



AGENDA

Regular Planning Board Meeting

May 23, 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 April 25, 2023 regular meeting minutes ()
- 3. Public Comments** - *Speakers are limited to 3 minutes. The Chairperson reserves the right to shorten the time limit for speakers when an unusually large number of persons have signed up to speak. Speakers may not give all or a portion of their time to other speakers*
- 4. Action Agenda**
 - 4.A. Consider making a recommendation on Petition #R23-03 Ultimate Athlete, a request by Jeremy Martin to rezone +/- 1.290 acres located at 15901 Cramur Drive from Neighborhood Center and General Residential to Highway Commercial Conditional District for an indoor/outdoor recreation center. (*Jesse James*)
 - 4.B. Consider making a recommendation on Petition #R22-07 Town 1 Mixed Use Center, a request by Treenail Development, Inc. to rezone +/- 69.41 acres located at the intersection of Mt. Holly-Huntersville Road and Hambright Road from Corporate Business and Corporate Business Conditional District to Transit Oriented Development Residential Conditional District, Transit Oriented Development Employment Conditional District, Highway Commercial Conditional District, and Special Purpose Conditional District, for a mixed used development. (*Jesse James*)
- 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, April 25, 2023.

Call to Order/Roll Call

Chairman Sny called the meeting to order at 6:30 pm.

Present: J. Sny, F. Gammon, S. Swanick, C. Boyd, J. Wright, G. Baber, S. Hensley & J. Henson

Absent: T. Loomis

Approval of Minutes

Item 2A. Consider approval of the March 28, 2023, Regular Meeting Minutes

Motion: G. Baber made a Motion to Approve the amended March 28, 2023, minutes. J. Wright seconded the motion.

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

Public Comments

No comments

Action Agenda

Motion: J. Sny made a Motion to Amend the agenda and hear Item 4C as Item 4A. J. Henson seconded the motion.

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

Item 4C: Petition #SUP23-01 is a request by hep Petra Development LLC on behalf of the City of Charlotte for a Special Use Permit for a major solar energy facility at 5824 Jim Kidd Road Huntersville, NC 28078 PIN 01305102. Major solar energy facilities are permitted in the Rural (R) zoning district with the issuance of a special use permit and subject to the conditions outlined in Article 9.54.

L. Speight, Senior Planner entered her 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 general criteria, specific criteria, and applicant request. The applicant has stated they will be presenting evidence to address general criteria two, "the proposed special use will not substantially injure the value of abutting property or it constitutes a public necessity."

F. Gammon asked if the proposed road area would be counted as impervious. Staff responded that a gravel drive that is continuously used and compacted is counted as impervious however on case-by-case basis gravel that is not compacted, such as in landscaping beds, may not be counted as impervious. Staff's understanding is that these roads will have minimal use and therefore not be compacted. F. Gammon requested that staff confirm with Charlotte Stormwater that the road would not be counted as impervious.

G. Baber asked if the separately owned adjacent lot uses the same access road. Staff confirmed they have a separate easement access.

F. Gammon asked staff to confirm if the applicant is leasing only the 10.7 acres for the project from Mecklenburg County of the entire 194 +/- acre parcel. Staff stated the applicant could best respond to this question.

S. Swanick asked staff to confirm the status of the applicant meeting the criteria as outlined. Staff confirmed that Planning Staff finds that the applicant has met four of the five criteria and will be presenting evidence regarding the outstanding item.

S. Swanick asked if staff can render an opinion on the evidence presented this evening and if it meets the criteria. Staff responded that an opinion from staff can be given.

The applicant, Tim Holder, 2978 Lakeshore Road South, Denver, North Carolina presented that Charlotte Water has a mandate for carbon neutral emissions and as a part of that the opportunity was Energy United was willing to take the energy, from this project, and provide the city with the renewable attributes to help them satisfy their carbon neutral emission mandate. He then confirmed that there will be no batteries, no generators, no moving parts associated with this solar farm. This is a fixed-tilt system, nothing moves and there are no buildings on structure. There is no staff on-site full-time. There are two routine annual visits per year for operations and maintenance inspections conducted by two people in a single passenger vehicle. Remote monitoring is conducted at their headquarters in Huntersville. The applicant confirmed that they are leasing the 10.7 acres only.

F. Gammon asked the applicant how the grass will be maintained, if there are any plans to expand this project in the future, what is the proposed lifespan of the project, and how will the fencing be harmonious with the adjacent area uses. The applicant confirmed that the grass will be mowed and current discussion is with the City of Charlotte to maintain the grass. This project has no plans for expansion. It currently maximizes the amount of energy that Energy United is willing to take and meets the mandate set forth by Charlotte Water. The investment criteria for the project is built with a 35-year life span. That includes a lease on the land and off take of the energy for the same span of time. There is a decommissioning plan to take the project back to the original state of the land. The land is currently a loblolly tree farm planted by the City of Charlotte that is intended for harvest, replanting, and recycling. All solar projects must be approved by NC Fish and Wildlife in order to receive financing. They have a fencing recommendation that allows small animals, frogs, rabbits, etc. to pass through whereas big game can not pass through the facility. The applicant confirmed they must meet this requirement for the project to be financed and it will be confirmed by NC Fish and Wildlife.

F. Gammon commented on the value of having applicants present site plans with greater detail for consideration. Though not a requirement at this time he would recommend the Planning Staff consider this for the future. The applicant responded that they have an engineered layout of the site that they can provide and from their position, the expense of a site plan prior to a special use permit being granted would be burdensome.

F. Gammon recommended that the applicant address these questions in their presentation to the Town Board since the Town Board will not have this information prior to their hearing the case.

S. Swanick asked the applicant to explain their position on public necessity. The applicant responded that North Carolina has a standard to expect utilities to meet renewable expectations and so the NC Utility Commission created a Certificate of Public Necessity (CPCN). For any project to move forward in North Carolina this certificate must be issued. This project has gone through that process to be issued the certificate and there is no way for the project to be built without the certificate being issued, therefore, to the applicant this would demonstrate public necessity.

F. Gammon asked if there will be a humming noise generated from the facility. The applicant responded that inverter technology which has changed a lot in the last 15 years. Current technology will still produce a humming noise as the sun light on the panels increase that is discernable from 5 feet away. This is not at the same level as what was discernable 5 – 15 years ago using previous technology.

S. Hensley asked staff if the public necessity criteria is met by what the applicant is describing. Staff confirmed that a mandated state process providing a certificate confirming that a project is a public necessity would not be the same as an applicant simply stating something is a public necessity. Additionally, any future applicants will still need to meet the balance of the special use permit criteria as well.

S. Hensley asked staff if the process should be reviewed so that a project qualifying as a public necessity is not allowed to move forward if it is injuring an abutting property. Staff responded that the criteria is adopted by local municipality and have been accepted by the courts. The applicant asked to speak and shared that this is likely the only solar facility that Huntersville will see. The market does not lend itself to financially supporting additional projects in this region or state.

C. Boyd commented that this is also a relatively small solar project. The applicant confirmed that is correct typically they work on 450–500-acre projects.

J. Snyder asked the applicant how they were demonstrating that the project met the criteria to not materially endangering the public health or safety. The applicant responded that this would be treated no differently than an electric substation. There is an 8-foot fence surrounding it and high voltage signs all the way around on the fence. An electric substation in town is 12,000 volts and this solar farm will generate 1,000 volts. Additionally, there is a camera on the shared Charlotte Water entrance area that Charlotte Water monitors. The applicant stated that safety is their number one priority across all of their sites in Europe, Japan, Canada and the U.S.

F. Gammon commented that this is the first special use permit for a major solar facility that has been presented in Huntersville. He can support moving this forward if the Planning Department and applicant can provide as much information as possible to the Town Board via the staff report and agenda packet to assist them in making their decision.

Motion: F. Gammon made a Motion to recommend Approval of SUP 23-01, McDowell Creek WWTP Solar, we the Planning Board find that the request meets all required conditions and specifications, is reasonable and does not pose an injurious effect on adjoining properties and finds that the character of the neighborhood or the health, safety and general welfare of the community will be minimized. This decision is supported by the following findings: the SUP is compliant with Huntersville 2040 Community

Plan policies, LU-1, PS7.2, EOS-3, EOS-5, EOS-6, EOS-7; and complies with all applicable articles of the Huntersville Zoning Ordinance. S. Swanick seconded the motion and made the recommendation to include, the findings of fact include that the plan itself is contingent on being issued a CPCN by the state which meets the public necessity requirement of the ordinance. F. Gammon accepted the amendment.

Staff commented that the applicant has identified that “Danger High Voltage” signs will be affixed to the fencing so the Board may want to amend their motion regarding not causing harm or danger. F. Gammon and S. Swanick accepted the amendment to read, “this application must address all redline comments with staff.”

Amended Motion: F. Gammon made an Amended Motion to recommend Approval of SUP 23-01, McDowell Creek WWTP Solar, we the Planning Board find that the request meets all required conditions and specifications, is reasonable and does not pose an injurious effect on adjoining properties and finds that the character of the neighborhood or the health, safety and general welfare of the community will be minimized. This decision is supported by the following findings: the SUP is compliant with Huntersville 2040 Community Plan policies, LU-1, PS7.2, EOS-3, EOS-5, EOS-6, EOS-7; complies with all applicable articles of the Huntersville Zoning Ordinance; and the plan itself is contingent on being issued a CPCN by the state which meets the public necessity requirement of the ordinance. The applicant must address all redline comments with staff. S. Swanick seconded the amended motion.

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

Item 4A: Petition #TA22-11, a request by the Huntersville Planning Department for a text amendment to the Zoning Ordinance to amend Article 10 Signs to increase flexibility of sign regulations and codify current practices.

L. Speight, Senior Planner entered her staff report into the record, a copy of which is attached hereto as Exhibit B and incorporated herein by reference. Staff reviewed the request and identified the proposed changes. Staff shared the comments and feedback that been received by local area businesses and the challenges that they face under the current ordinances.

S. Hensley asked why the proposed amendment to Article 10.10.20 was limited to sporting events versus any temporary one-day events. Staff responded that they may be open to this but many of these types of events are addressed in currently existing categories such as charitable events.

Motion: S. Hensley made a Motion to recommend Approval of TA22-11 based on consistency with policy LU-8 of the Huntersville Community 2040 Plan, with the exception of section 9. It is reasonable and in the public interest to amend the zoning ordinance because it will clarify the current language and increase flexibility of the sign regulations while still meeting the intent of the sign being for identification purposes and not advertisement. C. Boyd seconded the motion.

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

Item 4B: Petition #TA23-02, a request by the Huntersville Planning Department for a text amendment to the Zoning Ordinance to amend Article 14.2.3 of the Zoning Ordinance, TIA reference no longer applicable as a result of the current administrative review of Sketch Plans; Section 6.300 of the Subdivision Ordinance for a TIA reference no longer applicable; Articles 11.8 and 14.4.4 of the Zoning

Ordinance regarding the withdrawal of amendment petitions; Section 6.320 of the Subdivision Ordinance, Sketch Plan Community Meeting notification requirements; Article 11.4.3 of the Zoning Ordinance regarding Conditional Zoning Community Meeting notification requirements.

L. Speight, Senior Planner 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 request and identified the proposed changes.

S. Swanick asked what the proposed change to mailing from first-class to certified mailing is likely to cost. Staff responded the mailing fee would go from the current \$.60 cents per letter to just under \$.50 per mailing. Staff responded that this is a reaction to concern raised over people not receiving their notices.

J. Sny asked for confirmation that the Town pays for this and not the applicant. Staff confirmed that is correct, but application fees will likely increase if the Town adopts this new policy.

S. Hensley asked why withdrawn applications must wait one year to resubmit. Staff confirmed that the objective is that if an applicant withdraws prior to decision that there is enough time to make the appropriate changes to the plan prior to resubmission.

S. Hensley asked staff if there were any concerns with subjecting the landowner to a one-year pause. Staff responded that there are exceptions including substantial changes and they have not seen where this would unnecessarily burden the landowner.

Motion: C. Boyd made a Motion to recommend Approval of TA23-02 based on the amendment being consistent with policies LU 1.1 and T6.6 of the Huntersville 2040 Community Plan. It is reasonable and in the public interest to amend the zoning ordinance because the amendment will remove references no longer applicable, provide community members more opportunities for input in public processes, and allow petitions for amendments to be withdrawn at any time before final action. G. Baber seconded the motion.

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

Other Business

No other business.

Adjourn

Motion: J. Wright made a Motion to Adjourn. C. Boyd seconded the motion.

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

Approved this ____ day of _____ 2023.

Chairman or Vice Chairman

Board Secretary

**Town of Huntersville
Planning Board
May 23, 2023**

To: Town Board

From: Jesse James, Senior Planner

Date: May 23, 2023

Subject: R23-03 Ultimate Athlete

EXPLAIN REQUEST:

Consider a recommendation

ACTION RECOMMENDED:

Consider a recommendation

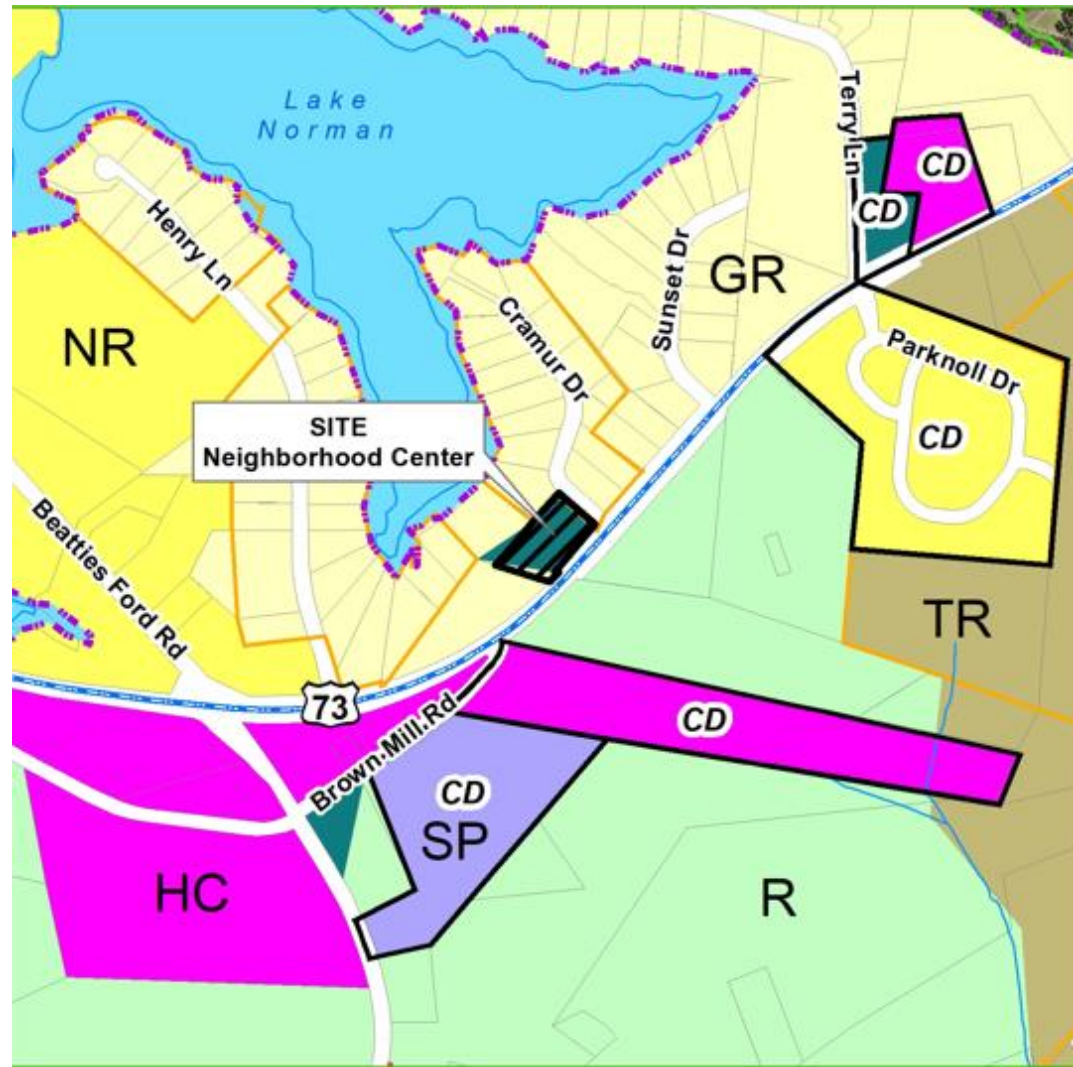
FINANCIAL IMPLICATIONS:

ATTACHMENTS:

1. R23-03 PB 5 23 23 Staff Report
2. General_Application_-_December_2020_-_Conditional_Rezoning_-_Signed
3. 2022-05-02-_222102_-_Ultimate_Athlete_Fitness_Center
4. Community meeting forms & Material
5. Determination_of_TIA_Need_Application_-_Signed

Petition R23-03 Ultimate Athlete Conditional District Rezone

PART 1: PROJECT SUMMARY

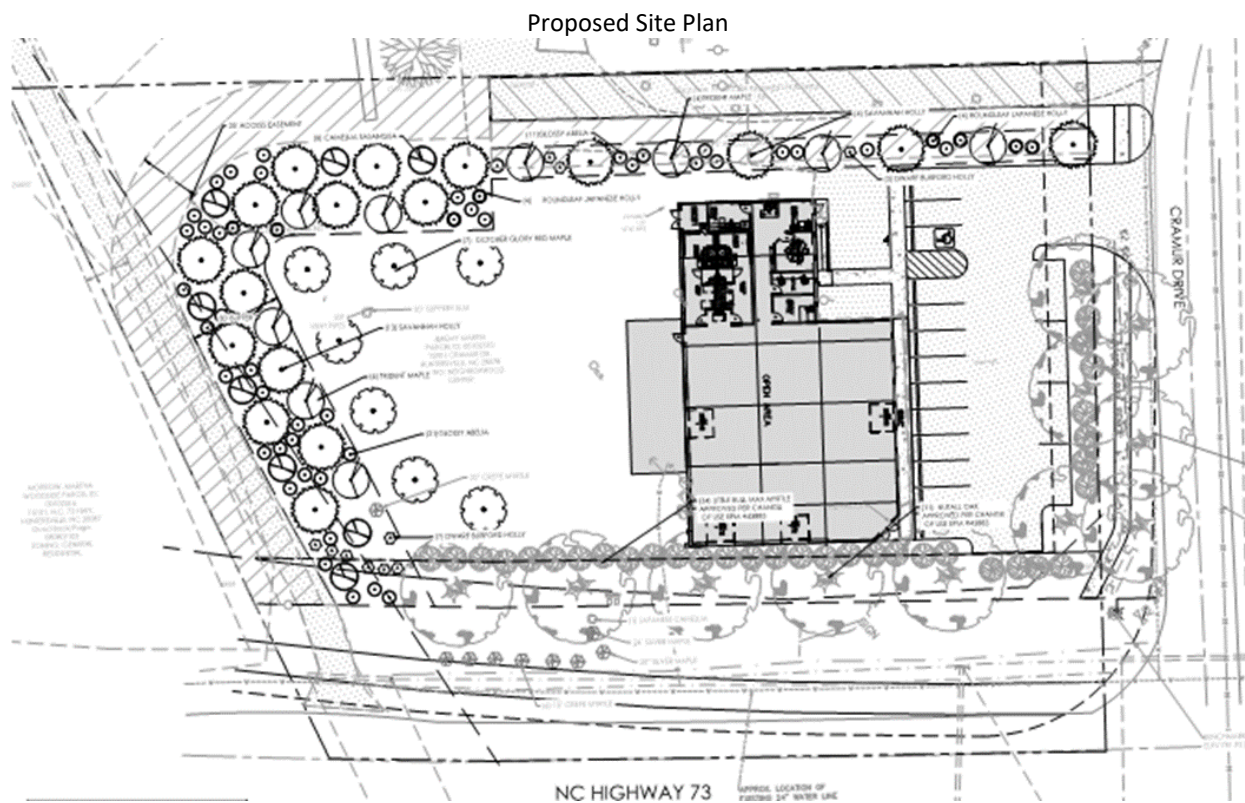


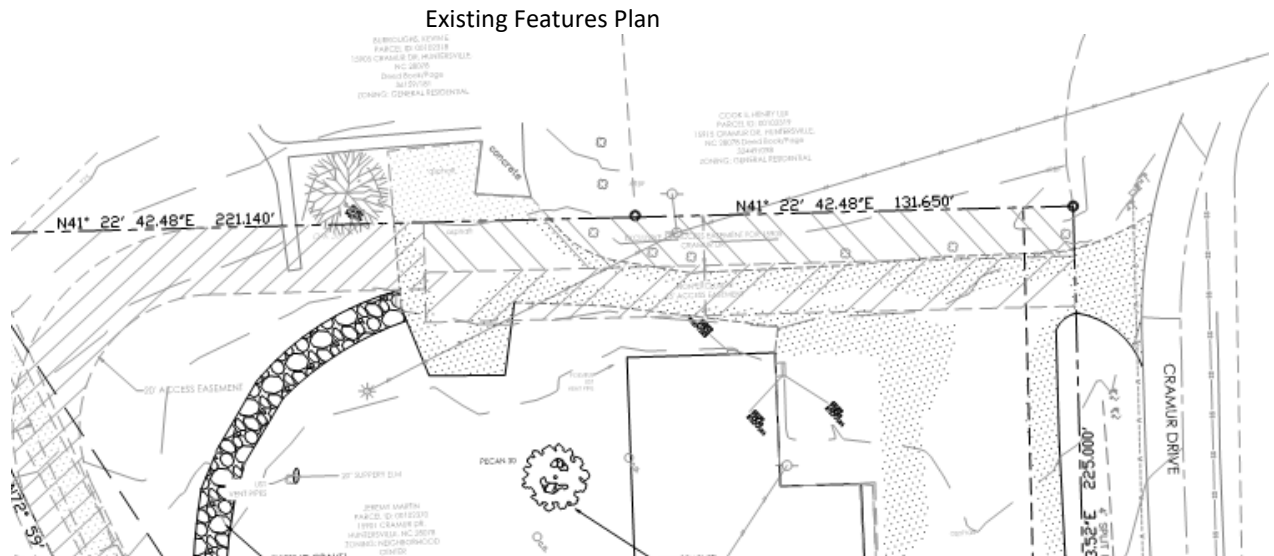
Applicant: Jeremy Martin
Property Owner: Martin Family of 4 LLC
Property Address: 15901 Cramur Drive
Project Size: (+/-) 1.29 acres
Parcel Numbers: 00102370
Current Zoning: Neighborhood Center (NC) General Residential (GR)
Current Land Use: Indoor Recreation Only
Proposed Zoning: Highway Commercial Conditional District (HC-CD)
Proposed Land Use: Indoor/Outdoor Recreation

1. Purpose: Rezone 1.29-acres at the corner of Cramur Drive and Highway 73 from Neighborhood Center and General Residential (GR portion was recombined and is only a .171 piece of land) (NC&GR) to Highway Commercial-Conditional District (HC-CD) to permit a proposed Indoor and Outdoor Recreation Facility. HC is being proposed due to its proximity to adjacent Highway 73 and to permit the outdoor recreation use that Neighborhood Center does not allow. Indoor Recreation is permitted in the current zoned NC District, outdoor recreation is a permitted land use by right in the HC district.

2. Adjoining Zoning and Land Uses.
 - North: General Residential– Single Family Residential
 - South: Rural Conditional District- Single Family Residential
 - East: General Residential- Vacant
 - West: General Residential- Single Family Residential
3. A neighborhood meeting was held on Tuesday, March 21, 2023 and the questions asked by residents and the responses from the applicants are summarized in the Neighborhood Meeting Report (see Attachment C).
4. Notice for this rezoning petition was sent via letter to adjoining property owners; a legal ad placed in the Charlotte Observer; and posting of rezoning signs on the property along Highway 73.

PART 2: REZONING/SITE PLAN





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

- One modification to the ordinance is proposed which asks for a reduced 10 foot buffer to the required 30 foot buffer against a portion of the northern property line. This is to accommodate the driveway and 15' access easement for that same adjacent property. As seen in the proposed site plan and the existing features plan above, the existing condition shows an access easement for the adjacent lot to the North, which limits the amount of buffering that the proposed site can have. The proposed plan moves that easement against the property line for the adjacent driveway. This allows the buffer to go against the proposed use.
- The building is existing, and no expansion is proposed, just a building upfit and addition of new doors/windows, outdoor patio and recreation area on the lawn.
- The site is proposed to come into compliance with current zoning ordinance requirements for landscaping (minus the reduced buffer) and replacement of existing parking to new standards.
- There will be a proposed outdoor recreation area in the back yard.
- ROW frontage improvements meeting Town standards are proposed along Cramur Drive.

PART 3: TRANSPORTATION ISSUES

Traffic Impact Analysis (TIA)

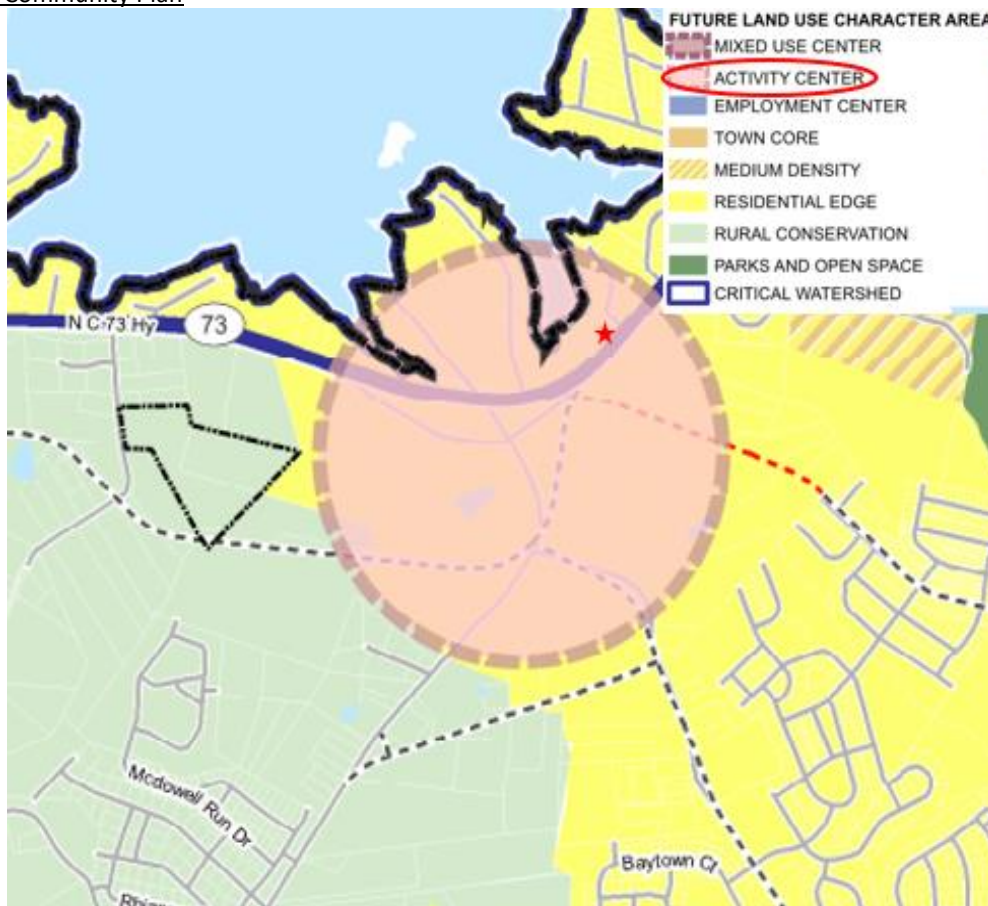
The Application for Determination was submitted on March 29, 2023 and no TIA will be required for this project. (Attachment D)

Highway 73 along this route will be improved and widened to add more lanes and sidewalks with starting date approximately 2026. This is NCDOT NC TIP # U-5765 for reference.

PART 4: REZONING CRITERIA

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

2040 Huntersville Community Plan



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

- **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.
Staff Comment: This project will provide a land use that is not present in that Activity Center node.

- **EV 2.1:** Promote and encourage local businesses, particularly small businesses. Foster a dynamic, diversified, and inclusive business climate that highlights why the Town of Huntersville can support private investment and locally expanding businesses.
Staff Comment: This is a local small business and this expansion to allow outdoor recreation would potentially enhance the businesses vitality.

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 Ultimate Gym to allow for outdoor recreation in the already permitted indoor recreation gym would be consistent with the overall character of the area because it greatly enhances the amount of vegetation and buffering that existed with the former retail lighting use. This property has Highway 73 access and acts as a buffer to the residential uses surrounding it.

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 Application for Determination was submitted and resulted in the determination by Town Staff that no TIA was required for this proposal.
- The proposal has already been provided assurance of utilities needed to run the business with the approval of the change of use permit.

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

STAFF COMMENT:

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

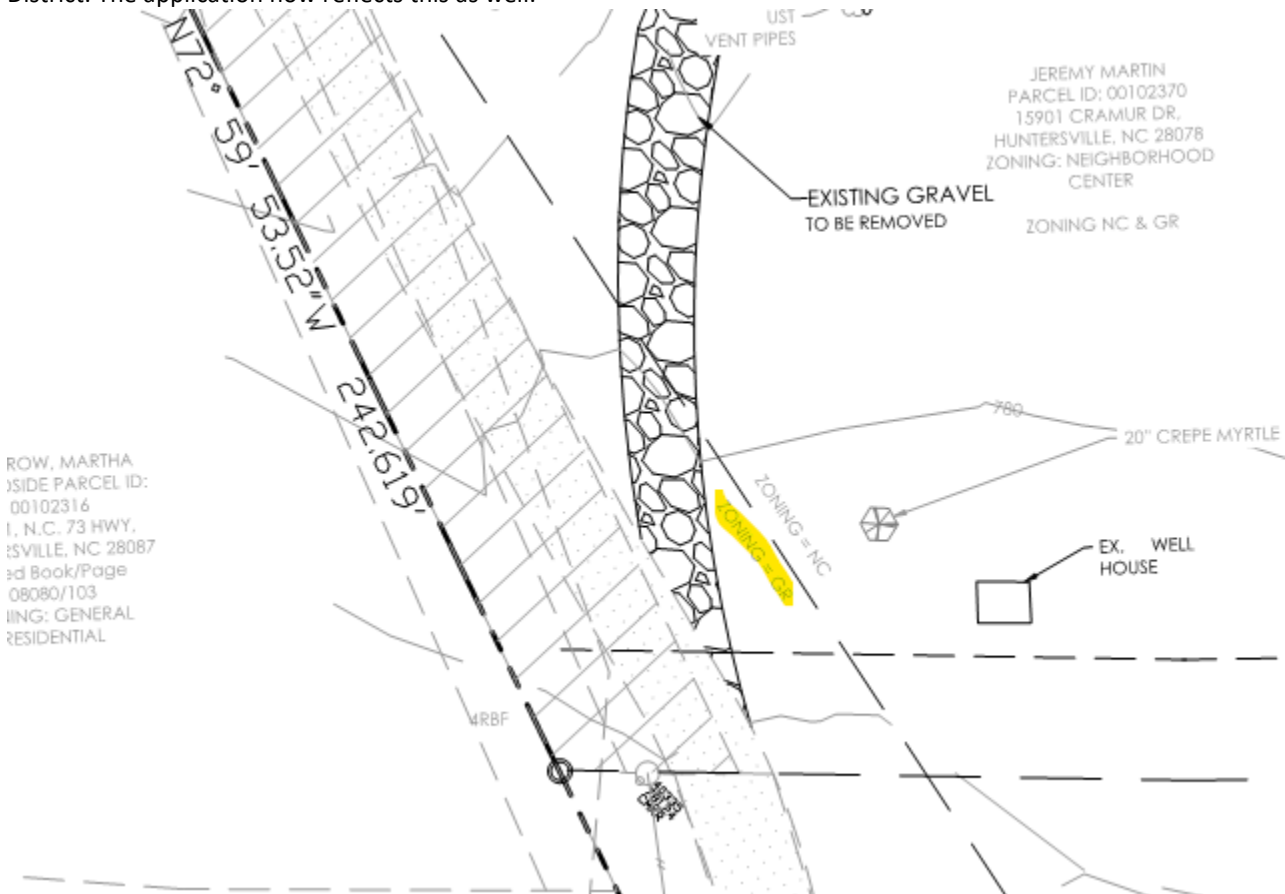
PART 5: STAFF RECOMMENDATION

In considering the proposed rezoning petition R23-03, Ultimate Gym, Staff recommends approval. The amendment being consistent with the Huntersville 2040 Community Plan policies LU 6.1 and EV 2.1 which encourage a mix of land uses in Activity Centers and promotes and encourages local/small businesses to locate in Huntersville.

It is reasonable and in the public interest to amend zoning map for this rezoning being that it is consistent with the existing development patterns in the area and supports the goals set for in the 2040 Community Plan for Activity Centers. Lastly the requested modification of the buffer yard (Buffer yard reduction) are in keeping with the spirit of the Ordinance and therefore supported.

PART 6: PUBLIC HEARING COMMENTS

A Public Hearing was held on May 1, 2023. Since this meeting the plan and application have been updated to include the addition of the small parcel to the west that was previously recombined with the subject parcel. This small parcel that can be seen below has been added as requested to be part of this rezoning and is requested to go from General Residential to Highway Commercial-Conditional District. The application now reflects this as well.



PART 7: PLANNING BOARD RECOMMENDATION

Planning Board Meeting is scheduled for May 23, 2023

PART 8: TOWN BOARD RECOMMENDATION

Town Board meeting is scheduled for June 20, 2023

PART 9: ATTACHMENTS/ENCLOSURES

Attachments

- A – Rezoning Application(updated)
- B – Proposed CD Rezoning Plan
- C– Community Meeting Report (March 21, 2023)
- D- TIA Determination Form

PART 10: CONSISTENCY STATEMENT – R23-03 Ultimate Athlete

Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed rezoning petition R23-03, Ultimate Athlete, STAFF RECOMMENDS APPROVAL. The amendment being consistent with the Huntersville 2040 Community Plan policies LU 6.1 and EV 2.1 which encourage a mix of land uses in Activity Centers and promotes and encourages local/small businesses to locate in Huntersville. <u>It is reasonable and in the public interest to amend zoning map for this rezoning being that it is consistent with the existing development patterns in the area and supports the goals set for in the 2040 Community Plan for Activity Centers. Lastly the requested modification of the buffer yard (Buffer yard reduction) is in keeping with the spirit of the Ordinance and therefore supported.</u>	APPROVAL: In considering the proposed rezoning application R23-03, Ultimate Athlete, 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 R23-03; Ultimate Athlete, 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: In considering the proposed rezoning application R23-03, Ultimate Athlete, the Planning Board recommends denial based on the Plan being <u>(consistent OR inconsistent) with (insert applicable plan reference)</u>.	DENIAL: In considering the proposed rezoning application R23-03; Ultimate Athlete, 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 01-30-2023

Name of Project Ultimate Athlete Fitness Rezoning Phase # (if subdivision) _____

Project Address 15901 Cramur Dr, Huntersville, 28078 NC

Parcel Identification Number(s) (PIN) 00102370

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

Property Size (acres) 1.290 AC Street Frontage (feet) 489'

Current Land Use Indoor recreation

Proposed Land Use(s) Indoor & outdoor recreation

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.

To propose an outdoor recreation fitness center.

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 Jeremy Martin Phone 704-577-1402
☐ 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 Jeremy Martin Printed Name: Jeremy Martin
Title Owner Email jmartin@ultathlete.com

Address of Applicant 6426 JIM KIDD ROAD, HUNTERSVILLE, NC 28078

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

Hensonfoley	Jay Henson	(704) 875-1615	jay@hensonfoley.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

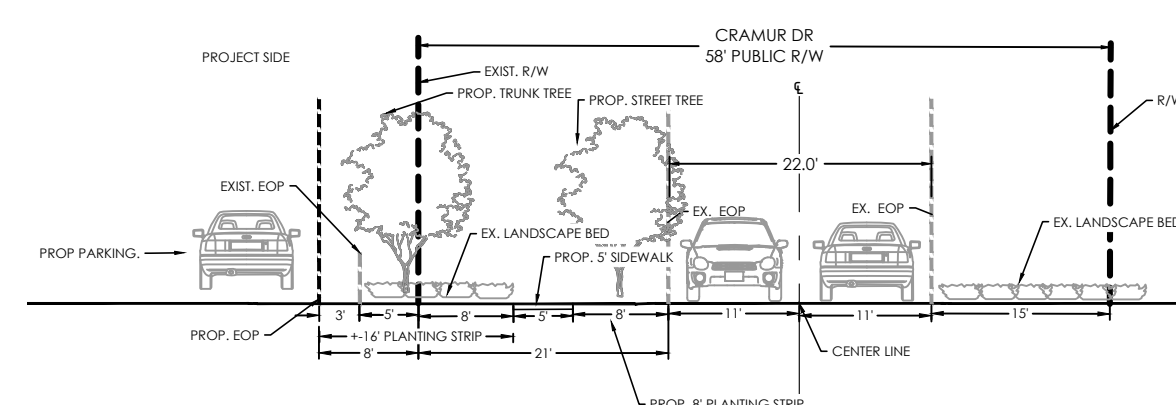
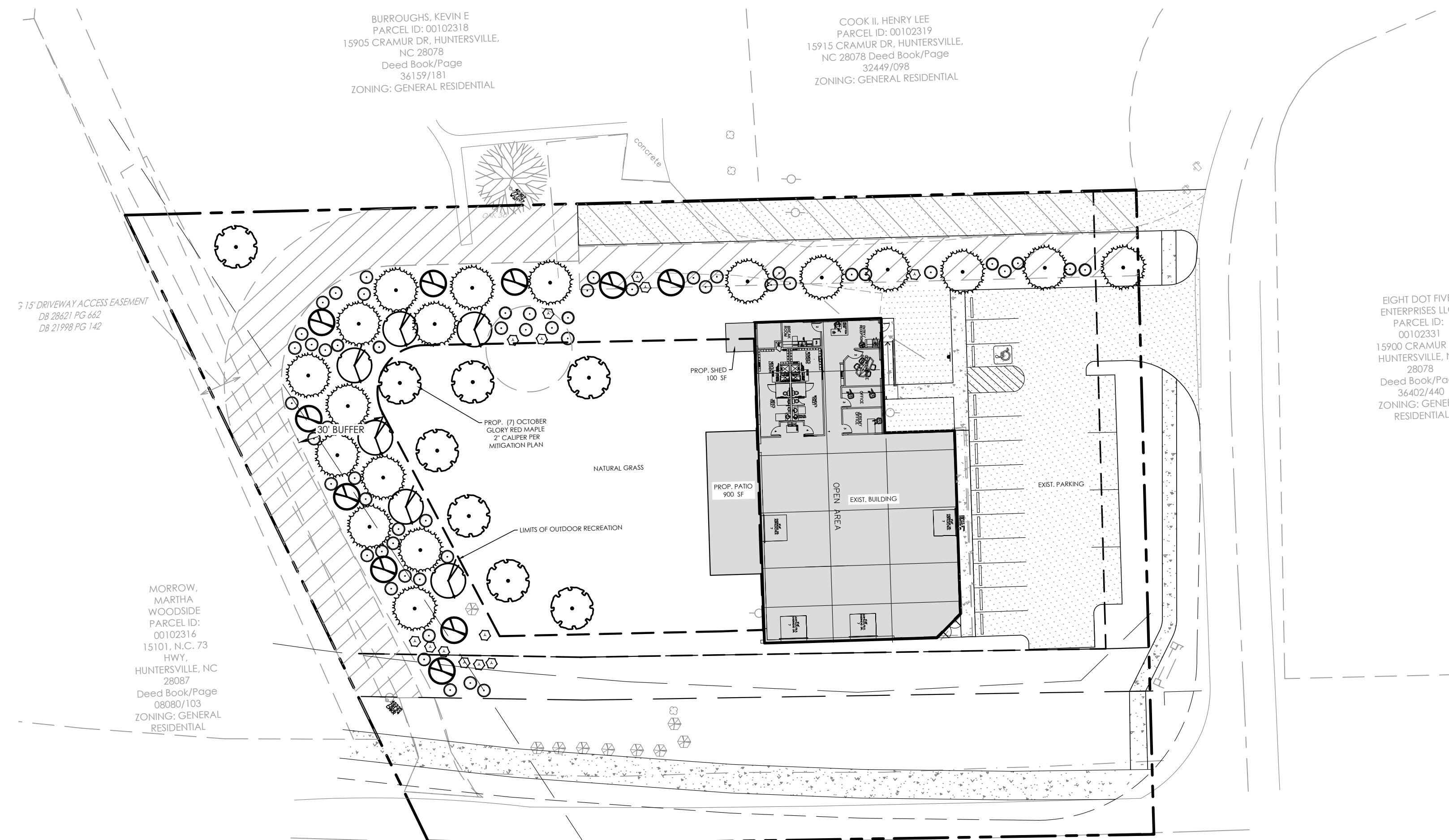
Town of Huntersville	Phone:	704-875-7000
Planning Department	Fax:	704-992-5528
PO Box 664	Physical Address:	105 Gilead Road, Third Floor
Huntersville, NC 28070	Website:	https://www.huntersville.org/228/Planning-Department

03/07/2023 INTERACTIVE COMMENTS

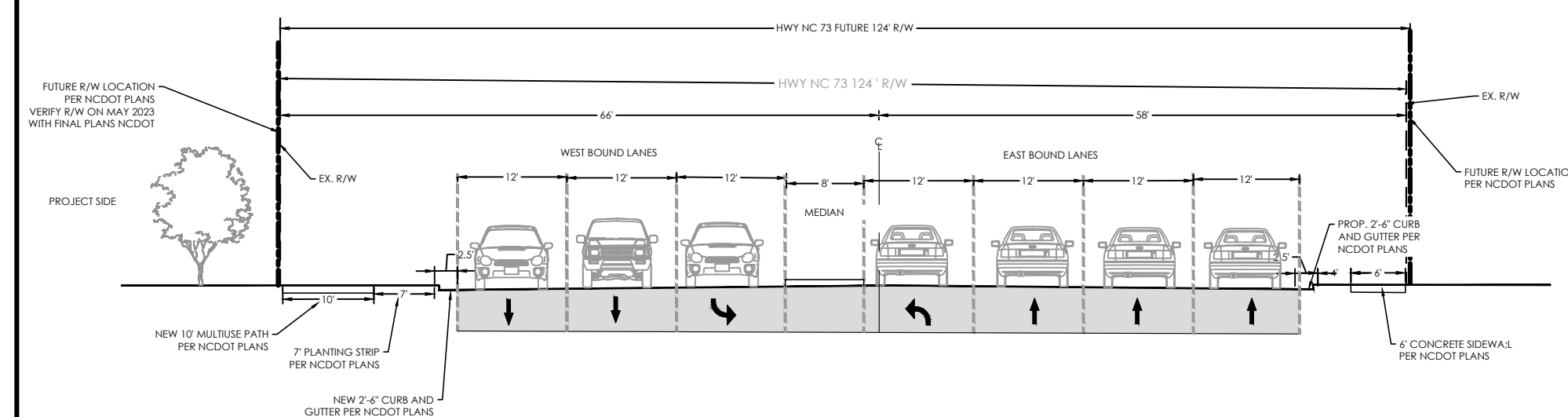
ULTIMATE ATHLETE FITNESS CENTER
HUNTERSVILLE, MECKLENBURG, NC
PREVIOUS CHANGE OF USE EPM #438883
EPM # 445995

A map of the study area showing the location of the site. The map includes features like Pine St, Terry Ln, Blythe Landing Park, Hicks Crossroads, and various roads. A star marks the 'SITE' location near the intersection of Hicks Crossroads and Brown Mill Rd. A north arrow is in the bottom right corner.

VICINITY MAP
SCALE: N.T.S.



CRAMUR DR TYPICAL SECTION



FUTURE NCDOT PLAN - PROJECT # R-5721B

DEVELOPER/OWNER:
JEREMY MARTIN
6426 JIM KIDD ROAD
HUNTERSVILLE, NC 28078
PH: (704)-577-1402
E-MAIL: JMARTIN@ULTATLETHE.COM

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.



