIRKDALE VILLAGE REZONING

PIN #00537157, 00537197

LINDHOLM DR AND TOWNLEY RD. HUNTERSVILLE NC 28078

PRELIM LANDSCAPE PLAN

REVISIONS:

[2022/08/23 - REZONING COMMENTS](#)
[2022/09/19 - REZONING COMMENTS](#)
[2022/11/02- REZONING COMMENTS](#)
[2023/01/03- REZONING COMMENTS](#)
[2023/01/27- REZONING COMMENTS](#)

Z05 -PRELIM LANDSCAPE PLAN.DWG

PROJECT NUMBER: 222020

DATE: 06/21/2022 DRAWN BY: TS

Z05 OF 5



Planning Services

4421 Stuart Andrew Blvd.

Charlotte, NC 28217

Phone: 980-343-6246

Email: planning@cms.k12.nc.us

Town of Huntersville: 8725 Townley Rd Birkdale Village Rezoning – R22-01

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: 350 multi- family units

CMS Planning Area: North

Average Student Yield per Unit: 0.1225

This development may add 43 students to the schools in this area.

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

<i>Schools Affected</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/ Teacher Stations</i>	<i>20th Day, Enrollment (non-ec)</i>	<i>Building Classroom/ Adjusted Capacity (Without Mobiles)</i>	<i>20th Day, Building Utilization (Without Mobiles)</i>	<i>Additional Students As a result of this development</i>	<i>Utilization As of result of this development (Without Mobiles)</i>
J. V. WASHAM ELEMENTARY	51.80	39	861	648	133%	19	135%
BAILEY MIDDLE	73.65	57	1370	1060	129%	10	129%
WILLIAM AMOS HOUGH HIGH	117.8	100	2470	2097	118%	14	119%

The total estimated capital cost of providing the additional school capacity for this new development is \$1,632,000; calculated as follows:

Elementary School: **19**x \$34,000 = \$646,000

Middle School: **10**x \$37,000 = \$370,000

High School: **14**x \$44,000 = \$616,000

RECOMMENDATION

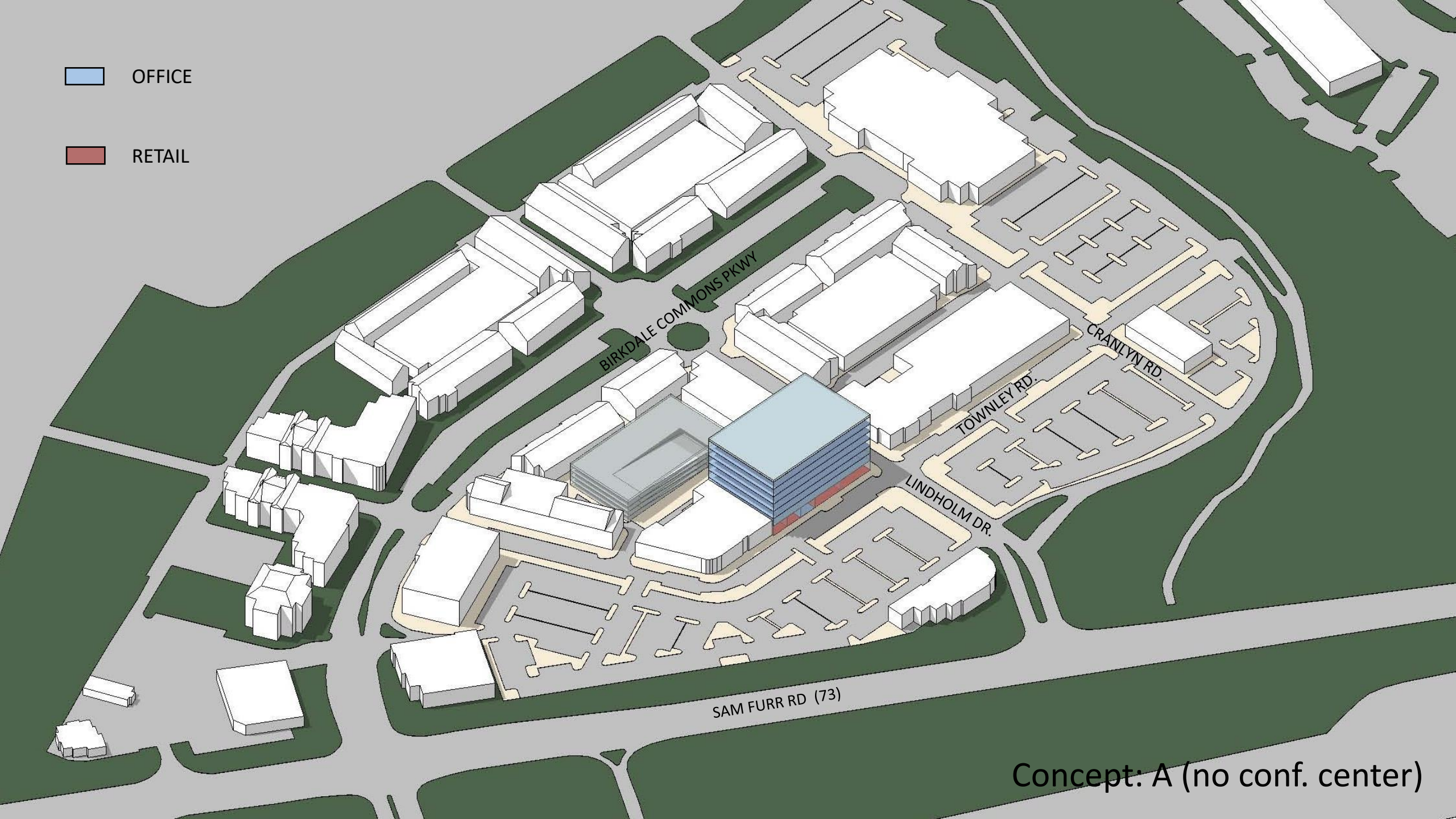
Adequacy of existing school capacity is a significant problem. We are particularly concerned about a case where school utilization exceeds 100% since the proposed development may exacerbate the situation. Approval of this petition may increase overcrowding and/or reliance upon mobile classrooms at the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

Birkdale Class A



OFFICE

RETAIL



Concept: A (no conf. center)

OFFICE

RETAIL

SAM FURR RD (73)

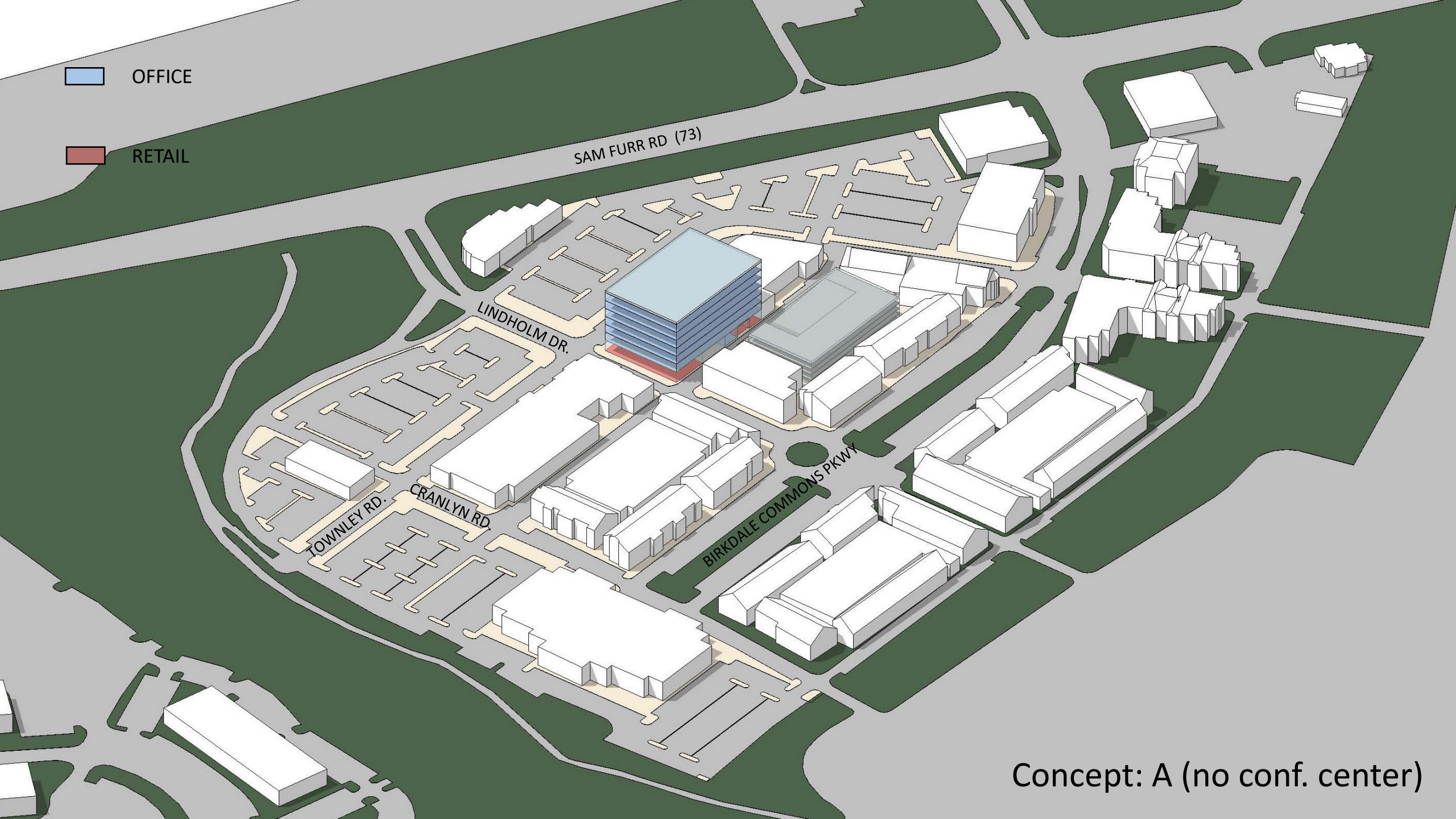
LINDHOLM DR.

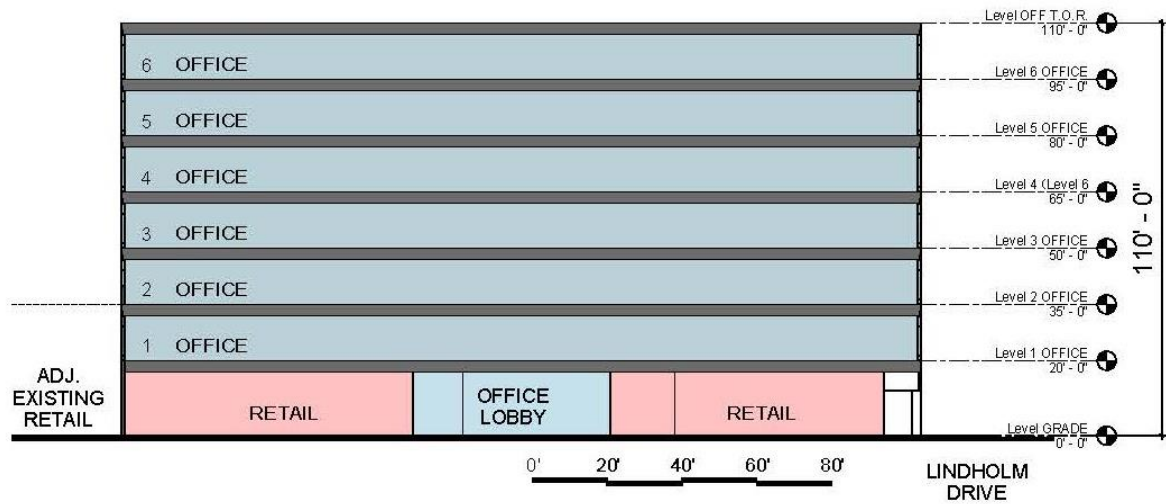
TOWNLEY RD.

CRANLYN RD.

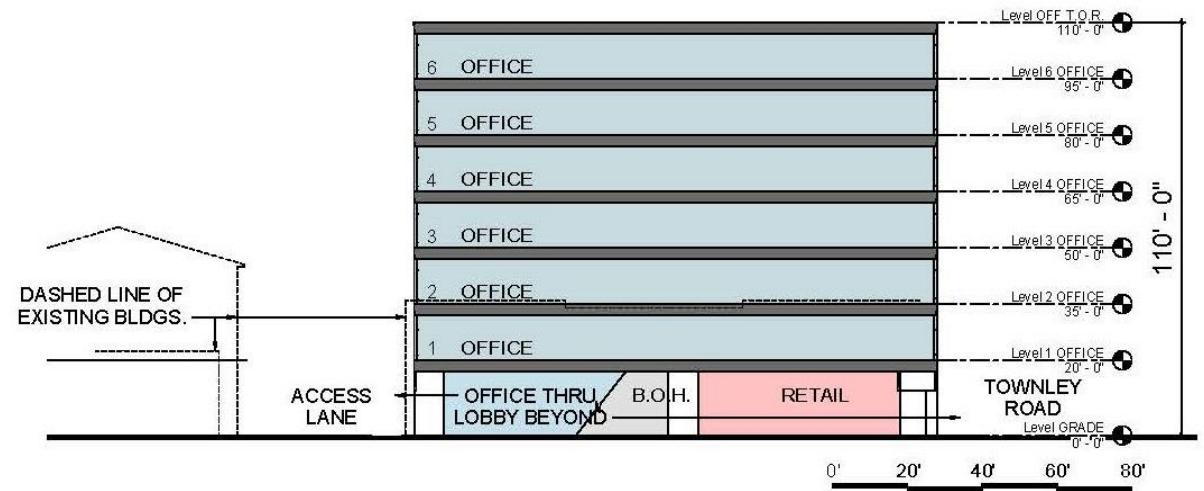
BIRKDALE COMMONS PKWY

Concept: A (no conf. center)





1 BLDG. HEIGHT SECTION - OFFICE BLDG.
1" = 20'-0"



2 BLDG. CROSS SECTION - OFFICE BLDG.
1" = 20'-0"

Concept: A (no conf. center)





New Parking

450 new parking spaces

- Rebuilding existing 2 levels (1st level (75) remains public parking)
- 5 new levels – 450 new spaces
- Available to the public after 5 on weeknights and on weekends
- Centrally located near the Plaza to avoid neighborhood street parking
- 3 entry/exit points onto Birkdale Commons, Townley, and Lindholm

Economic Benefits

Construction Benefits to Huntersville

Total Construction Value

\$90,891,927.61

Construction Taxes

\$115,066.36

Estimated Property Taxes to Huntersville per year

Proposed
(office/commercial only)

\$170,000.00

**9-5 office workers support businesses during
daytime hours**

Birkdale Village Rezoning

Neighborhood Meeting Report

Date: September 22, 2022

Time: 6:00pm-7:45pm

Location: Dellwood Community Center, 508 Dellwood Drive, Huntersville, North Carolina 28078

Applicants and the neighborhood attendees discussed the following comments and questions:

General Comments

- There are traffic and congestion issues in Birkdale Village and the surrounding residences
 - Sam Furr/Highway 73 traffic
 - Lindholm Drive traffic
 - Formby Rd. traffic
 - Delivery truck traffic
 - Landscaper traffic
 - Cut through traffic in the Greens, specifically Pennington Dr.
 - Potential connection to Northcross Dr. with Townley Rd. extension
 - Traffic can be overwhelming sometimes and make it hard to leave the neighborhood
- Music volume on the speakers in Birkdale is too high, also change music selection
- Light pollution from the new buildings
- Current security of the property needs to be upgraded
- The design of the new buildings should be in keeping with the aesthetic and character of Birkdale Village
- The office building is very nice, and could be better if there were some design elements that fit with the original design
- Parking issues
 - Developer could remove some parking on Formby Rd. to make it more inviting to residents and visitors
- Neighbors would like to see the TIA and traffic count data
- Neighbors would like to see the future roadway improvement plans for the Sam Furr/Highway 73 corridor
- I love this project and the plans look great, I am just worried about traffic and congestion
- Birkdale is a little village, and the new buildings might change that
- Birkdale's original design was as a *Neotraditional* aesthetic with European-like streets

Questions

***Answers in bold**

1. Where will deliveries be made to the new buildings?
 - **There are alleyways to the rear of the new buildings where deliveries will be made.**
2. Can you design the office building and other structures to conform to the theme and design of the current Birkdale Village?
 - **The developer will explore options to better fit the aesthetic. Final design will be reviewed by Staff.**

3. Did the TIA consider the development of the Birkdale Golf Club across Highway 73?
 - **Yes, the Birkdale Golf Club is an approved plan and was included in the TIA calculations.**
4. Did the TIA consider the construction on Birkdale Commons Parkway during their traffic count?
 - **The TIA process includes traffic counts from a number of intersections and these intersections were designated by NCDOT.**
5. Can the developer remove parallel parking on certain streets (specifically Formby and other narrow roads) to allow for a more inviting pedestrian experience?
 - **This is public parking on a public street that the developer does not control.**
6. Is there a project on the books for the Townley Rd. extension to Northcross Dr.?
 - **This extension to Northcross Dr. has been contemplated for about 17 years. There is no official/definitive date on when this will occur.**
7. Can the developer give money to the Town to expedite the construction of the bridge connection to Northcross Drive?
 - **Developer will explore solutions with the Town, NCDOT, and landowners.**
8. With the scheduled improvements to Sam Furr/Highway 73, how much more capacity will the roads have? Can we see the documents related to NCDOT's plans?
 - **Significantly more capacity, turning Hwy 73 into a superstreet and other traffic alleviating measures will reduce the current stress on traffic in the area. Primarily traffic will be routed to Northcross Dr. to avoid gridlock at the I-77 Interchange.**
 - **NCDOT's plans are available on their website and are included in the Neighborhood Meeting presentation.**
9. What is the current parking ratio for Birkdale (parking spots per dwelling unit)?
 - **Current parking ratio is about 4.5, and after construction of the additional buildings the ratio will remain at about 4.5. However, on weekday evenings and weekends when the office tenants are not there, the ratio will increase due to the additional supply of 400 spots to the general public.**
10. What can the developer do to limit cut through traffic on Townley and Pennington?
 - **These are public roads, but the developer can explore options with the Town and NCDOT.**
11. Will parking in the new parking decks be free?
 - **Yes.**
12. Can the developer add no parking signs in areas where there are congestion issues?
 - **If it is a public street then most likely not, but developer can look into solutions.**
13. How will the NCDOT improvement projects line up with the new development?
 - **NCDOT improvements to Sam Furr/73 are scheduled for 2025-2026. The office building is at least 5 years out and the multi-family component/hotel would be completed after that. The NCDOT improvements and the construction of the new buildings coincide with each other based on the current schedule.**
14. If NCDOT plans get delayed will the Birkdale improvements be delayed?
 - **No, but the right of way acquisition process and easement acquisition process are currently underway for the Sam Furr/73 improvements.**
15. Can the developer tie construction of this project to the NCDOT improvements?

- **This agreement cannot be made as it would eliminate the opportunity for the developer to market the buildings to prospective tenants.**
16. When will all the NCDOT improvements to Sam Furr/Highway 73 be complete?
- **The improvements are scheduled for 2025-2026, right of way and easement acquisition are currently underway.**
17. What if there is another pandemic? Will this development continue?
- **Difficult to predict.**
18. Are there plans to expand Northcross Dr. and Westmoreland Rd.?
- **Yes, Northcross Drive will extend and connect to Westmoreland Rd., there are also traffic alleviation plans that will direct more traffic to Northcross Dr. and away from the I-77 Interchange.**
19. What is the timeline for the construction of the office, hotel, and multi-family?
- **The office and hotel are planned first, and that construction is at least 5 years out, financing will take at least 1-2 years from now to complete so the timeline is not set in stone. The multi-family component would begin after that.**
20. While NCDOT is constructing improvements to Northcross Dr. (including the roundabout) can they also construct the connection bridge to Townley Rd. at the same time?
- **Can explore options with NCDOT and the Town.**
21. Regal just went bankrupt, will this impact the Regal at Birkdale?
- **This will not impact the movie theater at Birkdale.**
22. Will the office building look like a 12-story building?
- **The office building's first floor is retail (height of 20 ft.), second floor conference center (height of 20 ft.), and 5 floors of class-A office space above (height of 15 ft. each).**
23. Did North American Properties build the office building in Avalon?
- **Yes.**
24. How many rooms are in the hotel?
- **125 rooms.**
25. What brand of hotel? Will it be a 4 or 5 star/higher quality hotel?
- **Will be a boutique hotel, 4 stars, similar to a Moxy or AC by Marriot or a Tempo by Hilton.**
26. What about the hotel across the street?
- **This hotel is lower quality and is currently on hold.**
27. What will this do for air quality? Will this create smog?
- **Developer is following all environmental requirements/regulations.**
28. Will there be apartments in the new buildings?
- **Yes, there are plans for 350 1 & 2-bedroom apartments.**
29. What are the prices for the new apartments? What about the old apartments
- **Current prices for 1-bedroom is about \$1600/month but will be closer to \$2000/month when completed, 2-bedroom apartments are closer to \$2500/month and could be higher once completed.**
 - **The older apartments are being renovated in line with the quality of the new apartments.**
30. Has the developer thought about doing condos instead of apartments?

- **There is not a demand for condos in this area and it doesn't make financial sense.**
31. What does class-A office mean?
- **Everything is higher quality, the materials used, interior furnishings and amenities are of a higher/highest standard.**
32. Why is there so much glass on the office building?
- **Office tenants require the large windows, especially in a class-A office.**
33. What about the remote/work from home movement, will this make the office building obsolete? Is there a market for this type of office?
- **There is a demand for this type of office in Huntersville. Currently Huntersville has no class-A office space available. With the proximity to Lake Norman this is a great location for this type of office.**
34. Can the developer put the office building across the street near the Birkdale Golf Club?
- **The developer does not own this land.**
35. Is Red Rocks being demolished? Is there a building going on top of Red Rocks?
- **Red Rocks is staying, they are upgrading and adding more outdoor seating. There is nothing going on top of Red Rocks.**
36. Where will the conference center be located?
- **Located on the second floor of the office building.**
37. What is going on top of Total Wine?
- **Nothing is going on top of Total Wine.**
38. Is the office building in the picture longer than the current Barnes & Noble building?
- **No, the perspective of the picture made it seem that way.**
39. How will the developer limit light pollution at night?
- **All the buildings are smart buildings and lights will turn off at night.**
40. How will the developer ensure that the greenery on the building will last and not die?
- **This is included in the developer's rezoning plans and is part of the rezoning requirement.**
41. Where are the parking decks located?
- **They will stay at their current location but will be upgraded to increase the number of parking spots.**
42. How is this hotel allowed to build up to 12 stories when the hotel across the street could only do 6?
- **These are two very different development, Birkdale is able to ask for this increase in height due to its density and size.**
43. There is another hotel across from Kenton Place, how will this impact the new Birkdale hotel?
- **This is a different type of hotel that will attract a different type of clientele.**
44. How tall will the buildings be?
- **The 7-story office building and the hotel will be around the same height (145'), the multi-family urban workplace building will be 75', and the parking garages will be 67'.**
45. Is the multi-family building as tall as the hotel?
- **No, hotel is 145' and multi-family is 75'.**
46. Is there currently a height limit in Birkdale?
- **Yes Birkdale has a current limit of 48'.**
47. Is Birkdale zoned as an urban center?

- **Yes.**
48. Will there be new designated delivery zones for delivery trucks?
- **Delivery trucks will use the current alleyways behind the new office building and the hotel/multi-family.**
49. Will there be any electric vehicle charging stations?
- **Yes, there will be infrastructure to support electric charging stations based on demand.**
50. Will there be dedicated electric/normal bike lanes?
- **There will not be dedicated bike lanes, but the new traffic pattern around Birkdale should calm the traffic enough for bikers and drivers to share the road safely.**
51. Can the developer do something to ensure that the firepit area is safe?
- **The firepit is designed to code and has a remote on-off switch. Only on-site personnel will be able to start the fireplace. Security routinely monitors the area.**
52. Will the rooftop beer garden be safe? Will drunk people fall over the sides or down the steps?
- **Yes, this beer garden will meet all the necessary standards.**
53. Will there be any escalators or elevators?
- **Where necessary, elevators will be placed in buildings. There are no plans for any escalators to reach the rooftop bar.**
54. Will there be a new wine bar?
- **Yes, Foxcroft Wine.**
55. How many more apartments will be constructed?
- **350.**
56. Is the Cheesecake Factory a new tenant?
- **Cannot say, there is no signed contract.**
57. Has North American Properties done anything like this before?
- **Yes, this is what North American Properties does. They did this in Alpharetta, Georgia with Avalon and have done similar projects in Atlanta and in Kentucky among others.**
58. Is there a phase 2 to this project?
- **This was just on the PowerPoint for labeling purposes, the “first phase” is the \$20 million refurbishment of the current Birkdale Village and the “second phase” would be the construction of the office building, hotel, and multi-family.**
59. When can the neighbors get a good look at the design and configuration of the hotel and multi-family component?
- **The neighbors will be kept in the loop regarding design plans as the development approval process continues.**
60. Are the plans done for this project?
- **These are concepts plans, the fully rendered architectural drawings would be completed after approval of the rezoning due to costs.**
61. Once the detailed plans are done do they go back to the Town Board for review or is that something that Planning Staff handles?
- **Staff handles the review of the construction documents and finalized plans to ensure that they meet all Town and other requirements.**
62. Will the building follow any of the green initiatives?
- **Yes, the building will incorporate green building initiatives.**

63. Is this a finalized design for the hotel and apartments?
- **No, these are just example images to show the quality and potential design of the buildings.**
64. Do you know what the parking garages will look like?
- **Portions that can be seen from the public ROW will blend in with the aesthetic of the adjacent building. There are guidelines that the developer must follow to ensure this.**
65. What is the developer asking for in the zoning amendment?
- **Developer is asking to change the height of the buildings to allow for these new uses.**
66. How much more height is the developer requesting for the parking decks?
- **The developer is adding 4 levels to the parking decks, totaling 6 levels each.**
67. What are the logistics for the staging areas related to the construction of these new buildings?
- **Office construction would begin first, Barnes & Noble will be demolished and the parking area directly in front will be used as staging area for that construction. Similarly with the hotel and multi-family, once demolition happens the adjacent parking areas will be used as staging areas.**
68. What buildings will be torn down?
- **Barnes & Noble is leaving, they no longer have stores of this size (24,000 square feet), this will be demolished for the office building. The building that houses Girl's Supply and the Dick's building will be demolished for the hotel and multi-family. The parking garages will be demolished and rebuilt to modern standards.**
69. Are Girl's Supply and Dick's leaving?
- **Yes, they will be leaving at some point in the future.**
70. Could we get a Trader Joe's or grocer into the development?
- **Developer would love to get Trader Joe's or another grocer in the development. They are exploring options.**
71. What is going where the Gap is?
- **A new tenant.**
72. What is the ratio of dining options to retail options?
- **Developer wants to have about 40-50% dining options.**
73. What is the cost of valet parking? Where are the cars parked for valet?
- **Valet parking is \$15, and the cars are parked in the bottom floor of one of the parking decks.**
74. What is the price tag for all these new buildings?
- **\$240 million.**

NEIGHBORHOOD MEETING

SIGN IN SHEET

September 22, 2022, 6:00pm to 7:00pm

Birkdale Village Rezoning

Location: Dellwood Community Center, 508 Dellwood Drive, Huntersville, North Carolina 28078

Name	Address	Phone Number	Email Address
Beth Ann Archer			
Nathan Furber			
Jon Bossiano			
Fetsje Goettsch			
Leslie Brown			
BREAN HARRISON			
Chris Boggiano			
Jenni Fu Takung			
Helen Mason			
Kitty Miese			

SIGN IN SHEET

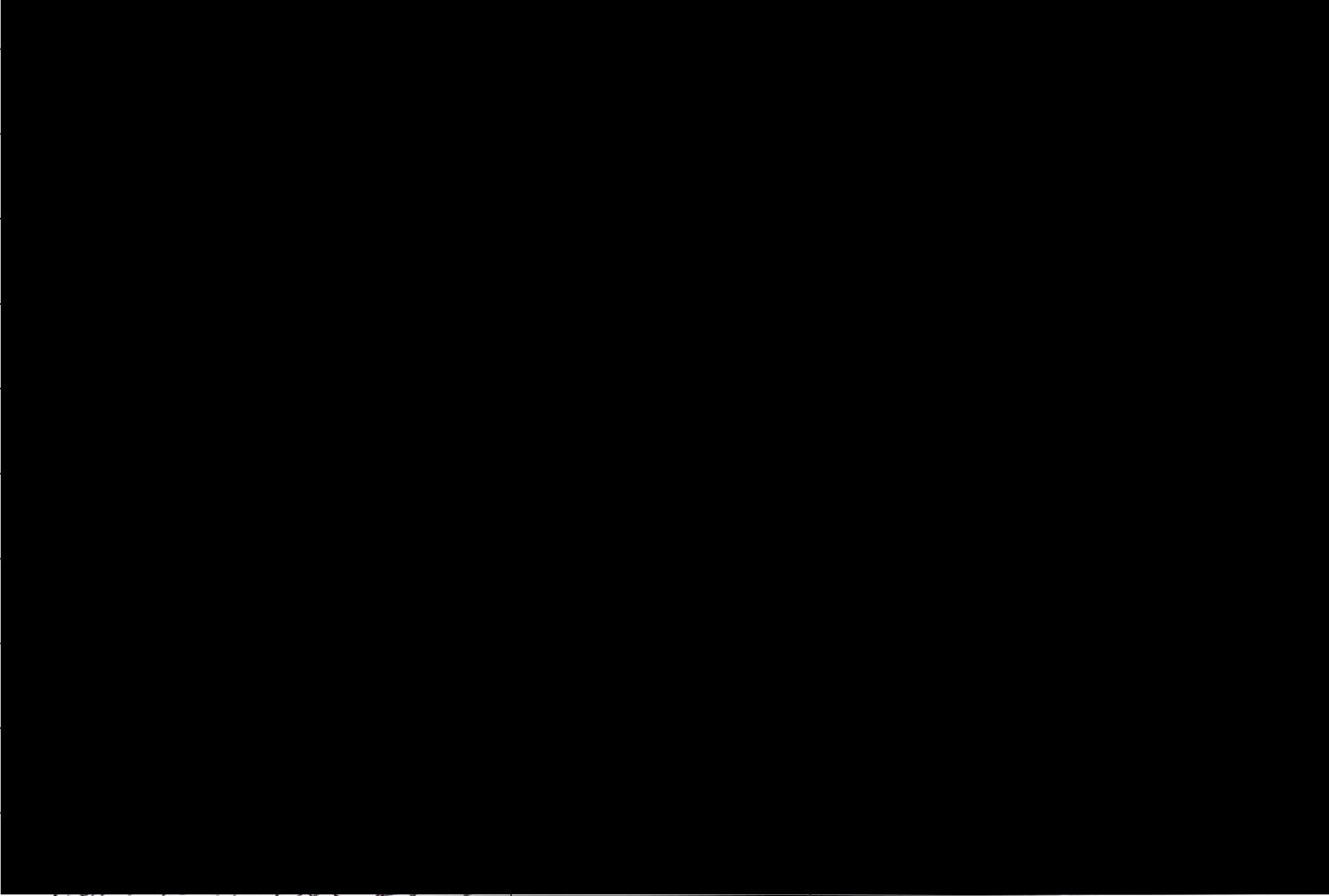
Birkdale Village Rezoning

Location: Dellwood Community Center, 508 Dellwood Drive, Huntersville, North Carolina 28078

Name	Address	Phone Number	Email Address
Gay C. Rudisill			
Linda Barnes			
Sydney Zarsadiaz			
Randy Moose			
Kim Zarsadiaz			

NEIGHBORHOOD MEETING
SIGN IN SHEET
September 22, 2022, 6:00pm to 7:00pm
Birkdale Village Rezoning

Location: Dellwood Community Center, 508 Dellwood Drive, Huntersville, North Carolina 28078

Name	Address	Phone Number	Email Address
Jill Brown			
Thomas Wright			
TERRI GAAR			
David Peete			
Pierre McCork			
Nick O'Shaughnessy			
Mark Keener			
Daryl + Karen Poppen			
MAGGIE PARK			
Sharon BOWD			
Dawn Snow			



BIRKDALE
VILLAGE

Rezoning 22-01 Conditional Rezoning

OFFICE, HOTEL, COMMERCIAL, MULTI-FAMILY, PARKING GARAGES



PHASE 1 - \$20 Million Project

Community Garden & Dog Park

Warby Parker

Good Wurst

Beer Garden

Concierge
& Valet

Stage and
LED Screen

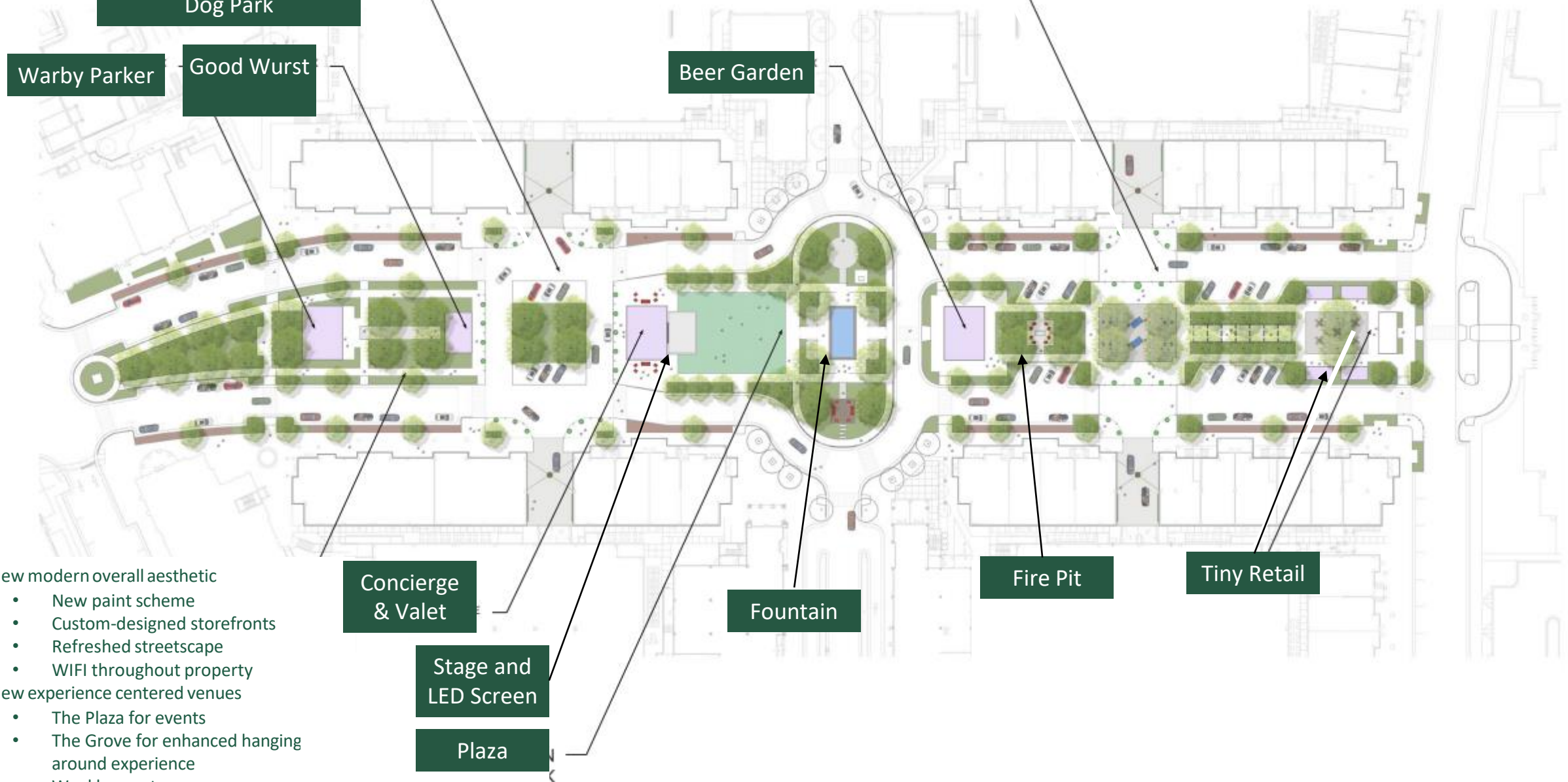
Plaza

Fountain

Fire Pit

Tiny Retail

- New modern overall aesthetic
 - New paint scheme
 - Custom-designed storefronts
 - Refreshed streetscape
 - WIFI throughout property
- New experience centered venues
 - The Plaza for events
 - The Grove for enhanced hanging around experience
 - Weekly events



Parking in Birkdale Village: Guest Comments

Follow up is there any plans to improve parking with the amount of extra people showing up parking must be a nightmare

I have no idea! 😬 there's no more parking...

. All this new stuff makes no difference unless they fix the parking problem. If they don't fix that everything they do is for nothing. Still going to have the same congestion problems.

When will new owners fix the parking issues

Would love to come if we could find parking that was taken away

Yeah, won't be coming back to Birkdale anytime soon. More congestion and no parking. Catering to who?

They just keep removing parking areas so you can valet. You're not South Park.

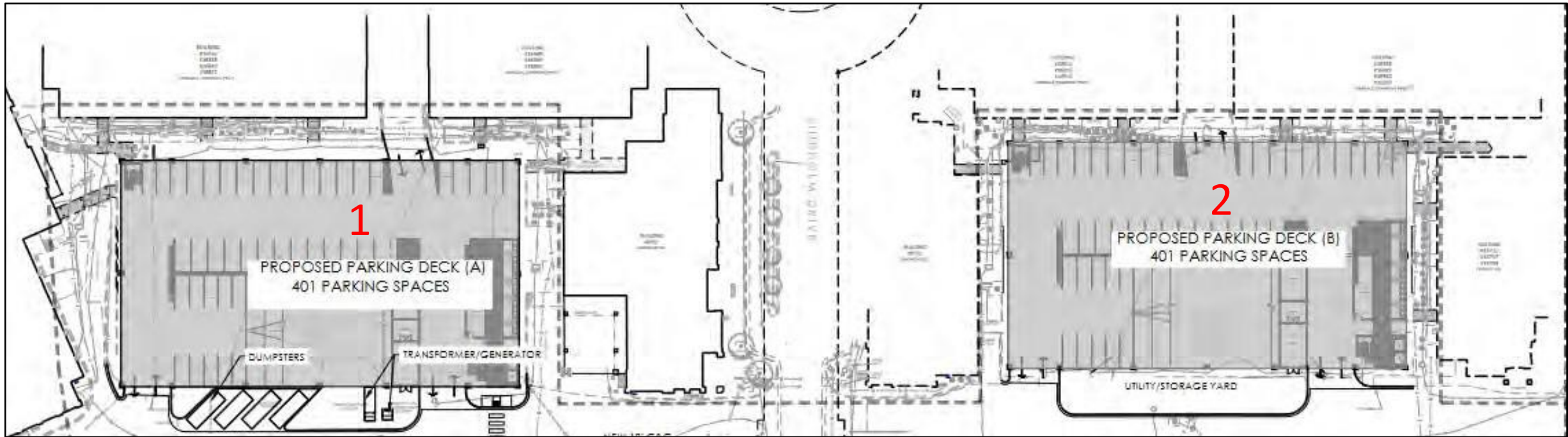
Unfortunately good luck finding parking

What a horrible idea. There's not enough parking today. Trying to change Birkdale too much.

Ah Yes ! The congestion, the increase of traffic onto streets already busy busy, and OMG – parking will be an even BIGGER problem ! ! Is there any realistic planning effort going into this "PLAN" or are residents and shoppers just supposed to "tolerate" the problems and troubles that will result ? ?



Parking in Birkdale Village: Upgraded Parking Garages



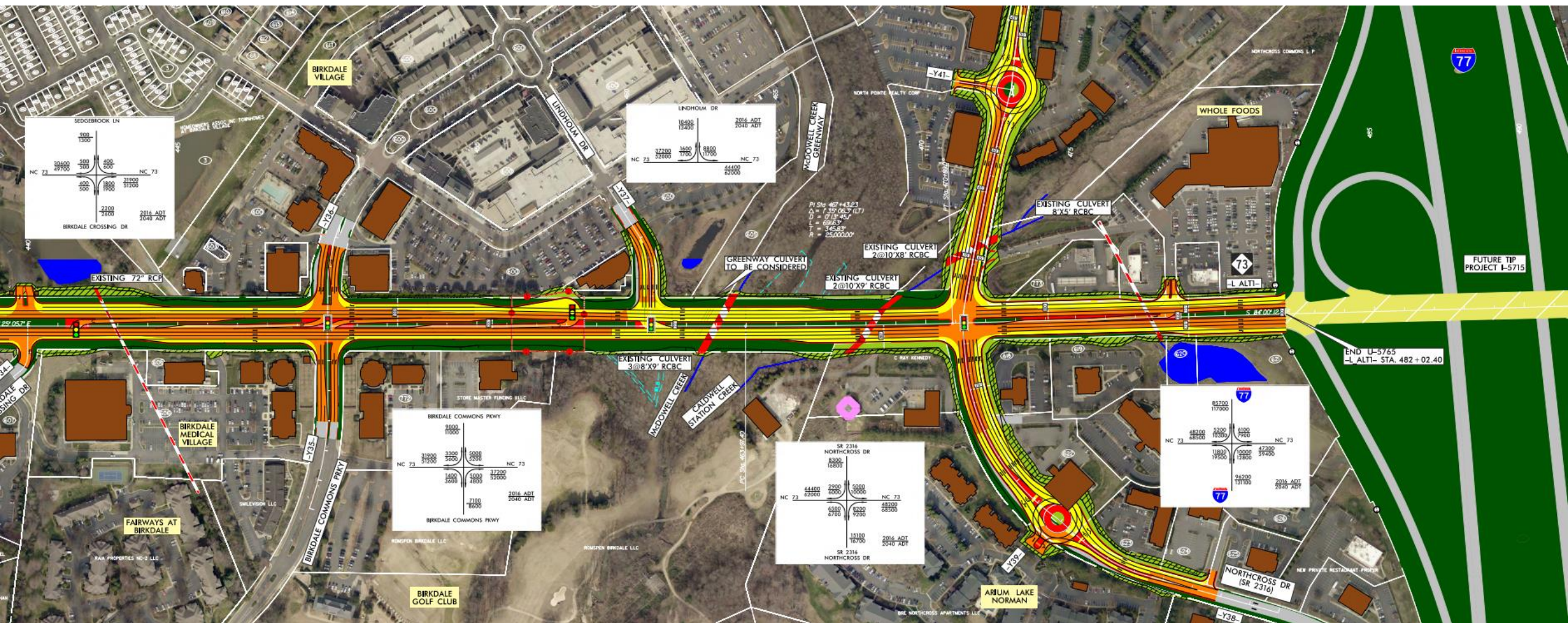
DECK #1

Enlarged to park 400 new spaces for the Office Building
All office parking spaces are available for public use after 5pm
and on weekends

DECK #2

Enlarged to park the additional Multi Family units.
Approx 150 spaces for Hotel and Conference Center for
public use.







NORTH AMERICAN PROPERTIES

Development Experience – Making Places to Hang Out











BIRKDALE
VILLAGE

NEW AND UPGRADED TENANT MIX

New Additions

- Foxcroft Wine Co.
- Morelia Gourmet Paletas
- The Good Wurst Co.
- Warby Parker
- Beck on Broad
- Cosmo Gypsy
- Icebox Cryotherapy
- Green Brothers Juice Co.
- Apricot Lane
- Girl Supply
- Lovesac
- Brown Bag Seafood
- Sephora
- Locals in small retail buildings

Upgrading Current Location

- Brixx Pizza
- EeZ Fusion & Sushi
- Midwood Smokehouse
- Red Rocks Café
- Savory Spice



- 86-acre mixed-use destination
- Best-in-class retailers
- Numerous dining options
- Movie theater
- Full-service hotel with conference center
- Luxury apartments and single-family residences
- Class-A office space

Nationally renowned Mixed-Use Development



What makes a great Mixed-Use Development



Connectivity



Activity



Food and Beverage



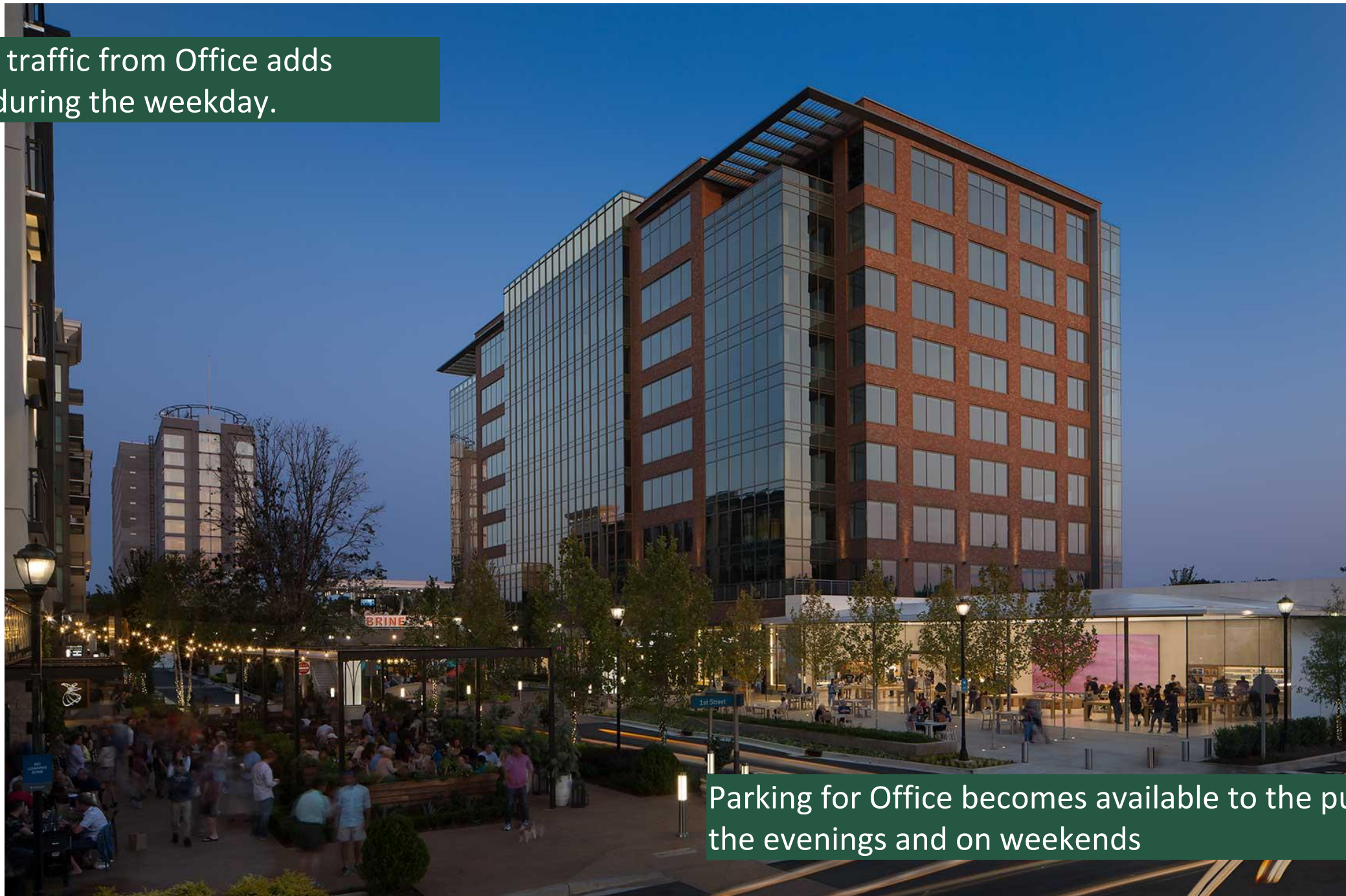
Programming





Daytime traffic goes home
Nighttime traffic comes home

Daytime traffic from Office adds activity during the weekday.



Parking for Office becomes available to the public in the evenings and on weekends





Parking Upgrades



Parking in Birkdale Village: Guest Comments

Follow up is there any plans to improve parking with the amount of extra people showing up parking must be a nightmare

I have no idea! 😬 there's no more parking...

. All this new stuff makes no difference unless they fix the parking problem. If they don't fix that everything they do is for nothing. Still going to have the same congestion problems.

When will new owners fix the parking issues

Would love to come if we could find parking that was taken away

Yeah, won't be coming back to Birkdale anytime soon. More congestion and no parking. Catering to who?

They just keep removing parking areas so you can valet. You're not South Park.

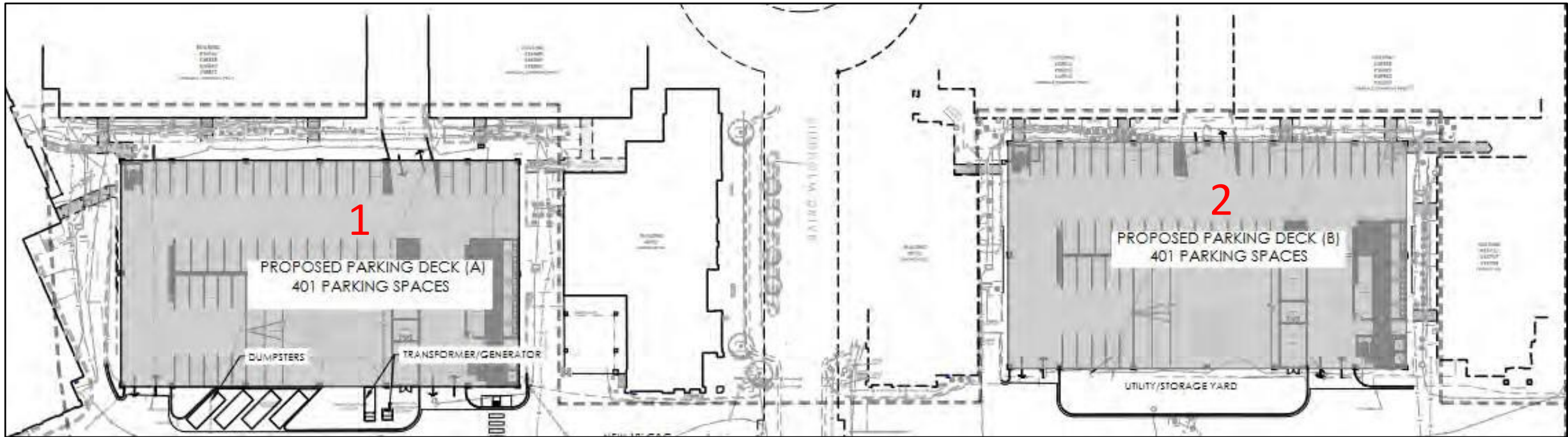
Unfortunately good luck finding parking

What a horrible idea. There's not enough parking today. Trying to change Birkdale too much.

Ah Yes ! The congestion, the increase of traffic onto streets already busy busy, and OMG – parking will be an even BIGGER problem ! ! Is there any realistic planning effort going into this "PLAN" or are residents and shoppers just supposed to "tolerate" the problems and troubles that will result ? ?



Parking in Birkdale Village: Upgraded Parking Garages



DECK #1

Enlarged to park 400 new spaces for the Office Building
All office parking spaces are available for public use after 5pm
and on weekends

DECK #2

Enlarged to park the additional Multi Family units.
Approx 150 spaces for Hotel and Conference Center for
public use.





Design Concepts







Office/Conference Center Concept



 Office/Conference Center Concept



Hotel Concepts



Full service, Boutique type, similar to Moxy or AC by Marriott or Tempo by Hilton



Hotel Concepts



1- & 2- bedroom units
Few families with children



Mixed- Use Urban Workplace Concept





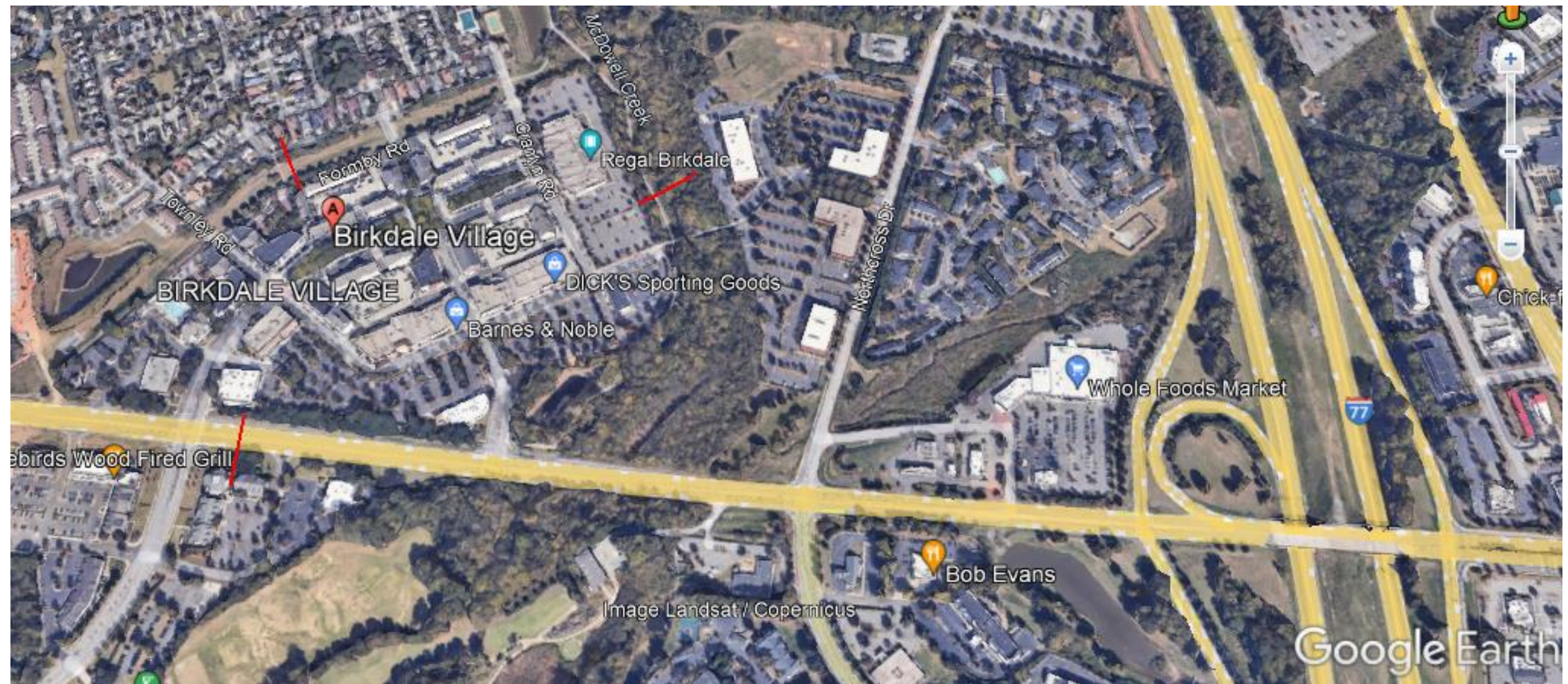
Smart Home Features
Nest thermostats
Tiled showers
Granite / Quartz counter tops
Upgraded Appliance package
Electronic entry locks



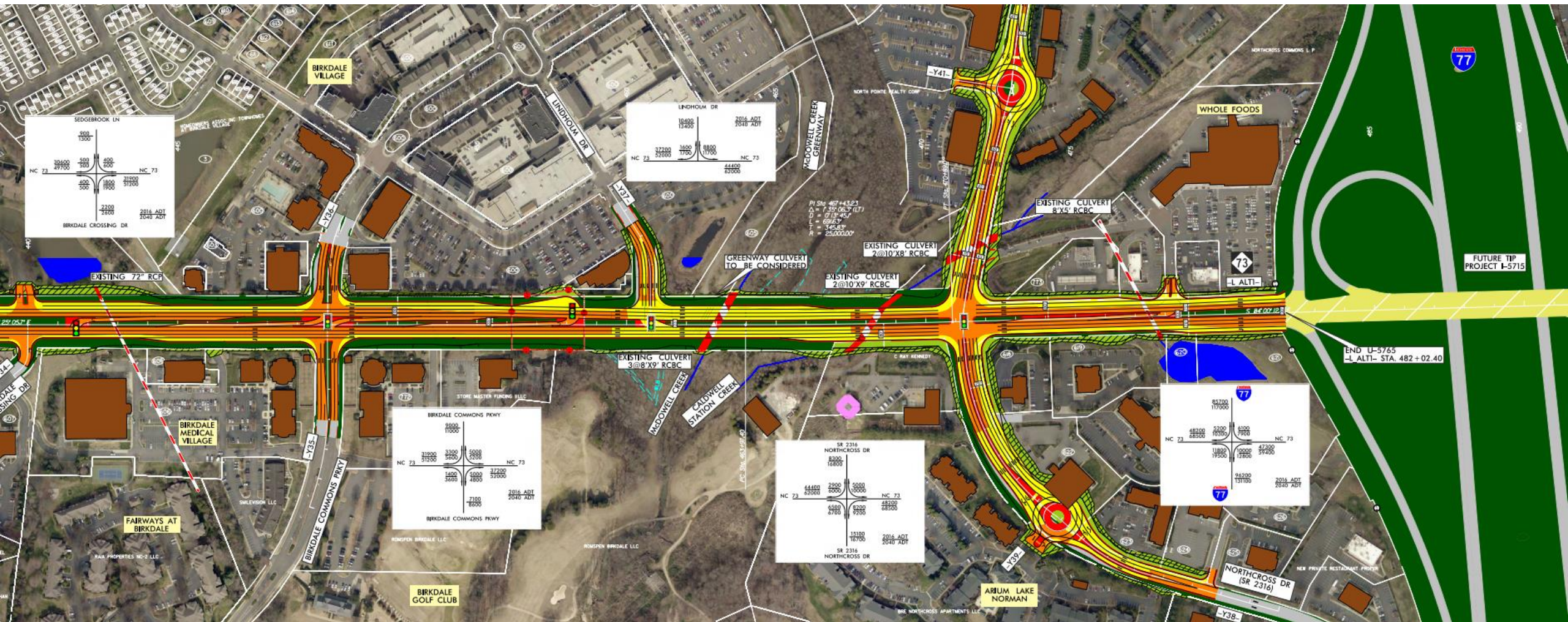


Location

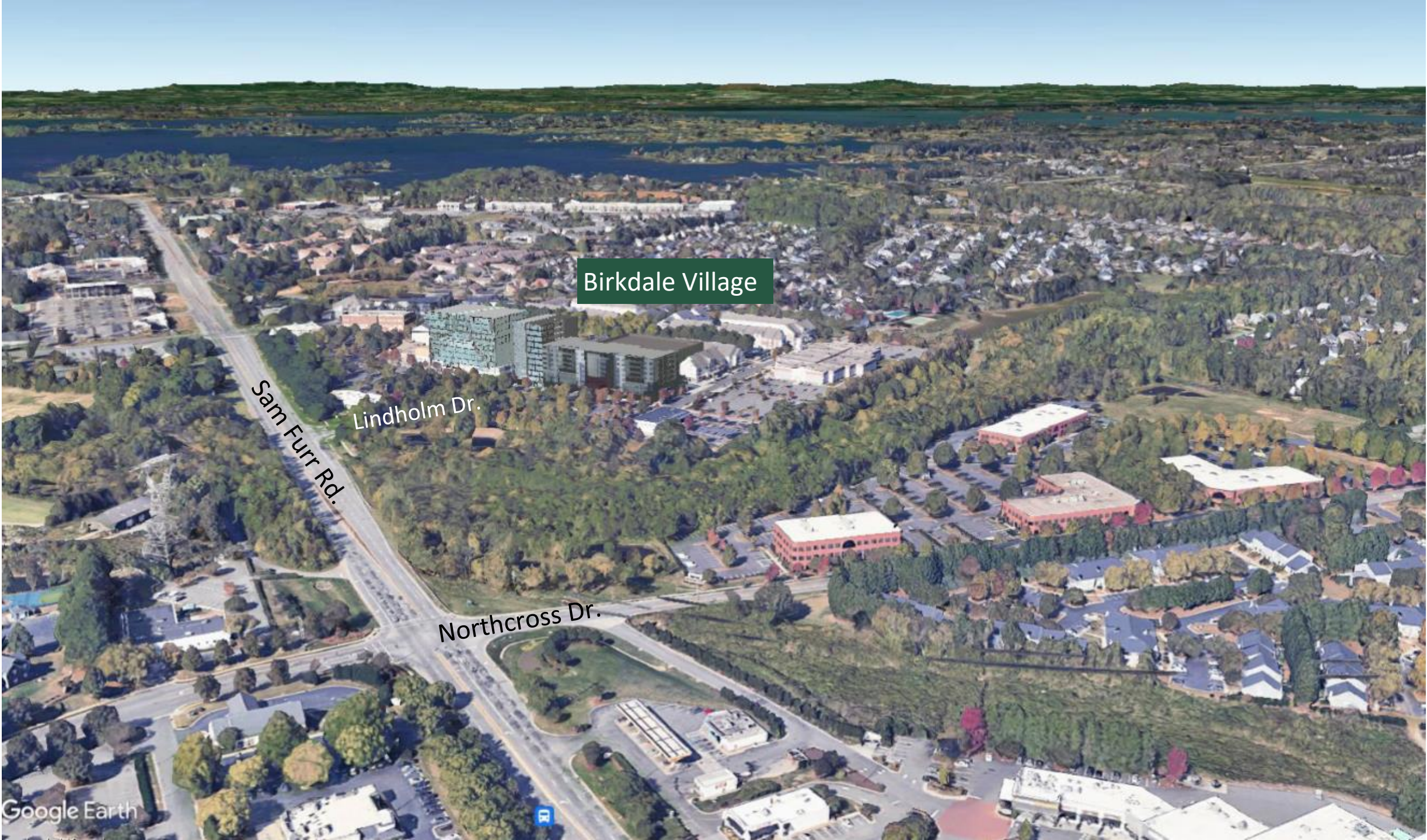




NCDOT Highway 73 Improvements







Birkdale Village

Sam Furr Rd.