PARCEL ID 00102370

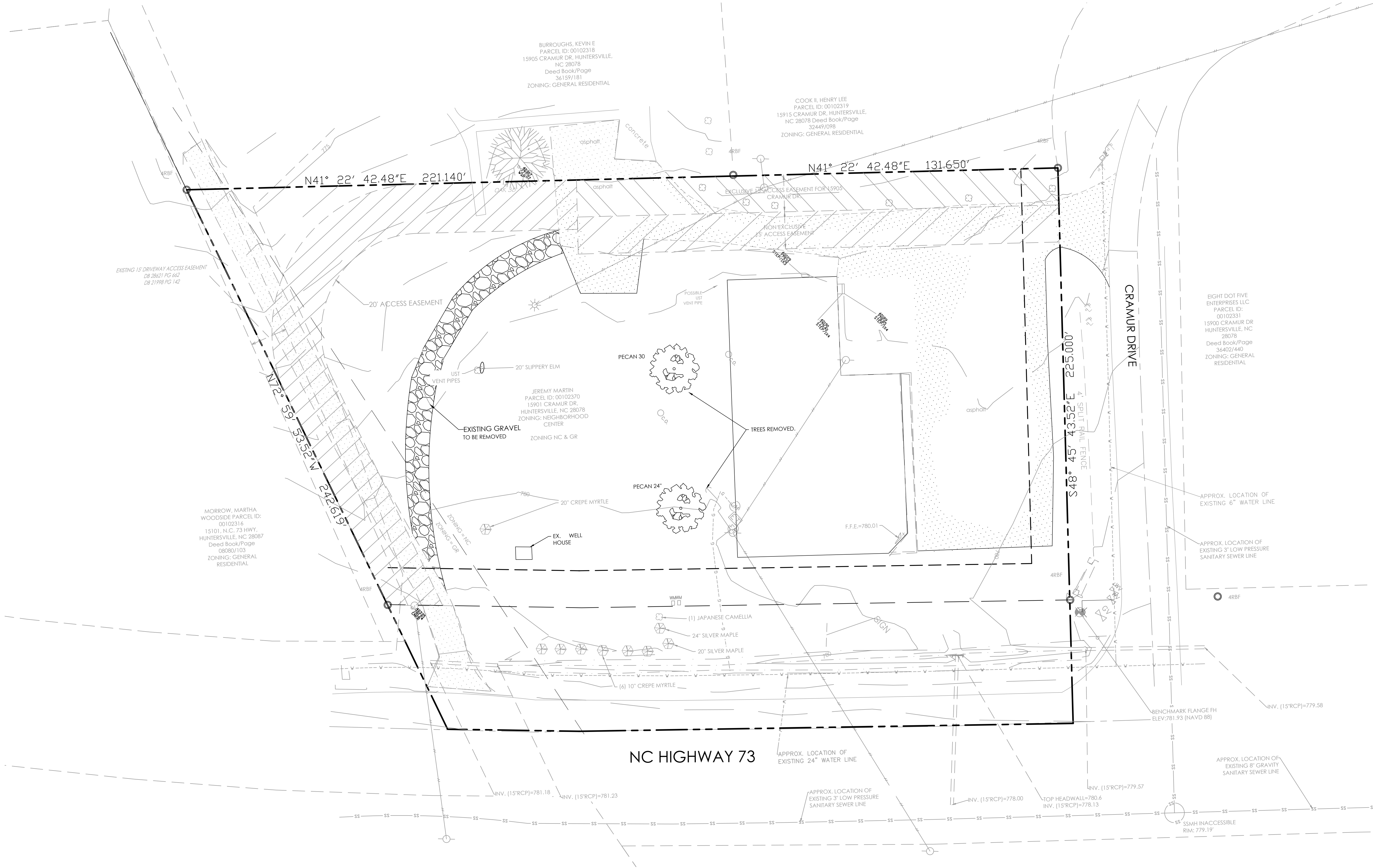
MUR DR, HUNTERSVILLE

COVER

VISIONS:

21/2023 EPM COMMENTS

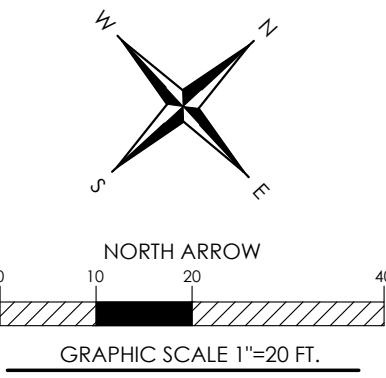
- COVER.DWG
PROJECT NUMBER: 222102
DATE: 12/20/2022 DRAWN BY: MG
1 OF 4



IF ANY ADDITIONAL PAVEMENT OR CURB NOT LOCATED BY SURVEY OR THAT CONFLICTS WITH PROPOSED PAVEMENT & CURB AND GUTTER MUST BE REMOVED

ALL PAVEMENT AND CURB TO BE REMOVED SHALL BE SAW CUT AT THE PROPOSED JOINT LOCATION

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY HENSON FOLEY, INC IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.



ULTIMATE ATHLETE FITNESS CENTER

PARCEL ID 00102370

15901 CRAMUR DR, HUNTERSVILLE ,NC 28078

SURVEY & EXISTING CONDITIONS

REVISIONS:

02/21/2023 EPM COMMENTS

03/30/2023 EPM COMMENTS

C02 - SURVEY.DWG

PROJECT NUMBER: 222102

DATE: 12/20/2022 DRAWN BY: MG

SHEET 2 OF 4

SITE DATA TABLE	
PARCEL ID	# 00102370
LOCATION	15901 CRAMUR DR HUNTERSVILLE NC 28078
JURISDICTION	HUNTERSVILLE
OWNER	JEREMY MARTIN
	15901 CRAMUR DR
	HUNTERSVILLE NC 28078
EXISTING ZONING	NC & GR
PROPOSED ZONING	(HC-CD)
TOTAL PARCEL AREA	1.290 AC
EXISTING BUILDING USE	FITNESS CENTER (INDOOR RECREATION)
PROPOSED BUILDING USE	FITNESS CENTER (INDOOR AND OUTDOOR RECREATION)
MIN. FRONT / STREET SETBACK	15'
MIN. SIDE SETBACK	-
MIN. REAR SETBACK	-
BUILDING	HEIGHT 14' - FLOOR AREA - 6,121 SF
PARKING SPACES REQUIRED	1/500 SF = 6,121 SF/500= 12.2 = 13 SPACES
PARKING SPACES PROVIDED	17 SPACES (1 ADA)
REQUIRED TREE SAVE	30% SPECIMEN TREES
MITIGATION PLAN OF TREES ALREADY REMOVED	7 TREES 2" C.ALPHER + FUND/BANK
FEMA MAP NUMBER	3710462100K
FEMA MAP DATE	09/02/2015
SOIL TYPES	CeB2 (100%)
BUFFER REQUIREMENTS	MINIMUM 30' BUFFER
	30' BUFFER ADJACENT TO RESIDENTIAL USE
ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207 (ALTERATIONS TO APPROVALS)	
ALL ARCHITECTURAL DESIGN STANDARDS SHALL APPLY	
SITE LIGHTING BY OTHERS & SHALL COMPLY WITH LAND DEVELOPMENT STANDARDS	
PROJECT TO BE DEVELOPED IN ONE (1) PHASE	

Original Parcel ID Number(s):	102370		
Development Type:	Commercial		
Subject to PCSO? Y/N	N		
If NO, why?	Below BUA/Disturbance Thresholds		
Watershed:	Huntersville PC District		
Disturbed Area (ac):	0.98		
Site Area (ac):	1.29		
	DA#1	DA#2	
Total on-site Drainage Area (ac):	1.29		
Existing Built-upon-area (SF) (Before June 30, 2007):	23,253		
Remaining Acreage:	0.75		
Proposed New BUA (SF):	3,745		
Proposed % BUA:	10.29%		
Density (High / Low)	Low		
Total Post-Project BUA for site:	23,457		
Development or Redevelopment?	Redevelopment		
Natural Area Required (ac):		N/A	
Natural Area provided, total (ac):		N/A	
Undisturbed Treed Natural Area Preserved (ac):		N/A	
Total stream buffer protected on-site (ac):			
Transit Station Area? Y/N	N		
Distressed Business District? Y/N	N		
Mitigation Type (if applicable)	N/A		
Natural Area mitigation? Y/N	N		
Buffer Mitigation? Y/N	N		
Total Phosphorous Mitigation? Y/N	N		

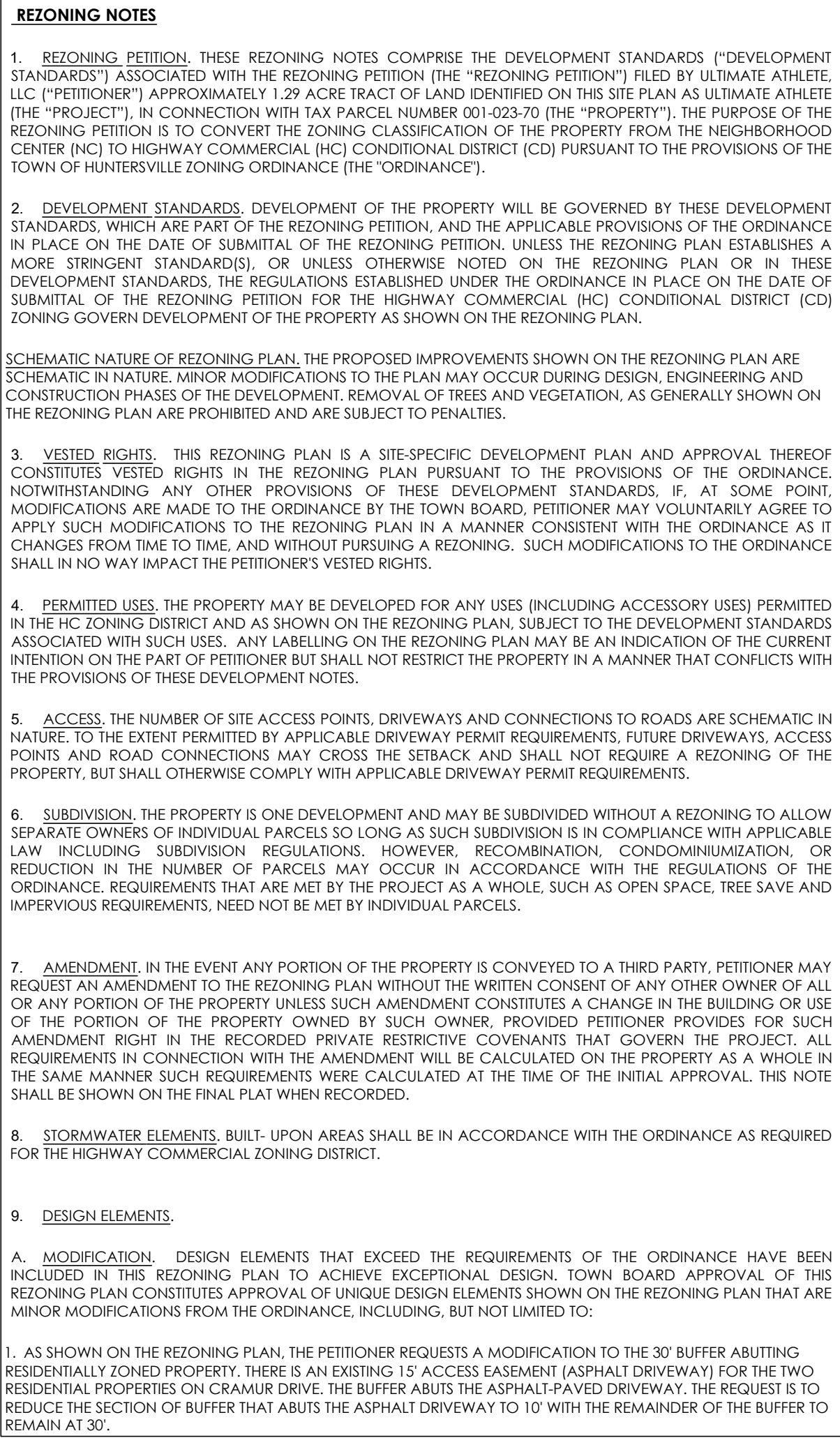
IMPERVIOUS SUMMARY			
ITEM	SQUARE FOOT	ACRES	PERCENTAGE OF TOTAL SITE
TOTAL SITE AREA	56,192 SF	1.29	N/A
EXISTING BUA	23,253 SF	0.53 AC	41.38 %
EXISTING BUA TO BE REMOVED	3,441 SF	0.08 AC	6.12 %
EXISTING BUA TO REMAIN	19,812 SF	0.45 AC	35.26 %
PROPOSED PATIO + SHED	1,000 SF	0.02 AC	1.78 %
PROPOSED ADDITIONAL BUA	3,205 SF	0.07 AC	5.70 %
BUA TO BE REDEVELOP	460 SF	0.01 AC	0.82 %
TOTAL IMPERVIOUS	23,557 SF	0.54 AC	41.92 %
TOTAL PERVIOUS	32,635 SF	0.75 AC	58.08 %

EXISTING BUA	
GRAVEL (SF)	1,484.00
ASPHALT (SF)	14,743.00
BUILDING (SF)	6,680.00
SIDEWALK (SF)	346.00
TOTAL (SF)	23,253.00

PROPOSED BUA	
PATIO(SF)+SHED	1,000.00
SIDEWALK (SF)	460.00
ASPHALT (SHARED EASEMENT)	2,745.00
TOTAL	4,205.00

BUA TO BE REMOVED	
GRAVEL (SF)	1,484.00
ASPHALT (BUFFER 10')	1,957.00
TOTAL (SF)	3,441.00
BUA TO REMAIN	19,812.00

BUA TO BE REDEVELOP	
ASPHALT (SF)	460.00
NEW PROP. BUA	3,745.00
TOTAL IMPERVIOUS	23,557.00



CALCULATION MITIGATION PLAN

TREES REMOVED (24" PECAN & 30" PECAN)

TREE SAVE (30%) MITIGATION PLAN (1TREE)
24" PECAN

TREES REQUIRED = 24" / 2" = 12 TREES
TREES PROVIDED = 7 TREES + FUND/BANK PAYMENT

5 TREES AT TOTAL COST + INSTALLATION. IF THE PLAN IS APPROVED BY THE TOWN BOARD THE APPLICANT SHALL SUBMIT AN ESTIMATE FROM 3 LANDSCAPERS/NURSERIES FOR COSTS. THE AVERAGE OF THE 3 WILL BE THE TREE BANK AMOUNT DUE PRIOR TO CO ISSUANCE

15901 CRAMUR DR. HUNTERSVILLE, NC 28078

REZONING SITE PLAN

02/21/2023 EPM COMMENTS
 03/07/2023 INTERACTIVE COMMENT
 03/30/2023 EPM COMMENTS

[illegible]

PROJECT NUMBER:	222102
DATE: 12/20/2022	DRAWN BY: MG

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GENERAL PLANTING NOTES:

- THIS PLAN FOR PLANTING LOCATIONS ONLY. IF FOUND CONDITIONS VARY FROM THIS, CONTRACTOR TO CONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO DO SO WILL RESULT IN CONTRACTOR'S LIABILITY TO REPLACE PLANT MATERIALS.
- CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE FOR EXISTING PLANT MATERIAL TO BE REMOVED AND/OR RELOCATED.
- CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND AND ABOVE GROUND UTILITIES. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES. CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE COST OF REPAIR TO ALL DAMAGED UTILITIES.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE, INCLUDING SHRUBS AND GROUND COVER, AND SHALL MAINTAIN AREA IN A WEED AND DEBRIS FREE CONDITION, THROUGHOUT GUARANTEE PERIOD.
- WHERE TREES ARE PLANTED IN ROWS, THEY SHALL BE UNIFORM IN SIZE AND SHAPE.
- SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE JUDGED. FAILURE TO MEET MINIMUM SIZE ON ANY PLANT WILL RESULT IN REJECTION OF THAT PLANT.
- PLANTING SIZE DETERMINATION:
SHADE TREES: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE TOP OF MATURE GROWTH. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "Y" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.
SHRUBS: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.
- ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED, FREE OF DISEASE, INSECT EGGS, AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS.
- ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION. ALL ROOT BOUND PLANTS SHALL BE REJECTED.
- GROUPS OF SHRUBS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE FOLLOWING THE CONTOUR OF THE PLANT MASS. TREES LOCATED WITHIN FOUR FEET OF SHRUB BEDS SHALL SHARE SAME MULCH BED.
- CONTRACTOR TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED SO AS TO NOT IMPEDE DRAINAGE AWAY FROM BUILDINGS. IF SIGNIFICANT RELOCATIONS ARE REQUIRED, CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH RELOCATIONS KNOWN TO THE OWNER'S REPRESENTATIVE WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.
- ALL PLANT MATERIAL SHALL BE SPACED AND LOCATED PER PLAN. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF AREA AND PLANS, CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER'S REPRESENTATIVE WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.
- ALL SUBSTITUTIONS OF PLANT MATERIAL ARE TO BE REQUESTED IN WRITING TO THE OWNER'S REPRESENTATIVE AND APPROVED IN WRITING BY THE OWNER PRIOR TO INSTALLATION. FAILURE TO OBTAIN SUBSTITUTION APPROVAL IN WRITING MAY RESULT IN LIABILITY TO THE CONTRACTOR.
- ALL CONTRACTORS SHALL BE REQUIRED TO COMPLETELY REMOVE ALL TRASH, DEBRIS AND EXCESS MATERIALS FROM THE WORK AREA AND THE PROPERTY (ESPECIALLY AT ALL CURBS, GUTTERS AND SIDEWALKS) DAILY DURING INSTALLATION.
- CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE IMPROVEMENTS, INCLUDING SEEDING, CONTRACTOR MUST CONTACT THE OWNER AT LEAST TO WORKING DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTION(S). CONTRACTOR MUST REPLACE ALL DEAD OR UNACCEPTABLE PLANTS DURING THE FOLLOWING RECOMMENDED PLANTING SEASON.
- ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES WHERE POSSIBLE. CONTACT OWNER'S REPRESENTATIVE FOR A COORDINATED SOLUTION FOR ANY UTILITY CONFLICTS. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES.
- REFER TO PLANTING DETAILS FOR ADDITIONAL PLANTING INFORMATION.
- ALL PLANTINGS SHALL COMPLY WITH CURRENT LOCAL ORDINANCES AND GUIDELINES.
- LANDSCAPE AREAS TO BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM.

SEED/SOD/MULCH:

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

PLANTING NOTES:

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

TREE PLANTING NOTES:

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

TREE PROTECTION NOTES:

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

- FOR TREES 10" OR LESS DBH: PROTECTIVE BARRICADES SHALL BE PLACED A MINIMUM DISTANCE OF 5' FROM THE BASE OF EACH PROTECTED TREE, OR OUTSIDE THE DRIPLINE, WHICHEVER IS GREATER.
- FOR TREES GREATER THAN 10" DBH: PROTECTIVE BARRICADES SHALL BE PLACED AT A MINIMUM DISTANCE EQUAL TO 10' FROM THE BASE OF THE PROTECTED TREE PLUS AN ADDITIONAL 1" FOR EACH ADDITIONAL 1" DBH GREATER THAN 10" DBH, OR OUTSIDE THE DRIPLINE, WHICHEVER IS GREATER.
- CONSTRUCTION ACCESS TO A SITE SHOULD OCCUR WHERE AN EXISTING OR PROPOSED ENTRANCE/EXIT IS LOCATED.
- EXCEPT FOR DRIVEWAY ACCESS POINTS, SIDEWALKS, CURB AND GUTTER, NO PAVING WITH CONCRETE OR OTHER IMPERVIOUS MATERIALS WITHIN A TREE DRIPLINE SHALL BE ALLOWED.
- WHERE GRADING WITHIN A TREE DRIPLINE CANNOT BE AVOIDED.
- LIMIT CUT AND FILLS TO 1/2 TO 3/4 THE AREA WITHIN THE DRIPLINE.
- AVOID CUT AND FILL AROUND ENTIRE CIRCUMFERENCE OF TRUNK.
- WHERE GRADING LEAVES ROOTS EXPOSED, EXPOSED ROOTS CLEAN.
- AVOID FILLING WITHIN THE DRIPLINE OF A TREE WITHOUT SOME MECHANISM TO ALLOW AIR AND WATER TO REACH THE ROOTS.

IRRIGATION NOTES:

- COORDINATE PLANT INSTALLATION WITH IRRIGATION CONSTRUCTION. IRRIGATION PIPES, VALVES, CONTROLLER, SLEEVES AND HEADS SHALL NOT INTERFERE WITH PLANT ROOT BALLS OR CAUSE DAMAGE TO ANY PLANTS.
- CONTRACTOR TO SUBMIT IRRIGATION PLANS TO HENSONFOLEY FOR APPROVAL. IRRIGATION PLANS TO INCLUDE A COMPLETE SEPARATION OF TURF AND SHRUB ZONES, LOCATION AND SIZES OF ALL HEADS AND VALVES, LOCATION AND SIZES OF ALL IRRIGATION SLEEVES, CONTROLLER SIZE AND LOCATION, MANUFACTURE SPECIFIED AND SYSTEM OPERATING PRESSURE.
- CONTRACTOR SHALL LAMINATE A SEASONAL RUN TIME SCHEDULE FOR EACH IRRIGATION ZONE AND MOUNT INSIDE IRRIGATION CONTROLLER FOR OWNER/MAINTENANCE PERSONAL FUTURE REFERENCE. SCHEDULE SHOULD PROVIDE A MIN. 4" TURF COVERAGE AND 2" SHRUB COVERAGE.
- CONTRACTOR SHALL ADJUST ALL HEADS IN FIELD TO INSURE MAXIMUM COVERAGE, ELIMINATE OVERTHROW ONTO PAVED AREAS, BUILDING AND WALL SURFACES. LOCATE HEADS 3' CLEAR OF ALL HARDSCAPE SURFACES.
- ALL VALVES SHALL BE REMOTE AUTOMATIC VALVES MOUNTED IN SUBSURFACE VALVE BOX.
- CONTRACTOR SHALL VERIFY THAT ALL PERTINENT LOCAL AND STATE CODES ARE BEING OBSERVED.
- CONTRACTOR TO PROVIDE A FULL 1 YEAR GUARANTEE ON ALL IRRIGATION EQUIPMENT AND WORKMANSHIP.
- CONTRACTOR SHALL PROVIDE SYSTEM CONTROLLER WITH MANUAL OVERRIDE AND LOCATE IT WITHIN THE BUILDING ON THE BACK WALL OF THE RECEIVING AREA.

IRRIGATION SLEEVING NOTES:

- GENERAL CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2'-0" BELOW THE FINISH GRADE OF THE TOP OF PAVEMENT.
- CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELED" TO 2'-0" ABOVE FINISH GRADE AND CAPPED.
- CONTRACTOR SHALL FURNISH THE IRRIGATION DESIGNER WITH AN "AS-BUILT" DRAWING SHOWING ALL SLEEVES AND THE RESPECTIVE DEPTHS BELOW THE FINISH GRADE AND/OR PAVEMENT.
- EXTEND ALL SLEEVES TO 2'-0" BEYOND THE EDGE OF ALL PAVEMENT.
- ADD 4" DIAMETER SLEEVES TO ALL ISOLATED PLANTING AREAS NOT SHOWN ON THIS DRAWING, OR UNDER PAVEMENT, ADDED AFTER THIS PLAN WAS COMPLETED.
- ALL SLEEVES SHALL BE SCHEDULED 40 PVC.

INSTALLATION GUARANTEE REQUIRED

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

MAINTENANCE SURETY REQUIRED

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

1.1 PLANTING SOIL MIX

- MIX TOPSOIL WITH THE FOLLOWING SOIL AMENDMENTS IN THE FOLLOWING QUANTITIES:

- WEIGHT OF LIME PER 1000 SQ. FT
- RATIO OF LOOSE COMPOST TO TOPSOIL BY VOLUME: 1:4
- RATIO OF LOOSE WOOD DERIVATIVES TO TOPSOIL BY VOLUME:
- WEIGHT OF BONE MEAL PER 1000 SQ. FT.
- WEIGHT OF COMMERCIAL FERTILIZER PER 1000 SQ. FT.
- WEIGHT OF SLOW-RELEASE FERTILIZER PER 1000 SQ. FT.

SOIL TEST PROVIDED BY CONTRACTOR REQUIRED FOR TOPSOIL MIX.

PLANT LIST

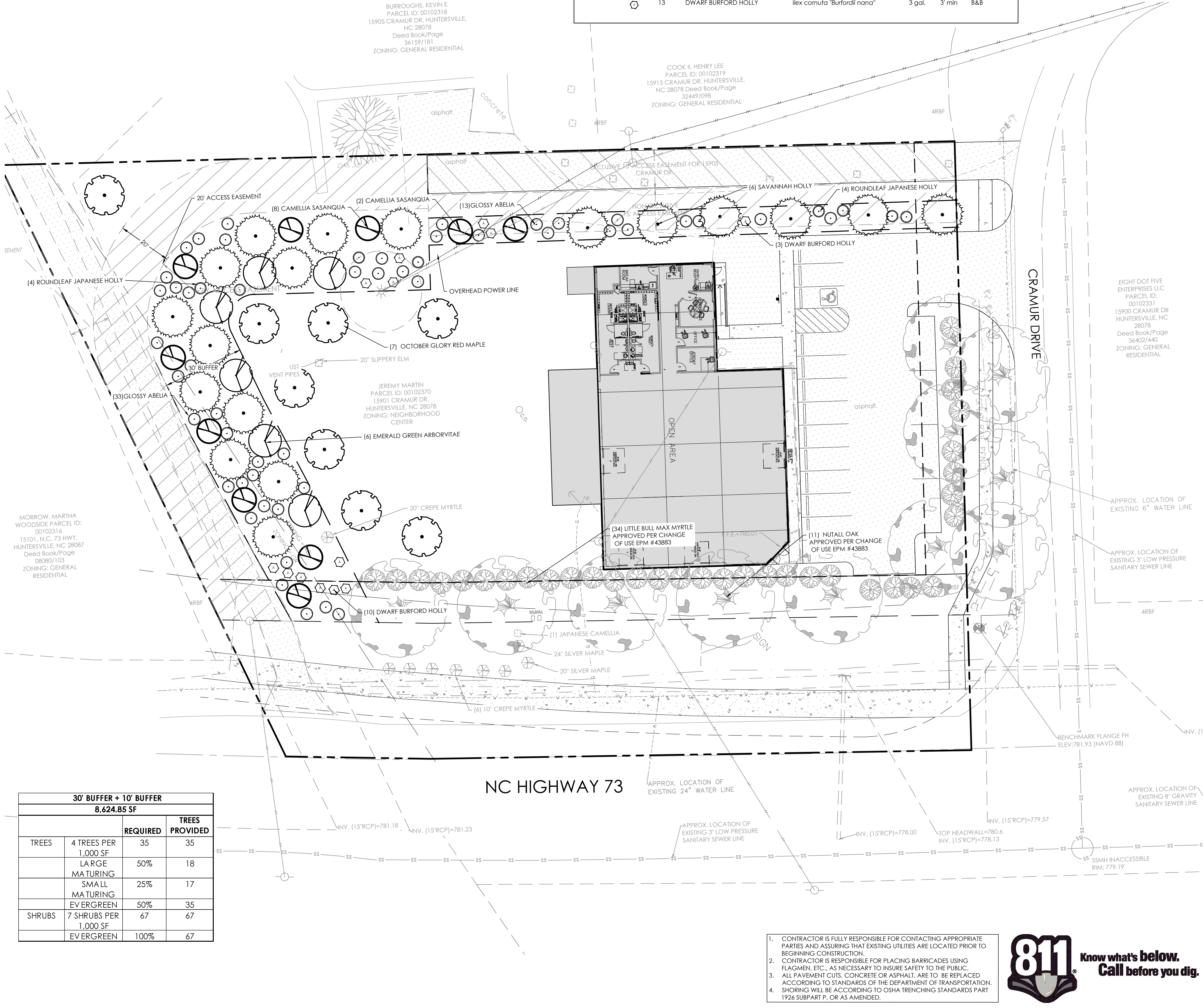
LARGE MATURING TREES		QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	HEIGHT	CONDITION	COMMENTS
		3	NUTTALL OAK	Quercus Nuttallii	2.5" cal	8' min	B&B	6' CLEAR TRUNK
		8	NUTTALL OAK	Quercus Nuttallii	2.5" cal	8' min	B&B	ROW PLANTINGS
		7	OCTOBER GLORY RED MAPLE	Acer rubrum	2" cal	8' min	B&B	MITIGATION PLAN
SHRUBS		34	LITTLE BULL MAX MYRTLE	Myrica Cerifera 'little bull'	3 gal.	3' min	B&B	8' OC ACCEPTABLE

BURROUGHS, KEVIN E
PARCEL ID: 00102318
15905 CRAMUR DR, HUNTERSVILLE, NC 28078
Deed Book/Page 36159/181
ZONING: GENERAL RESIDENTIAL

BUFFER PLANT LIST

LARGE MATURING TREES		QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	HEIGHT	CONDITION
		18	SAVANNAH HOLLY	Ilex X attenuata	2.5" cal	8' min	B&B
SMALL MATURING TREES		6	EMERALD GREEN ARBOVITAE	Thuja occidentalis "emerald green"	1.5" cal	8' min	B&B
		10	CAMELLIA SASANQUA	Quercus Nuttallii	1.5" cal	8' min	B&B
SHRUBS		46	GLOSSY ABELIA	Abelia Grandiflora	3 gal.	3' min	B&B
		8	ROUNDLEAF JAPANESE HOLLY	Ilex crenata "Rotundifolia"	3 gal.	3' min	B&B
		13	DWARF BURFORD HOLLY	Ilex cornuta "Burfordi nana"	3 gal.	3' min	B&B

COOK II, HENRY LEE
PARCEL ID: 00102317
15915 CRAMUR DR, HUNTERSVILLE, NC 28078
Deed Book/Page 32449/098
ZONING: GENERAL RESIDENTIAL



ULTIMATE ATHLETE FITNESS CENTER

PARCEL ID 00102370

15901 CRAMUR DR, HUNTERSVILLE, NC 28078

LANDSCAPE PLAN

REVISIONS:

02/21/2023 EPM COMMENTS

03/30/2023 EPM COMMENTS

C08 - LANDSCAPE.DWG

PROJECT NUMBER: 222102

DATE: 12/20/2022 DRAWN BY: MG

4 OF 4

Community Meeting Notices

Project Name	ULTIMATE ATHLETE FITNESS REZONING
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Pursuant to Huntersville Subdivision Ordinance 6.320.3 a list of all persons and organizations contacted about the meeting shall be submitted to the Planning Department and incorporated into the application for this project.

The following persons and organizations were sent notices of the community meeting (first and last name or business name only):

First and Last Name	Parcel ID	Date Sent	Method Sent	Reason Sent
KEVIN E BURROUGHS	00102318	3/8/2023	USPS	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
HENRY LEE COOK II	00102319	3/8/2023	USPS	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
MARK H CRONQUIST	00102315	3/8/2023	USPS	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
ENERGYUNITED ELECTRIC	00902201	3/8/2023	USPS	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
CHRISTOPHER H HOLCOMBE	00938114	3/8/2023	USPS	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
JDSI LLC	00102316	3/8/2023	USPS	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
JOE R III KLUTTZ	00102314	3/8/2023	USPS	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
MARTIN FAMILY OF 4 LLC	00102370	3/8/2023	USPS	Property Owner (SO 6.320.3(a))
SANA NASRALLA	00102320	3/8/2023	USPS	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
NEST HOMES OF THE CAROLINAS LLC	00102331-32	3/8/2023	USPS	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
NINE THIRTEEN HOLDINGS LLC	00102372	3/8/2023	USPS	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
JEREL A REAVIS	00102365	3/8/2023	USPS	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
SOUTHCRAFT BUILDERS INC	00102371	3/8/2023	USPS	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
GILEAD RIDGE HOMEOWNERS ASSOC		3/9/2023	USPS	Neighborhood association, property woner association, and home
GILEAD RIDGE HOMEOWNERS ASSOC		3/9/2023	USPS	Neighborhood association, property woner association, and home
OKOUT POINT OWNERS ASSOCIATION I		3/9/2023	USPS	Neighborhood association, property woner association, and home
Jesse James		3/8/2023	Email	
Planning Board Members		3/8/2023	Email	
Town Board Members		3/8/2023	Email	

Community Meeting Attendance Log

Project Name:	Ultimate Athlete Fitness Rezoning
Location of Meeting:	15901 Cramur Dr, Huntersville NC 28078
Date:	March 21st 2023
Time:	6:00 PM

Pursuant to Huntersville Subdivision Ordinance 6.320.3 a report including a roster of persons in attendance at the community meeting shall be submitted to the Planning Department and incorporated into the application for this project.

For the record of attendance, please list your first and last name:

1	Maria Garver	26	
2	Dan Boone	27	
3	Frank Gammon	28	
4	John Swope	29	
5	Rene Swope	30	
6	Jeremy Martin	31	
7	Erica Cook	32	
8	Mara Malakoff	33	
9	Kevin Burroughs	34	
10	Henry Cook	35	
11	Hank Cook	36	
12	Jesse James	37	
13		38	
14		39	
15		40	
16		41	
17		42	
18		43	
19		44	
20		45	
21		46	
22		47	
23		48	
24		49	
25		50	

Community meeting report
Ultimate Athlete Fitness Rezoning
EPM#445995

This community meeting report is being filed with the Town of Huntersville to allow an outdoor recreation center following the town of Huntersville Zoning Ordinance.

COMMUNITY MEETING ATTENDANCE AND LOCATION:

The meeting was held on Tuesday, March 21st, 2023 6:00 pm at 15901 CRAMUR DR HUNTERSVILLE NC 28078 (Ultimate Athlete Fitness). The petitioner (Jeremy Martin) was represented by Maria Garver – HensonFoley. The attendance for the community meeting was represented by Neighbors (John Swope, Renee Swope, Erica Cook, Mara Malakoff, Keving Burroughs, Henry Cook, and Hank Cook), Jesse James (Planning Staff), Frank Gammon (planning board), Dan Boone (Town Board).

SUMMARY OF PRESENTATION/DISCUSSION:

The petitioner's representative, Maria Garver welcomed the attendees and prepared the presentation to discuss rezoning and the overall project. Jeremy Martin started the presentation with an explanation of the purpose of his rezoning (rezone approximately 1.29 acres to allow the development of an indoor and outdoor recreation - Ultimate Athlete Fitness).

During his presentation, the neighbors were supportive of the idea of outdoor recreation, they asked about how wide the Buffer would be, Maria answered 30' Buffer with a modification that we are seeking to reduce from 30' to 10' on the 15' exclusive easement, only modification on the size of the buffer on that part due to the 15' exclusive access easement (mix of shrubs and trees for a full buffer). Kevin, owner of the 15' exclusive easement located at 15905 CRAMUR DR HUNTERSVILLE NC 28078 asked if after the rezoning plans are approved, he must go and record the easement due to the prop. Buffer. Maria answered that she was going to talk to Jeremy and his attorney regarding this matter.

Frank Gammon, asked about the hours of operation of the Gym. Jeremy answered that the hours of operations will be Mon-Friday 6 am to 7 pm and Saturday morning. Outdoor recreation during the day and when the weather allows.

Erika Cook asked if Jeremy was planning on adding outside lighting, and he answered no. No additions to outside lighting. She also asked about what kind of trees the buffer would have. Maria answered that the buffer would have 100% evergreen for a fully visual screening all year around.

Maria and Jeremy walked along the site with Kevin and Erika talking about the 15' access easement.

Maria asked if anyone had more questions, and the community agreed that they didn't have more questions. The meeting ended at 7:20 pm

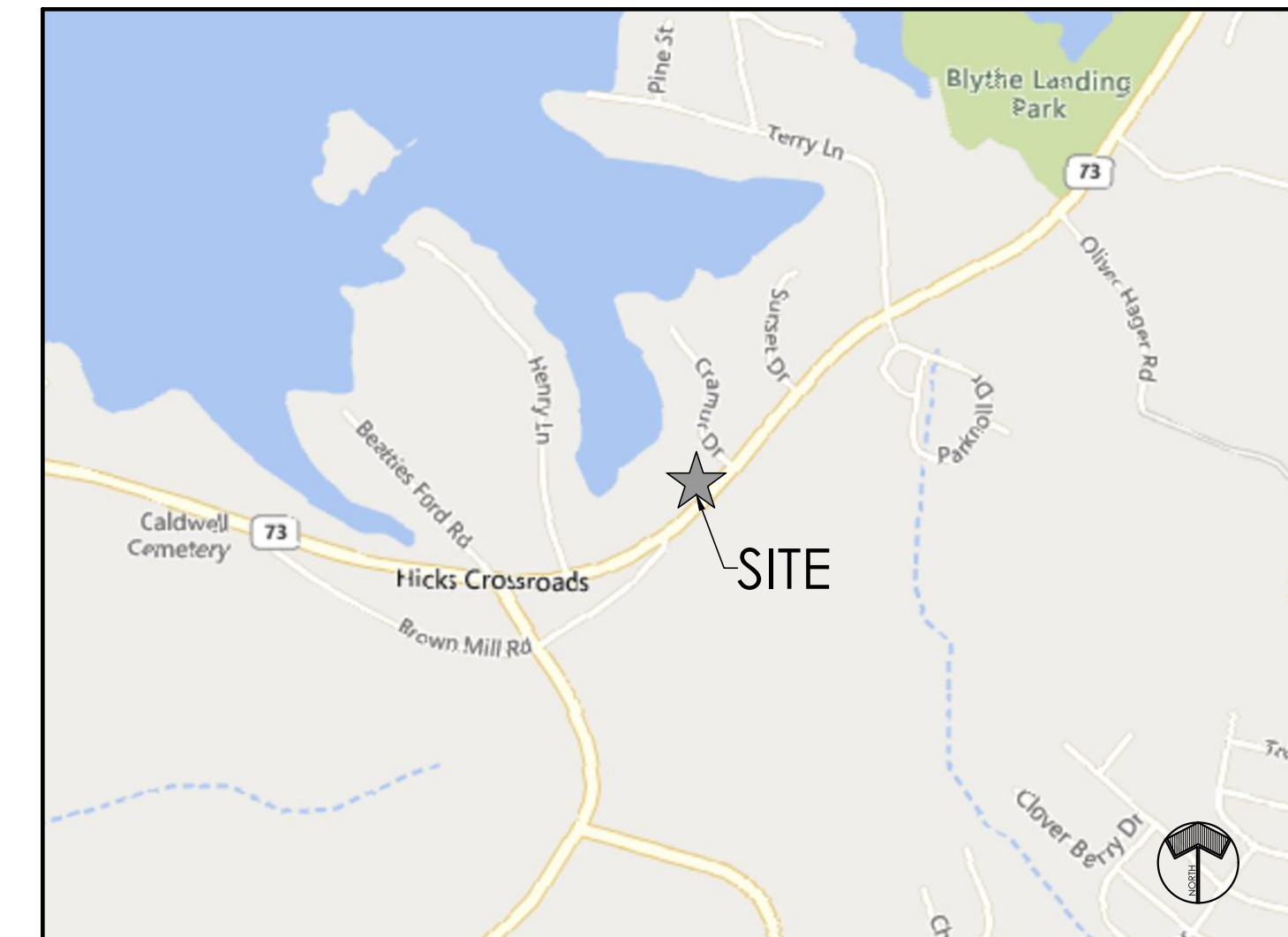
Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	SURVEY & EXISTING CONDITIONS
3	REZONING SITE PLAN
4	LANDSCAPE PLAN

REZONING PACKAGE
PROPOSED

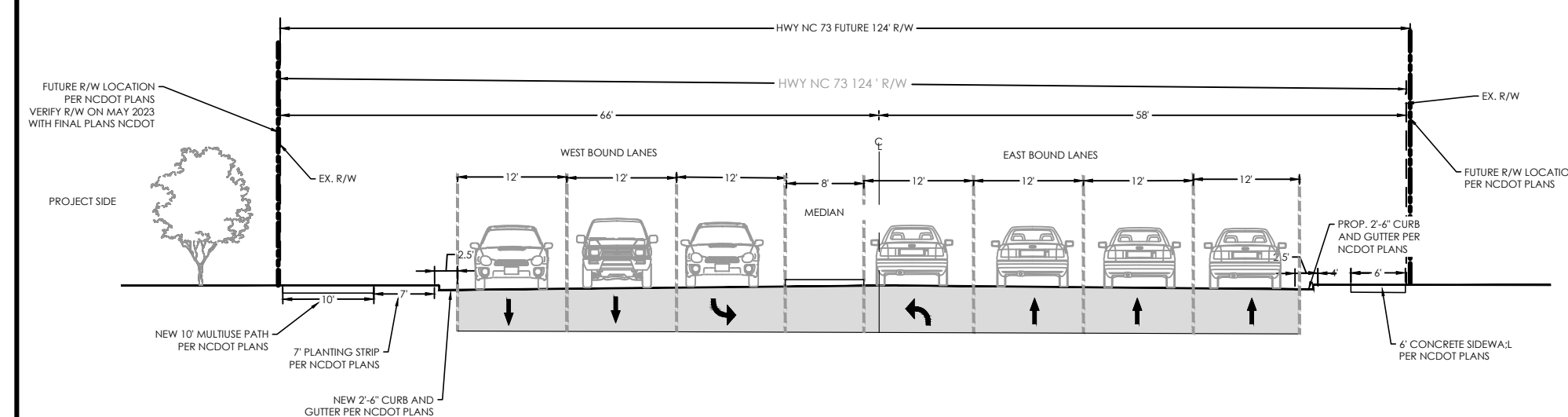
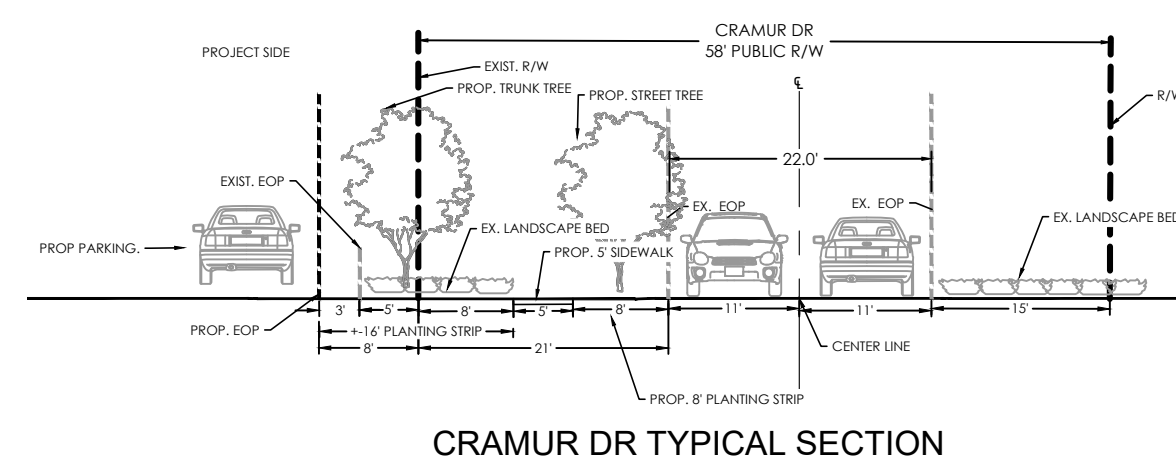
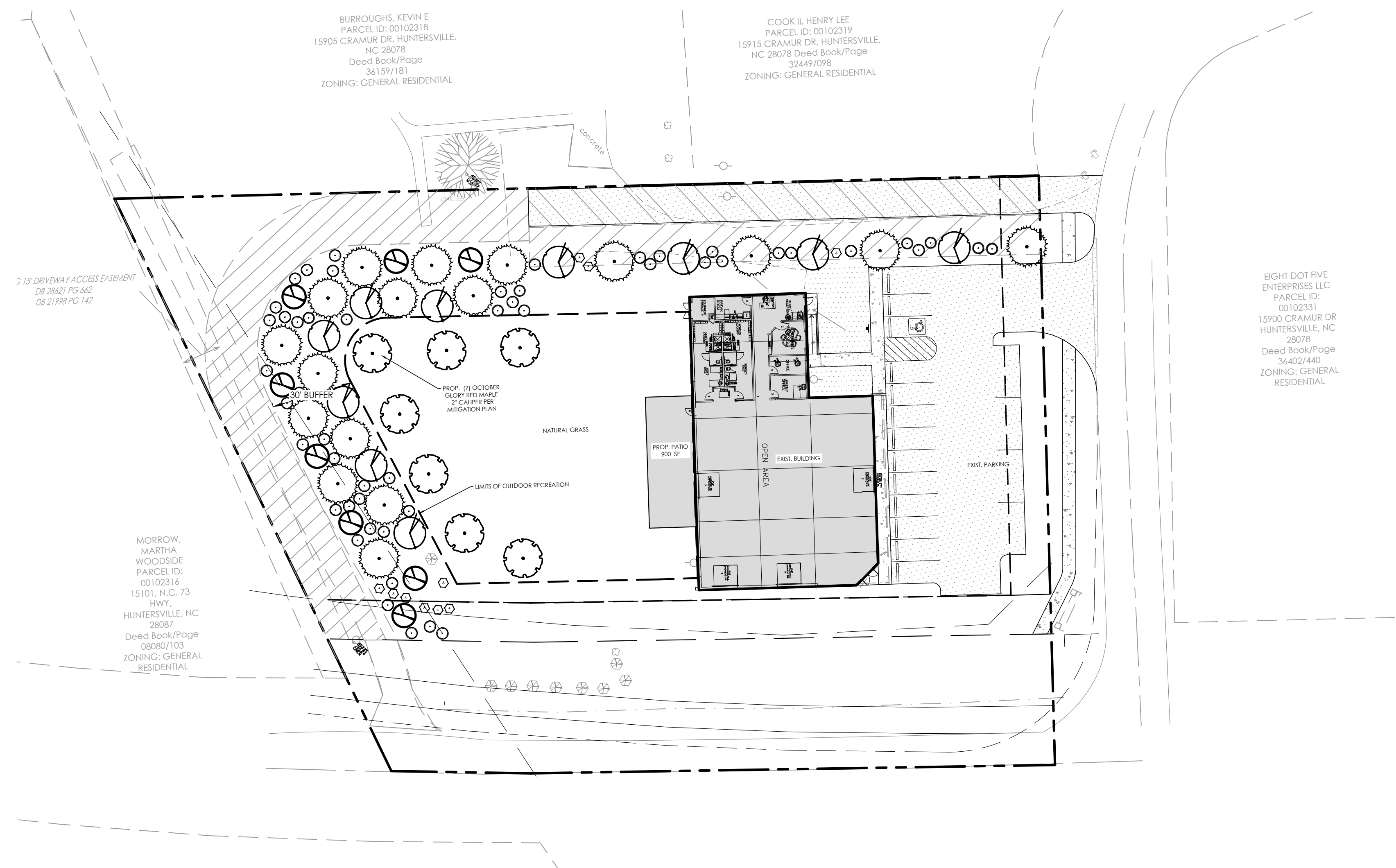
ULTIMATE ATHLETE FITNESS CENTER
HUNTERSVILLE, MECKLENBURG, NC

PREVIOUS CHANGE OF USE EPM #438883
EPM # 445995

PURPOSE:
TO REZONE EXISTING FITNESS CENTER TO HIGHWAY
COMMERCIAL (HC-CD) IN ORDER TO ALLOW AN
OUTDOOR RECREATION FITNESS



VICINITY MAP
SCALE: N.T.S.



DEVELOPER/OWNER:
JEREMY MARTIN
6426 JIM KIDD ROAD
HUNTERSVILLE, NC 28078
PH: (704)-577-1402
E-MAIL: JMARTIN@ULTATLETHE.COM

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.



ULTIMATE ATHLETE FITNESS CENTER

PARCEL ID 00102370
15901 CRAMUR DR, HUNTERSVILLE ,NC 28078

COVER

REVISIONS:

/21/2023 EPM COMMENTS

1 - COVER.DWG

PROJECT NUMBER: 222102

DATE: 12/20/2022 DRAWN BY:

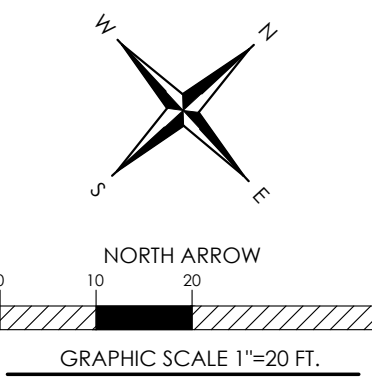
1

IF ANY ADDITIONAL PAVEMENT OR CURB NOT LOCATED BY SURVEY OR THAT CONFLICTS WITH PROPOSED PAVEMENT & CURB AND GUTTER MUST BE REMOVED

ALL PAVEMENT AND CURB TO BE REMOVED SHALL BE SAW CUT AT THE PROPOSED JOINT LOCATION

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY HENSON FOLEY, INC IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

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

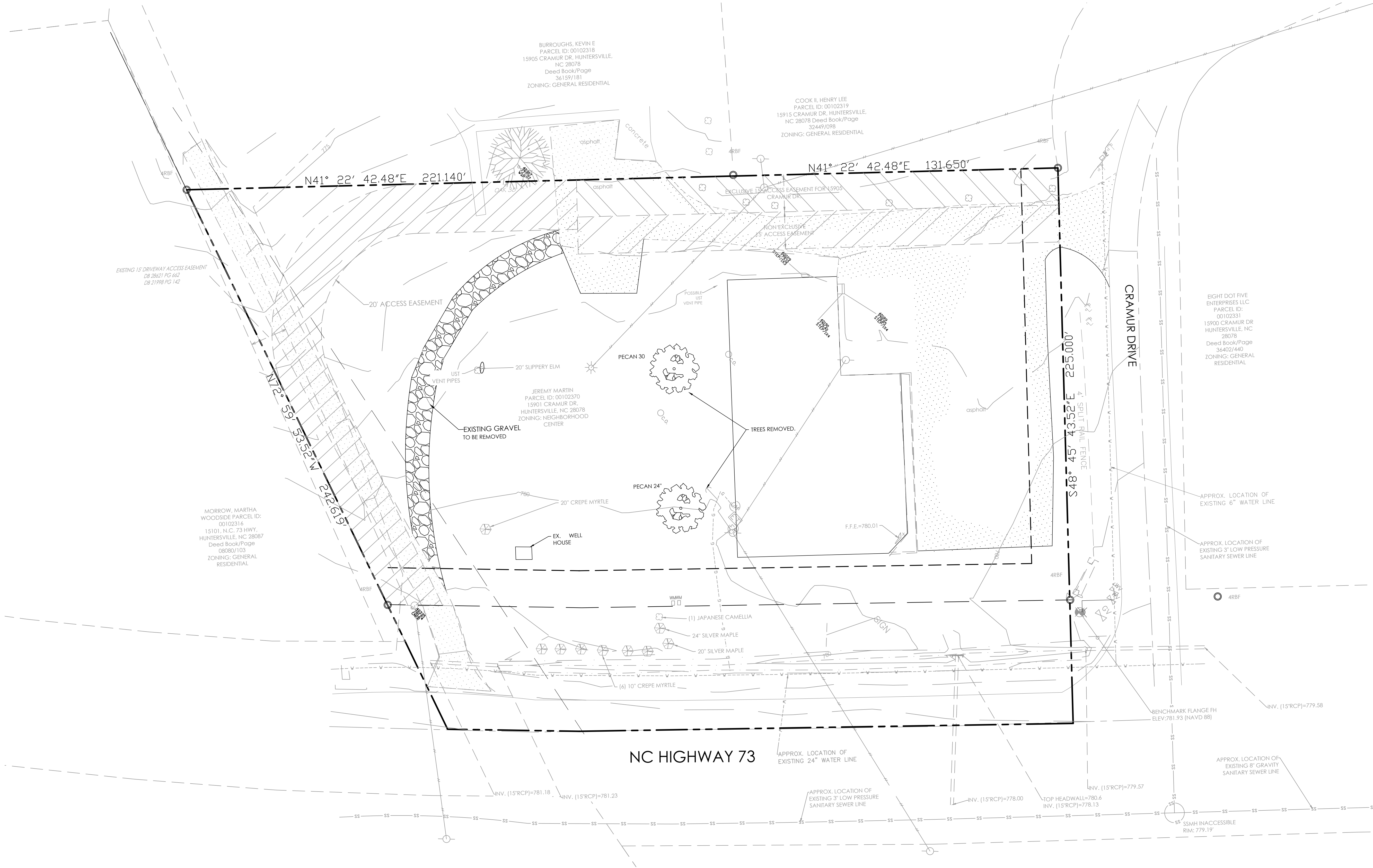


ULTIMATE ATHLETE FITNESS CENTER
PARCEL ID 00102370
15901 CRAMUR DR, HUNTERSVILLE, NC 28078

SURVEY & EXISTING CONDITIONS

REVISIONS:	
02/21/2023 EPM COMMENTS	

C02 - SURVEY.DWG	
PROJECT NUMBER:	222102
DATE: 12/20/2022	DRAWN BY: MG
SHEET 2	OF 4



SITE DATA TABLE	
PARCEL ID	# 00102370
LOCATION	15901 CRAMUR DR HUNTERVILLE NC 28078
JURISDICTION	HUNTERVILLE
OWNER	JEREMY MARTIN
	15901 CRAMUR DR
	HUNTERVILLE NC 28078
EXISTING ZONING	HC
PROPOSED ZONING	(HC-CD)
TOTAL PARCEL AREA	1.290 AC
EXISTING BUILDING USE	FITNESS CENTER (INDOOR RECREATION)
PROPOSED BUILDING USE	FITNESS CENTER (INDOOR AND OUTDOOR RECREATION)
MIN. FRONT / STREET SETBACK	15'
MIN. SIDE SETBACK	-
MIN. REAR SETBACK	-
BUILDING	HEIGHT 14' - FLOOR AREA - 6,121 SF
PARKING SPACES REQUIRED	1/500 SF = 6,121 SF/500 = 12.2 = 13 SPACES
PARKING SPACES PROVIDED	17 SPACES (1 ADA)
REQUIRED TREE SAVE	30% SPECIMEN TREES
MITIGATION PLAN OF TREES ALREADY REMOVED	7 TREES 2" CALIPER + FINE
FEMA MAP NUMBER	3710462100K
FEMA MAP DATE	09/02/2015
SOIL TYPES	CeB2 (100%)
BUFFER REQUIREMENTS	MINIMUM 30' BUFFER
	30' BUFFER ADJACENT TO RESIDENTIAL USE
ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207 (ALTERATIONS TO APPROVALS)	
ALL ARCHITECTURAL DESIGN STANDARDS SHALL APPLY	
SITE LIGHTING BY OTHERS & SHALL COMPLY WITH LAND DEVELOPMENT STANDARDS	
PROJECT TO BE DEVELOPED IN ONE (1) PHASE	

PCSO SUMMARY			
Original Parcel ID Number(s):	102370		
Development Type:	Commercial		
Subject to PCSO? Y/N	N		
If NO, why?	Below BUA/Disturbance Thresholds		
Watershed:	Huntersville PC District		
Disturbed Area (ac):	0.98		
Site Area (ac):	1.29		
	DA#1	DA#2	
Total on-site Drainage Area (ac):	1.29		
Existing Built-upon-area (SF) (Before June 30, 2007):	23,253		
Remaining Acreage:	0.75		
Proposed New BUA (SF):	3,645		
Proposed % BUA:	10.02%		
Density (High / Low)	Low		
Total Post-Project BUA for site:	23,457		
Development or Redevelopment?	Redevelopment		
Natural Area Required (ac):	N/A		
Natural Area provided, total (ac):	N/A		
Undisturbed Treed Natural Area Preserved (ac):	N/A		
Total stream buffer protected on-site (ac):			
Transit Station Area? Y/N	N		
Distressed Business District? Y/N	N		
Mitigation Type (if applicable)	N/A		
Natural Area mitigation? Y/N	N		
Buffer Mitigation? Y/N	N		
Total Phosphorous Mitigation? Y/N	N		

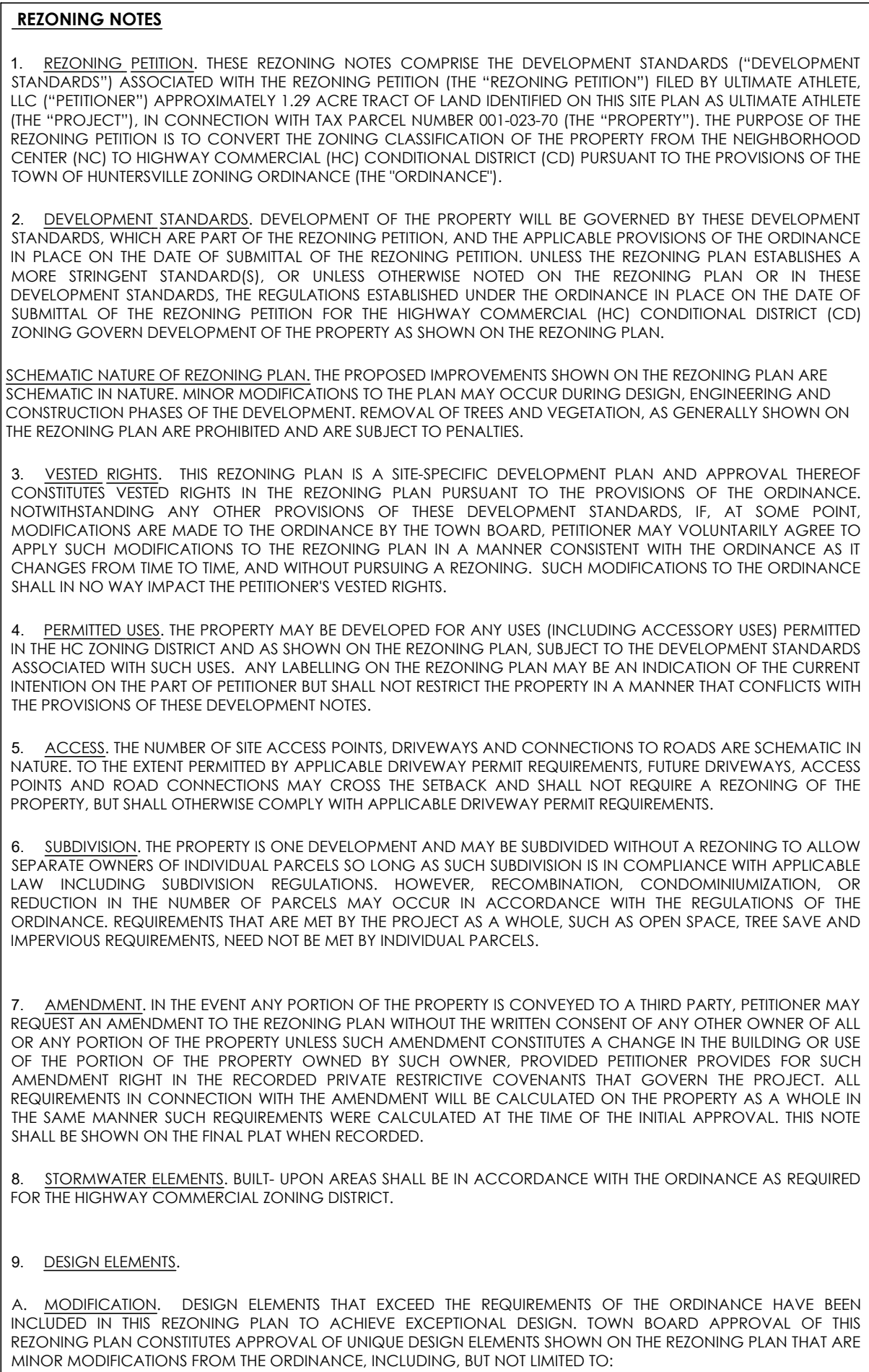
IMPERVIOUS SUMMARY			
ITEM	SQUARE FOOT	ACRES	PERCENTAGE OF TOTAL SITE
TOTAL SITE AREA	56,192 SF	1.29	N/A
EXISTING BUA	23,253 SF	0.53 AC	41.38 %
EXISTING BUA TO BE REMOVED	3,441 SF	0.08 AC	6.12 %
EXISTING BUA TO REMAIN	19,812 SF	0.45 AC	35.26 %
PROPOSED PATIO	900 SF	0.02 AC	1.60 %
PROPOSED ADDITIONAL BUA	3,205 SF	0.07 AC	5.70 %
BUA TO BE REDEVELOP	460 SF	0.01 AC	0.82 %
TOTAL IMPERVIOUS	23,457 SF	0.54 AC	41.74 %
TOTAL PERVIOUS	32,735 SF	0.75 AC	58.26 %

EXISTING BUA	
GRAVEL (SF)	1,484.00
ASPHALT (SF)	14,743.00
BUILDING (SF)	6,680.00
SIDEWALK (SF)	346.00
TOTAL (SF)	23,253.00

PROPOSED BUA	
PATIO(SF)	900.00
SIDEWALK (SF)	460.00
ASPHALT (SHARED EASEMENT)	2,745.00
TOTAL	4,105.00

BUA TO BE REMOVED	
GRAVEL (SF)	1,484.00
ASPHALT (BUFFER 10')	1,957.00
TOTAL (SF)	3,441.00
BUA TO REMAIN	19,812.00

BUA TO BE REDEVELOP	
A SPHA LT (SF)	460.00
NEW PROP. BUA	3,645.00
TOTAL IMPERVIOUS	23,457.00



NOTES:
CALCULATION MITIGATION PLAN

TREES REMOVED (24" PECAN & 30" PECAN)

TREE SAVE (30%) MITIGATION PLAN (1TREE)
24" PECAN

TREES REQUIRED = $24" / 2" = 12$ TREES
TREES PROVIDED = 7 TREES + FINE
FINE = $5 \times \$500 = \$2,500$

PARCEL ID 00102370

[illegible]

PROJECT NUMBER: 222102	
DATE: 12/20/2022	DRAWN BY: MG
3 SHEET 4 OF	

GENERAL PLANTING NOTES:

- THIS PLAN FOR PLANTING LOCATIONS ONLY. IF FOUND CONDITIONS VARY FROM THIS, CONTRACTOR TO CONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO DO SO WILL RESULT IN CONTRACTOR'S LIABILITY TO REPLACE PLANT MATERIALS.
- CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE FOR EXISTING PLANT MATERIAL TO BE REMOVED AND/OR RELOCATED.
- CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND AND ABOVE GROUND UTILITIES. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES. CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE COST OF REPAIR TO ALL DAMAGED UTILITIES.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE, INCLUDING SHRUBS AND GROUND COVER, AND SHALL MAINTAIN AREA IN A WEED AND DEBRIS FREE CONDITION, THROUGHOUT GUARANTEE PERIOD.
- WHERE TREES ARE PLANTED IN ROWS, THEY SHALL BE UNIFORM IN SIZE AND SHAPE.
- SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE JUDGED. FAILURE TO MEET MINIMUM SIZE ON ANY PLANT WILL RESULT IN REJECTION OF THAT PLANT.
- PLANTING SIZE DETERMINATION:
SHADE TREES: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE TOP OF MATURE GROWTH. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "Y" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.
SHRUBS: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.
- ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED, FREE OF DISEASE, INSECT EGGS, AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS.
- ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION. ALL ROOT BOUND PLANTS SHALL BE REJECTED.
- GROUPS OF SHRUBS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE FOLLOWING THE CONTOUR OF THE PLANT MASS. TREES LOCATED WITHIN FOUR FEET OF SHRUB BEDS SHALL SHARE SAME MULCH BED.
- CONTRACTOR TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED SO AS TO NOT IMPEDE DRAINAGE AWAY FROM BUILDINGS. IF SIGNIFICANT RELOCATIONS ARE REQUIRED, CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH RELOCATIONS KNOWN TO THE OWNER'S REPRESENTATIVE WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.
- ALL PLANT MATERIAL SHALL BE SPACED AND LOCATED PER PLAN. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF AREA AND PLANS, CONTRACTOR SHALL RECONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER'S REPRESENTATIVE WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.
- ALL SUBSTITUTIONS OF PLANT MATERIAL ARE TO BE REQUESTED IN WRITING TO THE OWNER'S REPRESENTATIVE AND APPROVED IN WRITING BY THE OWNER PRIOR TO INSTALLATION. FAILURE TO OBTAIN SUBSTITUTION APPROVAL IN WRITING MAY RESULT IN LIABILITY TO THE CONTRACTOR.
- ALL CONTRACTORS SHALL BE REQUIRED TO COMPLETELY REMOVE ALL TRASH, DEBRIS AND EXCESS MATERIALS FROM THE WORK AREA AND THE PROPERTY (ESPECIALLY AT ALL CURBS, GUTTERS AND SIDEWALKS) DAILY DURING INSTALLATION.
- CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE IMPROVEMENTS, INCLUDING SEEDING, CONTRACTOR MUST CONTACT THE OWNER AT LEAST TO WORKING DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTION(S). CONTRACTOR MUST REPLACE ALL DEAD OR UNACCEPTABLE PLANTS DURING THE FOLLOWING RECOMMENDED PLANTING SEASON.
- ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES WHERE POSSIBLE. CONTACT OWNER'S REPRESENTATIVE FOR A COORDINATED SOLUTION FOR ANY UTILITY CONFLICTS. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES.
- REFER TO PLANTING DETAILS FOR ADDITIONAL PLANTING INFORMATION.
- ALL PLANTINGS SHALL COMPLY WITH CURRENT LOCAL ORDINANCES AND GUIDELINES.
- LANDSCAPE AREAS TO BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM.

SEED/SOD/MULCH:

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

PLANTING NOTES:

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

TREE PLANTING NOTES:

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

TREE PROTECTION NOTES:

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

- FOR TREES 10" OR LESS DBH: PROTECTIVE BARRICADES SHALL BE PLACED A MINIMUM DISTANCE OF 5' FROM THE BASE OF EACH PROTECTED TREE, OR OUTSIDE THE DRIPLINE, WHICHEVER IS GREATER.
- FOR TREES GREATER THAN 10" DBH: PROTECTIVE BARRICADES SHALL BE PLACED AT A MINIMUM DISTANCE EQUAL TO 10' FROM THE BASE OF THE PROTECTED TREE PLUS AN ADDITIONAL 1' FOR EACH ADDITIONAL 1" DBH GREATER THAN 10" DBH, OR OUTSIDE THE DRIPLINE, WHICHEVER IS GREATER.
- CONSTRUCTION ACCESS TO A SITE SHOULD OCCUR WHERE AN EXISTING OR PROPOSED ENTRANCE/EXIT IS LOCATED.
- EXCEPT FOR DRIVEWAY ACCESS POINTS, SIDEWALKS, CURB AND GUTTER, NO PAVING WITH CONCRETE OR OTHER IMPERVIOUS MATERIALS WITHIN A TREE DRIPLINE SHALL BE ALLOWED.
- WHERE GRADING WITHIN A TREE DRIPLINE CANNOT BE AVOIDED.
- LIMIT CUT AND FILLS TO 1/2 TO 3/4 THE AREA WITHIN THE DRIPLINE.
- AVOID CUT AND FILL AROUND ENTIRE CIRCUMFERENCE OF TRUNK.
- WHERE GRADING LEAVES ROOTS EXPOSED, CUT ROOTS CLEAN.
- AVOID FILLING WITHIN THE DRIPLINE OF A TREE WITHOUT SOME MECHANISM TO ALLOW AIR AND WATER TO REACH THE ROOTS.

IRRIGATION NOTES:

- COORDINATE PLANT INSTALLATION WITH IRRIGATION CONSTRUCTION. IRRIGATION PIPES, VALVES, CONTROLLER, SLEEVES AND HEADS SHALL NOT INTERFERE WITH PLANT ROOT BALLS OR CAUSE DAMAGE TO ANY PLANTS.
- CONTRACTOR TO SUBMIT IRRIGATION PLANS TO HENSONFOLEY FOR APPROVAL. IRRIGATION PLANS TO INCLUDE A COMPLETE SEPARATION OF TURF AND SHRUB ZONES, LOCATION AND SIZES OF ALL HEADS AND VALVES, LOCATION AND SIZES OF ALL IRRIGATION SLEEVES, CONTROLLER SIZE AND LOCATION, MANUFACTURE SPECIFIED AND SYSTEM OPERATING PRESSURE.
- CONTRACTOR SHALL LAMINATE A SEASONAL RUN TIME SCHEDULE FOR EACH IRRIGATION ZONE AND MOUNT INSIDE IRRIGATION CONTROLLER FOR OWNER/MAINTAINANCE PERSONAL FUTURE REFERENCE. SCHEDULE SHOULD PROVIDE A MIN. 4" TURF COVERAGE AND 2" SHRUB COVERAGE
- CONTRACTOR SHALL ADJUST ALL HEADS IN FIELD TO INSURE MAXIMUM COVERAGE, ELIMINATE OVERTHROW ONTO PAVED AREAS, BUILDING AND WALL SURFACES. LOCATE HEADS 3' CLEAR OF ALL HARDSCAPE SURFACES.
- ALL VALVES SHALL BE REMOTE AUTOMATIC VALVES MOUNTED IN SUBSURFACE VALVE BOX.
- CONTRACTOR SHALL VERIFY THAT ALL PERTINENT LOCAL AND STATE CODES ARE BEING OBSERVED.
- CONTRACTOR TO PROVIDE A FULL 1 YEAR GUARANTEE ON ALL IRRIGATION EQUIPMENT AND WORKMANSHIP.
- CONTRACTOR SHALL PROVIDE SYSTEM CONTROLLER WITH MANUAL OVERRIDE AND LOCATE IT WITHIN THE BUILDING ON THE BACK WALL OF THE RECEIVING AREA.

IRRIGATION SLEEVING NOTES:

- GENERAL CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2'-0" BELOW THE FINISH GRADE OF THE TOP OF PAVEMENT.
- CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELED" TO 2'-0" ABOVE FINISH GRADE AND CAPPED.
- CONTRACTOR SHALL FURNISH THE IRRIGATION DESIGNER WITH AN "AS-BUILT" DRAWING SHOWING ALL SLEEVES AND THE RESPECTIVE DEPTHS BELOW THE FINISH GRADE AND/OR PAVEMENT.
- EXTEND ALL SLEEVES TO 2'-0" BEYOND THE EDGE OF ALL PAVEMENT.
- ADD 4" DIAMETER SLEEVES TO ALL ISOLATED PLANTING AREAS NOT SHOWN ON THIS DRAWING, OR UNDER PAVEMENT ADDED AFTER THIS PLAN WAS COMPLETED.
- ALL SLEEVES SHALL BE SCHEDULED 40 PVC.

INSTALLATION GUARANTEE REQUIRED

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

MAINTENANCE SURETY REQUIRED

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

1.1 PLANTING SOIL MIX

- MIX TOPSOIL WITH THE FOLLOWING SOIL AMENDMENTS IN THE FOLLOWING QUANTITIES:

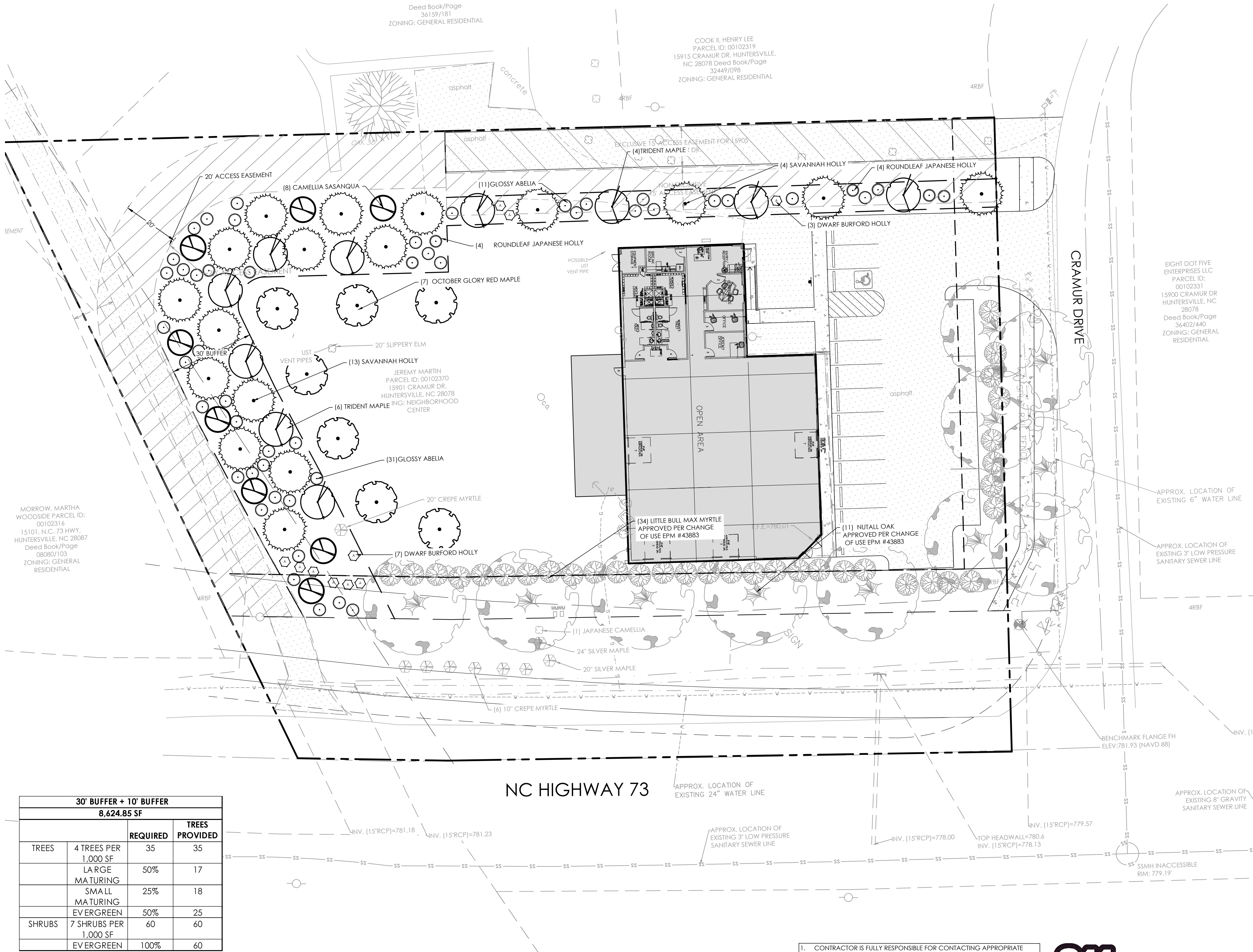
- WEIGHT OF LIME PER 1000 SQ. FT
 - RATIO OF LOOSE COMPOST TO TOPSOIL BY VOLUME: 1:4
 - RATIO OF LOOSE WOOD DERIVATIVES TO TOPSOIL BY VOLUME:
 - WEIGHT OF BONEMEAL PER 1000 SQ. FT.
 - WEIGHT OF COMMERCIAL FERTILIZER PER 1000 SQ. FT.
 - WEIGHT OF SLOW-RELEASE FERTILIZER PER 1000 SQ. FT.
- SOIL TEST PROVIDED BY CONTRACTOR REQUIRED FOR TOPSOIL MIX.

PLANT LIST

LARGE MATURING TREES		QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	HEIGHT	CONDITION	COMMENTS
		3	NUTTALL OAK	Quercus Nuttallii	2.5" cal	8' min	B&B	6' CLEAR TRUNK
		8	NUTTALL OAK	Quercus Nuttallii	2.5" cal	8' min	B&B	ROW PLANTINGS
		7	OCTOBER GLORY RED MAPLE	Acer rubrum	2" cal	8' min	B&B	MITIGATION PLAN
SHRUBS		34	LITTLE BULL MAX MYRTLE	Myrica Cerifera 'little bull'	3 gal.	3' min	B&B	8' OC ACCEPTABLE

BUFFER PLANT LIST

LARGE MATURING TREES		QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	HEIGHT	CONDITION
		17	SAVANNAH HOLLY	Ilex X attenuata	2.5" cal	8' min	B&B
SMALL MATURING TREES		10	TRIDENT MAPLE	Acer Buergerianum	1.5" cal	8' min	B&B
		8	CAMELLIA SASANQUA	Quercus Nuttallii	1.5" cal	8' min	B&B
SHRUBS		42	GLOSSY ABELIA	Abelia Grandiflora	3 gal.	3' min	B&B
		8	ROUNDLEAF JAPANESE HOLLY	Ilex crenata "Rotundifolia"	3 gal.	3' min	B&B
		10	DWARF BURFORD HOLLY	Ilex cornuta "Burfordi nana"	3 gal.	3' min	B&B



30' BUFFER + 10' BUFFER 8,624.85 SF			
		REQUIRED	TREES PROVIDED
TREES	4 TREES PER 1,000 SF	35	35
	LARGE MATURING	50%	17
	SMALL MATURING	25%	18
SHRUBS	EVERGREEN	50%	25
	7 SHRUBS PER 1,000 SF	60	60
	EVERGREEN	100%	60

- 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.

ULTIMATE ATHLETE FITNESS CENTER

PARCEL ID 00102370

15901 CRAMUR DR., HUNTERSVILLE, NC 28078

LANDSCAPE PLAN

REVISIONS:

02/21/2023 EPM COMMENTS

C08 - LANDSCAPE.DWG

PROJECT NUMBER: 222102

DATE: 12/20/2022 DRAWN BY: MG

4 OF 4



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

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

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

Applicant: Jeremy Martin
Project Name: Ultimate Athlete Fitness Rezoning
Project Address: 15901 Cramur Dr, Huntersville, 28078 NC
Project Description (including square footage for each proposed land use):

Indoor & outdoor recreation

Applicant

Printed Name Jeremy Martin Phone 704-577-1402
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____
Signature Jeremy Martin
Title Owner Email jmartin@ultathlete.com

Contact Information

Town of Huntersville Engineering Department
(704) 766 - 2220

For Town Staff Use Only

Project File # _____
Date Submitted _____
Daily Trips Anticipated _____
Peak Hour Trips Anticipated AM _____ PM _____
TIA Required (Yes/No) _____
Date of Determination: _____
Comments:

**Town of Huntersville
Planning Board
May 23, 2023**

To: Town Board

From: Jesse James, Senior Planner

Date: May 23, 2023

Subject: R22-07 Town 1 Mixed Use Center

EXPLAIN REQUEST:

Consider a Recommendation

ACTION RECOMMENDED:

Recommendation

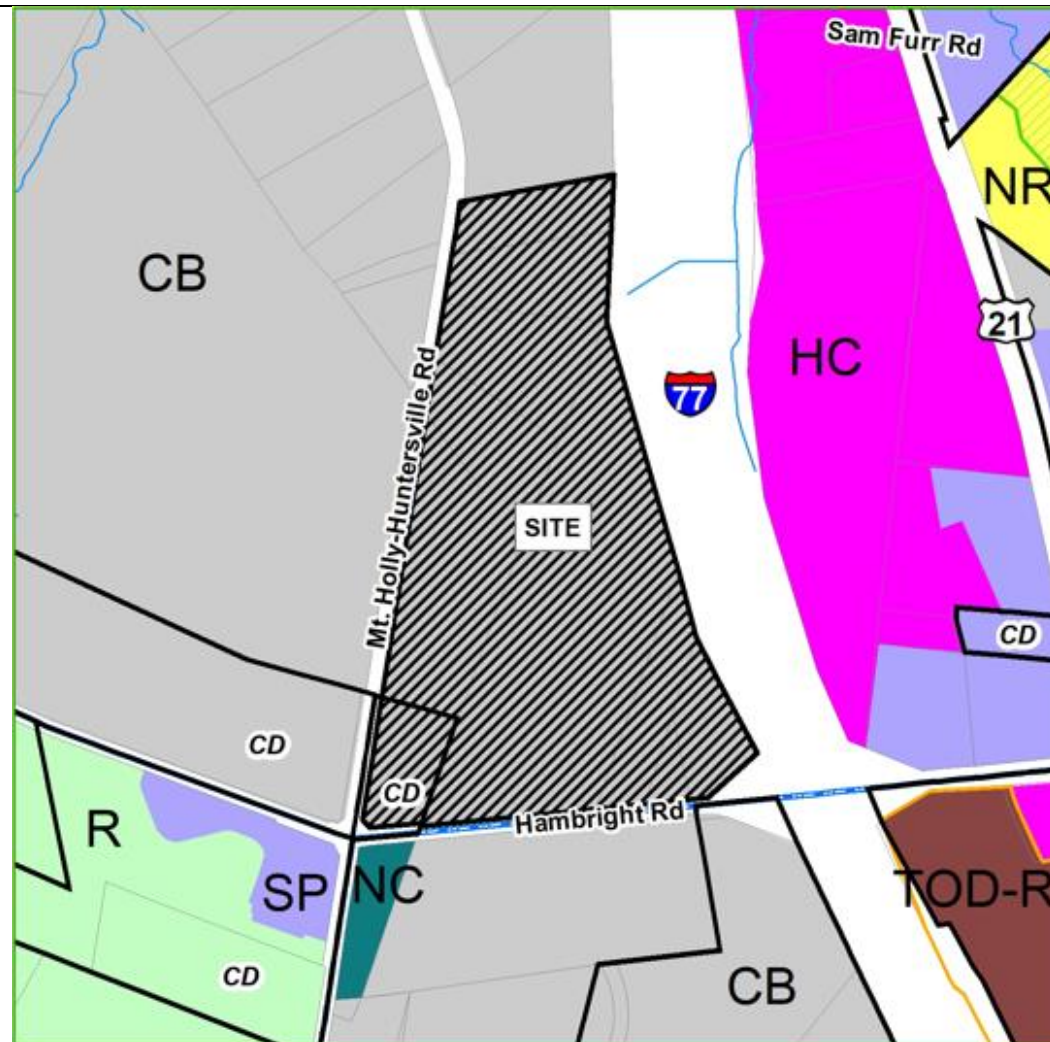
FINANCIAL IMPLICATIONS:

ATTACHMENTS:

1. R22-07 PB 5 23 23 Staff Report - Final 2
2. TOWN_1_Application_Packet_5.11.23
3. Zoning_Plans-5-11-23 (1)
4. TOWN_1_Presentation_5-11-23_small
5. 230118ga_Town-
1_Mixed_Use_Development_McDowell_Creek_WWTP_WTSLetter
6. TOWN 1 Neighborhood Meeting Report Package 2.21.23
7. 2023-04-13_Town 1 Mixed Use TIA Recommended Laneage Figure

Petition R22-07 Town 1 Mixed Use Center

PART 1: PROJECT SUMMARY



Applicant: Treenail Development, Inc

Property Owner: Multiple/see attached application.

Property Address: PIN(01721101, 01721102, 01721103, 01721104, 01721105, 01721106, 01721107, 01721108, 01721109

Project Size: (+/-) 70.54 acres

Parcel Numbers: see above

Current Zoning: Corporate Business (CB)& Corporate Business Conditional District

Current Land Use: Vacant, Commercial Use, Single Family Residential

Proposed Zoning: Special Purpose-Conditional District (SP-CD), Highway Commercial-Conditional District(HC-CD), Transit Oriented Development-Residential-Conditional District(TOD-R-CD), Transit Oriented Development-Employment-Conditional District(TOD-E-CD)

Proposed Land Use: Mixed Use, Warehousing, Commercial Uses, Multi-Family Residential, Office

1. Purpose: Rezone 70.54 acres at the corner of Hambright and Mt. Holly Huntersville Road(PINS listed above as seen on the map) from Corporate Business and Corporate Business Conditional District to Transit Oriented Development-Residential - Conditional District(TOD-R-CD), Transit Oriented Development-Employment-Conditional District(TOD-E-CD), Special Purpose-Conditional District(SP-CD), and Highway Commercial-Conditional District(HC-CD) to accommodate for a proposed mixed use development.
2. The Town 1 Mixed Use Center as a development, within its four proposed zoning districts, includes 747 multi-family dwelling units on 19 lots. The proposal includes 419,300 square feet of commercial space. The total site is proposed to include 56.9% impervious surface as a high-density development where 70% is the maximum percentage of allowed impervious surface.
3. Adjoining Zoning and Land Uses.
 - North: Corporate Business-Light Industrial/Warehousing
 - South: Corporate Business(Future Cats Park and Ride), Neighborhood Center(Gas Station), Corporate Business Conditional District(Beltway 77 Industrial Park)
 - East: I-77
 - West: Corporate Business Conditional District(TCA Hambright Industrial, Warehousing/Light Industrial), Corporate Business(Light Industrial/Burkert USA Corp.)

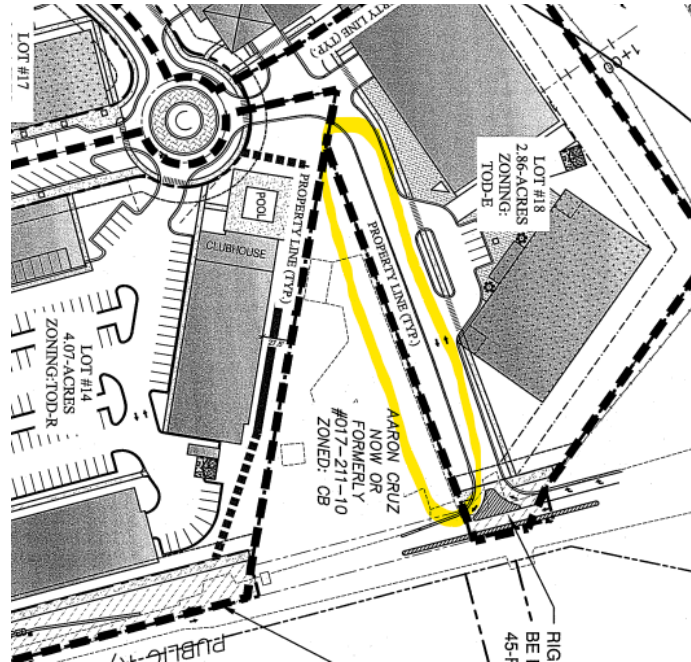
- ## PART 2: REZONING/SITE PLAN



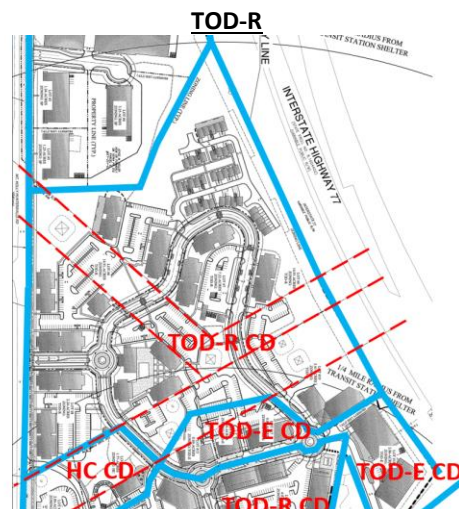
- Side-yard parking is requested as a **modification (request #1)** as shown on Sheet C3 of the rezoning plan.
Staff Comment- Side-parking is limited to a percentage of the frontage for several building lot types. The modification request is to allow it throughout due to the amount of shared parking between lots. **Staff recommends** showing in detail which areas of the plan do not meet parking layout requirements to better understand modification needs. Staff does understand the unique site circumstances regarding the Duke Energy easements and site constraints of what is allowed underneath the power lines. Due to this situation, side-yard parking in these areas, that exceeds the percentage of side-yard parking permitted per ordinance **MAY** be recommended by staff with possible added screen walls and or additional vegetation.
The plan was revised on 5/11/23 in which the applicant has requested a modification for side-yard parking on lots #6, 7, 8, 13, 18, and 19. Additional screening has been provided. Staff Comment- It is still not clear exactly why some of these lots need side yard parking modifications, specifically lots 13 and 18. Staff believes Lot 9 needs a modification for side yard parking. This modification request needs more clarification.
- Modification request (#2)** to allow for disturbance/grading in the I-77 buffer if such disturbance does not encroach more than ~~30 feet~~ (20 feet per 5/11/23 revision by the applicant) into the buffer while providing a buffer mitigation in accordance with article 7.5 of the zoning ordinance.
Staff Comment- The required I-77 buffer per zoning ordinance is 50 feet undisturbed. The applicant has determined that no tree save(specimen) trees will be removed in the section directly adjacent to I-77, and that the buffer disturbed will be replanted per ordinance standards for buffer yards. The proposal does eliminate 1 specimen tree within the I-77 Buffer along the Hambright Road and I-77 ROW buffer. Staff recommends this tree(#74 24" oak) to be saved if possible since it is

within the 50 foot undisturbed buffer. If it cannot be saved, staff recommends it be mitigated for per ordinance it that same buffer area. **Staff requests specimen tree mitigation for any specimen tree removed in this buffer per article 7.4.**

- Street Layout- Public Streets are provided throughout the TOD-R and TOD-E portions with no cul-de-sacs. The SP portion of the development has an approximate 380-foot public street ending in a cul-de-sac (modification request detailed herein). As seen on the overall site plan above blocks are divided with roundabouts and pedestrian pathways with no block exceeding 500 feet. The street system provides traffic calming methods with curvatures and roundabouts.
- Parcel #01721110 as seen below is not included in this plan, however, if this parcel is developed in the future, it will need commercial access. That would need to be internal to the site and shared with the adjacent Town 1 Lot 18. **Staff recommends** that the applicant add a stub street for interconnected access for anticipation of future redevelopment. **The applicant has provided a note on the rezoning plan "rezoning note #7" that allows this parcel #01721110 to gain access if and when it is redeveloped.**

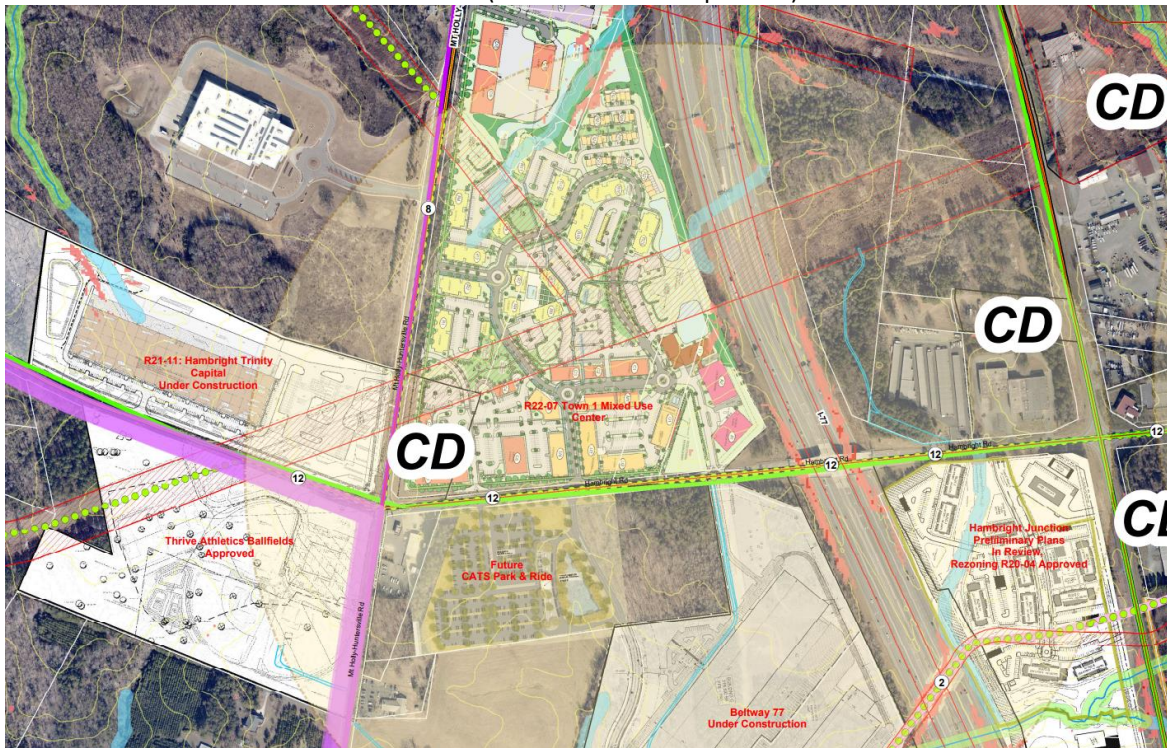


- Open Space- The development has open space meeting standards of article 7.10 by way of providing pedestrian passageways, plazas, and greens throughout within 1/4 mile of each building lot. Details of each open space area are shown in detail on plan sheet C9.1 of the rezoning plan.
- Minimum Tree Preservation (specimen tree save) for TOD-R, TOD-E, SP, and HC is 30%. The Rezoning Plan shows 32.7% of all specimen trees.
- There are no identified Heritage Trees on site.
- Planning, Transportation, and Storm Water Engineering staff have minor site plan comments outstanding that need to be addressed prior to final plan approval.