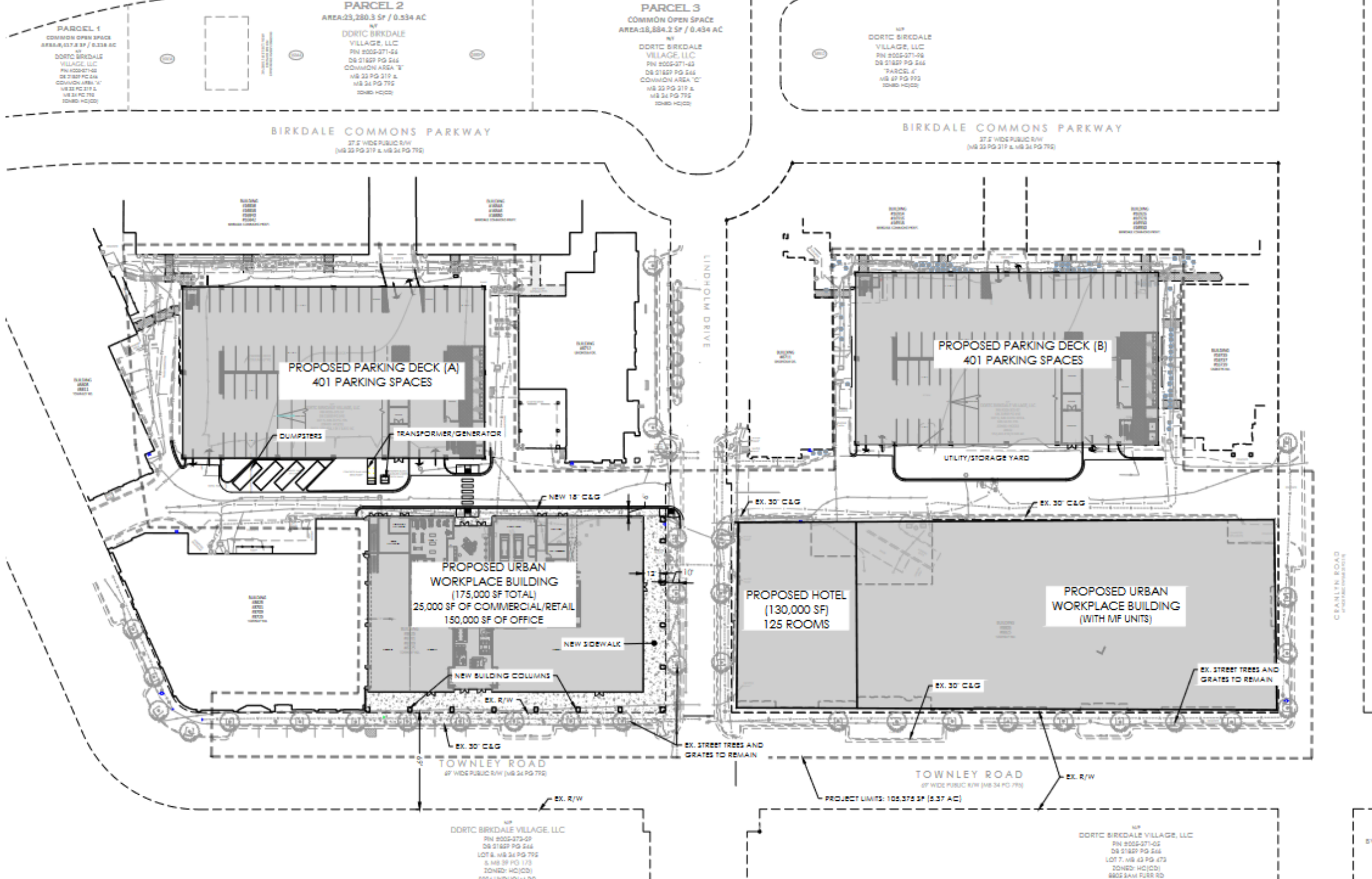
Lindholm Dr.

Northcross Dr.



Office Building







IMPLAN Economic Study





BIRKDALE
VILLAGE

IMPLAN STUDY: Economic Benefits

- IMPLAN is an economic impact assessment software program based in Huntersville, NC.
- Their local-level input-output models can estimate the economic impact from everything, including:
 - New firms moving to the area
 - Recreation/tourism
 - Commercial/Industrial development
 - Residential development

IMPLAN users in the region include:

- | | |
|---|-----------------------------|
| ▪ Lake Norman Economic Development Commission (EDC) | ▪ City of Miami |
| ▪ City of Greensboro | ▪ City of Sacramento |
| ▪ Pitt County Development Commission (Greenville, NC) | ▪ University of Chapel Hill |
| ▪ Asheville, NC Area Chamber of Commerce | ▪ University of Asheville |
| ▪ Birmingham Airport Authority | ▪ University of Charlotte |
| | ▪ Clemson University |

IMPLAN – Types of Benefits in Huntersville



Direct Benefits - Financial resources spent to build; including materials and labor

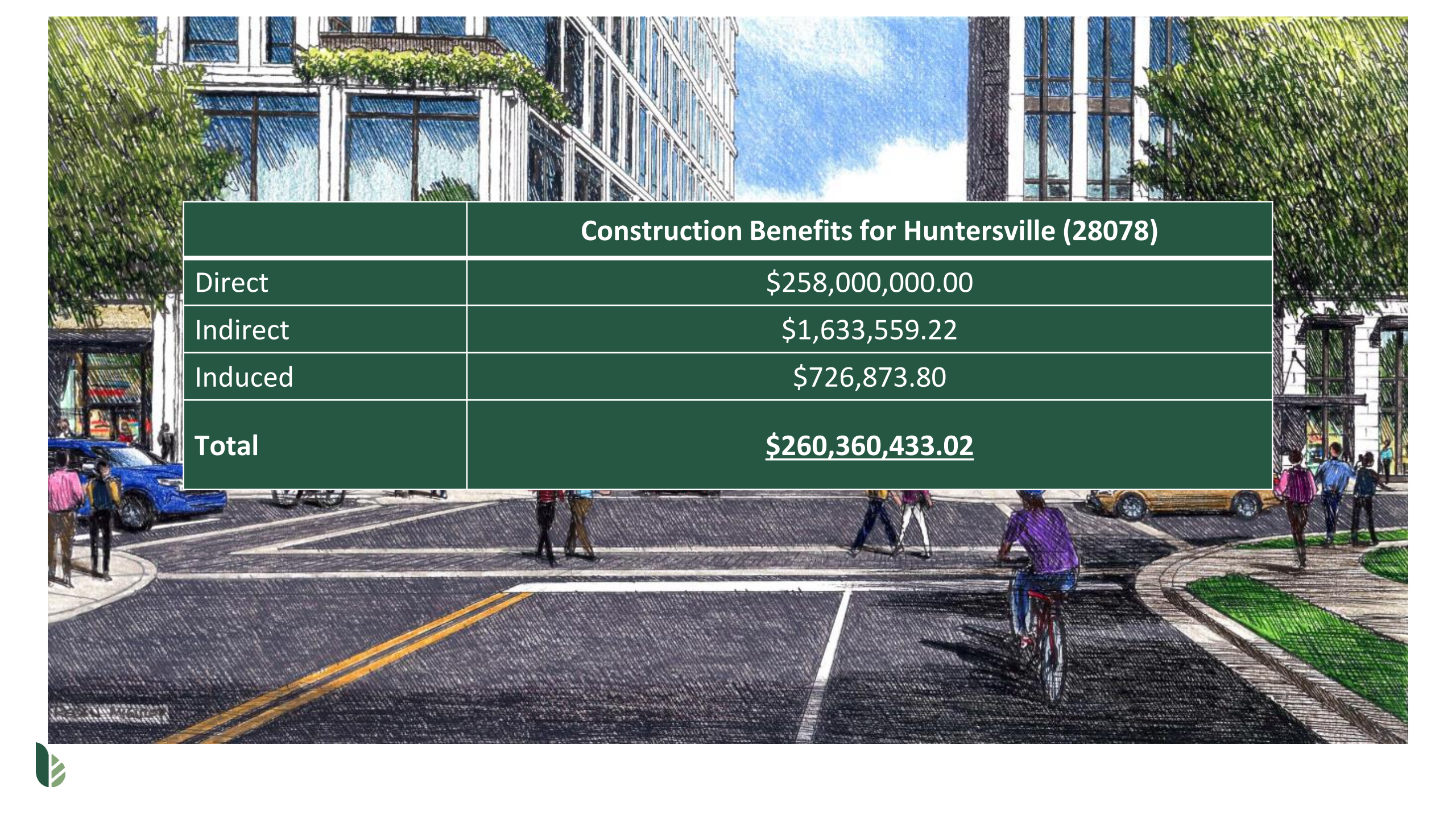


Indirect Benefits - Architectural and engineering services, appliance stores, employment services



Induced Benefits - Spending from people employed as a result of the development (restaurants and health care)



An architectural rendering of a city street scene. In the background, there are modern multi-story buildings with large glass windows and balconies with greenery. The street is paved with dark cobblestones and has white and yellow lane markings. Several people are walking on the sidewalks and crossing the street. A person is riding a bicycle in the foreground. A blue car is parked on the left, and a yellow car is on the right. The sky is blue with some white clouds.

Construction Benefits for Huntersville (28078)

Direct	\$258,000,000.00
Indirect	\$1,633,559.22
Induced	\$726,873.80
Total	<u>\$260,360,433.02</u>

	Employment Benefits for Huntersville (28078)
Direct	\$210,316,781.85
Indirect	\$1,644,167.85
Induced	\$68,232.37
Total	<u>\$212,029,182.07</u>



BIRKDALE
VILLAGE

Thank you.





ESTD 1954

**NORTH AMERICAN
PROPERTIES**

September 7, 2022

SUBJECT: Notice of neighborhood meeting for information related to a Conditional Rezoning of approximately 8.82 acres on the northwest side of the intersection at Lindholm Drive and Townley Road, Huntersville, NC. The parcels are 005-371-57 and 005-371-97. The property owner and Applicant of the subject parcels is the DDRTC Birkdale Village, LLC.

To Whom It May Concern:

Recipients of this letter meet the notification requirements of the Town of Huntersville as being adjacent landowners with at least a portion of their properties located within 250 ft. of the subject properties, and neighborhood organizations registered with the Town of Huntersville within 2,000 ft. of any portion of the rezoning site. The purpose of the meeting is to provide an opportunity for the Applicant/Developer to describe the proposed project and to answer any questions you may have. The Applicant/Developer is requesting approval from the Town to amend the existing rezoning plans for Birkdale Village to accommodate revisions to its existing mixed-use development including new upgraded parking decks and two urban workplace buildings and a hotel to replace existing buildings.

MEETING DETAILS:

6:00 P.M. to 7:00 P.M.

Thursday, September 22, 2022

Dellwood Community Center

508 Dellwood Drive

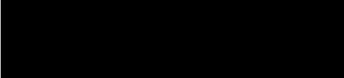
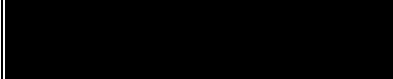
Huntersville, NC 28078

You are welcome to attend the above-mentioned neighborhood meeting. There will be an opportunity to ask questions about the proposed subdivision.

Sincerely,

Mike Lant, Senior VP Development
DDRTC Birkdale Village, LLC

EXHIBIT A
Owners/Adjacent Owners to Parcel Numbers:
00537157 & 00537197

PARCEL 00537157, 00537154, 00537197, 00537161, 00537329, 00537105, 00537402 DDRTC BIRKDALE VILLAGE LLC C/O NORTH AMERICAN PROPERTIES 	PARCEL 00537151 MDC NC2 LP C/O REALTY INCOME CORPORATION 
PARCEL 00537194 BV INVESTMENTS LLC 	PARCEL 00537114, 00537112, 00537113, 00537156, 00537163, 00537155 DDRTC BIRKDALE VILLAGE LLC C/O DEVELOPERS REALTY CORP 
GREENS AT BIRKDALE VILLAGE, PROPERTY OWNERS ASSOC INC 	TOWNHOMES AT BIRKDALE VILLAGE HOMEOWNERS ASSOC INC 
GREENS AT BIRKDALE VILLAGE, PROPERTY OWNERS ASSOC INC 	THE GREENS AT BIRKDALE VILLAGE PROPERTY OWNERS ASSOC 
TOWNHOMES AT BIRKDALE VILLAGE HOMEOWNERS ASSOC INC 	GREENS AT BIRKDALE VILLAGE PROPERTY OWNERS ASSOC INC 
STRATFORD FOREST COMMUNITY ASSOCIATION INC 	CSP COMMUNITY OWNER LLC C/O CAMDEN SEDGEBROOK 
THE LANDINGS APARTMENTS LLC 	

**Town of Huntersville
Planning Board
February 28, 2023**

To: Town Board

From: Jack Simoneau, Planning Director

Date: February 28, 2023

Subject: TA 22-16 Multi-Family Use One Building One Lot

EXPLAIN REQUEST:

Recommendation on Petition #TA22-16 Multi-Family Use One Building One Lot, a request by the Huntersville Planning Department to amend Zoning Ordinance Articles 3.2 General Districts and 9 Conditions for Certain Uses to establish buffer standards for a multi-family home use in one building, on one lot.

ACTION RECOMMENDED:

Make a recommendation

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

1. TA22-16 PB Staff Report
2. Text Amendment Application
3. Ordinance for Adoption
4. Examples of Approved 1 Apt. Building on 1 Lot
5. January 5 HOAB Minutes

TA22-16 – Multi-Family Use in One Building on One Lot

PART 1: DESCRIPTION

TA22-16 is a request by the Huntersville Planning Department for a text amendment to the Zoning Ordinance to amend Article 3.2 General Districts and Article 9 Conditions for Certain Uses to establish buffer standards for a multi-family home use in one building, on one lot.

PART 2: BACKGROUND

In the Neighborhood Residential (NR), Neighborhood Center (NC), Town Center (TC), and Highway Commercial (HC) Zoning Districts, one apartment building on one lot is permitted by-right. There is concern that buffers from adjoining lower density development (detached house, duplex house, attached house) do not currently increase based on apartment size (i.e., 4-unit apartment building has same buffer when adjoining single-family homes as a 250-unit apartment).

To address this issue, the proposed amendment is to move multi-family home use from a **use permitted by right** to a **use permitted with conditions** in the NR, NC, TC, and HC Zoning Districts. The condition for a multi-family home use would be that the width of the required landscape buffer increases as the density of the proposed apartment building increases.

- The width of the landscape buffer starts at 5'. The 5' would apply if: a) the apartment has 4 dwelling units or less; b) boundaries are internal to a major subdivision containing the apartment; or c) the apartment adjoins property zoned TC, TOD R or TOD E regardless of number of units, density, or adjoining land use.
- The buffer width can increase to 10', 20', 30', or 40' based on the proposed density of development and if the development adjoins a detached house, duplex, or attached house.

PART 3: RELEVANT SECTIONS OF THE HUNTERSVILLE 2040 COMMUNITY PLAN

TA22-16 is consistent with Land Use Policies LU 7.2, LU-9, and LU 11.1 of the 2040 Community Plan.

Policy LU 7.2: Consider updates to the Huntersville Design Guidebook and/or Zoning Ordinance as needed to improve the commercial and multi-family design. Consider amending the Town's Zoning Ordinance to:

- Address issues including setbacks, architectural requirements, streetscape standards, and landscaping requirements

Staff Comment: Amendment will update Zoning Ordinance to address issues of noise and privacy by requiring increased buffers when existing residential development is adjacent to an infill multi-family use in one building on one lot.

Policy LU-9: New residential development should follow appropriate housing design principles.

Staff Comment: Amendment to create appropriate buffer standards for one building, one lot multi-family infill that is adjacent to less dense residential.

Policy 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: To help protect against noise and the privacy of existing residential developments, the amendment will require increased landscape buffers when a one building, one lot multi-family infill development is adjacent to less dense residential. The buffers will naturally decrease density (as there will be less usable land), provide a greater barrier for noise, and help to protect the privacy of adjacent residential development.

PART 4: STAFF RECOMMENDATION

Staff recommends approval of the proposed text amendment.

PART 5: HUNTERSVILLE ORDINANCE ADVISORY BOARD

The Huntersville Ordinances Advisory Board (HOAB) recommended approval (6-1) of the proposed text amendment on January 5, 2023.

PART 6: PUBLIC HEARING

The public hearing was held February 20, 2023, with no public comment received.

PART 7: PLANNING BOARD RECOMMENDATION

February 28, 2023

PART 8: TOWN BOARD RECOMMENDATION

March 20, 2023

PART 9: ATTACHMENTS

1. Text Amendment Application
2. Ordinance for Adoption
3. Examples of Existing 1 Apartment Building on 1 Lot
4. January 5 HOAB Minutes

PART 10: STATEMENT OF CONSISTENCY – TA22-16

Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed amendment TA22-16, Planning Staff recommends approval based on consistency with policies LU 7.2, LU-9, and LU 11.1 of the Huntersville 2040 Community Plan. It is reasonable and in the public interest to amend the Zoning Ordinance because the amendment will help to protect the privacy of existing residential development from one building, one lot multi-family infill development.	APPROVAL: In considering the proposed amendment TA22-16, the Planning Board recommends approval based on the amendment being consistent with <u>(insert applicable plan reference)</u> It is reasonable and in the public interest to amend the Zoning Ordinance because...<i>(Explain)</i>	APPROVAL: In considering the proposed amendment TA22-16, the Town Board recommends approval based on the amendment being consistent with <u>(insert applicable plan reference)</u> It is reasonable and in the public interest to amend the Zoning Ordinance because...<i>(Explain)</i>
DENIAL: N/A	DENIAL: In considering the proposed amendment TA22-16, the Planning Board recommends denial based on the amendment being (consistent OR inconsistent) with <u>(insert applicable plan reference)</u>. It is not reasonable and in the public interest to amend the Zoning Ordinance because.... <i>(Explain)</i>	DENIAL: In considering the proposed amendment TA22-16, the Town Board recommends denial based on the amendment being (consistent OR inconsistent) with <u>(insert applicable plan reference)</u>. It is not reasonable and in the public interest to amend the Zoning Ordinance because.... <i>(Explain)</i>



Text Amendment Application

Date of Application November 10, 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

☒ 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): 3 and 9 Section(s): See attached

See attached

Current Ordinance

See attached

Proposed Text

Reason for Proposed
Change

To address concern for large multi-family buildings on one lot with minimal standards.

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: Huntersville Planning

Signature _____ Date 11/10/22

Title Planning Director Email jsimoneau@huntersville.org

Address of Applicant PO Box 664, Huntersville NC

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
Planning Department**
PO Box 664
Huntersville, NC 28070

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

Date Received By Planning Department: July 1, 2022

Staff Initials: JS

**AN ORDINANCE TO AMEND ARTICLE 3 & 9 OF THE ZONING ORDINANCE TO
ESTABLISH BUFFER STANDARDS FOR A MULTI-FAMILY HOME USE IN ONE
BUILDING, ON ONE LOT**

Section 1. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 3.2.4 of the Zoning Ordinance is hereby amended as follows:

3.2.4 NEIGHBORHOOD RESIDENTIAL DISTRICT (NR)

Intent: The Neighborhood Residential District provides for residential **infill** development around the Town Core, Activity Centers and Mixed-Use Centers and their logical extensions identified in adopted long range plans. Streets in the Neighborhood Residential District must be interconnected, according to Article 5, Streets, and Urban Open Space provided according to Article 7. A range of housing types is encouraged. Low-intensity business activity is permitted in mixed-use and commercial buildings at residential scale, according to locational criteria. The intensity to which permitted uses may be built is regulated by the building type which corresponds to the use.

a) Permitted Uses

Uses permitted by right

- bed and breakfast inns
- boarding or rooming houses for up to four roomers
- congregate housing designed within the “civic” building type
- family care home
- ~~multi-family homes~~
- single family homes

Uses permitted with conditions

- cemeteries, (9.7)
- religious institutions, (9.8)
- commercial use in a mixed-use building¹, located on an arterial or at the intersection of a local street and a larger capacity street
- commercial use, in a detached house building type, located within ¼ mile of a Town Center district and fronting a major or minor thoroughfare (Includes properties in which any portion falls within the ¼ mile boundary) (9.51)
- essential services 1 and 2, (9.14)
- government buildings up to 5000 sq. ft. of gross floor area
- neighborhood and outdoor recreation, (9.21)
- parks, (9.29)
- retirement communities (9.50)
- schools, (9.35)
- transit-oriented parking lots as a principal use, (9.49)
- transit shelters, (9.39)
- **multi-family homes (9.64)**

Section 2. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 3.2.5 of the Zoning Ordinance is hereby amended as follows:

3.2.5 NEIGHBORHOOD CENTER DISTRICT (NC)

Intent: The Neighborhood Center District is provided for the location of shops, services, small workplaces, civic and residential buildings central to a neighborhood or grouping of neighborhoods and within walking distance of dwellings. A neighborhood center shall be developed on an interconnected pattern of streets and is limited to approximately ¼ mile in radius. Uses in the neighborhood center will have a primary market area of 1 mile and buildings compatible with surrounding residences. If a neighborhood center is the focus of a planned transit stop, it should be designed to serve the neighborhood’s residential base plus transit riders.

a) Permitted Uses

Uses permitted by right

- bed and breakfast inns
- boarding or rooming houses for up to six roomers
- civic, fraternal, cultural, community, or club facilities
- commercial uses
- congregate housing designed within the “civic” building type
- family care home
- indoor amusement
- indoor recreation
- ~~multi-family homes~~
- single family homes

Uses permitted with conditions

- cemeteries, (9.7)
- religious institutions, (9.8)
- commercial marinas, (9.43)
- day care center, (9.11)
- essential services 1 and 2, (9.14)
- government buildings up to 6,000 sq. ft. of first floor area neighborhood
- gasoline stations, excluding major service and repair of motor vehicles (9.22)
- parking lot as principal use (9.28)
- parks, (9.29)
- schools, (9.35)
- temporary mobile food sales (9.37)
- temporary outdoor sales of seasonal agricultural products and customary accessory products (example: farmers’ markets, Christmas tree/pumpkin sales), (9.37)
- transit-oriented parking lots as a principal use, (9.49)
- transit shelters, (9.39)
- multi-family homes (9.64)

Section 3. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 3.2.6 of the Zoning Ordinance is hereby amended as follows:

3.2.6 TOWN CENTER DISTRICT (TC)

Intent: The Town Center District provides for revitalization, reuse, and infill development in Huntersville’s traditional town center. A broad array of uses is expected in a pattern which integrates shops, restaurants, services, work places, civic, educational, and religious facilities, and higher density housing in a compact, pedestrian-oriented environment. The Town Center anchors the surrounding residential neighborhoods while also serving the broader community. The district is coded to accommodate the higher overall intensity of development required to support a rail transit station. It is to be expected that the Town Center District will be expanded over time through the zoning change process to an approximate ½ mile radius to meet growth in demand for downtown facilities and services.

a) Permitted Uses

Uses permitted by right

- bed and breakfast inns
- boarding or rooming houses for up to six roomers
- civic, fraternal, cultural, community, or club facilities
- commercial uses
- congregate housing designed within the “civic” building type
- family care home
- government buildings
- hotels
- indoor amusement
- ~~multi-family homes~~
- nightclubs, music clubs, bars, and similar entertainment facilities
- single family homes

Uses permitted with conditions

- automobile and/or motorcycle sales, automobile service and repair, up to 2 acres in size, with a principal building of at least 8,000 sq. ft., all damaged vehicles and auto parts to be screened opaque (9.25)
- cemeteries, (9.7)
- religious institutions, (9.8)
- essential services 1 and 2, (9.14)
- neighborhood gasoline stations, excluding major service and repair of motor vehicles (9.22)
- parking lot as principal use (9.28)
- parks, (9.29)
- schools, (9.35)
- temporary mobile food sales (9.37)

- temporary outdoor sales of seasonal agricultural products and customary accessory products (example: farmers' markets, Christmas tree/pumpkin sales), (9.37)
- transit-oriented parking lots as a principal use, (9.49)
- transit shelters, (9.39)
- **multi-family homes (9.64)**

Section 4. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 3.2.7 of the Zoning Ordinance is hereby amended as follows:

3.2.7 HIGHWAY COMMERCIAL DISTRICT (HC)

Intent: The Highway Commercial District is established to provide primarily for auto-dependent uses in areas not amenable to easy pedestrian access and a comfortable pedestrian environment. It is expected that the Highway Commercial District will serve not only the Huntersville Community, but interstate travelers as well. Because of the scale and access requirements of uses in this category, they often cannot be compatibly integrated within the Town Center or Neighborhood Center Districts. Development at district boundaries must provide a compatible transition to uses outside the district; property boundaries adjacent to freeways or expressways will require a 50-foot foliated buffer yard; and frontages on major or minor arterials will require formal street tree planting.

a) Permitted Uses

Uses permitted by right

- amusement facilities: all indoor uses
- armories for meetings and training of military organizations
- auction sales
- boarding or rooming houses for up to six roomers
- religious institutions
- civic, fraternal, cultural, community, or club facilities
- commercial uses
- contractor offices and accessory storage yards, excluding the storage of general construction equipment and vehicles
- family care home
- government buildings
- indoor and outdoor recreation
- ~~multi-family homes~~
- nightclubs, music clubs, bars, and similar entertainment facilities
- pawnshops and second-hand shops
- single family homes
- vocational and technical schools
- wholesale sales with related office, storage and warehousing entirely within an enclosed building; truck terminals not permitted

Uses permitted with conditions

- adult establishments, (9.2)
- amusement facilities, outdoor, limited to par 3 golf courses, golf driving ranges, and archery ranges, (9.5)
- car wash, (9.6)
- commercial marinas, (9.43)
- day care center, (9.11)
- essential services 1 and 2, (9.14)
- gasoline service stations, including service and repair of motor vehicles, (9.22)
- hotels spaced 250' or more from residential or mixed-use zones, (9.45)
- parks, (9.29)
- temporary outdoor sales of seasonal agricultural products (example: Christmas tree/pumpkin sales), (9.37)
- temporary mobile food sales, (9.37)
- transit-oriented parking lots as a principal use, (9.49)
- transit shelters, (9.39)
- vehicle and boat service, rental, cleaning, mechanical repair, and body repair, (9.25; 9.26)
- **multi-family homes (9.64)**

Section 5. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 9 of the Zoning Ordinance is hereby amended as follows:

Article 9.64 – Multi-Family Homes
--

Multi-family homes in the NR, NC, TC and HC zones shall be subject to the following provisions:

.1 One multi-family home on one lot shall be subject to the following:

a) Minimum buffer widths for adjoining property lines excluding street rights-of-way shall be as follows:

- 1. Five feet (5') minimum buffer width in any of the following circumstances: a) the apartment house has four (4) dwelling units or less; b) boundaries are internal to a major subdivision containing the apartment house; or c) the apartment house adjoins property zoned TC, TOD R or TOD E regardless of number of units, density, or adjoining land use.**
- 2. Ten feet (10') minimum buffer width in either of the following circumstances: a) density is less than 10 units an acre regardless of the adjoining use; or b) the apartment house is 10 units an acre or more and adjoins anything other than a detached house, duplex house, or attached house.**
- 3. Twenty feet (20') minimum buffer width when density is between 10 to 15 units an acre and is adjoining a detached house, duplex house, or attached house.**
- 4. Thirty feet (30') minimum buffer width when density is between 15+ to 20 units an acre and is adjoining a detached house, duplex house, or attached house.**

5. Forty feet (40') minimum buffer width when density exceeds 20 units an acre and is adjoining a detached house, duplex house, or attached house.
- b) There shall be three (3) trees per 1000 square feet of buffer area with a minimum of 50% large maturing, minimum of 25% small maturing, and a minimum of 75% evergreen. Further, there shall be ten (10) shrubs per 1000 square feet of buffer area and 100% shall be evergreen.
- .2 Two or more multi-family homes on one lot constitutes a major subdivision and shall comply with all applicable requirements, including the Multi-Building Sites approval process found in Section 6.800 of the Subdivision Ordinance.

Section 6. This ordinance shall become effective upon the date of adoption.

HUNTERSVILLE ORDINANCE ADVISORY BOARD: January 5, 2023

PUBLIC HEARING DATE: February 20, 2023

PLANNING BOARD MEETING: February 28, 2023

TOWN BOARD DECISION: March 20, 2023

Approved Multi-Family Use in 1 Apartment Building on 1 Lot

1. Mosaic Senior Living (approved)
9102 Beatties Ford Road
130 units, 9.85 acres (13 units/acre)



2. Norman Lofts (approved)
14801 Statesville Rd.
45 units, 2 acres (22 units/acre)



3. Stumptown Apartments (under construction)
14801 Stumptown Rd
18 units, 1.07 acres (16 units/acre)



4. Bellamoore Senior Living (built)
16515 Old Statesville Rd
116 units, 5.03 acres (23 units/acre)



5. 14719 N Old Statesville Apartments (built)
8 units, .31 acres (25 units/acre)



6. Caldwell Station Senior Apartments (approved)
11130 Will Knox Road
134 units, 6.4 acres (20 units/acre)

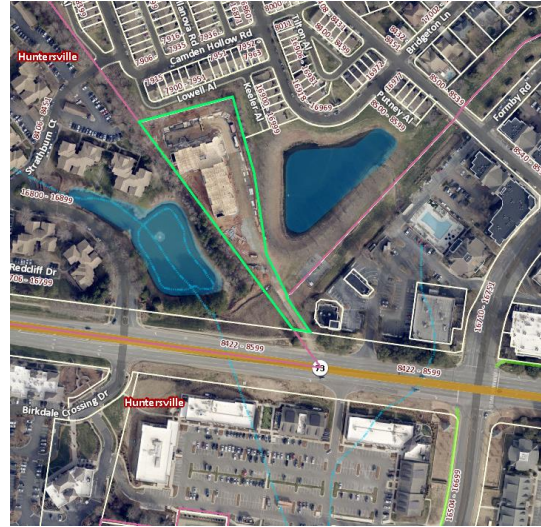


Approved Multi-Family Use in 1 Apartment Building on 1 Lot

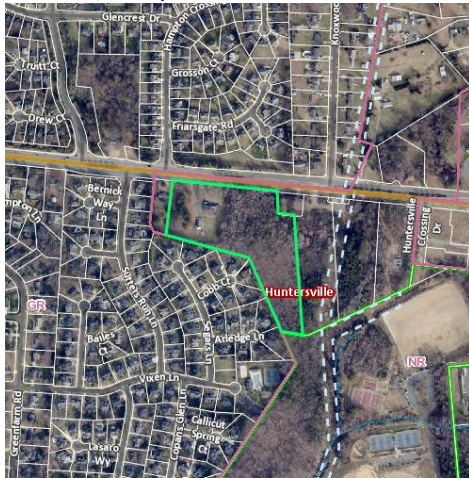
7. Album Senior Living (under construction)
6930 Prosperity Church Rd
168 units, 5.77 acres (29 units/acre)



8. Sam Furr Senior (under construction)
8521 Sam Furr Rd.
62 units, 2.02 acres (30 units/acre)



9. Sam Furr Apartments (not approved yet)
10400 Sam Furr
244 units proposed, 10.03 acres (24 units/acre)



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, January 5, 2023.

Call to Order/Roll Call

Chairman Jones called the meeting to order at 3:30 pm.

Voting Members Present: M. Jones, J. Kluttz, K. Jones, F. Gammon, B. Skelly, H. Whittaker, T. Taylor

Voting Members Absent: A. Hallman & T. Finlay

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 December 15, 2022, Regular Meeting Minutes

Motion: J. Kluttz made a Motion to Approve the December 15, 2022, minutes. H. Whittaker seconded the motion.

Vote: The motion passed unanimously (6-0-1) with T. Taylor abstaining because he was not in attendance.

Public Comments

Commissioner D. Boone, 317 Southland Drive thanked (the members with terms expiring) T. Finlay, T. Taylor & B. Skelly for their service on the Board.

Action Agenda

Item 5C: Discuss petition TA22-16, a request by the Huntersville Planning Department amending the Town Zoning Ordinance to place standards for a single multi-family home on one lot.

J. Simoneau, Planning Director stated that one issue identified by staff as a concern is one apartment building on one lot can get quite large and can be adjacent to lower density existing development. This amendment is to address the buffer requirements. This amendment is amend Article 3 to move the multi-family homes as a use permitted by right and put it as a use permitted with conditions in the NR, NC, TC, and HC zoning districts. In Article 9.64 would be amended to show different setbacks based on the circumstances involved with one building/one lot. In part B it also indicates how much buffer and screening would be required within that setback. Subsection 2 states that if it is part of a major subdivision it will be subject to this amendment. Staff reviewed the proposed amendment and provided examples of how this would have affected recently approved projects.

F. Gammon asked staff what current zones are by-right zoning for multi-family. Staff replied TC, NC, NR, and HC which are all included in the proposed amendment.

F. Gammon commented that he supports this amendment and the transparency of having this discussed in public forum with public comment. It will not stop multi-family development but the Town Board will be looped back in the discussion and not surprised by by-right development.

Motion: B. Skelly made a Motion to Approve TA22-16 as written. H. Whittaker seconded the motion.

Vote: The motion was approved (6-1) with M. Jones opposed.

**Town of Huntersville
Town Board
February 28, 2023**

To: Town Board

From: David Peete, Principal Planner

Date: February 28, 2023

Subject:

EXPLAIN REQUEST:

Conduct recommendation on Petition #R22-05 Oak Grove Hill - Addition, a request by Carver Bowman, LLC to rezone +/- 28.87-acres generally located north of Mt. Holly-Huntersville Road, east of Beatties-Ford Road and south of Pembroke Road to rezone from existing Neighborhood Residential - Conditional District (existing Oak Grove Hill CD-Rezoning) and Rural (R) to Neighborhood Residential - Conditional District (REVISED Oak Grove Hill CD-Rezoning) for a 51-lot subdivision; (Parcel #s 01526443, 01526504, 0152606, 01526460, 015254432, 01526456, 01526432, 01526450, 01526455, 01526428, 01526429 & 015264431).

ACTION RECOMMENDED:

Consider recommendation

FINANCIAL IMPLICATIONS:

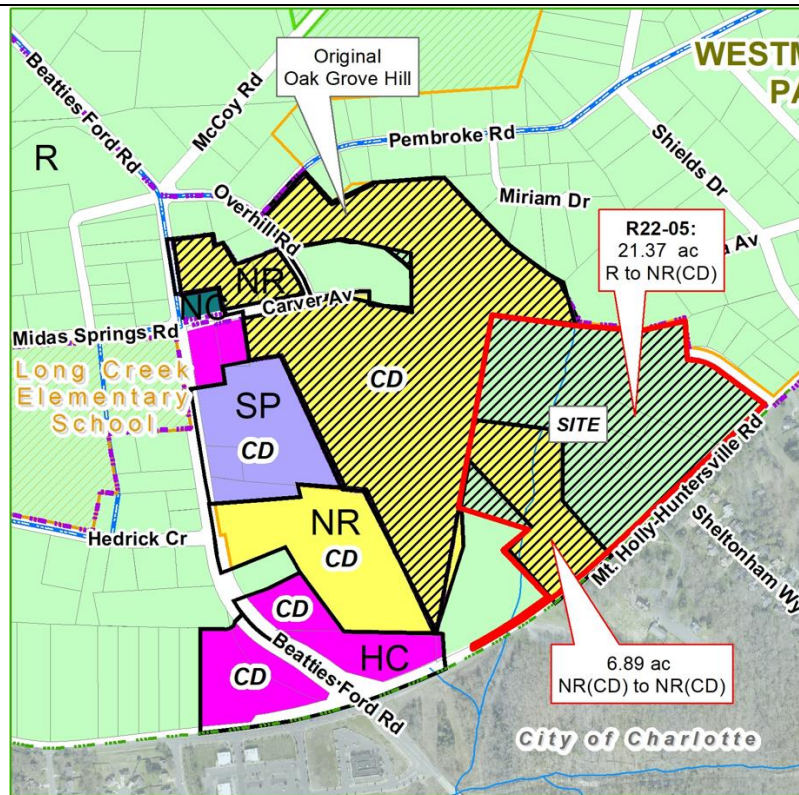
N/A

ATTACHMENTS:

1. R22-05 Planning Board Staff Report
2. Attachment A - Rezoning Application (Hamilton)
3. Attachment A - Rezoning Application (Puckett)
4. Attachment B - Oak Grove Hill Rezoning Plan
5. Attachment B.1 - R22-05 Overall Site Plan (SP-1) ONLY
6. Attachment C - 1st Oak Grove Hill Community Mtg summary
7. Attachment C - 2nd Oak Grove Hill Community Mtg summary
8. Attachment D - CMS Report - Phase 3 Oak Grove Hill Rezoning - Update 2-13-2023
9. Attachment E - Charlotte Treasure Tree Report

Petition R22-05 Oak Grove Hill - ADDITION Conditional District Rezoning.

PART 1: PROJECT SUMMARY



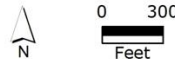
R22-05: Oak Grove Hill Addition

Rezone 21.37 ac
from R to NR (CD) and
rezone 6.89 ac
from NR (CD) to NR (CD)
for a total of 28.26 ac
zoned NR (CD)

Applicant:
Carver Bowman, LLC

Parcel(s):
01526456, 01526432,
01526450, 01526455,
01526428, 01526429,
01526431, 01526443

- Addition Boundary
- Proposed Overall Oak Grove Hill Boundary
- NR Neighborhood Residential
- SP Special Purpose
- R Rural
- HC Highway Commercial
- NC Neighborhood Center



Applicant: Carver Bowman, LLC

Property Owner: Hamilton Hoyt, Conrad Puckett & Carver Bowman, LLC.

Property Address: N/A.

Project Size: (+/-) 28.26-acres
(21.37-ac of new parcels &
6.89-ac of reconfigured parcels
formerly within Oak Grove Hill
CD Rezoning).

Parcel Numbers: 01526456,
01526432, 01526450, 01526455,
01526428, 01526429 & 01526431.

Current Zoning: Rural District
(R) & Oak Grove Hill
Neighborhood Residential -
Conditional District (NR-CD).

Current Land Use: Vacant &
Single-Family Home.

Proposed Zoning:
Neighborhood Residential –
Conditional District (NR-CD)

Proposed Land Use: 51
Single Family Residential.

Application Summary:

- Proposal: Rezone +/- 28.26 acres consisting of 21.37-acres zoned Rural (R) and 6.89-acres zoned Neighborhood Residential – Conditional District (Oak Grove Hill NR-CD) to Neighborhood Residential – Conditional District to add a new “Phase 3” to the existing single-family residential development known as Oak Grove Hill. The area from the existing CD Rezoning is shown as reconfigured below. The site for the addition is generally located east of Beatties Ford Road, north of Mt. Holly-Huntersville Road and south of Pembroke Road. A Subdivision Sketch Plan has been submitted with the Rezoning Plan and would be administratively approved if the Rezoning Plan is approved (See Attachments A & B).



Original Layout

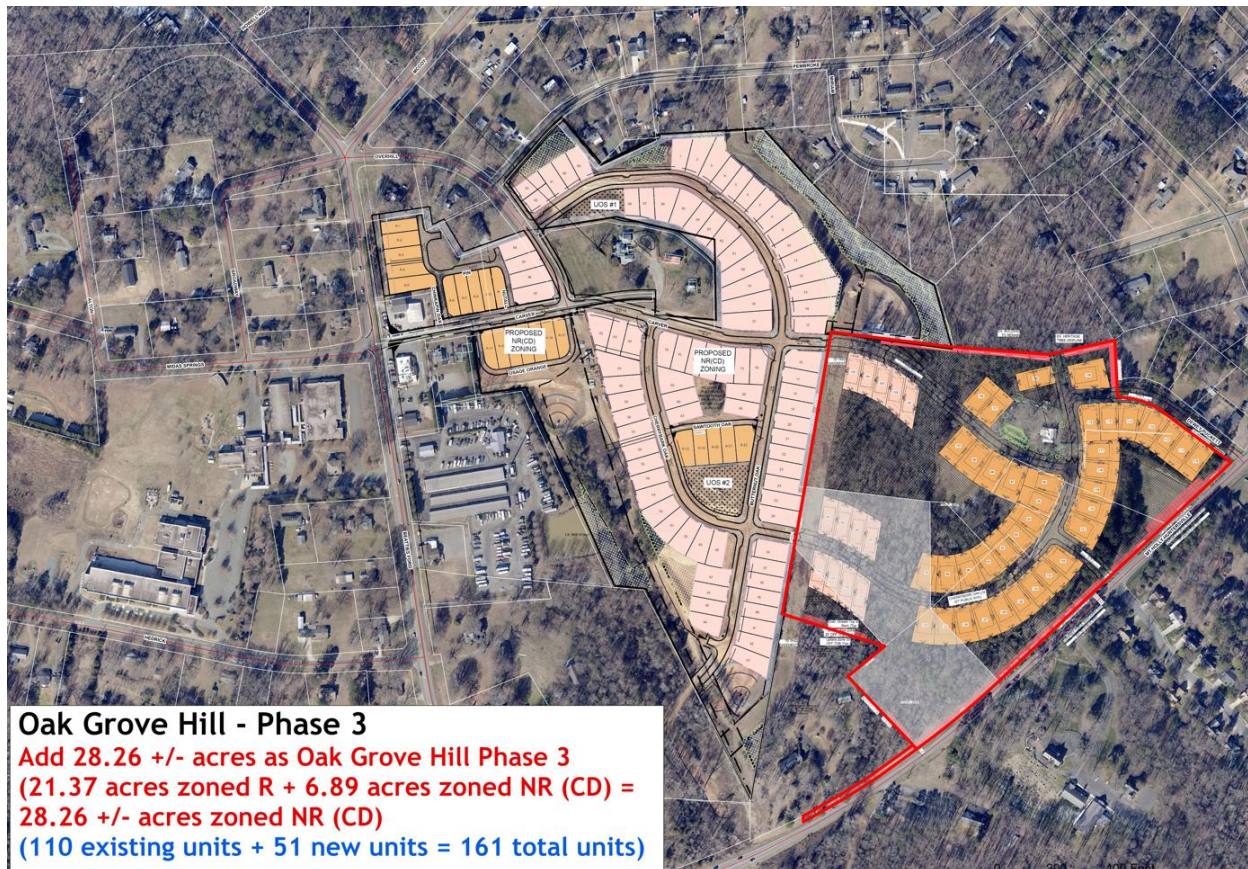


Proposed Layout

- NOTE: Rezoning Petition #R23-04 has also been submitted to remove the 6.89-acres from the existing CD- Rezoning and to add it to this proposed Phase 3 section. These two rezoning petitions will be reviewed by the Town together.
- Adjoining Zoning and Land Uses (see Context Map on page 2):
 - North - Rural (R): Vacant & Single-family lots.
 - South – City of Charlotte R-3 & R-9PUD: Mt. Holly-Huntersville Road right-of-way, single family homes & St. Mark's Episcopal Church.
 - East - Rural (R): Vacant & Single-family lots (Westminster Park Subdivision).
 - West – Neighborhood Residential – Conditional District (NR-CD) & Rural (R): Single-family lots (existing Oak Grove Hill).
- Two Community Meetings were held on January 11, and February 8, 2023, at Huntersville Arts & Cultural Center. See Attachment C for complete meeting summaries.

PART 2: REZONING/SITE PLAN HIGHLIGHTS

The existing Oak Grove Hill Conditional District Rezoning was approved by the Town of Huntersville on January 26, 2020. The applicant, Carver Bowman, LLC, has acquired additional adjacent acreage and has petitioned to add 28.26- acres and 51 single-family homes to create a new "Phase 3". If approved, Oak Grove Hill – for all 3 Phases - would consist of 66.92-acres and 161 single-family homes (see below).



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

- Proposed Uses: 51 new single-family homes in Phase 3. 161 homes overall (Phases 1-3).
- One new Urban Open Space "Park" is proposed.
- New and additional right-of-way to be dedicated along Mt. Holly-Huntersville Road, as required by NCDOT and CDOT. New public streets (and all required right-of-way) are proposed, which will connect into the existing Oak

Grove Hill Phases 1 & 2 and to Mt. Holly-Huntersville Road. There is one future stub connection to the north (see Context Map above for details).

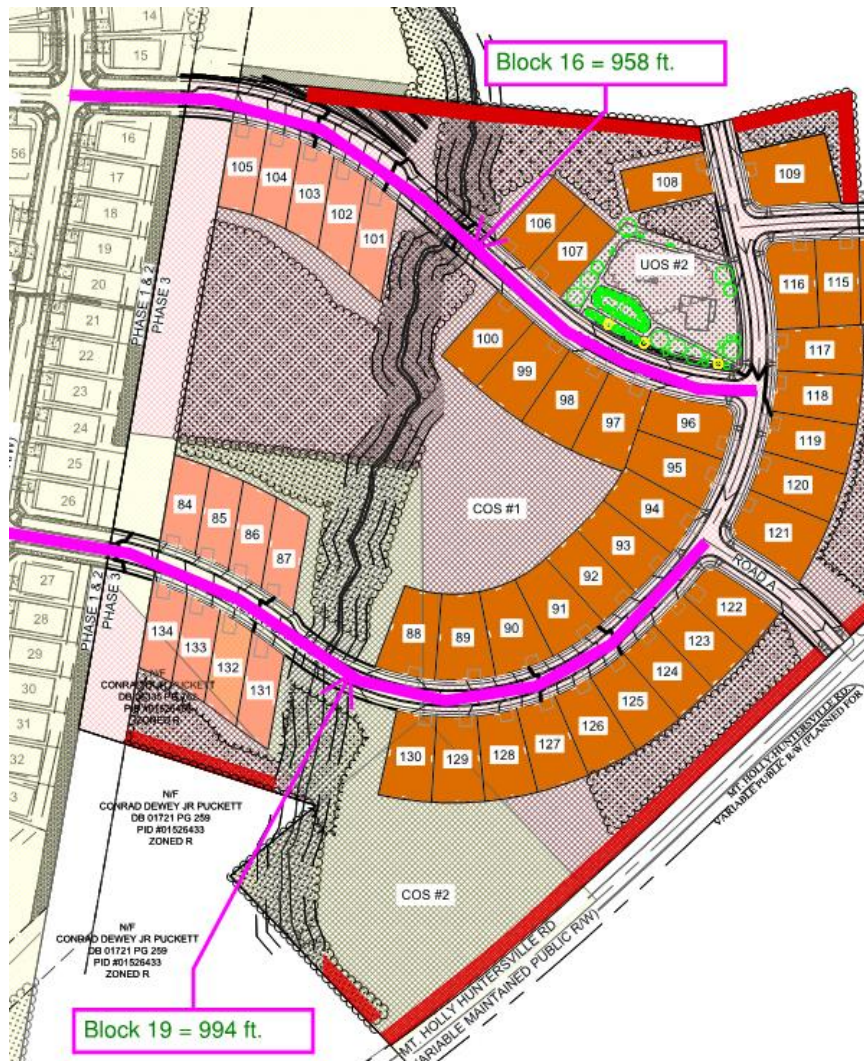
- Minimum Tree Preservation in the NR Zoning District is 10% and the proposed addition looks to save 21.9% of existing canopy (6.20-acres). Specimen tree save in the NR zoning district is also 10% and the proposed development looks to save 19 existing specimen trees (22%).
- If the Rezoning Plan is approved, Staff, at the construction document phase, will review the plans for compliance with the Water Quality Ordinance, Erosion Control Ordinance and Stream Buffer Requirements, as found in the Zoning Ordinance.
- The addition is to be developed as one (1) phase (Phase 3).
- Of specific note is the proposed preservation of a Charlotte Treasure Tree located on site which is over 90-ft tall and approximately 78-inches in diameter (see below). This tree will be the focal point of the proposed Urban Open Space "Park".



The applicant is requesting the following modification to Ordinance Requirements:

- **Block Length:** Article 5.2 states that major residential subdivision blocks are not to exceed 800 linear feet and there are two blocks that exceed this limit. Block 16 (Carver Ave.) is 958 linear feet and Block 19 (Cherrybark Oak Ln.) is 994 linear feet long (see diagram on page 4). Article 5.2 also allows the Town Board to authorize greater block lengths where a longer block length will reduce the number of railroad grade crossings, major stream crossings; or, where longer blocks will result in an arrangement of street connections, lots and public space more consistent with

Article 5 and Article 7 (see pink highlights on image on page 4). Staff recommends approval of both block length modifications as both streets cross both a 70 ft. wide gas line easement, and a stream SWIM buffer. In particular, Block 16's additional length creates the space to create the Park that will preserve the Charlotte Treasure Tree (see Attachment E) located on site. There is a street-stub proposed to adjoining parcels to the north, and any adjustment to that stub will also impact the Treasure Tree area. Lastly, NCDOT's curb-cut spacing requirements from major intersections will not permit a street connection further to the west, which could have reduced the length of Block 19.



The following comments/items are not consistent with Town Ordinances and/or Manuals or remain to-be-addressed by the applicant:

Engineering Comments:

- NCDOT and CDOT recommendations should be incorporated.

Planning Comments:

- Rezoning Notes from Sheet SP-8 of the original Oak Grove Hill Rezoning Plan must be added to plan set.

- If this rezoning is approved, all notes and data will need to be coordinated with R23-04, which would remove the 6.89-acres from the original Oak Grove Hill rezoning, and permit incorporation into this addition.
- BMP Access: maintenance and access easements for the BMPs appear to encroach into the SWIM buffer. Access to be provided outside of these buffers.
- All outstanding comments must be addressed.

PART 3: TRANSPORTATION HIGHLIGHTS

Traffic impact analysis (TIA): A TIA Determination was submitted on 9-23-22 for combined phases 1, 2, and 3 which included 143 single family detached housing units and 39 townhome units. The determination was made that the development is over the Town TIA threshold of 150 peak hour trips and 1,500 daily trips. A TIA scoping package was submitted in October to define the study scope. Based on the scoping package, no intersections were above the threshold to require a TIA, therefore no TIA was required.

The applicants were further advised to contact North Carolina Dept. of Transportation (NCDOT) and Charlotte Dept. of Transportation (CDOT) regarding improvements they may require, and the following comments were received:

NCDOT:

- A left and right turn lane to enter the site at the access point on Mt. Holly-Huntersville Road, including 100'(min.) of storage and appropriate tapers;
- No on-street parking on state-maintained roads;
- Widening of Carver Avenue & Overhill Road required to widen from 16' to 20' along all site frontage;
- Curb island at southeast corner of intersection of Carver Avenue and Beatties Ford Road.
- Alley-fed lots on Beatties Ford Road, Carver Avenue and Overhill Road will not be allowed a driveway or access to respective streets. Homes to be addressed to the alley behind the lots;
- Lots fronting Overhill Road will not be allowed to front-load. They will only be allowed a shared driveway (this may be waived if Huntersville takes over maintenance of this street).

CDOT:

- Recommends a three (3) approach-lane section at Mt. Holly-Huntersville Road and Road C. This would include an 11' right-turn lane, 11' left turn lane and a 13' receiving lane. This section to be carried to the first stub street.
- Recommends a 12' Multi-Use Path or buffered bike lane along frontage. (CDOT specified improvements to be shown on Construction Plans).

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".

Huntersville 2040 Community Plan – Staff finds the proposed Conditional District Rezoning petition consistent with the following policies of the 2040 Community Plan; adopted December 21, 2020:

- **Policy LU-2: Encourage residential development that follows the pattern outlined in the future land use map.**
 - **LU 2.1: Higher intensity residential uses will be focused generally within two miles of I-77 / NC-115 corridor and the future Activity Centers in the eastern and western areas of Huntersville's zoning jurisdiction.**
 - **LU 2.2: Lower intensity residential uses are expected within the Residential Edge and Rural Conservation areas identified on the Future Land Use Map.**

STAFF COMMENT: The proposed Oak Grove Hill - Addition acreage is located adjacent to, but mainly outside of the Activity Center identified for the Mt. Holly-Huntersville and Beatties Ford Road intersection in the Town's 2040 Community Plan. The existing portion of the development that is proposed to be incorporated into Phase 3 is still located within the edge of the Activity Center (see map on page 6). Activity Centers are defined as

“including a mix of non-residential and residential uses and are usually located at key intersection of major or minor thoroughfares”. “Residential uses include a mix of housing types centered around shopping, service or civic uses. Residential uses transition to lower gross density with more open space away from Activity Centers.” The area of the proposed rezoning outside of the Activity Center is in the Rural Conservation designation, which is described below:

Rural Conservation

These areas preserve elements of rural character. They balance open space conservation and some residential development. Development form is farms and associated structures, Farmhouse Clusters, and low-density Conservation Subdivisions (if access to utilities exists). New development has a 0.9 unit/acre maximum, and typically 45%+ open space is required.