The proposed Multi-Zoned Conditional District Rezoning Plan is generally compliant with the zoning regulations apart from several modification requests included previously. Significant elements of the **TOD-R** portion include:

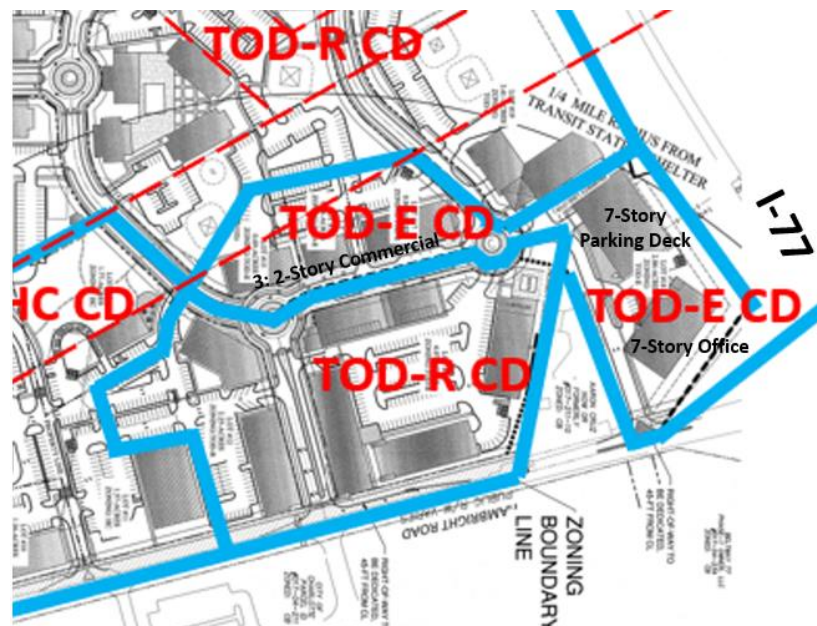
- Staff is currently working with the applicants on the frontage conditions regarding Building U1 on lot 14 of the rezoning plan consistent with Article 8.1.4.
- Plan sheet C8 shows the proposed Zoning Boundaries of the four districts. The TOD-R portion includes 21 Multi-Family Buildings (747 total units) with a mixed-use component on one side of the pedestrian village (24 of the 747 multi-family units), and 37 townhome multi-family units (of the 747 total). The TOD-R portion of the development provides 1257 parking spaces which exceeds the required amount of 747 spaces.
- **Intent of TOD-R:** The transit-oriented residential district is established to support higher density residential communities that include a rich mix of retail, restaurant, service, and small employment uses within a pedestrian village format. Land consuming uses, such as large lot housing and large retail outlets are excluded from this district. The TOD-R may be located on developable and re-developable parcels generally found within the 1/2 mile catchment area of designated rapid transit station sites. Nothing in these regulations shall preclude application of the TOD-R beyond the 1/2 mile radius when site-specific development plans demonstrate efficient resident access to a rapid transit station. The district establishes a primarily residential village within a 10-minute walk of a designated rapid transit station that serves a residential population of sufficient size to constitute an origin and destination for purposes of rapid transit service.
 - **Staff Comments-** As shown in the site plans above, this TOD-R section includes all of the elements of the intention of the district listed above including establishing a residential village within a 10 minute walk of the future CATS Transit Park and Ride. (seen in Context Map below)



- All of the parcels within this district are within 1/2 mile catchment area of the transit station.
- The plans include higher density residential, mix of retail, restaurant, service, and small employment uses within a pedestrian village format.
- No large lot housing or retail outlets are included, per ordinance.
- Subsection 3.2.13(d)(2)(a) new buildings are expected to exceed the scale and volume of existing buildings, but shall demonstrate compatibility by varying the massing of buildings to reduce perceived scale and volume, shall not apply to development on parcels where multifamily structures are an allowable use and the development contains two or more affordable housing units for families or individuals with incomes below eighty percent (80%) of the area median income. Lot 14, adjacent to a 1 story single family residence, includes a 36 unit 5 story multi-family residential building (included in the following map) uses this exemption and will not be subject the provision for massing compatibility, per state statute. The plan provides at least 2 affordable housing units in this proposed building. **Staff is still working out exact legal wording of the note provided on the rezoning plan to stay compliant with state statute NCGS 160D-702(b).**



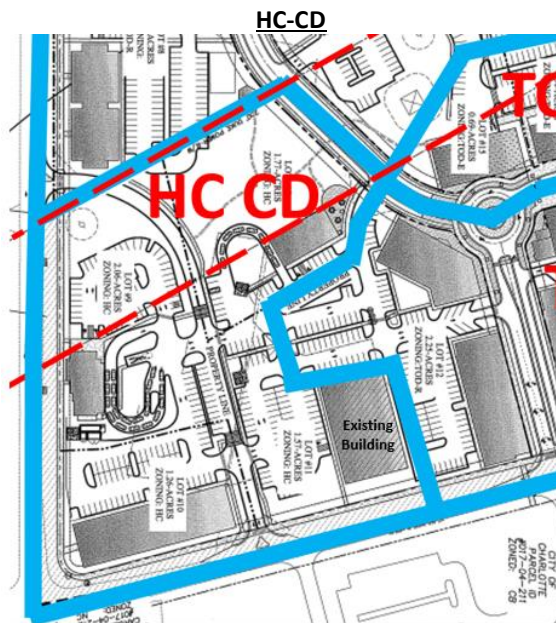
- Within a TOD-R zoning district, a minimum average density of 15 dwelling units per acre shall be achieved, while not exceeding 40 DUA. This plan meets this providing 21.90 dwellings per acre.
- When designing the site, higher densities (18 du/a and greater) should be concentrated within approximately 1/4 mile walking distance of the station site while lower densities (6 du/a and greater) may be placed beyond the approximate 1/4 mile walking distance.
Staff Comments-The proposed plan meets this provision. The higher density buildings are concentrated within 1/4 mile from the CATS station.
- Siting requirements for non-residential development: All non-residential development shall be oriented to provide direct pedestrian access from the transit station by way of the public street system, designated pedestrian paths, or any combination of the two. Within a 1/4 mile walking distance of the station site 10,000 square feet of retail/services/commercial/office development for each 250 dwelling units in the 1/2 mile catchment area.
Staff Comment- This proposal meets these standards, provides mixed use buildings within 1/4 walking distance of the station with proposed commercial uses including retail or services uses.



Significant Elements of the **TOD-E** include:

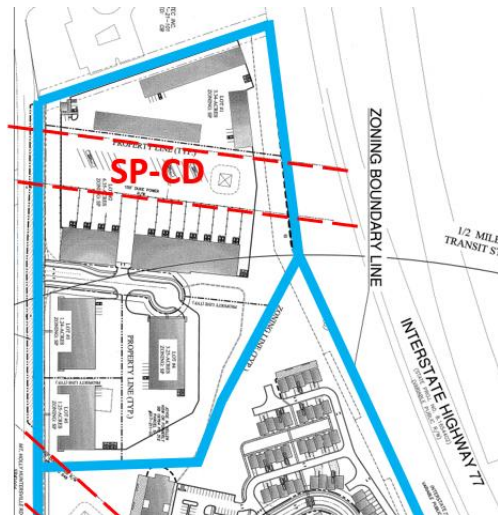
- The TOD-E portion of the development includes a 7-story office building, a 7-story parking deck, and 3, 2-story commercial use buildings with 307 provided parking spaces out of the 179 required. The maximum number of allowed parking spaces in this TOD-E plan is 358 spaces.

- **Intent of TOD-E-** The transit-oriented employment district is established to accommodate general office uses and office support services in a highly pedestrianized setting. General office, characterized by 40 to 70 employees per acre, is the predominant use. Uses that employ relatively few workers, such as warehousing and distribution, are excluded from this district. The TOD-E may be located on developable parcels within the 1/2 mile catchment area of rapid transit stations. The district establishes an employment node within a 10-minute walk of a designated transit rapid station that serves a workforce of sufficient size to constitute a destination for purposes of rapid transit service.
 - Staff Comment- The proposal accommodates general office uses in a pedestrian setting. As seen above lot 18 provides a 7 story office building which is well within 1/2 mile and less than a 10 minute walk to the proposed CATS transit station.
 - There are no uses proposed that employ relatively few employees such as warehousing or distribution.
- **Modification Request-** (request #5 “Massing requirements pursuant to the ordinance are waived for the buildings on lot 18) Per ordinance subsection 3.2.13(d)(2)(a) new buildings are expected to exceed the scale and volume of existing buildings but shall demonstrate compatibility by varying the massing of buildings to reduce perceived scale and volume. Lot 18 shown below and the 2 buildings within it will not meet this provision as the proposed massing will not vary to reduce the perceived scale and volume. The property between lots 18 and 14 is an existing one-story single family residential unit. The two buildings included in lot 18 are a 7-story office building and 7-story parking deck.Staff Comment- Future Land Use Policy LU-8.3 “Consider ways to encourage transit-supportive development proximal to future CATS Bus Rapid Transit (BRT) stations”. The TOD-E proposed does just this, but for it to be a viable option the development needs the density incorporated. Staff recommends approval of this modification request. (Staff also requests the applicant be more clear as to the ordinance sections they are asking the modification for on the plans/notes)
- The lower portion of the TOD-E District proposed, including lots 15, 16, and 17 are within the pedestrian mixed use retail/service village. Per section 3.2.14 (C) of the zoning ordinance allows retail, restaurant, bars and taverns, personal services, clinics and similar workplace support uses up to 20 percent of first floor area of any building, or of a multi-building project taken as a whole. The conceptual plan contemplates 564,600 square feet of total first floor area. The buildings within the TOD-E district on lots 15,16,17, and 18 may include up to 112,920 square feet of these types of uses.
- The minimum FAR is .35 in this district per the zoning ordinance and the preferred range is .5 to 1.5. The proposed FAR is .53 for lot 15, .46 for lot 16, .75 for lot 17, and 1.0 for lot 18. All but lot 16 is within the preferred range but all meet the minimum requirements of .35.



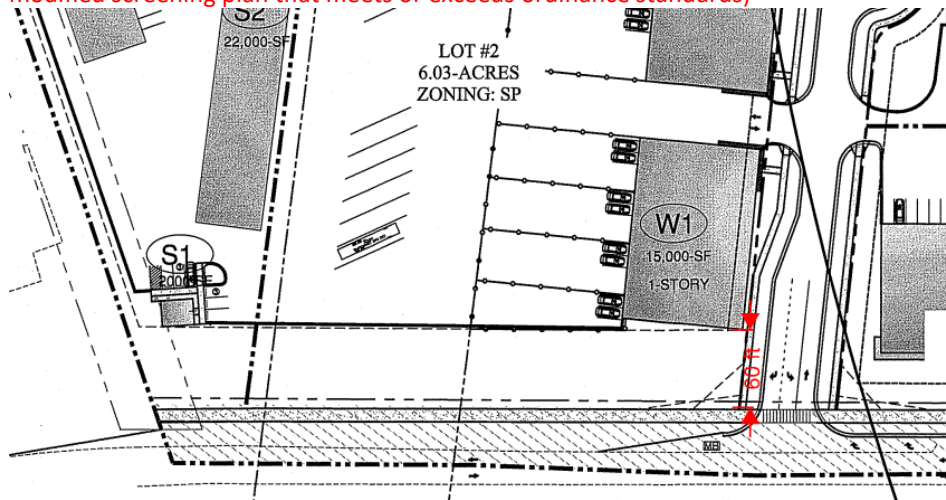
Significant elements of the HC portion of the plan include:

- One existing building will remain which is currently used as an office/warehouse/flex spaces use (Lot 11 building shown in map). There are 2 proposed drive-through style commercial uses on Lots 9 and 13 and one likely multiple tenant commercial use building proposed on Lot 10. These uses/buildings are proposed to have shared parking and are proposed for side-yard parking likely exceeding the limits allowed in the zoning ordinance dependent upon the building lot type used (see modification request previously).
- The district meets the intent and general requirements of Article 3.2.7 Highway Commercial District (HC) of the zoning ordinance.

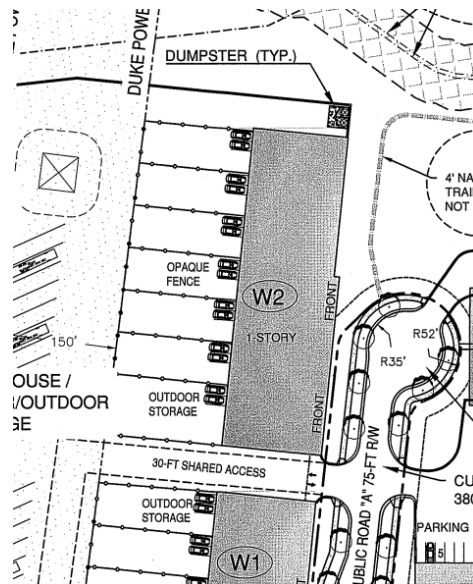


Significant elements of the SP portion of the plans include:

- This proposed district includes lots 1-5 of 19 of the plan and is intended for warehousing, flex space, outdoor storage, and other commercial uses. The layout is schematic in nature and generally meets the zoning ordinance requirements with exception of these **modifications**:
 - The required buffer along Mt. Holly Huntersville Road is 80 feet, the applicant has requested this be reduced down to a 60 foot **modification (request #3)** (as seen below). ~~The plan only shows a 41 foot approximate buffer so it is unclear if the applicant is asking for a 60 foot or 41 foot buffer (seen below in red measurement)~~ **(the applicant has revised the proposed rezoning plans to show an actual 60 foot buffer.**
Staff Comment: Staff is ok with this request of a 60-foot buffer if the open storage area is screened appropriately with landscaping material/screening wall/fence that meets the provisions of the ordinance ~~and the plan is revised to include a 60 foot buffer instead of the 40 foot shown.~~ **(the applicant is also offering a modified screening plan that meets or exceeds ordinance standards)**



- ~~Article 7.5 of the zoning ordinance pertaining to buffer yards permits SP zoned buildings a full buffer removal of 80 feet when the building addresses the street consistent with article 4. This **modification** would allow the full 80 feet be removed even though the building does not have full street frontage but will address article 4 for the section of the building that Public Road A does front (see W2 building below).~~
The actual modification request is for building W2 shown below to not fully front the proposed Public Road A. Ordinance articles 4.1 and 4.2 for "Urban Workplace Building and Lot Types" state that building facades be parallel to frontage lines. W2 only fronts Public Road a for approximately 50% of its frontage.
Staff Comment: Staff can recommend this request with good building design. Since only a portion of the building will address the street, staff requests a typical architectural schematic of that frontage. **This comment still applies. The applicant did not provide architectural renderings with the revisions submitted on 5/11/23.**



- Public Road A is proposed as a 380-foot road ending in a cul-de-sac. The subdivision ordinance allows cul-de-sac in urban conditions at a maximum of 350-feet. The applicants are requesting a **modification** to allow this linear distance to be increased. (Modification request #4)

PART 3: TRANSPORTATION ISSUES

Traffic Impact Analysis (TIA)

The initial TIA for the Town 1 development was received on 4/17/23. This TIA review was deferred by the Town to the North Carolina Department of Transportation. The TIA recommends the following improvements:

Hambright Road at Mt Holly Huntersville Road

- Construct a southbound right-turn lane on Mt Holly Huntersville Road with 100 feet of storage
- Add signal coordination with adjacent traffic signals along Hambright Road

Hambright Road at Statesville Road (US21)

- Construct an additional (second) northbound left-turn lane on Statesville Road with 375 feet of storage
- Construct an additional (second) westbound through lane on Hambright Road between Statesville Road and the I-77 Express Lane intersection.
- Restriping the westbound right-turn lane on Hambright Road to a shared through/right-turn lane
- Add signal coordination with the adjacent traffic signals along Hambright Road

Hambright Road at I-77 Express Lanes

- Add signal coordination with the adjacent traffic signals along Hambright Road

Hambright Road at Access 1 (easternmost access)

- Construction of a westbound right-turn lane on Hambright Road with 100 feet of storage
- The southbound approach to have a protected stem length of 100 feet
- Access to be right-in/out only

Hambright Road at Access 2 (future CATS site access)

- Installation of a traffic signal including pedestrian signals
- Add signal coordination with the adjacent traffic signals along Hambright Road
- The southbound (Access 2) approach to have a dedicated left-turn lane and shared through/right-turn lane
- The southbound approach to have a protected stem length of 325 feet
- Construct a westbound right-turn lane on Hambright Road with 125 feet of storage
- Construct or restripe an eastbound left-turn lane on Hambright Road with 100 feet of storage

Hambright Road at Access 3 (westernmost)

- The southbound approach to have a protected stem length of 100 feet

- Access to be right-in/out only

Mt Holly Huntersville Road at Access 4 (southernmost)

- Construct a left-over with a southbound left-turn lane on Mt Holly Huntersville Road with 125 feet of storage
- The westbound approach to have a protected stem length of 100 feet
- Access to restrict left-out access

Mt Holly Huntersville Road at Access 5 (middle)

- Construct a southbound left-turn lane on Mt Holly Huntersville Road with 125 feet of storage
- The westbound approach to have a protected stem length of 200 feet
- The westbound (Access 5) approach to have a dedicated left-turn lane and dedicated right-turn lane with 200 feet of storage

Mt Holly Huntersville Road at Access 6 (northernmost)

- Construct a southbound left-turn lane on Mt Holly Huntersville Road with 100 feet of storage
- Construct a northbound right-turn lane on Mt Holly Huntersville Road with 100 feet of storage
- The westbound approach to have a protected stem length of 125 feet

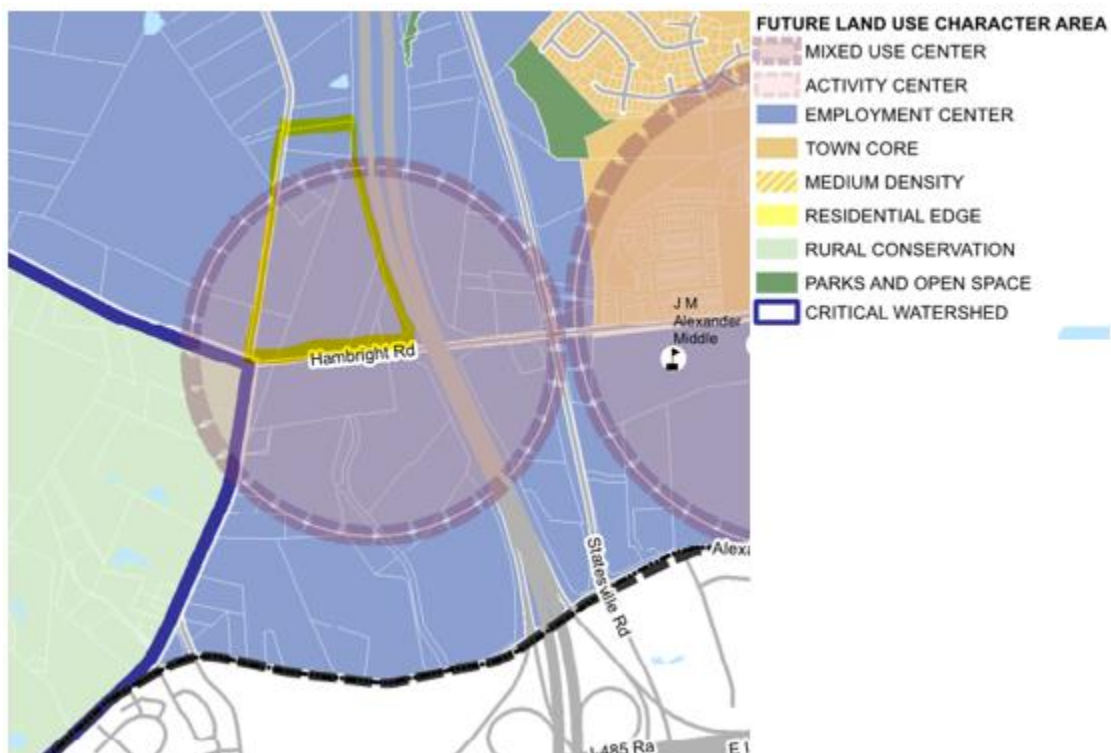
The TIA assumes that some roadway improvements are completed by other developers in addition to the above list of improvements. See attached figure(attachment F).

Has the developer committed to construct the above list of improvements? Has the developer committed to construct the improvements committed to by other developers if they do not complete them prior to this development completing their list of improvements?

PART 4: REZONING CRITERIA

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

2040 Huntersville Community Plan



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

- LU 1.1: Utilize the Future Land Use Map during development approval process to ensure compatibility with long-range plans.
Staff Comment: This site is within a Mixed-Use Center as referenced by the 2040 Huntersville Community Plan. Mixed-Use Centers contain vertical mixed-use along key frontages. New development includes wide sidewalks, buildings are close to the street with high levels of transparency, and parking is in the rear. A mix of housing is allowed, including urban options throughout (apartments, townhomes, cottage homes, etc.). This plan proposes a Mixed-Use center of its own with a pedestrian village with a mix of apartments, services, retail, and office space. A mix of housing is proposed with vertical apartment style homes, walk up apartments, and townhomes.
- 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 the I-77
Staff Comment: This proposal uses TOD-R and TOD-E standards which call out higher intensity, urban style housing which will be easily accessible to the Future CATS park and ride lot as well as I-77, which is adjacent to the property. Hambright Road includes an Express Lane to I-77 interchange.
- LU 5.1: Allow more intense development only where transportation infrastructure and utilities already exist.
Staff Comment: Same comment as with LU 2.1. This plan exemplifies this land use recommendation with its proximity to 2 major throughfares, future CATS park and ride, and I-77.
- 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.
Staff Comment: This plan is within a Mixed Use Center and incorporates retail, employment, service, residential, and other commercial uses.
- 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 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.
 - Accommodate a mix of uses and/or housing types.Staff Comment: Staff has worked with the applicant to incorporate these design principles throughout the conditional rezoning process and believe the latest plan generally meets these.
- LU 8.1: Continue to emphasize form and flexibility in development regulations for Mixed-Use Centers.
 - 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.Staff comment: This proposal has use flexible guidelines from the ordinance including minimizing parking within the TOD-R portion of the development, mixing of land uses, and using design elements to vary setbacks/build to lines.
- LU 8.3: Encourage transit-supportive development. Consider ways to encourage transit-supportive development proximal to future CATS Bus Rapid Transit (BRT) stations.
Staff Comment: As seen in detail above, this development is possible through the ordinance's allowance of transit oriented development which is encourages development of this kind next to the future CATS park and ride station.
- EV 1.3: Inventory and protect strategic development sites. Allow new commercial or multi-family land uses in Employment Centers only if they are complimentary and do not jeopardize large employment sites' viability.
Staff Comment: This site is within the Employment Center future land use type but also within a Mixed Use Center. The plan has a good mix of multi-family as well as commercial uses mixed with employment uses, including introducing a TOD-E district.
- T 1.2: Prioritize connecting Mixed-Use Centers to Activity Centers and other destinations throughout Town with transit.
- T 1.3: Encourage transit-supportive development within Mixed-Use Centers and the Community Core areas to expand existing Express Bus Routes.
Staff Comment: The plan will include 10-foot side paths along the two existing major throughfares, linking them with internal pedestrian corridors and paths and the CATS Station across Hambright Road.

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 proposal is not consistent with the overall existing development as there are smaller scale commercial uses, single-family homes and larger employment center facilities nearby. It does however complement those same employment center facilities by adding housing, retail, and other service uses in the vicinity. This does meet 2040 Future Land Use goals as well.

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

STAFF COMMENT:

There is no indication this project will have a negative impact on public facilities and or services.

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

STAFF COMMENT:

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

PART 5: STAFF RECOMMENDATION

In considering the proposed rezoning petition R22-07, Town 1 Mixed Use Center, staff can recommend approval if remaining staff comments and conditions and TIA comments are addressed. The proposal is consistent with the Huntersville 2040 Community Plan policies LU 1.1, 2, 5.1, 6.1, 7.1, 8.1, 8.3, EV 1.3, T1.2, and T1.3.

Conditions for Approval:

- ~~1) Modification request #1 for side yard parking allowed throughout the plan. Staff recommends additional screening in the form of extra vegetation and or screening walls in areas where parking lots are seen from the ROW that exceed the amount permitted by the ordinance. Staff requests that these areas are called out on the rezoning plan and the screening to be shown per ordinance standards.~~
- ~~2) Modification request #3 to allow for disturbance/grading in the I-77 buffer as long as such disturbance does not encroach more than 30 feet into the buffer while providing a buffer mitigation in accordance with article 7.5 of the zoning ordinance. Staff requests that any specimen tree removed from either of the I-77 buffers be mitigated in accordance with the zoning ordinance, even if they are not required to be saved with regards to percentages.~~
- ~~3) Modification Request #4 Reduction of buffer along Mt. Holly Huntersville Rd to 60 feet from 80 feet for SP Zoning for Lots #1 and #2. Staff recommends approval if the open storage area is screened appropriately with landscaping material/screening wall/fence that meets the provisions of the ordinance and the plan is revised to show an actual 60-foot buffer (41 foot approximate shown on the plans).~~
- ~~4) Modification Request for SP portion of building W2 (not requested on the plans but needed) modification would allow the full 80-foot buffer be removed even though the building does not have full street frontage but will address article 4 for architecture for the section of the building that Public Road A does front. Staff can recommend this request with good building design. Since only a portion of the building will address the street, staff requests a typical architectural schematic of that frontage.~~
- ~~5) Staff recommends adding a stub street for the potential redevelopment of parcel 01721110 for future access since access would not likely be considered on Hambright Road.~~

(Revised plans submitted 5/11/23 show modification requests 1-7. These modification are listed above throughout this report. Here are staff recommendations/conditions for the modifications listed as they are in the revised plans.

- 1) Side yard parking is permitted on Lots #6,7,8,13,18,19. Additional Screening shall be provided in accordance with sheet C5 of the rezoning plan.

Staff Comment: It is still not clear exactly why some of these lots need side yard parking modifications, specifically lots 13 and 18. Staff believes Lot 9 needs a modification for side yard parking. This modification request needs more clarification. Staff can be in support of this request with more clarification on the proposed plans.

- 2) Buffer disturbance in the I-77 buffer for grading(including portion that appears to be along Hambright Rd), so long as such disturbance does not encroach more than 20 feet into the buffer, provided an alternative buffer yard plan is submitted in accordance with section 7.5 of the ordinance.

Staff Comment: Staff can support this request with buffer and specimen tree mitigation compliant with articles 7.4 and 7.5.

- 3) Buffer may be reduced at lots #1 & #2 along Mt. Holly Huntersville Road to 60' as shown on the rezoning plan.

Staff Comment: Staff supports this modification request with the given screening/buffering shown on the proposed plans as it meets the intent of the ordinance.

- 4) The distance between the cul-de-sac located in Public Road A and the ROW of Mt Holly Huntersville Road May be increased to 380'.
Staff Comment: Staff supports this modification request as it meets the intent of the ordinance.
- 5) Massing requirements pursuant to the ordinance are waived for the building located on lot #18.
Staff Comment: Future Land Use Policy LU-8.3 "Consider ways to encourage transit-supportive development proximal to future CATS Bus Rapid Transit (BRT) stations". The TOD-E proposed does just this, but for it to be a viable option the development needs the density incorporated. Staff recommends approval of this modification request as it meets the intent of the TOD-E district.
- 6) Vertical parking may serve TOD-E and TOD-R portions of the project and parking may be completed prior to the completion of all of the improvements such parking is intended to serve.
Staff Comment: This request is referring to the parking deck described herein on lot 18. Staff supports this request as the parking deck is essential to the project as it provides required parking needed in these districts and decreases the need for surface parking.
- 7) No building entrance shall be required to be constructed on, and no sidewalk shall be required along the portion of building W2 that does not front the cul-de-sac and driveway adjoining building W2. (should say public street and not driveway)
Staff Comment: Staff can support this request with more clear direction as to the modification request. We believe the request is to give relief for articles 4.1 and 4.2 of the zoning ordinance for the Urban Workplace building and lot types. Staff requests the plans show more detailed renderings of the architecture of the building frontage for our full support.

It is reasonable and in the public interest to rezone the approximate 69.41 acres described herein as it is consistent with the envisioned use and development patterns set forth in the 2040 Community Plan. The proposed rezoning plans meet the intent of the four districts requested and applicable provisions of the zoning ordinance and together as one development plan in a cohesive manner.

PART 6: PUBLIC HEARING COMMENTS

A Public Hearing was held on May 1, 2023. See meeting minutes for more detail.

PART 7: PLANNING BOARD RECOMMENDATION

Planning Board Meeting is scheduled for May 23, 2023.

PART 8: TOWN BOARD RECOMMENDATION

Town Board Meeting is scheduled for June 20, 2023.

PART 9: ATTACHMENTS

- A – Rezoning Application
- B – Proposed CD Rezoning Plan
- C- Architectural Schematics
- D – Charlotte Willingness to serve letter
- E – Neighborhood Meeting Report (8-30-22)
- F- TIA Recommended Laneage Figure

PART 10: CONSISTENCY STATEMENT – R22-03 Huntersville Retirement Residence

Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed rezoning petition R22-07, Town 1 Mixed Use Center, staff recommends approval if remaining staff comments/conditions and TIA comments are addressed. The proposal is consistent with the Huntersville 2040 Community Plan policies LU 1.1, 2, 5.1, 6.1, 7.1, 8.1, 8.3, EV 1.3, T1.2, and T1.3.	APPROVAL:	APPROVAL:

<u>It is reasonable and in the public interest to rezone the approximate 69.41 acres described herein as it is consistent with the envisioned use and development patterns set forth in the 2040 Community Plan. The proposed rezoning plans meet the intent of the four districts requested and applicable provisions of the zoning ordinance and together as one development plan in a cohesive manner.</u>		
	DENIAL:	DENIAL:



General Application

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

1. Application Type

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

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

SUBDIVISION CATEGORIES: Per the
Huntersville Subdivision Ordinance

- ☒ Sketch Plan
- ☐ Preliminary Plan
- ☐ Final Plat (Includes Minor Subdivision)
- ☐ Exempt Subdivision
- ☐ Final Plat Revision
- ☐ Farmhouse Cluster

2. Project Data

Date of Application 11/17/22

Name of Project TOWN 1 - Mixed Use Center Phase # (if subdivision) _____

Project Address 11101 Hambright Rd. Huntersville, NC 28078

Parcel Identification Number(s) (PIN) See Attached

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

Property Size (acres) 70.54-ac Street Frontage (feet) 4045 ft. - Hambright/Mt Holly
2630 ft. - Interstate 77

Current Land Use Residential/Commercial

Proposed Land Use(s) Mixed Use

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.

See Attached

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>.

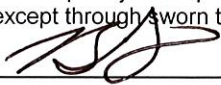
5. Outside Agency Information

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 Treenail Development, Inc. Phone 7046994565
☒ 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: Benjamin L. Geisler

Title President Email ben@treenailinc.com

Address of Applicant 428 South Main Street, Suite B 101, Davidson, NC 28036

7. Property Owner (if different than applicant)

*Printed Name See Attached 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

Treenail Development	Ben Geisler	7046994565	ben@treenailinc.com
Development Firm	Name of Contact	Phone	Email
Woodbine Design	Peyton Woody	7043158367	pwoody@woodbinedesign.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

Parcel ID Numbers

Parcel Number	Owner
01721101 & 01721102	John W. Dellinger
01721103	Joyce McKinney Keller Revocable Trust
01721104	Catawba Properties Investments, LLC
01721105	Hambright Partners, LLC
01721106	Clutch Investments of North Carolina LLC
01721107	SB Land LLC
01721108	VR Property Development, LLC
01721109	John W. Benjamin & Elaine S. Benjamin

JOINDER OF AND CONSENT TO APPLICATION

This JOINDER OF AND CONSENT TO APPLICATION (the "Joinder") is executed this 22nd day of November, 2022, by John W. Dellinger ("Owner") in connection with that one certain General Application for a Conditional Rezoning ("Application"), for the TOWN 1 - Mixed Use Center filed, or to be filed, by Treenail Development, Inc. ("Applicant") in connection with the properties identified as Parcel Numbers 01721101 and 01721102 in the Town of Huntersville, Mecklenburg County, North Carolina.

WHEREAS, the undersigned, as an Owner, desires to join in and consent to the rezoning and provisions of the Application and to ratify the execution thereof by Applicant.

NOW, THEREFORE, for and in consideration of good and valuable consideration as set forth herein, the undersigned agree as follows:

1. **Joinder.** The Owner does, on behalf of himself and his successors and assigns, hereby join in and consent to the Application.
2. **Ratification.** The Owner does hereby further, on behalf of himself, his heirs, successors and assigns, ratify and confirm all prior actions of Applicant in connection with the Application.
3. **Modification.** Owner does hereby further agree, on behalf of himself, and his successors and assigns, to any modifications to the Application, as determined by the Applicant, during the review and approval process through the Town of Huntersville.
4. **Governing Law.** This Joinder is entered into under the laws of the State of North Carolina, and those laws shall govern the construction and enforcement hereof.
5. **Authority.** The person or persons executing this Joinder on behalf of the Owner are duly authorized to execute this Joinder, and no consent of any other person to execution of this Joinder is required.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the undersigned Owner has executed this Joinder of and Consent to Application on the date set forth below.

OWNER:

John W. Dellinger

Printed Name: John W. Dellinger

Address: 5226 Drake Cove Rd., Huntersville, NC 28078

Date: 11/22/2022

JOINDER OF AND CONSENT TO APPLICATION

This JOINDER OF AND CONSENT TO APPLICATION (the "Joinder") is executed this 29th day of November, 2022, by Catawba Property Investments, LLC, a North Carolina limited liability company ("Owner") in connection with that one certain General Application for a Conditional Rezoning ("Application"), for the TOWN 1 - Mixed Use Center filed, or to be filed, by Treenail Development, Inc. ("Applicant") in connection with the property identified as Parcel Number 01721104 in the Town of Huntersville, Mecklenburg County, North Carolina.

WHEREAS, the undersigned, as an Owner, desires to join in and consent to the rezoning and provisions of the Application and to ratify the execution thereof by Applicant.

NOW, THEREFORE, for and in consideration of good and valuable consideration as set forth herein, the undersigned agree as follows:

1. **Joinder.** The Owner does, on behalf of himself and his successors and assigns, hereby join in and consent to the Application.
2. **Ratification.** The Owner does hereby further, on behalf of himself, his heirs, successors and assigns, ratify and confirm all prior actions of Applicant in connection with the Application.
3. **Modification.** Owner does hereby further agree, on behalf of himself, and his successors and assigns, to any modifications to the Application, as determined by the Applicant, during the review and approval process through the Town of Huntersville.
4. **Governing Law.** This Joinder is entered into under the laws of the State of North Carolina, and those laws shall govern the construction and enforcement hereof.
5. **Authority.** The person or persons executing this Joinder on behalf of the Owner are duly authorized to execute this Joinder, and no consent of any other person to execution of this Joinder is required.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the undersigned Owner has executed this Joinder of and Consent to Application on the date set forth below.

OWNER:

CATAWBA PROPERTY INVESTMENTS, LLC,
a North Carolina limited liability company



Joseph T. Logano, Manager

Address: 14316 Reese Blvd. W., B-15, Huntersville, NC 28078

Date: 11/29/22_____

JOINDER OF AND CONSENT TO APPLICATION

29 This JOINDER OF AND CONSENT TO APPLICATION (the "Joinder") is executed this day of November, 2022, by Hambright Partners, LLC, a North Carolina limited liability company ("Owner") in connection with that one certain General Application for a Conditional Rezoning ("Application"), for the TOWN 1 - Mixed Use Center filed, or to be filed, by Treenail Development, Inc. ("Applicant") in connection with the property identified as Parcel Number 01721105 in the Town of Huntersville, Mecklenburg County, North Carolina.

WHEREAS, the undersigned, as an Owner, desires to join in and consent to the rezoning and provisions of the Application and to ratify the execution thereof by Applicant.

NOW, THEREFORE, for and in consideration of good and valuable consideration as set forth herein, the undersigned agree as follows:

1. **Joinder.** The Owner does, on behalf of itself and its successors and assigns, hereby join in and consent to the Application.
2. **Ratification.** The Owner does hereby further, on behalf of itself, its heirs, successors and assigns, ratify and confirm all prior actions of Applicant in connection with the Application.
3. **Modification.** Owner does hereby further agree, on behalf of itself, and its successors and assigns, to any modifications to the Application, as determined by the Applicant, during the review and approval process through the Town of Huntersville.
4. **Governing Law.** This Joinder is entered into under the laws of the State of North Carolina, and those laws shall govern the construction and enforcement hereof.
5. **Authority.** The person or persons executing this Joinder on behalf of the Owner are duly authorized to execute this Joinder, and no consent of any other person to execution of this Joinder is required.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the undersigned Owner has executed this Joinder of and Consent to Application on the date set forth below.

OWNER:

HAMBRIGHT PARTNERS, LLC,
a North Carolina limited liability company



Ben Geisler, Manager

Address: 428 S. Main Street, Suite B-101, Davidson, NC 28036

Date: 11.29.22

JOINDER OF AND CONSENT TO APPLICATION

This JOINDER OF AND CONSENT TO APPLICATION (the "Joinder") is executed this 29th day of November, 2022, by Clutch Investments of North Carolina, LLC, a North Carolina limited liability company ("Owner") in connection with that one certain General Application for a Conditional Rezoning ("Application"), for the TOWN 1 - Mixed Use Center filed, or to be filed, by Treenail Development, Inc. ("Applicant") in connection with the property identified as Parcel Number 01721106 in the Town of Huntersville, Mecklenburg County, North Carolina.

WHEREAS, the undersigned, as an Owner, desires to join in and consent to the rezoning and provisions of the Application and to ratify the execution thereof by Applicant.

NOW, THEREFORE, for and in consideration of good and valuable consideration as set forth herein, the undersigned agree as follows:

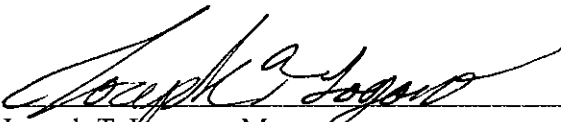
1. **Joinder.** The Owner does, on behalf of itself and its successors and assigns, hereby join in and consent to the Application.
2. **Ratification.** The Owner does hereby further, on behalf of itself, its heirs, successors and assigns, ratify and confirm all prior actions of Applicant in connection with the Application.
3. **Modification.** Owner does hereby further agree, on behalf of itself, and its successors and assigns, to any modifications to the Application, as determined by the Applicant, during the review and approval process through the Town of Huntersville.
4. **Governing Law.** This Joinder is entered into under the laws of the State of North Carolina, and those laws shall govern the construction and enforcement hereof.
5. **Authority.** The person or persons executing this Joinder on behalf of the Owner are duly authorized to execute this Joinder, and no consent of any other person to execution of this Joinder is required.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the undersigned Owner has executed this Joinder of and Consent to Application on the date set forth below.

OWNER:

CLUTCH INVESTMENTS OF NORTH CAROLINA, LLC,
a North Carolina limited liability company



Joseph T. Logano, Manager

Address: 14316 Reese Blvd. W., B-15, Huntersville, NC 28078

Date: 11/29/22

JOINDER OF AND CONSENT TO APPLICATION

This JOINDER OF AND CONSENT TO APPLICATION (the "Joinder") is executed this 29th day of November, 2022, by SB Land, LLC, a North Carolina limited liability company ("Owner") in connection with that one certain General Application for a Conditional Rezoning ("Application"), for the TOWN 1 - Mixed Use Center filed, or to be filed, by Treenail Development, Inc. ("Applicant") in connection with the property identified as Parcel Number 01721107 in the Town of Huntersville, Mecklenburg County, North Carolina.

WHEREAS, the undersigned, as an Owner, desires to join in and consent to the rezoning and provisions of the Application and to ratify the execution thereof by Applicant.

NOW, THEREFORE, for and in consideration of good and valuable consideration as set forth herein, the undersigned agree as follows:

1. **Joinder.** The Owner does, on behalf of itself and its successors and assigns, hereby join in and consent to the Application.
2. **Ratification.** The Owner does hereby further, on behalf of itself, its heirs, successors and assigns, ratify and confirm all prior actions of Applicant in connection with the Application.
3. **Modification.** Owner does hereby further agree, on behalf of itself, and its successors and assigns, to any modifications to the Application, as determined by the Applicant, during the review and approval process through the Town of Huntersville.
4. **Governing Law.** This Joinder is entered into under the laws of the State of North Carolina, and those laws shall govern the construction and enforcement hereof.
5. **Authority.** The person or persons executing this Joinder on behalf of the Owner are duly authorized to execute this Joinder, and no consent of any other person to execution of this Joinder is required.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the undersigned Owner has executed this Joinder of and Consent to Application on the date set forth below.

OWNER:

SB LAND, LLC,
a North Carolina limited liability company



Joseph T. Logano, Manager

Address: 14316 Reese Blvd. W., B-15, Huntersville, NC 28078

Date: 11/29/22

JOINDER OF AND CONSENT TO APPLICATION

29 This JOINDER OF AND CONSENT TO APPLICATION (the "Joinder") is executed this ____ day of November, 2022, by VR Property Development, LLC, a North Carolina limited liability company ("Owner") in connection with that one certain General Application for a Conditional Rezoning ("Application"), for the TOWN 1 - Mixed Use Center filed, or to be filed, by Treenail Development, Inc. ("Applicant") in connection with the property identified as Parcel Number 01721108 in the Town of Huntersville, Mecklenburg County, North Carolina.

WHEREAS, the undersigned, as an Owner, desires to join in and consent to the rezoning and provisions of the Application and to ratify the execution thereof by Applicant.

NOW, THEREFORE, for and in consideration of good and valuable consideration as set forth herein, the undersigned agree as follows:

1. **Joinder.** The Owner does, on behalf of itself and its successors and assigns, hereby join in and consent to the Application.
2. **Ratification.** The Owner does hereby further, on behalf of itself, its heirs, successors and assigns, ratify and confirm all prior actions of Applicant in connection with the Application.
3. **Modification.** Owner does hereby further agree, on behalf of itself, and its successors and assigns, to any modifications to the Application, as determined by the Applicant, during the review and approval process through the Town of Huntersville.
4. **Governing Law.** This Joinder is entered into under the laws of the State of North Carolina, and those laws shall govern the construction and enforcement hereof.
5. **Authority.** The person or persons executing this Joinder on behalf of the Owner are duly authorized to execute this Joinder, and no consent of any other person to execution of this Joinder is required.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the undersigned Owner has executed this Joinder of and Consent to Application on the date set forth below.

OWNER:

VR PROPERTY DEVELOPMENT, LLC,
a North Carolina limited liability company

<i>Sheldon Rhyne</i>	dotloop verified 11/29/22 11:21 AM EST LJW-JWWB-PBCO-3AXI
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Sheldon Todd Rhyne, Manager

Address: 3101 Valentine Lane, Charlotte, NC 28270

Date: 11/29/2022

JOINDER OF AND CONSENT TO APPLICATION

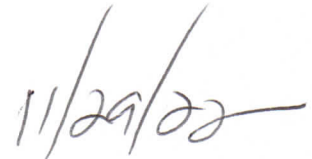
29 This JOINDER OF AND CONSENT TO APPLICATION (the "Joinder") is executed this day of November, 2022, by John W. Benjamin and Elaine S. Benjamin ("Owner") in connection with that one certain General Application for a Conditional Rezoning ("Application"), for the TOWN 1 – Mixed Use Center filed, or to be filed, by Treenail Development, Inc. ("Applicant") in connection with the property identified as Parcel Number 01721109 in the Town of Huntersville, Mecklenburg County, North Carolina.

WHEREAS, the undersigned, as an Owner, desire to join in and consent to the rezoning and provisions of the Application and to ratify the execution thereof by Applicant.

NOW, THEREFORE, for and in consideration of good and valuable consideration as set forth herein, the undersigned agree as follows:

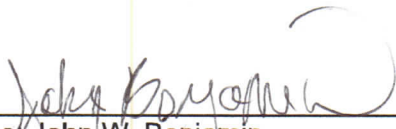
1. **Joinder.** The Owner does, on behalf of themselves and their successors and assigns, hereby join in and consent to the Application.
2. **Ratification.** The Owner does hereby further, on behalf of themselves, and their successors and assigns, ratify and confirm all prior actions of Applicant in connection with the Application.
3. **Modification.** Owner does hereby further agree, on behalf of themselves, and their successors and assigns, to any modifications to the Application, as determined by the Applicant, during the review and approval process through the Town of Huntersville.
4. **Governing Law.** This Joinder is entered into under the laws of the State of North Carolina, and those laws shall govern the construction and enforcement hereof.
5. **Authority.** The person or persons executing this Joinder on behalf of the Owner are duly authorized to execute this Joinder, and no consent of any other person to execution of this Joinder is required.

[SIGNATURES ON FOLLOWING PAGES]

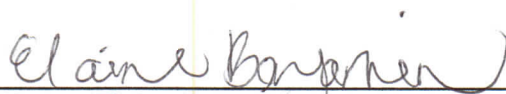


IN WITNESS WHEREOF, the undersigned Owner has executed this Joinder of and Consent to Application on the date set forth below.

OWNER:



Printed Name: John W. Benjamin
Address: 720 Foster Rd., Cleveland, NC 27103
Date: 11/29/22

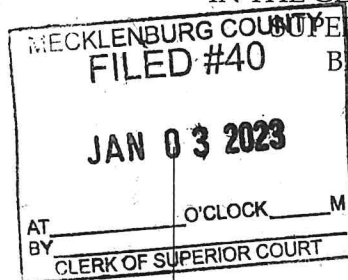


Printed Name: Elaine S. Benjamin
Address: 720 Foster Rd., Cleveland, NC 27103
Date: 11/29/22

STATE OF NORTH CAROLINA

IN THE GENERAL COURT OF JUSTICE

COUNTY OF MECKLENBURG



BEFORE THE CLERK

23612

In the Matter of the Estate of

Joyce M. Keller,

CONSENT ORDER

Incompetent Person.

THIS MATTER is before the Court on the duly filed Petition of R. Michael Allen, as Guardian of the Estate of Joyce M. Keller (the "Petition"). Based upon the Petition, the record herein, and agreement between the parties hereto, this Court makes the following FINDINGS OF FACT and CONCLUSIONS OF LAW:

1. The Petitioner was appointed by order of this Court dated the 24th day of February, 2022.
2. On the 27th day of May, 2005, Joyce McKinney Keller executed a revocable declaration of trust (the "Trust"), a copy of which was attached to the Petition as Exhibit A.
3. The Trust currently owns that certain real property more commonly known as 11620 Mt. Holly-Huntersville Road, Huntersville, North Carolina (currently having Mecklenburg County PIN: 01721103).
4. In accordance with the provisions of Article I and Article IX of the Trust, the successor Trustees designated in the event of Ms. Keller's incapacity are her daughter, Susan K. Allison, and her grandson, Robert James Henderson, IV.
5. Susan K. Allison predeceased Ms. Keller.
6. Robert James Henderson, IV resigned as Trustee effective the 30th day of November, 2022. A copy of such resignation was attached to the Petition as Exhibit B.
7. In accordance with the provisions of Article XVI of the Trust, Ms. Keller reserved the right to appoint a successor Trustee.
8. In accordance with the provisions of Article V of the Trust, Ms. Keller reserved the right to amend the Trust.
9. The Petitioner is seeking this Court's approval to appoint Louise S. Stokes to serve as successor or substitute Trustee to serve without bond.
10. Louise S. Stokes is the niece of Ms. Keller.
11. Such appointment is in the best interest of Ms. Keller, is necessary to allow for the continued administration of the Trust, and is otherwise appropriate under N.C. Gen. Stat. §35A-1251(24).
12. This matter is properly before the Court.

13. The "qualified beneficiaries" of the Trust have consented to the relief sought herein.

Based upon the foregoing FINDINGS OF FACT and CONCLUSIONS OF LAW, IT IS, THEREFORE, ORDERED, ADJUDGED AND DECREED that Louise S. Stokes shall serve as successor or substitute Trustee to serve without bond.

This the 3 day of January, 2023.

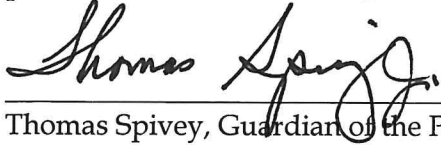


Ann Clerk of Superior Court

CONSENTED:



R. Michael Allen, Esq., Guardian of the Estate
of Joyce M. Keller, o/b/o Joyce M. Keller
pursuant to N.C. Gen. Stat. §36C-3-303(1)



Thomas Spivey, Guardian of the Person of
Joyce M. Keller, o/b/o of Joyce M. Keller
pursuant to N.C. Gen. Stat. §36C-3-303(1)

Robert James Henderson, IV, individually

The North Carolina Agricultural Foundation, Inc. (4-H Development Fund)

By: _____

Erin Delehanty, its Interim Treasurer

CONSENTED:

R. Michael Allen, Esq., Guardian of the Estate
of Joyce M. Keller, o/b/o Joyce M. Keller
pursuant to N.C. Gen. Stat. §36C-3-303(1)

Thomas Spivey, Guardian of the Person of
Joyce M. Keller, o/b/o of Joyce M. Keller
pursuant to N.C. Gen. Stat. §36C-3-303(1)



Robert James Henderson, IV, individually

The North Carolina Agricultural Foundation, Inc. (4-H Development Fund)

By: _____

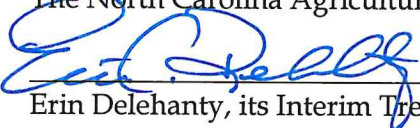
Erin Delehanty, its Interim Treasurer

CONSENTED:

R. Michael Allen, Esq., Guardian of the Estate
of Joyce M. Keller, o/b/o Joyce M. Keller
pursuant to N.C. Gen. Stat. §36C-3-303(1)

Thomas Spivey, Guardian of the Person of
Joyce M. Keller, o/b/o of Joyce M. Keller
pursuant to N.C. Gen. Stat. §36C-3-303(1)

Robert James Henderson, IV, individually

By: _____
The North Carolina Agricultural Foundation, Inc. (4-H Development Fund)
Erin Delehanty, its Interim Treasurer

JOINDER OF AND CONSENT TO APPLICATION

This JOINDER OF AND CONSENT TO APPLICATION (the "Joinder") is executed this 25th day of January, 2022, by Louise S. Stokes, Trustee of the Joyce McKinney Keller Revocable Trust dated May 27, 2005 ("Owner") in connection with that one certain General Application for a Conditional Rezoning ("Application"), for the TOWN 1 - Mixed Use Center filed, or to be filed, by Treenail Development, Inc. ("Applicant") in connection with the property identified as Parcel Number 01721103 in the Town of Huntersville, Mecklenburg County, North Carolina.

WHEREAS, the undersigned, as an Owner, desires to join in and consent to the rezoning and provisions of the Application and to ratify the execution thereof by Applicant.

NOW, THEREFORE, for and in consideration of good and valuable consideration as set forth herein, the undersigned agree as follows:

1. **Joinder.** The Owner does, on behalf of herself and her successors and assigns, hereby join in and consent to the Application.
2. **Ratification.** The Owner does hereby further, on behalf of herself, her heirs, successors and assigns, ratify and confirm all prior actions of Applicant in connection with the Application.
3. **Modification.** Owner does hereby further agree, on behalf of herself, and her successors and assigns, to any modifications to the Application, as determined by the Applicant, during the review and approval process through the Town of Huntersville.
4. **Governing Law.** This Joinder is entered into under the laws of the State of North Carolina, and those laws shall govern the construction and enforcement hereof.
5. **Authority.** The person or persons executing this Joinder on behalf of the Owner are duly authorized to execute this Joinder, and no consent of any other person to execution of this Joinder is required.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the undersigned Owner has executed this Joinder of and Consent to Application on the date set forth below.

OWNER:

JOYCE MCKINNEY KELLER REVOCABLE TRUST
dated May 27, 2005

DocuSigned by:

Louise S. Stokes

Louise S. Stokes, Trustee

Address: 2819 Barnard Castle Lane, Matthews, NC 28104

Date: 1/25/2023

DEVELOPMENT NOTES:

REZONING NOTES
TOWN 1 - MIXED USE CENTER

1. REZONING PETITION. THESE REZONING NOTES COMPRISE THE DEVELOPMENT STANDARDS ("DEVELOPMENT STANDARDS") ASSOCIATED WITH THE REZONING PETITION (THE "REZONING PETITION") FILED BY TREENAIL DEVELOPMENT, INC. ("PETITIONER") ON DECEMBER 1, 2022 (THE "FILING DATE") AS REZONING PETITION R-22 - 07 & SKETCH PLAN (THE "REZONING PLAN") FOR THAT APPROXIMATELY 70.54 ACRE TRACT OF LAND, IDENTIFIED ON THIS SITE PLAN AS TOWN 1 - MIXED USE CENTER (THE "PROJECT") IN CONNECTION WITH PART OF TAX PARCEL NUMBERS 01721101, 01721102, 01721103, 01721104, 01721105, 01721106, 01721107, 01721108, 01721109, (THE "PROPERTY"). THE PURPOSE OF THE REZONING PETITION IS TO CONVERT THE ZONING CLASSIFICATION OF THE PROPERTY FROM CORPORATE BUSINESS AND CORPORATE BUSINESS (C2) ZONING DISTRICTS TO TOD-R(D), TOD-E(C2), HC (C2) AND SP (C2) IN ACCORDANCE WITH THE PROVISIONS OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE (THE "ORDINANCE").

2. DEVELOPMENT STANDARDS. DEVELOPMENT OF THE PROPERTY WILL BE GOVERNED BY THESE DEVELOPMENT STANDARDS, WHICH ARE PART OF THE REZONING PETITION, AND THE APPLICABLE PROVISIONS OF THE ORDINANCE IN PLACE ON THE DATE OF THE FILING OF THE REZONING PLAN, UNLESS THE REZONING PLAN ESTABLISHES A MORE STRINGENT STANDARD(S), OR UNLESS OTHERWISE NOTED ON THE REZONING PLAN OR IN THESE DEVELOPMENT STANDARDS. THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE IN PLACE ON THE DATE OF THE FILING OF THE REZONING PLAN GOVERN DEVELOPMENT OF THE PROPERTY AS SHOWN ON THE REZONING PLAN.

3. SCHEMATIC NATURE OF REZONING PLAN. THE LOTS, PROPOSED IMPROVEMENTS AND URBAN OPEN SPACE SHOWN ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND EXACT LOCATIONS, ARCHITECTURAL STYLE AND MATERIALS, SIZE, NUMBER OR QUANTITY AND CONFIGURATIONS OF LOTS AND BUILDINGS, INCLUDING FIRST FLOOR AREA AND HEIGHT, MAY BE ALTERED DURING DESIGN, ENGINEERING AND CONSTRUCTION PHASES OF THE DEVELOPMENT SO LONG AS SUCH ALTERATION WITHIN THE PARAMETERS OF THE APPROVED TRAFFIC IMPACT ANALYSIS AND PERMITTED USES SET FORTH HEREIN. MULTIPLE BUILDINGS MAY BE COMBINED AS LONG AS THE RESULTING BUILDING COMPLIES WITH THE ORDINANCE STANDARDS. THE EXACT ALIGNMENTS OF THE INTERNAL DRIVES AND INTERNAL PUBLIC STREETS HAVE NOT BEEN DETERMINED AND ARE SUBJECT TO FINAL DESIGN AND ENGINEERING PLANS, AND MINOR ALTERATIONS OF THESE ALIGNMENTS MAY TAKE PLACE DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES.

4. PHASING. THE DEVELOPMENT OF THE PROPERTY AS GENERALLY DEPICTED ON THE REZONING PLAN MAY BE PHASED, AS DETERMINED DURING THE COURSE OF CONSTRUCTION. ANY PROPOSED PHASING MUST ALIGN WITH TIA, INFRASTRUCTURE, PARKING, TREE SAVE, OPEN SPACE AND STORMWATER REQUIREMENTS FOR THAT PHASE; PROVIDED, HOWEVER, ANY MITIGATION REQUIRED BY NCDOT WILL BE COORDINATED WITH NCDOT AND EACH PHASE OR SEQUENCE OF IMPROVEMENTS IN THE PROJECT WILL MEET ALL ORDINANCE REQUIREMENTS.

5. VESTED RIGHTS. THIS REZONING PLAN IS A SITE-SPECIFIC DEVELOPMENT PLAN AND APPROVAL THEREOF CONSTITUTES VESTED RIGHTS IN THE REZONING PLAN PURSUANT TO THE PROVISIONS OF THE ORDINANCE. ANY OTHER PROVISIONS OF THESE DEVELOPMENT STANDARDS, IF, AT SOME POINT, MODIFICATIONS ARE MADE TO THE ORDINANCE BY THE TOWN BOARD, PETITIONER MAY VOLUNTARILY AGREE TO APPLY SUCH MODIFICATIONS TO THE REZONING PLAN IN A MANNER CONSISTENT WITH THE ORDINANCE AS IT CHANGES FROM TIME TO TIME, AND WITHOUT PURSUING A REZONING. SUCH MODIFICATIONS TO THE ORDINANCE SHALL IN NO WAY IMPACT THE PETITIONERS VESTED RIGHTS. DUE TO THE SIZE OF THE PROJECT, PHASING, AND LEVEL OF INVESTMENT, APPROVAL OF THIS CONDITIONAL REZONING SHALL CONSTITUTE ESTABLISHMENT OF VESTED RIGHTS IN THE LANDOWNER (AND ITS SUCCESSORS OR ASSIGNS) FOR A PERIOD OF FIVE YEARS AS PERMITTED BY N.C. GEN. STAT. § 160A-1.

6. PERMITTED USES. THE PROPERTY MAY BE DEVELOPED FOR ANY USES (INCLUDING ACCESSORY USES) PERMITTED IN THE TOD-R, TOD-E, HC AND SP ZONING DISTRICTS, IN THE AREAS DESIGNATED FOR SUCH ZONING DISTRICTS ON THE REZONING PLAN, INCLUDING MULTI-FAMILY RESIDENTIAL, ATTACHED RESIDENTIAL, RETIREMENT COMMUNITY, COMMERCIAL USES, AND INDOOR/OUTDOOR STORAGE (SPC2) ONLY, SUBJECT TO THE DEVELOPMENT STANDARDS ASSOCIATED WITH SUCH USES. ANY LABELLING OR TABLES SHOWN ON THE REZONING PLAN MAY BE AN INDICATIVE INTENTION ON THE PART OF PETITIONER BUT SHALL NOT RESTRICT THE PROPERTY IN A MANNER THAT CONFLICTS WITH THE PROVISIONS OF THESE DEVELOPMENT NOTES. DRIVE-UP AND WALK-UP AUTOMATED TELLER MACHINES ARE SPECIFICALLY PERMITTED SO LONG AS THEY MEET THE DESIGN REQUIREMENTS OF THE ORDINANCE.

7. ACCESS. THE NUMBER OF SITE ACCESS POINTS, DRIVEWAYS AND CONNECTIONS TO ROADS ARE SCHEMATIC IN NATURE. TO THE EXTENT PERMITTED BY APPLICABLE DRIVEWAY PERMIT REQUIREMENTS, FUTURE DRIVEWAYS, ACCESS POINTS AND ROAD CONNECTIONS MAY CROSS THE RETRAK AND SHALL NOT REQUIRE A REZONING OF THE PROPERTY BUT SHALL OTHERWISE COMPLY WITH APPLICABLE DRIVEWAY PERMIT REQUIREMENTS. CROSS ACCESS AND PARKING EASEMENTS SHALL BE GRANTED AS NEEDED TO PROVIDE ACCESS OVER SHARED DRIVEWAYS AND RIGHTS TO SHARED PARKING. REQUIRED PARKING MAY BE CALCULATED ACROSS MULTIPLE LOTS AS LONG AS REASONABLE ACCESS IS PROVIDED, AS SHOWN ON THE REZONING PLAN, BUILDING C4 FRONTS A PLAZA TO THE EAST OF THE BUILDING; HOWEVER, FRONTAGE MAY BE ALTERED OR REORIENTED TO ADDRESS URBAN OPEN SPACE ON THE NORTH SIDE OF THE BUILDING TO PERMIT MULTIPLE TENANTS OR USERS. IN THE EVENT PETITIONER, OR ITS SUCCESSORS OR ASSIGNS, ACQUIRES TAX PARCEL NO. 017-211-10 (THE "ADJACENT PARCEL") AS SHOWN ON THE REZONING PLAN, THE ADJACENT PARCEL MAY ACCESS THE DRIVEWAY LOCATED TO THE EAST OF THE ADJACENT PARCEL, PROVIDED THE COST TO ACCESS THE DRIVEWAY SHALL BE BORNE BY THE OWNER OF THE ADJACENT PARCEL AND THE OWNER OF THE ADJACENT PARCEL SHALL SHARE IN THE COSTS OF THE MAINTENANCE, REPAIR AND REPLACEMENT OF THE COMMON AREAS WITHIN THE PROJECT AND SHALL ABIDE BY ALL RESTRICTIONS AND COVENANTS IMPOSED BY PETITIONER ON PROPERTY WITHIN THE PROJECT.

8. SUBDIVISION. THE PROPERTY IS ONE DEVELOPMENT AND MAY BE SUBDIVIDED WITHOUT A REZONING TO ALLOW SEPARATE OWNERS OF INDIVIDUAL PARCELS SO LONG AS SUCH SUBDIVISION FOLLOWS APPLICABLE LAW INCLUDING SUBDIVISION REGULATIONS, HOWEVER, RECOMBINATION, CONDOMINIUMIZATION, OR REDUCTION IN THE NUMBER OF PARCELS MAY OCCUR IN ACCORDANCE WITH THE REGULATIONS OF THE ORDINANCE. PURSUANT TO NOTE #4 OF THESE DEVELOPMENT STANDARDS, REQUIREMENTS THAT ARE MET BY THE PROJECT AS A WHOLE, SUCH AS OPEN SPACE, TREE SAVE AND IMPERVIOUS REQUIREMENTS, NEED NOT BE MET BY INDIVIDUAL PARCELS.

9. STREET IMPROVEMENTS. PETITIONER SHALL BE REQUIRED TO INSTALL SIDEWALKS-STREET TREES, PLANTING STRIPS, BICYCLE LANES OR OTHER STREET IMPROVEMENTS AS A CONDITION OF THE APPROVAL OF THIS REZONING PLAN AS SPECIFICALLY SHOWN ON THE REZONING PLAN AND AS REQUIRED BY THE ZONING ORDINANCE. SUBDIVISION ORDINANCE, APPLICABLE HUNTERSVILLE/NC DOT TIA, OR DRIVEWAY PERMIT REQUIREMENTS. STREET TREE LOCATIONS ARE SUBJECT TO CHANGE DURING THE CONSTRUCTION PLAN PHASE TO SATISFY THE TOWN'S ENGINEERING STANDARDS AND PROCEDURES MANUAL.

10. LANDSCAPING/BUFFERS. DEVELOPMENT OF THE PROPERTY SHALL COMPLY WITH THE LANDSCAPING AND BUFFER REQUIREMENTS OF THE ORDINANCE. LANDSCAPE EASEMENTS SHALL BE PROVIDED FOR STREET TREES AS REQUIRED BY THE ORDINANCE. BUFFER IMPACTS/MITIGATION SHALL BE PERMITTED THROUGH THE APPROPRIATE STATE OR FEDERAL AGENCY ACTING PURSUANT TO SECTIONS 401 OR 404 OF THE FEDERAL CLEAN WATER ACT.

11. AMENDMENT. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OF OWNERS OF THE PROPERTY IN ACCORDANCE WITH THE PROVISIONS OF THE ORDINANCE; PROVIDED, HOWEVER, IN THE EVENT ANY PORTION OF THE PROPERTY HAS AN IMPROVED OR IMPROVING PROJECT, THE OWNER MAY REQUEST AN AMENDMENT TO THE REZONING PLAN WITHOUT THE WRITTEN CONSENT OF ANY OTHER OWNER OF ALL OR ANY PORTION OF THE PROPERTY UNLESS SUCH AMENDMENT CONSTITUTES A CHANGE IN THE BUILDING OR USE OF THE PORTION OF THE PROPERTY OWNED BY SUCH OWNER. PROVIDED FOR SUCH AMENDMENT, THE PETITIONER SHALL BE REQUIRED TO RECORDED PRIVATE RESTRICTIVE COVENANTS THAT GOVERN THE PROJECT. ALL REQUIREMENTS IN CONNECTION WITH THE AMENDMENT WILL BE CALCULATED ON THE PROPERTY AS A WHOLE IN THE SAME MANNER SUCH REQUIREMENTS WERE CALCULATED AT THE TIME OF THE INITIAL APPROVAL. THIS NOTE SHALL BE SHOWN ON THE FINAL PLAN WHEN RECORDED.

12. BMP DESIGN. THE DESIGNS FOR THE BMPs SHOWN ON THE REZONING PLAN SHALL BE FINALIZED DURING THE CONSTRUCTION PHASE AND SHALL BE COMPLETED AS A PART OF THE INFRASTRUCTURE IMPROVEMENTS. ALTHOUGH NOT REQUIRED BY THE ORDINANCE, PETITIONER SHALL USE COMMERCIALLY REASONABLE EFFORTS TO EVALUATE AND CONSIDER MAINTENANCE OF THE PRE-DEVELOPED RATES FOR THE 25-YEAR STORM EVENT.

13. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS. IF THIS REZONING APPLICATION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE PROPERTY AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE PROPERTY FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

14. FUTURE TRANSIT STATION. THE LOCATION FOR THE FUTURE TRANSIT STATION IS IDENTIFIED ON THE REZONING PLAN AS THE "FUTURE PARK & RIDE LOCATION." THE FINAL DESIGN, LAYOUT, AND EXACT LOCATION OF THE FUTURE PARK & RIDE LOCATION HAS NOT BEEN DETERMINED AND THE FINAL CONFIGURATION MAY HAVE AN IMPACT ON THE PROJECT. THE APPROXIMATE LAYOUT AND CONFIGURATIONS OF LOTS AND BUILDINGS AND ALIGNMENTS OF STREETS AND DRIVES MAY BE ALTERED DURING DESIGN, ENGINEERING AND CONSTRUCTION PHASES OF THE DEVELOPMENT TO ACCOMMODATE THE FUTURE PARK & RIDE LOCATION AS PERMITTED BY CATS AND AS AGREED TO BY THE PETITIONER AND THE TOWN.

15. ELEVATIONS. THE ELEVATIONS ARE SUBMITTED AS EXAMPLES ONLY, AND DO NOT REPRESENT ACTUAL ELEVATIONS FOR THIS PROJECT. STAFF MAY APPROVE ELEVATIONS SUBMITTED DURING CONSTRUCTION THAT ARE GENERALLY CONSISTENT WITH THE RENDERINGS INCLUDED WITH THE REZONING PLAN.

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

17. AFFORDABLE HOUSING. AFFORDABLE HOUSING UNITS SHALL BE PROVIDED AMONG THE RESIDENTIAL UNITS INCLUDED ON LOT #14; THEREFORE, THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN IS INTENDED TO SHOW THAT THIS CONCEPTUAL REZONING PLAN MEETS THE REQUIREMENTS OF THE ORDINANCE; HOWEVER, THIS REZONING PLAN IS CONCEPTUAL AND SCHEMATIC IN NATURE AND THE TABLE IS NOT INTENDED TO LIMIT OR RESTRICT THE FINAL DEVELOPMENT ON THE PROPERTY AS LONG AS THE REQUIREMENTS OF THE ORDINANCE ARE MET, SUBJECT TO THE MODIFICATIONS OF THIS REZONING PLAN.

18. MASTER SIGNAGE PROGRAM. PETITIONER ELECTS TO APPLY FOR APPROVAL PURSUANT TO THE MASTER SIGNAGE PROGRAM PURSUANT TO SECTION 10.11 OF THE ORDINANCE.

19. FAR REQUIREMENTS AND FIRST FLOOR AREA. DEVELOPMENT IN THE TOD-R AND TOD-E PORTIONS OF THE PROJECT SHALL COMPLY WITH MINIMUM FAR AND FIRST FLOOR AREA REGULATIONS. THE PURPOSE OF THE FAR TABLE ON PAGE C3.1 OF THE REZONING PLAN IS INTENDED TO SHOW THAT THIS CONCEPTUAL REZONING PLAN MEETS THE REQUIREMENTS OF THE ORDINANCE; HOWEVER, THIS REZONING PLAN IS CONCEPTUAL AND SCHEMATIC IN NATURE AND THE TABLE IS NOT INTENDED TO LIMIT OR RESTRICT THE FINAL DEVELOPMENT ON THE PROPERTY AS LONG AS THE REQUIREMENTS OF THE ORDINANCE ARE MET, SUBJECT TO THE MODIFICATIONS OF THIS REZONING PLAN.

MODIFICATIONS TO STANDARDS
PURSUANT TO SECTION 11.4.7(K) OF THE ORDINANCE, THE STANDARDS OF THE ORDINANCE ARE MODIFIED TO PERMIT THE FOLLOWING:

1. SIDEYARD PARKING IS PERMITTED ON LOTS #6, 7, 8, 13, 18 & 19. ADDITIONAL SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH SHEET C5 OF THE REZONING PLAN.
2. BUFFER DISTURBANCE IN THE 1-77 BUFFER FOR GRADING (INCLUDING PORTION THAT APPEARS TO BE ALONG HAMBRIGHT RD.) SO LONG AS SUCH DISTURBANCE DOES NOT ENDOURCH MORE THAN 20 FEET INTO THE BUFFER, PROVIDED AN ALTERNATE BUFFER YARD PLAN IS SUBMITTED IN ACCORDANCE WITH SECTION 7.5 OF THE ORDINANCE.
3. BUFFER MAY BE REDUCED AT LOTS #1 & #2 ALONG MT. HOLLY-HUNTERSVILLE ROAD TO 60' AS SHOWN ON THE REZONING PLAN.
4. THE DISTANCE BETWEEN THE CUL-DE-SAC LOCATED IN PUBLIC ROAD A AND THE RIGHT OF WAY OF MT. HOLLY-HUNTERSVILLE ROAD MAY BE INCREASED TO 360'.
5. MASSING REQUIREMENTS PURSUANT TO THE ORDINANCE ARE WAIVED FOR THE BUILDINGS LOCATED ON LOT #18.
6. VERTICAL PARKING MAY SERVE TOD-E AND TOD-R PORTIONS OF THE PROJECT AND PARKING MAY BE COMPLETED PRIOR TO THE COMPLETION OF ALL OF THE IMPROVEMENTS SUCH PARKING IS INTENDED TO SERVE.
7. NO BUILDING ENTRANCE SHALL BE REQUIRED TO BE CONSTRUCTED ON, AND NO SIDEWALK SHALL BE REQUIRED ALONG, THE PORTION OF BUILDING W2 THAT DOES NOT FRONT THE CUL-DE-SAC AND DRIVEWAY ADJOINING BUILDING W2.

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. IF APPLICABLE, ADD THE FOLLOWING: WITH THE EXCEPTION OF RURAL PARKWAYS WHERE EXISTING TREES CAN SATISFY THE STREET TREE REQUIREMENT.
- SMALL MATURING TREES ARE TO BE USED WHERE OVERHEAD POWER LINES EXIST.
- MAIL DELIVERY SHALL OCCUR AT THE CLUBHOUSE FOR THE MULTI-FAMILY UNITS IN USPS APPROVED CLUSTER BOX, COMMERCIAL BUILDINGS SHALL HAVE A PO BOX OR INSIDE DELIVERY AT THE BUILDING.
- DUMPSTER LOCATIONS HAVE BEEN SHOWN THROUGHOUT THE SITE.
- 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, EXCLUSIVE OF PORCHES, BAY WINDOWS AND SIMILAR APPURTENANCES, MUST BE ERRECTED; INTENDED TO CREATE AN EVEN BUILDING FAÇADE LINE ON A STREET. THE BUILD-TO LINE IS ESTABLISHED ON THE RECORD PLAT (FINAL PLAT).
- DIRECT ACCESS FROM LOTS TO A THOROUGHFARE IS PROHIBITED.
- SPEED LIMITS SHALL BE POSTED AT 20-MPH, 110-FT MIN CENTERLINE ROAD

REQUIRED NCDOT & TOWN ROAD IMPROVEMENTS

A TIA MITIGATION PLAN IS REQUIRE PURSUANT TO NCDOT REVIEW AND APPROVAL. SEE DRAFT RECOMMENDATIONS BELOW:

HAMBRIGHT ROAD (SR 2117) AND MT. HOLLY-HUNTERSVILLE ROAD (SR 2004)
-CONSTRUCTION OF A SOUTHBOUND RIGHT-TURN LANE ALONG MT. HOLLY-HUNTERSVILLE ROAD (SR 2004) WITH 100 FEET OF STORAGE
-COORDINATION WITH THE ADJACENT SIGNALS ALONG HAMBRIGHT ROAD (SR 2117)
HAMBRIGHT ROAD (SR 2117) AND STATESVILLE ROAD (US 21)
-ADDITIONAL NORTHBOUND LEFT-TURN LANE ALONG STATESVILLE ROAD (US 21) TO CREATE DUAL LEFT-TURN LANES WITH 375 FEET OF STORAGE
-ADDITIONAL EASTBOUND RECEIVING LANE ALONG HAMBRIGHT ROAD (SR 2117) EXTENDING TO THE I-77 EXPRESS LANES
-RESTRIPING THE WESTBOUND RIGHT-TURN LANE ALONG HAMBRIGHT ROAD (SR 2117) INTO A SHARED THROUGH-RIGHT LANE
-COORDINATION WITH THE ADJACENT SIGNALS ALONG HAMBRIGHT ROAD (SR 2117)
HAMBRIGHT ROAD (SR 2117) AND I-77 EXPRESS LANES
-COORDINATION WITH THE ADJACENT SIGNALS ALONG HAMBRIGHT ROAD (SR 2117)
HAMBRIGHT ROAD (SR 2117) AND ACCESS 1 -CONSTRUCTION OF A WESTBOUND RIGHT-TURN LANE ALONG HAMBRIGHT ROAD WITH 100 FEET OF STORAGE
-CONSTRUCTION OF THE SOUTHBOUND APPROACH OF ACCESS 1 WITH ONE INGRESS LANE, ONE EGRESS LANE, STOP CONTROL, AND AN INTERNAL PROTECTED STEM (IPS) OF 100 FEET.
HAMBRIGHT ROAD (SR 2117) AND ACCESS 2
-INSTALLATION OF A TRAFFIC SIGNAL COORDINATED WITH THE ADJACENT SIGNALS ALONG HAMBRIGHT ROAD (SR 2117)
-INSTALLATION OF A PEDESTRIAN CROSSWALK AT THE SIGNAL TO PROVIDE ACCESS TO THE CATS PARK AND RIDE
-CONSTRUCTION OF THE SOUTHBOUND APPROACH OF ACCESS 2 WITH ONE INGRESS LANE AND TWO EGRESS LANES - A DEDICATED LEFT-TURN AND A SHARED THROUGH-RIGHT LANE
-RESTRIPING THE EXISTING TWO-WAY LEFT TURN LANE ALONG HAMBRIGHT ROAD (SR 2117) ON THE EASTBOUND APPROACH TO PROVIDE A DEDICATED LEFT-TURN LANE WITH 100 FEET OF STORAGE - CONSTRUCTION OF A WESTBOUND RIGHT-TURN LANE ALONG HAMBRIGHT ROAD (SR 2117) WITH 125 FEET OF STORAGE
HAMBRIGHT ROAD (SR 2117) AND ACCESS 3
-CONSTRUCTION OF THE SOUTHBOUND APPROACH OF ACCESS 3 WITH ONE INGRESS LANE, ONE EGRESS LANE, STOP CONTROL, AND AN IPS OF 100 FEET. MT. HOLLY-HUNTERSVILLE ROAD (SR 2004) AND ACCESS 4
-CONSTRUCTION OF A LEFT-OVER WITH A SOUTHBOUND LEFT-TURN LANE ALONG MT. HOLLY-HUNTERSVILLE ROAD (SR 2004) WITH 125 FEET OF STORAGE.
-CONSTRUCTION OF THE WESTBOUND APPROACH OF ACCESS 4 WITH ONE INGRESS LANE, ONE EGRESS LANE, STOP CONTROL, AND AN IPS OF 100 FEET. MT. HOLLY-HUNTERSVILLE ROAD (SR 2004) AND ACCESS 5
-CONSTRUCTION OF A SOUTHBOUND LEFT-TURN LANE ALONG MT. HOLLY-HUNTERSVILLE ROAD WITH 125 FEET OF STORAGE
-CONSTRUCTION OF THE WESTBOUND APPROACH OF ACCESS 5 WITH A SINGLE INGRESS LANE, TWO EGRESS LANES, STOP-CONTROL, AND AN IPS OF 200 FEET. MT. HOLLY-HUNTERSVILLE ROAD (SR 2004) AND ACCESS 6
-CONSTRUCTION OF A SOUTHBOUND LEFT-TURN LANE ALONG MT. HOLLY-HUNTERSVILLE ROAD WITH 100 FEET OF STORAGE
-CONSTRUCTION OF A NORTHBOUND RIGHT-TURN LANE ALONG MT. HOLLY-HUNTERSVILLE ROAD WITH 100 FEET OF STORAGE
-CONSTRUCTION OF THE WESTBOUND APPROACH OF ACCESS 6 WITH A SINGLE INGRESS LANE, DUAL EGRESS LANE, AND AN IPS OF 125 FEET.

Conditional District Rezoning/Sketch Plan Approval Application

Proposed

TOWN 1 - MIXED USE CENTER

TOWN 1

HAMBRIGHT RD

Applicant / Developer:

TREENAIL DEVELOPMENT, LLC
428 S. MAIN ST., STE B-101
DAVIDSON, NC 28036

May 11, 2023

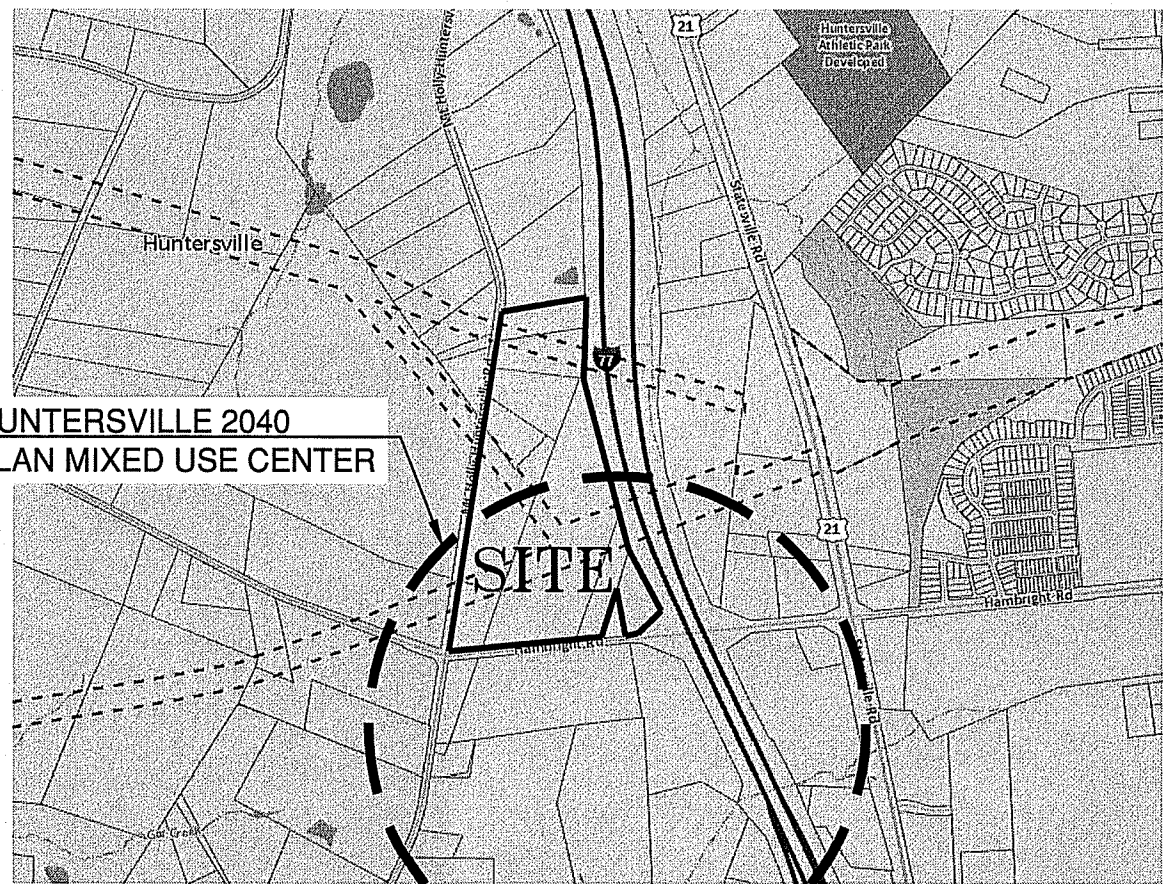
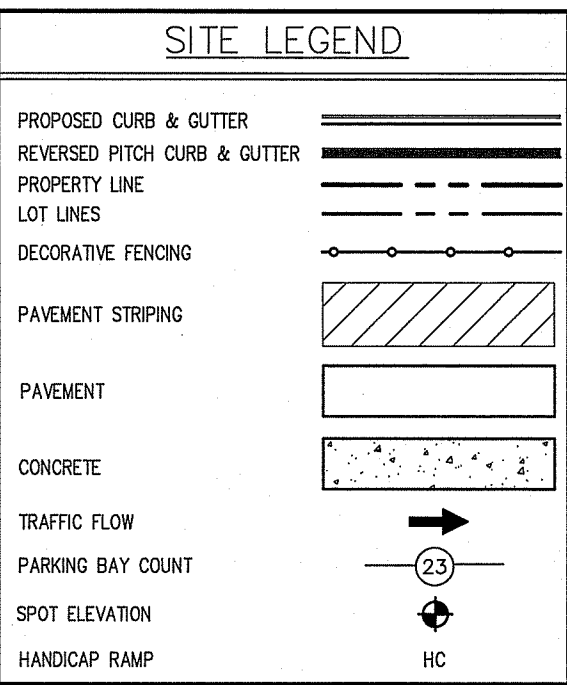
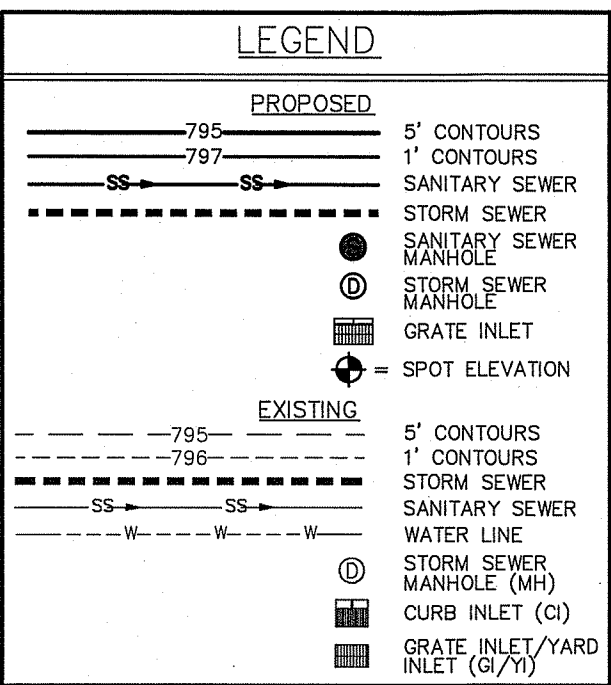
Plans Prepared By:



Woodbine Design, P.C.

Land planning & civil engineering

blending nature & man



VICINITY MAP n.t.s.

EPM# 444291

FIRE MARSHAL

FIRE MARSHAL'S OFFICE
ALL ITEMS ON THE CHECKLIST BELOW MUST BE MET FOR LAND DEVELOPMENT APPROVAL.

The Mecklenburg County Fire Marshal's Office reviews land development drawings that are submitted from the last development review process for the incorporated towns and their extra-territorial jurisdiction (ETJ) areas. All land development drawings are reviewed for the following code requirements in the sketch and construction submittals:

- Road Width - Minimum 20 feet or per North Carolina Department of Transportation (NCDOT).
- Fire Apparatus Turning Radius - 30 feet inner, 42 feet outer.
 - Templates SB-30 (Engines) and B-40 (Ladder Trucks) are used and all drawings shall be scaled no smaller than 1:60.
- Water Utilities - Water lines and/or fire hydrant locations.
 - Fire hydrants required within 400 feet of any new structure. Exception: R3 and U occupancies or when the structure has an approved sprinkler system distant requirement shall be 600 feet.
 - Fire Department Connection (FDC) required within 200' for NFPA13/13R sprinkler systems and 100' for standpipes systems.
- Dead-End Roads - Maximum length of any dead-end road shall be 150 feet without an approved fire apparatus turn around.
- Road Surfaces - All roads/commercial driveways for fire apparatus access shall be capable to support the imposed load of an 80,000-pound.
- Secondary Access - Development of one or two-family dwellings where the number of dwelling units exceed 100 and commercial structures 62,000sqft (no sprinklers) and 124,000sqft (with sprinklers) shall be provided with separate and approved remote fire apparatus access road.

SEE APPLICATION FOR CONTACT AND ADDRESS INFORMATION

Survey By:

CAROLINA GEOMATICS, PLLC
CHEVIS KING
980-329-3382
CKING@CAROLINAGEOMATICS.COM

Parcel ID Numbers

Parcel Number	Owner
01721101 & 01721102	John W. Dellinger
01721103	Joyce McKinney Keller Revocable Trust
01721104	Canawba Properties Investments, LLC
01721105	Hambright Partners, LLC
01721106	Church Investments of North Carolina LLC
01721107	SB Land LLC
01721108	VR Property Development, LLC
01721109	John W. Benjamin & Elaine S. Benjamin

SHEET LEGEND

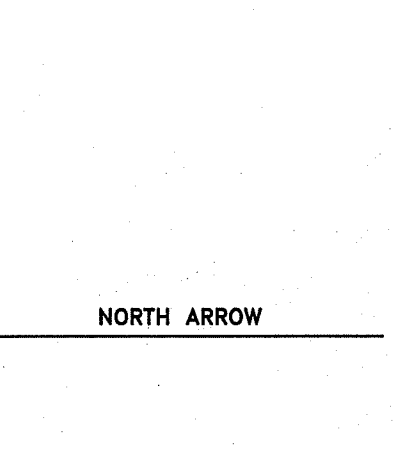
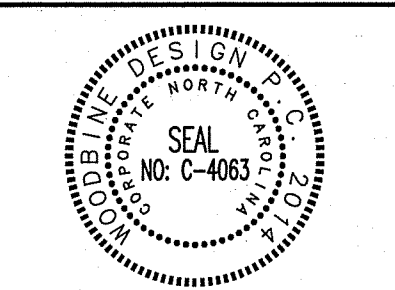
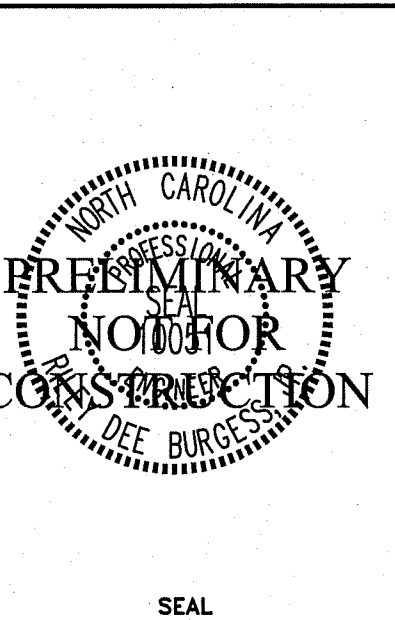
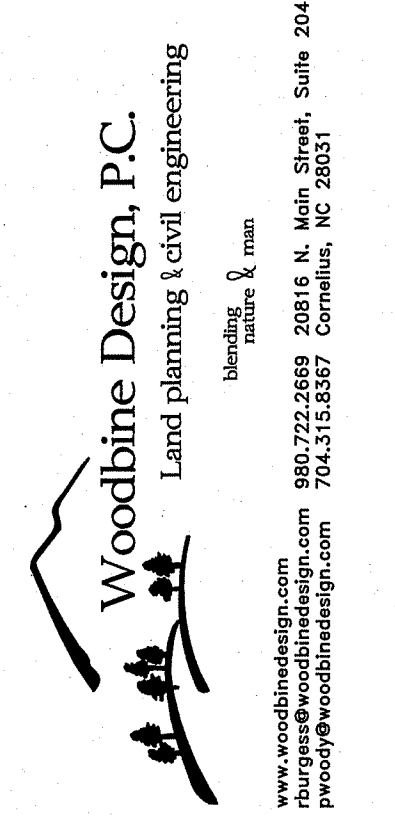
- C1 COVER SHEET
- C2 COLOR CONCEPT PLAN
- C3 B/W CONCEPT PLAN
- C3.1 BUILDING TYPE & F.A.R. TABLE
- C4 CONCEPT PLAN W/ TOPO
- C5 LANDSCAPE PLAN/ FRONTAGE IMPROVEMENT
- C5.1 UTILITY PLAN - CONCEPTUAL
- C5.2 GRADING / STORMDRAIN / SCM - CONCEPTUAL
- C6 LOT LAYOUT, DENSITY, BLOCK LENGTH
- C7 CONNECTIVITY / PEDESTRIAN PLAN / TURN TEMPLATES & BLOCK LENGTH
- C8 ZONING MAP
- C9 STREET CROSS SECTIONS
- C9.1 STANDARD DETAILS
- C10 BUILDING TYPES - SHOP FRONT & HIGHWAY COMMERCIAL
- C10.1 BUILDING TYPES - URBAN WORKPLACE & APARTMENT
- C11 TREE SAVE PLAN
- C11.1 TREE OVERLAY
- C12 STREE ANALYSIS
- ATTACHED TREE & BOUNDARY SURVEY

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY, AND SHALL COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

2/3/2023

PLOTTED: 5/11/2023

COMERCIAL_010_06A-BASE-HAMBRIGHT-5-8-23.000



Project
TOWN 1 - MIXED USE DEVELOPMENT
Location
11101 HAMBRIGHT RD, HUNTERSVILLE, NC 28078
Sheet Title
COVER SHEET

DEVELOPER/OWNER
TREENAIL DEVELOPMENT
428 S. MAIN ST., STE B-101
DAVIDSON, NC 28036

Designed By
WOODBINE

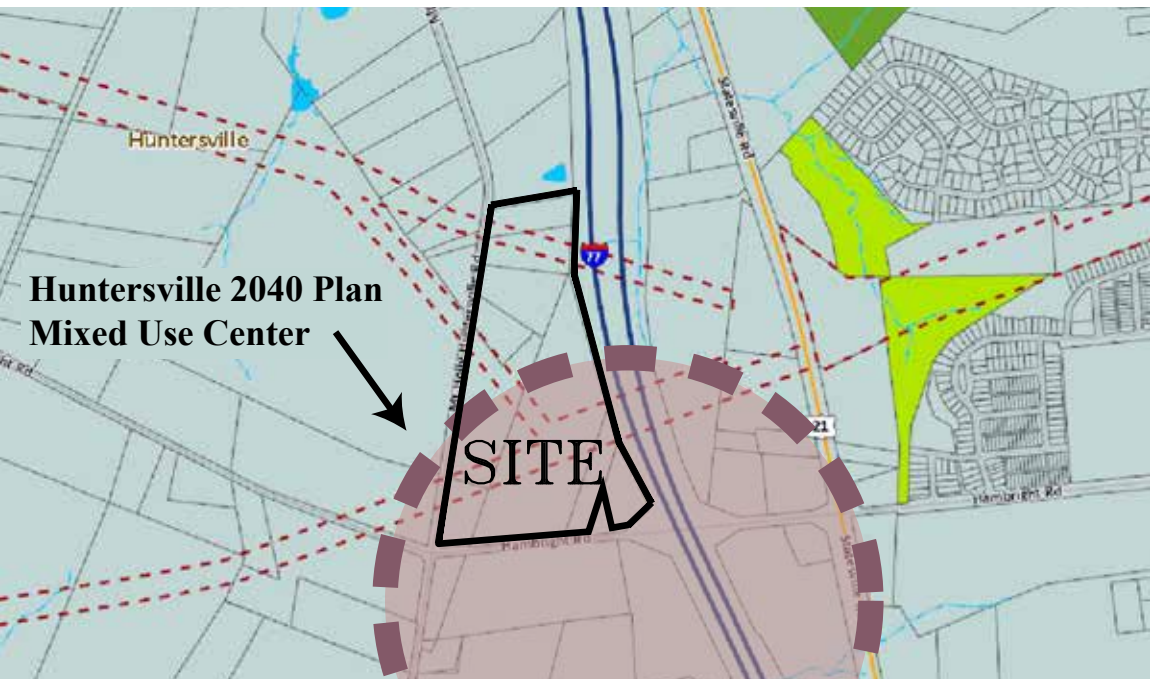
Drawn By
WOODBINE

Date
5/11/23

Revisions
5/11/23-4th Review Com.