This addition will be part of a development that is currently all within the Activity Center and the proposed density in the added area (1.8 DUA) is less than the current area’s density of 2.63 DUA. Combined with the additional open space and a new total density of 2.42-units per acre, this addition could fit within the general role of low-density residential at the edge of a designated Activity Center.



- **Policy LU-3: Manage residential growth in the eastern and western parts of Huntersville’s planning jurisdiction.**
 - **Policy LU3.1: Discourage rezonings to higher intensity residential districts in the Residential Edge and Rural Conservation future land use character areas.**

STAFF COMMENT: Generally, it would not be consistent to rezone this area for a density above 0.9 dwelling units per acre, but as the exiting portion of the proposed addition lies within an Activity Center and the remainder is immediately adjacent to this Activity Center, combined with lower density than the existing development, it is consistent with the supported intensification located near the intersection of these two thoroughfares to view this Phase addition as a transition from slightly higher density within the Activity Center to a density closer to the surrounding Rural zoning designation.

- **Policy LU-7.1: Require all new development to adhere to the following design principles:**
 - **In Activity Centers, streets and sidewalks are meant to be attractive and inviting. New development in these areas shall follow these principles:**
 - All buildings shall front a public street or open space.
 - Streets should be connected, have short blocks and sidewalks on both sides of streets.
 - Improve connectivity, particularly for pedestrians and vehicles.
 - Accommodate a mix of housing types.
 - **In lower intensity area (Rural Conservation) preservation of rural character and natural resources are prioritized.**

- **In these areas, structures can be set back further from the road and should blend into the landscape and the scenic nature of roadways should be preserved.**

STAFF COMMENT: In the proposed Phase 3 of Oak Grove Hill, all homes will front on a public street. With the exception of the two blocks requesting a modification, all streets have Ordinance-compliant block lengths, connect to both Phases 1 & 2 of Oak Grove Hill, as well as connect in two locations to Mt. Holly-Huntersville Road. There are sidewalks on both sides of all streets. While the type of housing proposed is not mixed, the lot sizes are varied, which may provide a range of housing prices. The proposed homes within Phase 3 (along Mt. Holly-Huntersville Road) are set back 80 feet (or more) from the thoroughfare and are located behind a buffer of existing trees.

- **Policy LU-10.2: Continue to encourage a mix of lot sizes in new developments.**

STAFF COMMENT: As previously stated, there are two types of lot sizes in this addition and there will be four types of lot sizes for all phases of the development.

- **Policy LU-10.4: Consider allowing additional flexibility in site design in exchange for more quality open space preservation to allow for conservation of natural resources in the Traditional and Rural zoning districts.**

STAFF COMMENT: The proposed Phase 3 has set aside a 36,038-sq. ft. "Park" to serve as Urban Open Space. This space is centered on a 90-ft tall White Oak that is on the Charlotte Treasure Tree list (See Attachment E). The entire canopy of this tree will be within the area of this open space for preservation.

- **Policy LU-12.3: Blend new development with existing neighborhoods, structures, and landscapes through the use of transitions in building types and placement of open space, buffers and other site features.**

STAFF COMMENT: The Urban Open Space "Park" has been designed within the site layout to protect and preserve the 90' tall Treasure Tree. The lots and street network were laid-out to avoid this area and create a focal open space for this phase of the development.

- **Policy EOS 1.1: Support and enhance regulations pertaining to open space design and protection.**

- **Continue to encourage the preservation of ... prominent natural features.**
- **Enhance open space design criteria by prioritizing the following:**
 - **Historic landscapes.**

- **Policy EOS-4.1: Require street trees and encourage the preservation of heritage trees.**

STAFF COMMENT: The designation of 36,038 square feet "Park" to provide open space for this phase of the development that preserves and protects a Charlotte Treasure Tree is an excellent feature and will provide a focal point for this development.

Huntersville 2040 Community Plan – Staff finds the proposed Conditional District Rezoning petition is **not consistent** with the following polices of the 2040 Community Plan; adopted December 21, 2020:

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

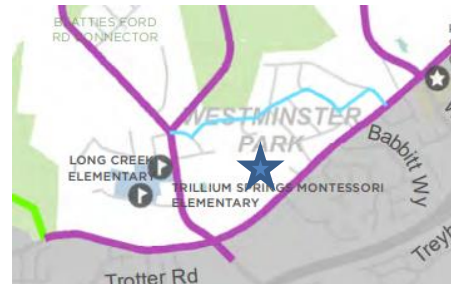
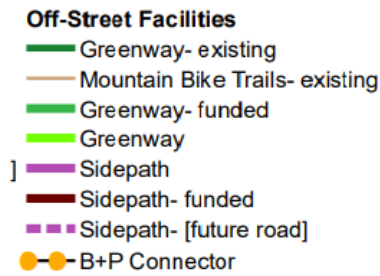
STAFF COMMENT: While the proposed Rezoning Plan provides a bike lane within the cross-section of Mt. Holly-Huntersville Road, the Huntersville Bike Master Plan calls for a 10' multi-use path along this section of thoroughfare and Charlotte DOT (CDOT) has also called for this in their road improvement list. This should be added to this part of the phase.

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

STAFF COMMENT: A bike lane is shown in the new cross-section for Mt. Holly-Huntersville Road; however, the Huntersville Bike Master Plan calls for a 10' multipath along this road. This should be added to the cross-section.

Huntersville Greenway and Bikeway Master Plan (Approved December 2020) – Staff finds the proposed Conditional District Rezoning Addition is **not consistent** with the Huntersville Bike Plan.

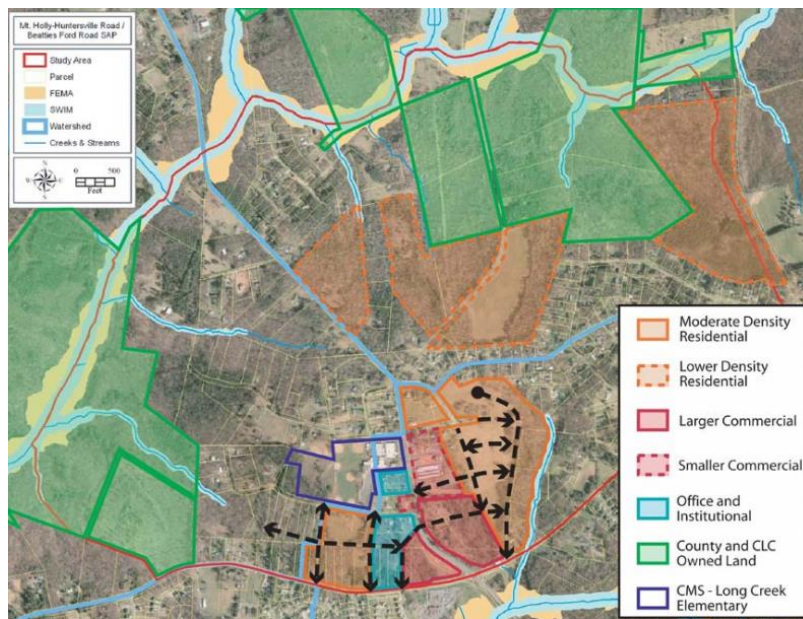
STAFF COMMENT: Per the Huntersville Bike Plan, a Side path (purple line) is called for along Mt. Holly-Huntersville Road, see map below. To address the Bike Plan, a Side path will need to be added to the Mt. Holly-Huntersville Road cross-section.



Beatties Ford Road and Mt. Holly-Huntersville Small Area Plan; Adopted October 17, 2005 - Staff finds the proposed Conditional District Rezoning petition consistent with the Beatties Ford Road and Mt. Holly-Huntersville Small Area Plan.

STAFF COMMENT: The concept of the Small Area Plan is to create a new, low intensity “urban village”, with moderate density and low-density residential development. See the map from the Small Area Plan below.

The Small Area Plan calls attention to the extension of existing street network, while avoiding the promotion of high-speed cut-through traffic in existing and proposed residential neighborhoods. The design of the proposed street network within the proposed new Phase of Oak Grove Hill Conditional District Rezoning Plan does not provide a direct link between the existing Phases 1 & 2 and Mt. Holly-Huntersville Road. Traffic is sufficiently calmed via the Town’s residential street cross-section. There is one proposed stub-street, which will continue the street network called for in the Small Area Plan. The Rezoning Plan does not provide a straight connection from Beatties Ford Road to Mt. Holly-Huntersville Road, but rather a connection made-up of several intersections to calm traffic.



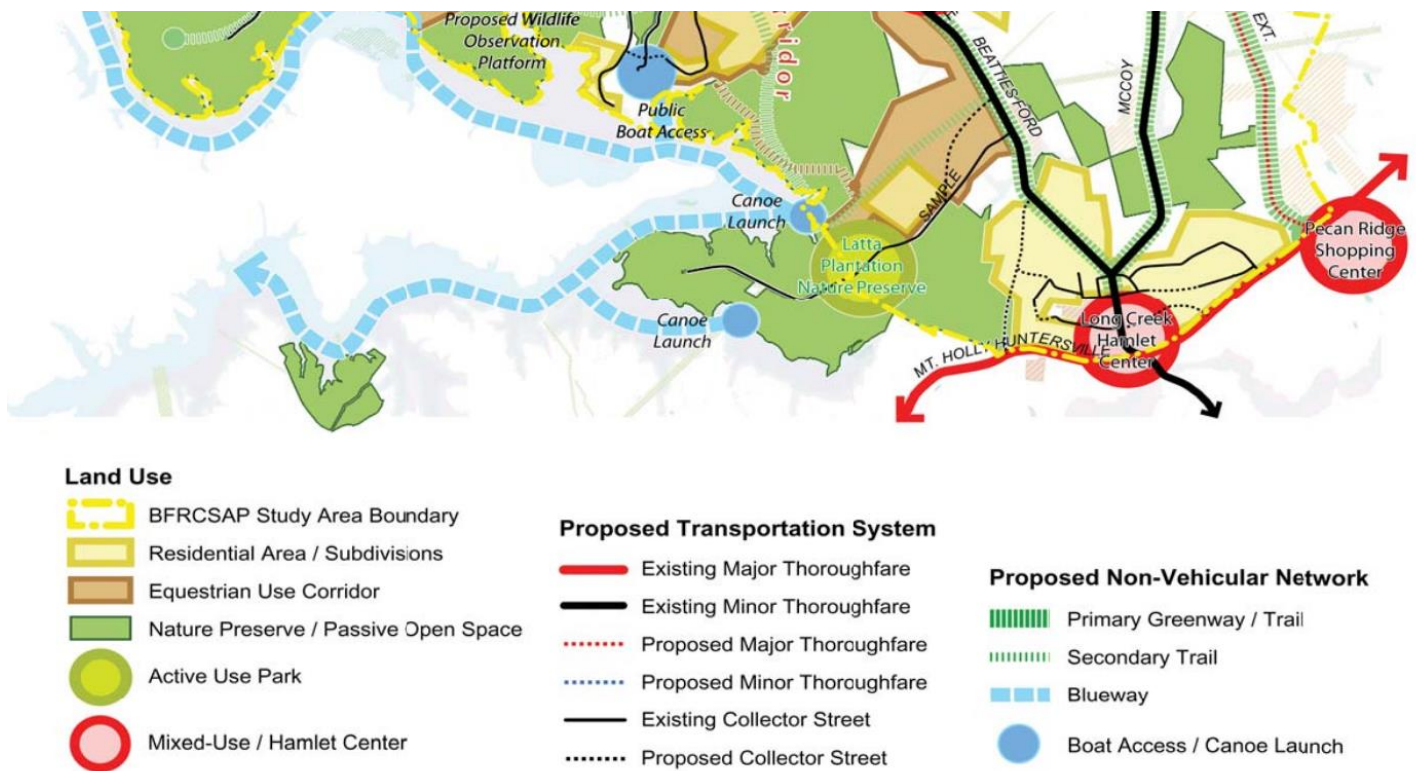
Beatties Ford Road Corridor Small Area Plan; Adopted September 19, 2007 - Staff finds the proposed Conditional District Rezoning petition consistent with the Beatties Ford Road Corridor Small Area Plan.

STAFF COMMENT: This Small Area Plan addressed concerns regarding pressure for commercial development along the Beatties Ford Road corridor. The goal of this Small Area Plan was to establish a long-term vision,

define land use changes, influence form/design of future commercial development, provide a framework for transportation improvements, and integrate an open space network.

The proposed Phase 3 of the Conditional District Rezoning is partially located within the “Long Creek Hamlet Center” (see above). The Small Area Plan also acknowledges the Beatties Ford Road and Mt. Holly-Huntersville Small Area Plan (see staff comments in previous section). The Small Area Plan highlights the opportunity for increased residential development and retail development on Mt. Holly-Huntersville Road in this area.

The Small Area Plan also laid out a vision for new transportation systems in the area of the requested Conditional District rezoning site (see map above). The Small Area Plan stopped the study at the creek, which runs through the proposed Phase 3 addition. Staff does not find expanding the area of the “Hamlet Center” down to Mt. Holly-Huntersville Road as inconsistent with the intent of the Small Area Plan. The Proposed Phase 3 site plan expands the street network in a manner in keeping with the envisioned transportation system by providing stubs streets to facilitate the collector street network.



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:

- Whether the proposed reclassification is consistent with the overall character of existing development in the immediate vicinity of the subject property.**

STAFF COMMENT:

The surrounding area is generally low density residential with the exception of a few commercial and civic (schools) uses. See the context map on page 2. The existing Oak Grove Hill Conditional-District rezoning plan was seen as consistent with development patterns described in the Town’s 2030 Community Plan, the Beatties Ford Road and Mt. Holly-Huntersville Small Area Plan, and the Beatties Ford Road Corridor Small Area Plan. The proposed lot sizes and orientation will not match the older subdivision to the north, but there is open space and buffers to create transition zones between the new development and the existing.

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:

- No transportation improvements were warranted through the Transportation Impact Analysis, however NCDOT and CDOT have outlined several requirements – see Part 3 of this report.
- The 28.26-acres to be added to Oak Grove Hill are not located within the Town Limits. However, the applicants have acknowledged an intent to annex the entire Phase 3 into the Town Limits. Upon annexation police and fire protection and trash collection will be provide as Town Services.
- A Willingness-to-serve letter has been provided from Charlotte Water (water and sewer).
- A Conceptual Storm Water Drainage plan (PCO-1) has been provided and is in review.
- The Conditional District Rezoning petition was sent to Charlotte-Mecklenburg School (CMS) for consideration. CMS reported, if approved, the addition to the Oak Grove Hill Subdivision may add approximately 26 students to the schools in this area. The following data was provided by CMS as of 20th Day of the 2021-2022 school year. See Attachment D.

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, as the identified Treasure Tree is proposed to be saved within an Urban Open Space “Park”.

PART 5: PUBLIC HEARING COMMENTS

The Public Hearing will be held on February 20, 2023.

PART 6: STAFF COMMENTS/RECOMMENDATION

Staff finds the proposed addition to the Oak Grove Hill Conditional District Rezoning Plan to be generally consistent with the 2040 Community Plan, the Beatties Ford Road-Mt. Holly-Huntersville Road Small Area Plan and the Beatties Ford Road Corridor Plan. These plans support moderate density within an Activity Center and the proposed 2.42-units per acre falls under that category.

Staff also recommends:

- Approval of the block length modifications for Blocks 16 and 19.
- A 10’ wide multi-use path should be provided along Mt. Holly-Huntersville Road, as called for in the most recent Huntersville Bike Master Plan.
- Add note indicating willingness to annex the entire Phase 3 (28.26-acres) into the Town of Huntersville.
- Rezoning Notes from Sheet SP-8 of the original plan must be added to plan set.
- If this rezoning is approved, all notes and data will need to be coordinated with Rezoning Petition R23-04, which would remove the 6.89-acres from the original rezoning to permit this addition.
- BMP Access: Maintenance and Access Easements for the BMPs appear to encroach into SWIM buffers. Access should be provided outside of these buffers.
- All outstanding redline comments must be addressed.

PART 7: PLANNING BOARD RECOMMENDATION

Planning Board will review the rezoning petition on February 28, 2023.

PART 8: ATTACHMENTS/ENCLOSURES

Attachments

- A – Rezoning Application
- B – Proposed Rezoning Plan
- C – Community Meeting Summaries
- D – CMS Report

E – Charlotte Treasure Tree Report

PART 9: CONSISTENCY STATEMENT – R22-05: OAK GROVE HILL - ADDITION

Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed Conditional District Rezoning application R22-05 Oak Grove Hill - Addition, the Planning staff RECOMMENDS APPROVAL to rezone 28.87-acres from Rural (R) and Neighborhood Residential Conditional District (NR-CD) to Oak Grove Hill Neighborhood Residential – Conditional District (NR-CD), as it is consistent with Policy Recommendations LU-2, LU-2.1, LU-2.2, LU-3.1, LU-7.1, LU-10.2, LU-10.4, LU-12.3, EOS-1.1, EOS-4.1, EOS-10 & T-3.2 of the 2040 Community Plan and consistent with the objectives of both the Beatties Ford Road & Mt. Holly-Huntersville Road Small Area Plan and the Beatties Ford Road Corridor Plan. <u>It is reasonable and in the public interest to approve the Conditional District Rezoning Plan - Addition, BECAUSE it is consistent with the Plans outlined above and the applicable provisions of the Zoning Ordinance can be adequately addressed.</u>	APPROVAL: In considering the proposed Conditional District Rezoning application R22-05 Oak Grove Hill - Addition, the Planning Board recommends approval based on the Plan being consistent with <u>(insert applicable plan reference).</u> <u>It is reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>	APPROVAL: In considering the proposed Conditional District Rezoning application R22-05 Oak Grove Hill - Addition, the Town Board recommends approval based on the Plan being consistent with <u>(insert applicable plan reference).</u> <u>It is reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>
DENIAL:	DENIAL: In considering the proposed Conditional District Rezoning application R22-05 Oak Grove Hill - Addition, the Planning Board recommends denial based on <u>(consistent OR inconsistent) with (insert applicable plan reference).</u> <u>It is not reasonable and not in the public interest to approve the Rezoning Plan because... (Explain)</u>	DENIAL: In considering the proposed Conditional District Rezoning application R22-05 Oak Grove Hill - Addition, the Planning Board recommends denial based on <u>(consistent OR inconsistent) with (insert applicable plan reference).</u> <u>It is not reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>



General Application

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

1. Application Type

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

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

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

2. Project Data

Date of Application September 9, 2022

Name of Project Oak Grove Hill Phase # (if subdivision) _____

Project Address 9301 Carver Avenue, Huntersville, NC 28078

Parcel Identification Number(s) (PIN) 01526456, 01526432, 01526450, 01526455, 01526428, 01526429, 01526431, 01526443

Current Zoning District NR(CD), R Proposed District (for rezoning only) NR(CD)

Property Size (acres) 67.78ac Street Frontage (feet) _____

Current Land Use Single Family Residential

Proposed Land Use(s) Single Family Residential

Is the project within Huntersville's corporate limits?

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

3. Description of Request

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

This is a conditional rezoning to the Oak Grove Hill property.

Approximately 22.66 ac additional and 45 additional lots.

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 Carver Bowman, LLC Phone 704-875-9704
☐ Corporation ☒ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

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

Signature [Signature] Printed Name: Robert Bowman
Title Manager Email bowman31@gmail.com

Address of Applicant 13815 Cinnabar Place, Huntersville, NC 28078

7. Property Owner (if different than applicant)

*Printed Name Hamilton Hoyt, Conrad Puckett Phone 704-875-9704
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

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

Signature [Signature] Printed Name Hamilton Hoyt, Conrad Puckett
Title Owner Email bowman31@gmail.com

Address of Property Owner 8411 & 8705 MT HOLLY-HUNTERSVILLE RD, 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

Carver Bowman, LLC	Robert Bowman	704-875-9704	bowman31@gmail.com
Development Firm	Name of Contact	Phone	Email
R Joe Harris	Daniel Gates	80-802-1799	dgates@rjoe-harris.com
Design Firm	Name of Contact	Phone	Email

Contact Information

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

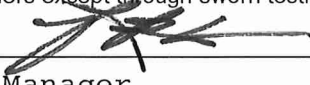
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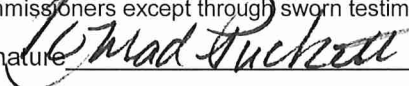
Signature  Printed Name: Robert Bowman
Title Manager Email bowman31@gmail.com

Address of Applicant 13815 Cinnabar Place, Huntersville, NC 28078

7. Property Owner (if different than applicant)

*Printed Name Hamilton, Hoyt, Conrad Puckett Phone 704-875-9704
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

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Signature  Printed Name Hamilton Hoyt, Conrad Puckett
Title Owner Email bowman31@gmail.com

Address of Property Owner 8411 & 8705 MT HOLLY-HUNTERSVILLE RD, HUNTERSVILLE NC 28078

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Development Firm	Name of Contact	Phone	Email
R Joe Harris	Daniel Gates	80-802-1799	d gates@rjoe harris.com
Design Firm	Name of Contact	Phone	Email

Contact Information

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

CH

ASSOCIATED INTERNAL #S.

400982

409691

441269

TOWN OF HUNTERSVILLE
MECKLENBURG COUNTY, NORTH CAROLINA

PREPARED FOR :

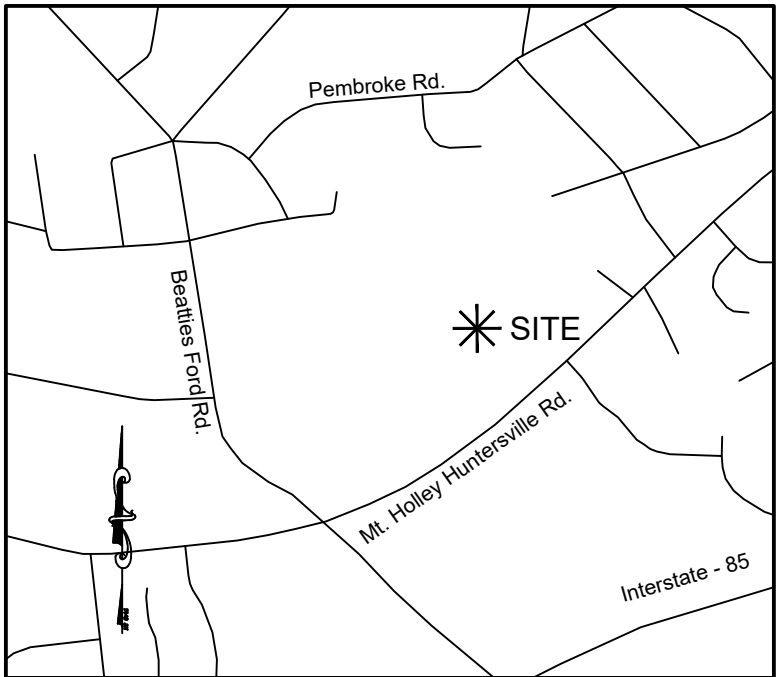
Carver Bowman, LLC

13815 Cinnabar Place
Huntersville, NC 28078
Phone: (704) 875-9704

Sheet List Table

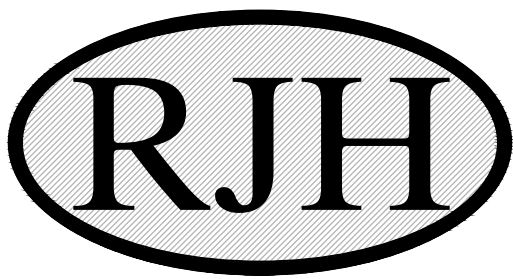
Sheet Number	Sheet Title
COVER	COVER
SP-1	REZONING PLAN: PHASE 1 &2
SP-2	OVERALL SITE PLAN: PHASE 1&2
SP-3 - SP-5	SITE PLAN: PHASE 1&2
SP-7 - SP-8	SITE PLAN DETAILS: PHASE 1&2
SP-9	OVERALL SITE & REZONING PLAN: PHASE 3
SP-10	OVERALL SITE PLAN: PHASE 3
SP-11	SITE DETAILS: PHASE 3
SP-12	FOUR STEP PROCESS: PHASE 3
EX-1	OVERALL EXISTING CONDITIONS: PHASE 1&2
EX-2 - EX-4	EXISTING CONDITIONS: PHASE 1&2
EX-5	EXISTING CONDITIONS: PHASE 3
GP-1	OVERALL GRADING PLAN: PHASE 1&2
GP-2 - GP-4	GRADING PLANS: PHASE 1&2
GP-5	OVERALL GRADING PLAN: PHASE 3
BMP-1	PRE DEV. DRAINAGE AREAS: PHASE 1&2
BMP-2	POST DEV. DRAINAGE AREAS: PHASE 1&2
BMP-3	POST DEV. DRAINAGE AREAS: PHASE 3
LP-1	OVERALL LANDSCAPE PLAN: PHASE 1&2
LP-2 - LP-4	LANDSCAPE PLAN: PHASE 1&2
LP-5	OVERALL LANDSCAPE PLAN: PHASE 3
LP-6	URBAN OPEN SPACE DESIGN: PHASE 3
UT-1	OVERALL UTILITY PLAN: PHASE 3

November 23, 2022



VICINITY MAP - N.T.S.

PREPARED BY:



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

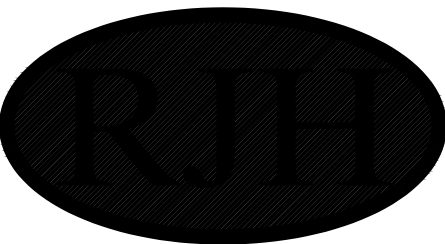
1186 Stonecrest Blvd., Tega Cay, SC 29708 Phone: (803) 802-1799

NO DUKE ENERGY TRANSMISSION ROW SHOWN
WITHIN PROJECT LIMITS. IF IMPACTS ARE TO DUKE
ENERGY DISTRIBUTION FACILITIES PLEASE
CONTACT 800.777.9898 TO HAVE A WORK ORDER
SET-UP TO DISCUSS PROJECT WITH A
DISTRIBUTION ENGINEER.

APPROVAL OF THIS CONCEPT PLAN DOES NOT IMPLY OR GUARANTEE APPROVAL OF THE FINAL CONSTRUCTION PLAN. FINAL CONSTRUCTION PLAN WILL BE REVIEWED FOR COMPLIANCE PER ALL TOWN, COUNTY AND STATE REGULATIONS IN EFFECT AT TIME OF SUBMITTAL.

[illegible]

Engineers:



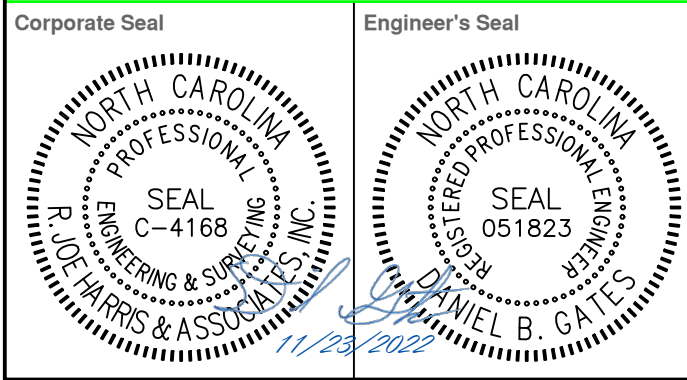
R. Joe Harris & Associates, Inc.

Engineering • Land Surveying • Planning
Management

127 Ben Casey Drive, Suite 101, Fort Mill, S.C. 29708 P: (803) 802-179

www.rjoe Harris.com

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



Project Manager	Drawn
D. Gates	J. Vavrina
Department Manager	Checked
P. Murphy	D. Gates

Print/Plot Date

November 23, 2022

Asbuilt Drawn

—

Client

Carver Bowman, LLC
13815 CINNABAR PLACE
HUNTERSVILLE, NC 28078
P: (704) 875-9704

Project:

Oak Grove Hill Rezoning/Sketch Plan: Phase 3

Drawing Title

Cover Sheet

Project No.	Drawing No.
5259	
DWG File Name:	
5259_Cover	Cover

Huntersville General Notes:

- All development and construction shall comply with all zoning and subdivision standards of the Town of Huntersville, Mecklenburg County, and NCDOT, as applicable.
- This property may be subject to any easements and/or right-of-way of record.
- All areas designated as common and/or urban open space shall be owned and maintained by the homeowners association and dedicated for perpetuity.
- Access (ingress/egress) location and design shown on this sketch plan area subject to achieving vertical and horizontal sight distances, turn lane improvements (including) right-of-way and intersection with adjacent and opposing access points. Modifications to plan may result.
- Large maturing trees will be planted 40' O/C within the required planting strip along all streets. Small maturing trees are to be used where overhead power lines exist.
- Garbage pick-up shall be via roll-out trash and mail delivery shall be to mail kiosks.
- Direct access from lots to a thoroughfare is prohibited.
- Lots subject to flooding should not be established in subdivisions except as provided in Section 7.280 (if applicable).
- Any construction or use within the areas delineated by roadway fringes district boundary line and roadway district encroachment line is subject to the restrictions imposed by roadway regulation.
- Water Quality LID Maintenance. BMPs that are constructed on privately owned land and that are not within a public easement shall be maintained by the Property Owners Association or the owner of the subject property.

EXISTING DATA

FEMA Panel: 3710453800K
Watershed: Long Creek
Soil Types:
CeB2 - Cecil sandy clay loam, 2 to 8 percent slopes
CeD2 - Cecil sandy clay loam, 8 to 15 percent slopes
EnB - Enon sandy loam, 2 to 8 percent slopes
EnD - Enon sandy loam, 8 to 15 percent slopes
PaE - Pacolet sandy loam, 15 to 25 percent slopes
Vab - Vance sandy loam, 2 to 8 percent slopes
W - Water

CONSTRAINING FEATURES: PHASE 3

ZONING:	NR-CD
ACREAGE:	45.18± ACRES
SWIM BUFFER	2.43± ACRES
SLOPE ANALYSIS: (% OF SITE AREA)	
0% - 10%	34.6 ACRES (76.72%)
10% - 15%	5.13 ACRES (11.36%)
15% - 25%	3.24 ACRES (7.17%)
25% - 100%	2.01 ACRES (4.46%)

Soil Hydrologic Groups: (% of site area)

ZONING:	NR-CD
ACREAGE:	45.18± ACRES
Group A	0
Group B	24.0± ACRES(53.0%)
Group C	21.2± ACRES (47.0%)
Group D	0
Group B/D	0

TREE PRESERVATION

Specimen tree - A tree (or group of trees) that may be considered important community assets due to their unique or noteworthy characteristics or values. A tree may be considered a specimen tree based on its size, age, rarity or special historical or ecological significance and may also meet the following criteria:

- Large hardwood (e.g. oaks, poplars, maples, etc.) and softwoods (e.g. pines) in good or better or better condition with a DBH of 24" or greater.
- Smaller understory trees (e.g. dogwoods, redbuds, sourwoods, persimmons, etc.) in good or better condition with a DBH of 12" or greater.
- Lesser-sized trees of rare species or special intrinsic value as approved by staff.

Heritage tree - A tree that is listed in the North Carolina Big Tree List, the American Forest Association's Champion Tree List, the Mecklenburg County treasure Tree List or any tree that would meet 60% of the points of a tree on North Carolina's Big Tree List.

Note: Urban open spaces shall comply with Article 7.7 of the Zoning Ordinance and include one or more of the following: landscaping, walks, seating, fountains, playground equipment, statues, etc. Materials used shall be a combination of brick pavers, stamped asphalt, stone, wrought iron, wood, crushed gravel or stone etc.

OAK GROVE HILL TREE PRESERVATION

	PHASE 1&2	PHASE 3	ALL PHASES
SITE ACREAGE	38.19± AC	28.26± AC	66.45± AC
% COVERED BY TREE CANOPY	26.26± AC (68.8%)	22.07± AC (78.1%)	32.68± AC (72.7%)
% OF TREE CANOPY PRESERVATION REQUIRED	3.82± AC (10%)	2.83± AC (10%)	6.65± AC (10%)
% OF TREE CANOPY PROVIDED	3.48± AC (9.11%)	6.20± AC (21.9%)	9.68± AC (14.6%)
NO. OF SPECIMEN TREES ON-SITE*	8	81	89
NO. OF SPECIMEN TREES TO BE SAVED (MIN REQ. 10%)	3 (37%)	19 (22%)	22 (25%)
NO. OF HERITAGE TREES ON SITE	0	1	1

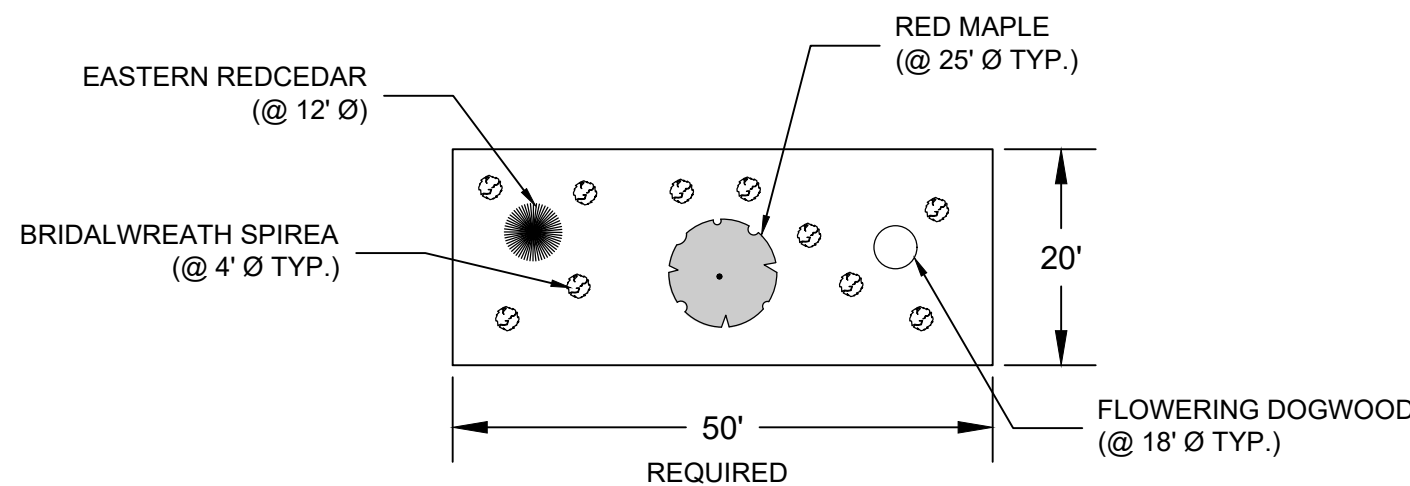
* DOES NOT INCLUDE SPECIMEN TREES WITH PROPOSED SMITH PROPERTY BOUNDARY

TREE LEGEND

TR - Tree
EL - Elm
BE - Beach
P - Pine
PO - Poplar
OA - Oak
GU - Gum
MA - Maple
PE - Pecan
WA - Walnut
HI - Hickory

SUPPLEMENTAL RESIDENTIAL BUFFER YARD LANDSCAPING ALONG ABUTTING PROPERTIES

TOTAL LENGTH = 50 LINEAR FEET X 20 LINEAR FEET = 1000SQFT

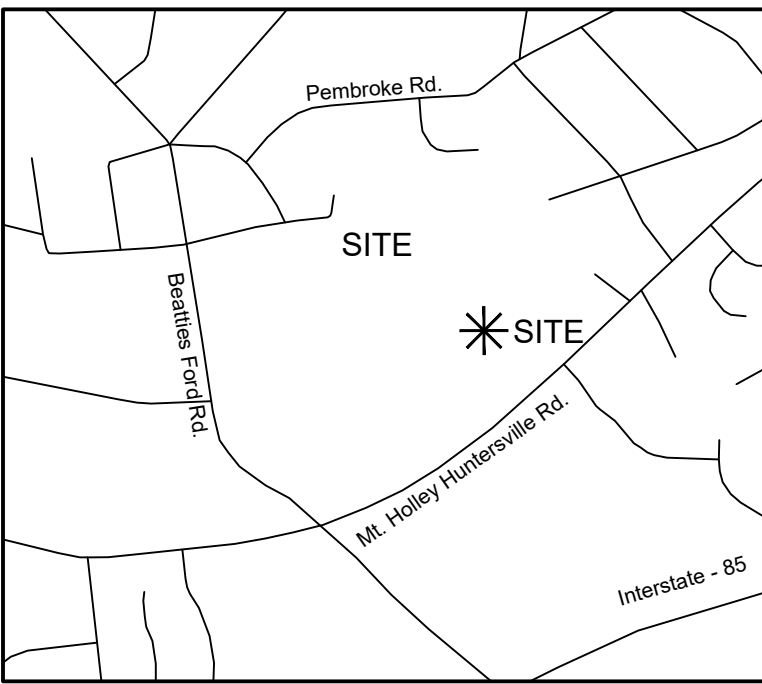


- 25% (1 TREE) EVERGREEN TREES PER 50LF
- 25% (1 TREE) CANOPY TREES PER 50LF (LARGE MATURING)
- 25% (1 TREE) UNDERSTORY TREES PER 50LF (SMALL MATURING)
- 10 SHRUBS PER 50LF

(NUMBER OF TREES & SHRUBS SHOWN MUST BE THE MINIMUM NUMBER PLANTED. TYPE & ACTUAL LOCATION MAY VARY.)
(EXISTING TREES AND SHRUBS CAN COUNT TOWARDS PLANTING REQUIREMENTS, AS LONG AS THEY MEET THE REQUIRED SIZE)

LEGEND

- 35' SWIM BUFFER
- 20' UNDISTURBED BUFFER
- 20' BUFFER WITH SUPPLEMENTAL PLANTING AS NECESSARY
- 20' REPLANTED BUFFER
- TREE SAVE AREA
- URBAN OPEN SPACE (UOS)
- 20' BUFFERS WITH REQUESTED MODIFICATION
- NR(CD) - CONDITIONAL ZONING NEIGHBORHOOD RESIDENTIAL DISTRICT
- R - RURAL DISTRICT (TO BE REZONED TO NR(CD))



VICINITY MAP - N.T.S.

Development Information: Phase 3

Project Name:	Oak Grove Hill Phases 1, 2, & 3 Construction Plans Huntersville, NC (Mecklenburg County)
Developer:	Bowman Bayard Bradford, LLC 13815 Cinnabar Place Huntersville, NC 28078
Tax I.D.:	01528443, 01528504, 01528506, 01528480 (Land Swap), 01528443, 01528432, 01528506, 01528432, 01528450, 01528455, 01528428, 01528429, 01528431
Property Owners of Record:	Buchanan, Beverly W.; Smith, Miriam W., H. Hoyle, C. Puckett
Zoning:	NR-CD
Acres:	45.12± ACRES = 1,965,427 SF
Building type:	Detached House (156 lots)
Build to Line:	
Minimum Lot Width:	SINGLE FAMILY 42'-50": FRONT: 10-25 FT. SIDE: 5 FT. CORNER: 10 FT. REAR: 25 FT. SINGLE FAMILY 51'-60": FRONT: 10-25 FT. SIDE: 5 FT. CORNER: 10 FT. REAR: 25 FT. SINGLE FAMILY 61'-93": FRONT: 10-25 FT. SIDE: 5 FT. CORNER: 10 FT. REAR: 25 FT. SINGLE FAMILY: 51 FT. SINGLE FAMILY: 42 FT. SINGLE FAMILY: 93 FT
Lot Width Range (Measured at Build-To line):	61-93 FT. 51-60 FT. 42-50 FT.
Lot Size Range:	SF: 65 Lots 91 Lots
5,000 SQ. FT. - 6,500 SQ. FT. 6,500 SQ. FT. - 11,500 SQ. FT.	

Open Space Table: Phase 3					
Urban Open Space			Common Open Space		
U.O.S.#	Area	Type	C.O.S.#	Area	Type
1	12,633 SF	Mini/Pocket Park	1	593,223 SF	COS
2	30,477 SF	Green	2	57,168 SF	Buffers
3	36,038 SF	Mini/Pocket Park			
Total	79,148 SF 1.82 Acres		Total	650,391 SF 14.93 Acres	

NOTE: REQUIRED ROAD IMPROVEMENTS

- NCDOT
- The TIA for this site was scoped by the Town of Huntersville and the Applicant. Huntersville required no improvements to adjacent roads. NCDOT specified improvements to the connection at Mount Holly - Huntersville Rd. as follows:
- A left and right turn lane to enter the site at the access point on Mt. Holly-Huntersville Rd, including 100' min storage and appropriate tapers
 - Widening of Carver avenue and Overhill Rd. from 16' to 20' along all site frontage.
 - Curb island at south east corner of intersection of Carver Ave. and Beatties Ford Rd.
 - Alley fed lots on Beatties Ford Rd, Carver Ave., and Overhill Rd will not be allowed a driveway or access to respective streets. Homes should be addressed to the alley behind the lots.
 - Lots fronting Overhill Rd will not be allowed to front load. They will only be allowed a shared driveway (this may be waived if Huntersville takes over maintenance of this street)
- CDOT
- Sketch Plan was submitted to CDOT for comments on Mt. Holly-Huntersville road intersection improvements. CDOT specified additional improvements as follows;
- Recommends a three (3) approach-lane section at Mt. Holly-Huntersville Road and Road C. This would include an 11' right-turn lane, 11' left-turn lane and a 13' receiving lane. This section to be carried to the first stub street.
 - Recommends a 12' Multi-use Path or buffered bike lane along frontage.
- (CDOT specified improvements to be shown on Construction Plans)

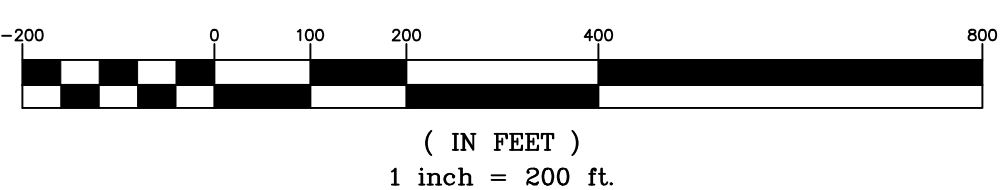
NOTE: APPROVAL FOR ENCROACHMENTS ONTO PIEDMONT NATURAL GAS EASEMENTS TO BE OBTAINED PRIOR TO APPROVAL OF CONSTRUCTION PLANS.

SITE TOPOGRAPHY & LOCATE FIELD RUN BY R. JOE HARRIS & ASSOCIATES, INC. SUPPLEMENTAL TOPOGRAPHY PROVIDED FROM MECKLENBURG COUNTY AERIAL TOPOGRAPHY (OFF-SITE).

THIS SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD HAZARD ZONE AS DEFINED ON COMMUNITY PANEL 3710453800-K OF THE FLOOD INSURANCE RATE MAPS FOR MECKLENBURG COUNTY DATED 09-02-2015.

BOUNDARY SURVEY PROVIDED BY R. JOE HARRIS & ASSOCIATES, INC.
HORIZONTAL DATUM TIED TO NAD 83 AND VERTICAL DATUM BASED ON NAVD 88. CONTACT R. JOE HARRIS & ASSOCIATES, INC. FOR BENCHMARKS AND CONTROL INFORMATION.

GRAPHIC SCALE



ROAD NAME LENGTH

BUTTERNUT OAK TERR	2,432 LF
CARVER AVE.	1,551 LF
CHERRYBARK OAK LN	1,901 LF

ROAD BLOCK LENGTHS

BL 1 1,246'	BL 7 136'	BL 13 479'	BL 19 326'
BL 2 283'	BL 8 178'	BL 14 789'	BL 20 623'
BL 3 352'	BL 9 307'	BL 15 245'	BL 21 448'
BL 4 551'	BL 10 442'	BL 16 586'	BL 22 618'
BL 5 236'	BL 11 157'	BL 17 277'	BL 23 200'
BL 6 94'	BL 12 388'	BL 18 560'	

*In major subdivisions the dimension of blocks may not exceed 800 linear feet between cross streets.

ALLEY NAME LENGTH

PIN ALLEY	437LF
CHINKAPIN OAK ALLEY	184LF
OSAGE ORANGE ALLEY	626LF
SAWTOOTH OAK ALLEY	360LF
NUTTALL ALLEY	232LF

ALLEY BLOCK LENGTHS

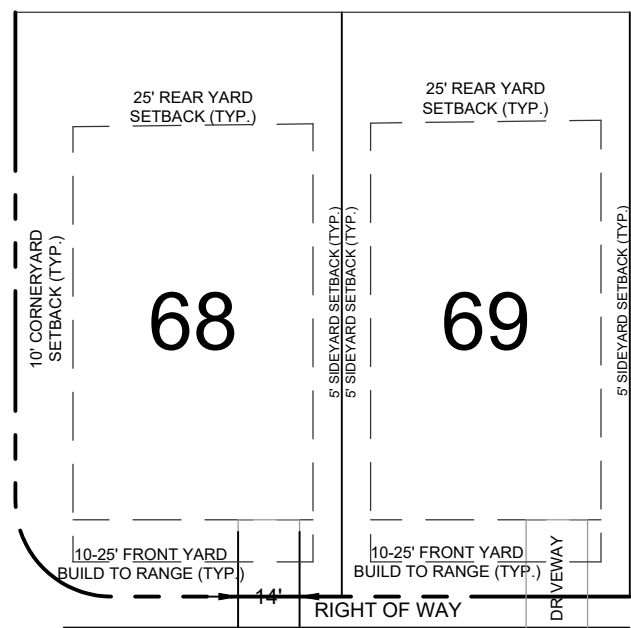
AL 14 215'	AL 16 51'
AL 15 222'	AL 17 181'

Parcel Line and Curve Table			
Line #/Curve #	Length	Bearing/Delta	Radius
C1	233.08	S 58° 07' 52"E	1489.60
C2	33.53	S 11° 30' 17"E	170.00
C3	71.27	S 76° 05' 52"E	532.88
C4	170.43	S 11° 56' 00"E	845.00
L1	137.83	S 70° 15' 02.81"W	
L2	81.41	S 70° 15' 02.81"W	
L3	128.99	N 31° 31' 24.74"W	
L4	44.12	S 84° 35' 27.67"W	
L5	60.54	N 6° 07' 20.97"W	
L6	200.13	S 81° 00' 10.39"W	
L7	273.43	S 81° 52' 53.75"E	
L8	184.38	N 79° 27' 40.55"E	
L9	109.25	S 9° 07' 07.48"E	
L10	186.97	N 79° 12' 35.09"E	
L11	223.70	N 79° 12' 35.09"E	
L12	289.43	N 1° 10' 17.70"W	
L13	343.27	N 86° 05' 36.20"W	
L14	263.13	S 80° 21' 33.24"W	
L15	103.01	N 36° 08' 11.61"W	
L16	43.55	N 39° 42' 08.24"W	

Parcel Line and Curve Table			
Line #/Curve #	Length	Bearing/Delta	Radius
L17	218.10	N 40° 39' 07.52"E	
L18	203.71	S 41° 29' 25.17"E	
L19	220.02	N 62° 30' 22.84"E	
L20	236.50	N 86° 02' 26.57"E	
L21	60.08	N 86° 02' 26.57"E	
L22	60.05	N 85° 59' 35.18"E	
L23	249.57	S 43° 00' 21.52"E	
L24	207.49	S 45° 01' 00.45"E	
L25	234.82	S 52° 51' 13.07"E	
L26	94.14	S 61° 08' 54.19"E	
L27	220.66	S 10° 58' 39.63"E	
L28	415.63	N 83° 29' 47.60"W	
L29	524.77	S 9° 49' 49.70"W	
L30	206.19	S 9° 37' 08.45"W	
L31	225.58	S 49° 52' 72"W	
L32	206.36	S 59° 52' 21"W	
L33	423.11	S 10° 10' 22.30"W	
L34	750.03	N 27° 17' 08.81"W	
L35	107.42	N 85° 10' 00.37"W	
L36	725.59	N 24° 45' 00.37"W	

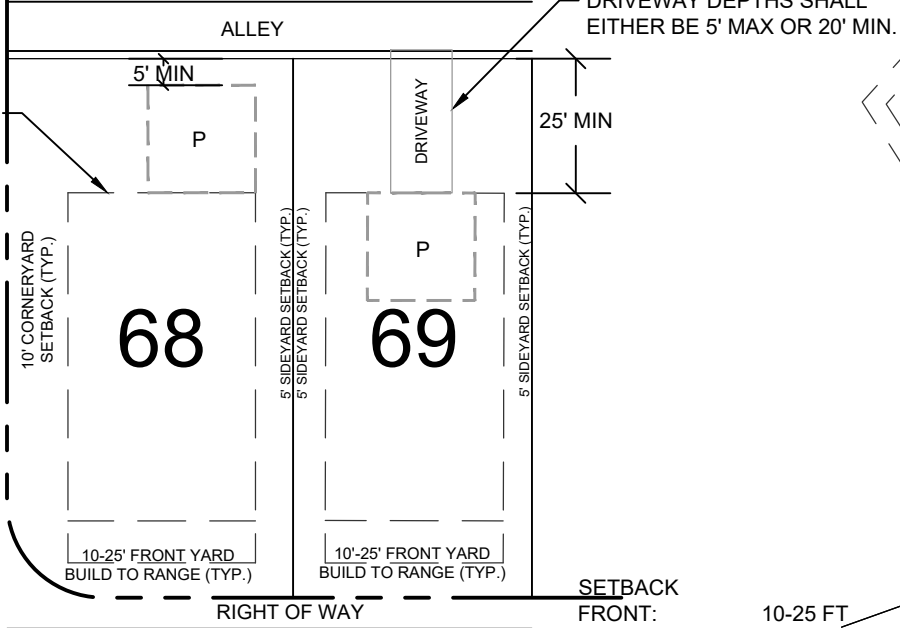
Impervious Area Table	
% Impervious Shown	Max. Allowable
13.72 Ac. (30.38%)	45.18 Ac. (100%)

NOTE: 1% or 150 sq/ft of impervious area per lot added to allow for addition of future impervious area by the homeowner/occupant.



LOT SETBACKS: FRONT LOAD

- Lots 60' wide or less shall have driveways no more than 14' wide as measured along the public streets ROW.
- Driveways shall extend a minimum of 20' from back of public ROW.



LOT SETBACKS: ALLEY ACCESS

- If placed more than 5' from rear alley curb, garage must be placed on site to have a minimum 20' Driveway.

LOTS SHOWN: 42

DATE	ISSUED FOR	REV
8/15/2022	Pre Submittal to Town of Huntersville	0
11/23/2022	Initial Submittal to Town of Huntersville	1



Engineer:



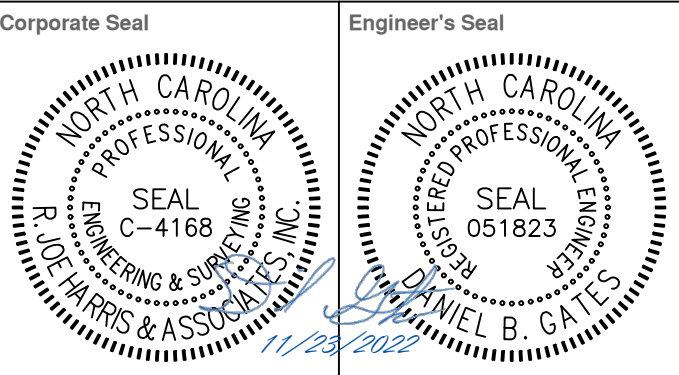
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1188 Stonerock Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799

www.rjoe-harris.com

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Project Manager D. Gates	Drawn T. Alston
Department Manager P. Murphy	Checked D. Gates
Print/Plot Date November 23, 2022	Asbuilt Date -
Asbuilt Drawn -	Asbuilt Date -
Client -	

Carver Bowman, LLC

13815 CINNABAR PLACE
HUNTERSVILLE, NC 28078
P: (704) 875-9704

Project:

Oak Grove Hill Rezoning/Sketch Plan: Phase 3

Drawing Title:

Overall Site & Rezoning Plan: Phase 3

Project No. 5259	Drawing No. SP-9
DWG File Name: 5259_Site-Phase 3	

EXISTING DATA:

FEMA Panel: 3710453800K

Watershed: Long Watershed

Soil Types: CeB2 - Cecil sandy clay loam, 2 to 8 percent slopes 55.6%
CeD2 - Cecil sandy clay loam 8 to 15 percent slopes 6.5%
EnB - Enon sandy loam, 2 to 8 percent slopes 7.7%
EnD - Enon sandy loam, 8 to 15 percent slopes 4.9%
PaE - Pacolet sandy loam, 15 to 25 percent slopes 24.5%
VaB - Vance sandy loam, 2 to 8 percent slopes 0.7%

TREE SPECIES:

PN PINE TREE
SG SWEETGUM
TP TUPLIP POPLAR
WO WILLOW OAK

Soil Hydrologic Groups: (% of site area)	
ZONING:	NR (CD)
ACREAGE:	28.26± ACRES
Group A	0
Group B	24.4± ACRES(86.34%)
Group C	3.86± ACRES (13.66%)
Group D	0± ACRES (0%)
Group B/D	0± ACRES (0%)

*THE PROPOSED METHOD FOR PROVIDING POTABLE WATER & SANITARY SEWER SHALL BE PROVIDED BY CHARLOTTE WATER VIA CONNECTED WATERLINES & SEWER LINES.

Watershed District & High/Low Density	
Watershed District:	Long Creek
High Density:	8.00 Ac. (28.29%)
Low Density:	20.26 Ac. (72.71%)

Impervious Area Table	
% Impervious Shown	Max. Allowable
8.00 Ac. (28.29%)	28.26 Ac. (100%)

NOTE: 1% or 150 sq/ft of impervious area per lot added to overall to allow for addition of future impervious area by the homeowner/occupant.

ROAD NAME	LENGTH
ROAD A =	279 LF
ROAD B =	663 LF
CARVER AVE =	958 LF
CHERRYBARK OAK LN =	1,615 LF

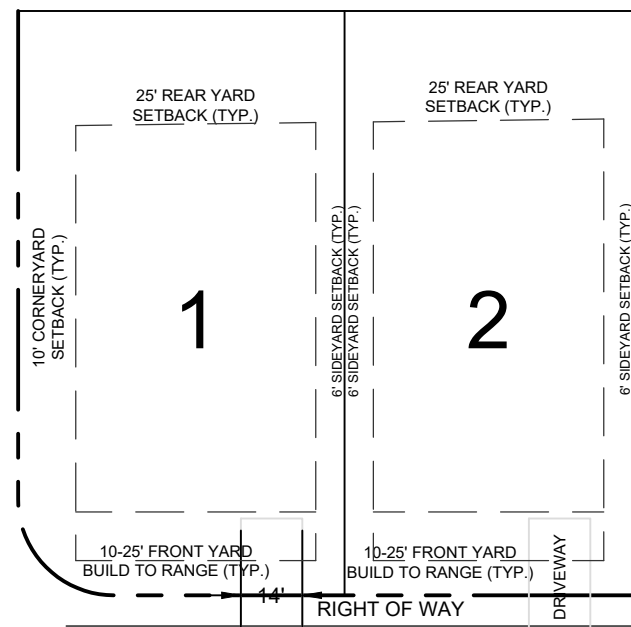
ROAD BLOCK LENGTHS

BL 16 958' BL 19 994' BL 22 155'
BL 17 279' BL 20 228'
BL 18 663' BL 21 238'

*In major subdivisions the dimension of blocks may not exceed 800 linear feet between cross streets.

CONSTRAINING FEATURES: PHASE 3

ZONING:	R
ACREAGE:	28.26± ACRES
SWIM BUFFER	2.28± ACRES
SLOPE ANALYSIS: (% OF SITE AREA)	
0% - 10%	18.04 ACRES (63.84%)
10% - 15%	5.38 ACRES (19.04%)
15% - 25%	4.55 ACRES (16.10%)
25% - 100%	0.29 ACRES (1.03%)



LOT SETBACKS

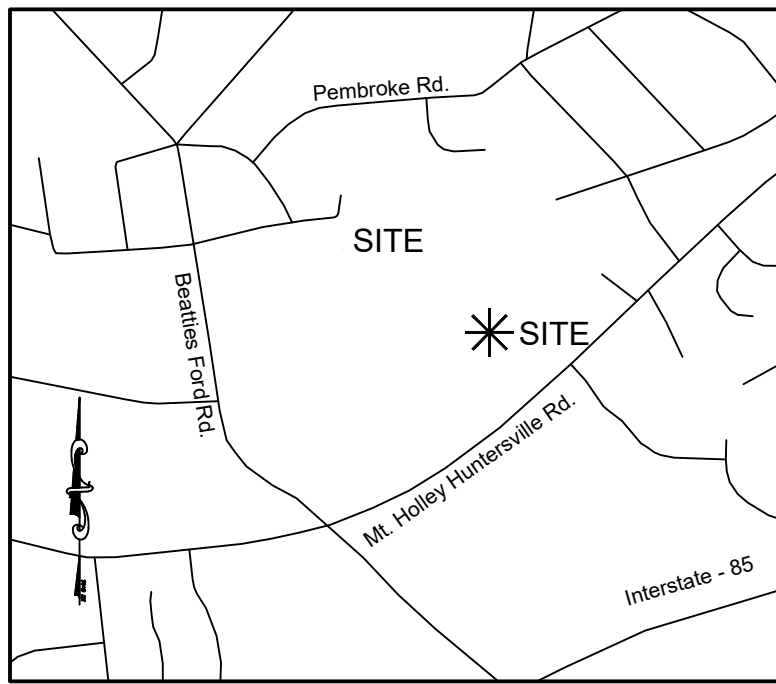
- Lots 60' wide or less shall have driveways no more than 14' wide as measured along the public streets ROW.
- Driveways shall extend a minimum of 20' from back of public ROW.

Huntersville General Notes:

- All development and construction shall comply with all zoning and subdivision standards of the Town of Huntersville, Mecklenburg County, and NCDOT, as applicable.
- This property may be subject to any easements and/or right-of-way of record.
- All areas designated as common and/or urban open space shall be owned and maintained by the homeowners association and dedicated for perpetuity.
- Access (ingress/egress) location and design shown on this sketch plan area subject to achieving vertical and horizontal sight distances, turn lane improvements (including) right-of-way and intersection with adjacent and opposing access points. Modifications to plan may result.
- Large maturing trees will be planted 40' O/C within the required planting strip along all streets. Small maturing trees are to be used where overhead power lines exist.
- Garbage pick-up shall be via roll-out trash and mail delivery shall be to mail kiosks.
- Direct access from lots to a thoroughfare is prohibited.
- Lots subject to flooding should not be established in subdivisions except as provided in Section 7.280 (if applicable).
- Any construction or use within the areas delineated by floodway fringe district boundary line and floodway district encroachment line is subject to the restrictions imposed by floodway regulation.

Site Plan Data Table: Phase 3

TOTAL AREA:	28.26 Ac = 1,231,145 SF
PRINCIPAL USES:	RESIDENTIAL
BUILDING TYPE:	DETACHED HOUSE
SETBACK:	SINGLE FAMILY: FRONT: 10-25 FT. SIDE: 6 FT. CORNER: 10 FT. REAR: 25 FT.
Minimum Lot Width:	SINGLE FAMILY: 51 FT.
Lot Width Range:	60.1-70 FT.
Lot Size Range:	SINGLE FAMILY: 13
6,000 SQ. FT - 9,300 SQ. FT. 9,300 SQ. FT. - 13,500 SQ. FT.	SF: 49 Lots 2 Lots



VICINITY MAP - N.T.S.

Development Information: Phase 3

Project Name:	Oak Grove Hill Rezoning Plan Huntersville, NC (Mecklenburg County)
Developer:	Bowman Bayard Bradford, LLC 13815 Cinnabar Place Huntersville, NC 28078
Tax I.D.:	01526456, 01526432, 01526450, 01526455, 01526428, 01526429, 01526431
Property Owners of Record:	Carver Bowman LLC, Hoyt Hamilton, Pamela Hamilton, Carol Hamilton
Zoning:	NR (CD)
Acres:	28.26± ACRES = 1,231,145 SF
Building type (Lot Count):	Detached House (51 lots)
Common Open Space:	3.82 Acres
Natural Open Space:	5.64 Acres

TREE PRESERVATION

ZONING:	NR (CD)
ACREAGE:	28.26± ACRES
COVERED BY TREE CANOPY:	78.1%
TREE CANOPY PRESERVATION REQUIRED: 10%	±2.82 ACRES
TREE CANOPY PRESERVATION PROVIDED: 21.9%	±6.20 ACRES
NO. OF SPECIMEN TREES ON-SITE:	81
NO. OF SPECIMEN TREES SAVED: (Min. Req. 10%)	19 (Provided 22.2%)
NO. OF HERITAGE TREES ON-SITE:	1
NO. OF HERITAGE TREES SAVED:	1 (Provided 100%)

TREE PRESERVATION

Specimen tree - A tree (or group of trees) that may be considered important community assets due to their unique or noteworthy characteristics or values. A tree may be considered a specimen tree based on its size, age, rarity or special historical or ecological significance and may also meet the following criteria:

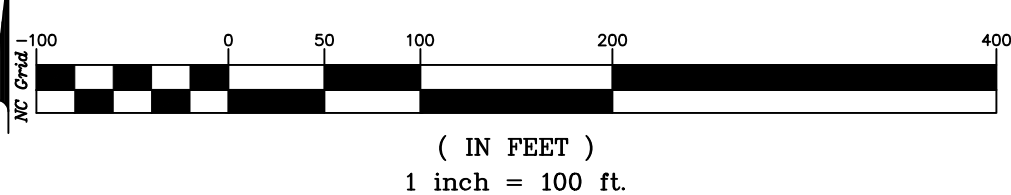
- Large hardwood (e.g. oaks, poplars, maples, etc.) and softwoods (e.g. pines) in good or better or better condition with a DBH of 24" or greater.
- Smaller understory trees (e.g. dogwoods, redbuds, sourwoods, persimmons, etc.) in good or better condition with a DBH of 12" or greater.
- Lesser-sized trees of rare species or special intrinsic value as approved by staff.

Heritage tree - A tree that is listed in the North Carolina Big Tree List, the American Forest Association's Champion Tree List, the Mecklenburg County treasure Tree List or any tree that would meet 80% of the points of a tree on North Carolina's Big Tree List.

NOTE: Urban open spaces shall include one or more of the following: landscaping, walks, seating, fountains, playground equipment, statues, etc. Materials used shall be a combination of brick pavers, stamped asphalt, stone, wrought iron, wood, crushed gravel or stone etc.



GRAPHIC SCALE



Parcel Area Table		Parcel Area Table		Parcel Area Table	
Parcel #	Area	Parcel #	Area	Parcel #	Area
84	6,721 SF	104	6,494 SF	124	7,847 SF
85	6,570 SF	105	6,391 SF	125	8,454 SF
86	6,721 SF	106	7,625 SF	126	8,454 SF
87	6,933 SF	107	7,625 SF	127	8,454 SF
88	8,923 SF	108	7,625 SF	128	8,454 SF
89	8,923 SF	109	11,463 SF	129	8,433 SF
90	8,923 SF	110	7,625 SF	130	8,454 SF
91	8,923 SF	111	7,625 SF	131	7,160 SF
92	7,704 SF	112	7,625 SF	132	7,042 SF
93	8,350 SF	113	9,268 SF	133	6,753 SF
94	8,397 SF	114	9,164 SF	134	6,545 SF
95	8,602 SF	115	7,839 SF		
96	8,759 SF	116	8,409 SF		
97	9,221 SF	117	8,224 SF		
98	9,237 SF	118	8,224 SF		
99	9,178 SF	119	8,224 SF		
100	8,500 SF	120	8,224 SF		
101	7,424 SF	121	10,341 SF		
102	7,094 SF	122	8,584 SF		
103	6,717 SF	123	8,062 SF		

DATE	ISSUED FOR	REV
8/15/2022	Pre Submittal to Town of Huntersville	0
11/23/2022	Initial Submittal to Town of Huntersville	1



Engineer:

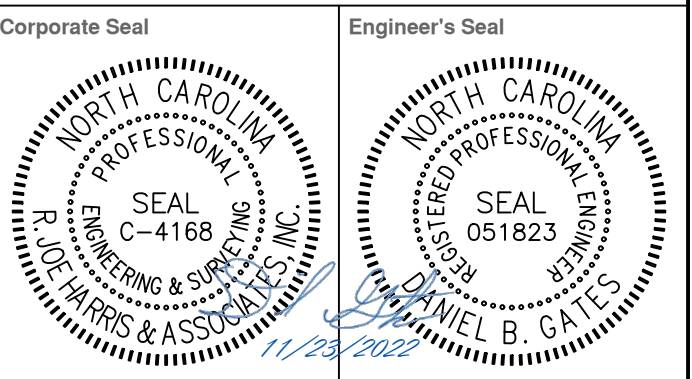


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Project Manager	Drawn
D. Gates	T. Alston
Department Manager	Checked
P. Murphy	D. Gates
Print/Plot Date	

November 23, 2022

Asbuilt Drawn	Asbuilt Date
-	-
Client	

Carver Bowman, LLC
13815 Cinnabar Place
Huntersville, NC 28078
P: (704) 875-9704

Project:

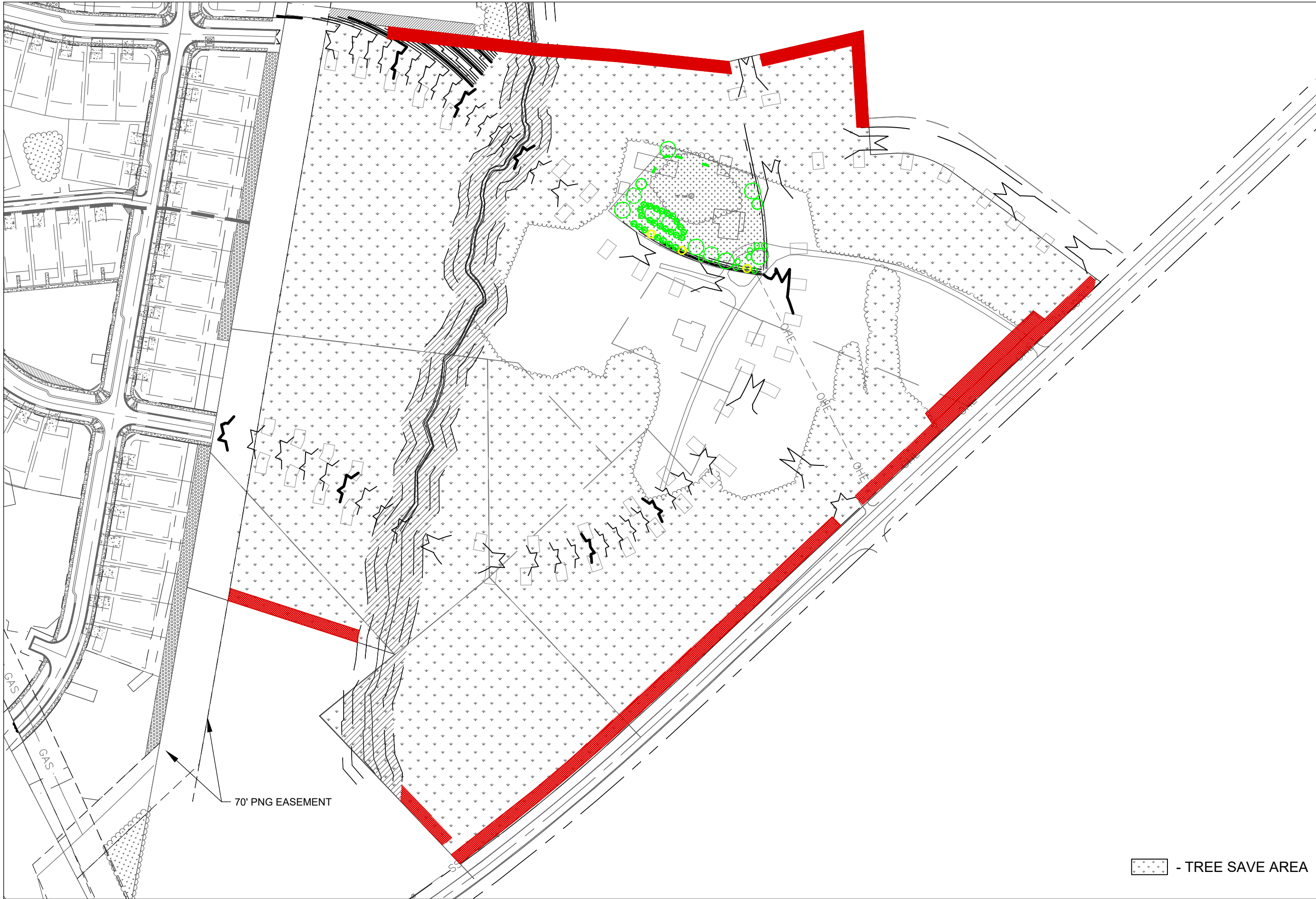
OAK GROVE HILL
REZONING/SKETCH
PLAN: PHASE 3

Drawing Title:

Site Plan: Phase 3

Project No.	Drawing No.
5259	
DWG File Name:	
5259_Site-Phase 3	

SP-10



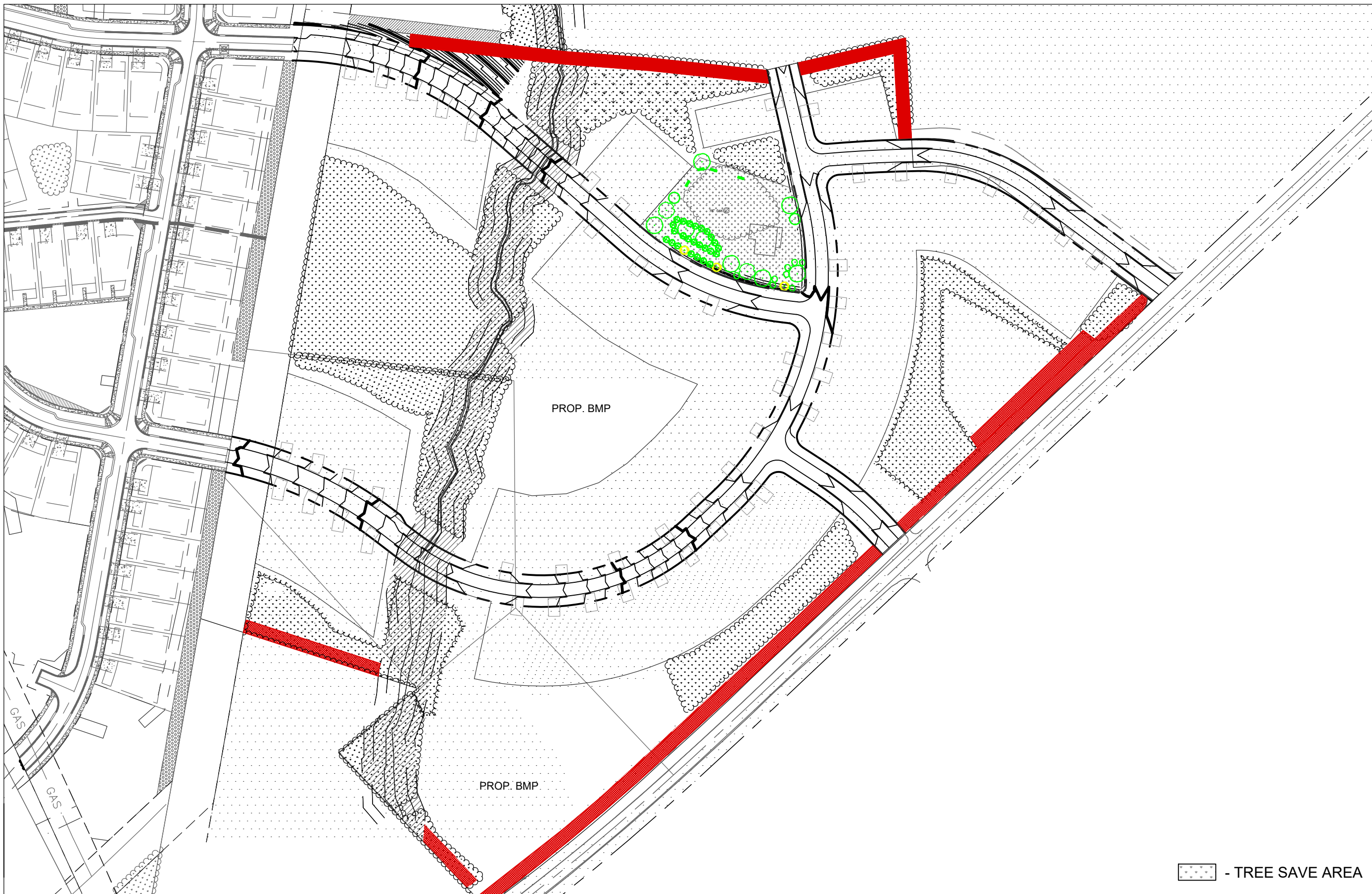
STEP 1: IDENTIFY OPEN SPACE

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



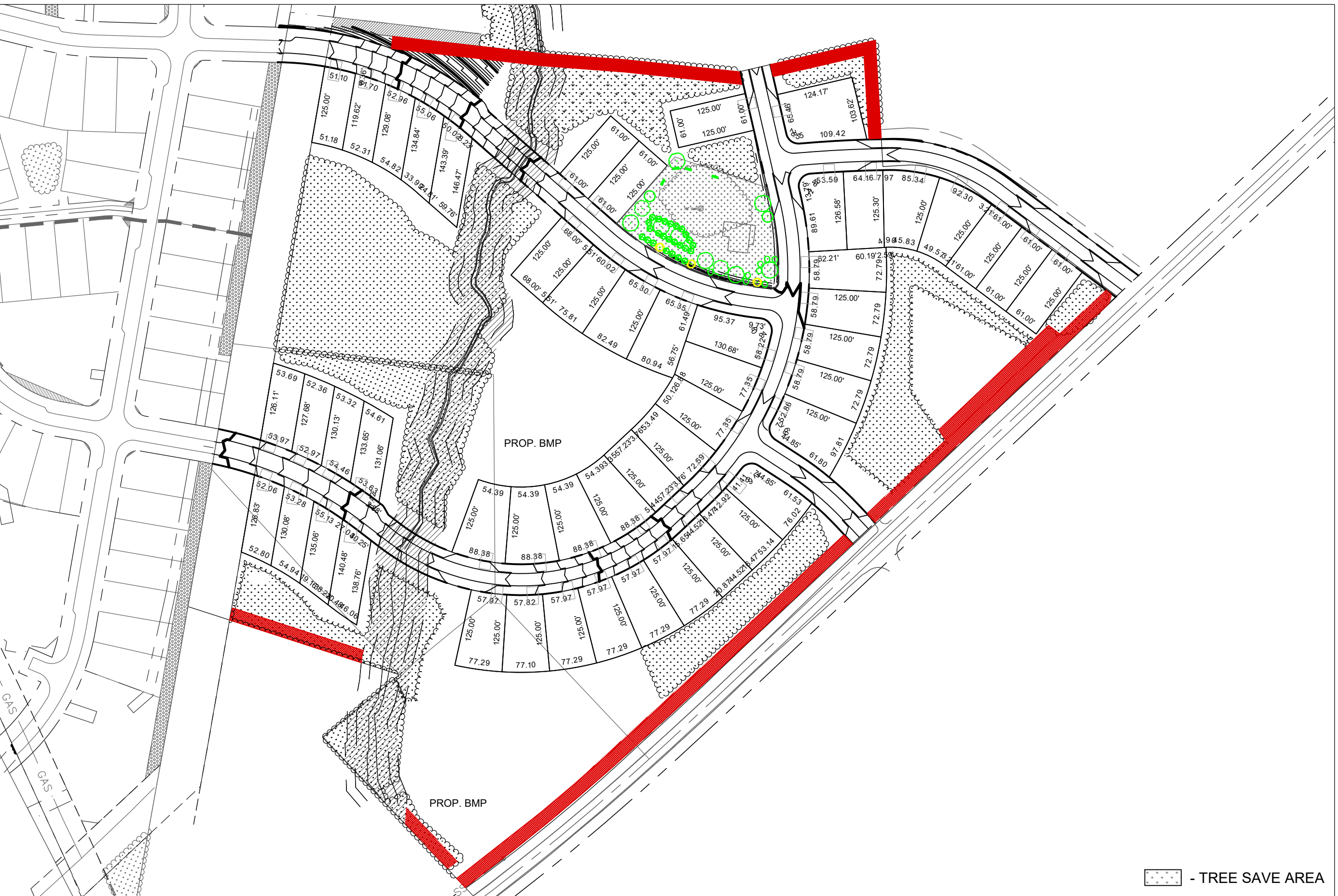
STEP 2: LOCATION OF HOUSE SITES

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



STEP 3: STREET AND LOT LAYOUT

BASED ON THE PREVIOUS TWO STEPS, A GENERAL ROAD AND LOT LAYOUT WAS CREATED. THE RESIDENTIAL ENTRY ROAD ENTERS FROM MT HOLLY-HUNTERSVILLE ROAD AT TWO POINTS AND LOOPS THROUGH THE MIDDLE OF THE SITE AND ATTACHES AS AN EXTENSION TO ANOTHER RESIDENTIAL SITE. THE LOCATION OF THE ENTRY ROADS WERE CHOSEN BASED ON THE VAST FIELD AREA AND MINIMAL SLOPING TOPOGRAPHY AND WITH THE PRESERVATION OF EXISTING TREES IN MIND. THE LOTS WERE LAID OUT TO AVOID THE EXISTING STREAMS, AND TOPOGRAPHY. BY USING THIS APPROACH, THE LOTS ARE PROPOSED ON THE MOST SUITABLE BUILDING SITES. THE STREAMS WILL NOT BE DISTURBED.



STEP 4: DRAWING LOT LINES

WE WERE ABLE TO CREATE 51 LOTS WITHIN THE BUILDABLE AREA. THE LOTS RANGE IN SIZE (NO SMALLER THAN 51' WIDE). THE LOTS LINES WERE DRAWN PERPENDICULAR TO THE ROADWAY THEY MEET TO ALLOW FOR VISUAL AESTHETICS WHEN DRIVING DOWN THE ROADS. THE VARYING LOT SIZES ALLOW FOR VISUAL APPEAL AND A LESS UNIFORM LOOKING RESIDENTIAL AREA.

DATE	ISSUED FOR	REV
8/15/2022	Pre Submittal to Town of Huntersville	0
11/23/2022	Initial Submittal to Town of Huntersville	1



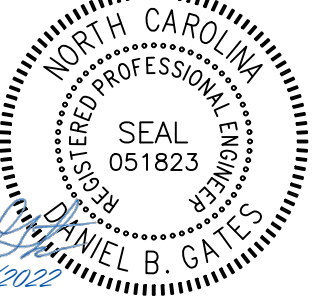


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Corporate Seal	Engineer's Seal
	

Project Manager	Drawn
D. Gates	T. Alston
Department Manager	Checked
P. Murphy	D. Gates
Print/Plot Date	
November 23, 2022	
Asbuilt Drawn	Asbuilt Date
-	-
Client	
Carver Bowman, LLC 13815 CINNABAR PLACE HUNTERSVILLE, NC 28078 P: (704) 875-9704	

Project:

Oak Grove Hill
Rezoning/Sketch Plan:
Phase 3

Drawing Title:

Four Step Process: Phase 3

Project No.	Drawing No.
5259	SP-12
DWG File Name:	
5259_Four Step Process	

TREE PRESERVATION

Specimen tree - A tree (or group of trees) that may be considered important community assets due to their unique or noteworthy characteristics or values. A tree may be considered a specimen tree based on its size, age, rarity or special historical or ecological significance and may also meet the following criteria:

- Large hardwood (e.g. oaks, poplars, maples, etc.) and softwoods (e.g. pines) in good or better or better condition with a DBH of 24" or greater.
- Smaller understory trees (e.g. dogwoods, redbuds, sourwoods, persimmons, etc.) in good or better condition with a DBH of 12" or greater.
- Lesser-sized trees of rare species or special intrinsic value as approved by staff.

Heritage tree - A tree that is listed in the North Carolina Big Tree List, the American Forest Association's Champion Tree list, the Mecklenburg County treasure Tree List or any tree that would meet 80% of the points of a tree on North Carolina's Big Tree List.

Note: Urban open spaces shall include one or more of the following: landscaping, walks, seating, fountains, playground equipment, statues, etc. Materials used shall be a combination of brick pavers, stamped asphalt, stone, wrought iron, wood, crushed gravel or stone etc.

TREE PRESERVATION	
ZONING:	NR (CD)
ACREAGE:	28.26± ACRES
COVERED BY TREE CANOPY:	78.1%
TREE CANOPY PRESERVATION REQUIRED: 10%	±2.83 ACRES
TREE CANOPY PRESERVATION PROVIDED: 21.9%	±6.20 ACRES
NO. OF SPECIMEN TREES ON-SITE:	81
NO. OF SPECIMEN TREES SAVED:(Min. Req. 10%)	18 (Provided 22.2%)
NO. OF HERITAGE TREES ON-SITE:	1
NO. OF HERITAGE TREES SAVED:(Min. Req. 100%)	1 (Provided 100%)

TREE LEGEND

- TR - Tree

EL - Elm

BE - Beach

P - Pine

PO - Poplar

OA - Oak
- GU - Gum

MA - Maple

PE - Pecan

WA - Walnut

HI - Hickory

TREE CANOPY MITIGATION

Large maturing trees required for tree canopy mitigation = 15 Nos.

- Trees planted as tree canopy mitigation shall be a minimum of 2" in caliper and 25% shall be evergreens
- Mitigated trees to be placed 40' on center

CONSTRAINING FEATURES

ZONING:	R
ACREAGE:	28.26± ACRES
SWIM BUFFER	2.28± ACRES
TREE COVERAGE:	20.94± ACRES
SLOPE ANALYSIS: (% OF SITE AREA)	
0% - 10%	18.04 ACRES (63.64%)
10% - 15%	5.38 ACRES (19.04%)
15% - 25%	4.55 ACRES (16.10%)
25% - 100%	0.29 ACRES (1.03%)

Soil Hydrologic Groups: (% of site area)	
ZONING:	R
ACREAGE:	28.26± ACRES
Group A	0
Group B	24.4± ACRES(86.34%)
Group C	3.86± ACRES (13.66%)
Group D	0± ACRES (0%)
Group B/D	0± ACRES (0%)

EXISTING DATA:

FEMA Panel: 3710453800K

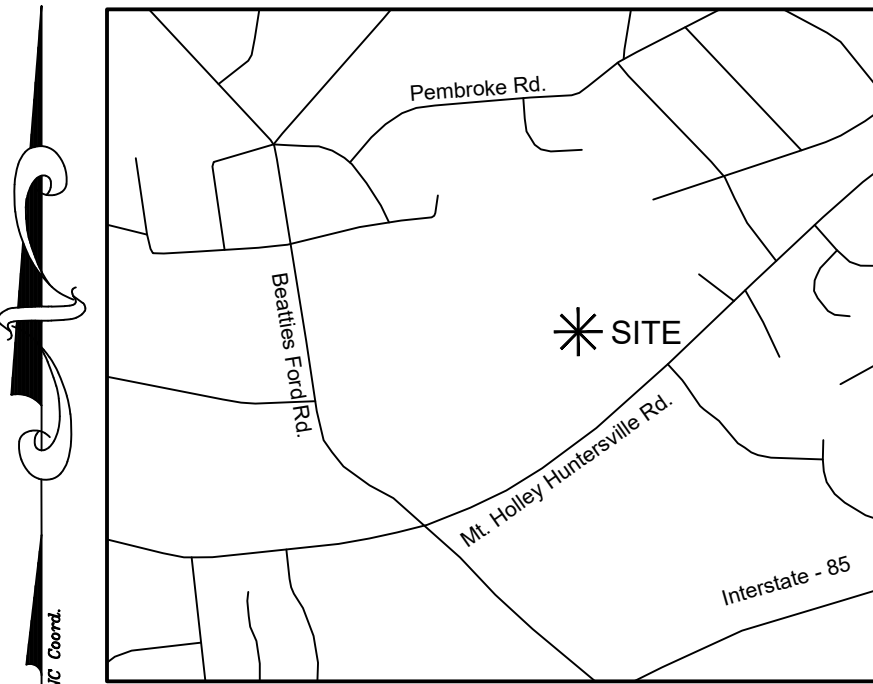
Watershed: Long Watershed

Soil Types:	CeB2 - Cecil sandy clay loam, 2 to 8 percent slopes	55.6%
	CeD2 - Cecil sandy clay loam 8 to 15 percent slopes	6.5%
	EnB - Enon sandy loam, 2 to 8 percent slopes	7.7%
	EnD - Enon sandy loam, 8 to 15 percent slopes	4.9%
	PaE - Pacolet sandy loam, 15 to 25 percent slopes	24.5%
	VaB - Vance sandy loam, 2 to 8 percent slopes	0.7%

Slopes Table				
Number	Min. Slope	Max. Slope	Area	Color
1	25.00%	100.00%	187966.40	■

Impervious Area Table	
% Impervious Shown	Max. Allowable
12.65 Ac. (22.74%)	55.63 Ac. (100%)

NOTE: 1% or 150 sqft of impervious area per lot added to overall to allow for addition of future impervious area by the homeowner/occupant.



VICINITY MAP - N.T.S.

LEGEND

S.W.I.M Buffer

- 30' Post Construction Buffer

DATE	ISSUED FOR	REV
8/15/2022	Pre Submittal to Town of Huntersville	0
11/23/2022	Initial Submittal to Town of Huntersville	1

Engineer:



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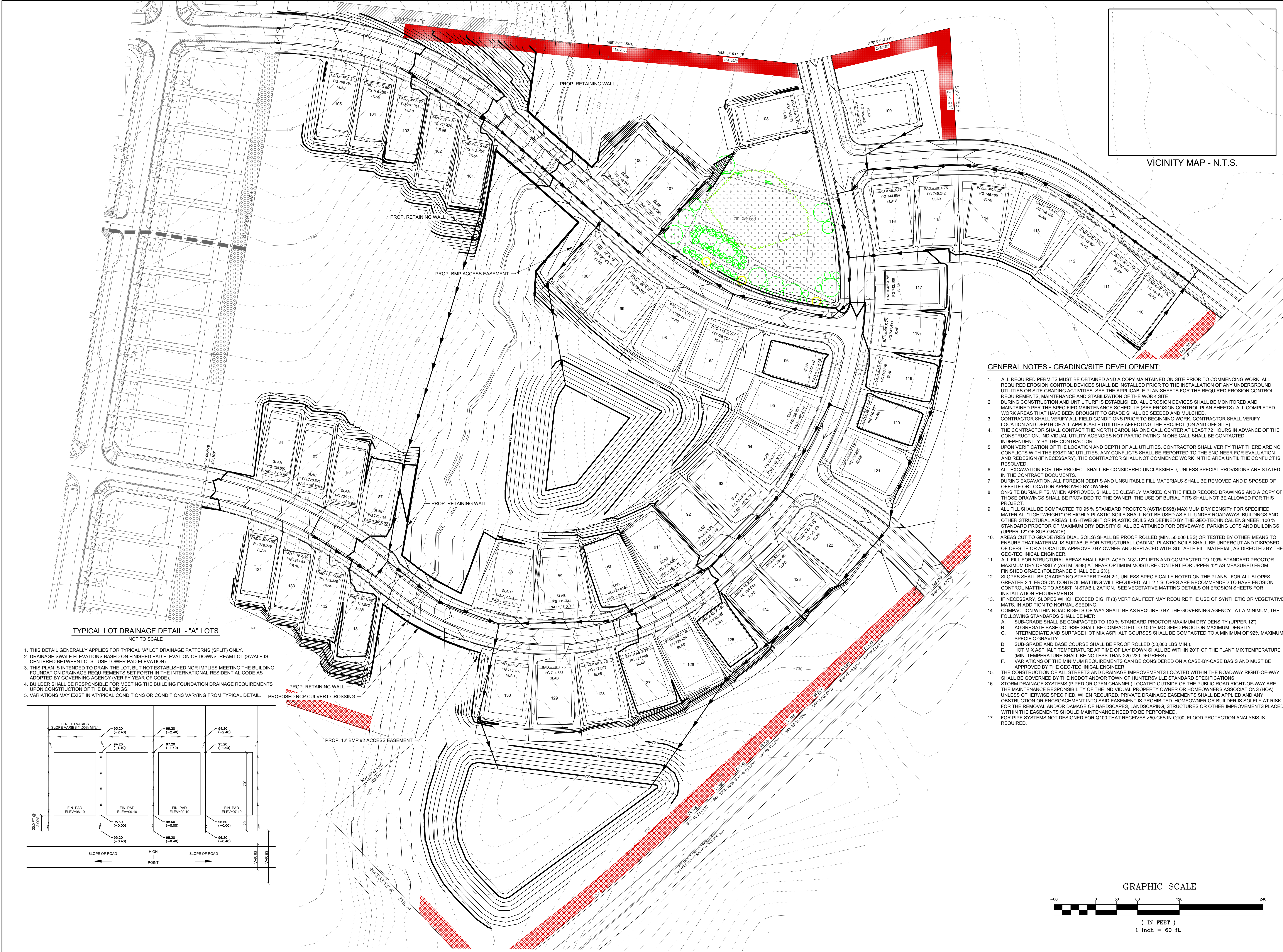
Corporate Seal



Engineer's Seal



Project Manager D. Gates	Drawn T. Alston
Department Manager P. Murphy	Checked D. Gates
Print/Plot Date November 23, 2022	
Asbuilt Drawn -	Asbuilt Date -
Client Carver Bowman, LLC 13815 CINNABAR PLACE HUNTERSVILLE, NC 28078 P: (704) 875-9704	
Project: Oak Grove Hill Rezoning/Sketch Plan: Phase 3	
Drawing Title: Existing Conditions: Phase 3	
Project No. 5259 DWG File Name: 5259_Existing Conditions	Drawing No. EX-5



DATE	ISSUED FOR	REV
8/15/2022	Pre Submittal to Town of Huntersville	0
11/23/2022	Initial Submittal to Town of Huntersville	1

Engineer:

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Corporate Seal

Engineer's Seal

Project Manager	Drawn
D. Gates	J. Vavrina
Department Manager	Checked
P. Murphy	D. Gates
Print/Plot Date	
November 23, 2022	
Asbuilt Drawn	Asbuilt Date
-	-
Client	
Carver Bowman, LLC 13815 CINNABAR PLACE HUNTERSVILLE, NC 28078 P: (704) 875-9704	
Project:	
Oak Grove Hill Rezoning/Sketch Plan: Phase 3	
Drawing Title:	
Grading Plan: Phase 3	
Project No.	Drawing No.
5259	
DWG File Name:	
5259 - Grading	GP-5

TREE LEGEND

TR	- Tree	GU	- Gum
EL	- Elm	MA	- Maple
BE	- Beach	PE	- Pecan
P	- Pine	WA	- Walnut
PO	- Poplar	HI	- Hickory
OA	- Oak		

Open Space Table				
Urban Open Space			Common Open Space	
U.O.S #	Area	Type	C.O.S #	Area
1	12,633 SF	MiniPocket Park	1	593,223 SF
2	30,477 SF	Green	2	57,168 SF
3	36,038 SF	MiniPocket Park		
Total	79,148 SF		Total	650,391 SF
	1.82 Acres			14.93 Acres

TREE PRESERVATION

ZONING:	NR (CD)
ACREAGE:	28.26± ACRES
COVERED BY TREE CANOPY:	78.1%
TREE CANOPY PRESERVATION REQUIRED: 10%	±2.83 ACRES
TREE CANOPY PRESERVATION PROVIDED: 28.2%	±7.97 ACRES
NO. OF SPECIMEN TREES ON-SITE:	81
NO. OF SPECIMEN TREES SAVED (Min. Req. 10%)	(Provided 22.2%)
NO. OF HERITAGE TREES ON-SITE:	1
NO. OF HERITAGE TREES SAVED (Min. Req. 100%)	1 (Provided 100%)

TREE PRESERVATION

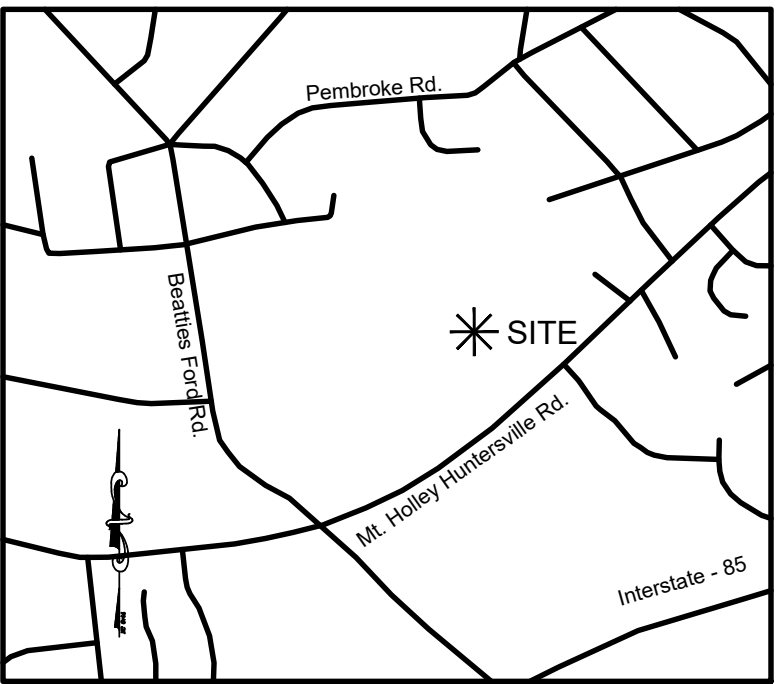
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Note: Urban open spaces shall include one or more of the following: landscaping, walks, seating, fountains, playground equipment, statues, etc. Materials used shall be a combination of brick pavers, stamped asphalt, stone, wrought iron, wood, crushed gravel or stone etc.

Note: Yard Trees will be planted as to not conflict with street trees.



VICINITY MAP - N.T.S.

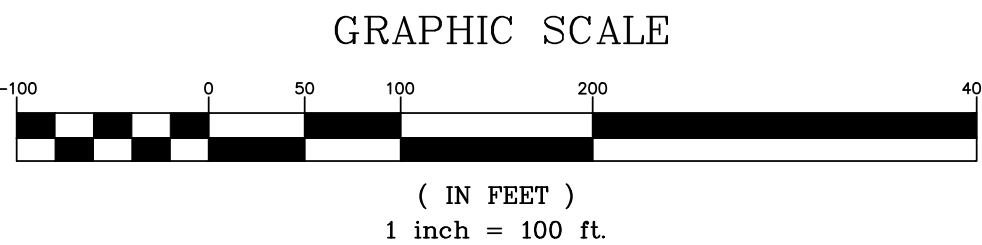
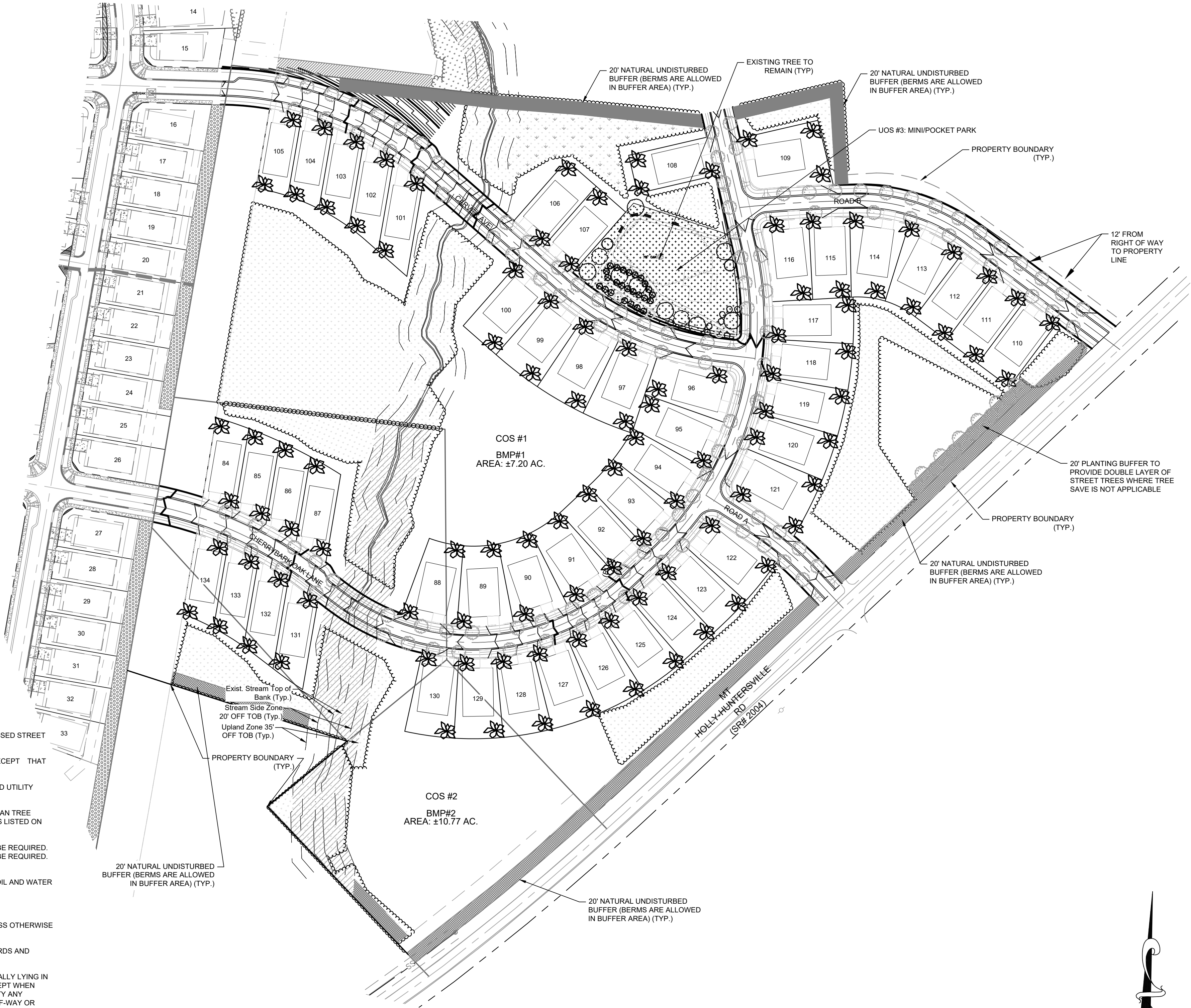
LEGEND

- 35' S.W.I.M BUFFER
- 30' Post Construction Buffer
- 20' Natural Buffer (1.05 Acres total)
- Urban Open space
- Tree Save space
- 125 LARGE MATURING TREES (40' OC)
- 105 RED MAPLE LOT TREES
- EXISTING SPECIMEN TREE

LOT TREES		
SQ.FT. :	LOT NUMBER :	LOT TREES REQUIRED:
LESS THAN 10,000 :	84-108; 110-120; 122-134	1 FRONT & 1 REAR
10,000 - 15,000 :	109; 121	1 FRONT & 2 REAR
APPROVED LOT TREES: RED MAPLE, SUGAR MAPLE, COMMON HACKBERRY, WHITE ASH, SCARLET OAK, SOUTHERN RED OAK, OVERCUP OAK, WILLOW OAK, NORTHERN RED OAK, EASTERN RED OAK, SHUMARD OAK, LACEBARK ELM, JAPANESE ZELKOVA (SEE TOWN OF HUNTERSVILLE TREE LIST FOR COMPLETE APPROVED LIST)		

LANDSCAPING NOTES (PER TOWN OF HUNTERSVILLE):

- STREET TREES ARE REQUIRED TO BE WITHIN A MINIMUM 7-FOOT PLANTING STRIP LOCATED BETWEEN THE PROPOSED STREET AND PROPOSED SIDEWALK. PLANTING SHALL BE PROVIDED AS FOLLOWS:
A) LARGE MATURING CANOPY TREES SHALL BE PLANTED AT A SPACING NOT TO EXCEED 40-FEET ON CENTER EXCEPT THAT SPACING MAY BE ALTERED SLIGHTLY TO ACCOMMODATE DRIVEWAYS.
B) SMALL MATURING "CANOPY-LIKE" TREES SHALL BE PLANTED 30-FEET ON CENTER WHERE EXISTING OVERHEAD UTILITY LINES PROHIBIT THE USE OF LARGE MATURING CANOPY TREES.
- NEW TREES SHALL BE REQUIRED WITHIN EACH RESIDENTIAL LOT. IN ORDER TO MAINTAIN OR REPLENISH THE URBAN TREE CANOPY IN AREAS OF NEW RESIDENTIAL SUBDIVISION, EACH LOT SHALL PROVIDE AN APPROVED CANOPY TREE AS LISTED ON THE TOWN OF HUNTERSVILLE TREE AND SHRUB LIST. (SEE LOT SIZE CHART THIS PAGE)
FOR LOTS LESS THAN 10,000 SQ. FT., 1 FRONT YARD AND 1 REAR YARD CANOPY TREE SHALL BE REQUIRED.
FOR LOTS BETWEEN 10,000 SQ. FT. AND 15,000 SQ. FT., 1 FRONT YARD AND 2 REAR YARD CANOPY TREES SHALL BE REQUIRED.
FOR LOTS BETWEEN 15,000 SQ. FT. AND 20,000 SQ. FT., 2 FRONT YARD AND 2 REAR YARD CANOPY TREES SHALL BE REQUIRED.
FOR LOTS MORE THAN 20,000 SQ. FT., 3 FRONT YARD AND 3 REAR YARD CANOPY TREES SHALL BE REQUIRED.
- ALL REQUIRED PLANTINGS SHALL BE INSTALLED IN A MANNER THAT INSURES THE AVAILABILITY OF SUFFICIENT SOIL AND WATER FOR HEALTHY GROWTH AND THAT IS NOT INTRUSIVE TO ABOVEGROUND AND UNDERGROUND UTILITIES
- ALL STREET TREES MUST BE FROM THE "TOWN OF HUNTERSVILLE TREE AND SHRUB LIST."
- ALL TREES SHALL BE A MINIMUM OF 2-INCHES IN CALIPER AND 8-FEET IN HEIGHT AT THE TIME OF PLANTING, UNLESS OTHERWISE SPECIFIED.
- INSTALLATION OF TREES AND SHRUBS SHALL COMPLY WITH THE TOWN OF HUNTERSVILLE ENGINEERING STANDARDS AND PROCEDURES MANUAL.
- EVERY REASONABLE EFFORT SHALL BE MADE TO PROTECT AND RETAIN EXISTING TREES AND SHRUBS NOT ACTUALLY LYING IN PLANNED ROADWAYS, DRAINAGEWAYS, BUILDING FOUNDATION SITES AND CONSTRUCTION ACTIVITY AREAS. EXCEPT WHEN NECESSARY TO PROVIDE ACCESS TO A SITE OR TO INSURE THE SAFETY AND SECURITY OF PEOPLE AND PROPERTY ANY EXISTING HEALTHY TREES THAT ARE EIGHT INCHES OR GREATER IN CALIPER, LOCATED WITHIN A PUBLIC RIGHT-OF-WAY OR UNDEVELOPED REQUIRED YARD SHALL BE RETAINED UNLESS APPROVED FOR REMOVAL BY STAFF DURING PLAN REVIEW.
- TREES SHOULD NOT BE PLANTED: WITHIN 40' OF THE CURB RETURN.
WITHIN 10' FROM DRAINAGE STRUCTURES.
WITHIN 40' OF RADIUS RETURN AT AN INTERSECTION.
AT OR IN A STORM DRAINAGE EASEMENT.
ON TOP OF STORM DRAIN LINE.
WITHIN SIGHT DISTANCE.
- ALL LOT TREES AS PER SECTION 7.7 (STREET TREES AND INTERNAL LANDSCAPING) OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE. EXISTING SPECIMEN TREES TO BE USED IN LIEU OF NEW PLANTINGS (AS APPROVED BY TOWN OF HUNTERSVILLE).
- AS THE REMAINDER OF THE THOROUGHFARE IS BUILT, DOUBLE ROW OF TREES AND SIDEWALKS WILL BE REQUIRED.



DATE	ISSUED FOR	REV
8/15/2022	Pre Submittal to Town of Huntersville	0
11/23/2022	Initial Submittal to Town of Huntersville	1



Engineer:

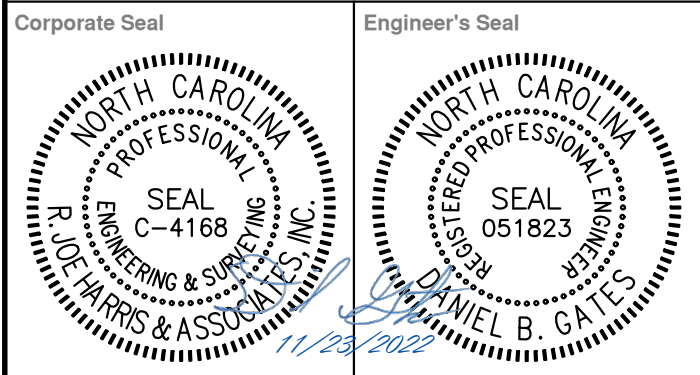


R. Joe Harris & Associates, Inc.
Engineering • Land Surveying • Planning
Management

1180 Stonecrest Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799

www.rjoeharris.com

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



Project Manager D. Gates	Drawn T. Alston
Department Manager P. Murphy	Checked D. Gates
Print/Plot Date November 23, 2022	

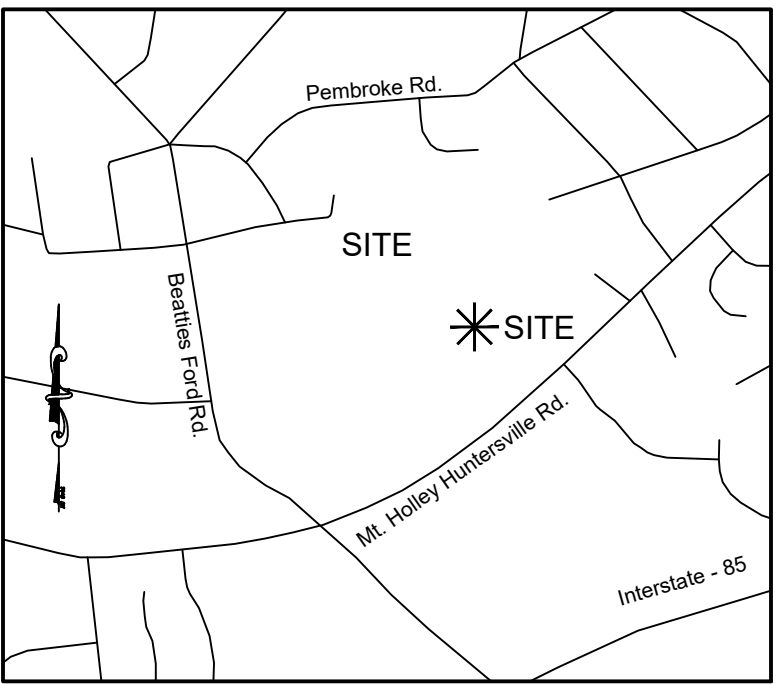
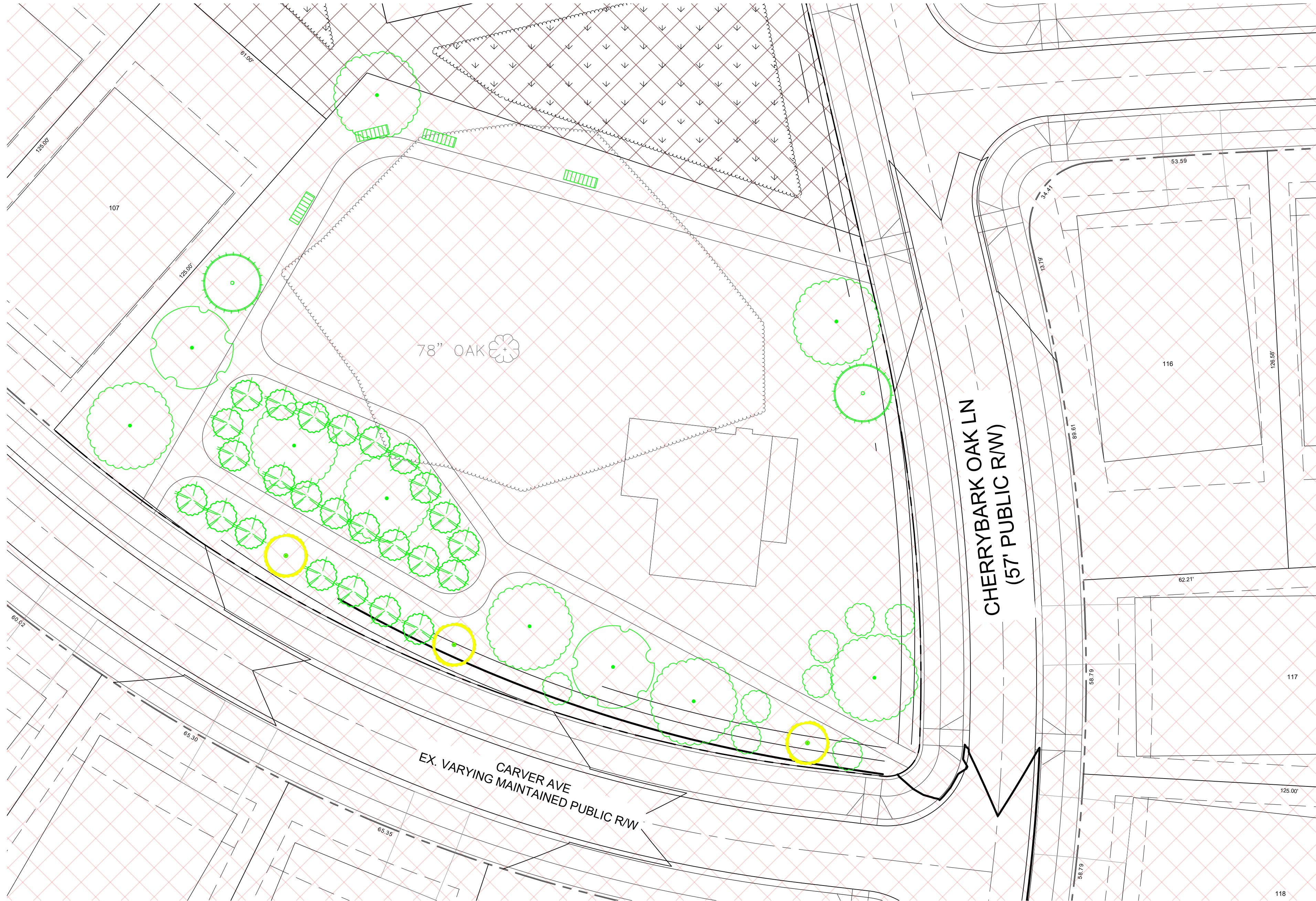
Asbuilt Drawn -	Asbuilt Date -
Client	

Carver Bowman, LLC
13815 CINNABAR PLACE
HUNTERSVILLE, NC 28078
P: (704) 875-9704

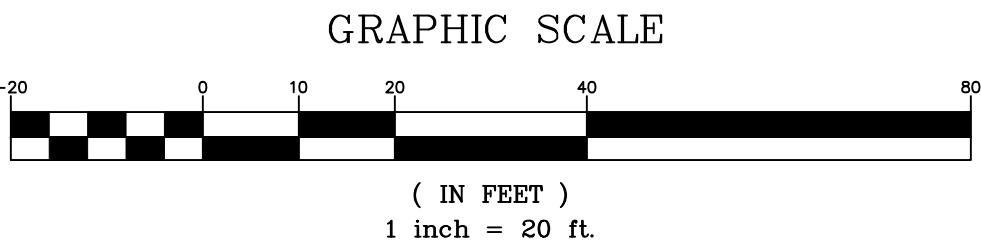
Project:
Oak Grove Hill
Rezoning/Sketch Plan:
Phase 3

Drawing Title:
Landscape

Project No. 5259 DWG File Name: 5259 Landscape Plan	Drawing No. LP-5
--	---------------------



VICINITY MAP - N.T.S.