Sheet: C1 of 12
Project Number: 21037

VICINITY MAP n.t.s.



TOWN 1



Woodbine Design, P.C.
Land planning & civil engineering
www.woodbinedesign.com
980.722.2669 20816 N. Main Street, Suite 204
Raleigh, NC 27605
wood@woodbinedesign.com
704.215.2539

SITE LEGEND

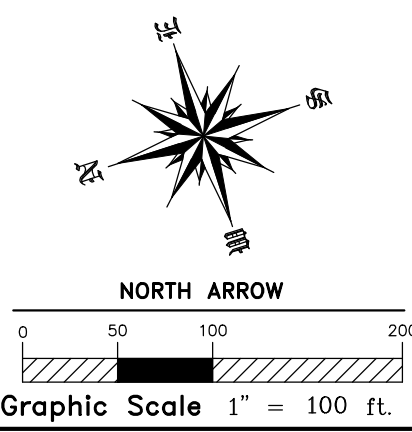
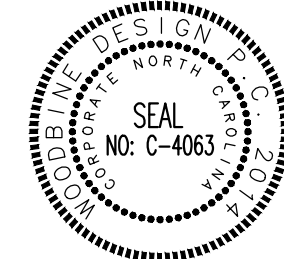
- | | |
|-----------------------|-------------------------|
| PEDESTRIAN COORIDOR | WALK-UP MULTI-FAMILY |
| WOODED AREA | URBAN MULTI-FAMILY |
| DESIGNATED PARK | CLASS-A OFFICE |
| GRASSY AREA | COMMERCIAL / INDUSTRIAL |
| PATH / MULTI-USE PATH | WAREHOUSE |
| SIDEWALK | MIXED USE |
| STREET/PARKING | STRUCTURED MULTI-FAMILY |
| PUBLIC ROAD | TOWNHOME MULTI-FAMILY |
| PEDESTRIAN PASSAGEWAY | |

THIS SHEET IS FOR ILLUSTRATIVE PURPOSES ONLY.
PLEASE SEE SHEET C3 FOR FULL PLAN DETAILS.



PRELIMINARY

SEAL



Project: TOWN 1 MIXED USE CENTER

Location: 11101 HAMBRICHT RD, HUNTERSVILLE, NC 28078

Sheet Title

CONCEPT PLAN

Developer/Owner: TREENAIL DEVELOPMENT

Designed By: WOODBINE
Drawn By: WOODBINE
Date: 04-11-2023
Revisions:

Sheet: C2 of 12
Project Number: 21037

MODIFICATIONS

MODIFICATIONS TO STANDARDS
PURSUANT TO SECTION 11.1.7.0 OF THE ORDINANCE, THE STANDARDS OF THE ORDINANCE ARE MODIFIED TO PERMIT THE FOLLOWING:

1. SIDEYARD PARKING IS PERMITTED, AS SHOWN ON SHEET C3 OF THE REZONING PLAN, ON LOTS #6, 7, 6, 13, 18 & 19. ADDITIONAL SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH SHEET C5 OF THE REZONING PLAN.
2. BUFFER DISTANCE IN THE 177 BUFFER FOR GRADING (INCLUDING PORTION THAT APPEARS TO BE ALONG HAMBRIGHT RD.) SO LONG AS SUCH DISTANCE DOES NOT ENCRUMB MORE THAN 20 FEET INTO THE BUFFER, PROVIDED AN ALTERNATE BUFFER YARD PLAN IS SUBMITTED IN ACCORDANCE WITH SECTION 7.5 OF THE ORDINANCE.
3. BUFFER MAY BE REDUCED ALONG MT. HOLLY HUNTERSVILLE ROAD TO 60' AS SHOWN ON THE REZONING PLAN.
4. THE DISTANCE BETWEEN THE CUL-DE-SAC LOCATED IN PUBLIC ROAD A AND THE RIGHT OF WAY OF MT. HOLLY HUNTERSVILLE ROAD MAY BE INCREASED TO 300'.
5. MASSING REQUIREMENTS PURSUANT TO THE ORDINANCE ARE WAIVED FOR THE BUILDINGS LOCATED ON LOT #18.
6. VERTICAL PARKING MAY SERVE TOD-E AND TOD-R PORTIONS OF THE PROJECT AND PARKING MAY BE COMPLETED PRIOR TO THE COMPLETION OF ALL OF THE IMPROVEMENTS SUCH PARKING IS INTENDED TO SERVE.
7. NO BUILDING ENTRANCE SHALL BE REQUIRED TO BE CONSTRUCTED ON, AND NO SIDEWALK SHALL BE REQUIRED ALONG, THE PORTION OF BUILDING W2 THAT DOES NOT FRONT THE CUL-DE-SAC AND DRIVEWAY ADJOINING BUILDING W2.

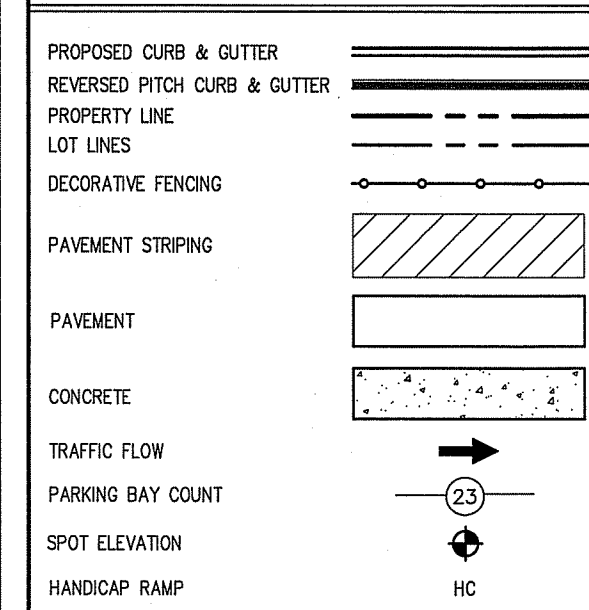
URBAN OPEN SPACE

TYPE OF URBAN OPEN SPACE	SIZE OF U.O.S.	PARKING SPACES
PP1-PEDESTRIAN PASSAGEWAY @ U1	180'-FT	0 PARKING IS PROVIDED THROUGHOUT THE DEVELOPMENT FOR ALL U.O.S.
P1-PLAZA @ U5	2300-SF	0
P2-PLAZA @ A1	4000-SF	0
P3-PLAZA @ R9 & R10	5000-SF	0
P4-PLAZA @ C4	2000-SF	0
P5-PLAZA @ M1	2000-SF	0
P6-PLAZA @ R11	4400-SF	0
P7-PLAZA @ R28	2400-SF	0
GREEN-1	10000-SF	0
GREEN-2	10000-SF	0
GREEN-3	20000-SF	0

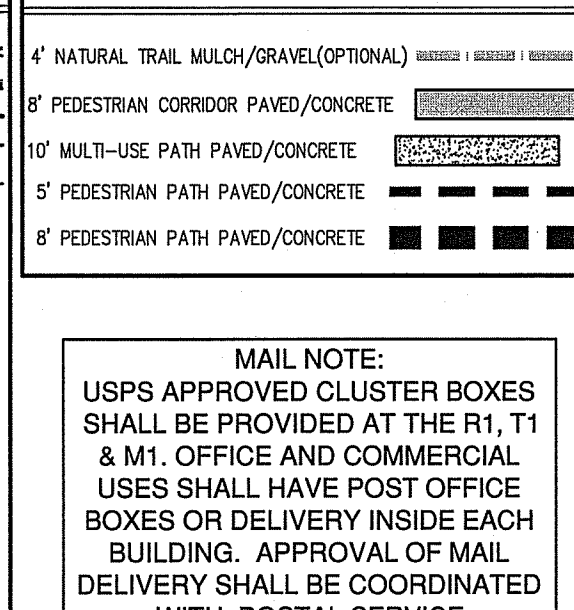
PARK SIZE = NO MIN. FOR MINI PARKS (LINEAR)
PLAZA SIZE = 2,000-SF, 30,000-SF MAX
PEDESTRIAN PASSAGEWAY = NO SIZE REQUIREMENT
GREEN SIZE = NO SIZE REQUIREMENTS

SIZE OF URBAN OPEN SPACE SUBJECT TO CHANGE, HOWEVER MIN./MAX. SIZE REQUIREMENTS SHALL BE MET PER ORDINANCE.

SITE LEGEND



PATH LEGEND



SEE SHEET C9 FOR STREET CROSS SECTIONS

PARKING DATA

PARKING REQUIREMENTS PER	TOWN OF HUNTERSVILLE
PARKING RESIDENTIAL (TOD-R) - MIN REQUIRED	1 SPACE PER UNIT x 747 - UNITS = 747 - SPACES
PARKING RESIDENTIAL (TOD-R) - MAX ALLOWED	2 SPACES PER UNIT x 747 - UNITS = 1494 - SPACES
PARKING RESIDENTIAL (TOD-R) - PROVIDED	1257 - SPACES
PARKING OFFICE (TOD-E) - MIN REQUIRED	1 SPACE PER 1,000 - SF x 126,000 = 126 - SPACES
PARKING OFFICE (TOD-E) - MAX ALLOWED	1 SPACE PER 500 - SF x 126,000 = 252 - SPACES
PARKING OFFICE (TOD-E) - PROVIDED	252 - SPACES
PARKING COMMERCIAL (TOD-E) - MIN REQUIRED	1 SPACE PER 1,000 - SF x 53,000 = 53 - SPACES
PARKING COMMERCIAL (TOD-E) - MAX ALLOWED	1 SPACE PER 500 - SF x 53,000 = 106 - SPACES
PARKING COMMERCIAL (TOD-E) - PROVIDED	80 - SPACES
PARKING COMMERCIAL (HC) - MIN REQUIRED	1 SPACE PER 500 - SF x 43,500 = 87 - SPACES
PARKING COMMERCIAL (HC) - MAX ALLOWED	N/A
PARKING COMMERCIAL (HC) - PROVIDED	227 - SPACES
PARKING WAREHOUSE (SP) - MIN REQUIRED	.25 SPACE PER 1000 - SF x 172,000 = 43 - SPACES
PARKING WAREHOUSE (SP) - MAX ALLOWED	N/A
PARKING WAREHOUSE (SP) - PROVIDED	55 - SPACES
TOTAL PARKING - MIN REQUIRED	1056 - SPACES
TOTAL PARKING - PROVIDED	1871 - SPACES

SIDE YARD PARKING: UPTO 45% SIDEYARD PARKING ALLOWED IN HC

MODIFICATION REQUIRED FOR SIDEYARD PARKING IN TOD-R & TOD-E

TRASH NOTES

TRASH COLLECTION SHALL BE PRIVATE. TRASH PICKUP WILL CONSIST OF ONSITE DUMPSTERS OR A PRIVATE COMPANY WILL COLLECT THE TRASH WITHIN THE BUILDING AND DISPOSE OFFSITE AT A PERMITTED FACILITY - RESIDENTIAL USES MAY BE SERVED BY TRASH COMPACTOR AND/OR TRASH SERVICE

BUFFER & SCREENING

- 1) 50'-FT ALONG HWY-77
- 2) 10'-FT ALONG RESIDENTIAL AT BLDG U1 & A1
- 3) 60'-FT ALONG MT HOLLY HUNTERSVILLE RD AT BLDG W1 & S1 (MODIFICATION)

SCREENING REQUIREMENTS:

ALL LOADING, PARKING, DUMPSTERS & ABOVE GROUND UTILITIES SHALL BE SCREENED PER ORDINANCE

IMPERVIOUS AREA DATA

MAX. ALLOWABLE IMPERVIOUS: 70%
PROPOSED IMPERVIOUS: PAVEMENT/CONCRETE=1,183,557-SF BLDG=564,600-SF
TOTAL PROPOSED=1,748,157-SF 56.9% IMPERVIOUS
WATERSHED: MOUNTAIN ISLAND LAKE PA-2

NOTES:
1) THIS SITE SHALL UTILIZE THE HIGH DENSITY OPTION. BMP'S SHALL BE PROVIDED IN COMPLIANCE WITH THE PCO AND HUNTERSVILLE LOW IMPACT DEVELOPMENT REQUIREMENTS BY USING INFILTRATION/ UNDERGROUND DETENTION AND OTHER APPROVED S.C.M.'S.
2) THIS PROJECT DOES NOT LIE WITHIN A REGULATED FLOODWAY
3) SWM BUFFER IMPACTS MUST BE PERMITTED VIA ARMY CORPS OF ENGINEERS & MECKLENBURG COUNTY STORM WATER
4) IMPERVIOUS IS SHOWN ILLUSTRATIVELY, FINAL NUMBER MAY VARY DURING THE DESIGN & PERMITTING PHASE

Total Acreage	70.54-ACRES
Total Square Feet	3,072,821-SF
Principal Use(s) (2.0 Article 3)	MIXED USE SEE SHEET C3.1
Building Type(s) (2.0 Article 3.4 and 8.10)	SEE TABLE ON SHEET C3.1
Zoning District (2.0 Article 3)	CURRENT-CB, CB(CD) PROPOSED-TOD-R(CD), HC(CD), SP(CD), TOD-E(CD)
Overlay District, if applicable (Article 3.2.0)	
Percentage of Impervious Allowed (Article 3.2.0)	70%
Percentage of Impervious Shown	56.9% IMPERVIOUS
Lot Count	19 PROPOSED
Total number of dwellings (detached/ attached)	747 MULTI-FAMILY
Mixed-use/ # of live/work units	24 (INCLUDED IN 747 ABOVE)
Total Square Foot of nonresidential	419,300
Lot size range	0.54 - 14.91 ACRES
Number of lots within each range	N/A
(Use more lines if needed)	
Lot width range (2.0 Article 3)	N/A
Number of lots within each width	N/A
(Use more lines if needed)	

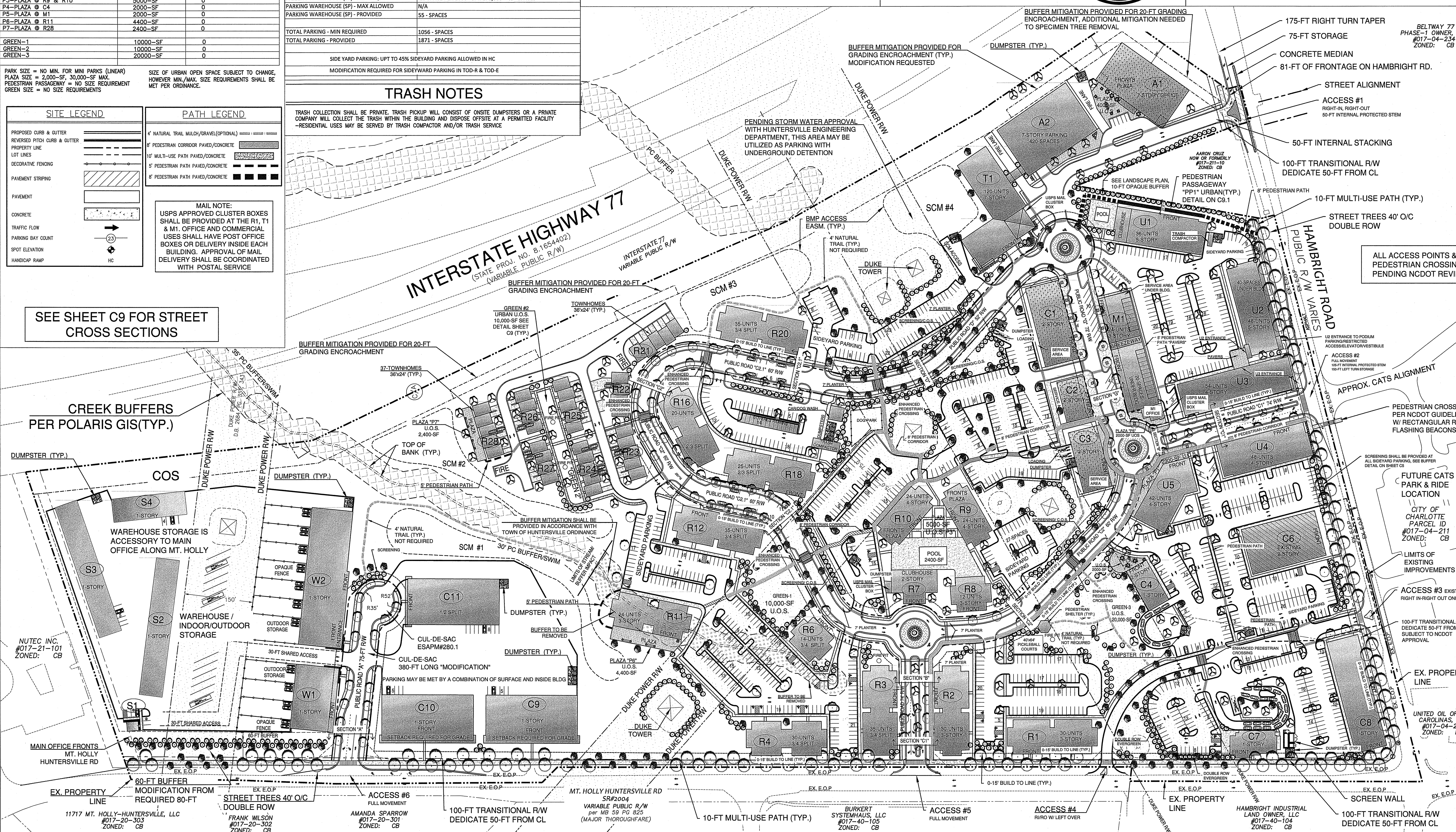
ZONING DATA

OWNER: HAMBRIGHT PARTNERS PHONE # (704) 699-4565
PLANS PREPARED BY: WOODBINE DESIGN, P.C. PHONE # (980) 722-2669
TAX PARCEL ID: 01721108, 01721109, 01721107, 01721106, 01721105, 01721104, 01721103, 01721102, 01721101
ZONING: CURRENT-CB,CB(CD) PROPOSED-TOD-R(CD), HC(CD), SP(CD), TOD-E(CD)
EXISTING USE: RESIDENTIAL/COMMERCIAL
LOT COUNT: 19 PROPOSED

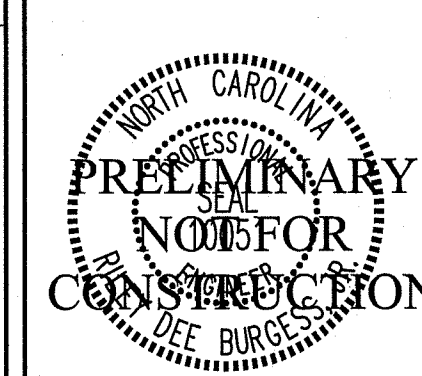
DENSITY: TOD-R DENSITY
NUMBER OF UNITS: SEE SHEET C6
DENSITY: SEE SHEET C6 DUA
BUILD TO LINE: SEE SHEET C3.1

YARD REQUIREMENTS:

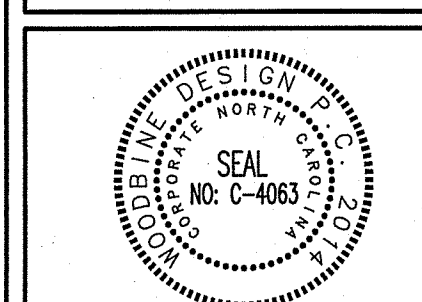
SETBACK (FRONT): SEE TABLE FT. SIDE YARD (L): SEE TABLE FT.
CORNER YARD: SEE TABLE FT. SIDE YARD (R): SEE TABLE FT.
REAR YARD: SEE TABLE FT. SEE TABLE ON SHEET C3.1



Woodbine Design, P.C.
Land planning / civil engineering
11101 HAMBRIGHT RD, HUNTERSVILLE, NC 28078
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www.woodbinedesign.com
mailto:info@woodbinedesign.com



SEAL



SEAL



Graphic Scale 1" = 100 ft

TOWN 1 MIXED USE CENTER
11101 HAMBRIGHT RD, HUNTERSVILLE, NC 28078
CONCEPT PLAN B/W

DEVELOPER/OWNER
HAMBRIGHT PARTNERS
Designed By WOODBINE
Drawn By WOODBINE
Date 5/11/23
Revisions
5/11/23-4th Review Com.
Sheet: C3 of 12
Project Number: 21037

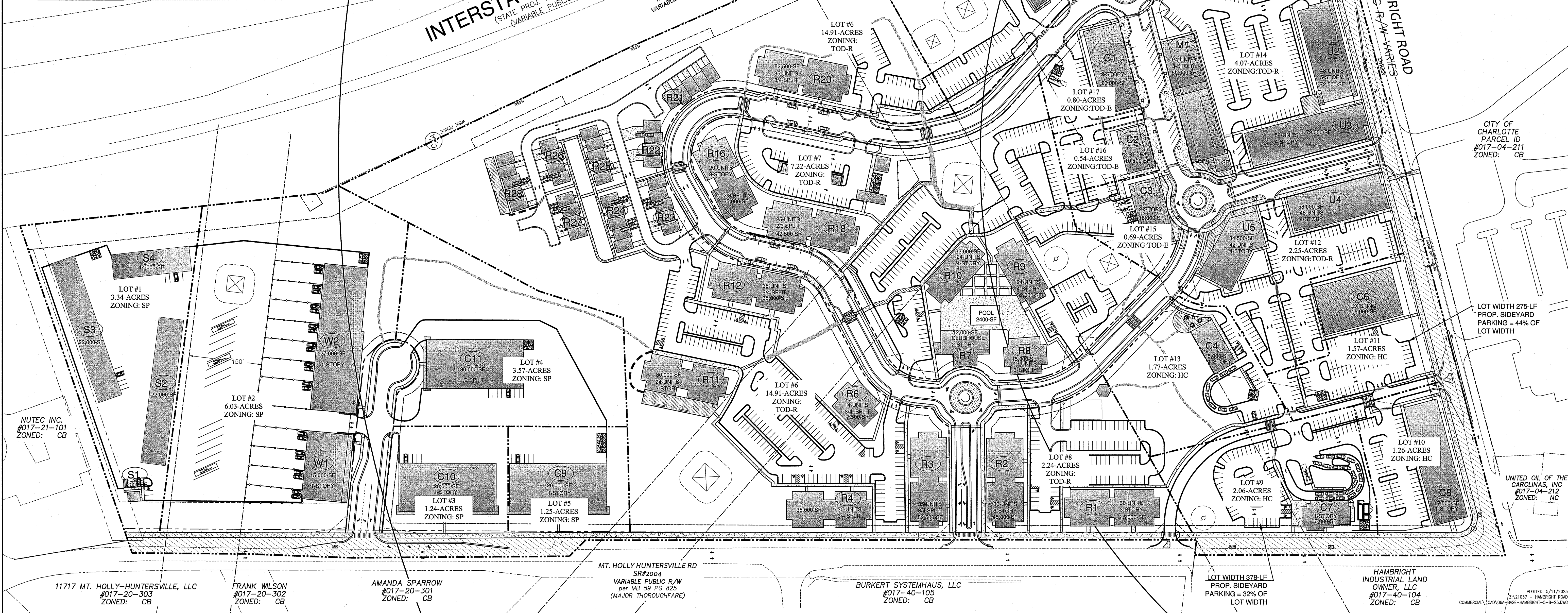
CONCEPTUAL BUILDING / LOT TABLE														
BUILDING #	PROJECT REFERENCE	FOOTPRINT	# FLOORS	TOTAL AREA	# UNITS	ZONING	BUILDING TYPE	HIGHT RESTRICTIONS	1st FLOOR	LOT TYPE	STANDARD BTL	SPECIAL BTL	SIDE SET BACK	USES
A1	CLASS A OFFICE - 1	18,000	7	126,000	0	TOD-E	Urban Workplace	Greater of 7 Stories or 80'	No Min/Max	Workplace	0'-15'	>15' + 5' Overhang	0'	All by right Uses. All Uses permitted with Conditions.
A2	CLASS A OFFICE - DECK 1	22,000	7	154,000	0	TOD-E	Urban Workplace	Greater of 7 Stories or 80'	No Min/Max	Workplace	0'-15'	>15' + 5' Overhang	0'	All by right Uses. All Uses permitted with Conditions.
T1	STRUCTURED MULTIFAMILY	20,000	7	140,000	0	TOD-R	Apartment	Max = 13 Stories or 182'	No Min/Max	Apartment	0'-25'	Urban = 0' + 5' Overhang	8'	All by right Uses. All Uses permitted with Conditions.
U1	URBAN MULTIFAMILY	14,500	5	72,500	42	TOD-R	Apartment	Max = 13 Stories or 182'	No Min/Max	Apartment - Mixed Uses - Shopfront - Workplace	0'-25'	Urban = 0' + 5' Overhang	8'	All by right Uses. All Uses permitted with Conditions.
U2	URBAN MULTIFAMILY	14,500	5	72,500	48	TOD-R	Apartment	Max = 13 Stories or 182'	No Min/Max	Apartment - Mixed Uses - Shopfront - Workplace	0'-25'	Urban = 0' + 5' Overhang	8'	All by right Uses. All Uses permitted with Conditions.
U3	URBAN MULTIFAMILY	18,000	4	72,000	60	TOD-R	Apartment	Max = 13 Stories or 182'	No Min/Max	Apartment - Mixed Uses - Shopfront - Workplace	0'-25'	Urban = 0' + 5' Overhang	8'	All by right Uses. All Uses permitted with Conditions.
U4	URBAN MULTIFAMILY	14,500	4	68,000	48	TOD-R	Apartment	Max = 13 Stories or 182'	No Min/Max	Apartment - Mixed Uses - Shopfront - Workplace	0'-25'	Urban = 0' + 5' Overhang	8'	All by right Uses. All Uses permitted with Conditions.
U5	URBAN MULTIFAMILY	11,500	4	46,000	30	TOD-R	Apartment	Max = 13 Stories or 182'	No Min/Max	Apartment - Mixed Uses - Shopfront - Workplace	0'-25'	Urban = 0' + 5' Overhang	8'	All by right Uses. All Uses permitted with Conditions.
M1	MIXED-USE RESIDENTIAL	18,700	3	58,200	30	TOD-R	Shopfront w/ >50% Residential	Max = 13 Stories or 182'	No Min/Max	Shopfront	0'-15'	>15' + 5' Overhang	8'	All by right Uses. All Uses permitted with Conditions.
C1	COMMERCIAL-INDUSTRIAL	13,000	2	26,000	0	TOD-E	Highway Commercial-Mixed Use-Shopfront-Workplace	Varies	No Min/Max	Highway Commercial-Mixed Use-Shopfront-Workplace	Varies	Varies	Varies	All by right Uses. All Uses permitted with Conditions.
C2	COMMERCIAL	5,400	2	10,800	0	TOD-E	Highway Commercial-Mixed Use-Shopfront-Workplace	Varies	No Min/Max	Highway Commercial-Mixed Use-Shopfront-Workplace	Varies	Varies	Varies	All by right Uses. All Uses permitted with Conditions.
C3	COMMERCIAL	8,000	2	16,000	0	TOD-E	Highway Commercial-Mixed Use-Shopfront-Workplace	Varies	No Min/Max	Highway Commercial-Mixed Use-Shopfront-Workplace	Varies	Varies	Varies	All by right Uses. All Uses permitted with Conditions.
C4	COMMERCIAL	5,000	1	5,000	0	HC	Apartment-Highway Commercial-Mixed Use-Shopfront-Workplace	Varies	Up to 65k (Major) Up to 15k (Minor)	Varies	Varies	Varies	Varies	All by right Uses. All Uses permitted with Conditions.
C5	COMMERCIAL-INDUSTRIAL	16,000	2	32,000	0	HC	Apartment-Highway Commercial-Mixed Use-Shopfront-Workplace	Varies	Up to 65k (Major) Up to 15k (Minor)	Varies	Varies	Varies	Varies	All by right Uses. All Uses permitted with Conditions.
C7	COMMERCIAL-INDUSTRIAL	6,000	1	6,000	0	HC	Apartment-Highway Commercial-Mixed Use-Shopfront-Workplace	Varies	Up to 65k (Major) Up to 15k (Minor)	Varies	Varies	Varies	Varies	All by right Uses. All Uses permitted with Conditions.
C8	COMMERCIAL-INDUSTRIAL	17,500	1	17,500	0	HC	Apartment-Highway Commercial-Mixed Use-Shopfront-Workplace	Varies	Up to 65k (Major) Up to 15k (Minor)	Varies	Varies	Varies	Varies	All by right Uses. All Uses permitted with Conditions.
C9	COMMERCIAL-INDUSTRIAL	20,000	1	20,000	0	SP	Workplace - Highway Commercial	36' - 45' (plus roof)	No Min/Max	Workplace - Highway Commercial	0'-15'	>15' + 5' Overhang	0'	All by right uses excluding abattoirs, agricultural, foundries, lumber mills, outdoor theatre, power generation, railroad. All with conditions excluding house waste, junk yard, transit lots/structures, trucking terminals.
C10	COMMERCIAL-INDUSTRIAL	20,000	1	20,000	0	SP	Workplace - Highway Commercial	36' - 45' (plus roof)	No Min/Max	Workplace - Highway Commercial	0'-15'	>15' + 5' Overhang	0'	All by right uses excluding abattoirs, agricultural, foundries, lumber mills, outdoor theatre, power generation, railroad. All with conditions excluding house waste, junk yard, transit lots/structures, trucking terminals.
C11	COMMERCIAL-INDUSTRIAL	20,000	1/2 SPLIT	30,000	0	SP	Workplace - Highway Commercial	36' - 45' (plus roof)	No Min/Max	Workplace - Highway Commercial	0'-15'	>15' + 5' Overhang	0'	All by right uses excluding abattoirs, agricultural, foundries, lumber mills, outdoor theatre, power generation, railroad. All with conditions excluding house waste, junk yard, transit lots/structures, trucking terminals.
R1	WALK-UP MULTIFAMILY	15,000	3	45,000	30	TOD-R	Apartment	Max = 13 Stories or 182'	No Min/Max	Apartment	0'-25'	Urban = 0' + 5' Overhang	8'	Multi-family Homes, Single Family Homes
R2	WALK-UP MULTIFAMILY	15,000	3	45,000	30	TOD-R	Apartment	Max = 13 Stories or 182'	No Min/Max	Apartment	0'-25'	Urban = 0' + 5' Overhang	8'	Multi-family Homes, Single Family Homes
R3	WALK-UP MULTIFAMILY	15,000	3/4 SPLIT	52,500	35	TOD-R	Apartment	Max = 13 Stories or 182'	No Min/Max	Apartment	0'-25'	Urban = 0' + 5' Overhang	8'	Multi-family Homes, Single Family Homes
R4	WALK-UP MULTIFAMILY	10,000	3/4 SPLIT	35,000	30	TOD-R	Apartment	Max = 13 Stories or 182'	No Min/Max	Apartment	0'-25'	Urban = 0' + 5' Overhang	8'	Multi-family Homes, Single Family Homes
R5	WALK-UP MULTIFAMILY	5,000	3/4 SPLIT	17,500	14	TOD-R	Apartment	Max = 13 Stories or 182'	No Min/Max	Apartment	0'-25'	Urban = 0' + 5' Overhang	8'	Multi-family Homes, Single Family Homes
R7	CLUBHOUSE	6,000	2	12,000	0	TOD-R	Apartment	Max = 13 Stories or 182'	No Min/Max	Apartment	0'-25'	Urban = 0' + 5' Overhang	8'	Accessory Use
R8	WALK-UP MULTIFAMILY	5,000	3	15,000	12	TOD-R	Apartment	Max = 13 Stories or 182'	No Min/Max	Apartment	0'-25'	Urban = 0' + 5' Overhang	8'	Multi-family Homes, Single Family Homes
R9	WALK-UP MULTIFAMILY	8,000	4	32,000	24	TOD-R	Apartment	Max = 13 Stories or 182'	No Min/Max	Apartment	0'-25'	Urban = 0' + 5' Overhang	8'	Multi-family Homes, Single Family Homes
R10	WALK-UP MULTIFAMILY	8,000	4	32,000	24	TOD-R	Apartment	Max = 13 Stories or 182'	No Min/Max	Apartment	0'-25'	Urban = 0' + 5' Overhang	8'	Multi-family Homes, Single Family Homes
R11	WALK-UP MULTIFAMILY	10,000	3	30,000	24	TOD-R	Apartment	Max = 13 Stories or 182'	No Min/Max	Apartment	0'-25'	Urban = 0' + 5' Overhang	8'	Multi-family Homes, Single Family Homes
R12	WALK-UP MULTIFAMILY	10,000	3/4 SPLIT	35,000	35	TOD-R	Apartment	Max = 13 Stories or 182'	No Min/Max	Apartment	0'-25'	Urban = 0' + 5' Overhang	8'	Multi-family Homes, Single Family Homes
R16	WALK-UP MULTIFAMILY	10,000	2/3 SPLIT	25,000	20	TOD-R	Apartment	Max = 13 Stories or 182'	No Min/Max	Apartment	0'-25'	Urban = 0' + 5' Overhang	8'	Multi-family Homes, Single Family Homes
R18	WALK-UP MULTIFAMILY	15,000	2/3 SPLIT	42,500	25	TOD-R	Apartment	Max = 13 Stories or 182'	No Min/Max	Apartment	0'-25'	Urban = 0' + 5' Overhang	8'	Multi-family Homes, Single Family Homes
R20	WALK-UP MULTIFAMILY	15,000	3/4 SPLIT	52,500	35	TOD-R	Apartment	Max = 13 Stories or 182'	No Min/Max	Apartment	0'-25'	Urban = 0' + 5' Overhang	8'	Multi-family Homes, Single Family Homes
R21	TOWNHOME MULTIFAMILY	4,500	2	9,000	5	TOD-R	Apartment	Max = 13 Stories or 182'	No Min/Max	Apartment	0'-25'	Urban = 0' + 5' Overhang	8'	Multi-family Homes, Single Family Homes
R22	TOWNHOME MULTIFAMILY	3,500	2	7,000	4	TOD-R	Apartment	Max = 13 Stories or 182'	No Min/Max	Apartment	0'-25'	Urban = 0' + 5' Overhang	8'	Multi-family Homes, Single Family Homes
R23	TOWNHOME MULTIFAMILY	4,500	2	9,000	5	TOD-R	Apartment	Max = 13 Stories or 182'	No Min/Max	Apartment	0'-25'	Urban = 0' + 5' Overhang	8'	Multi-family Homes, Single Family Homes
R24	TOWNHOME MULTIFAMILY	4,500	2	9,000	5	TOD-R	Apartment	Max = 13 Stories or 182'	No Min/Max	Apartment	0'-25'	Urban = 0' + 5' Overhang	8'	Multi-family Homes, Single Family Homes
R25	TOWNHOME MULTIFAMILY	4,500	2	9,000	5	TOD-R	Apartment	Max = 13 Stories or 182'	No Min/Max	Apartment	0'-25'	Urban = 0' + 5' Overhang	8'	Multi-family Homes, Single Family Homes
R26	TOWNHOME MULTIFAMILY	3,500	2	7,000	4	TOD-R	Apartment	Max = 13 Stories or 182'	No Min/Max	Apartment	0'-25'	Urban = 0' + 5' Overhang	8'	Multi-family Homes, Single Family Homes
R27	TOWNHOME MULTIFAMILY	3,500	2	7,000	4	TOD-R	Apartment	Max = 13 Stories or 182'	No Min/Max	Apartment	0'-25'	Urban = 0' + 5' Overhang	8'	Multi-family Homes, Single Family Homes
R28	TOWNHOME MULTIFAMILY	4,500	2	9,000	5	TOD-R	Apartment	Max = 13 Stories or 182'	No Min/Max	Apartment	0'-25'	Urban = 0' + 5' Overhang	8'	Multi-family Homes, Single Family Homes
W1	WAREHOUSE W/ OUTDOOR STORAGE	15,000	1	15,000	0	SP	Workplace - Highway Commercial	36' - 45' (plus roof)	No Min/Max	Workplace - Highway Commercial	0'-15'	>15' + 5' Overhang	0'	All by right uses excluding abattoirs, agricultural, foundries, lumber mills, outdoor theatre, power generation, railroad. All with conditions excluding house waste, junk yard, transit lots/structures, trucking terminals.
W2	WAREHOUSE W/ OUTDOOR STORAGE	27,000	1	27,000	0	SP	Workplace - Highway Commercial	36' - 45' (plus roof)	No Min/Max	Workplace - Highway Commercial	0'-15'	>15' + 5' Overhang	0'	All by right uses excluding abattoirs, agricultural, foundries, lumber mills, outdoor theatre, power generation, railroad. All with conditions excluding house waste, junk yard, transit lots/structures, trucking terminals.
S1	WAREHOUSE/STORAGE	2,000	1	2,000	0	SP	Workplace - Highway Commercial	36' - 45' (plus roof)	No Min/Max	Workplace - Highway Commercial	0'-15'	>15' + 5' Overhang	0'	All by right uses excluding abattoirs, agricultural, foundries, lumber mills, outdoor theatre, power generation, railroad. All with conditions excluding house waste, junk yard, transit lots/structures, trucking terminals.
S2	WAREHOUSE/STORAGE	22,000	1	22,000	0	SP	Workplace - Highway Commercial	36' - 45' (plus roof)	No Min/Max	Workplace - Highway Commercial	0'-15'	>15' + 5' Overhang	0'	All by right uses excluding abattoirs, agricultural, foundries, lumber mills, outdoor theatre, power generation, railroad. All with conditions excluding house waste, junk yard, transit lots/structures, trucking terminals.
S3	WAREHOUSE/STORAGE	22,000	1	22,000	0	SP	Workplace - Highway Commercial	36' - 45' (plus roof)	No Min/Max	Workplace - Highway Commercial	0'-15'	>15' + 5' Overhang	0'	All by right uses excluding abattoirs, agricultural, foundries, lumber mills, outdoor theatre, power generation, railroad. All with conditions excluding house waste, junk yard, transit lots/structures, trucking terminals.
S4	WAREHOUSE/STORAGE	14,000	1	14,000	0	SP	Workplace - Highway Commercial	36' - 45' (plus roof)	No Min/Max	Workplace - Highway Commercial	0'-15'	>15' + 5' Overhang	0'	All by right uses excluding abattoirs, agricultural, foundries, lumber mills, outdoor theatre, power generation, railroad. All with conditions excluding house waste, junk yard, transit lots/structures, trucking terminals.

CONCEPTUAL TOD-E / F.A.R. TABLE										
LOT #	ACREAGE		SQUARE FEET		BUILDING #	# FLOORS	TOTAL AREA	ZONING	Min. FAR	FAR
	(net of streets)	(net of streets)	(net of streets)	(net of streets)					REQUIREMENT	PROPOSED
18	2.86		124,582		A1	7	126,000	TOD-E	0.35	1.00
17	0.80		34,848		C1	2	26,000	TOD-E	0.35	0.75
16	0.54		23,522		C2	2	10,800	TOD-E	0.35	0.46
15	0.69		30,056		C3	2	16,000	TOD-E	0.35	0.53

CONCEPTUAL TOD-E ACCESSORY USE TABLE				
BLDG	TOTAL SQUARE FEET	ACCESSORY* SQUARE FEET	ZONING	ACCESSORY USES
A1	126,000	20,000	TOD-E	Retail, restaurants, bars and taverns, personal services, clinics and similar workplace support uses.
C1	26,000	26,000	TOD-E	Retail, restaurants, bars and taverns, personal services, clinics and similar workplace support uses.
C2	10,800	10,800	TOD-E	Retail, restaurants, bars and taverns, personal services, clinics and similar workplace support uses.
C3	16,000	16,000	TOD-E	Retail, restaurants, bars and taverns, personal services, clinics and similar workplace support uses.

*PER SECTION 3.2.14 (C) OF THE ORDINANCE, RETAIL, RESTAURANTS, BARS AND TAVERNS, PERSONAL SERVICES, CLINICS AND SIMILAR WORKPLACE SUPPORT USES ARE PERMITTED ACCESSORY USES IN TOD-E, UP TO 20% OF FIRST FLOOR AREA OF THIS MULTI-BUILDING PROJECT TAKEN AS A WHOLE. THIS CONCEPTUAL REZONING PLAN CONTEMPLATES 554,600 SQUARE FEET OF TOTAL FIRST FLOOR AREA. AS SUCH, BUILDINGS A1, C1, C2 AND C3 MAY INCLUDE UP TO 112,920 SQUARE FEET OF THE TYPES OF ACCESSORY USES LISTED ABOVE.

BUILDING SUBJECT TO MIN. FAR REQUIREMENT (A1, C1, C2, C3)



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Project: TOWN 1 MIXED USE CENTER
Location: 11101 HAMBRIGHT RD, HUNTERSVILLE, NC 28078
Sheet Title: BUILDING TYPE/ F.A.R. TABLES

DEVELOPER/OWNER: HAMBRIGHT PARTNERS

Designed By: WOODBINE
Drawn By: WOODBINE
Date: 5/11/23
Revisions: 5/11/23-4th Review Com.