LEGEND

- RESIDENTIAL LOT TREE
- LARGE MATURING TREES (40' OC)
- LIVE OAK
- NUTTALL OAK
- RED CEDAR
- CRYPTOMERIA
- LITTLE GEM MAGNOLIA
- WAX MYRTLE
- LOROPETALUM
- PARK BENCH
- STREET LIGHT
- STOP SIGN
- STREET SIGN
- SPEED LIMIT SIGN



SEATING BENCH
PROVISION OF SEATING BENCH UNDER/NEAR
ARBOR/PERGOLA AND MAY CONSIST OF THE FOLLOWING
MATERIALS:

- TREATED WOOD/TIMBERS
- ALUMINUM OR CAST IRON/STEEL
- COMPOSITE MATERIALS
- DURABLE PLASTICS

Open Space Table					
Urban Open Space			Common Open Space		
U.O.S #	Area	Type	C.O.S #	Area	Type
1	12,633 SF	Mini/Pocket Park	1	593,223 SF	COS
2	30,477 SF	Green	2	57,168 SF	Buffers
3	36,038 SF	Mini/Pocket Park			
Total	79,148 SF 1.82 Acres		Total	650,391 SF 14.93 Acres	

UOS Totals				
ITEM	UOS #1	UOS #2	UOS #3	TOTAL
LIVE OAK	0	5	8	13
NUTTALL OAK	0	4	2	6
RED CEDAR	15	0	0	15
CRYPTOMERIA	0	9	2	11
LITTLE GEM MAGNOLIA	0	3	3	6
WAX MYRTLE	9	11	25	45
LOROPETALUM	12	15	8	36
PARK BENCH	0	3	4	7
GAZEBO	1	0	0	1

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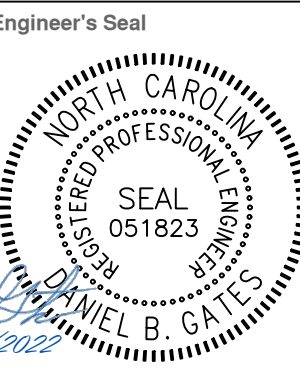
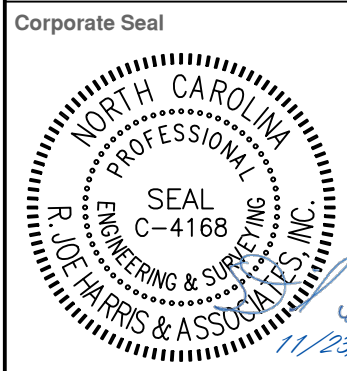
Engineer:



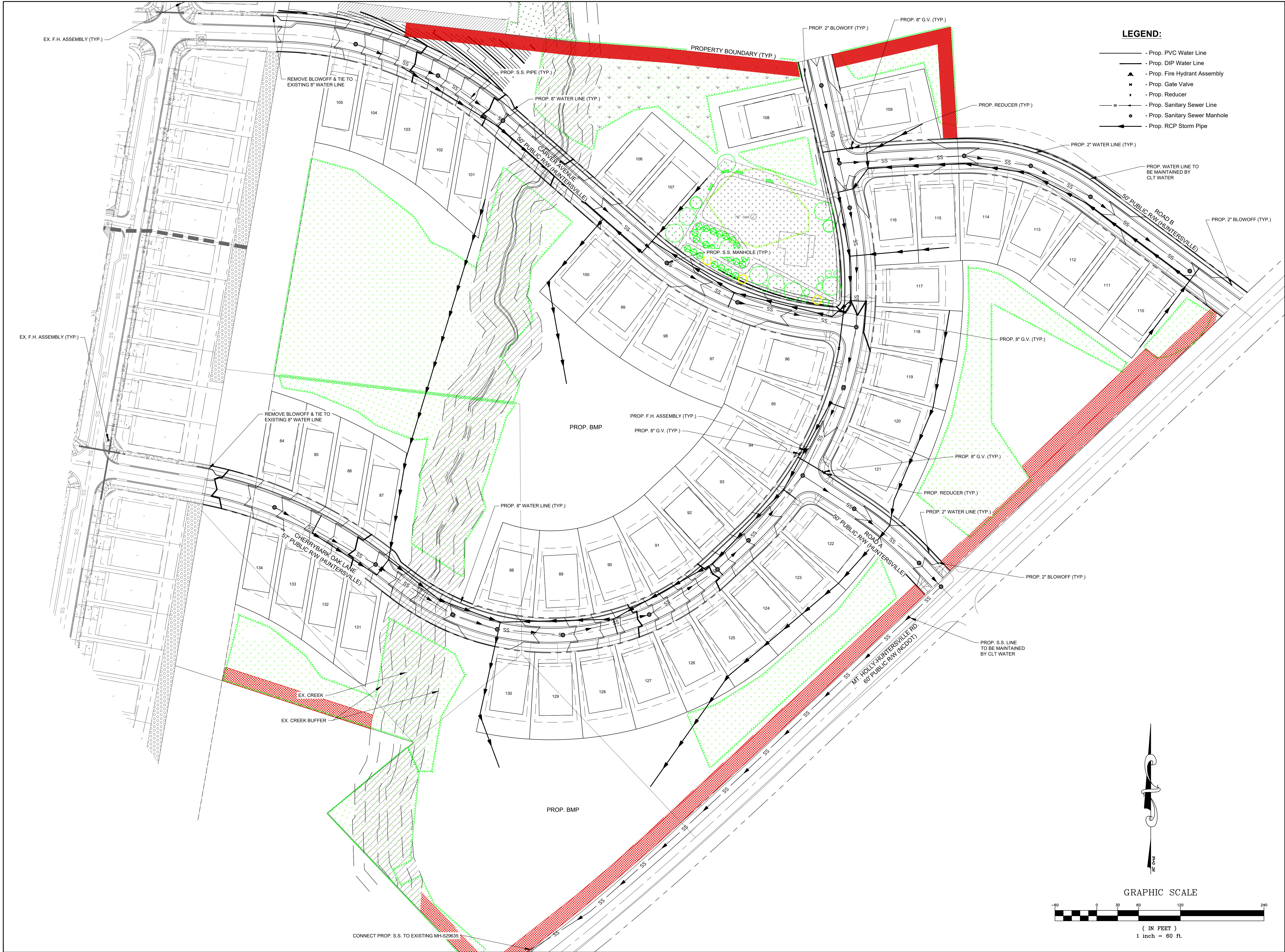
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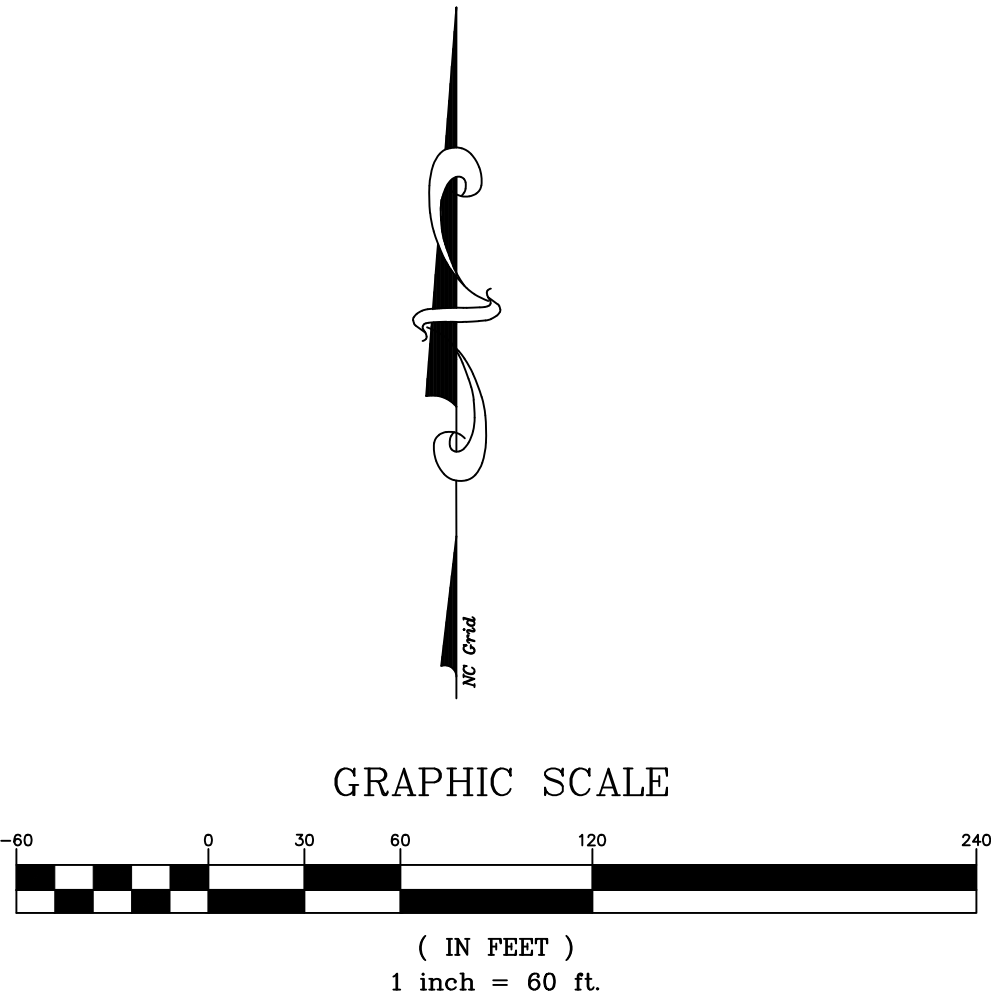
This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.



Project Manager D. Gates	Drawn T. Alston
Department Manager P. Murphy	Checked D. Gates
Print/Plot Date November 23, 2022	
Asbuilt Drawn -	Asbuilt Date -
Client Carver Bowman, LLC 13815 CINNABAR PLACE HUNTERSVILLE, NC 28078 P: (704) 875-9704	
Project: Oak Grove Hill Rezoning/Sketch Plan: Phase 3	
Drawing Title: UOS-Design	
Project No. 5259 DWG File Name: 5259_Site-Phase 3	Drawing No. LP-6



- LEGEND:**
- Prop. PVC Water Line
 - Prop. DIP Water Line
 - Prop. Fire Hydrant Assembly
 - Prop. Gate Valve
 - Prop. Reducer
 - Prop. Sanitary Sewer Line
 - Prop. Sanitary Sewer Manhole
 - Prop. RCP Storm Pipe



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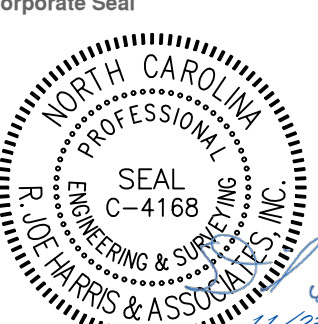
Engineer:



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Corporate Seal



Engineer's Seal

Project Manager D. Gates	Drawn T. Alston
Department Manager P. Murphy	Checked D. Gates
Print/Plot Date November 23, 2022	
Asbuilt Drawn -	Asbuilt Date -
Client Carver Bowman, LLC 13815 Cinnabar Place Huntersville, NC 28078 P: (704) 875-9704	
Project: Oak Grove Hill Sketch Plan	
Drawing Title: Utility Plan	
Project No. 5259	Drawing No. UT-1
DWG File Name: 5259 - Utilities	

Oak Grove Hill
Neighborhood Meeting
1/11/2023
6:00 pm
Huntersville Cultural and Arts Building

Introductions

Bowman Development: Nate Bowman, Whitney Hodges

RJ Harris Engineering: Daniel Gates

Town of Huntersville: David Peete, Lauren Speight

Description of project

Bowman Development went over the highlights of the plan (site plan attached). Of note:

- Original Oak Grove Hill is at least nine months from starting. Lots will not be ready until April, and housing construction will begin shortly after. DR Horton is the builder.
- Wanted to solve a traffic problem
 - Added an additional property now known as Phase 3
- Open Space exceeds requirements

Questions:

Rhynes S:

Who was notified? He had a neighbor that did not receive a letter. Mr. Peete answered the question that notifications were sent based on the ordinance which is 200' from the property line. (Later in the meeting it was verified that the neighbor had been notified).

What was the State's rationale for lining up the road with Sheltonham Way? Mr. Gates responded that NCDOT prefers to line up cross streets to create a full movement intersection. It creates fewer conflict points. Widening for road improvements will occur all to the development side.

Unidentified person:

Will there be a red light at Sheltonham Way and Mt. Holly-Huntersville Road? Answer: Not at this time. That is a decision for NCDOT or CDOT.

Weir:

Why is there not a cul-de-sac at the larger lots? The plan shows a street stub. Mr. Bowman answered it is not a town connectivity policy. Mr. Peete expanded. She asked why other stub decisions were made. Mr. Peete explained the easement constraints and surrounding developments.

Rhynes, S:

Where is sewer and water for Mt. Holly-Huntersville? Mr. Gates explained where and how these extensions would occur.

Barney:

How far up the creek will this line go? Mr. Bowman said we are not at that point in the process. We are getting closer to Westminster, which will help if the septic fails. Also, explained how Charlotte Water extends sewer lines within 1000'.

What is the lot average? Answer: 8,000 sq ft., 1/5 of an acre.

Wier:

Has DR Horton changed the price point? Mr. Bowman stated that we do not control price and gave community anecdotes

Wallace:

Shared concerns about trees. Mr. Bowman stated we will be saving as many trees in the buffers and will be saving trees in the tree save areas. She wanted maples verses willow oaks.

Are the powerlines underground? Yes

Rhynes ,G:

Still has concerns about the functionality Sheltonham Way. Mr Gates will send the NCDOT regulations. She asked about traffic lights or caution lights. NCDOT has warrants that would have to be met. Further Mr. Peete explained that CDOT controls Mt. Holly-Huntersville Rd

Weir:

What are the plans for "5 points" intersection in regards to traffic mitigation? Mr. Bowman suggested contacting Stephen Trott for the Capital Improvement Project list, which is also found on the website.

Rahlfino (sp?):

What is the span of the creek? What will you put in? Mr. Bowman stated that whatever the Town requires will be installed. Mr. Gates also stated that water studies on the two creeks will be done with the construction plans.

Brooks, Jane:

When would the RI/RO construction start? Mr. Bowman stated that construction for this phase would likely begin at the end of 2023 to the start of 2024.

McElroy:

Who maintains the buffers? Mr. Bowman stated the HOA will eventually take over. If there issue right now, call Nate.

Brooks, Jason:

Concerned about his father's property. Mr. Gates stated that there will be a 4' median in the center of the road on the existing road. There is a very small chance we might have to ask for ROW to provide better ditches per NCDOT, but we are trying to stay on our side. More information will be known at the construction phase of this project.

Dickerson:

Explained the road improvements on BFR. Was there a TIA required? Answer: No. Traffic counts did require some improvements.

Will there be a buffer along the roads? Answer: Yes. Mr. Bowman stated we plan to leave the trees and plant to supplement the 50' buffer.

Will it be a nice entrance? Yes, to both entrances will have enhanced landscaping.

Wallace:

Do they require a left turn lane into the neighborhood on Harris Blvd? Yes.

Next Steps to the Public Process

Mr. Pete explained next steps for the rezoning process.

The meeting ended at 6:45 pm.



OAK GROVE HILL

HUNTERSVILLE, NC

NEW OVERALL PLAN

+/- 66.45 ACRES

156 LOTS

2.35 UNITS PER ACRE

OPEN SPACE 32.15 ACRES (48%)

BOWMAN DEVELOPMENT GROUP

R 22-05 OAK GROVE HILL NEIGHBORHOOD MEETING MINUTES

The meeting held on February 8, 2023, began at 6:00 pm at the Huntersville Cultural Arts Center, 109 S. Old Statesville Road.

In attendance were David Peete, Principal Planner (Town of Huntersville, and Drew Bowman and Whitney Hodges (Bowman Development Group). There was no public in attendance.

Notifications were sent on January 31, 2023. Letter, maps, and mailing list are attached to these minutes.



Planning Services

4421 Stuart Andrew Blvd.

Charlotte, NC 28217

Phone: 980-343-6246

Email: planning@cms.k12.nc.us

Town of Huntersville: Phase 3 - Oak Grove Hill - Update

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: 51 single family detached

CMS Planning Area: North

Average Student Yield per Unit: 0.5118 (single family detached) =

This development may add 26 students to the schools in this area.

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

<i>Schools Affected</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/ Teacher Stations</i>	<i>20th Day, Enrollment (non-ec)</i>	<i>Building Classroom/ Adjusted Capacity (Without Mobiles)</i>	<i>20th Day, Building Utilization (Without Mobiles)</i>	<i>Additional Students As a result of this development</i>	<i>Utilization As of result of this development (Without Mobiles)</i>
LONG CREEK ELEMENTARY	36.00	39	496	537	92%	10	95%
FRANCIS BRADLEY MIDDLE	57	53	1075	1000	108%	7	108%
HOPEWELL HIGH	99.0	100	1809	1827	99%	9	99%

The total estimated capital cost of providing the additional school capacity for this new development is \$259,000; calculated as follows:

Middle School: $7 \times \$37,000 = \$259,000$

RECOMMENDATION

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

#037 White Oak (Quercus alba)

This White Oak stands by an original farmhouse built over 220 years ago. The tree was planted before the construction of the house and stands in a row of other extremely large White Oaks. These Oaks likely lined a pasture and provided a large amount of shade for those operations. The property has been in the same family for hundreds of years, although some of the surrounding land has been sold off over the years. The man in the original photo is the current homeowner, photographed in 1992! The owner noted that Hurricane Hugo (1989) damaged every single tree on the property except for this Treasure Tree.

Statistics (1992//2020)

- **Circumference (In.):** 190"/127"
- **Height (Ft.):** 90'/92'
- **Avg. Crown Spread (Ft.):** 110'/130'
- **Total Points:** 316/342

More Information

- **Nominated By:** Hoyt Hamilton
- **Year Added:** 1992
- **Owned By:** Hoyt and Carol Hamilton
- **Current condition:** Good
- **Neighborhood:** Mountain Island
- **Property Type:** Private Home



**Town of Huntersville
Town Board
February 28, 2023**

To: Town Board

From: David Peete, Principal Planner

Date: February 28, 2023

Subject:

EXPLAIN REQUEST:

Consider recommendation on Petition #R23-04, Oak Grove Hill - REVISION, a request by Carver Bowman, LLC to remove +/- 6.89-acres generally located north of Mt. Holly-Huntersville Road, east of Beatties-Ford Road and south of Pembroke Road from the existing Oak Grove Hill Neighborhood Residential - Conditional District. The removal of the 6.89-acres is contingent upon approval of R22-05, a proposed revision to Oak Grove Hill CD-Rezoning for an overall 110-lot subdivision (see R22-05); (Parcel #s 015254432 & 01526450).

ACTION RECOMMENDED:

Consider recommendation

FINANCIAL IMPLICATIONS:

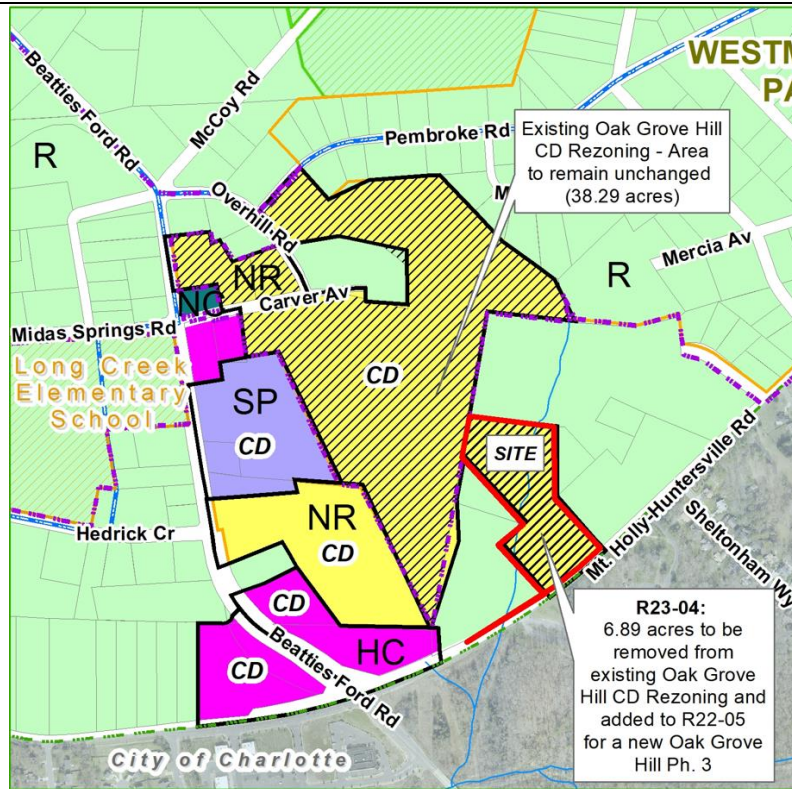
N/A

ATTACHMENTS:

1. R23-04 Planning Board Staff Report
2. Attachment A - Rezoning Application (Bowman)
3. Attachment B - Oak Grove Hill Rezoning & Sketch Plan
4. Attachment B.1 - Overall Site Plan (SP-1) ONLY
5. Attachment C - Oak Grove Hill Community Mtg summary

Petition R23-04 Oak Grove Hill - REVISION Conditional District Rezoning.

PART 1: PROJECT SUMMARY



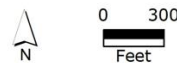
R23-04: Oak Grove Hill - Revision

Remove 6.89 acres from existing Oak Grove Hill Rezoning and add to R22-05 for a new Oak Grove Hill Phase 3

Applicant:
Carver Bowman, LLC

Parcel(s):
01526506, 01526504,
01526443, 01526450,
and 01526432

- ▬ Rezoning Boundary
- ▬ Existing Oak Grove Hill Boundary
- NR Neighborhood Residential
- SP Special Purpose
- R Rural
- HC Highway Commercial
- NC Neighborhood Center



Applicant: Carver Bowman, LLC

Property Owner: Carver Bowman, LLC.

Property Address: N/A.

Project Size: (+/-) 45.18-acres

Parcel Numbers:
01526443, 01526432, 01526450,
01526506, 01526504.

Current Zoning: Oak Grove Hill Neighborhood Residential - Conditional District (NR-CD).

Current Land Use: Vacant & Single-Family Homes (under construction).

Proposed Zoning: "Revised" Oak Grove Hill Neighborhood Residential – Conditional District (NR-CD)

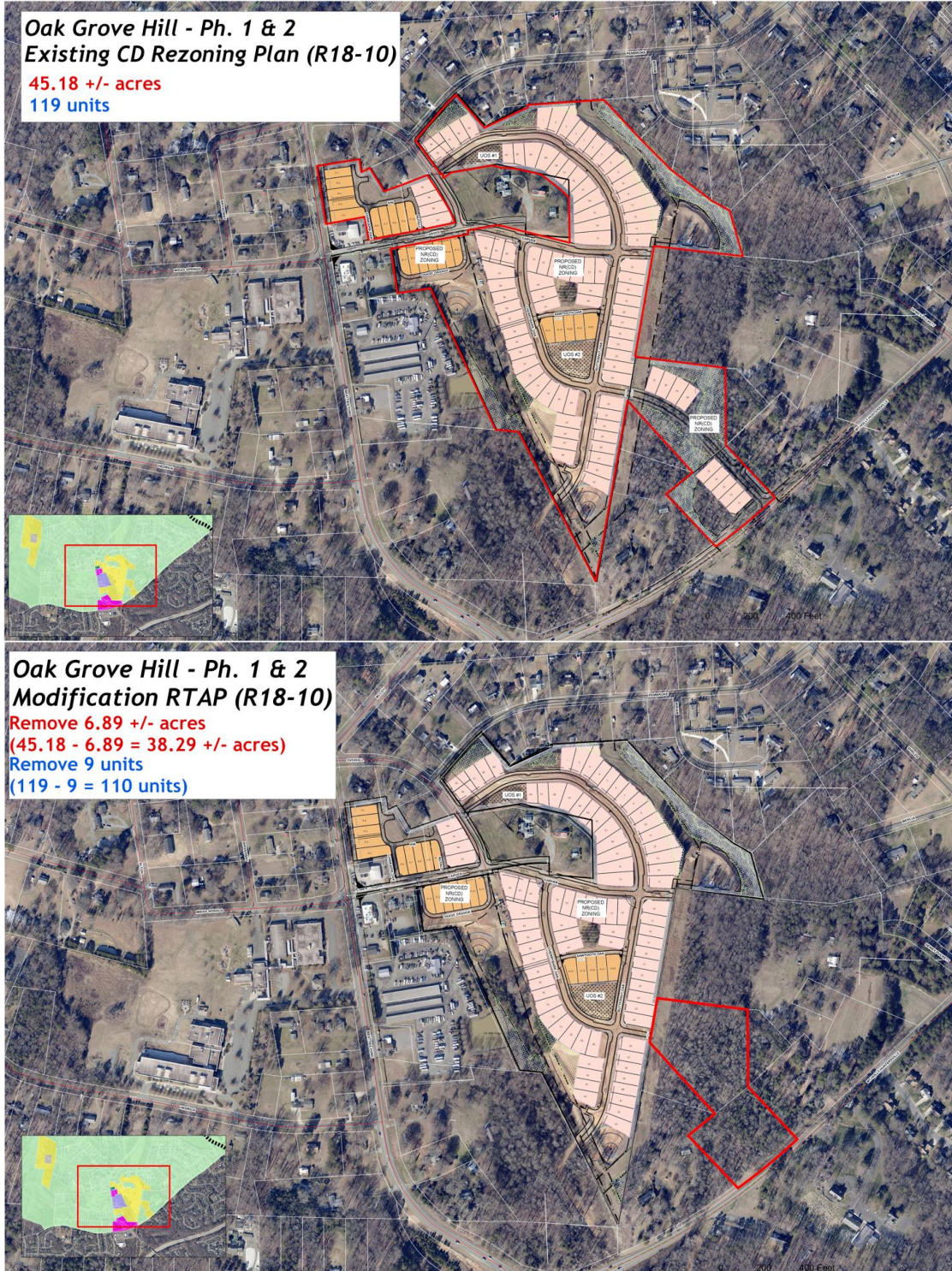
Proposed Land Use: Single Family Residential.

Application Summary:

- Proposal: Remove +/- 6.89-acres (east of Beatties Ford Road, north of Mt. Holly-Huntersville Road and south of Pembroke Road) from Oak Grove Hill Neighborhood Residential – Conditional District (NR-CD) to create a "Revised" Oak Grove Hill Neighborhood Residential – Conditional District. If CD Rezoning # R22-05 is approved, the 6.89-acres will become part of a proposed Phase 3 of the Oak Grove Hill Rezoning Plan. The remaining 38.29-acres of Oak Grove Hill CD-Rezoning will remain unchanged from the original approval. A Subdivision Sketch Plan has been submitted with the Rezoning Plan and would be administratively approved if the Rezoning Plan is approved (See Attachments A & B).
- Adjoining Zoning and Land Uses (see Context Map on page 2):
 - North - Rural (R): Single-family lots.
 - South – Neighborhood Residential – Conditional District (NR-CD): congregate care home, Highway Commercial – Conditional District (HC-CD): City of Charlotte R-3 & R-9PUD: Mt. Holly-Huntersville Road right-of-way, single family homes & St. Mark's Episcopal Church.
 - East - Rural (R): Vacant & Single-family lots (Westminster Park Subdivision).
 - West – Neighborhood Commercial (NC): small businesses, Special Purpose (SP): outdoor storage, Neighborhood Residential – Conditional District (NR-CD) & Rural (R): Single-family lots (existing Oak Grove Hill).
- Two Community Meetings were held on January 11, and February 8, 2023, at Huntersville Arts & Cultural Center. See Attachment C for complete meeting summaries.

PART 2: REZONING/SITE PLAN HIGHLIGHTS

The existing Oak Grove Hill Conditional District Rezoning was approved by the Town of Huntersville on January 26, 2020. The applicant, Carver Bowman, LLC, has acquired additional adjacent acreage and has petitioned to amend the plan to add 28.87-acres and 51 single-family homes to create a Phase 3. The new development (Phases 1-3) would consist of 66.92-acres and 161 single-family homes.



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

- Proposed Uses: remove 9 single-family homes from Phase 1 & 2 and add them to Phase 3 – If R22-05 is approved. The new total for Oak Grove Hill would be 161 homes overall for Phases 1-3.
- Urban Open Space is not impacted by the revision.
- New and additional right-of-way to be dedicated along Mt. Holly-Huntersville Road, as required by NCDOT and CDOT would be provided as part of R22-05 – if approved. R22-05 will still connect new public streets (and all required right-of-way) into the existing Oak Grove Hill Phases 1 & 2 and to Mt. Holly-Huntersville Road.
- Minimum Tree Preservation and specimen tree save in the NR Zoning District is 10% and the proposed tree preservation for Phases 1 & 2 will be reduced but would still comply if R22-05 is approved.
- If the Rezoning Plan is approved, Staff, at the construction document phase, will review the plans for compliance with the Water Quality Ordinance, Erosion Control Ordinance and Stream Buffer Requirements, as found in the Zoning Ordinance.
- The 38.29-acres left after the revision will be developed as two phases (Phases 1 & 2).

The following comments/items are not consistent with Town Ordinances and/or Manuals or remain to-be-addressed by the applicant:

Planning Comments:

- If this rezoning is approved, all notes and data will need to be coordinated with R22-05 (if approved), which would remove the 6.89-acres from the original rezoning.
- All outstanding comments must be addressed.

PART 3: TRANSPORTATION HIGHLIGHTS

Traffic impact analysis (TIA): A TIA Determination was submitted on 9-23-22 for combined phases 1, 2, and 3 which included 143 single family detached housing units and 39 townhome units. The determination was made that the development is over the Town TIA threshold of 150 peak hour trips and 1,500 daily trips. A TIA scoping package was submitted in October to define the study scope. Based on the scoping package, no intersections were above the threshold to require a TIA, therefore no TIA was required.

The applicants were further advised to contact North Carolina Dept. of Transportation (NCDOT) and Charlotte Dept. of Transportation (CDOT) regarding improvements they may require, and the following comments were received:

NCDOT:

- A left and right turn lane to enter the site at the access point on Mt. Holly-Huntersville Road, including 100'(min.) of storage and appropriate tapers;
- No on-street parking on state-maintained roads;
- Widening of Carver Avenue & Overhill Road required to widen from 16' to 20' along all site frontage;
- Curb island at southeast corner of intersection of Carver Avenue and Beatties Ford Road.
- Alley-fed lots on Beatties Ford Road, Carver Avenue and Overhill Road will not be allowed a driveway or access to respective streets. Homes to be addressed to the alley behind the lots;
- Lots fronting Overhill Road will not be allowed to front-load. They will only be allowed a shared driveway (this may be waived if Huntersville takes over maintenance of this street).

CDOT:

- Recommends a three (3) approach-lane section at Mt. Holly-Huntersville Road and Road C. This would include an 11' right-turn lane, 11' left turn lane and a 13' receiving lane. This section to be carried to the first stub street.
- Recommends a 12' Multi-Use Path or buffered bike lane along frontage. (CDOT specified improvements to be shown on Construction Plans).

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”.

Huntersville 2040 Community Plan – Staff finds the proposed Conditional District Rezoning petition consistent with the following policies of the 2040 Community Plan; adopted December 21, 2020:

- **Policy LU-2: Encourage residential development that follows the pattern outlined in the future land use map.**
 - **LU 2.1: Higher intensity residential uses will be focused generally within two miles of I-77 / NC-115 corridor and the future Activity Centers in the eastern and western areas of Huntersville’s zoning jurisdiction.**
 - **LU 2.2: Lower intensity residential uses are expected within the Residential Edge and Rural Conservation areas identified on the Future Land Use Map.**

STAFF COMMENT: The removal of 6.89-acres from this CD Rezoning to a new addition (Phase 3) does not change the consistency with the 2040 Community Plan if R22-05 is approved prior to this request.

- **Policy LU-3: Manage residential growth in the eastern and western parts of Huntersville’s planning jurisdiction.**
 - **Policy LU3.1: Discourage rezonings to higher intensity residential districts in the Residential Edge and Rural Conservation future land use character areas.**

STAFF COMMENT: The removal of 6.89-acres from this CD Rezoning to a new addition (Phase 3) does not change the consistency with the 2040 Community Plan if R22-05 is approved prior to this request.

- **Policy LU-7.1: Require all new development to adhere to the following design principles:**
 - **In Activity Centers, streets and sidewalks are meant to be attractive and inviting. New development in these areas shall follow these principles:**
 - All buildings shall front a public street or open space.
 - Streets should be connected, have short blocks and sidewalks on both sides of streets.
 - Improve connectivity, particularly for pedestrians and vehicles.
 - Accommodate a mix of housing types.
 - **In lower intensity area (Rural Conservation) preservation of rural character and natural resources are prioritized.**
 - **In these areas, structures can be set back further from the road and should blend into the landscape and the scenic nature of roadways should be preserved.**

STAFF COMMENT: The removal of 6.89-acres from this CD Rezoning to a new addition (Phase 3) does not change the consistency with the 2040 Community Plan if R22-05 is approved prior to this request.

- **Policy LU-10.2: Continue to encourage a mix of lot sizes in new developments.**

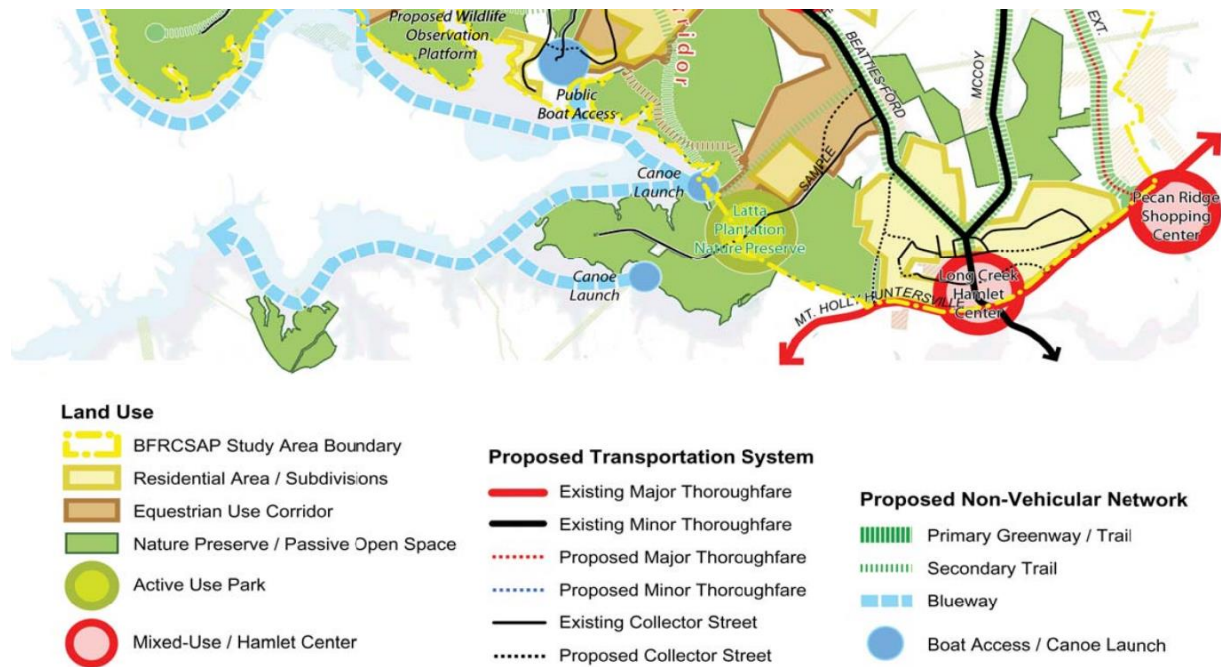
STAFF COMMENT: The removal of 6.89-acres from this CD Rezoning to a new addition (Phase 3) does not change the consistency with the 2040 Community Plan if R22-05 is approved prior to this request.

Beatties Ford Road and Mt. Holly-Huntersville Small Area Plan; Adopted October 17, 2005 - Staff finds the proposed Conditional District Rezoning petition consistent with the Beatties Ford Road and Mt. Holly-Huntersville Small Area Plan.

STAFF COMMENT: The removal of 6.89-acres from this CD Rezoning to a new addition (Phase 3) does not change the consistency with the Beatties Ford Road and Mt. Holly-Huntersville Small Area Plan if R22-05 is approved prior to this request.

Beatties Ford Road Corridor Small Area Plan; Adopted September 19, 2007 - Staff finds the proposed Conditional District Rezoning petition consistent with the Beatties Ford Road Corridor Small Area Plan.

STAFF COMMENT: The removal of 6.89-acres from this CD Rezoning to a new addition (Phase 3) does not change the consistency with the 2040 Community Plan if R22-05 is approved prior to this request.



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 existing Oak Grove Hill Conditional-District rezoning plan was seen as consistent with development patterns described in the Town’s 2030 Community Plan, the Beatties Ford Road and Mt. Holly-Huntersville Small Area Plan, and the Beatties Ford Road Corridor Small Area Plan. The removal of this 6.89-acres from this development, will not impact previous recommendations, if R22-05 is approved.

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:

- The removal of the 6.89-acres will have no impact on public facilities for the remainder of the development.

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 removal of 6.89-acres will adversely affect known archeological, environmental, historical or cultural resources within the Oak Grove Hill development.

PART 5: PUBLIC HEARING COMMENTS

The Public Hearing will be held on February 20, 2023.

PART 6: STAFF COMMENTS/RECOMMENDATION

Staff finds the proposed addition to the Oak Grove Hill Conditional District Rezoning Plan to be generally consistent with the 2040 Community Plan, the Beatties Ford Road-My. Holly-Huntersville Road Small Area Plan and the Beatties Ford Road Corridor Plan. These plans support moderate density within an Activity Center and the proposed 2.42-units per acre falls under that category.

Staff also recommends:

- Only approve this Rezoning Revision if R22-05 is approved prior to this request.
- If this rezoning is approved, all notes and data for this request will need to be coordinated with Rezoning Petition R22-05.
- All outstanding redline comments must be addressed.

PART 7: PLANNING BOARD RECOMMENDATION

Planning Board will review the rezoning petition on February 28, 2023.

PART 8: ATTACHMENTS/ENCLOSURES

Attachments

A – Rezoning Application

B – Proposed Rezoning Plan

C – Community Meeting Summaries

PART 9: CONSISTENCY STATEMENT – R23-04: OAK GROVE HILL - REVISION

Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed Conditional District Rezoning application R23-04 Oak Grove Hill - Revision, the Planning staff RECOMMENDS APPROVAL to remove 6.89-acres from Oak Grove Hill Neighborhood Residential Conditional District (NR-CD), if R22-05 is previously approved. The approval of R22-05 would facilitate the removal of this 6.89-acres as it would not impact the original Oak Grove Hill's consistency with adopted policies, as outline in R18-10A. <u>It is reasonable and in the public interest to approve the Conditional District Rezoning Plan - Revision, BECAUSE it is consistent with the Plans outlined above and the applicable provisions of the Zoning Ordinance can be adequately addressed.</u>	APPROVAL: In considering the proposed Conditional District Rezoning application R23-04 Oak Grove Hill - Revision, the Planning Board recommends approval based on the Plan being consistent with <u>(insert applicable plan reference).</u> <u>It is reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>	APPROVAL: In considering the proposed Conditional District Rezoning application R23-04 Oak Grove Hill - Revision, the Town Board recommends approval based on the Plan being consistent with <u>(insert applicable plan reference).</u> <u>It is reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>
DENIAL:	DENIAL: In considering the proposed Conditional District Rezoning application R23-04 Oak Grove Hill - Revision, the Planning Board recommends denial based on <u>(consistent OR inconsistent) with (insert applicable plan reference).</u> <u>It is not reasonable and not in the public interest to approve the Rezoning Plan because... (Explain)</u>	DENIAL: In considering the proposed Conditional District Rezoning application R23-04 Oak Grove Hill - Revision, the Planning Board recommends denial based on <u>(consistent OR inconsistent) with (insert applicable plan reference).</u> <u>It is not reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>



General Application

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

1. Application Type

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

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

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

2. Project Data

Date of Application September 9, 2022

Name of Project Oak Grove Hill Phase # (if subdivision) _____

Project Address 9301 Carver Avenue, Huntersville, NC 28078

Parcel Identification Number(s) (PIN) 01526456, 01526432, 01526450, 01526455, 01526428, 01526429, 01526431, 01526443

Current Zoning District NR(CD), R Proposed District (for rezoning only) NR(CD)

Property Size (acres) 67.78ac Street Frontage (feet) _____

Current Land Use Single Family Residential

Proposed Land Use(s) Single Family Residential

Is the project within Huntersville's corporate limits?

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

3. Description of Request

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

This is a conditional rezoning to the Oak Grove Hill property.

Approximately 22.66 ac additional and 45 additional lots.

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 Carver Bowman, LLC Phone 704-875-9704
☐ Corporation ☒ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

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

Signature [Signature] Printed Name: Robert Bowman
Title Manager Email bowman31@gmail.com

Address of Applicant 13815 Cinnabar Place, Huntersville, NC 28078

7. Property Owner (if different than applicant)

*Printed Name Hamilton Hoyt, Conrad Puckett Phone 704-875-9704
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

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

Signature [Signature] Printed Name Hamilton Hoyt, Conrad Puckett
Title Owner Email bowman31@gmail.com

Address of Property Owner 8411 & 8705 MT HOLLY-HUNTERSVILLE RD, 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

Carver Bowman, LLC	Robert Bowman	704-875-9704	bowman31@gmail.com
Development Firm	Name of Contact	Phone	Email
R Joe Harris	Daniel Gates	80-802-1799	dgates@rjoe-harris.com
Design Firm	Name of Contact	Phone	Email

Contact Information

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

CH

ASSOCIATED INTERNAL #S
400982
409691
441269

TOWN OF HUNTERSVILLE
MECKLENBURG COUNTY, NORTH CAROLINA

PREPARED FOR :

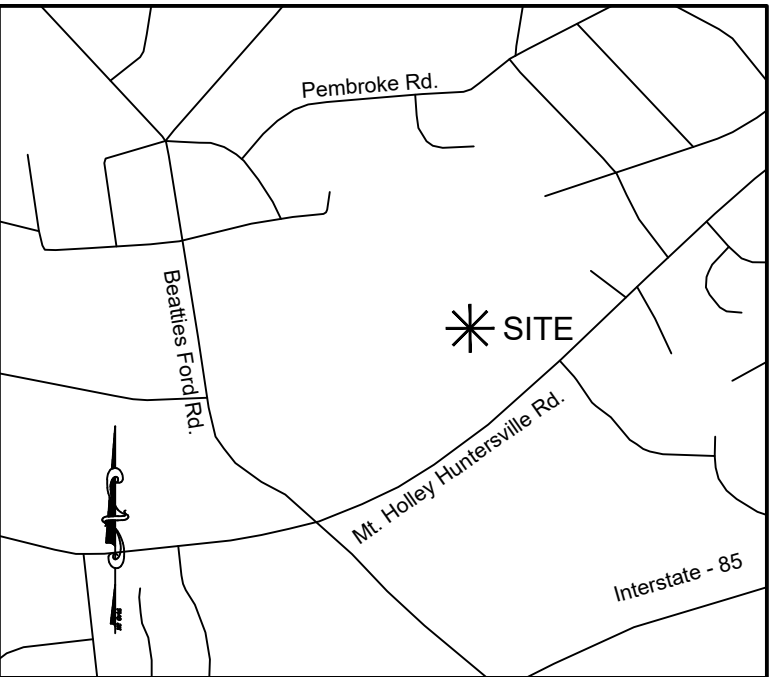
Carver Bowman, LLC

13815 Cinnabar Place
Huntersville, NC 28078
Phone: (704) 875-9704

Sheet List Table

Sheet Number	Sheet Title
COVER	COVER
SP-1	REZONING PLAN: PHASE 1 &2
SP-2	OVERALL SITE PLAN: PHASE 1&2
SP-3 - SP-5	SITE PLAN: PHASE 1&2
SP-7 - SP-8	SITE PLAN DETAILS: PHASE 1&2
SP-9	OVERALL SITE & REZONING PLAN: PHASE 3
SP-10	OVERALL SITE PLAN: PHASE 3
SP-11	SITE DETAILS: PHASE 3
SP-12	FOUR STEP PROCESS: PHASE 3
EX-1	OVERALL EXISTING CONDITIONS: PHASE 1&2
EX-2 - EX-4	EXISTING CONDITIONS: PHASE 1&2
EX-5	EXISTING CONDITIONS: PHASE 3
GP-1	OVERALL GRADING PLAN: PHASE 1&2
GP-2 - GP-4	GRADING PLANS: PHASE 1&2
GP-5	OVERALL GRADING PLAN: PHASE 3
BMP-1	PRE DEV. DRAINAGE AREAS: PHASE 1&2
BMP-2	POST DEV. DRAINAGE AREAS: PHASE 1&2
BMP-3	POST DEV. DRAINAGE AREAS: PHASE 3
LP-1	OVERALL LANDSCAPE PLAN: PHASE 1&2
LP-2 - LP-4	LANDSCAPE PLAN: PHASE 1&2
LP-5	OVERALL LANDSCAPE PLAN: PHASE 3
LP-6	URBAN OPEN SPACE DESIGN: PHASE 3
UT-1	OVERALL UTILITY PLAN: PHASE 3

November 23, 2022



VICINITY MAP - N.T.S.

PREPARED BY:



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

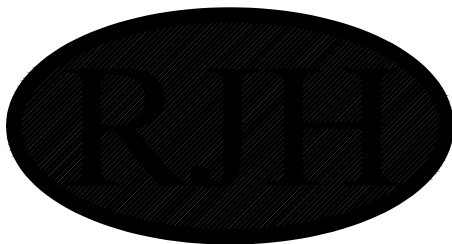
1186 Stonecrest Blvd., Tega Cay, SC 29708 Phone: (803) 802-1799

NO DUKE ENERGY TRANSMISSION ROW SHOWN
WITHIN PROJECT LIMITS. IF IMPACTS ARE TO DUKE
ENERGY DISTRIBUTION FACILITIES PLEASE
CONTACT 800.777.9898 TO HAVE A WORK ORDER
SET-UP TO DISCUSS PROJECT WITH A
DISTRIBUTION ENGINEER.

APPROVAL OF THIS CONCEPT PLAN DOES NOT IMPLY OR GUARANTEE APPROVAL OF THE FINAL CONSTRUCTION PLAN. FINAL CONSTRUCTION PLAN WILL BE REVIEWED FOR COMPLIANCE PER ALL TOWN, COUNTY AND STATE REGULATIONS IN EFFECT AT TIME OF SUBMITTAL.

[illegible]

Engineer



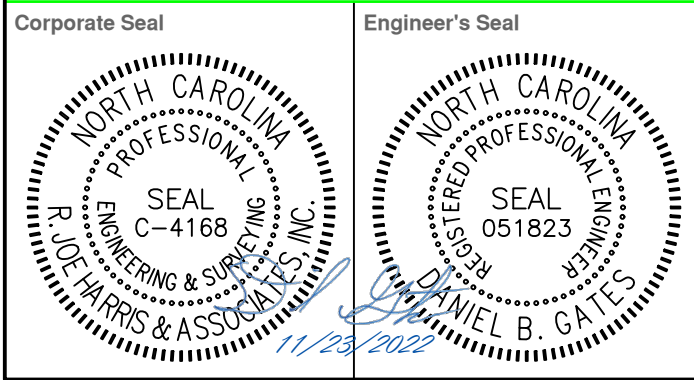
R. Joe Harris & Associates, Inc.

Engineering • Land Surveying • Planning
Management

127 Ben Casey Drive, Suite 101, Fort Mill, S.C. 29708 P: (803) 802-1799

www.rjoe Harris.com

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



Project Manager	Drawn
D. Gates	J. Vavrina
Department Manager	Checked
P. Murphy	D. Gates

Print/Plot Date

November 23, 2022

Asbuilt Drawn

—

Client

Carver Bowman, LLC
13815 CINNABAR PLACE
HUNTERSVILLE, NC 28078
P: (704) 875-9704

Project:

Oak Grove Hill Rezoning/Sketch Plan: Phase 3

Drawing Title

Cover Sheet

Project No.	Drawing No.
5259	Cover
DWG File Name:	
5259_Cover	

Huntersville General Notes:

- All development and construction shall comply with all zoning and subdivision standards of the Town of Huntersville, Mecklenburg County, and NCDOT, as applicable.
- This property may be subject to any easements and/or right-of-way of record.
- All areas designated as common and/or urban open space shall be owned and maintained by the homeowners association and dedicated for perpetuity.
- Access (ingress/egress) location and design shown on this sketch plan area subject to achieving vertical and horizontal sight distances, turn lane improvements (including) right-of-way and intersection with adjacent and opposing access points. Modifications to plan may result.
- Large maturing trees will be planted 40' O/C within the required planting strip along all streets. Small maturing trees are to be used where overhead power lines exist.
- Garbage pick-up shall be via roll-out trash and mail delivery shall be to mail kiosks.
- Direct access from lots to a thoroughfare is prohibited.
- Lots subject to flooding should not be established in subdivisions except as provided in Section 7.280 (if applicable).
- Any construction or use within the areas delineated by roadway fringes district boundary line and roadway district encroachment line is subject to the restrictions imposed by roadway regulation.
- Water Quality LID Maintenance. BMPs that are constructed on privately owned land and that are not within a public easement shall be maintained by the Property Owners Association or the owner of the subject property.

EXISTING DATA

FEMA Panel: 3710453800K
Watershed: Long Creek
Soil Types: CeB2 - Cecil sandy clay loam, 2 to 8 percent slopes
CeD2 - Cecil sandy clay loam, 8 to 15 percent slopes
EnB - Enon sandy loam, 2 to 8 percent slopes
EnD - Enon sandy loam, 8 to 15 percent slopes
PaE - Pacolet sandy loam, 15 to 25 percent slopes
Vab - Vance sandy loam, 2 to 8 percent slopes
W - Water

CONSTRAINING FEATURES: PHASE 3

ZONING:	NR-CD
ACREAGE:	45.18± ACRES
SWIM BUFFER	2.43± ACRES
SLOPE ANALYSIS: (% OF SITE AREA)	
0% - 10%	34.6 ACRES (76.72%)
10% - 15%	5.13 ACRES (11.36%)
15% - 25%	3.24 ACRES (7.17%)
25% - 100%	2.01 ACRES (4.46%)

Soil Hydrologic Groups: (% of site area)

ZONING:	NR-CD
ACREAGE:	45.18± ACRES
Group A	0
Group B	24.0± ACRES(53.0%)
Group C	21.2± ACRES (47.0%)
Group D	0
Group B/D	0

TREE PRESERVATION

Specimen tree - A tree (or group of trees) that may be considered important community assets due to their unique or noteworthy characteristics or values. A tree may be considered a specimen tree based on its size, age, rarity or special historical or ecological significance and may also meet the following criteria:

- Large hardwood (e.g. oaks, poplars, maples, etc.) and softwoods (e.g. pines) in good or better or better condition with a DBH of 24" or greater.
- Smaller understory trees (e.g. dogwoods, redbuds, sourwoods, persimmons, etc.) in good or better condition with a DBH of 12" or greater.
- Lesser-sized trees of rare species or special intrinsic value as approved by staff.

Heritage tree - A tree that is listed in the North Carolina Big Tree List, the American Forest Association's Champion Tree List, the Mecklenburg County treasure Tree List or any tree that would meet 60% of the points of a tree on North Carolina's Big Tree List.

Note: Urban open spaces shall comply with Article 7.7 of the Zoning Ordinance and include one or more of the following: landscaping, walks, seating, fountains, playground equipment, statues, etc. Materials used shall be a combination of brick pavers, stamped asphalt, stone, wrought iron, wood, crushed gravel or stone etc.

OAK GROVE HILL TREE PRESERVATION

	PHASE 1&2	PHASE 3	ALL PHASES
SITE ACREAGE	38.19± AC	28.26± AC	66.45± AC
% COVERED BY TREE CANOPY	26.26± AC (68.8%)	22.07± AC (78.1%)	32.68± AC (72.7%)
% OF TREE CANOPY PRESERVATION REQUIRED	3.82± AC (10%)	2.83± AC (10%)	6.65± AC (10%)
% OF TREE CANOPY PROVIDED	3.48± AC (9.11%)	6.20± AC (21.9%)	9.68± AC (14.6%)
NO. OF SPECIMEN TREES ON-SITE*	8	81	89
NO. OF SPECIMEN TREES TO BE SAVED (MIN REQ. 10%)	3 (37%)	19 (22%)	22 (25%)
NO. OF HERITAGE TREES ON SITE	0	1	1

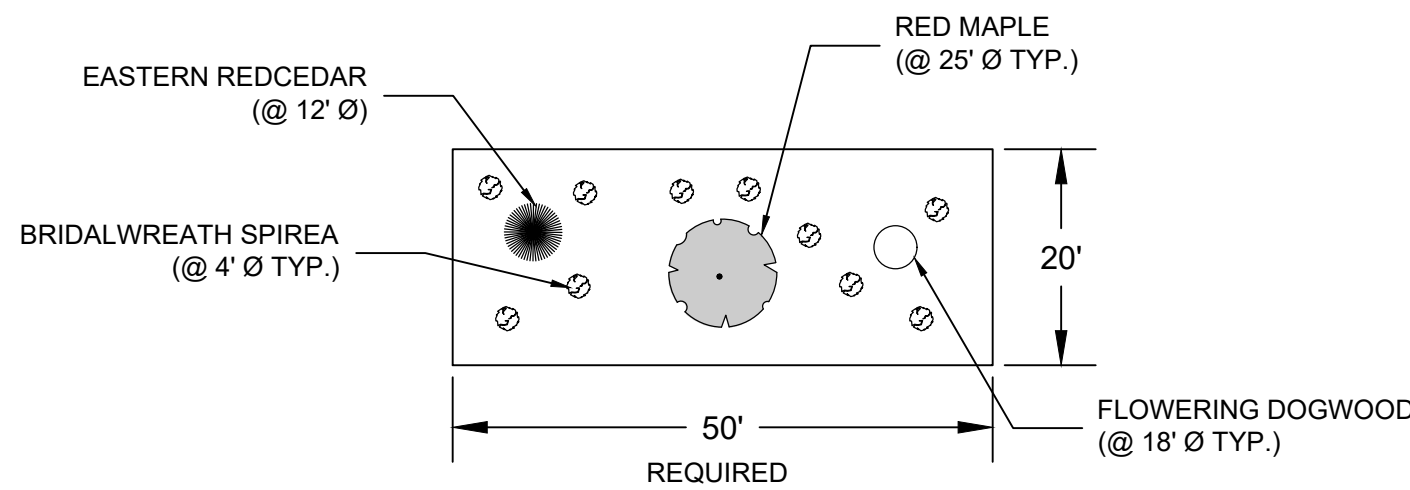
* DOES NOT INCLUDE SPECIMEN TREES WITH PROPOSED SMITH PROPERTY BOUNDARY

TREE LEGEND

TR - Tree
EL - Elm
BE - Beach
P - Pine
PO - Poplar
OA - Oak
GU - Gum
MA - Maple
PE - Pecan
WA - Walnut
HI - Hickory

SUPPLEMENTAL RESIDENTIAL BUFFER YARD LANDSCAPING ALONG ABUTTING PROPERTIES

TOTAL LENGTH = 50 LINEAR FEET X 20 LINEAR FEET = 1000SQFT

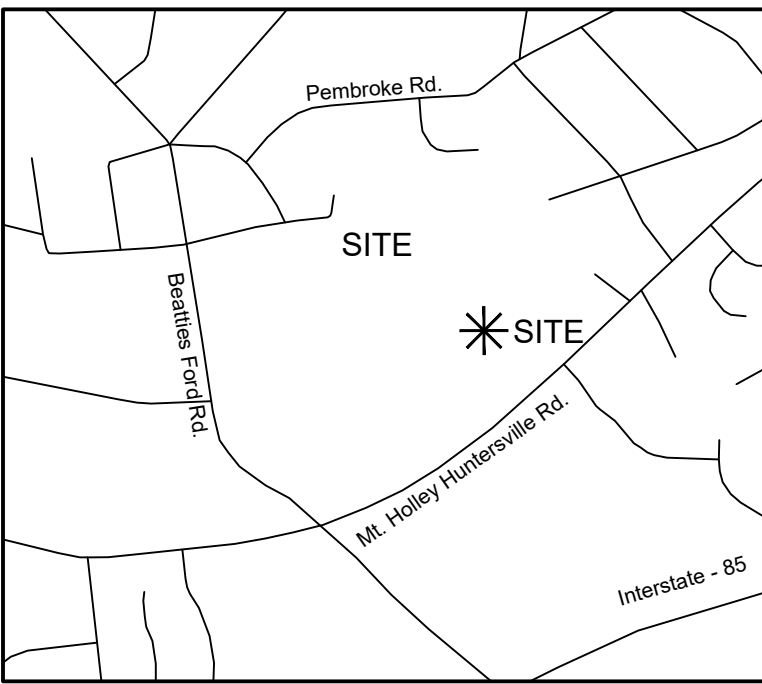


- 25% (1 TREE) EVERGREEN TREES PER 50LF
- 25% (1 TREE) CANOPY TREES PER 50LF (LARGE MATURING)
- 25% (1 TREE) UNDERSTORY TREES PER 50LF (SMALL MATURING)
- 10 SHRUBS PER 50LF

(NUMBER OF TREES & SHRUBS SHOWN MUST BE THE MINIMUM NUMBER PLANTED. TYPE & ACTUAL LOCATION MAY VARY.)
(EXISTING TREES AND SHRUBS CAN COUNT TOWARDS PLANTING REQUIREMENTS, AS LONG AS THEY MEET THE REQUIRED SIZE)

LEGEND

- 35' SWIM BUFFER
- 20' UNDISTURBED BUFFER
- 20' BUFFER WITH SUPPLEMENTAL PLANTING AS NECESSARY
- 20' REPLANTED BUFFER
- TREE SAVE AREA
- URBAN OPEN SPACE (UOS)
- 20' BUFFERS WITH REQUESTED MODIFICATION
- NR(CD) - CONDITIONAL ZONING NEIGHBORHOOD RESIDENTIAL DISTRICT
- R - RURAL DISTRICT (TO BE REZONED TO NR(CD))



VICINITY MAP - N.T.S.

Development Information: Phase 3

Project Name:	Oak Grove Hill Phases 1, 2, & 3 Construction Plans Huntersville, NC (Mecklenburg County)
Developer:	Bowman Bayard Bradford, LLC 13815 Cinnabar Place Huntersville, NC 28078
Tax I.D.:	01526443, 01526504, 01526506, 01526480 (Land Swap), 01526443, 01525432, 01526506, 01526443, 01526450, 01526455, 01526428, 01526429, 01526431
Property Owners of Record:	Buchanan, Beverly W.; Smith, Miriam W., H. Hoyle, C. Puckett
Zoning:	NR-CD
Acres:	45.12± ACRES = 1,965,427 SF
Building type:	Detached House (156 lots)
Build to Line:	
Minimum Lot Width:	SINGLE FAMILY 42'-50": FRONT: 10-25 FT. SIDE: 5 FT. CORNER: 10 FT. REAR: 25 FT. SINGLE FAMILY 51'-60": FRONT: 10-25 FT. SIDE: 5 FT. CORNER: 10 FT. REAR: 25 FT. SINGLE FAMILY 61'-93": FRONT: 10-25 FT. SIDE: 5 FT. CORNER: 10 FT. REAR: 25 FT. SINGLE FAMILY: 51 FT. SINGLE FAMILY: 42 FT. SINGLE FAMILY: 93 FT
Lot Width Range (Measured at Build-To line):	61-93 FT. 51-60 FT. 42-50 FT.
Lot Size Range:	SF: 65 Lots 91 Lots
5,000 SQ. FT. - 6,500 SQ. FT. 6,500 SQ. FT. - 11,500 SQ. FT.	

Open Space Table: Phase 3					
Urban Open Space			Common Open Space		
U.O.S.#	Area	Type	C.O.S.#	Area	Type
1	12,633 SF	Mini/Pocket Park	1	593,223 SF	COS
2	30,477 SF	Green	2	57,168 SF	Buffers
3	36,038 SF	Mini/Pocket Park			
Total	79,148 SF 1.82 Acres		Total	650,391 SF 14.93 Acres	

NOTE: REQUIRED ROAD IMPROVEMENTS

- NCDOT
- The TIA for this site was scoped by the Town of Huntersville and the Applicant. Huntersville required no improvements to adjacent roads. NCDOT specified improvements to the connection at Mount Holly - Huntersville Rd. as follows:
- A left and right turn lane to enter the site at the access point on Mt. Holly-Huntersville Rd, including 100' min storage and appropriate tapers
 - Widening of Carver avenue and Overhill Rd. from 16' to 20' along all site frontage.
 - Curb island at south east corner of intersection of Carver Ave. and Beatties Ford Rd.
 - Alley fed lots on Beatties Ford Rd, Carver Ave., and Overhill Rd will not be allowed a driveway or access to respective streets. Homes should be addressed to the alley behind the lots.
 - Lots fronting Overhill Rd will not be allowed to front load. They will only be allowed a shared driveway (this may be waived if Huntersville takes over maintenance of this street)
- CDOT
- Sketch Plan was submitted to CDOT for comments on Mt. Holly-Huntersville road intersection improvements. CDOT specified additional improvements as follows;
- Recommends a three (3) approach-lane section at Mt. Holly-Huntersville Road and Road C. This would include an 11' right-turn lane, 11' left-turn lane and a 13' receiving lane. This section to be carried to the first stub street.
 - Recommends a 12' Multi-use Path or buffered bike lane along frontage.
- (CDOT specified improvements to be shown on Construction Plans)

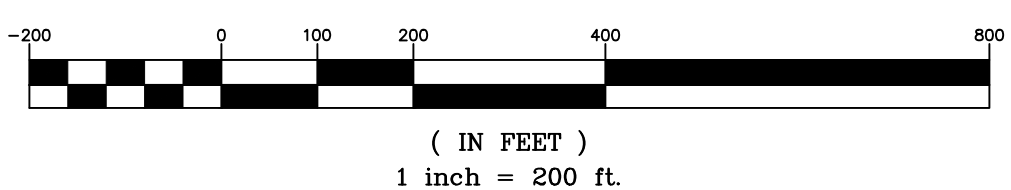
NOTE: APPROVAL FOR ENCROACHMENTS ONTO PIEDMONT NATURAL GAS EASEMENTS TO BE OBTAINED PRIOR TO APPROVAL OF CONSTRUCTION PLANS.

SITE TOPOGRAPHY & LOCATE FIELD RUN BY R. JOE HARRIS & ASSOCIATES, INC. SUPPLEMENTAL TOPOGRAPHY PROVIDED FROM MECKLENBURG COUNTY AERIAL TOPOGRAPHY (OFF-SITE).

THIS SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD HAZARD ZONE AS DEFINED ON COMMUNITY PANEL 3710453800-K OF THE FLOOD INSURANCE RATE MAPS FOR MECKLENBURG COUNTY DATED 09-02-2015.

BOUNDARY SURVEY PROVIDED BY R. JOE HARRIS & ASSOCIATES, INC.
HORIZONTAL DATUM TIED TO NAD 83 AND VERTICAL DATUM BASED ON NAVD 88. CONTACT R. JOE HARRIS & ASSOCIATES, INC. FOR BENCHMARKS AND CONTROL INFORMATION.

GRAPHIC SCALE



ROAD NAME LENGTH

BUTTERNUT OAK TERR	2,432 LF
CARVER AVE.	1,551 LF
CHERRYBARK OAK LN	1,901 LF

ROAD BLOCK LENGTHS

BL 1 1,246'	BL 7 136'	BL 13 479'	BL 19 326'
BL 2 283'	BL 8 178'	BL 14 789'	BL 20 623'
BL 3 352'	BL 9 307'	BL 15 245'	BL 21 448'
BL 4 551'	BL 10 442'	BL 16 586'	BL 22 618'
BL 5 236'	BL 11 157'	BL 17 277'	BL 23 200'
BL 6 94'	BL 12 388'	BL 18 560'	

*In major subdivisions the dimension of blocks may not exceed 800 linear feet between cross streets.

ALLEY NAME LENGTH

PIN ALLEY	437LF
CHINKAPIN OAK ALLEY	184LF
OSAGE ORANGE ALLEY	626LF
SAWTOOTH OAK ALLEY	360LF
NUTTALL ALLEY	232LF

ALLEY BLOCK LENGTHS

AL 14 215'	AL 16 51'
AL 15 222'	AL 17 181'

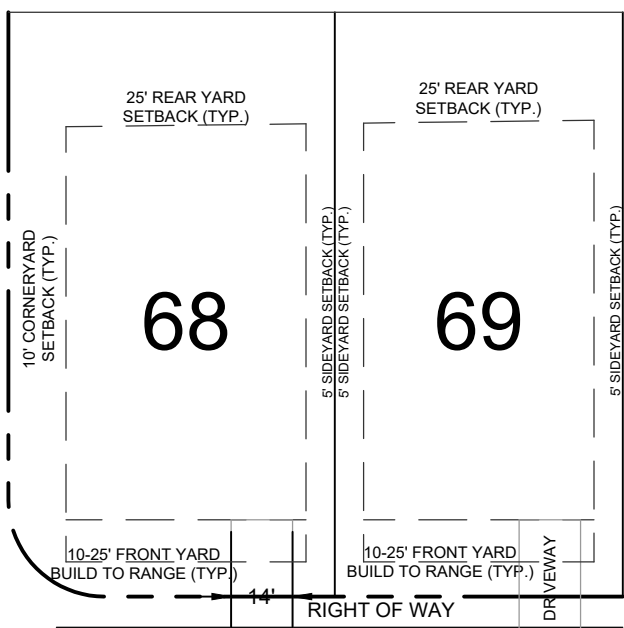
Parcel Line and Curve Table			
Line #/Curve #	Length	Bearing/Delta	Radius
C1	233.08	S 58° 11' 30" E	1489.60
C2	33.53	N 130° 11' 30" E	1700.00
C3	71.27	S 76° 06' 00" E	532.88
C4	170.43	N 115° 00' 00" E	845.00
L1	137.83	S 70° 15' 02.81"W	
L2	81.41	S 70° 15' 02.81"W	
L3	128.99	N 31° 31' 24.74"W	
L4	44.12	S 64° 35' 27.67"W	
L5	60.54	N 6° 07' 20.97"W	
L6	200.13	S 81° 00' 10.39"W	
L7	273.43	S 51° 52' 53.75"E	
L8	184.38	N 79° 27' 40.55"E	
L9	109.25	S 9° 07' 07.48"E	
L10	186.97	N 79° 12' 35.09"E	
L11	223.70	N 79° 12' 35.09"E	
L12	269.43	N 1° 10' 17.70"W	
L13	343.27	N 86° 05' 36.20"W	
L14	263.13	S 80° 21' 33.24"W	
L15	103.01	N 36° 08' 11.61"W	
L16	43.55	N 39° 42' 08.24"W	

Parcel Line and Curve Table			
Line #/Curve #	Length	Bearing/Delta	Radius
L17	218.10	N 40° 39' 07.52"E	
L18	203.71	S 41° 29' 25.17"E	
L19	220.02	N 62° 30' 22.84"E	
L20	236.50	N 86° 02' 26.57"E	
L21	60.08	N 86° 02' 26.57"E	
L22	60.05	N 85° 59' 35.18"E	
L23	249.57	S 43° 00' 21.52"E	
L24	207.49	S 45° 01' 00.45"E	
L25	234.82	S 52° 51' 13.07"E	
L26	94.14	S 61° 08' 54.19"E	
L27	220.66	S 15° 58' 39.63"E	
L28	415.63	N 83° 29' 47.60"W	
L29	524.77	S 9° 49' 49.70"W	
L30	206.19	S 9° 37' 08.45"W	
L31	225.58	S 49° 52' 72"W	
L32	206.36	S 59° 52' 21"W	
L33	423.11	S 10° 10' 22.30"W	
L34	754.03	N 27° 17' 08.81"W	
L35	107.42	N 85° 10' 00.37"W	
L36	725.59	N 24° 45' 00.37"W	

Impervious Area Table

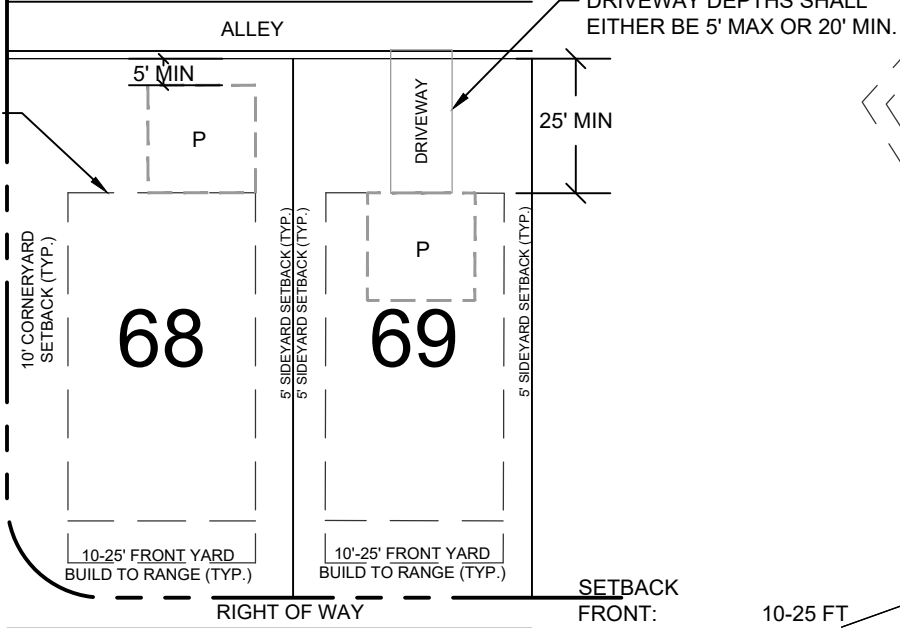
% Impervious Shown	Max. Allowable
13.72 Ac. (30.38%)	45.18 Ac. (100%)

NOTE: 1% or 150 sq/ft of impervious area per lot added to allow for addition of future impervious area by the homeowner/occupant.



LOT SETBACKS: FRONT LOAD

- Lots 60' wide or less shall have driveways no more than 14' wide as measured along the public streets ROW.
- Driveways shall extend a minimum of 20' from back of public ROW.

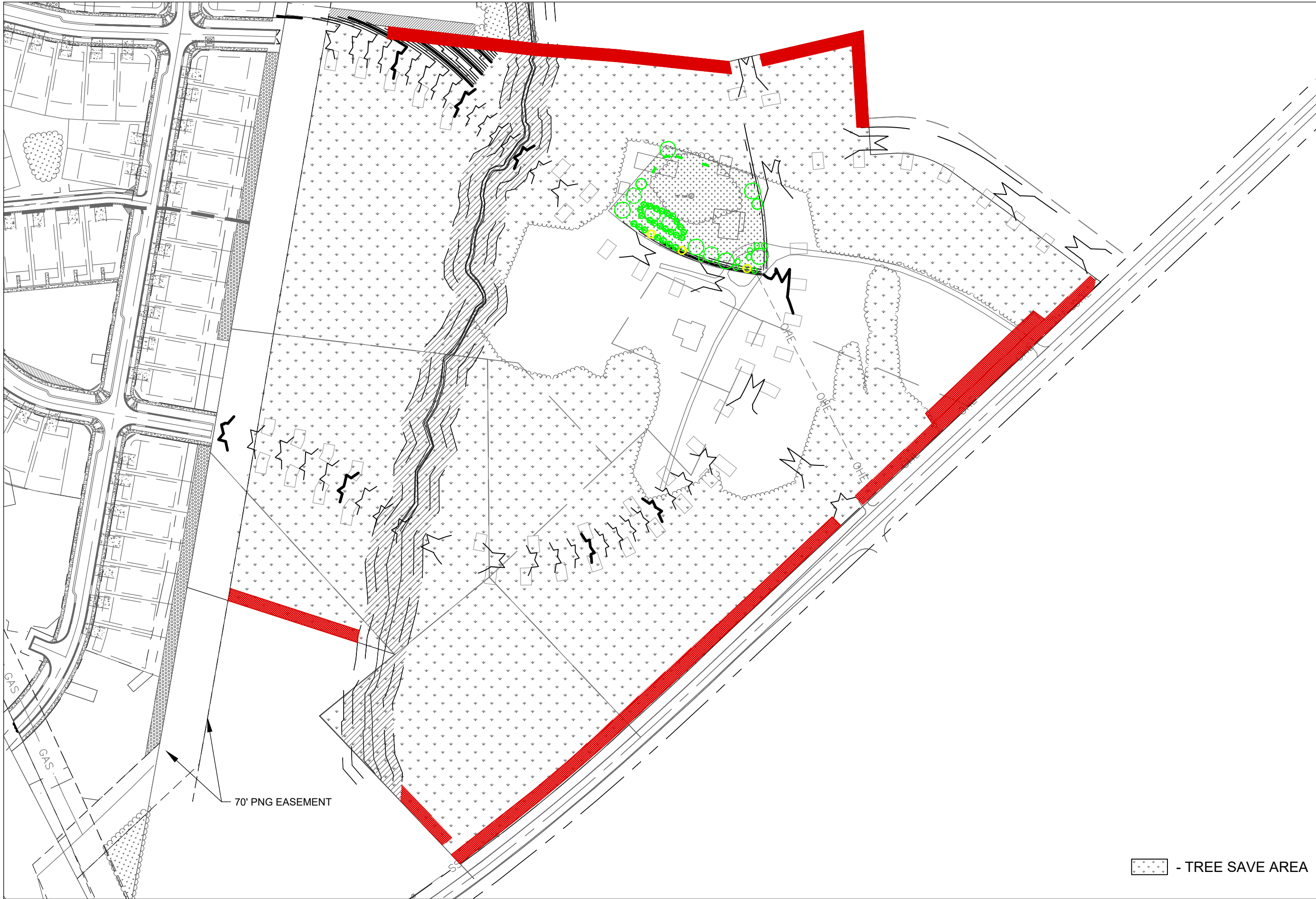


LOT SETBACKS: ALLEY ACCESS

- If placed more than 5' from rear alley curb, garage must be placed on site to have a minimum 20' Driveway.

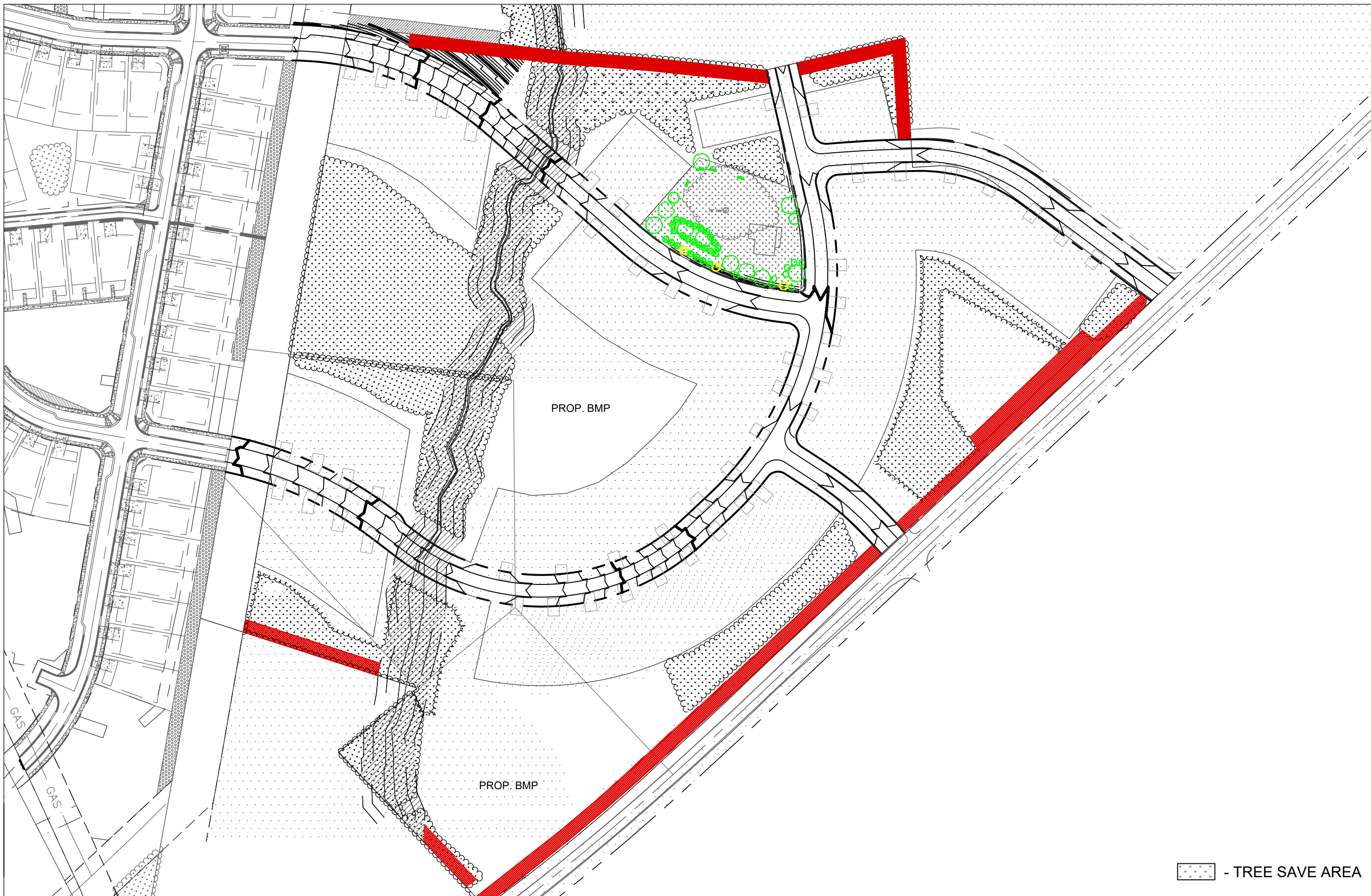
Parcel Line and Curve Table			
Line #/Curve #	Length	Bearing/Delta	Radius
L37	155.28	S 81° 27' 26.90"W	
L38	208.14	N 6° 44' 16.11"W	
L39	367.53	N 79° 12' 35.09"E	
L40	17.74	N 17° 31' 08.28"W	
L41	100.95	N 79° 47' 38.78"E	
L42	52.62	S 1° 09' 24.58"E	
L43	208.84	S 85° 55' 35.48"E	
L44	424.81	N 83° 15' 25.30"W	
L45	359.58	S 0° 25' 51.55"E	
L46	450.72	S 42° 21' 15.28"E	
L47	201.10	N 50° 36' 40.56"E	
L48	362.86	S 43° 23' 19.44"E	
L49	158.90	N 50° 36' 40.56"E	
L50	364.61	N 43° 22' 29.44"W	

SP-10



STEP 1: IDENTIFY OPEN SPACE

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



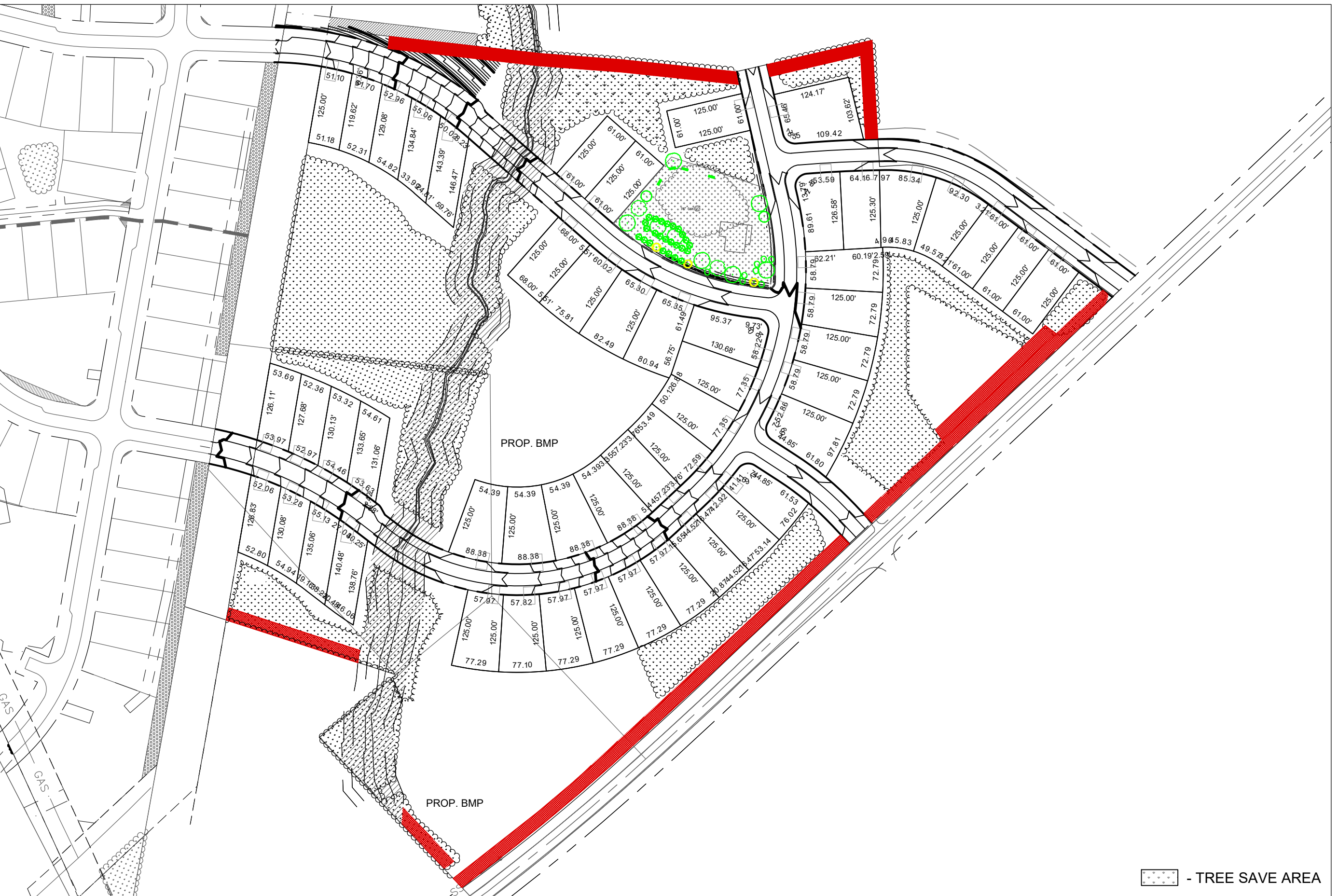
STEP 3: STREET AND LOT LAYOUT

BASED ON THE PREVIOUS TWO STEPS, A GENERAL ROAD AND LOT LAYOUT WAS CREATED. THE RESIDENTIAL ENTRY ROAD ENTERS FROM MT HOLLY-HUNTERSVILLE ROAD AT TWO POINTS AND LOOPS THROUGH THE MIDDLE OF THE SITE AND ATTACHES AS AN EXTENSION TO ANOTHER RESIDENTIAL SITE. THE LOCATION OF THE ENTRY ROADS WERE CHOSEN BASED ON THE VAST FIELD AREA AND MINIMAL SLOPING TOPOGRAPHY AND WITH THE PRESERVATION OF EXISTING TREES IN MIND. THE LOTS WERE LAID OUT TO AVOID THE EXISTING STREAMS, AND TOPOGRAPHY. BY USING THIS APPROACH, THE LOTS ARE PROPOSED ON THE MOST SUITABLE BUILDING SITES. THE STREAMS WILL NOT BE DISTURBED.



STEP 2: LOCATION OF HOUSE SITES

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



STEP 4: DRAWING LOT LINES

WE WERE ABLE TO CREATE 51 LOTS WITHIN THE BUILDABLE AREA. THE LOTS RANGE IN SIZE (NO SMALLER THAN 51' WIDE). THE LOTS LINES WERE DRAWN PERPENDICULAR TO THE ROADWAY THEY MEET TO ALLOW FOR VISUAL AESTHETICS WHEN DRIVING DOWN THE ROADS. THE VARYING LOT SIZES ALLOW FOR VISUAL APPEAL AND A LESS UNIFORM LOOKING RESIDENTIAL AREA.

DATE	ISSUED FOR	REV
8/15/2022	Pre Submittal to Town of Huntersville	0
11/23/2022	Initial Submittal to Town of Huntersville	1



Engineer:



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

1100 Stonecrest Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799

www.rjoeharris.com

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Corporate Seal	Engineer's Seal
	

Project Manager	Drawn
D. Gates	T. Alston
Department Manager	Checked
P. Murphy	D. Gates
Print/Plot Date	
November 23, 2022	
Asbuilt Drawn	Asbuilt Date
-	-
Client	
Carver Bowman, LLC	
13815 CINNABAR PLACE	
HUNTERSVILLE, NC 28078	
P: (704) 875-9704	

Project:

Oak Grove Hill
Rezoning/Sketch Plan:
Phase 3

Drawing Title:

Four Step Process: Phase 3

Project No.	Drawing No.
5259	
DWG File Name:	
5259_Four Step Process	

TREE PRESERVATION

Specimen tree - A tree (or group of trees) that may be considered important community assets due to their unique or noteworthy characteristics or values. A tree may be considered a specimen tree based on its size, age, rarity or special historical or ecological significance and may also meet the following criteria:

- Large hardwood (e.g. oaks, poplars, maples, etc.) and softwoods (e.g. pines) in good or better or better condition with a DBH of 24" or greater.
- Smaller understory trees (e.g. dogwoods, redbuds, sourwoods, persimmons, etc.) in good or better condition with a DBH of 12" or greater.
- Lesser-sized trees of rare species or special intrinsic value as approved by staff.

Heritage tree - A tree that is listed in the North Carolina Big Tree List, the American Forest Association's Champion Tree list, the Mecklenburg County treasure Tree List or any tree that would meet 80% of the points of a tree on North Carolina's Big Tree List.

Note: Urban open spaces shall include one or more of the following: landscaping, walks, seating, fountains, playground equipment, statues, etc. Materials used shall be a combination of brick pavers, stamped asphalt, stone, wrought iron, wood, crushed gravel or stone etc.

TREE PRESERVATION	
ZONING:	NR (CD)
ACREAGE:	28.26± ACRES
COVERED BY TREE CANOPY:	78.1%
TREE CANOPY PRESERVATION REQUIRED: 10%	±2.83 ACRES
TREE CANOPY PRESERVATION PROVIDED: 21.9%	±6.20 ACRES
NO. OF SPECIMEN TREES ON-SITE:	81
NO. OF SPECIMEN TREES SAVED:(Min. Req. 10%)	18 (Provided 22.2%)
NO. OF HERITAGE TREES ON-SITE:	1
NO. OF HERITAGE TREES SAVED:(Min. Req. 100%)	1 (Provided 100%)

TREE LEGEND

- TR - Tree

EL - Elm

BE - Beach

P - Pine

PO - Poplar

OA - Oak
- GU - Gum

MA - Maple

PE - Pecan

WA - Walnut

HI - Hickory

TREE CANOPY MITIGATION

Large maturing trees required for tree canopy mitigation = 150 sqft
 =Nos.

- Trees planted as tree canopy mitigation shall be a minimum of 2" in caliper and 25% shall be evergreens
- Mitigated trees to be placed 40' on center

CONSTRAINING FEATURES

ZONING:	R
ACREAGE:	28.26± ACRES
SWIM BUFFER	2.28± ACRES
TREE COVERAGE:	20.94± ACRES
SLOPE ANALYSIS: (% OF SITE AREA)	
0% - 10%	18.04 ACRES (63.64%)
10% - 15%	5.38 ACRES (19.04%)
15% - 25%	4.55 ACRES (16.10%)
25% - 100%	0.29 ACRES (1.03%)

Soil Hydrologic Groups: (% of site area)	
ZONING:	R
ACREAGE:	28.26± ACRES
Group A	0
Group B	24.4± ACRES(86.34%)
Group C	3.86± ACRES (13.66%)
Group D	0± ACRES (0%)
Group B/D	0± ACRES (0%)

EXISTING DATA:

FEMA Panel: 3710453800K

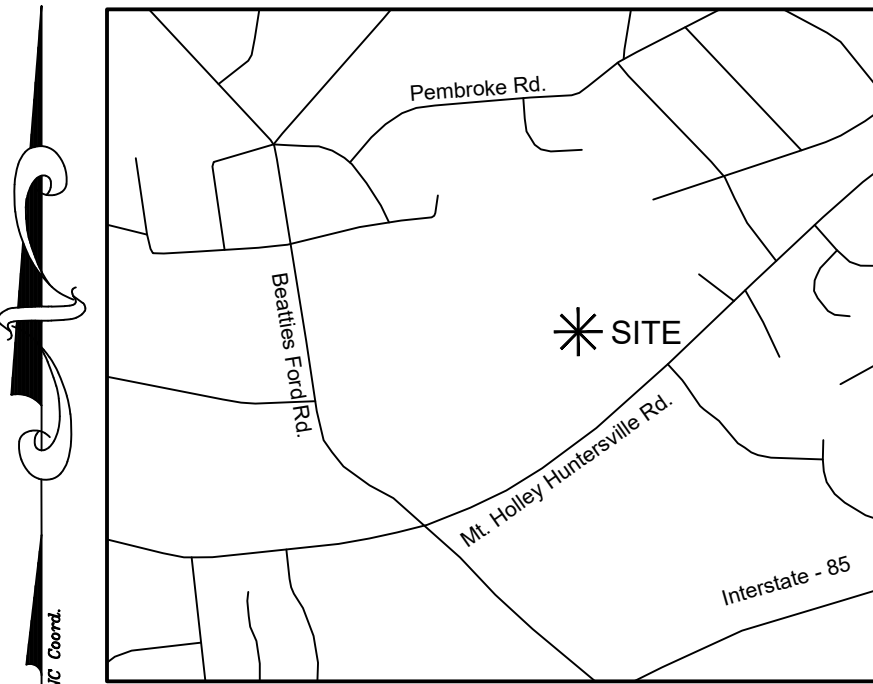
Watershed: Long Watershed

Soil Types:	CeB2 - Cecil sandy clay loam, 2 to 8 percent slopes	55.6%
	CeD2 - Cecil sandy clay loam 8 to 15 percent slopes	6.5%
	EnB - Enon sandy loam, 2 to 8 percent slopes	7.7%
	EnD - Enon sandy loam, 8 to 15 percent slopes	4.9%
	PaE - Pacolet sandy loam, 15 to 25 percent slopes	24.5%
	VaB - Vance sandy loam, 2 to 8 percent slopes	0.7%

Slopes Table				
Number	Min. Slope	Max. Slope	Area	Color
1	25.00%	100.00%	187966.40	■

Impervious Area Table	
% Impervious Shown	Max. Allowable
12.65 Ac. (22.74%)	55.63 Ac. (100%)

NOTE: 1% or 150 sqft of impervious area per lot added to overall to allow for addition of future impervious area by the homeowner/occupant.



VICINITY MAP - N.T.S.

LEGEND

S.W.I.M Buffer

- 30' Post Construction Buffer

DATE	ISSUED FOR	REV
8/15/2022	Pre Submittal to Town of Huntersville	0
11/23/2022	Initial Submittal to Town of Huntersville	1



Engineer:



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 Engineering • Land Surveying • Planning
 Management

1188 Stonerock Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799

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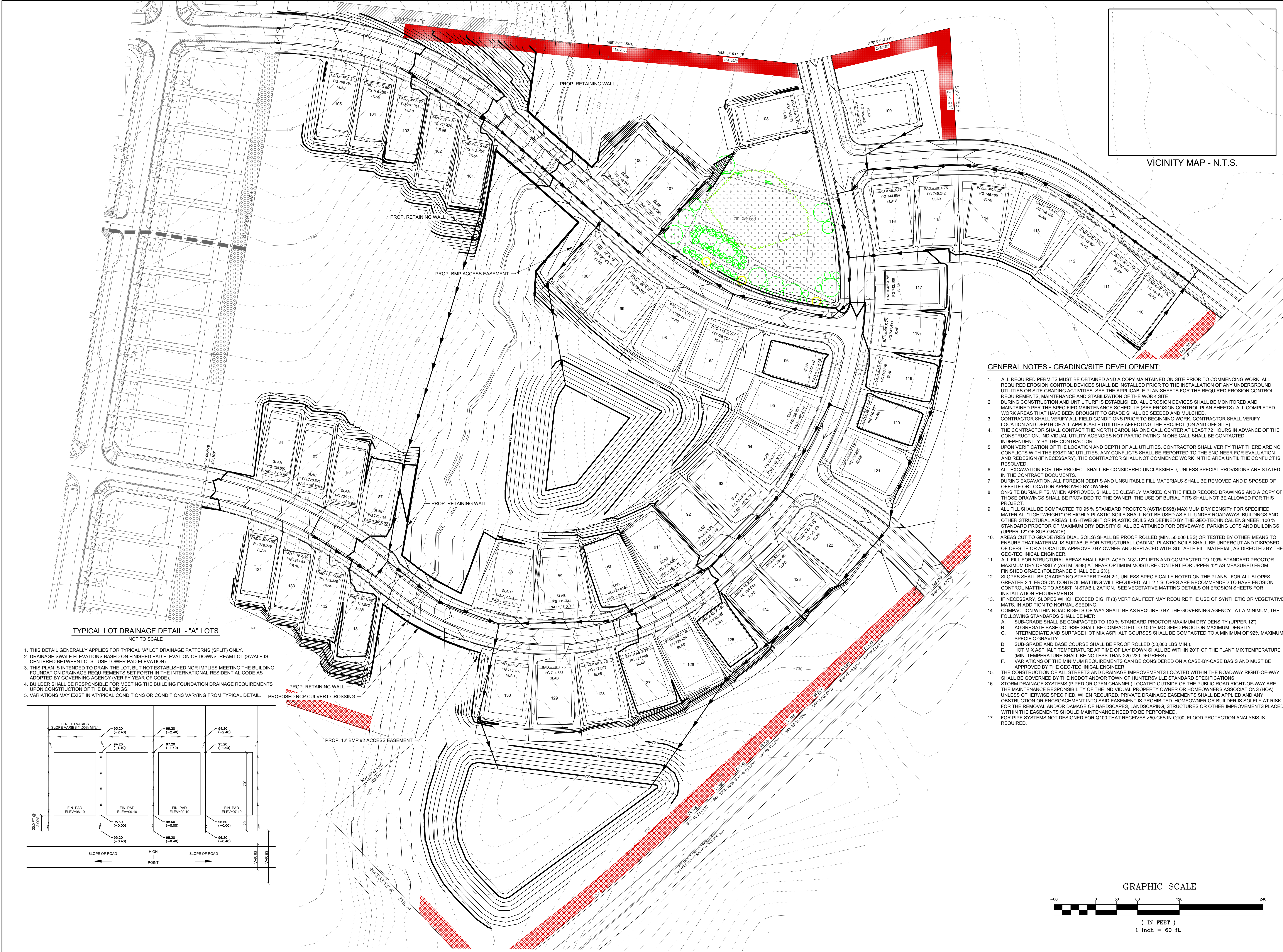
Corporate Seal



Engineer's Seal



Project Manager D. Gates	Drawn T. Alston
Department Manager P. Murphy	Checked D. Gates
Print/Plot Date November 23, 2022	
Asbuilt Drawn -	Asbuilt Date -
Client Carver Bowman, LLC 13815 CINNABAR PLACE HUNTERSVILLE, NC 28078 P: (704) 875-9704	
Project: Oak Grove Hill Rezoning/Sketch Plan: Phase 3	
Drawing Title: Existing Conditions: Phase 3	
Project No. 5259 DWG File Name: 5259_Existing Conditions	Drawing No. EX-5



DATE	ISSUED FOR	REV
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11/23/2022	Initial Submittal to Town of Huntersville	1

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Project Manager	Drawn
D. Gates	J. Vavrina
Department Manager	Checked
P. Murphy	D. Gates
Print/Plot Date	
November 23, 2022	
Asbuilt Drawn	Asbuilt Date
-	-
Client	
Carver Bowman, LLC 13815 CINNABAR PLACE HUNTERSVILLE, NC 28078 P: (704) 875-9704	
Project:	
Oak Grove Hill Rezoning/Sketch Plan: Phase 3	
Drawing Title:	
Grading Plan: Phase 3	
Project No.	Drawing No.
5259	
DWG File Name:	
5259 - Grading	GP-5

TR	- Tree	GU	- Gum
EL	- Elm	MA	- Maple
BE	- Beach	PE	- Pecan
P	- Pine	WA	- Walnut
PO	- Poplar	HI	- Hickory
OA	- Oak		

Open Space Table					
Urban Open Space			Common Open Space		
U.O.S #	Area	Type	C.O.S #	Area	Type
1	12,633 SF	Mini/Pocket Park	1	593,223 SF	COS
2	30,477 SF	Green	2	57,168 SF	Buffers
3	36,038 SF	Mini/Pocket Park			
Total	79,148 SF 1.82 Acres			650,391 SF 14.93 Acres	

TREE PRESERVATION	
ZONING:	NR (CD)
ACREAGE:	28.26+ ACRES
COVERED BY TREE CANOPY:	78.1%
TREE CANOPY PRESERVATION REQUIRED: 10%	±2.83 ACRES
TREE CANOPY PRESERVATION PROVIDED: 28.2%	±7.97 ACRES
NO. OF SPECIMEN TREES ON-SITE:	81
NO. OF SPECIMEN TREES SAVED (Min. Req. 10%)	(Provided 22.2%)
NO. OF HERITAGE TREES ON-SITE:	1
NO. OF HERITAGE TREES SAVED (Min. Req. 100%)	1 (Provided 100%)

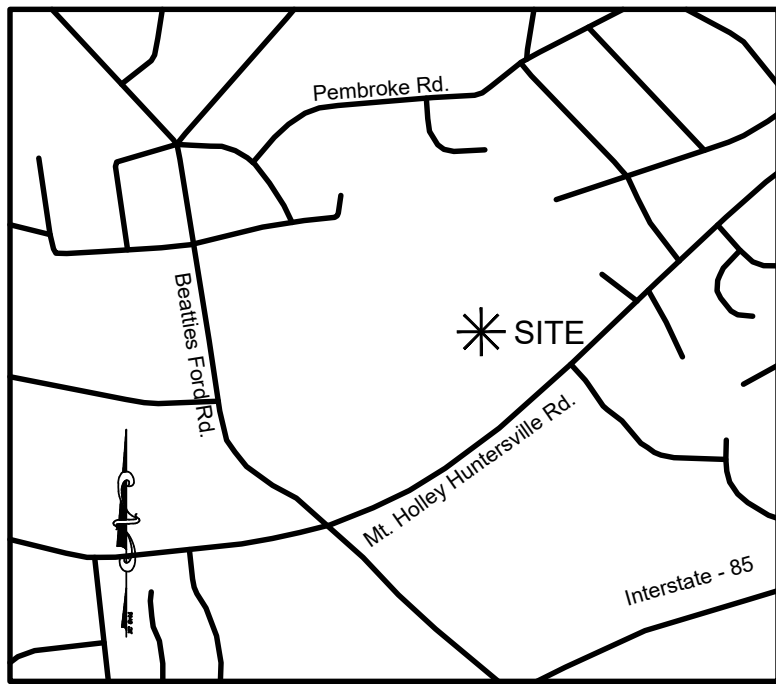
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- Smaller understory trees (e.g. dogwoods, redbuds, sourwoods, persimmons, etc.) in good or better condition with a DBH of 12" or greater.
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Heritage tree - A tree that is listed in the North Carolina Big Tree List, the American Forest Association's Champion Tree list the Mecklenburg County treasure Tree List or any tree that would meet 80% of the points of a tree on North Carolina's Big Tree List.

Note: Urban open spaces shall include one or more of the following: landscaping, walks, seating, fountains, playground equipment, statues, etc. Materials used shall be a combination of brick pavers, stamped asphalt, stone, wrought iron, wood, crushed gravel or stone etc.

Note: Yard Trees will be planted as to not conflict with street trees.



VICINITY MAP - N.T.S.

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Management

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Corporate Seal



Engineer's Seal



Project Manager	Drawn
D. Gates	T. Alston
Department Manager	Checked
P. Murphy	D. Gates

Print/Plot Date

November 23, 2022

Asbuilt Drawn

—

Client

Carver Bowman, LLC

13815 CINNABAR PLACE

15015 CINNABART PLACE
HUNTERSVILLE NC 28078

P: (704) 875-9704

Project:

Oak Grove Hill Rezoning/Sketch Plan: Phase 3

Drawing Title:

Landscape

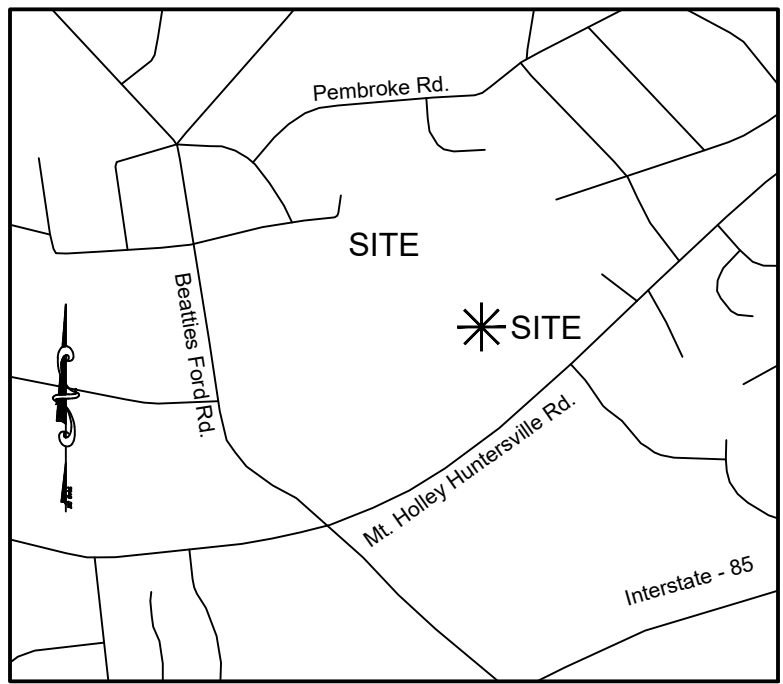
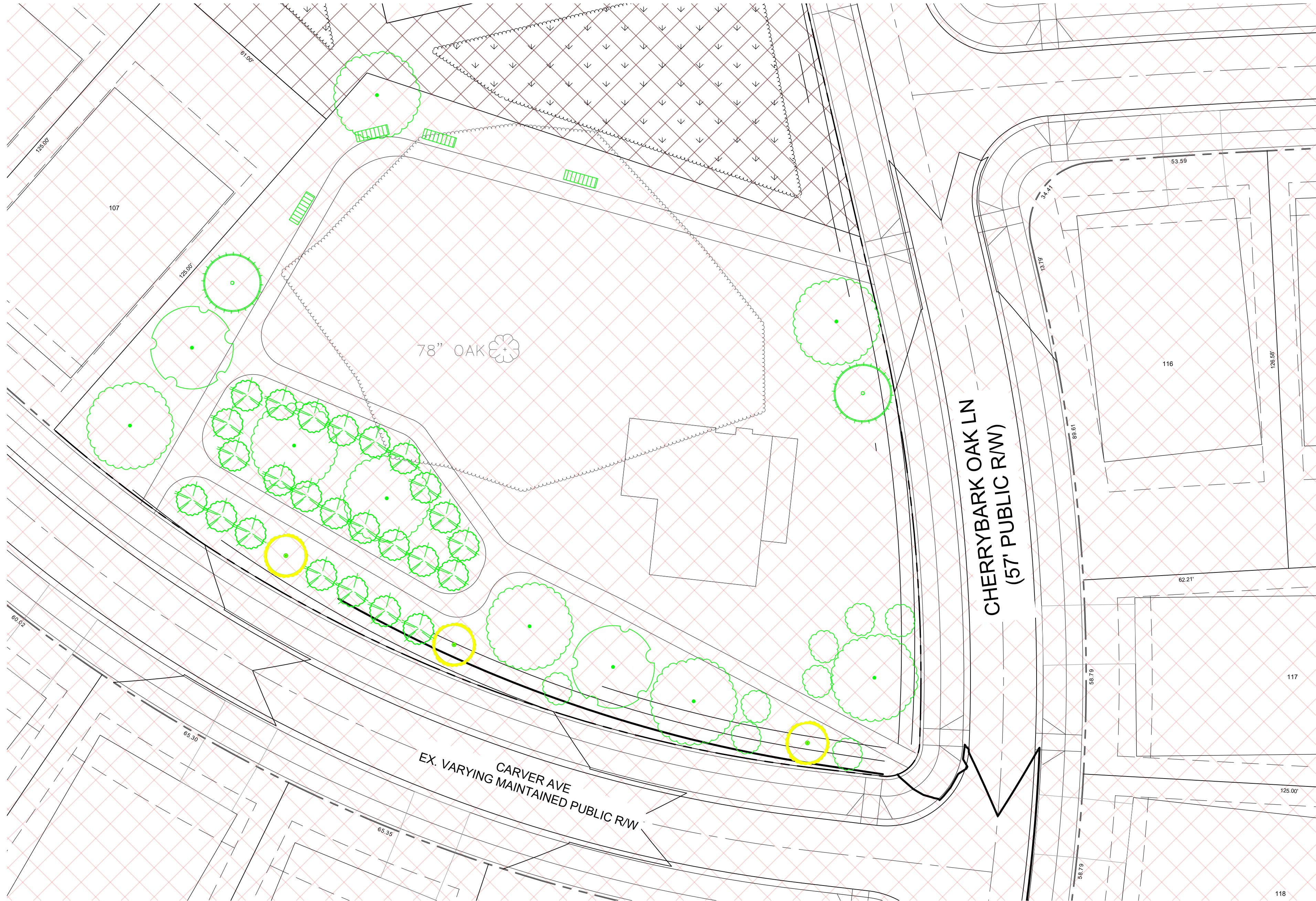
Project No.	Drawing No.
5259	LP-5
DWG File Name:	
5259 Landscape Plan	

LP-5

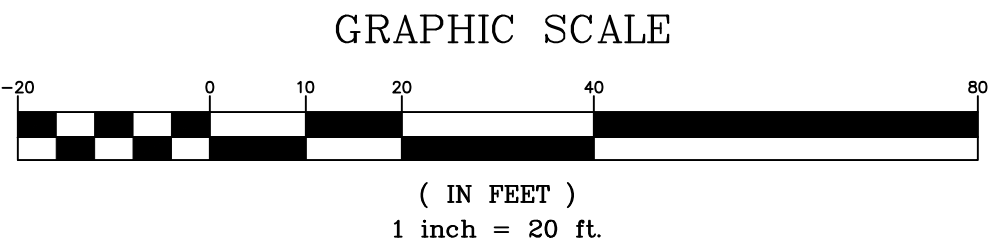
LOT TREES		
SQ. FT. :	LOT NUMBER :	LOT TREES REQUIRED:
LESS THAN 10,000 :	84-100; 110-120; 122-134	1 FRONT & 1 REAR
10,000 - 15,000 :	109; 121	1 FRONT & 2 REAR
APPROVED LOT TREES: RED MAPLE, SUGAR MAPLE, COMMON HACKBERRY, WHITE ASH, SCARLETH OAK, SOUTHERN RED OAK, OVERCUP OAK, WILLOW OAK, NORTHERN RED OAK, EASTERN RED OAK, SHUMARD OAK, LACINAE ELM, JAPANESE ZELKOVA (SEE TOWN OF HUNTERSVILLE TREE LIST FOR COMPLETE APPROVED LIST)		

LANDSCAPING NOTES (PER TOWN OF HUNTERSVILLE):

1. STREET TREES ARE REQUIRED TO BE WITHIN A MINIMUM 7-FOOT PLANTING STRIP LOCATED BETWEEN THE PROPOSED STREET AND PROPOSED SIDEWALK. PLANTING SHALL BE PROVIDED AS FOLLOWS:
 - A). LARGE MATURING CANOPY TREES SHALL BE PLANTED AT A SPACING NOT TO EXCEED 40- FEET ON CENTER EXCEPT THAT SPACING MAY BE ALTERED SLIGHTLY TO ACCOMMODATE DRIVEWAYS.
 - B). SMALL MATURING "CANOPY-LIKE" TREES SHALL BE PLANTED 30- FEET ON CENTER WHERE EXISTING OVERHEAD UTILITY LINES PROHIBIT THE USE OF LARGE MATURING CANOPY TREES.
2. NEW TREES SHALL BE REQUIRED WITHIN EACH RESIDENTIAL LOT. IN ORDER TO MAINTAIN OR REPLENISH THE URBAN TREE CANOPY IN AREAS OF NEW RESIDENTIAL SUBDIVISION, EACH LOT SHALL PROVIDE AN APPROVED CANOPY TREE AS LISTED ON THE TOWN OF HUNTERSVILLE TREE AND SHRUB LIST. (SEE LOT SIZE CHART THIS PAGE)
 - FOR LOTS LESS THAN 10,000 SQ. FT. 1 FRONT YARD AND 1 REAR YARD CANOPY TREE SHALL BE REQUIRED.
 - FOR LOTS BETWEEN 10,000 SQ. FT. AND 15,000 SQ. FT., 1 FRONT YARD AND 2 REAR YARD CANOPY TREES SHALL BE REQUIRED.
 - FOR LOTS BETWEEN 15,000 SQ. FT. AND 20,000 SQ. FT., 2 FRONT YARD AND 3 REAR YARD CANOPY TREES SHALL BE REQUIRED.
 - FOR LOTS MORE THAN 20,000 SQ. FT., 3 FRONT YARD AND 3 REAR YARD CANOPY TREES SHALL BE REQUIRED.
3. ALL REQUIRED PLANTINGS SHALL BE INSTALLED IN A MANNER THAT INSURES THE AVAILABILITY OF SUFFICIENT SOIL AND WATER FOR HEALTHY GROWTH AND THAT IS NOT INTRUSIVE TO ABOVEGROUND AND UNDERGROUND UTILITIES
4. ALL STREET TREES MUST BE FROM THE "TOWN OF HUNTERSVILLE TREE AND SHRUB LIST."
5. ALL TREES SHALL BE A MINIMUM OF 2-INCHES IN CALIPER AND 8- FEET IN HEIGHT AT THE TIME OF PLANTING, UNLESS OTHERWISE SPECIFIED.
6. INSTALLATION OF TREES AND SHRUBS SHALL COMPLY WITH THE TOWN OF HUNTERSVILLE ENGINEERING STANDARDS AND PROCEDURES MANUAL.
7. EVERY REASONABLE EFFORT SHALL BE MADE TO PROTECT AND RETAIN EXISTING TREES AND SHRUBS NOT ACTUALLY LYING IN PLANNED ROADWAYS, DRAINAGEWAYS, BUILDING FOUNDATION SITES AND CONSTRUCTION ACTIVITY AREAS, EXCEPT WHEN NECESSARY TO PROVIDE ACCESS TO A SITE OR TO INSURE THE SAFETY AND SECURITY OF PEOPLE AND PROPERTY ANY EXISTING HEALTHY TREES THAT ARE EIGHT INCHES OR GREATER IN CALIPER, LOCATED WITHIN A PUBLIC RIGHT-OF-WAY OR UNDEVELOPED REQUIRED YARD SHALL BE RETAINED UNLESS APPROVED FOR REMOVAL BY STAFF DURING PLAN REVIEW.
8. TREES SHOULD NOT BE PLANTED: WITHIN 40' OF THE CURB RETURN.
WITHIN 10' FROM DRAINAGE STRUCTURES.
WITHIN 40' OF RADIUS RETURN AT AN INTERSECTION.
AT OR IN A STORM DRAINAGE EASEMENT.
ON TOP OF STORM DRAIN LINE.
WITHIN SIGHT DISTANCE.
9. ALL LOT TREES AS PER SECTION 7.7 (STREET TREES AND INTERNAL LANDSCAPING) OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE. EXISTING SPECIMEN TREES TO BE USED IN LIEU OF NEW PLANTINGS (AS APPROVED BY TOWN OF HUNTERSVILLE).
10. AS THE REMAINDER OF THE THOROUGHFARE IS BUILT, DOUBLE ROW OF TREES AND SIDEWALKS WILL BE REQUIRED.



VICINITY MAP - N.T.S.



LEGEND

- RESIDENTIAL LOT TREE
- LARGE MATURING TREES (40' OC)
- LIVE OAK
- NUTTALL OAK
- RED CEDAR
- CRYPTOMERIA
- LITTLE GEM MAGNOLIA
- WAX MYRTLE
- LOROPETALUM
- PARK BENCH
- STREET LIGHT
- STOP SIGN
- STREET SIGN
- SPEED LIMIT SIGN



SEATING BENCH
PROVISION OF SEATING BENCH UNDER/NEAR
ARBOR/PERGOLA AND MAY CONSIST OF THE FOLLOWING
MATERIALS:

- TREATED WOOD/TIMBERS
- ALUMINUM OR CAST IRON/STEEL
- COMPOSITE MATERIALS
- DURABLE PLASTICS

Open Space Table					
Urban Open Space			Common Open Space		
U.O.S #	Area	Type	C.O.S #	Area	Type
1	12,633 SF	Mini/Pocket Park	1	593,223 SF	COS
2	30,477 SF	Green	2	57,168 SF	Buffers
3	36,038 SF	Mini/Pocket Park			
Total	79,148 SF 1.82 Acres		Total	650,391 SF 14.93 Acres	

UOS Totals				
ITEM	UOS #1	UOS #2	UOS #3	TOTAL
LIVE OAK	0	5	8	13
NUTTALL OAK	0	4	2	6
RED CEDAR	15	0	0	15
CRYPTOMERIA	0	9	2	11
LITTLE GEM MAGNOLIA	0	3	3	6
WAX MYRTLE	9	11	25	45
LOROPETALUM	12	15	8	36
PARK BENCH	0	3	4	7
GAZEBO	1	0	0	1

DATE	ISSUED FOR	REV
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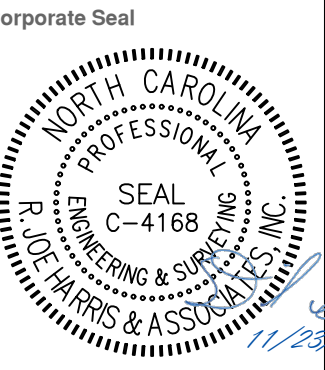
Engineer:



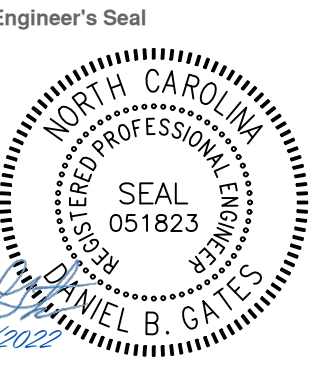
R. Joe Harris & Associates, Inc.
Engineering • Land Surveying • Planning
Management
1166 Stoneroot Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799

www.rjoeharris.com

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

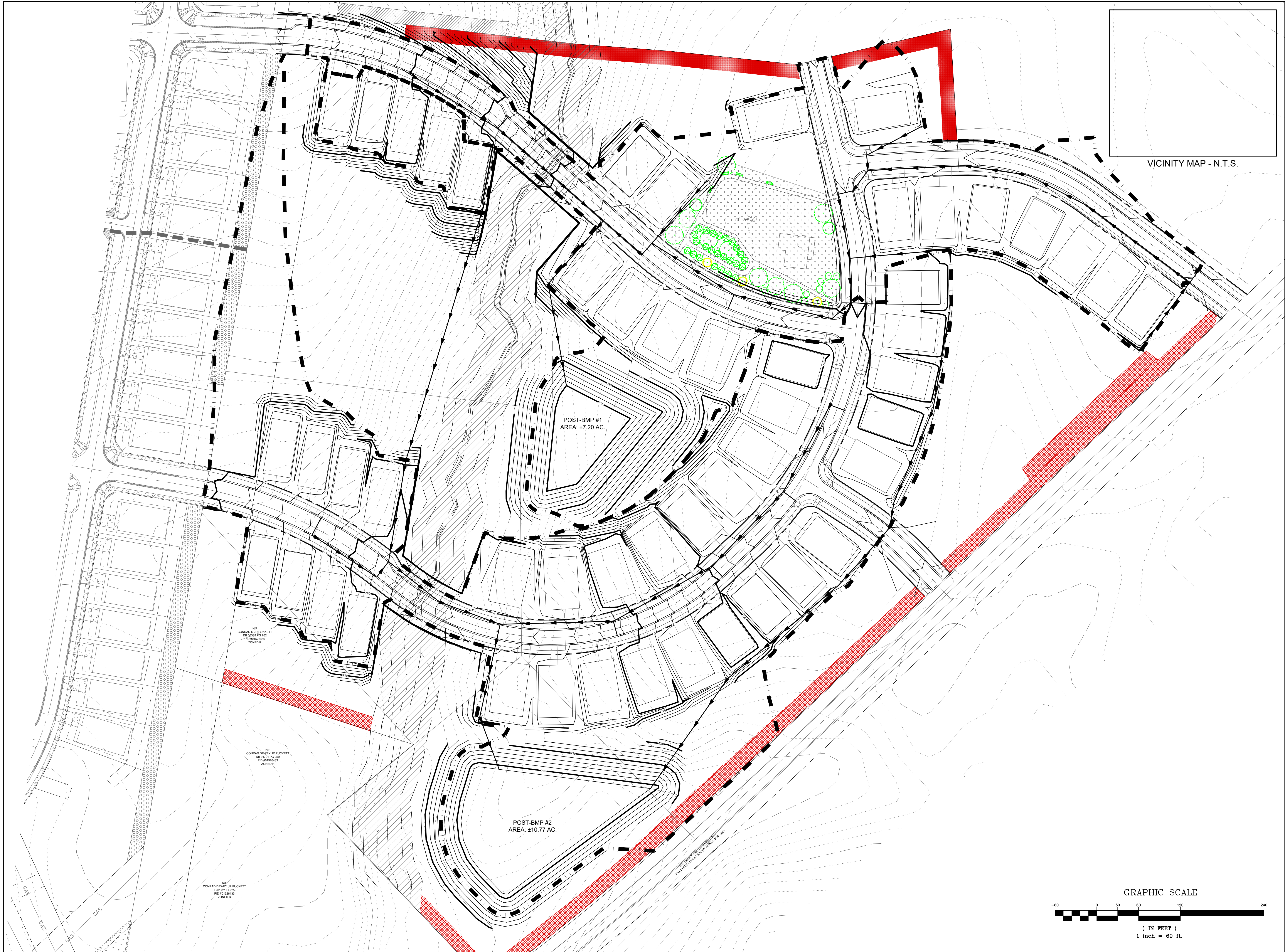


Corporate Seal



Engineer's Seal

Project Manager D. Gates	Drawn T. Alston
Department Manager P. Murphy	Checked D. Gates
Print/Plot Date November 23, 2022	
Asbuilt Drawn -	Asbuilt Date -
Client Carver Bowman, LLC 13815 CINNABAR PLACE HUNTERSVILLE, NC 28078 P: (704) 875-9704	
Project: Oak Grove Hill Rezoning/Sketch Plan: Phase 3	
Drawing Title: UOS-Design	
Project No. 5259 DWG File Name: 5259_Site-Phase 3	Drawing No. LP-6



VICINITY MAP - N.T.S.