Sheet: C3.1 of 12
Project Number: 21037



TOWN 1

LEGEND	
PROPOSED	
5' CONTOURS	1' CONTOURS
SANITARY SEWER	SANITARY SEWER
STORM SEWER	STORM SEWER
MANHOLE	MANHOLE
GRATE INLET	GRATE INLET
SPOT ELEVATION	
EXISTING	
5' CONTOURS	1' CONTOURS
SANITARY SEWER	SANITARY SEWER
STORM SEWER	STORM SEWER
WATER LINE	
STORM SEWER MANHOLE (MH)	STORM SEWER MANHOLE (MH)
GRATE INLET (GI)	GRATE INLET (GI)
GRATE INLET/YARD INLET (GI/YI)	GRATE INLET/YARD INLET (GI/YI)

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NO. C-4063

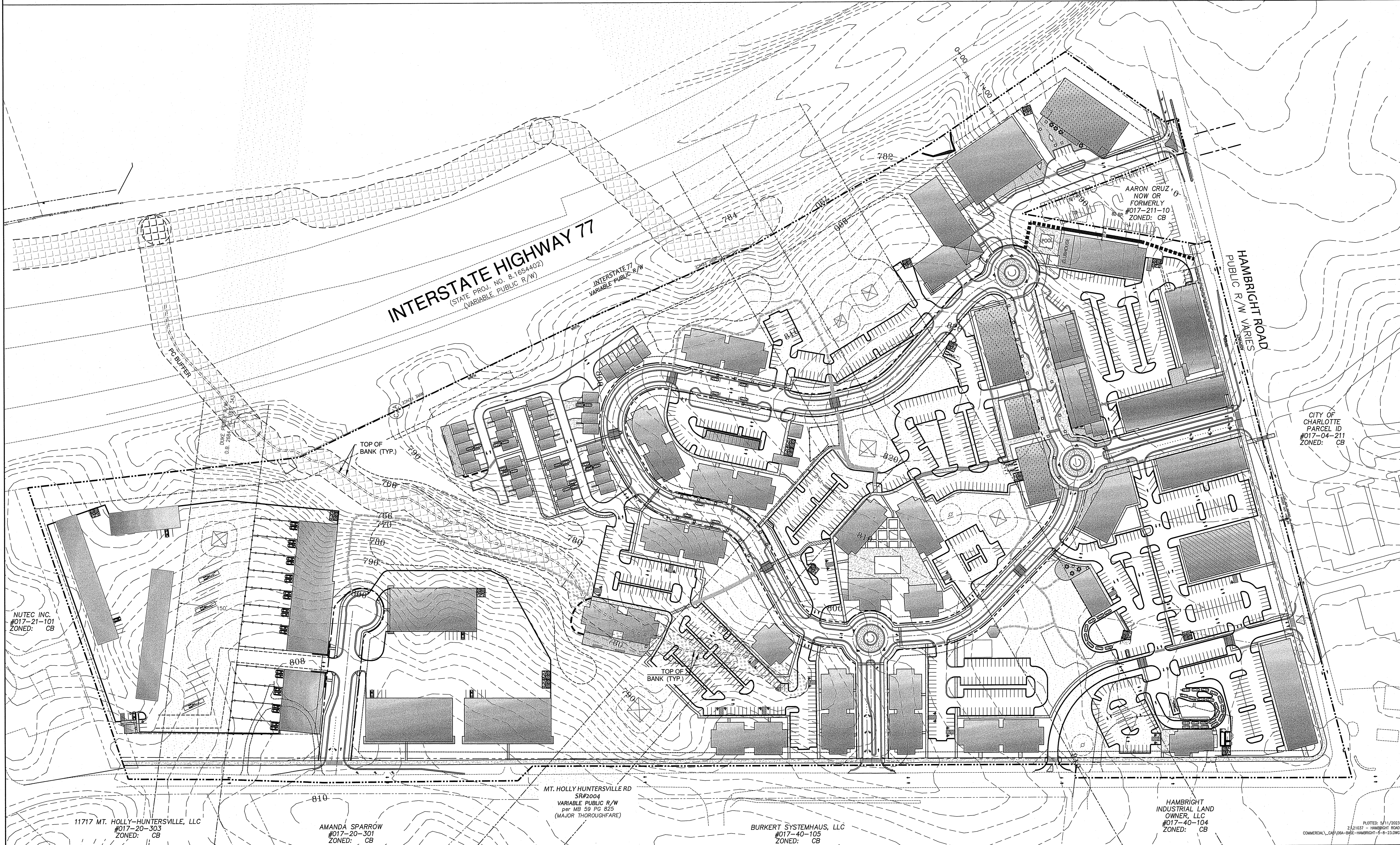
NORTH ARROW
Graphic Scale 1" = 100 ft.

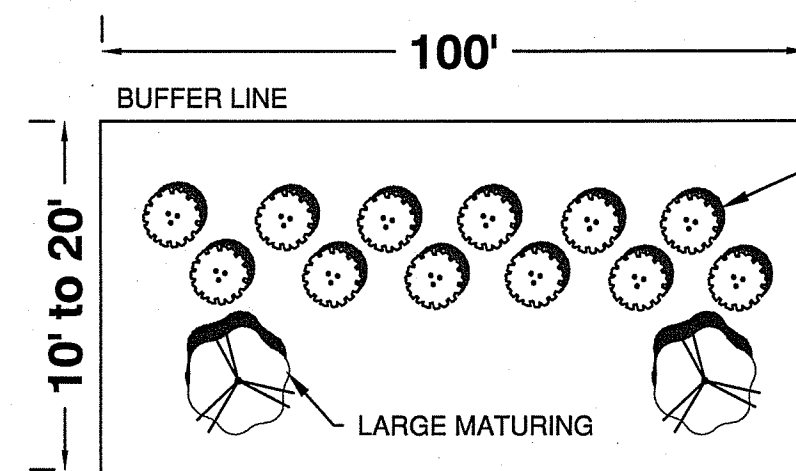
Project: TOWN 1 MIXED USE CENTER
Location: 11101 HAMBRIGHT RD, HUNTERSVILLE, NC 28078
Sheet Title: CONCEPT PLAN W/ EX. TOPO

DEVELOPER/OWNER
HAMBRIGHT PARTNERS

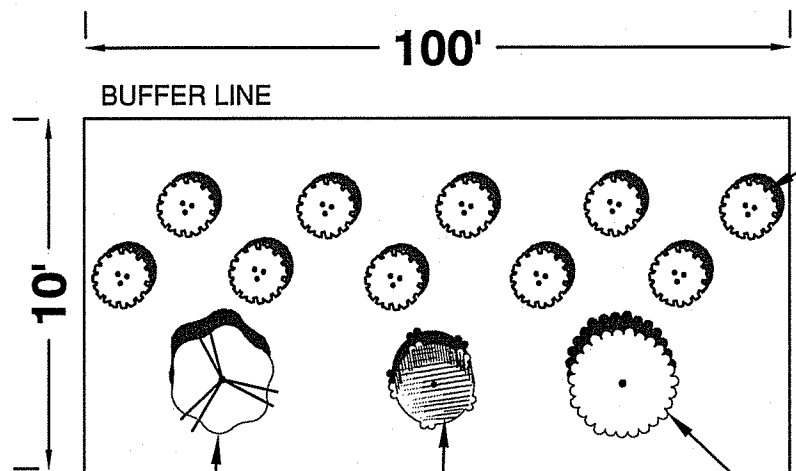
Designed By: WOODBINE
Drawn By: WOODBINE
Date: 5/11/23
Revisions:

Sheet: C4 of 12
Project Number: 21037

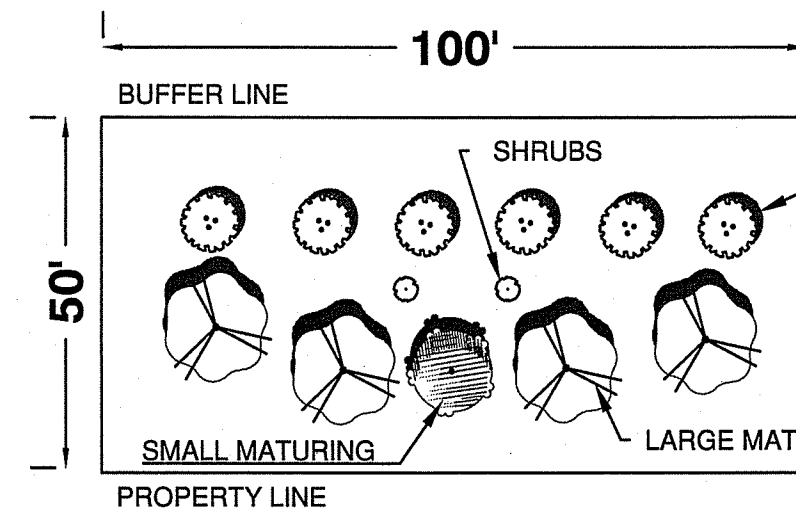




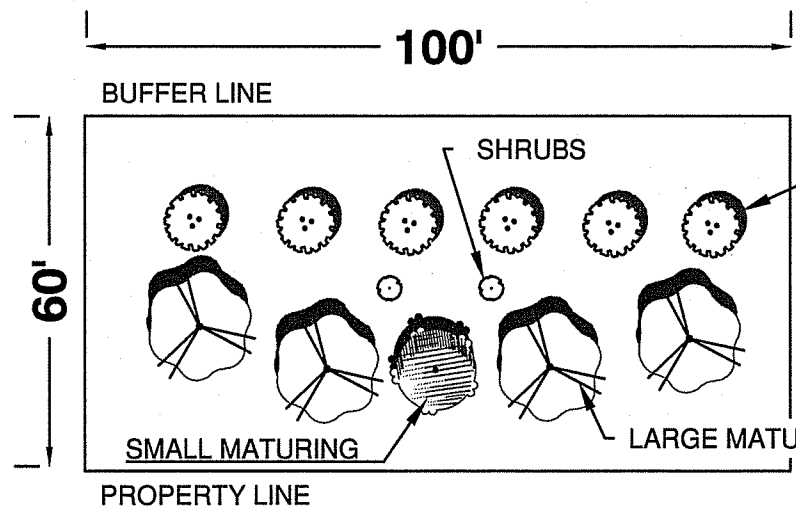
TYPICAL SIDEYARD PARKING SCREENING - (N.T.S.)



TYPICAL 10' LANDSCAPE BUFFER - ADJACENT TO RESIDENTIAL ON HAMBRIGHT (N.T.S.)



TYPICAL 50' MITIGATED I-77 BUFFER -(N.T.S.)

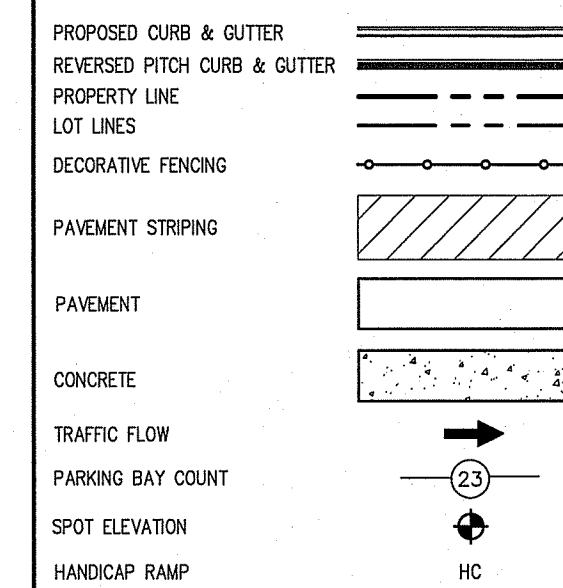


60-FT LANDSCAPE BUFFER ALONG STORAGE FACILITY

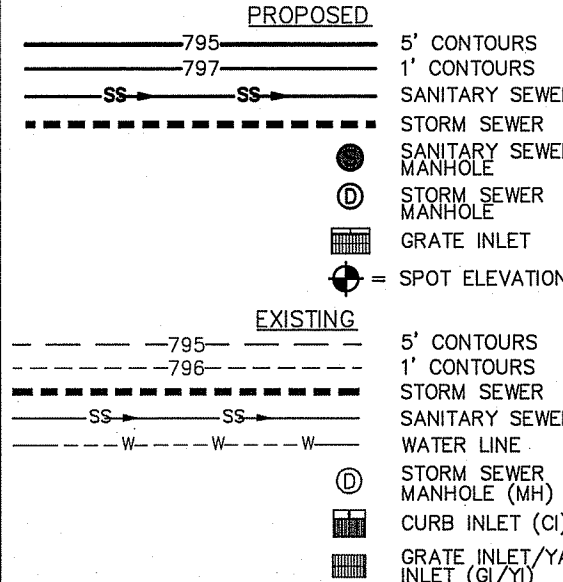
LANDSCAPE NOTES

- 1) PERIMETER SCREENING ALONG I-77 SHALL REQUIRE 50-FT BUFFER
- 2) STREET TREES SHALL BE PROVIDED PER ORDINANCE
- 3) ALL PARKING SPACES SHALL BE LOCATED WITHIN 60-FT OF A CANOPY TREE.
- 4) FOUNDATION PLANTINGS SHALL BE PROVIDED
- 5) PARKING LOT LANDSCAPING SHALL COMPLY WITH THE TOWN ORDINANCE
- 6) ALL LANDSCAPING WITHIN THE DUKE POWER RIGHT-OF-WAY SHALL ADHERE TO DUKE REQUIREMENTS.

SITE LEGEND

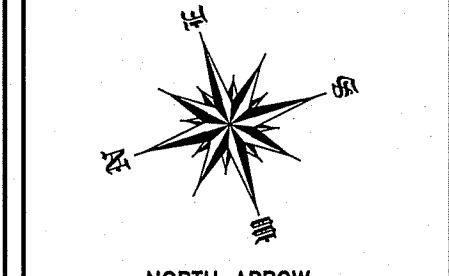
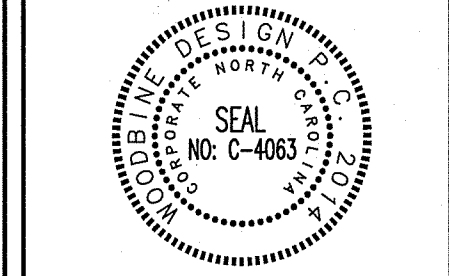


LEGEND



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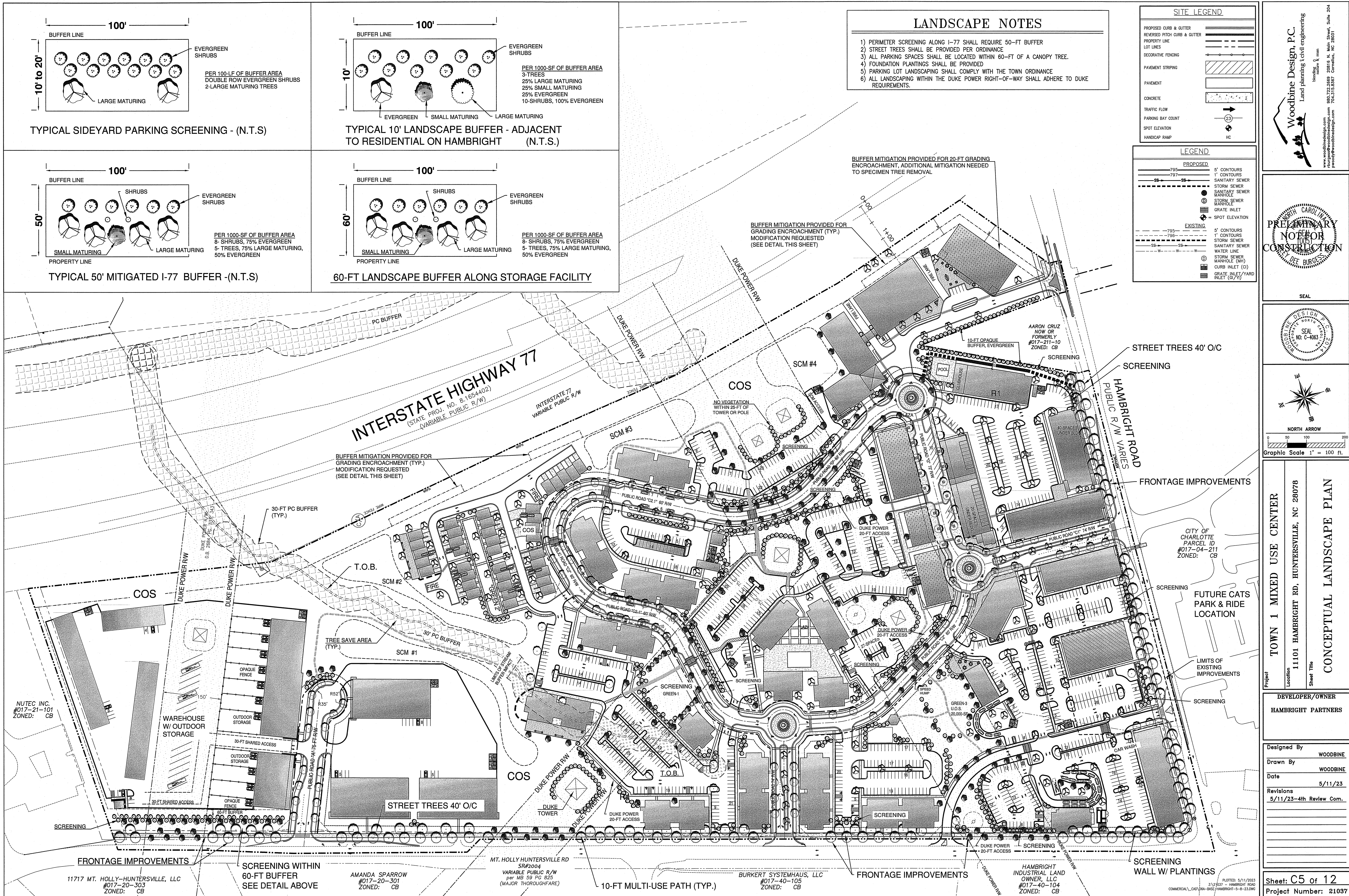
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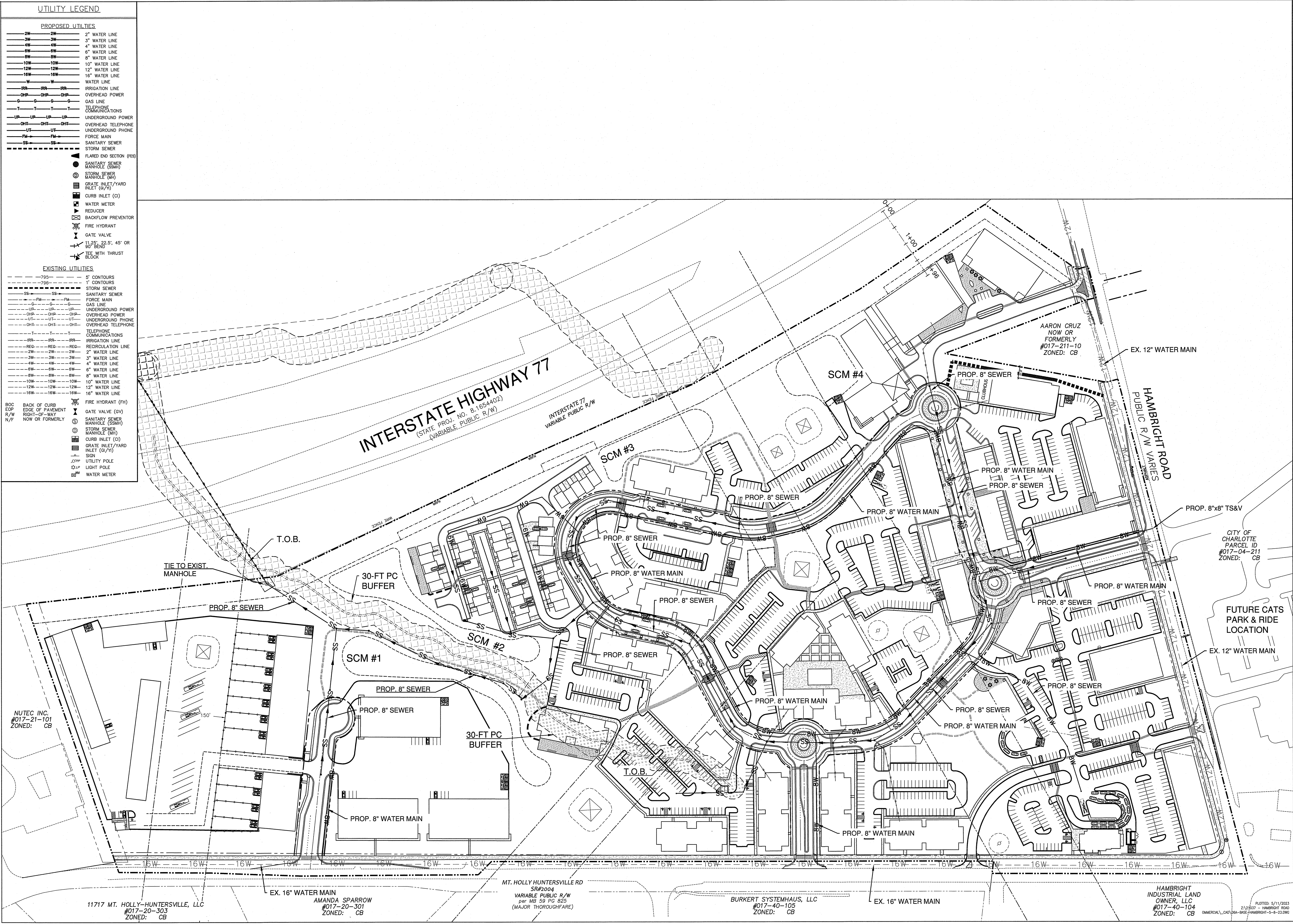
Project: TOWN 1 MIXED USE CENTER
Location: 11101 HAMBRIGHT RD, HUNTERSVILLE, NC 28078
Sheet Title: CONCEPTUAL LANDSCAPE PLAN

Developer/Owner: HAMBRIGHT PARTNERS

Designed By: WOODBINE
Drawn By: WOODBINE
Date: 5/11/23
Revisions: 5/11/23-4th Review Com.

Sheet: C5 of 12
Project Number: 21037





UTILITY LEGEND		
PROPOSED UTILITIES		
2W	2W	2" WATER LINE
3W	3W	3" WATER LINE
4W	4W	4" WATER LINE
6W	6W	6" WATER LINE
8W	8W	8" WATER LINE
10W	10W	10" WATER LINE
12W	12W	12" WATER LINE
16W	16W	16" WATER LINE
W	W	WATER LINE
IRR	IRR	IRRIGATION LINE
OHP	OHP	OVERHEAD POWER
G	G	GAS LINE
T	T	TELEPHONE
UP	UP	UNDERGROUND POWER
OHT	OHT	OVERHEAD TELEPHONE
UT	UT	UNDERGROUND PHONE
FM	FM	FORCE MAIN
SS	SS	SANITARY SEWER
SS	SS	STORM SEWER
SS	SS	FLARED END SECTION (FES)
SS	SS	SANITARY SEWER MANHOLE (SSMH)
SS	SS	STORM SEWER MANHOLE (SSMH)
SS	SS	GRATE INLET/YARD INLET (G/Y)
SS	SS	CURB INLET (CI)
SS	SS	WATER METER
SS	SS	REDUCER
SS	SS	BACKFLOW PREVENTOR
SS	SS	FIRE HYDRANT
SS	SS	GATE VALVE
SS	SS	11.25°, 22.5°, 45° OR 90° BEND
SS	SS	TEE WITH THRUST BLOCK
EXISTING UTILITIES		
SS	SS	5' CONTOURS
SS	SS	1' CONTOURS
SS	SS	STORM SEWER
SS	SS	SANITARY SEWER
SS	SS	FORCE MAIN
SS	SS	GAS LINE
SS	SS	UNDERGROUND POWER
SS	SS	OVERHEAD POWER
SS	SS	UNDERGROUND PHONE
SS	SS	OVERHEAD TELEPHONE
SS	SS	TELEPHONE
SS	SS	COMMUNICATIONS
SS	SS	IRRIGATION LINE
SS	SS	RECIRCULATION LINE
SS	SS	2" WATER LINE
SS	SS	3" WATER LINE
SS	SS	4" WATER LINE
SS	SS	6" WATER LINE
SS	SS	8" WATER LINE
SS	SS	10" WATER LINE
SS	SS	12" WATER LINE
SS	SS	16" WATER LINE
SS	SS	16" WATER LINE
SS	SS	FIRE HYDRANT (FH)
SS	SS	GATE VALVE (GV)
SS	SS	SANITARY SEWER MANHOLE (SSMH)
SS	SS	STORM SEWER MANHOLE (SSMH)
SS	SS	CURB INLET (CI)
SS	SS	GRATE INLET/YARD INLET (G/Y)
SS	SS	SIGN
SS	SS	UTILITY POLE
SS	SS	LIGHT POLE
SS	SS	WATER METER
SS	SS	BACK OF CURB
SS	SS	EDGE OF PAVEMENT
SS	SS	RIGHT-OF-WAY
SS	SS	NOW OR FORMERLY
SS	SS	BOC
SS	SS	EOP
SS	SS	R/W
SS	SS	N/F

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NO. C-4083
DEE BURCH

SEAL
NO. C-4083
DEE BURCH

NORTH ARROW

Graphic Scale 1" = 100 ft

Project: TOWN 1 MIXED USE CENTER
Location: 11101 HAMBRIGHT RD, HUNTERSVILLE, NC 28078
Sheet Title: CONCEPTUAL UTILITY

Developer/Owner: HAMBRIGHT PARTNERS

Designed By: WOODBINE
Drawn By: WOODBINE
Date: 5/11/23
Revisions: 5/11/23-4th Review Com.

Sheet: C5.1 of 12
Project Number: 21037

STORM WATER NARRATIVE:

WATER QUALITY FOR THE 1-INCH STORM EVENT SHALL BE MET BY UTILIZATION OF INFILTRATION PIPES SPREAD ACROSS THE SITE. PIPES SHALL BE SIZED TO ACCOMMODATE BOTH STORM EVENTS. PIPES SHALL BE SIZED DURING THE CONSTRUCTION DOCUMENT PHASE. PRELIMINARY STORM WATER CALCUS SHALL BE PROVIDED DURING REZONING TO COMPUTE THE REQUIRED VOLUME.

THE PRE-DEVELOPED RUNOFF RATES SHALL BE DETERMINED WITHIN ABOVE GROUND EXTENDED DRY DETENTION FACILITIES WITH ADDITIONAL UNDERGROUND PIPES INSTALLED AS NEEDED TO DETAIN POST-DEVELOPED PEAK VOLUME PER THE HUNTERSVILLE STORM WATER REGULATIONS, BMP DESIGN. THE DESIGNS FOR THE BMP'S SHOWN ON THE REZONING PLAN SHALL BE FINALIZED DURING THE CONSTRUCTION PHASE AND SHALL BE COMPLETED AS A PART OF THE INFRASTRUCTURE IMPROVEMENTS. ADDITIONAL IMPROVEMENTS NOT REQUIRED BY THE ORDINANCE, PETITIONER SHALL USE COMMERCIALY REASONABLE EFFORTS TO EVALUATE AND CONSIDER MAINTENANCE OF THE PRE-DEVELOPED RATES FOR THE 25 YEAR STORM EVENT.

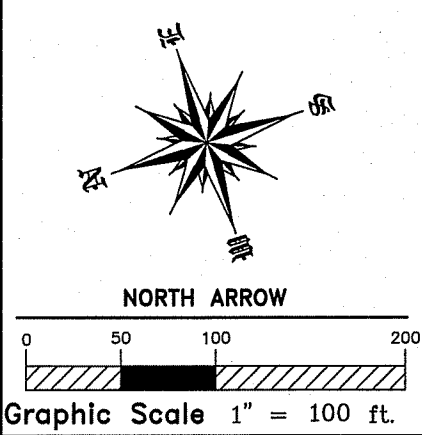
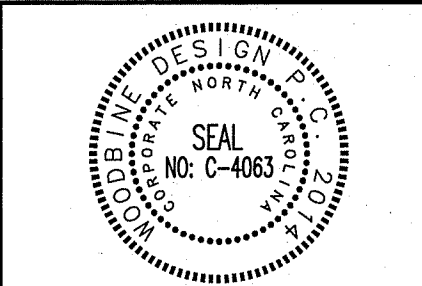
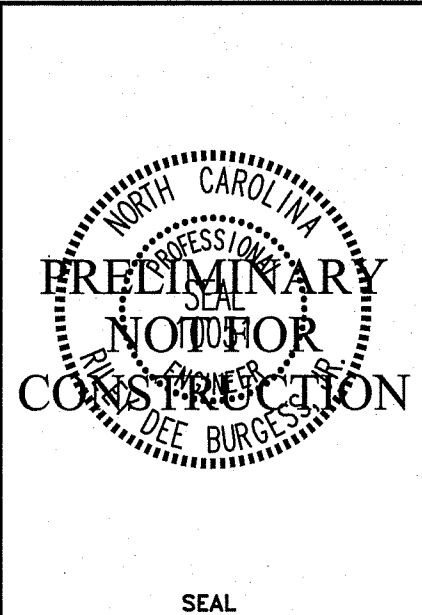
The image contains two logos. On the left is the Treenaile Development logo, which is an oval emblem with a pickaxe and shovel crossed at the top. The text "TREENAILE" is in a large, stylized font, with "DEVELOPMENT" in a smaller font below it. At the bottom, it says "• 2014 •". On the right is the Town 1 logo, which consists of the word "TOWN" in a bold, sans-serif font, followed by a large white square containing the number "1".

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 761.611.6267 Greenleaf, NC 28611
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BOTTOM LAND HARDWOOD PRESERVATION.
ON A 2:1 ACREAGE BASIS FOR IMPACTED STREAM AND BUFFER AREA 2 ACRES OF BOTTOMLAND HARDWOOD FOR EACH ACRE OF DISTURBED AREA), THE OWNER MAY PROVIDE A COMBINATION OF THE PRESERVATION OF EXISTING BOTTOM LAND HARDWOOD FOREST OR OTHER SPECIFICALLY APPROVED NATURAL HERITAGE AREA BY CONSERVATION EASEMENT OR OTHER LEGAL INSTRUMENT, AND THE IMPLEMENTATION OF STRUCTURAL OR NON-STRUCTURAL BMPs TO ACHIEVE SPECIFIC POLLUTANT REMOVAL TARGETS WITHIN THE IMPACTED AREA. PLAN TO BE APPROVED BY MECKLENBURG COUNTY LAND USE AND ENVIRONMENTAL SERVICES AGENCY.



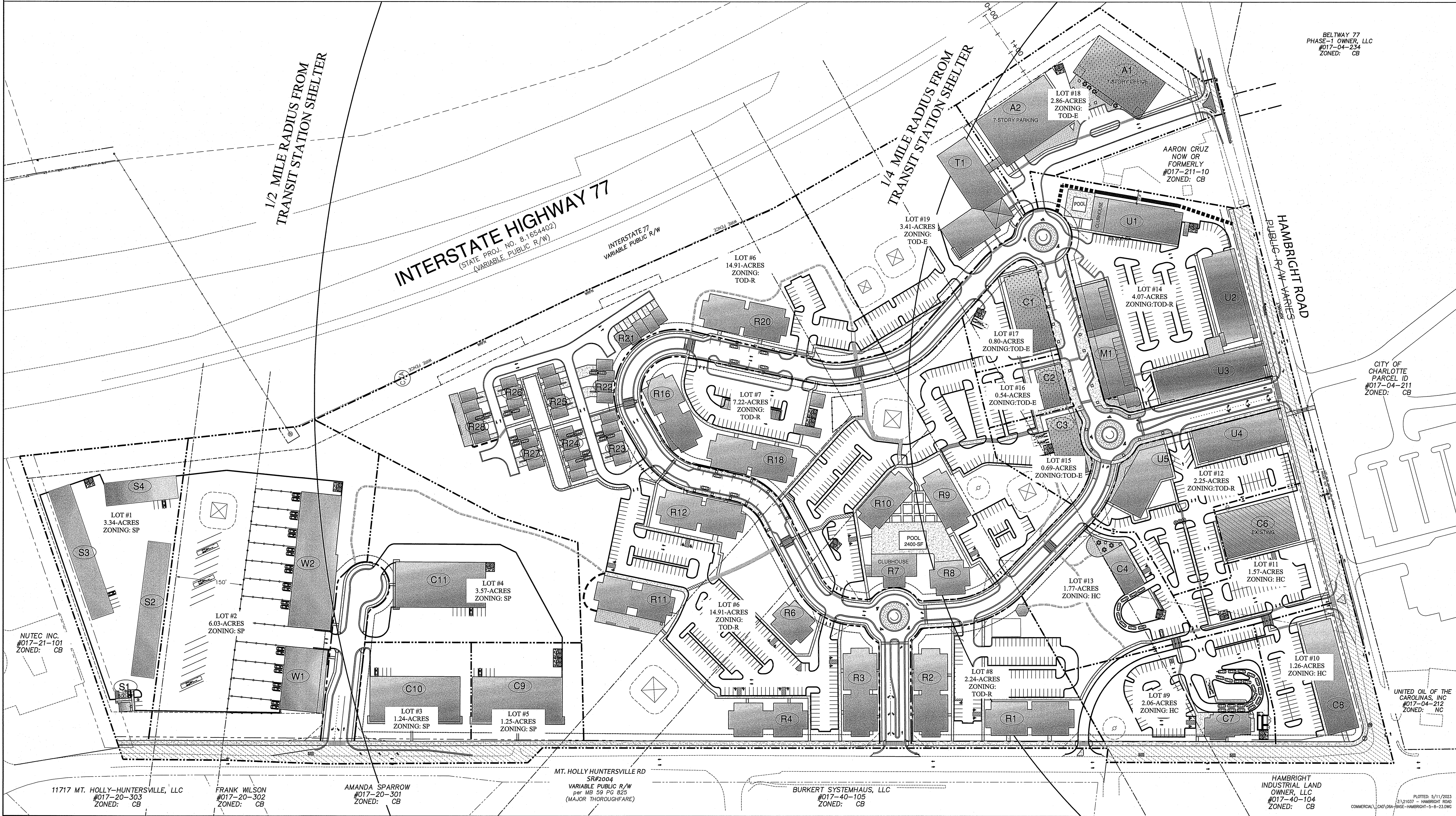
TOWN 1 MIXED USE CENTER
11101 HAMBRIGHT RD, HUNTERSVILLE, NC 28078
CONCEPTUAL STORMWATER/GRADING

DEVELOPER/OWNER
HAMBRIGHT PARTNERS

Designed By	WOODBINE
Drawn By	WOODBINE
Date	5/11/23
Revisions	5/11/23-4th Review Com.

Sheet: C5.2 of 12
Project Number: 21037

TOD-R AREA	UNITS	RESIDENTIAL ACREAGE	PROPOSED DU/ A	RECOMMENDED DU/ A
Total Site (Residential)	747	34.10	21.90	>15
<1/4 Mile of Station	372	9.73	38.23	18-40
1/4 to 1/2 Mile of Station	375	24.37	15.39	>6
Note: Maximum density on any lot in a TOD-R is 40 du/a net of streets.				



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NORTH ARROW

Graphic Scale 1" = 100 ft.

Project
TOWN 1 MIXED USE CENTER

Location
11101 HAMBRIGHT RD, HUNTERSVILLE, NC 28078

Sheet Title
LOT LAYOUT, DENSITY

DEVELOPER/OWNER
HAMBRIGHT PARTNERS

Designed By
WOODBINE

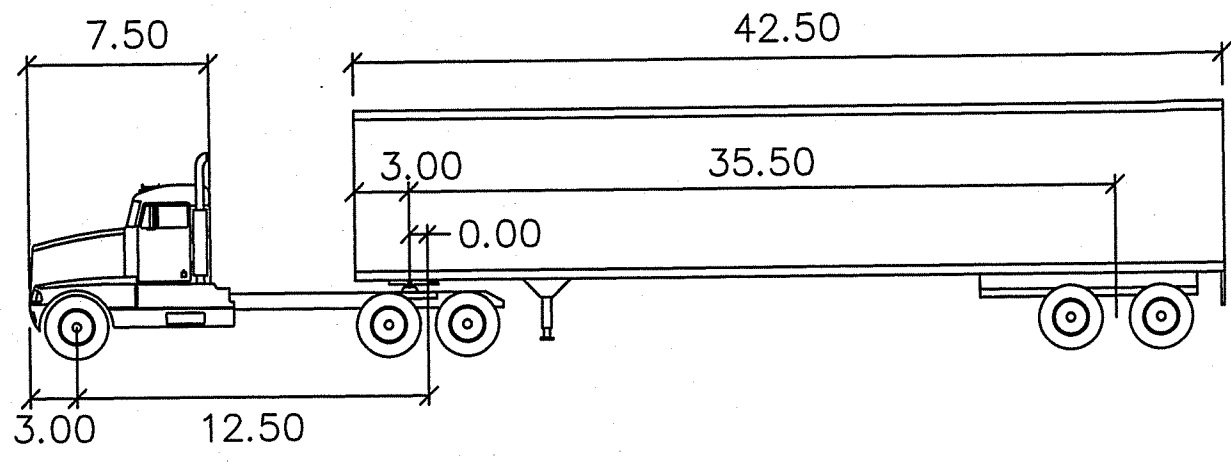
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Date
5/11/23

Revisions
5/11/23-4th Review Com.

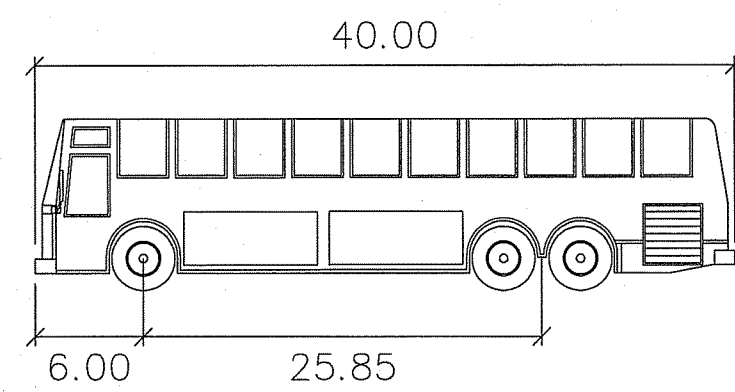
Sheet: C6 of 12

Project Number: 21037



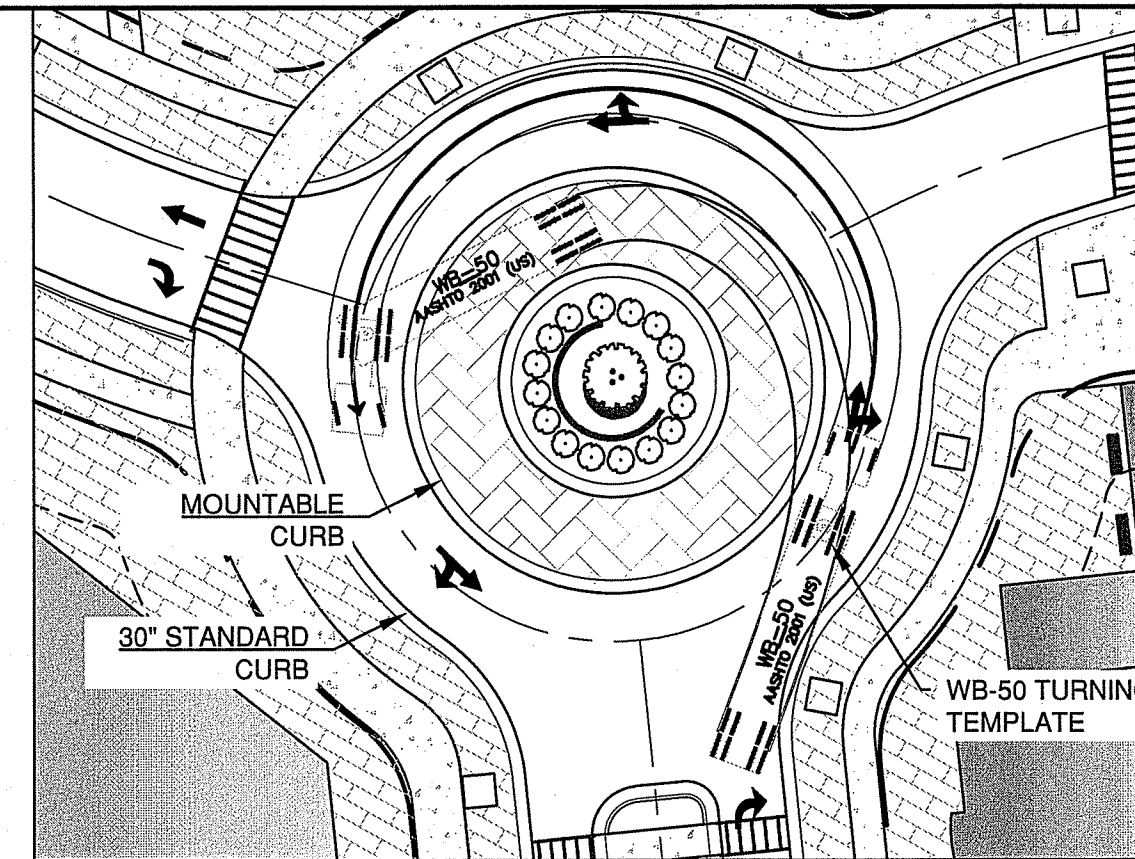
WB-50

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Tractor Track	: 8.50	Steering Angle	: 17.7
Tractor Track	: 8.00	Articulating Angle	: 70.0
Tractor Track	: 8.50		



BUS-40

Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 39.3



TRAFFIC CALMING METHOD	SPEED HUMP/ENHANCED PED. CROSSING
SIDEWALK WIDTH	5-FT MIN.
PLANTING STRIP WIDTH	7-FT

PATH LEGEND	
4' NATURAL TRAIL MULCH/GRAVEL (OPTIONAL)	
8' PEDESTRIAN CORRIDOR PAVED/CONCRETE	
10' MULTI-USE PATH PAVED/CONCRETE	
5' PEDESTRIAN PATH PAVED/CONCRETE	
8' PEDESTRIAN PATH PAVED/CONCRETE	

BLOCK LENGTH

BLOCK	LENGTH
A	252-FT
B	359-FT
C	226-FT
D	388-FT
E	306-FT
F	473-FT
G	363-FT
H	454-FT
I	288-FT
J	220-FT

BLOCK LENGTH MEASURED ALONG CENTERLINE, ENHANCED PEDESTRIAN CROSSING USED TO BREAK UP AREAS EXCEEDING 500-FT

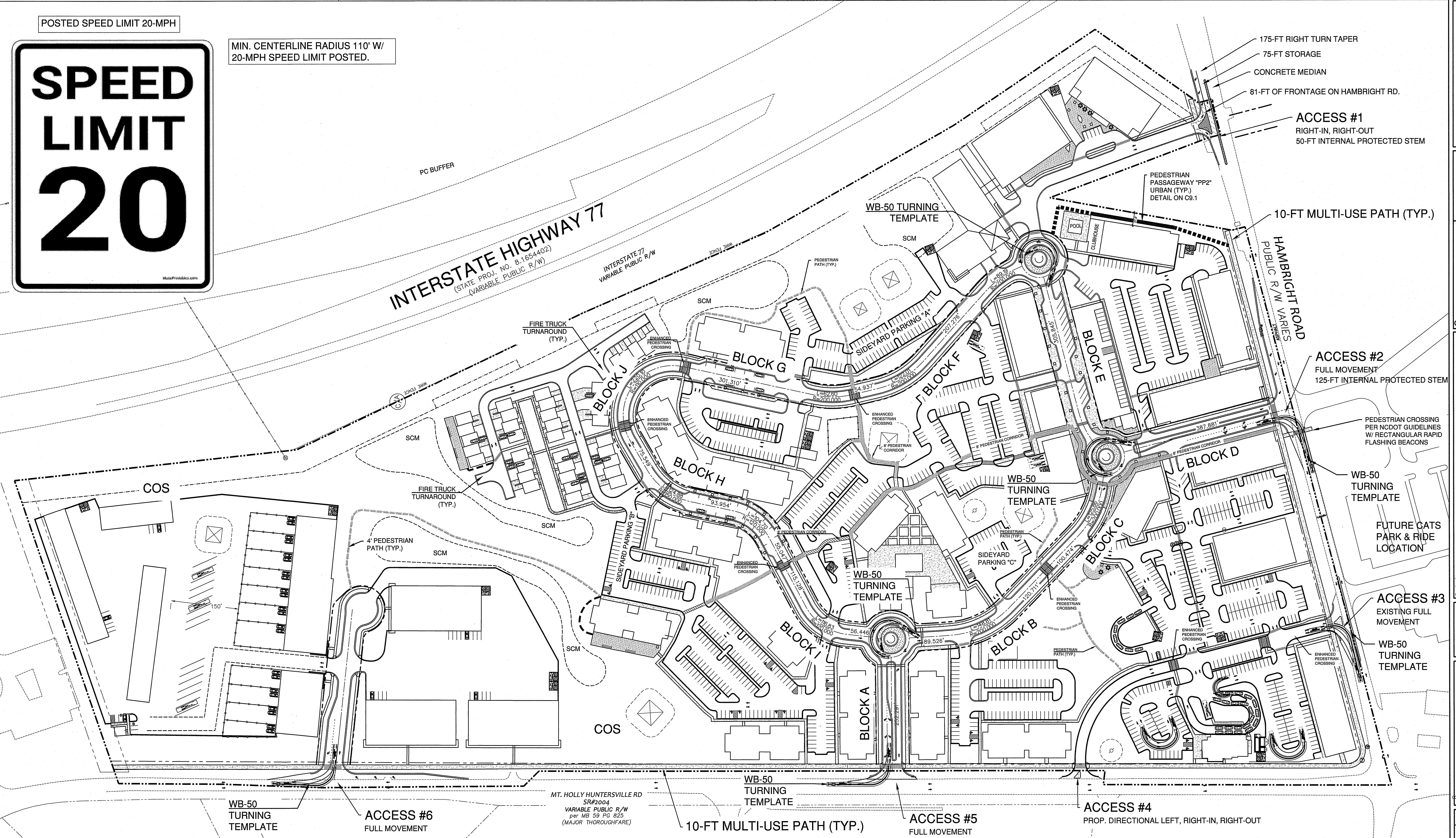
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Land planning & civil engineering
1000 S. 10th St., Suite 204
Huntersville, NC 28078
www.woodbinedesign.com
704.315.3387

POSTED SPEED LIMIT 20-MPH



MIN. CENTERLINE RADIUS 110' W/
20-MPH SPEED LIMIT POSTED.