DATE	ISSUED FOR	REV
8/15/2022	Pre Submittal to Town of Huntersville	0
11/23/2022	Initial Submittal to Town of Huntersville	1



Engineer:



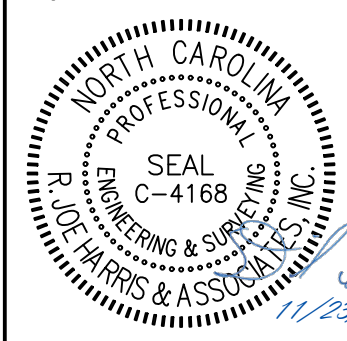
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Corporate Seal



Engineer's Seal



Project Manager D. Gates	Drawn J. Vavrina
Department Manager P. Murphy	Checked D. Gates

Print/Plot Date

November 23, 2022

Asbuilt Drawn

-

Asbuilt Date

-

Client

Carver Bowman, LLC
13815 CINNABAR PLACE
HUNTERSVILLE, NC 28078
P: (704) 875-9704

Project:

**Oak Grove Hill
Rezoning/Sketch Plan:
Phase 3**

Drawing Title:

Post-Drainage Map

Project No.

5259

DWG File Name:

5259_Post Drainage

Drawing No.

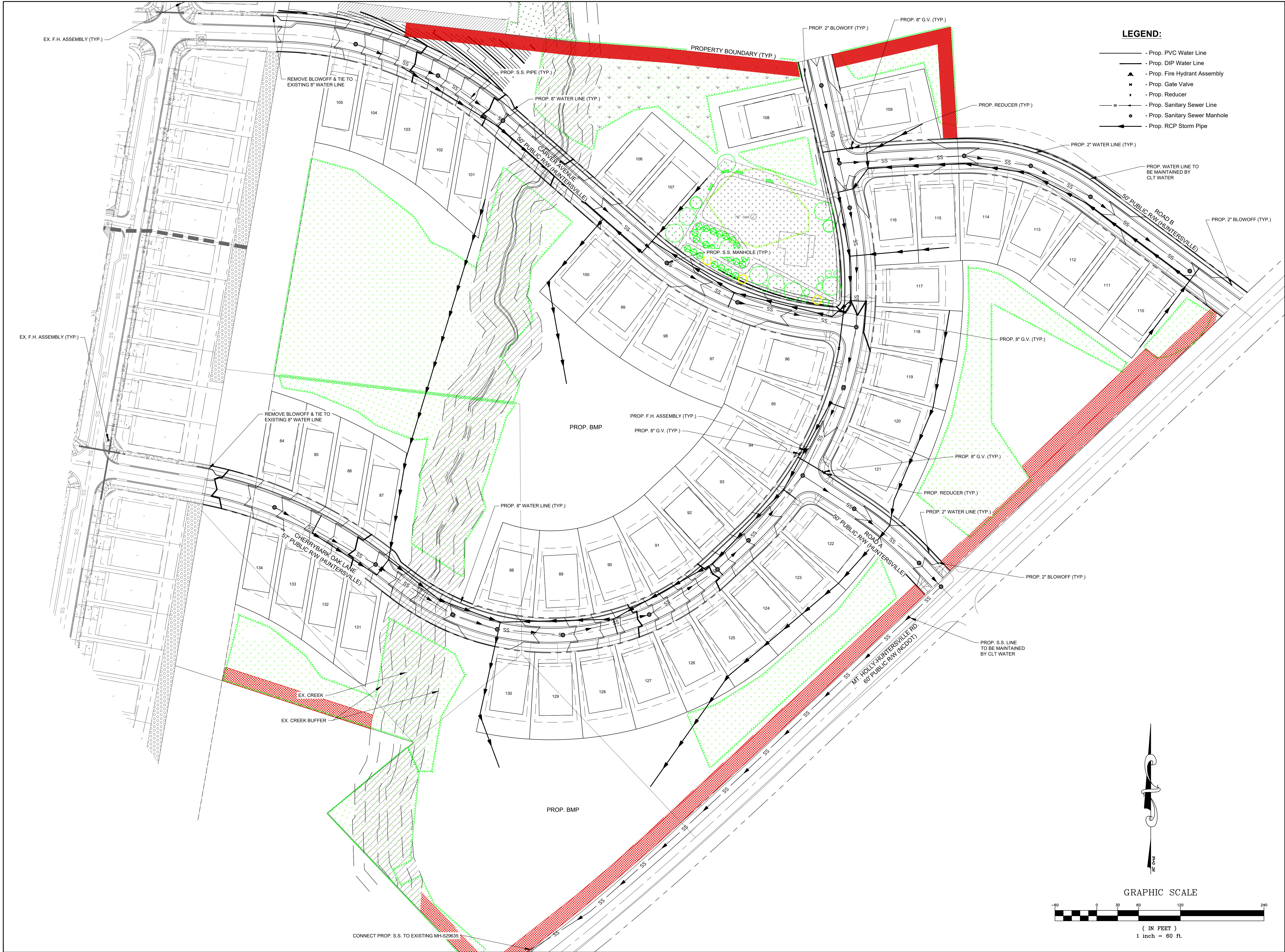
BMP-3

GRAPHIC SCALE



(IN FEET)

1 inch = 60 ft.



DATE	ISSUED FOR	REV
8/15/2022	Pre Submittal to Town of Huntersville	0
11/23/2022	Initial Submittal to Town of Huntersville	1



Engineer:

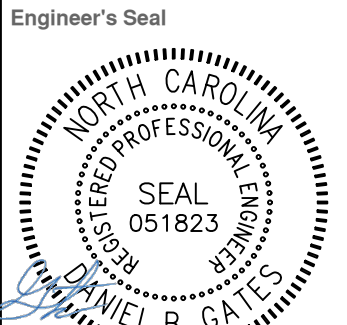


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Project Manager	Drawn
D. Gates	T. Alston
Department Manager	Checked
P. Murphy	D. Gates
Print/Plot Date	November 23, 2022
Asbuilt Drawn	-
Asbuilt Date	-
Client	Carver Bowman, LLC 13815 Cinnabar Place Huntersville, NC 28078 P: (704) 875-9704
Project:	Oak Grove Hill Sketch Plan
Drawing Title:	Utility Plan
Project No.	5259
DWG File Name:	5259 - Utilities
Drawing No.	UT-1

Huntersville General Notes:

- All development and construction shall comply with all zoning and subdivision standards of the Town of Huntersville, Mecklenburg County, and NCDOT, as applicable.
- This property may be subject to any easements and/or right-of-way of record.
- All applicable federal, state, and local environmental permits and approvals will be obtained by the Developer.
- All areas designated as common and/or urban open space shall be owned and maintained by the homeowners association and dedicated for perpetuity.
- Access (ingress/egress) location and lane improvements (including right-of-way and intersection with adjacent and opposing access points. Modifications to plan may result.
- Large maturing trees will be planted 40' O.C. within the required planting strip along all streets. Small maturing trees are to be used where overhead power lines exist.
- Provide notations on the process of mail delivery, garbage pickup and any special notation for fire apparatuses.
- Garbage pick-up shall be via roll-off trash and mail delivery shall be to mail kiosks.
- Residential Garages: On lots greater than 60' in width, front-loading garages shall be recessed at least 10 feet behind the primary plane of the front facade of the structure. On lots 60 feet or less in width, alley access is required if on-site parking is provided except as provided below. Detached garages may only be placed in the established rear yard or be attached side or rear loading. (Article 8.16.1 & 2.6 TOH ZO).
- Once the streets are accepted by the Town, street trees shall be maintained and cared for by the property owner adjacent to the tree except in subdivisions where the property owner association is responsible for maintenance(ZO, Article 7.3.7).
- Block Lengths shall adhere to the approved Sketch Plan.
- Side Lot Lines: Side lot lines shall, as nearly as practicable, be at right angles or radial to street lines where side lot lines intersect at the rear of the lot, the angle of intersection shall not be less than 60 degrees (Sect. 7.220 TOH ZO).
- Building Separation: All detached principle structures in all districts shall preserve a minimum building separation of 10 feet. The requirement of the district to conform to an existing plan of building spacing along a street may require a greater separation or the provision of specified side. All detached accessory structures in all districts shall maintain a minimum building separation of 4 feet, as measured from the overhang (Article 8.10 TOH ZO).
- HVAC/Other Utilities must be located outside an established setback, required side yard, and not within 5' of a side or rear lot line (Article 8.8.2 TOH ZO).
- All signs will be reviewed and approved separately and shall meet Article 10 of the TOH ZO.
- Except as specifically provided in the Rural and Transitional districts, detached house types and two-unit attached house types shall be required to have a lot width greater than 50' feet. Developers shall have the option to provide lot widths 50' wide or less when alley access allowing on-site parking is provided for detached house types and two-unit attached house types. Further, developers shall also have the option to apply for conditional district rezoning to create lot widths 50' wide or less when an alley provided if it can demonstrate the development can accommodate on-street parking, meet all the provisions of the zoning ordinance including installation of street trees, and demonstrate public services such as trash pick-up can be provided.
- (Traffic Control/Pavement Markings & Street Lighting Plan) - (1) Standard street markers must be installed by the developer at one corner of all intersections, including private streets, before any certificates of occupancy may be issued for buildings or residences along those streets. The design, material, location and installation of the signs must be in accordance with standards specified in the Land Development Standards Manual unless an alternative design is approved. (2) Barricades must be installed at the end of all dead-end streets and cul-de-sac streets, which have been improved with a permanent turnaround as required by this Ordinance. Design, material, and installation of the barricades must be in accordance with the Land Development Standards Manual. (3) No department, officer, agent, or employee of the town will accept for maintenance, lay out, open, improve, grade, pave or light any streets or authorize the laying of water mains, sewers, electrical service extensions or other facilities or utilities in any street in the town unless: such street has been accepted or open as, or has otherwise received the legal status of, a public street prior to the effective date of this ordinance, or for any new street, such street corresponds in its location and lines with a street shown on a preliminary subdivision plan, tentatively approved by the Town Manager or Designated Administrative Agent, or such street has been accepted as a public street by the State of North Carolina, or such street has been accepted as a public street by the State of North Carolina, or such street is an approved private street built in conformance with provisions of all applicable ordinances. (Section 8.170 & 8.200 TOH ZO)
- Maintenance Guarantee: All improvements required by this ordinance shall be guaranteed against defects in workmanship and materials by the subdivider for a period of one year from the date of the filing of the final plat or the date of the completion, whichever is the later. The subdivider shall file with the Town a maintenance bond with adequate sureties in an amount determined by the Town of Huntersville/Mecklenburg County to be sufficient to assure proper maintenance and repair of such improvements for the one-year warranty period. (Section 8.400 TOH ZO)
- Maintenance Covenants: Prior to the issuance of an Occupancy Permit for any building within a permitted development served by a BMP, the applicant or owner of the BMP shall establish a formal Maintenance Covenant approved by the Mecklenburg County Land Use and Environmental Services Agency and recorded in the Office of the Register of Deeds in which the owner acknowledges the duty of the owner and all subsequent owners of the property to maintain the BMP in accordance with the terms of the Covenant.
- Alley access for on-site parking is strongly encouraged for three-unit or more attached house types.
- Direct access from lots to a thoroughfare is prohibited.
- Lots subject to flooding should not be established in subdivisions except as provided in Section 7.280 (if applicable).
- Any construction or use within the areas delineated by floodway fringe district boundary line and floodway district encroachment line is subject to the restrictions imposed by floodway regulation.
- All alleyways shall be open for general public but shall not be accepted by the public for maintenance. Maintenance shall be the responsibility of the developer/associations of homeowners.
- Build-to-line: A line extending through a lot which is generally parallel to the front property line and marks the location from which the principle vertical plane of the front building elevation must be erected; intended to create an even building facade line on a street. The build-to-line is established on the record plat (final plat).
- The proposed method for providing potable water & sanitary sewer shall be provided by Charlotte Water via connected waterlines & sewer lines.
- Water Quality LID Maintenance: BMPs that are constructed on privately owned land and that are not within a public easement shall be maintained by the Property Owners Association or the owner of the subject property. BMPs that are constructed on public land within public right-of-way, and/or within public easements shall be maintained by the public body having jurisdiction of the subject property.
- Water Quality LID: Financial Arrangements are to be made through Meck. County guaranteeing the installation and maintenance of required BMPs until the issuance of CO's for seventy-five percent (75%) of all construction which might reasonably be anticipated to be built within the area which drains into the BMP, allowing credit for improvements completed prior to the submission of the final plat. The approval of the High Density Development Permit will be subject to developer compliance with Section 10.509 paragraph 3 of the Mecklenburg County Zoning Ordinance, the provisions of which, including subsequent amendments, are incorporated herein.

ROAD NAME LENGTH

BUTTERNUT OAK TERR	2,433 LF
CARVER AVE	1,551 LF
CHERRYBARK OAK LN	1,901 LF

ROAD BLOCK LENGTHS

BL 1 1,245'	BL 7 136'	BL 13 1160'
BL 2 283'	BL 8 178'	BL 14 1115'
BL 3 352'	BL 9 307'	BL 15 279'
BL 4 551'	BL 10 442'	
BL 5 238'	BL 11 388'	
BL 6 135'	BL 12 479'	

*In major subdivisions the dimension of blocks may not exceed 800 linear feet between cross streets.

ALLEY NAME LENGTH

CHINKAPIN OAK ALLEY	437 LF
OSAGE ORANGE ALLEY	184 LF
SAWTOOTH OAK ALLEY	626 LF
NUTTALL ALLEY	361 LF
	232 LF

ALLEY BLOCK LENGTHS

AL 14 215'	AL 16 51'
AL 15 222'	AL 17 181'
AL 18 181'	AL 19 361'

Impervious Area Table All Phases			
% Impervious Shown	Max. Allowable		
13.72 Ac. (30.38%)	45.18 Ac. (100%)		

NOTE: 1% or 150 sqft of impervious area per lot added to overall to allow for addition of future impervious area by the homeowner/occupant.

Parcel Line and Curve Table			
Line #/Curve #	Length	Bearing/Delta	Radius
C1	223.08	S 58°	1469.60
C2	33.53	N 130°	170.00
C3	71.27	S 76°	532.88
C4	170.43	N 115°	845.00
L1	137.83	S70° 15' 02.81"W	
L2	81.41	S70° 15' 02.81"W	
L3	128.96	N31° 31' 24.74"W	
L4	44.12	S64° 35' 27.67"W	
L5	60.54	N6° 07' 20.97"W	
L6	200.13	S81° 00' 10.39"W	
L7	273.43	S81° 52' 53.75"E	
L8	164.38	N79° 27' 40.55"E	
L9	109.25	S9° 07' 07.48"E	
L10	186.97	N79° 12' 35.09"E	
L11	223.70	N79° 12' 35.09"E	
L12	289.43	N1° 10' 17.70"W	
L13	343.27	N1° 10' 22.20"W	
L14	263.13	S80° 27' 33.74"W	
L15	153.01	N36° 08' 11.61"W	
L16	43.55	N39° 42' 09.24"W	

Parcel Line and Curve Table			
Line #/Curve #	Length	Bearing/Delta	Radius
L37	155.28	S81° 27' 26.90"W	
L38	208.14	N6° 44' 16.11"W	
L39	367.53	N79° 12' 35.09"E	
L40	17.74	N1° 31' 08.20"W	
L41	100.95	N79° 47' 38.78"E	
L42	52.62	S1° 09' 24.58"W	
L43	208.84	S85° 55' 35.48"E	
L44	424.81	N83° 15' 25.30"W	
L45	359.58	S0° 25' 51.55"E	
L46	450.72	S42° 21' 15.28"E	
L47	201.10	N50° 36' 40.58"E	
L48	362.86	S43° 23' 19.44"E	
L49	158.90	S0° 36' 40.58"E	
L50	354.61	N43° 22' 29.44"W	

- Lots 60' wide or less shall have driveways no more than 14' wide as measured along the public streets ROW.
- Driveways shall extend a minimum of 20' from back of public ROW.

EXISTING DATA

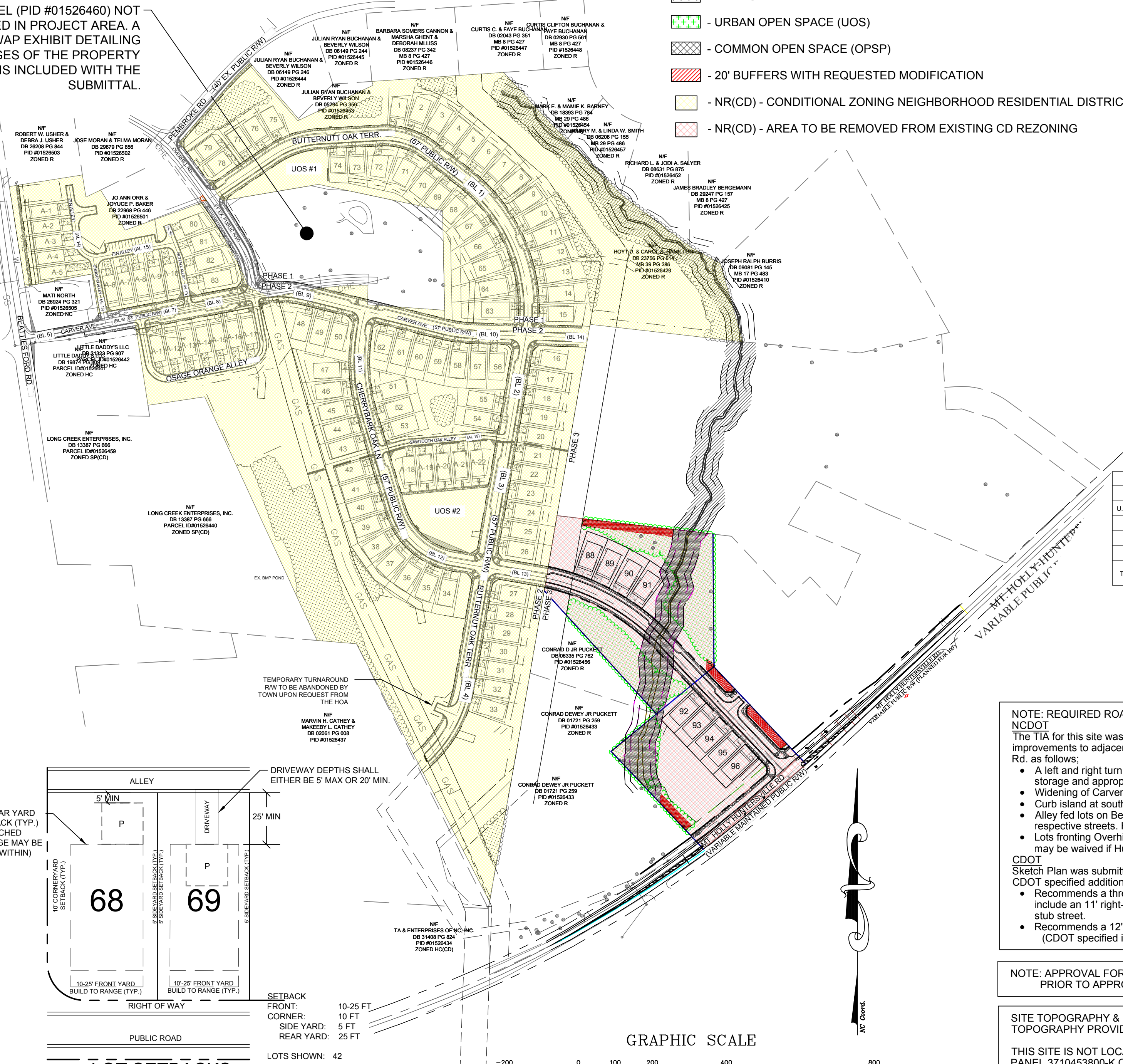
FEMA Panel:	3710453800K
Waterhead:	Long Creek
Soil Types:	CeB2 - Cecil sandy clay loam, 2 to 8 percent slopes CeD2 - Cecil sandy clay loam, 8 to 15 percent slopes EnB - Enon sandy loam, 2 to 8 percent slopes EnD - Enon sandy loam, 8 to 15 percent slopes PaE - Pacolet sandy loam, 15 to 25 percent slopes Vab - Vance sandy loam, 2 to 6 percent slopes W - Water

CONSTRAINING FEATURES: PHASE 1 & 2

ZONING:	NR-CD	NR-CD	NR-CD
ACREAGE:	38.29± ACRES	6.89± ACRES	45.18± ACRES
SWIM BUFFER	1.18± ACRES	1.25± ACRES	2.43± ACRES
SLOPE ANALYSIS: (% of site area)			
0% - 10%	29.3 ACRES (77.00%)	5.30 ACRES (76.92%)	34.6 ACRES (76.72%)
10% - 15%	4.34 ACRES (11.41%)	0.79 ACRES (11.47%)	5.13 ACRES (11.36%)
15% - 25%	2.74 ACRES (7.20%)	0.50 ACRES (7.26%)	3.24 ACRES (7.17%)
25% - 100%	1.70 ACRES (4.47%)	0.31 ACRES (4.55%)	2.01 ACRES (4.46%)

Soil Hydrologic Groups: (% of site area)			
Phase 1 & 2		Phase 3	All Phases
ZONING:	NR-CD	NR-CD	NR-CD
ACREAGE:	38.29± ACRES	6.89± ACRES	45.18± ACRES
Group A	0	0	0
Group B	20.3± ACRES (53.0%)	3.7± ACRES (53.7%)	24.0± ACRES (53.0%)
Group C	18.0± ACRES (47.0%)	3.2± ACRES (46.3%)	21.2± ACRES (47.0%)
Group D	0	0	0
Group B/D	0	0	0

SMITH PARCEL (PID #01526460) NOT INCLUDED IN PROJECT AREA. A LAND SWAP EXHIBIT DETAILING THE CHANGES OF THE PROPERTY LINE IS INCLUDED WITH THE SUBMITTAL.



TREE PRESERVATION

Specimen tree - A tree (or group of trees) that may be considered important community assets due to their unique or noteworthy characteristics or values. A tree may be considered a specimen tree based on its size, age, rarity or special historical or ecological significance and may also meet the following criteria:

- Large hardwood (e.g. oaks, poplars, maples, etc.) and softwoods (e.g. pines) in good or better or better condition with a DBH of 24" or greater.
- Smaller understory trees (e.g. dogwoods, redbuds, sourwoods, persimmons, etc.) in good or better condition with a DBH of 12" or greater.
- Lesser-sized trees of rare species or special intrinsic value as approved by staff.

Heritage tree - A tree that is listed in the North Carolina Big Tree List, the American Forest Association's Champion Tree List, the Mecklenburg County Reserve Tree List or any tree that would meet 60% of the points of a tree on North Carolina's Big Tree List.

Note: Urban open spaces shall comply with Article 7.7 of the Zoning Ordinance and include one or more of the following: landscaping, walks, seating, fountains, playground equipment, statues, etc. Materials used shall be a combination of brick pavers, stamped asphalt, stone, wrought iron, wood, crushed gravel or stone etc.

OAK GROVE HILL TREE PRESERVATION

	PHASE 1&2	PHASE 3	ALL PHASES
SITE ACREAGE	38.29± AC	6.89± AC	45.18± AC
% COVERED BY TREE CANOPY	26.26± AC (68.6%)	6.42± AC (93.2%)	32.68± AC (72.3%)
% OF TREE CANOPY PRESERVATION REQUIRED	3.83± AC (10%)	0.69± AC (10%)	4.52± AC (10%)
% OF TREE CANOPY PROVIDED	3.48± AC (9.1%)	1.58± AC (22.9%)	5.06± AC (11.2%)
NO. OF SPECIMEN TREES ON-SITE*	8	14	22
NO. OF SPECIMEN TREES TO BE SAVED (MIN REQ. 10%)	3 (37%)	11 (79%)	14 (64%)
NO. OF HERITAGE TREES ON SITE	0	0	0

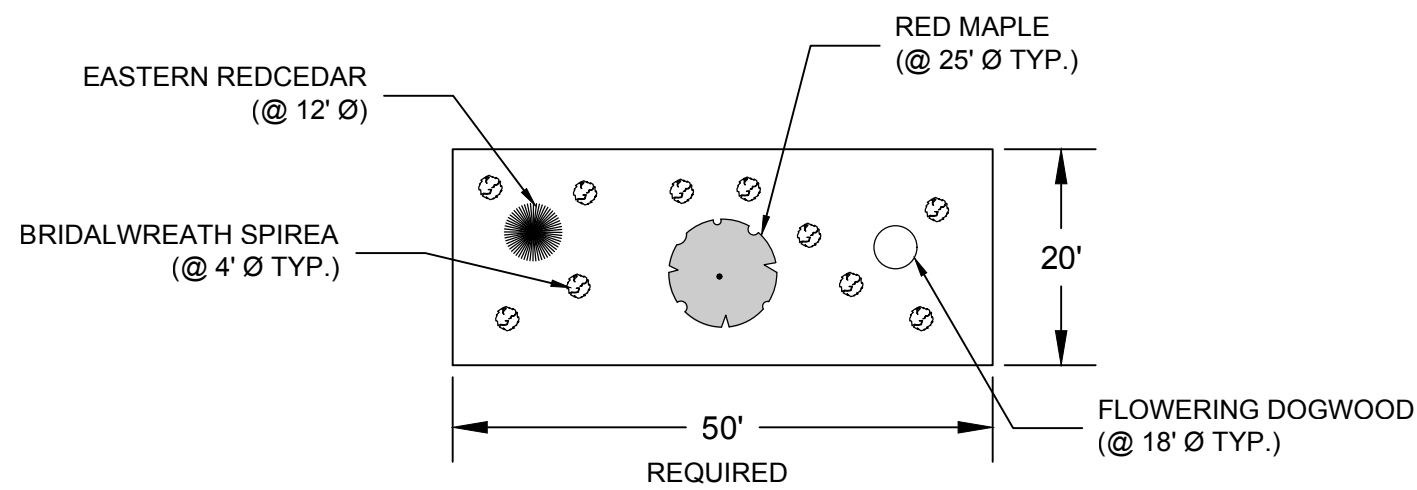
* DOES NOT INCLUDE SPECIMEN TREES WITH PROPOSED SMITH PROPERTY BOUNDARY

TREE LEGEND

- TR - Tree
- EL - Elm
- BE - Beach
- P - Pine
- PO - Poplar
- CA - Oak
- GU - Gum
- MA - Maple
- PE - Pecan
- WA - Walnut
- HI - Hickory

SUPPLEMENTAL RESIDENTIAL BUFFER YARD LANDSCAPING ALONG ABUTTING PROPERTIES

TOTAL LENGTH = 50 LINEAR FEET X 20 LINEAR FEET = 1000SQFT



- 25% (1 TREE) EVERGREEN TREES PER 50LF
- 25% (1 TREE) CANOPY TREES PER 50LF (LARGE MATURING)
- 25% (1 TREE) UNDERSTORY TREES PER 50LF (SMALL MATURING)
- 10 SHRUBS PER 50LF

(NUMBER OF TREES & SHRUBS SHOWN MUST BE THE MINIMUM NUMBER PLANTED. TYPE & ACTUAL LOCATION MAY VARY.)
(EXISTING TREES AND SHRUBS CAN COUNT TOWARDS PLANTING REQUIREMENTS, AS LONG AS THEY MEET THE REQUIRED SIZE)

LEGEND

- 35' SWIM BUFFER
- 20' UNDISTURBED BUFFER
- 20' BUFFER WITH SUPPLEMENTAL PLANTING AS NECESSARY
- 20' REPLANTED BUFFER
- TREE SAVE AREA
- URBAN OPEN SPACE (UOS)
- COMMON OPEN SPACE (OPSP)
- 20' BUFFERS WITH REQUESTED MODIFICATION
- NR(CD) - CONDITIONAL ZONING NEIGHBORHOOD RESIDENTIAL DISTRICT
- NR(CD) - AREA TO BE REMOVED FROM EXISTING CD REZONING

Development Information:

Project Name:	Oak Grove Hill Phases 1 & 2 Construction Phase Huntersville, NC (Mecklenburg County)	Oak Grove Hill Phase 3 Construction Phase Huntersville, NC (Mecklenburg County)	Oak Grove Hill Phases 1, 2, & 3 Construction Phase Huntersville, NC (Mecklenburg County)
Developer:	CARVER BOWMAN LLC, 13815 Cinnabar Place Huntersville, NC 28078	CARVER BOWMAN LLC, 13815 Cinnabar Place Huntersville, NC 28078	CARVER BOWMAN LLC, 13815 Cinnabar Place Huntersville, NC 28078
Tax I.D.:	0150441, 0150504, 0150505, 0150506, 0150507, 0150508, 0150509, 0150510, 0150511, 0150512, 0150513, 0150514, 0150515, 0150516, 0150517, 0150518, 0150519, 0150520, 0150521, 0150522, 0150523, 0150524, 0150525, 0150526, 0150527, 0150528, 0150529, 0150530, 0150531, 0150532, 0150533, 0150534, 0150535, 0150536, 0150537, 0150538, 0150539, 0150540, 0150541, 0150542, 0150543, 0150544, 0150545, 0150546, 0150547, 0150548, 0150549, 0150550, 0150551, 0150552, 0150553, 0150554, 0150555, 0150556, 0150557, 0150558, 0150559, 0150560, 0150561, 0150562, 0150563, 0150564, 0150565, 0150566, 0150567, 0150568, 0150569, 0150570, 0150571, 0150572, 0150573, 0150574, 0150575, 0150576, 0150577, 0150578, 0150579, 0150580, 0150581, 0150582, 0150583, 0150584, 0150585, 0150586, 0150587, 0150588, 0150589, 0150590, 0150591, 0150592, 0150593, 0150594, 0150595, 0150596, 0150597, 0150598, 0150599, 0150600, 0150601, 0150602, 0150603, 0150604, 0150605, 0150606, 0150607, 0150608, 0150609, 0150610, 0150611, 0150612, 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0150835, 0150836, 0150837, 0150838, 0150839, 0150840, 0150841, 0150842, 0150843, 0150844, 0150845, 0150846, 0150847, 0150848, 0150849, 0150850, 0150851, 0150852, 0150853, 0150854, 0150855, 0150856, 0150857, 0150858, 0150859, 0150860, 0150861, 0150862, 0150863, 0150864, 0150865, 0150866, 0150867, 0150868, 0150869, 0150870, 0150871, 0150872, 0150873, 0150874, 0150875, 0150876, 0150877, 0150878, 0150879, 0150880, 0150881, 0150882, 0150883, 0150884, 0150885, 0150886, 0150887, 0150888, 0150889, 0150890, 0150891, 0150892, 0150893, 0150894, 0150895, 0150896, 0150897, 0150898, 0150899, 0150900, 0150901, 0150902, 0150903, 0150904, 0150905, 0150906, 0150907, 0150908, 0150909, 0150910, 0150911, 0150912, 0150913, 0150914, 0150915, 0150916, 0150917, 0150918, 0150919, 0150920, 0150921, 0150922, 0150923, 0150924, 0150925, 0150926, 0150927, 0150928, 0150929, 0150930, 0150931, 0150932, 0150933, 0150934, 0150935, 0150936, 0150937, 0150938, 0150939, 0150940, 0150941, 0150942, 0150943, 0150944, 0150945, 0150946, 0150947, 0150948, 0150949, 0150950, 0150951, 0150952, 0150953, 0150954, 0150955, 0150956, 0150957, 0150958, 0150959, 0150960, 0150961, 0150962, 0150963, 0150964, 0150965, 0150966, 0150967, 0150968, 0150969, 0150970, 0150971, 0150972, 0150973, 0150974, 0150975, 0150976, 0150977, 0150978, 0150979, 0150980, 0150981, 0150982, 0150983, 0150984, 0150985, 0150986, 0150987, 0150988, 0150989, 0150990, 0150991, 0150992, 0150993, 0150994, 0150995, 0150996, 0150997, 0150998, 0150999, 0151000, 0151001, 0151002, 0151003, 0151004, 0151005, 0151006, 0151007, 0151008, 0151009, 0151010, 0151011, 0151012, 0151013, 0151014, 0151015, 0151016, 0151017, 0151018, 0151019, 0151020, 0151021, 0151022, 0151023, 0151024, 0151025, 0151026, 0151027, 0151028, 0151029, 0151030, 0151031, 0151032, 0151033, 0151034, 0151035, 0151036, 0151037, 0151038, 0151039, 0151040, 0151041, 0151042, 0151043, 0151044, 0151045, 0151046, 0151047, 0151048, 0151049, 0151050, 0151051, 0151052, 0151053, 0151054, 0151055, 0151056, 0151057, 0151058, 0151059, 0151060, 0151061, 0151062, 0151063, 0151064, 0151065, 0151066, 0151067, 0151068, 0151069, 0151070, 0151071, 0151072, 0151073, 0151074, 0151075, 0151076, 0151077, 0151078, 0151079, 0151080, 0151081, 0151082, 0151083, 0151084, 0151085, 0151086, 0151087, 0151088, 0151089, 0151090, 0151091, 0151092, 0151093, 0151094, 0151095, 0151096, 0151097, 0151098, 0151099, 0151100, 0151101, 0151102, 0151103, 0151104, 0151105, 0151106, 0151107, 0151108, 0151109, 0151110, 0151111, 0151112, 0151113, 0151114, 0151115, 0151116, 0151117, 0151118, 0151119, 0151120, 0151121, 0151122, 0151123, 0151124, 0151125, 0151126, 0151127, 0151128, 0151129, 0151130, 0151131, 0151132, 0151133, 0151134, 0151135, 0151136, 0151137, 0151138, 0151139, 0151140, 0151141, 0151142, 0151143, 0151144, 0151145, 0151146, 0151147, 0151148, 0151149, 0151150, 0151151, 0151152, 0151153, 0151154, 0151155, 0151156, 0151157, 0151158, 0151159, 0151160, 0151161, 0151162, 0151163, 0151164, 0151165, 0151166, 0151167, 0151168, 0151169, 0151170, 0151171, 0151172, 0151173, 0151174, 0151175, 0151176, 0151177, 0151178, 0151179, 0151180, 0151181, 0151182, 0151183, 0151184, 0151185, 0151186, 0151187, 0151188, 0151189, 0151190, 0151191, 0151192, 0151193, 0151194, 0151195, 0151196, 0151197, 0151198, 0151199, 0151200, 0151201, 0151202, 0151203, 0151204, 0151205, 0151206, 0151207, 0151208, 0151209, 0151210, 0151211, 0151212, 0151213, 0151214, 0151215, 0151216, 0151217, 0151218, 0151219, 0151220, 0151221, 0151222, 0151223, 0151224, 0151225, 0151226, 0151227, 0151228, 0151229, 0151230, 0151231, 0151232, 0151233, 0151234, 0151235, 0151236, 0151237, 0151238, 0151239, 0151240, 0151241, 0151242, 0151243, 0151244, 0151245, 0151246, 0151247, 0151248, 0151249, 0151250, 0151251, 0151252, 0151253, 0151254, 0151255, 0151256, 0151257, 0151258, 0151259, 0151260, 0151261, 0151262, 0151263, 0151264, 0151265, 0151266, 0151267, 0151268, 0151269, 0151270, 0151271, 0151272, 0151273, 0151274, 0151275, 0151276, 0151277, 0151278, 0151279, 0151280, 0151281, 0151282, 0151283, 0151284, 0151285, 0151286, 0151287, 0151288, 0151289, 0151290, 0151291, 0151292, 0151293, 0151294, 0151295, 0151296, 0151297, 0151298, 0151299, 0151300, 0151301, 0151302, 0151303, 0151304, 0151305, 0151306, 0151307, 0151308, 0151309, 0151310, 0151311, 0151312, 0151313, 0151314, 0151315, 0151316, 0151317, 0151318, 0151319, 0151320, 0151321, 0151322, 0151323, 0151324, 0151325, 0151326, 0151327, 0151328, 0151329, 0151330, 0151331, 0151332, 0151333, 0151334, 0151335, 0151336, 0151337, 0151338, 0151339, 0151340, 0151341, 0151342, 0151343, 0151344, 0151345, 0151346, 0151347, 0151348, 0151349, 0151350, 0151351, 0151352, 0151353, 0151354, 0151355, 0151356, 0151357, 0151358, 0151359, 0151360, 0151361, 0151362, 0151363, 0151364, 0151365, 0151366, 0151367, 0151368, 0151369, 0151370, 0151371, 0151372, 0151373, 0151374, 0151375, 0151376, 0151377, 0151378, 0151379, 0151380, 0151381, 0151382, 0151383, 0151384, 0151385, 0151386, 0151387, 0151388, 0151389, 0151390, 0151391, 0151392, 0151393, 0151394, 0151395, 0151396, 0151397, 0151398, 0151399, 0151400, 0151401, 0151402, 0151403, 0151404, 0151405, 0151406, 0151407, 0151408, 0151409, 0151410, 0151411, 0151412, 0151413, 0151414, 0151415, 0151416, 0151417, 0151418, 0151419, 0151420, 0151421, 0151422, 0151423, 0151424, 0151425, 0151426, 0151427, 0151428, 0151429, 0151430, 0151431, 0151432, 0151433, 0151434, 0151435, 0151436, 0151437, 0151438, 0151439, 0151440, 0151441, 0151442, 0151443, 0151444, 0151445, 0151446, 0151447, 0151448, 0151449, 0151450, 0151451, 0151452, 0151453, 0151454, 0151455, 0151456, 0151457, 0151458, 0151459, 0151460, 0151461, 0151462, 0151463, 0151464, 0151465, 0151466, 0151467, 0151468, 0151469, 0151470, 0151471, 0151472, 0151473, 0151474, 0151475, 0151476, 0151477, 0151478, 0151479, 0151480, 0151481, 0151482, 0151483, 0151484, 0151485, 0151486, 0151487, 0151488, 0151489, 0151490, 0151491, 0151492, 0151493, 0151494, 0151495, 0151496, 0151497, 0151498, 0151499, 0151500, 0151501, 0151502, 0151503, 0151504, 0151505, 0151506, 0151507, 0151508, 0151509, 0151510, 0151511, 0151512, 0151513, 0151514, 0151515, 0151516, 0151517, 0151518, 0151519, 0151520, 0151521, 0151522, 0151523, 0151524, 0151525, 0151526, 0151527, 0151528, 0151529, 0151530, 0151531, 0151532, 0151533, 0151534, 0151535, 0151536, 0151537, 0151538, 0151539, 0151540, 0151541, 0151542, 0151543, 0151544, 0151545, 0151546, 0151547, 0151548, 0151549, 0151550, 0151551, 0151552, 0151553, 0151554, 0151555, 0151556, 0151557, 0151558, 0151559, 0151560, 0151561, 0151562, 0151563, 0151564, 0151565, 0151566, 0151567, 0151568, 0151569, 0151570, 0151571, 0151572, 0151573, 0151574, 0151575, 0151576, 0151577, 0151578, 0151579, 0151580, 0151581, 0151582, 0151583, 0151584, 0151585, 0151586, 0151587, 0151588, 0151589, 0151590, 0151591, 0151592, 0151593, 0151594, 0151595, 0151596, 0151597, 0151598, 0151599, 0151600, 0151601, 0151602, 0151603, 0151604, 0151605, 0151606, 0151607, 0151608, 0151609, 0151610, 0151611, 0151612, 0151613, 0151614, 0151615, 0151616, 0151617, 0151618, 0151619, 0151620, 0151621, 0151622, 0151623, 0151624, 0151625, 0151626, 0151627, 0151628, 0151629, 0151630, 0151631, 0151632, 0151633, 0151634, 0151635, 0151636, 0151637, 0151638, 0151639, 0151640, 0151641, 0151642, 0151643, 0151644, 0151645, 0151646, 0151647, 0151648, 0151649, 0151650, 0151651, 0151652, 0151653, 0151654, 0151655, 0151656, 0151657, 0151658, 0151659, 0151660, 0151661, 0151662, 0151663, 0151664, 0151665, 0151666, 0151667, 0151668, 0151669, 0151670, 0151671, 0151672, 0151673, 0151674, 0151675, 0151676, 0151677, 0151678, 0151679, 0151680, 0151681, 0151682, 0151683, 0151684, 0151685, 0151686, 0151687, 0151688, 0151689, 0151690, 0151691, 0151692, 0151693, 0151694, 0151695, 0151696, 0151697, 0151698, 0151699, 0151700, 0151701, 0151702, 0151703, 0151704, 0151705, 0151706, 0151707, 0151708, 0151709, 0151710, 0151711, 0151712, 0151713, 0151714, 0151715, 0151716, 0151717, 0151718, 0151719, 0151720, 0151721, 0151722, 0151723, 0151724, 0151725, 0151726, 0151727, 0151728, 0151729, 0151730, 0151731, 0151732, 0151733, 0151734, 0151735, 0151736, 0151737, 0151738, 0151739, 0151740, 0151741, 0151742, 0151743, 0151744, 0151745, 0151746, 0151747, 0151748, 0151749, 0151750, 0151751, 0151752, 0151753, 0151754, 0151755, 0151756, 0151757, 0151758, 0151759, 0151760, 0151761, 0151762, 0151763, 0151764, 0151765, 0151766, 0151767, 0151768, 0151769, 0151770, 0151771, 0151772, 0151773, 0151774, 0151775, 0151776, 0151777, 0151778, 0151779, 0151780, 0151781, 0151782, 0151783, 0151784, 0151785, 0151786, 0151787, 0151788, 0151789, 0151790, 0151791, 0151792, 0151793, 0151794, 0151795, 0151796, 0151797, 0151798, 0151799, 0151800, 0151801, 0151802, 0151803, 0151804, 0151805, 0151806, 0151807, 0151808, 0151809, 0151810, 0151811, 0151812, 0151813, 0151814, 0151815, 0151816, 0151817, 0151818, 0151819, 0151820, 0151821, 0151822, 0151823, 0151824, 0151825, 0151826, 0151827, 0151828, 0151829, 0151830, 0151831, 0151832, 0151833, 0151834, 0151835, 0151836, 0151837, 0151838, 0151839, 0151840, 0151841, 0151842, 0151843, 0151844, 0151845, 0151846, 0151847, 0151848, 0151849, 01518		

BOWMAN DEVELOPMENT GROUP

R 22-05 OAK GROVE HILL NEIGHBORHOOD MEETING MINUTES

The meeting began at 6:00 pm at the Huntersville Cultural Arts Center, 109 S. Old Statesville Road.

In attendance were David Peete, Principal Planner (Town of Huntersville, and Drew Bowman and Whitney Hodges (Bowman Development Group). There was no public in attendance.

Notifications were sent on January 31, 2023. Letter, maps, and mailing list are attached to these minutes.

**Town of Huntersville
Planning Board
February 28, 2023**

To: Town Board

From:

Date: February 28, 2023

Subject:

EXPLAIN REQUEST:

ACTION RECOMMENDED:

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

1. 2023-02-13_TOH 2022 DMP_Final Document_01 Executive Summary_DRAFT_REV 02
2. February 1, 2023 Minutes



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 Sarah McAulay, <i>Chair</i> Lee Hallman, <i>Vice Chair</i> Robert “Nate” Bowman Gatewood Campbell Doug Ferguson Sean Flynn John Foster Barbara Gerhardt Charles Guignard Janelle Harris Elaine Kerns Bob Lemon Elizabeth Rodriguez Cindy Trevisan Jessika Tucker	Committee Interest Adjacent Neighborhoods Adjacent Neighborhoods Business / Development Community At-Large Community At-Large Business / Development Business / Development Business / Development Adjacent Neighborhoods Adjacent Neighborhoods Community At-Large Adjacent Neighborhoods Business / Development Community At-Large
Ex-Officio, Non-Voting Members Stephen Swanick Kathy Jones Diane McLaine John O’Neill April Dunn John McClelland Mike Russell	Representing Planning Board Ordinances Advisory Board Greenway, Trail & Bikeway Commission Parks and Recreation Commission Public Art Committee Huntersville Chamber of Commerce Lake Norman Chamber of Commerce

Town of Huntersville - Staff Project Team

Project Manager:	Dave Hill, Senior Planner
Project Director:	Jack Simoneau, Planning Director
Project Coordinator:	Brian Richards, Assistant Planning Director
Project Assistant:	Tracy Barron, Executive Assistant
Engineering:	Stephen Trott, Director of Engineering
Transportation:	Heather Maloney, Senior Transportation Planner
GIS Coordination:	Francis Tucker, GIS Coordinator

Publication Date:
January 12, 2023
Revision #1: February 1, 2023
Revision #2: February 13, 2023

Project Consultant Team

Master Planning & Urban Design (Project Lead) Shook Kelley CLT, PLLC 1545 West Trade Street Charlotte NC 28216 (704) 377-0661 www.shookkelley.com	
Terry Shook, FAIA Alex Borisenko, CNU-A LEED GA Henry Stepp, CTO Larry Zinser	Founding Partner & Principal Senior Associate Partner & Principal Partner & Principal

Infrastructure Planning & Traffic Analysis Gannett-Fleming, Inc. One Glenwood Avenue Suite 900 Raleigh NC 27603 (919) 420-7660 www.gannettffleming.com	
Michael Holder, PE Rick Tipton, PE, PLS Lance Hartland, PE	Vice President, Transportation Services Vice President, Area Roadway Design Manager - NC Senior Traffic Engineer

Retail Market Analysis Gibbs Planning Group 240 Martin Street Birmingham, MI 48009 (248) 642-4800 www.gibbsplanning.com
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Robert “Bob” Gibbs, FASLA, AICP	President
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Table of Contents

COVER	
Acknowledgments.	i
Table of Contents.	ii
Executive Summary.	1
Background.	1
Framework Process.	2
• Overview.	2
• Phase 1: Discovery.	3
• Phase 2: Organizing Principles & Alternative Futures.	3
• Phase 3: Final Strategy & Master Plan.	3
• Non-Linear Services & Supplemental Activities.	3
Final Strategy.	4
• Overview.	4
• Key Recommendations & Action Items.	4
• Development Focus Areas & Potential Key Catalytic Projects.	6
• Implementation & Phasing Strategy.	6
Organizing Principles.	9
2022 Downtown Master Plan.	10
• Organizing Principle: Mobility .	11
• Organizing Principle: Nature .	12
• Organizing Principle: Gathering .	13
• Organizing Principle: Living .	14
• Organizing Principle: Civic .	15
• Organizing Principle: Soul .	16
2022 Downtown Master Plan: 1/4-Mile Core Study Area.	17
• Potential Key Catalytic Projects.	18
Conceptual Vision Plan.	19
• Northwest Quadrant.	20
• Northeast Quadrant.	21
• Southwest Quadrant.	22
• Southeast Quadrant.	23
Appendix (Separate Documents)	
A. Phase 1: Discovery.	
• Infrastructure	
• Land Use / Urban Design.	
• Economic Development.	
B. Phase 2: Organizing Principles & Alternative Futures.	
• Organizing Principles.	
• Alternative Futures (1-3).	
• Alternative Futures Comparative Analysis.	
• Composite Alternative Future.	
• Gilead Road Mixed-Use Project: Key Considerations	
• CMS Property - Huntersville Elementary School: Conceptual Planning	
C. Phase 3: Final Strategy & Master Plan.	
• DRAFT Master Plan.	
• Conceptual Spatial Enclosure & Streetscapes.	
D. Retail Market Analysis.	
.1 Placemaking for Small Town Commercial Districts.	
.2 Retail Market Analysis.	
E. Traffic Analysis.	
.1 Traffic Analysis Report.	
.2 Traffic Analysis Appendix.	
F. DPSC & Community Surveys.	
.1 DPSC Topical Issues Survey.	
.2 DPSC and Public Input Report.	
.3 DPSC Homework Assignment: Place Preference Images.	
.4 Public Visual Preference Survey.	
.5 Public Interactive Input Map.	
.6 Public Supplemental Inputs: In-Person & Online.	
.7 Public Forum #2.	
.8 Public Forum #3.	

List of Figures	
1	Downtown Huntersville Context and Study Area.
2	Potential Key Catalytic Projects: Preliminary Implementation & Phasing Timeline.
3	Potential Key Town Initiatives: Preliminary Preparation & Implementation Timeline.
4	Organizing Principles.
5	2022 Downtown Master Plan.
6	2022 Downtown Master Plan - Organizing Principle: Mobility .
7	2022 Downtown Master Plan - Organizing Principle: Nature .
8	2022 Downtown Master Plan - Organizing Principle: Gathering .
9	2022 Downtown Master Plan - Organizing Principle: Living .
10	2022 Downtown Master Plan - Organizing Principle: Civic .
11	2022 Downtown Master Plan - Organizing Principle: Soul .
12	2022 Downtown Master Plan: 1/4-Mile Core Study Area.
13	2022 Downtown Master Plan: Potential Key Catalytic Projects.
14	Conceptual Vision Plan: Potential Key Catalytic Projects.
15	Conceptual Vision Plan: Northwest Quadrant .
16	Conceptual Vision Plan: Northeast Quadrant .
17	Conceptual Vision Plan: Southwest Quadrant .
18	Conceptual Vision Plan: Southeast Quadrant .

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 re-development/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).

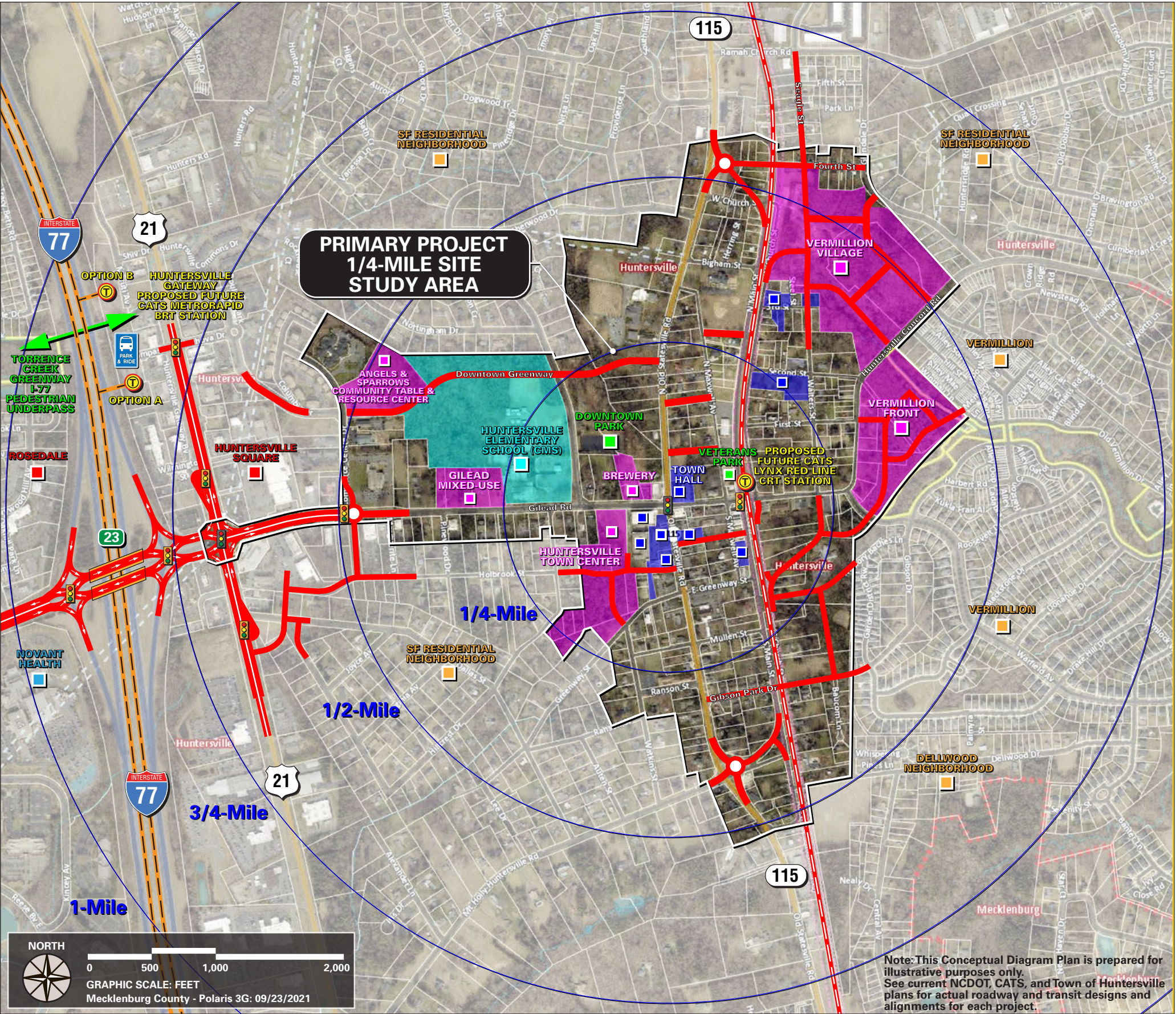


FIGURE 1: Downtown Huntersville Context and Study Area.

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 Sub-regional 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 value 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

Executive Summary

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

Executive Summary

- 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 value 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 value 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.

- Public:
 - Town Center Parcel.
 - Town Hall (New) & Civic Parking Structure.
 - Town Hall (Existing).
 - Main Street Town Parcel.
 - Cultural / Performing Arts Center.
 - CMS Huntersville Elementary School.
- Private:
 - Main Street Mixed-Use Block.
 - American Legion Site & Building.
 - Huntersville-Concord Rd & N Church St Corner Mixed-Use Block.
 - 100 Ranson Street Site & Building.

- White Hill Senior Apartments.
- Hunter Village Assisted Living.

B. Infrastructure Development.

- Transportation (All Modes):
 - NCDOT Gilead Road Project.
 - Maxwell Avenue Woonerf (Shared Street).
 - Walters Street & S Church Street – Improvement & Extension.
 - Holbrook Street Extension.
 - Gibson Park Drive - Improvement.
 - Huntersville-Concord Road – Street Curve Improvement.
 - Huntersville-Concord Road & Second Street - Intersection Improvement.
 - The Seam Trail & Church Street – Co-Location & Improvement.
 - East/West Connector Street.
- Open Space:
 - Huntersville Town Square.
 - Holbrook Park Extension.
 - Gilead Road Neighborhood Park.
 - Magla Mills (Walters Street) Neighborhood Park.
 - S Church Street Greenway Park.
 - Gibson Park.
 - 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

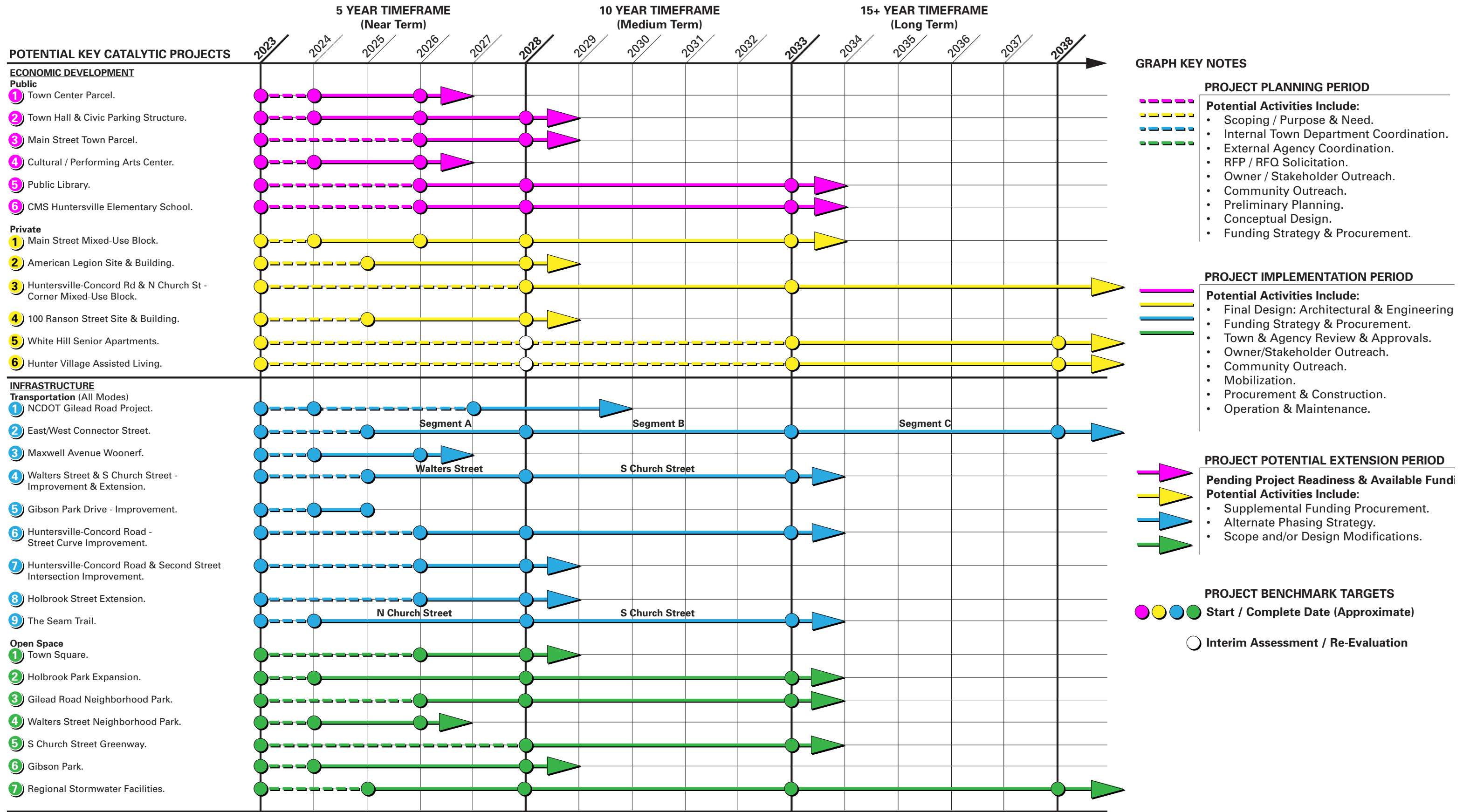


FIGURE 2: Potential Key Catalytic Projects: Preliminary Implementation and Phasing Timeline.

Executive Summary

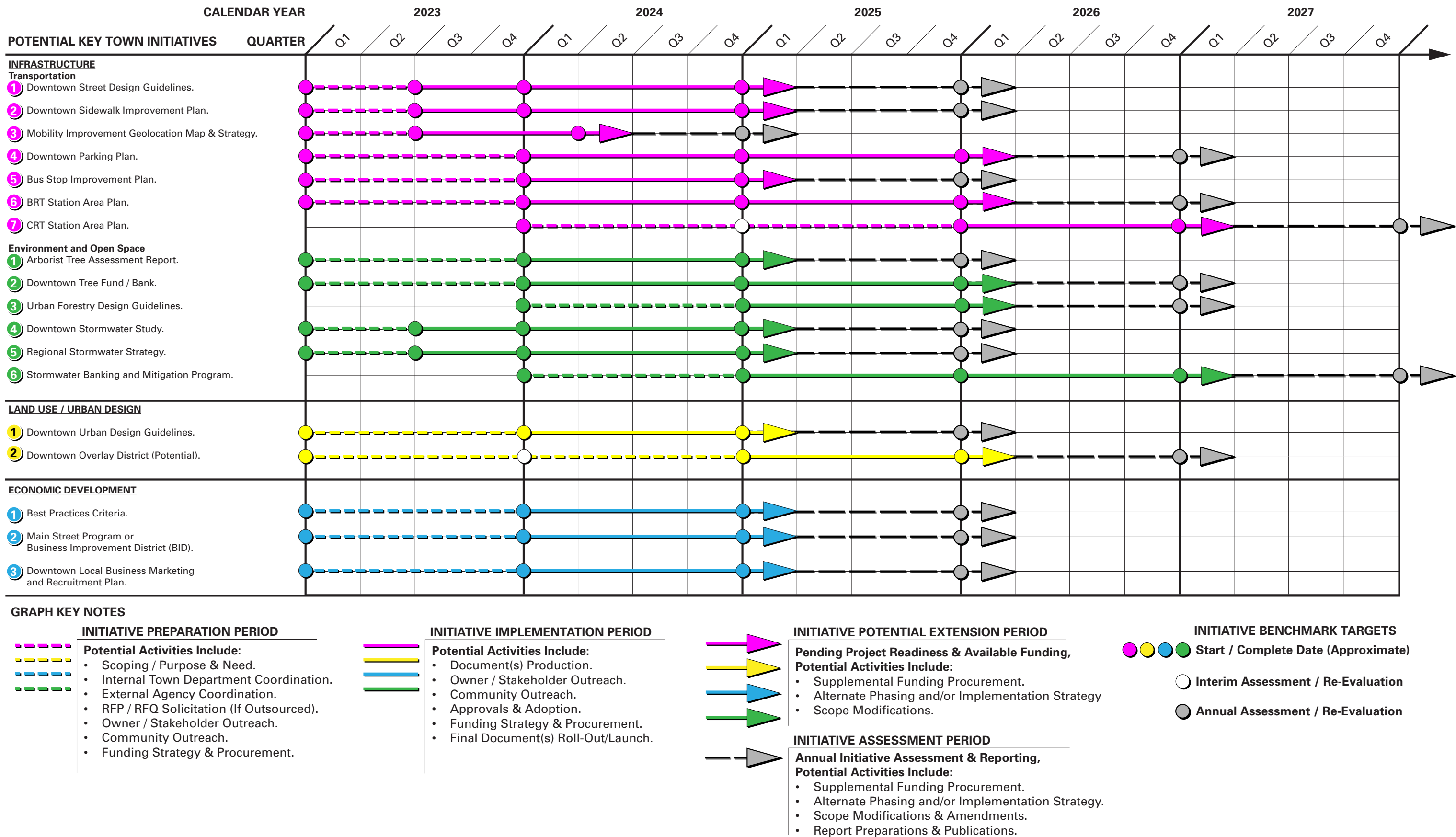


FIGURE 3: Potential Key Town Initiatives: Preliminary Preparation and Implementation Timeline.

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.

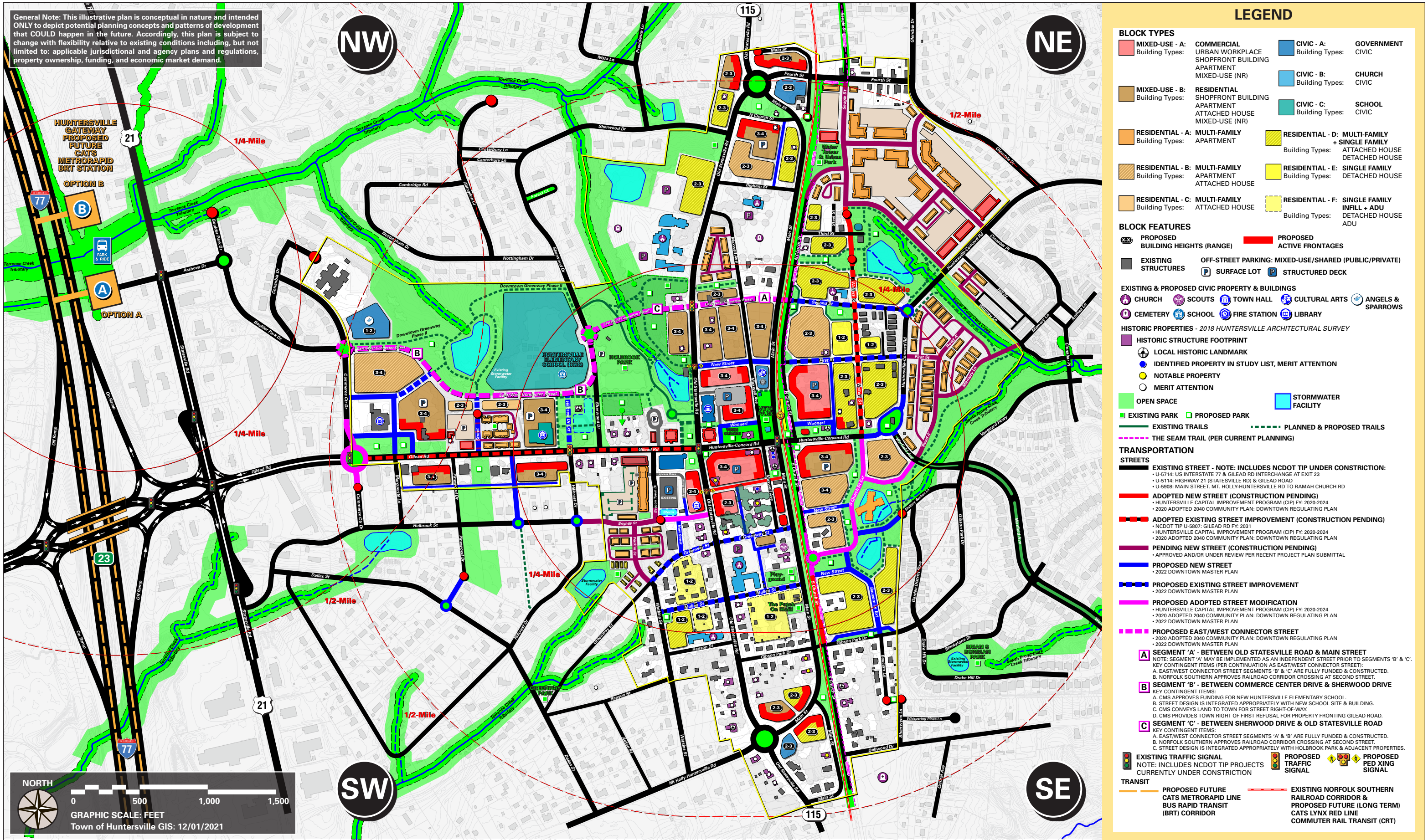


FIGURE 5: 2022 Downtown Master Plan.

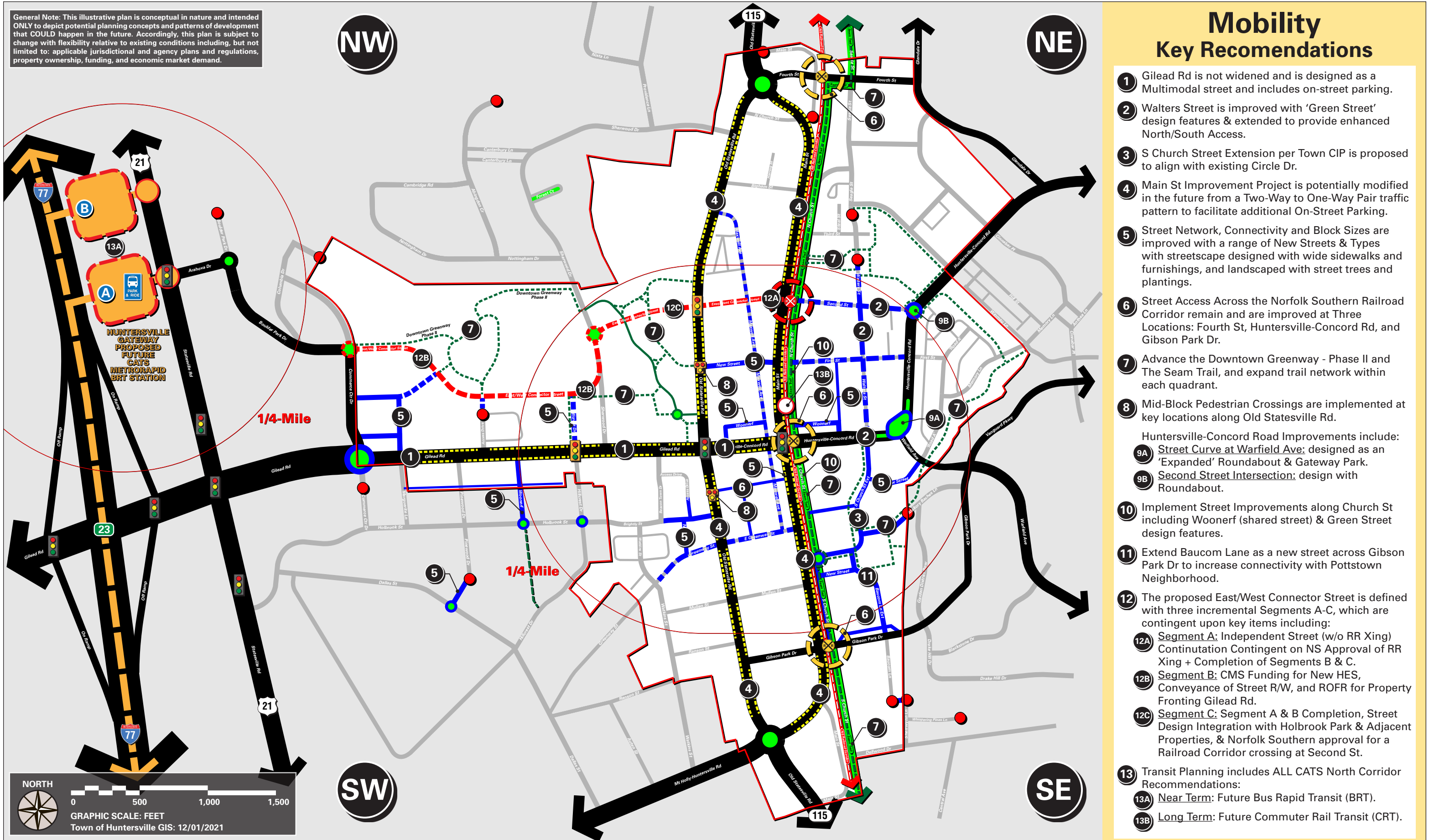


FIGURE 6: 2022 Downtown Master Plan - Organizing Principle: **Mobility**.

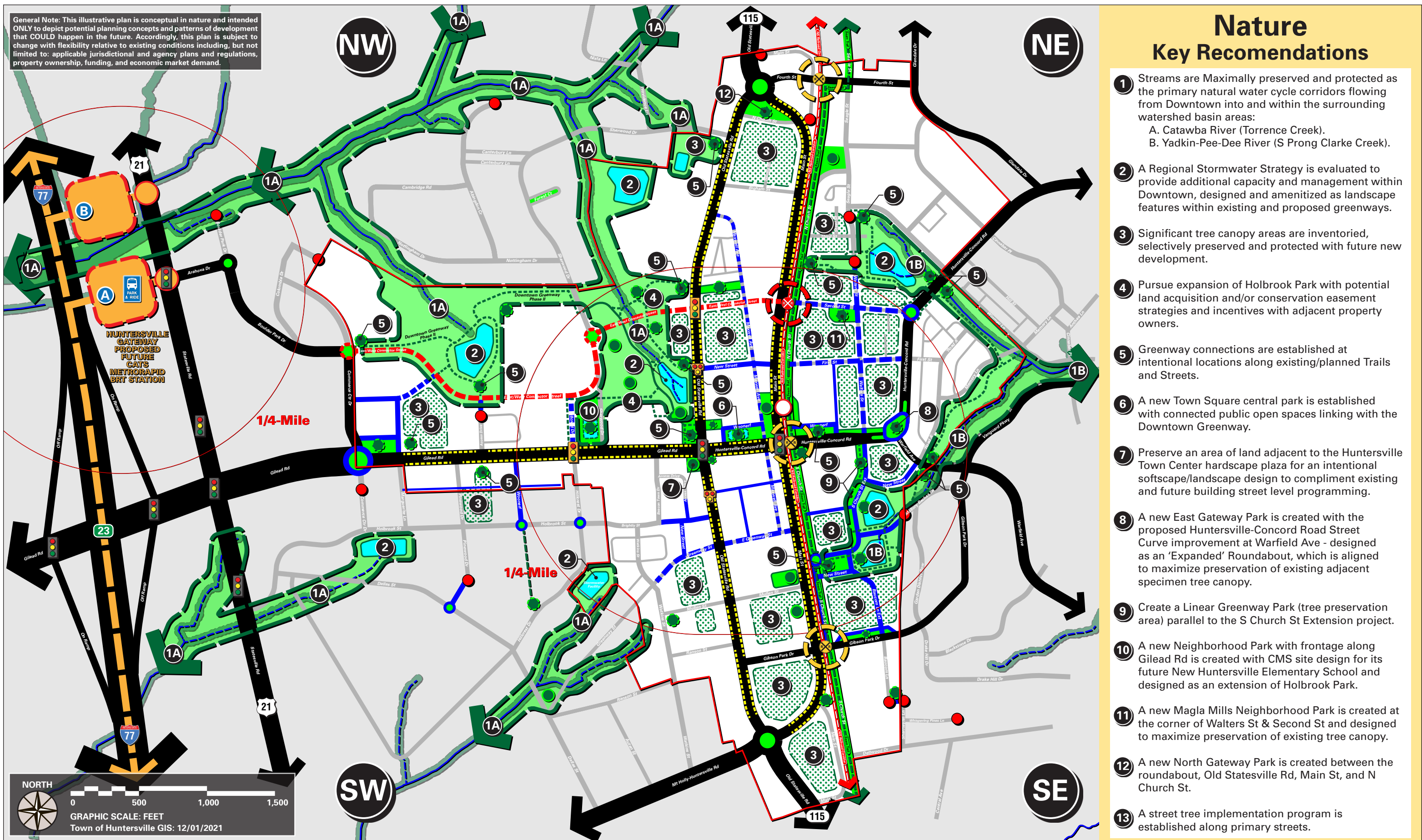


FIGURE 7: 2022 Downtown Master Plan - Organizing Principle: Nature.

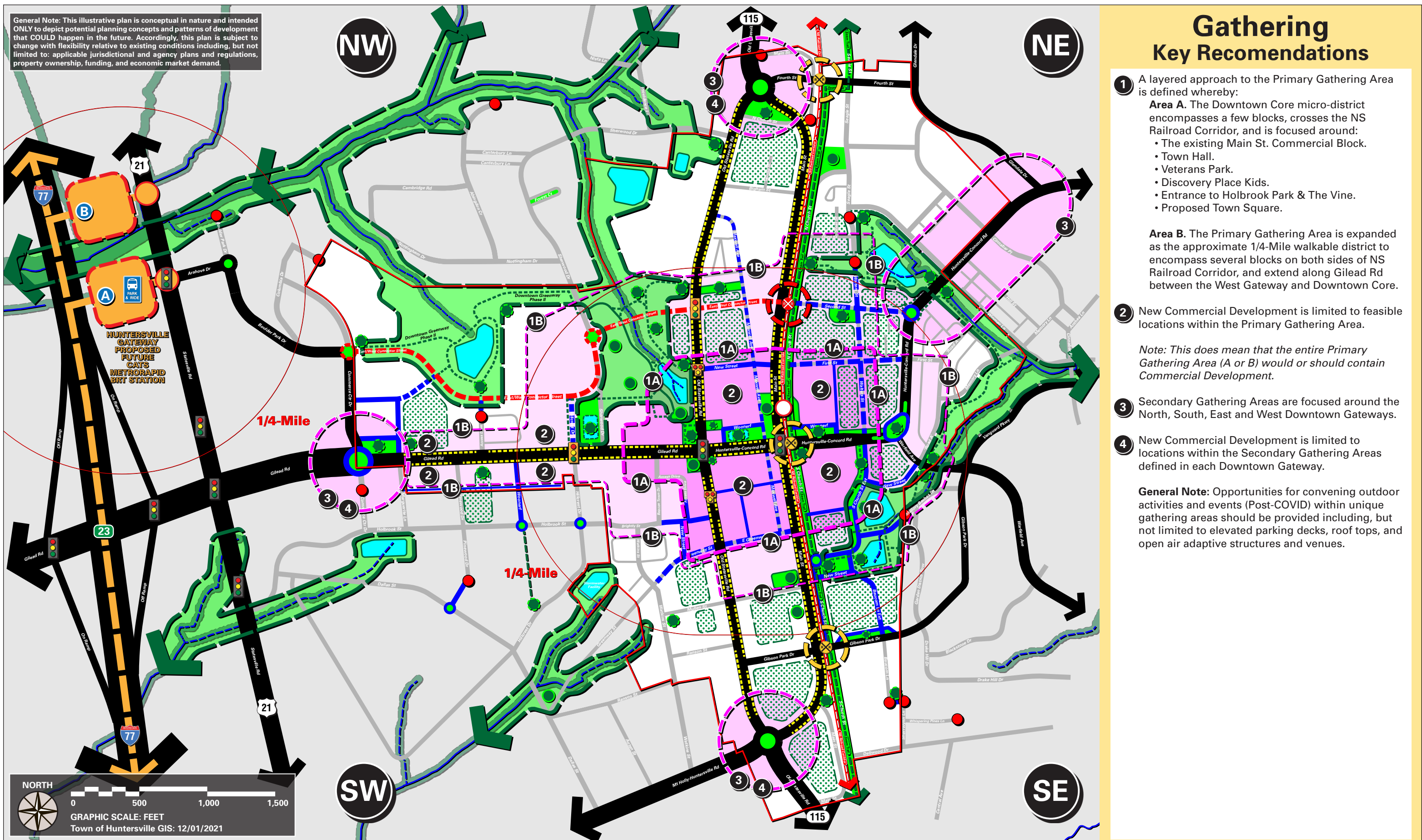


FIGURE 8: 2022 Downtown Master Plan - Organizing Principle: **Gathering.**

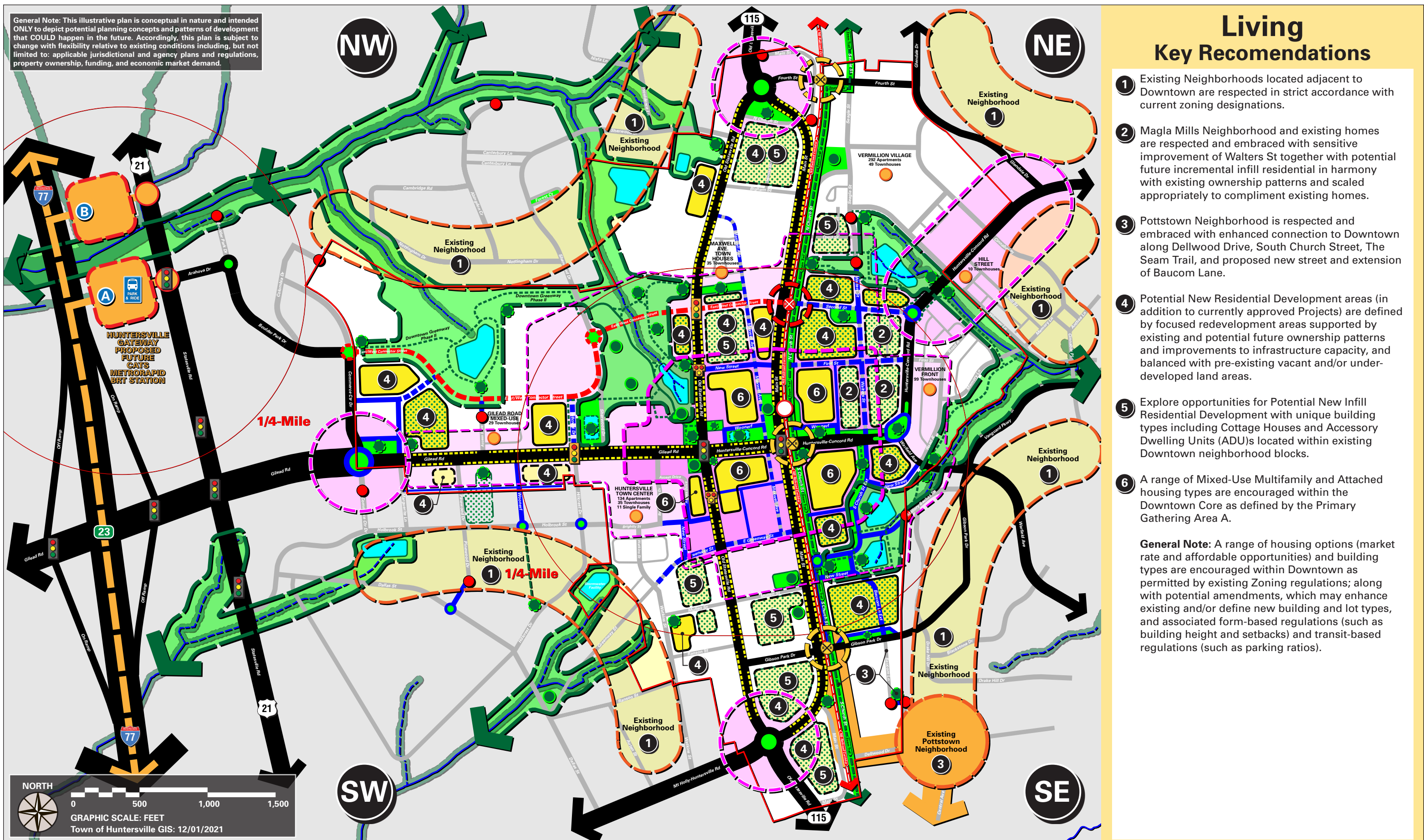


FIGURE 9: 2022 Downtown Master Plan - Organizing Principle: Living.

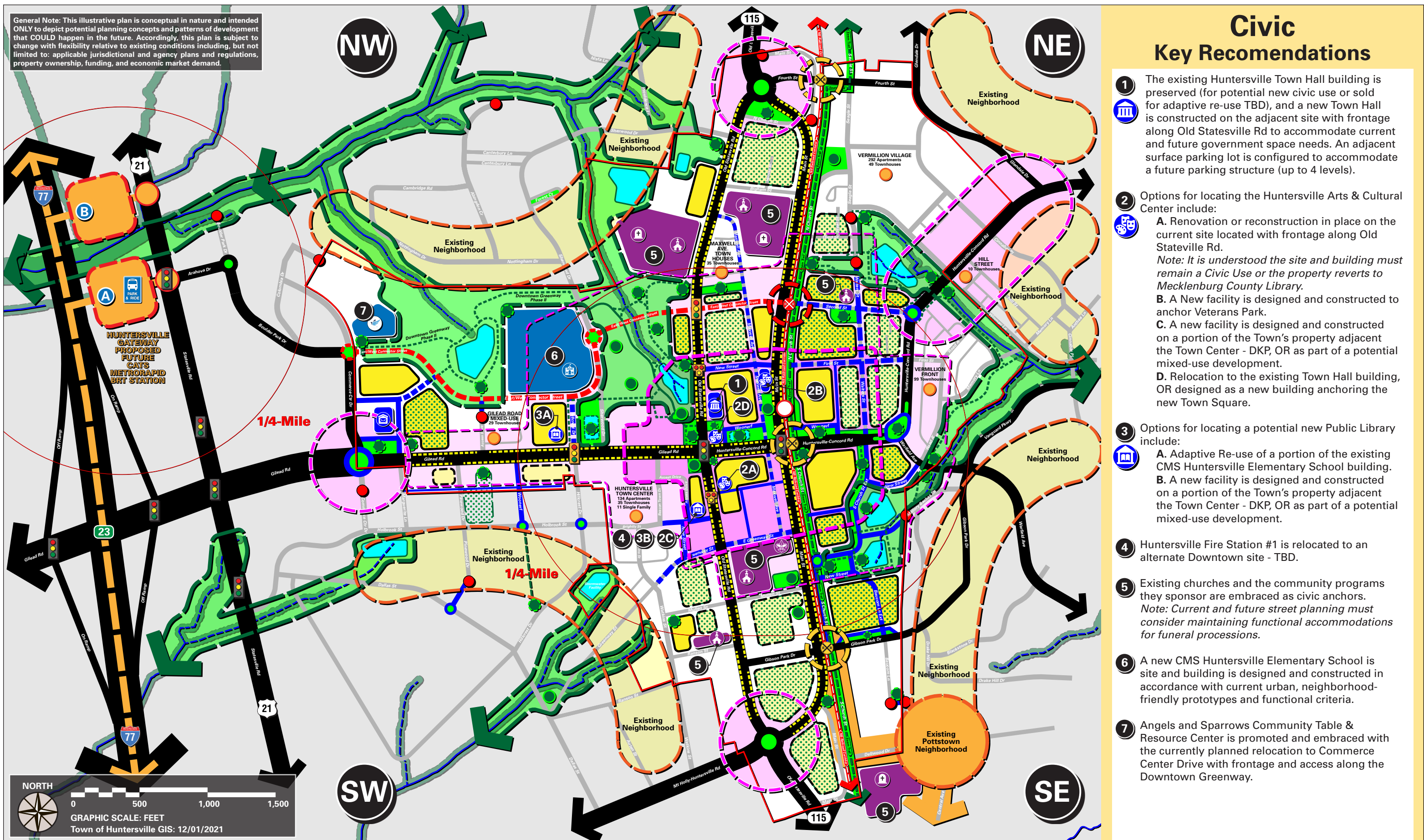


FIGURE 10: 2022 Downtown Master Plan - Organizing Principle: Civic.

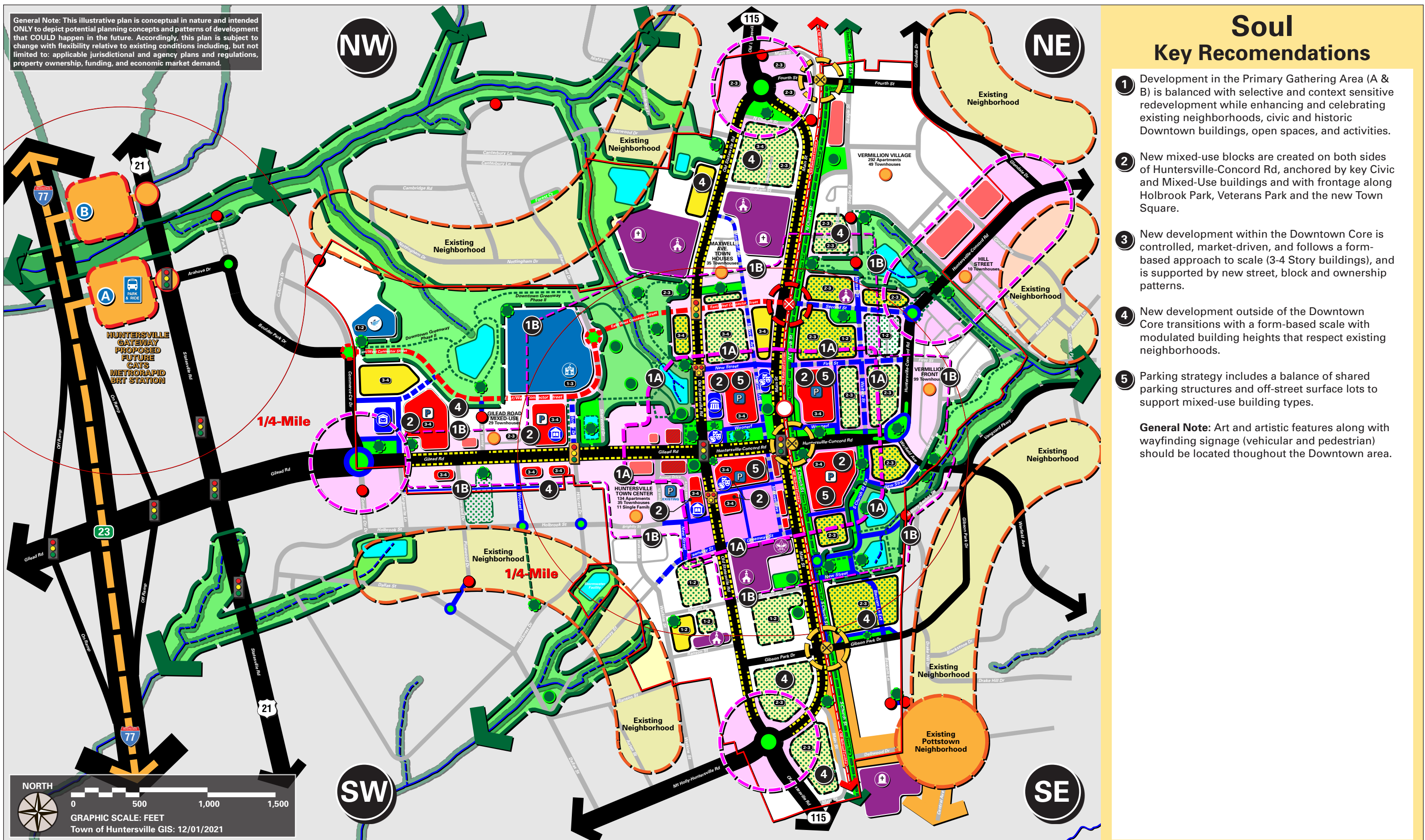


FIGURE 11: 2022 Downtown Master Plan - Organizing Principle: Soul.

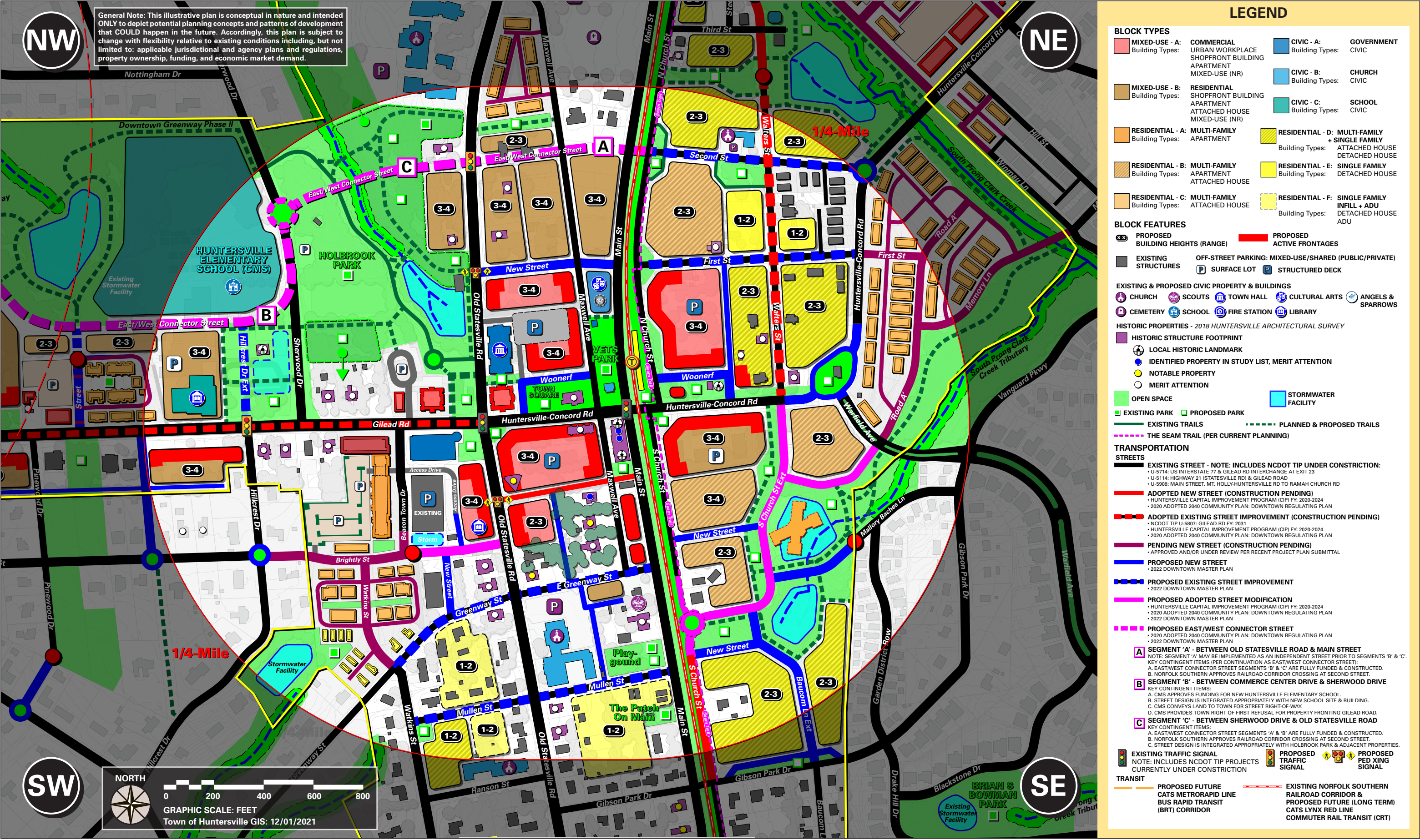


FIGURE 12: 2022 Downtown Master Plan: 1/4-Mile Core Study Area.

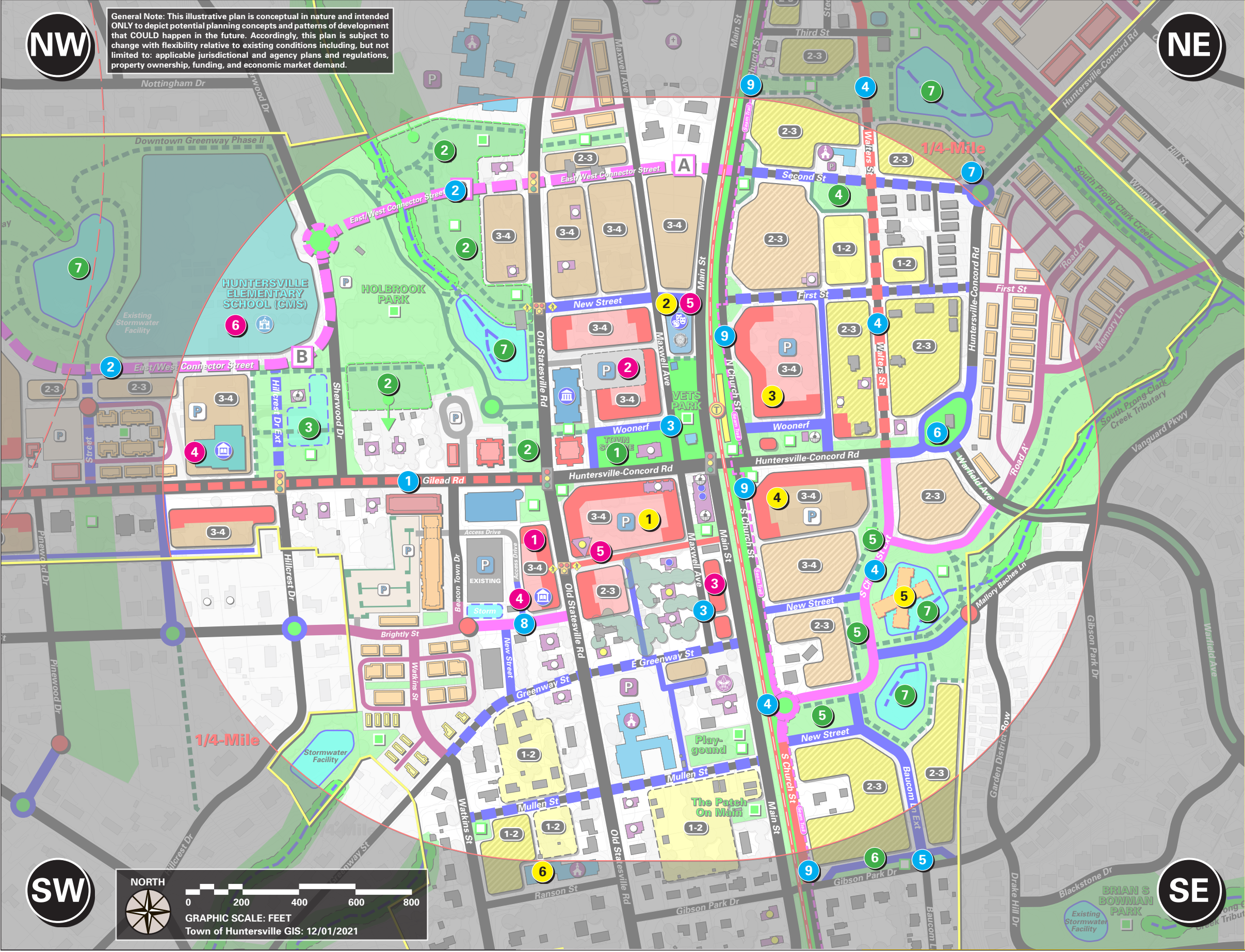


FIGURE 13: 2022 Downtown Master Plan: Potential Key Catalytic Projects.



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.

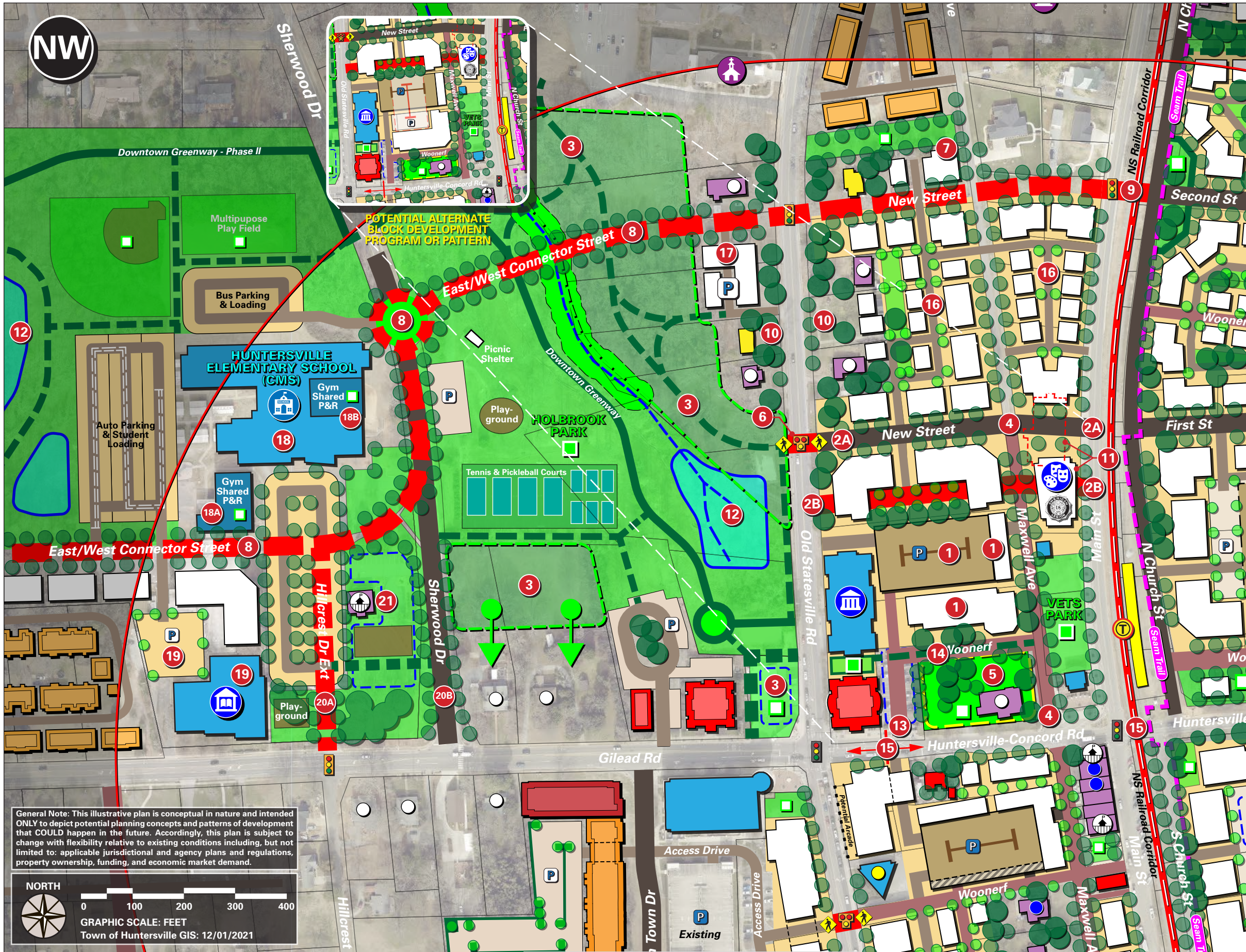
INFRASTRUCTURE

- 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.

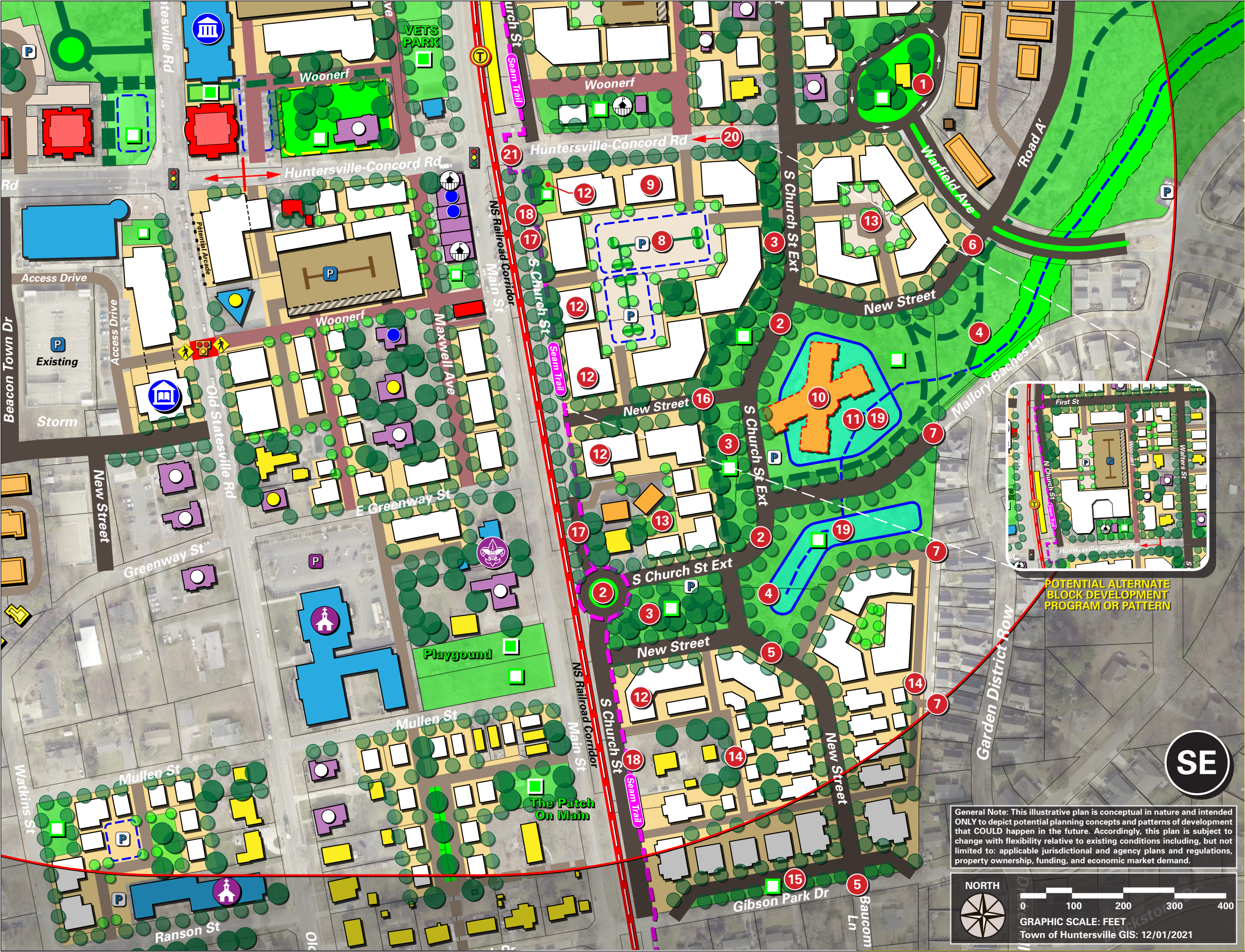
FIGURE 16: Conceptual Vision Plan: Northeast Quadrant.



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.



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 Block 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 a 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 a 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.

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For access to additional information and documents,
please visit the 2022 Downtown Master Plan
Project website: letsplanhuntersville.org



Minutes of the Town of Huntersville Planning Board

The Town of Huntersville Planning Board met at 6:00 p.m. on Wednesday, February 1, 2023.

Call to Order/Roll Call

Chairman Sny called the special meeting to order at 6:00 pm.

Present: J. Sny, F. Gammon, S. Swanick, S. Hensley, C. Boyd, J. Wright, T. Loomis, J. Henson, & G. Baber (arrived at 6:12 p.m.)

Approval of Minutes

No minutes to approve

Public Comments

Gatewood Campbell, 104 Interlaken Place encouraged the Planning Board to vote yes to the Downtown Plan. She indicated she was a member of the Downtown Plan Steering Committee. She commented on the unanimous vote of the Steering Committee to the plan presented before them, the 15 meetings and 3 public forums that the Steering Committee attended in addition to the research and homework that went into a complete due diligence of what is presented to the Planning Board. She thanked the Downtown Plan members and Planning Staff.

Elaine Kerns, 301 Hillcrest Drive was also a member of the Downtown Plan Steering Committee. She commented that this is a good plan and when the Committee began there were members interested in low/medium density and other members that wanted a medium/high density. The draft plan represents a medium density which was also what most of the public forum comments were in support of consisting of 3-4 story buildings to fit in a village concept with more density in the immediate downtown area and then spreading out. All members knew that big change would be needed, and all members were open to that. She expressed her desire to see the Planning Board lend their support to the Downtown Plan with their vote.

Lee Hallman, 100 Cambridge Road was Vice-Chair of the Downtown Plan Steering Committee. He opened with comments regarding the proposed amendment related to shopfront/mixed-use commercial and non-residential percentages. He commented on the recently approved project that resulted in 22% of commercial which led to the proposed amendment to address the definition. He stated that since commercial is what we need the most the proposed percentage was to give us a buffer so that when it came to conditional rezoning it would provide more leeway. He stated that he does not think we want to allow the market forces to dictate the need for commercial real estate in our downtown, this is the purpose of regulation through the community plan and appointed Boards.

Lee continued regarding the Downtown Plan stating that the Board chose the Steering Committee from local area residents and members of the business community which allowed the Committee to consider the issues in full context, the pros, and cons and which led to the decision that was reached to support this level of the plan. Once the members of the Committee understood the process and role of the Committee, they were able to identify that the medium density plan was the best plan that came together over the 13 months that the Committee met. Some areas of contention were the East-West connector, which was proposed prior to the traffic study, was not a traffic solution but to give the

Downtown the matrix needed to work it out. It was to back end a street system that was developed 50-75 years ago. On the East-West connector no 'side' wanted to see that developed. Sarah McAulay made a motion against it. The East-West connector idea leads you to ask what is east, what is west, what is the line of demarcation. If this is the railroad tracks and crossing those tracks is not part of the proposed connection, then it is not helping traffic east to west. A regional traffic study was encouraged to do a study of traffic coming through Town. He then made himself available to answer any questions the Board may have related to the Downtown Plan.

F. Gammon asked if the Board is allowed to ask members of the Downtown Plan questions. J. Glass, Town Attorney indicated questions should be directed to staff.

Action Agenda

Item 4A: Discuss 2023 Downtown Master Plan <https://www.letsplanhuntersville.org/downtown-plan-project-details>

Chairman Sny thanked the Downtown Plan Steering Committee and staff for all of their hard work on this plan. He then commented that the areas and priority of discussion for this meeting are based on the topics for concern submitted by each Board member.

The first area of concern for discussion is Gilead Road widening.

S. Swanick commented that if the Planning Board wants to strongly encourage that this not happen perhaps wording should be included in the motion to call this item out. Staff confirmed that the Plan currently states not to widen Gilead Road to a 6-lane road.

F. Gammon commented that he agrees with the Steering Committee's recommendation. A 6-lane road would not be pedestrian and bike-friendly for crossing. Chairman Sny agreed.

G. Baber commented that all concerns expressed to the Board around Town are related to traffic so while he is not in favor of the Gilead widening, he is hesitant to simply walk away from the funds. Alternatively, he would propose considering option C to work with NCDOT to not lose the funds and repurpose them in other areas that may ultimately provide impact on Gilead without requiring the currently proposed widening.

The second area of concern was the East-West connector.

F. Gammon commented that the Downtown Plan is a guide, not a concrete solution. He does not have a problem with how the Steering Committee chose to present the East-West connector in the Plan. The only question he has is if the proposed connector would affect private landholders/homeowners. Staff confirmed that the East-West connector is part of the plan with contingencies.

G. Baber stated that in his opinion the East-West connector priority primary contingency is not crossing the railroad, it is connecting Statesville and Old Statesville. If that is the consensus, then he does not see the need for the contingencies.

The Board had discussion regarding the contingencies as outlined, which segment triggers which segment, and recommended wording changes to identify Segment A more clearly as an independent

street. Staff confirmed segment A is an independent road. Segment B can only happen if CMS approves, and segment C can only happen if Norfolk-Southern approves the railroad crossing. Staff indicated the language on the quadrant map is an abbreviated summary. On page 4 of the Plan the details related to the contingency are fully spelled out.

The Board had conversation about the importance of calling out specific items to prioritize in the Downtown Plan and/or create an action plan. Staff responded that the Steering Committee had similar concerns from day one the Plan would be implemented. Through the 13-month process certain topics rose to the top with the Committee. Within the Plan, the Potential Key Catalytic Projects highlights those topics on a schedule by year as prioritized by the discussion of the Steering Committee. Staff will then submit a budget request for the items identified for 2023-24 now and if approved could be funded as early as July 1, 2023. The Town Board ultimately will prioritize these projects based on all budget requests and the needs of the Town.

The Board had discussion regarding the proposed roads, priorities, what potential timeline these changes may require. Staff reviewed there are a vast number of events that would need to happen that will ultimately affect how these roads will or will not ultimately be prioritized and funded.

The third area of concern were pedestrian friendly regarding walkability, bike ability, and greenway access. The fourth area of concern were streetscapes, signage, parking, and possible traffic calming measures.

The Board agreed that the Plan addresses sidewalks, bike paths, references to the Greenway committee, signage at the roundabouts listed under Mobility covered these area concerns.

F. Gammon asked if Staff felt that on-street parking was recommended sufficiently within the Plan. Staff stated on-street parking is recommended in the Plan however it should be noted these recommendations are for NCDOT roads.

F. Gammon asked Staff to review the proposed parking recommendations and expressed concern regarding potential parking sprawl. Staff agreed that ideally there would be convenient shared parking and a parking deck would likely take a public/private partnership which is depicted in the plan.

Chairman Sny asked the Board if there were any other questions or topics, they would like to discuss related to the Downtown Plan.

T. Loomis asked if the building height would create any limitations on a possible hotel which may be a good fit. Staff responded that hotels are currently being approved at 3-4 stories and could work in the Town Center zoning.

F. Gammon asked if overhead versus buried lines needs to be addressed in the Plan. Staff stated it does not need necessarily need to be called out in the plan. It is the Town's policy to have lines transitioned to underground when it is redeveloped. The Town Board could also choose to prioritize that transition if they choose.

F. Gammon asked how the existing neighborhoods identified on the "Living Key Recommendations" within the plan should be called out for protection. Staff responded that not changing the zoning on

those properties would be the protection. F. Gammon commented that since these neighborhoods would be the most severely impacted by the development of the quarter-mile area of Downtown it may be good to provide a level of protection to those specific neighborhoods. He provided Pottstown as an example.

F. Gammon asked how the proposed stormwater location in the southeast quadrant would work with the existing Huntersville Assisted Living Center. Staff responded that that is the geographical location based on topography but there would have to be a willing seller to make that happen. Staff will be submitting a budget request to do a regional stormwater pond study.

The Board continued their discussion with staff on various aspects of the plan and next steps.

Chairman Sny said he would like to take a straw poll of the Board to determine their interest in emphasizing the statements of the Steering Committee regarding not widening Gilead Road within the motion of the Planning Board.

S. Swanick said he would like to take a straw poll of the Board to determine their interest in reemphasizing East-West connector by showing the road in the plan with no contingencies.

S. Hensley commented that he is in favor of making a recommendation and prioritizing action items and expressed concern over having different recommendations than what is the plan now versus having participated in the Steering Committee from day one.

G. Baber asked what the purpose of the Planning Board is if their simply supposed to recommend or deny what they have been given. If the Planning Board just wants to say look at the East-West connector further in the motion that may be sufficient since it seems like the contingencies are not necessary.

Chairman Sny commented that the contingencies seem to be valuable since the East-West connector are hinged on large events and it is within the plan in the way the Steering Committee agreed to. S. Swanick commented that he would like to see the East-West connector return to the Downtown Plan as a planned road and for the Planning Board to take a vote for/against that change.

Chairman Sny requested the Board come prepared at the next Planning Board regarding the last items and to move forward with a motion.

Other Business

No other business.

Adjourn

Motion: C. Boyd made a Motion to Adjourn. S. Swanick seconded the motion.

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

Approved this ____ day of _____ 2023.

Chairman or Vice Chairman

Board Secretary