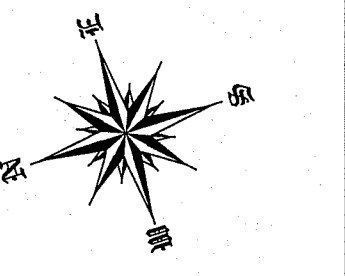
INTERSTATE HIGHWAY 77
(STATE PROJ. NO. 8-1654402)
(VARIABLE PUBLIC R/W)



PRELIMINARY
NOT FOR
CONSTRUCTION

SEAL

SEAL
NO. C-4063



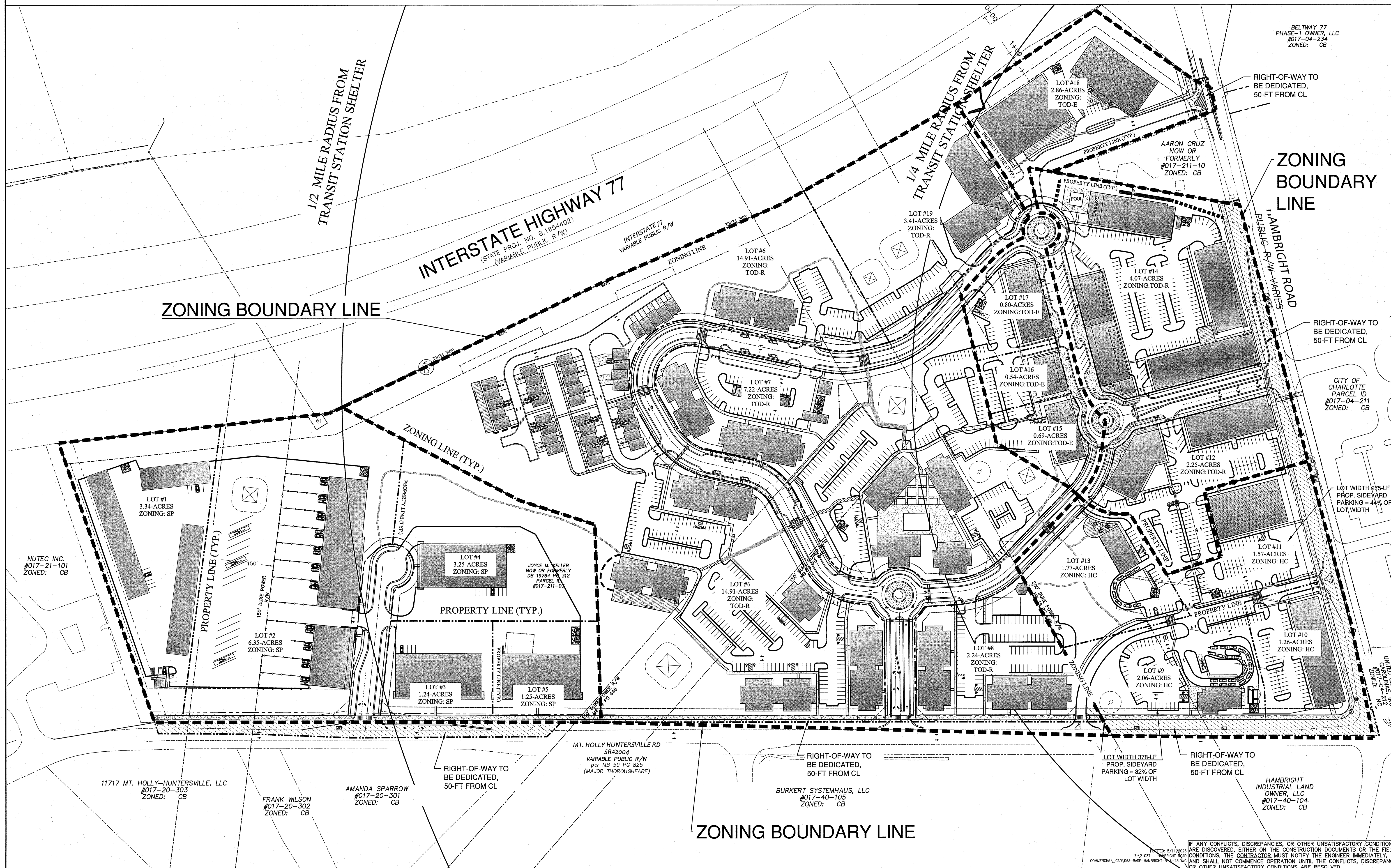
Graphic Scale 1" = 100 ft

TOWN 1 MIXED USE CENTER
11101 HAMBRIGHT RD, HUNTERSVILLE, NC 28078
CONNECTIVITY PLAN/TURN TEMPLATE

DEVELOPER/OWNER
HAMBRIGHT PARTNERS

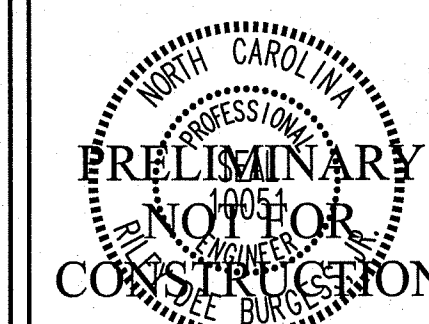
Designed By
Drawn By
Date
Revisions

Sheet: C7 of 12
Project Number: 21037

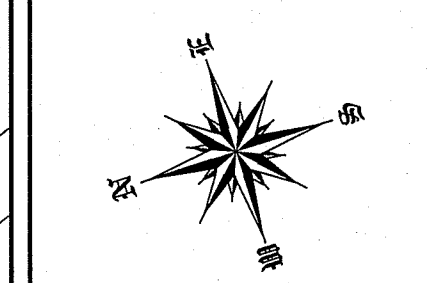
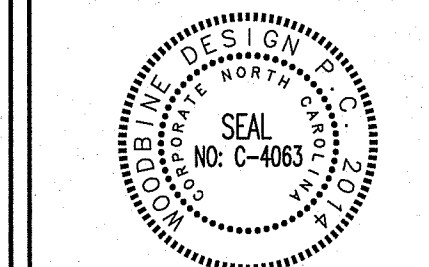


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blending
nature & man

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980.722.6629 2018 E. N. Main Street, Suite 204
704.315.8857 Cornelius, NC 28031
twesty@woodbinedesign.com



SF



Graphic Scale 1" = 100 ft.

Project	TOWN 1 MIXED USE CENTER
Location	11101 HAMBRIGHT RD, HUNTERSVILLE, NC 28035
Sheet Title	ZONING BOUNDARY AND NEIGHBORING PARCELS

DEVELOPER/OWNER
HAMBRIGHT PARTNERS

Designed By	WOODBINE
Drawn By	WOODBINE
Date	5/11/23

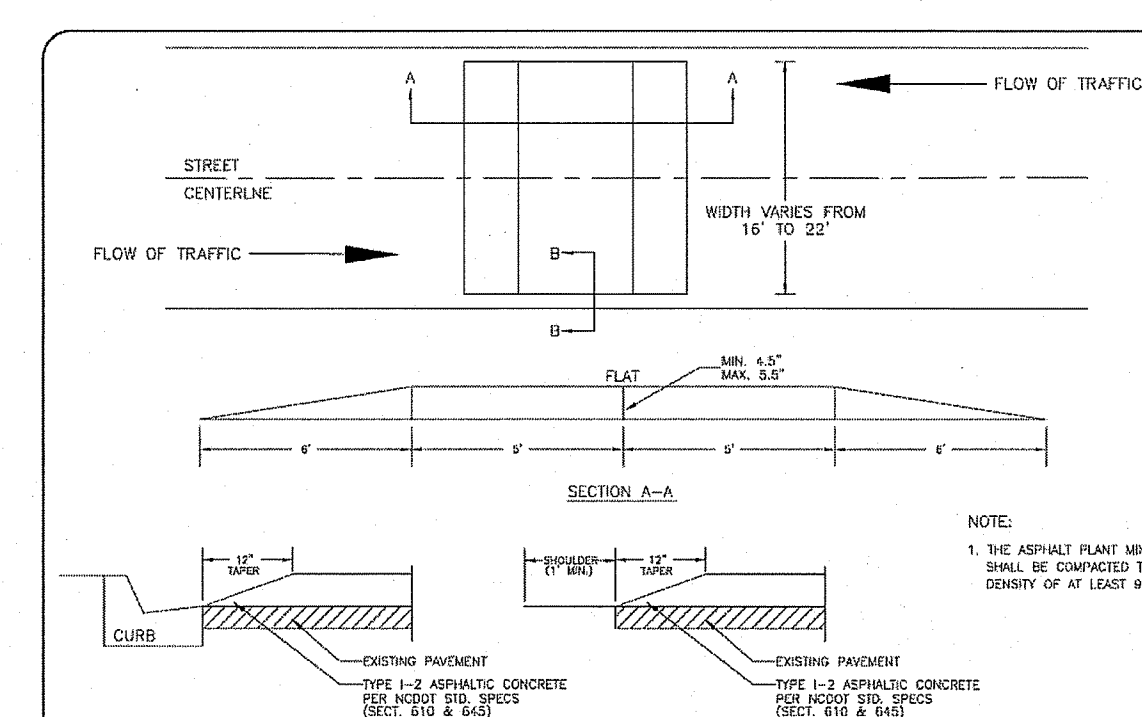
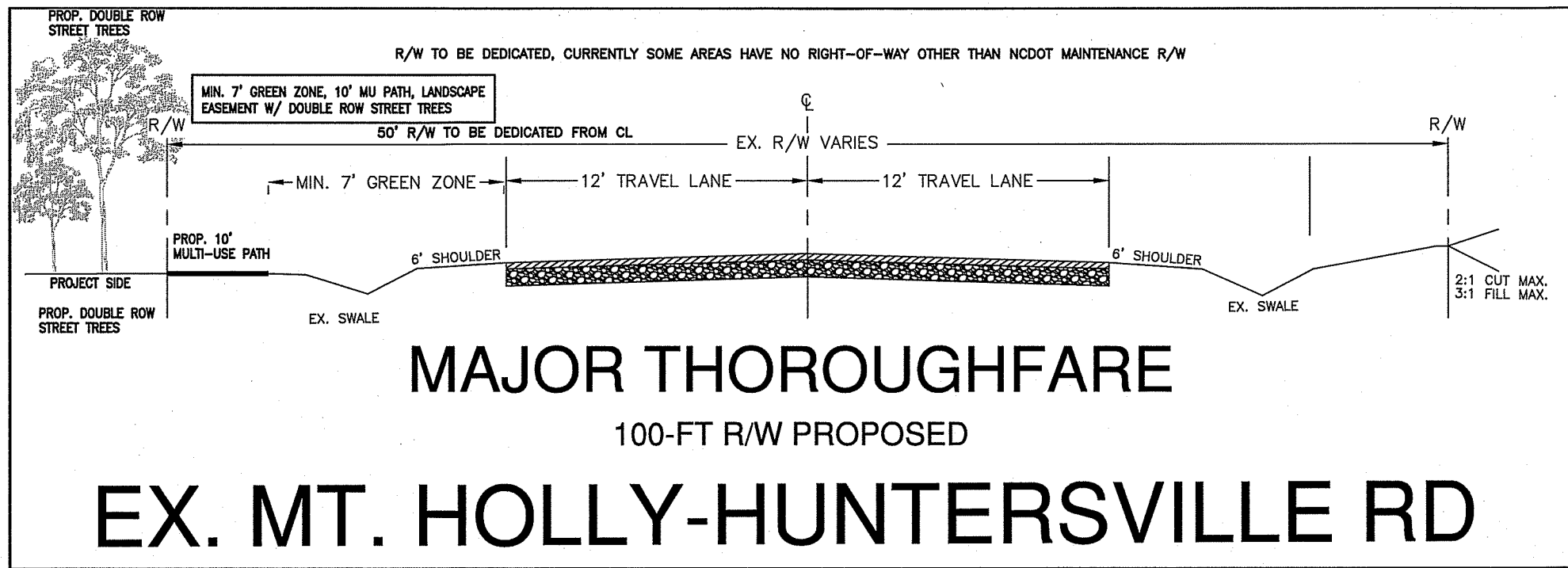
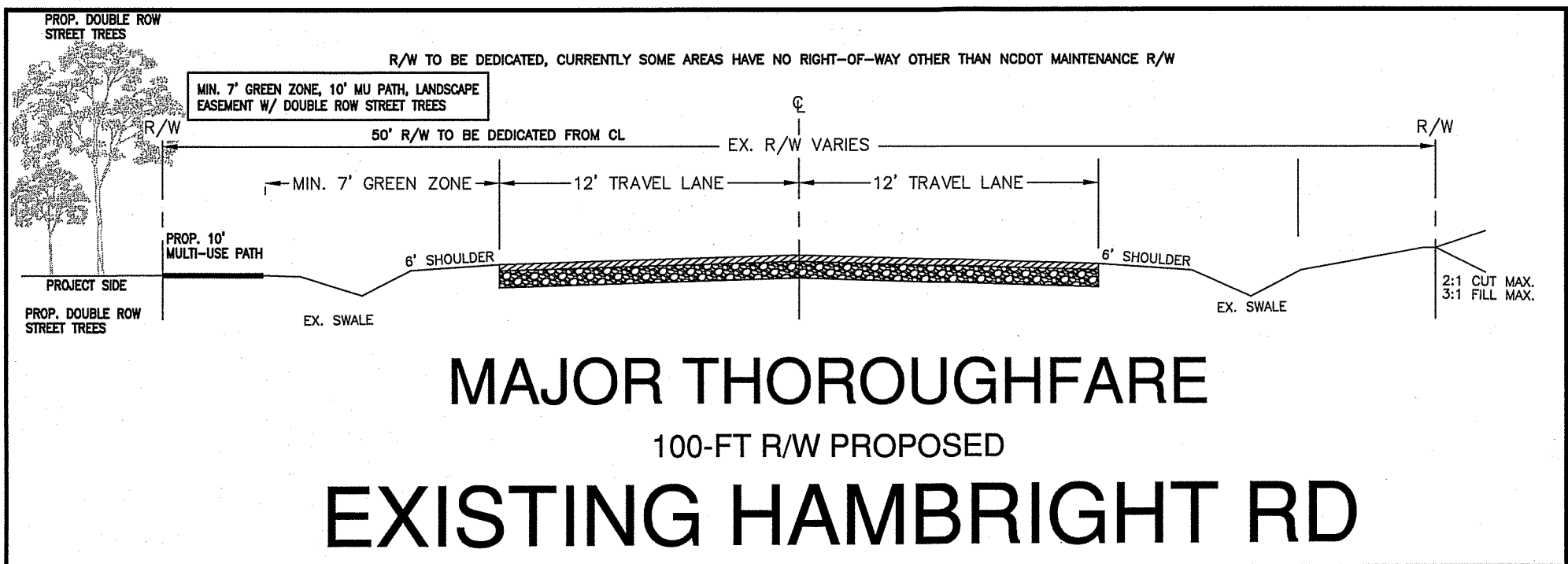
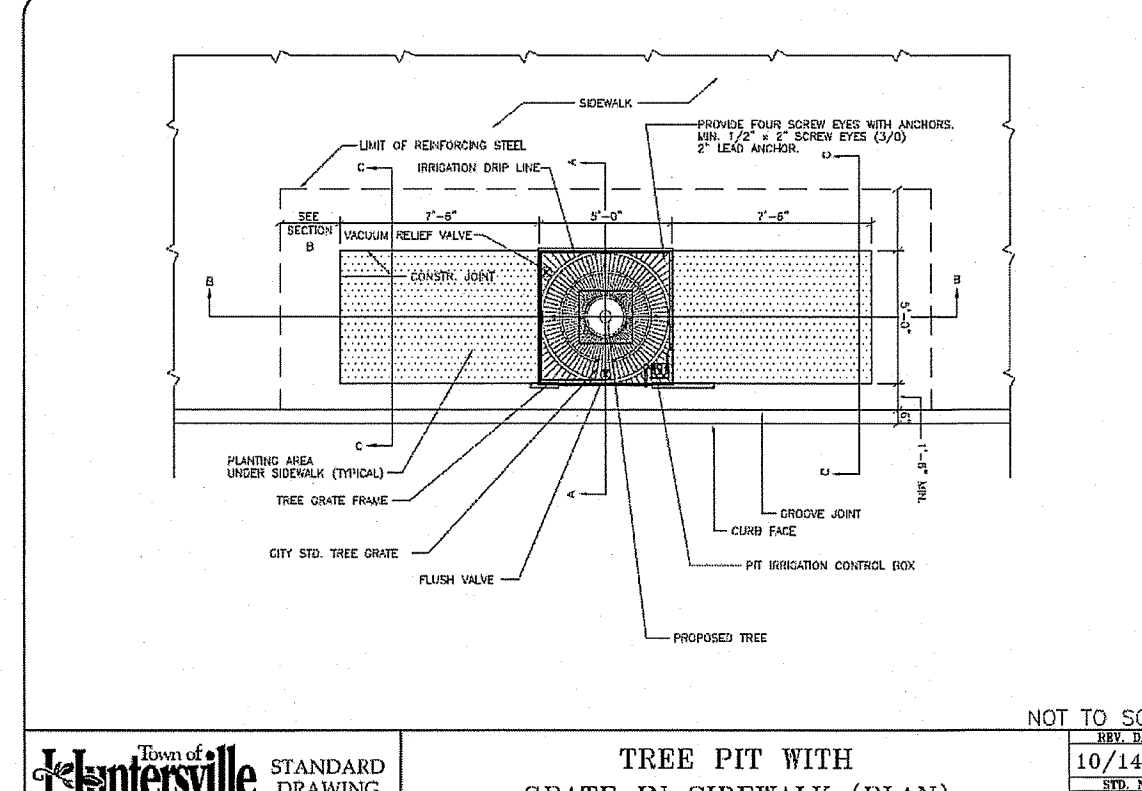
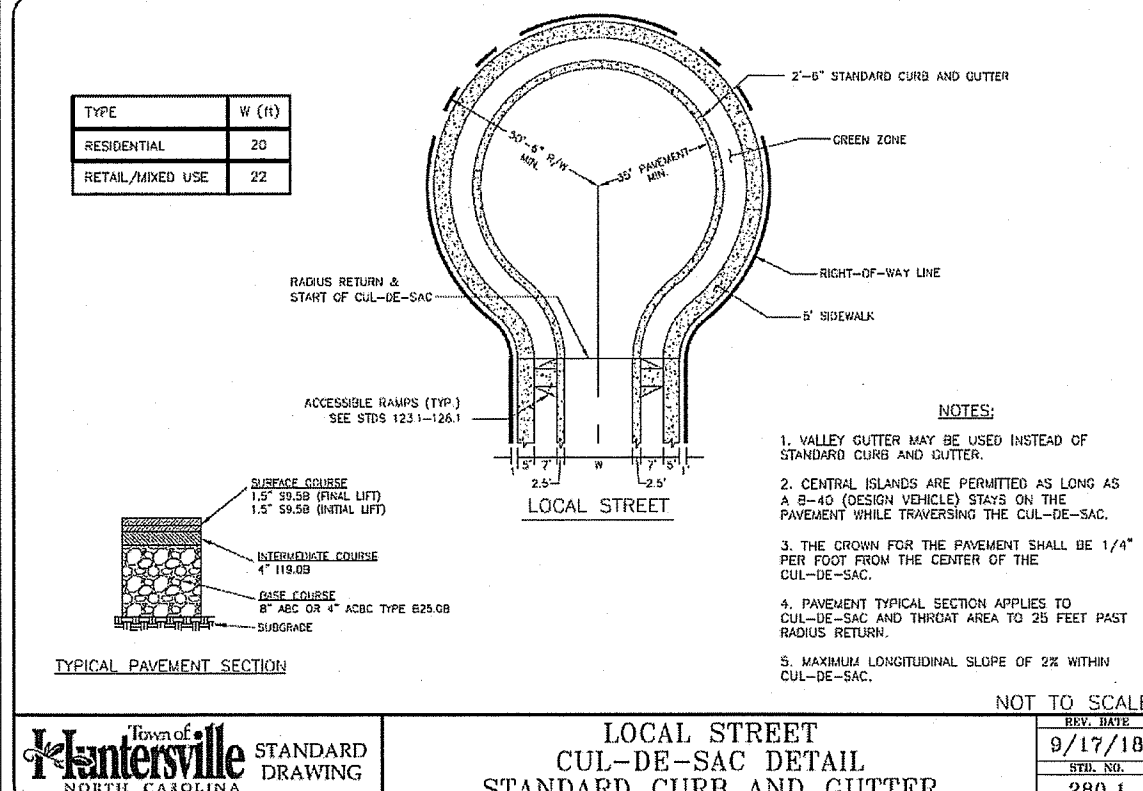
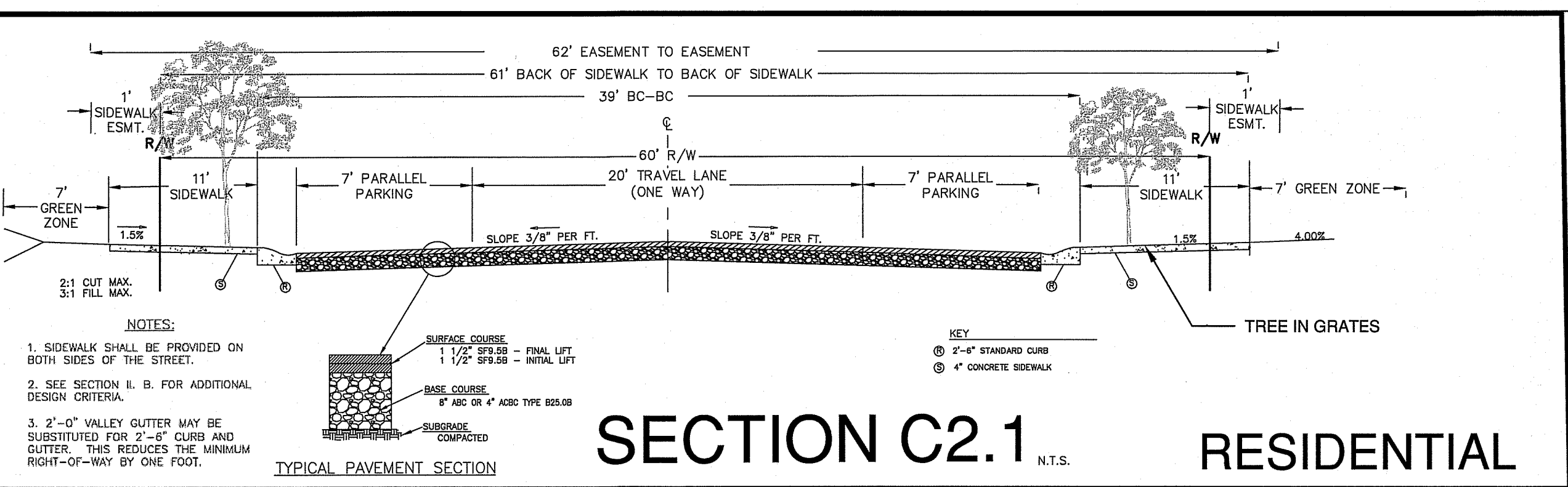
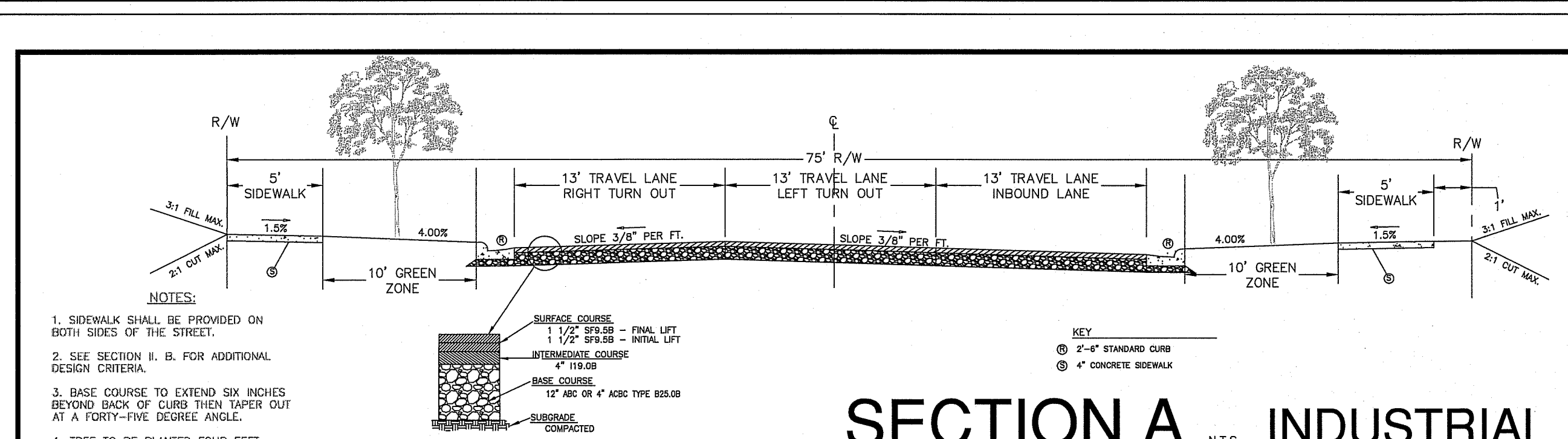
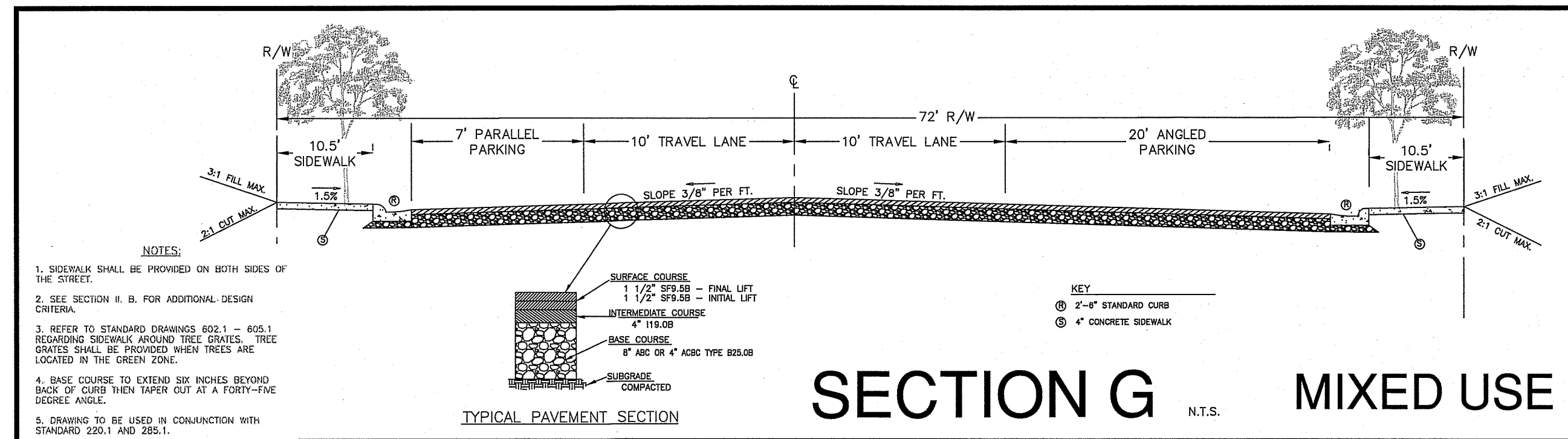
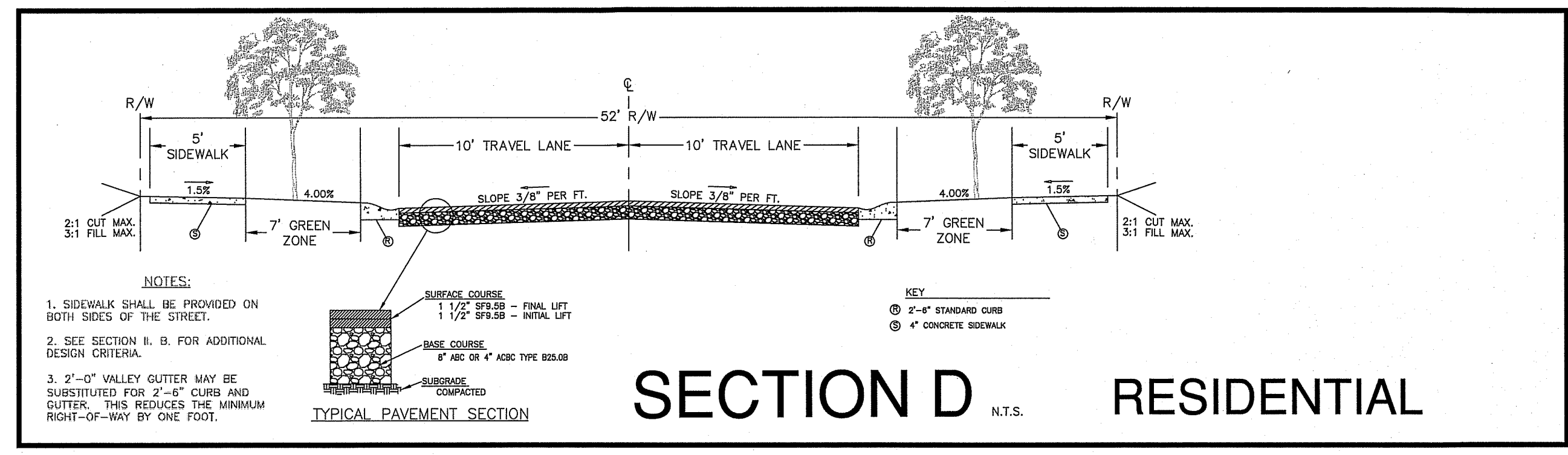
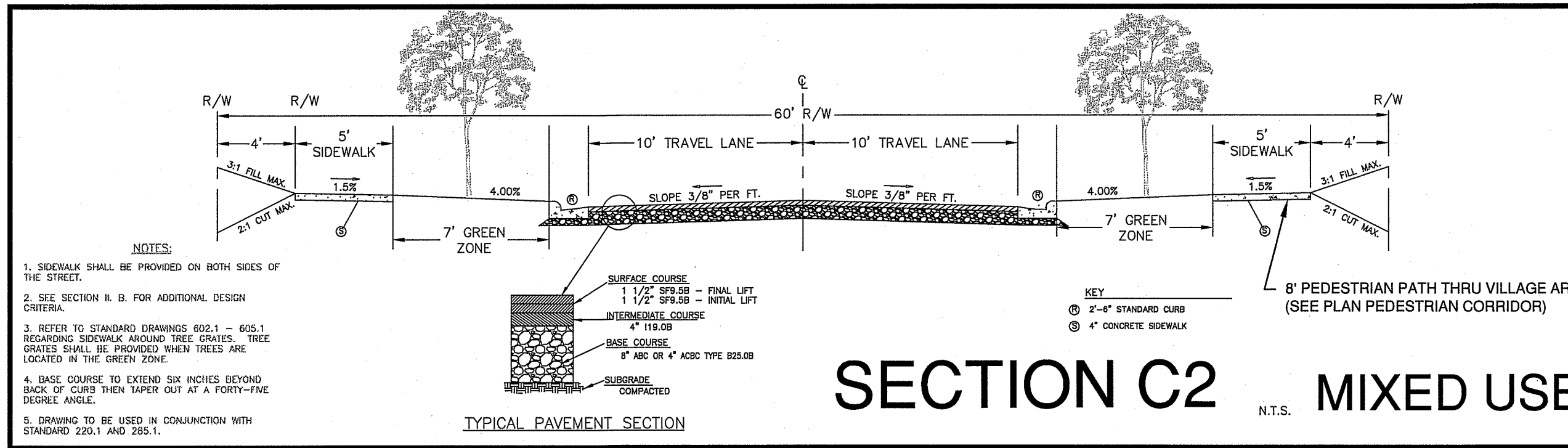
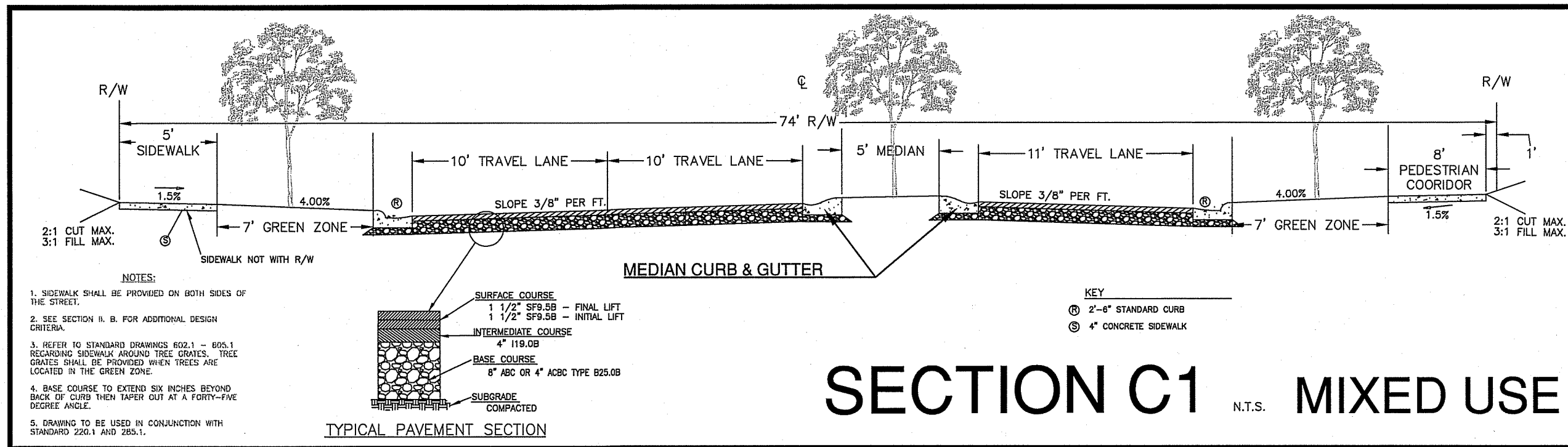
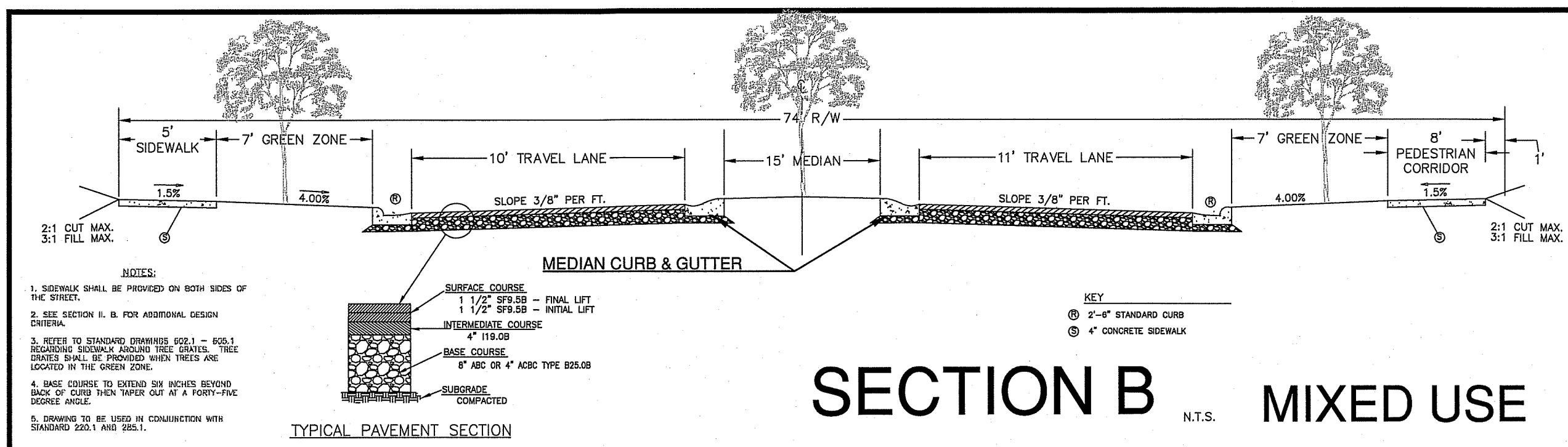
Revisions
5/11/23-4th Review Com.

Sheet: C8 of 12
Project Number: 2103

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

STREET CROSS SECTIONS n.t.s.

ALL SIDEWALKS OUTSIDE OF R/W SHALL BE LOCATED WITHIN AN EASEMENT (TYP.)



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Land planning & civil engineering
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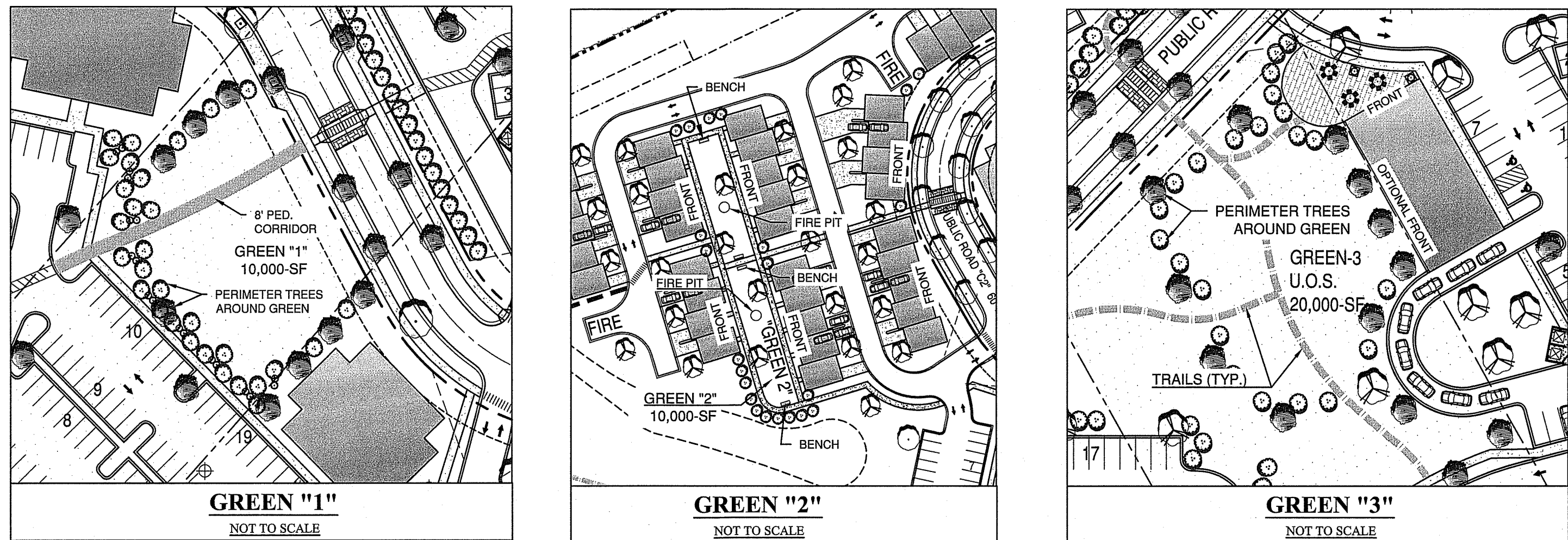
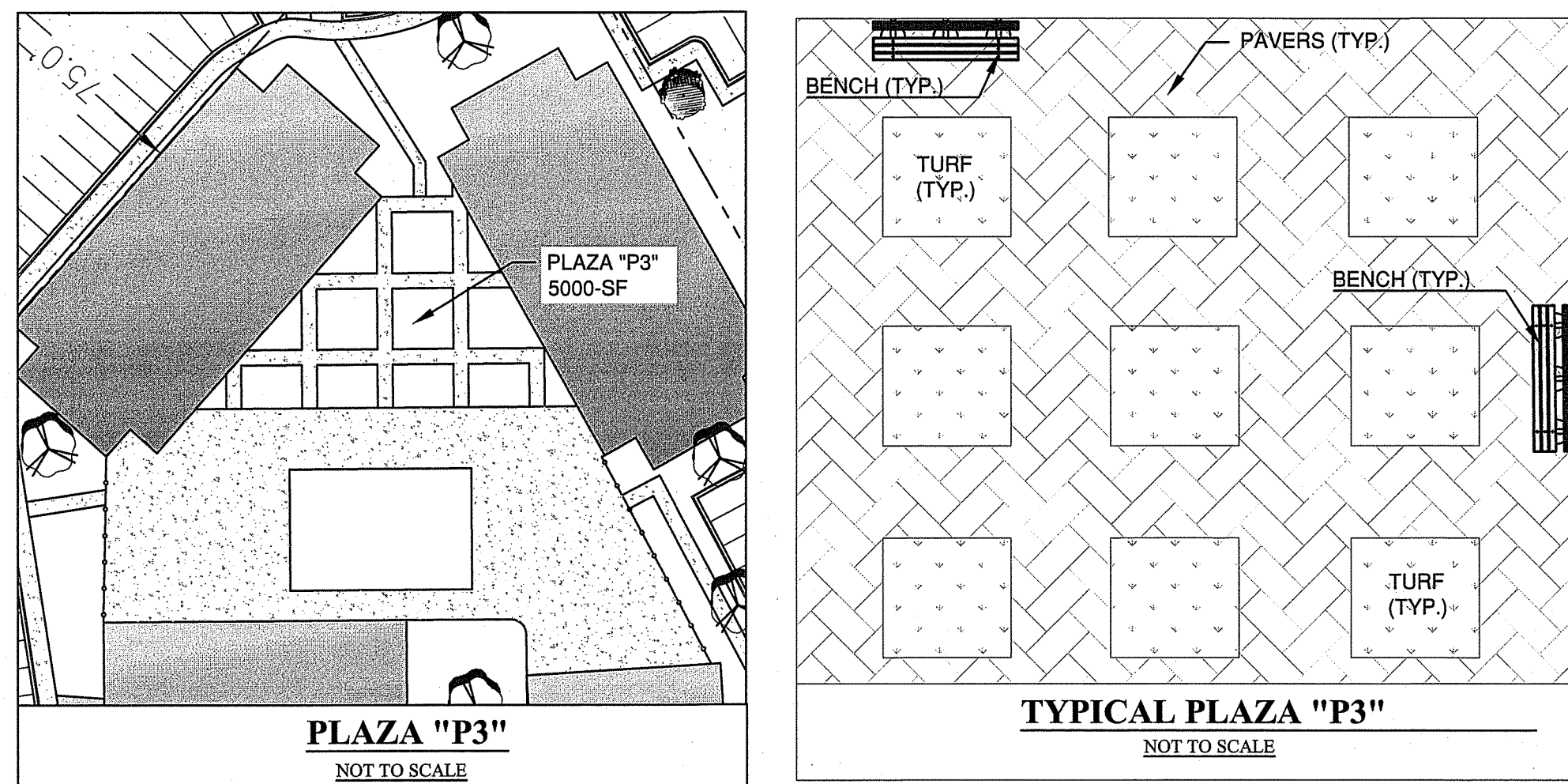
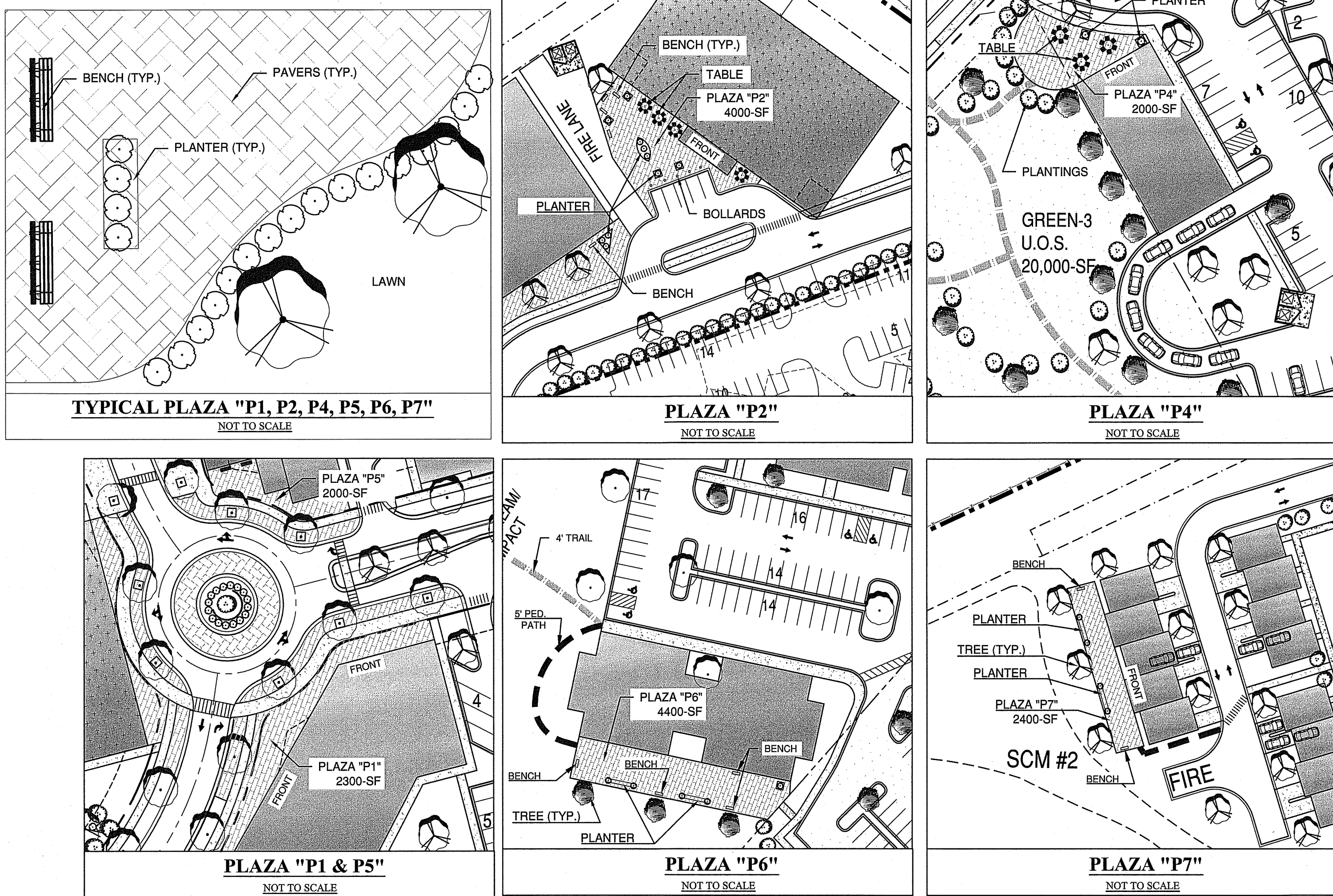
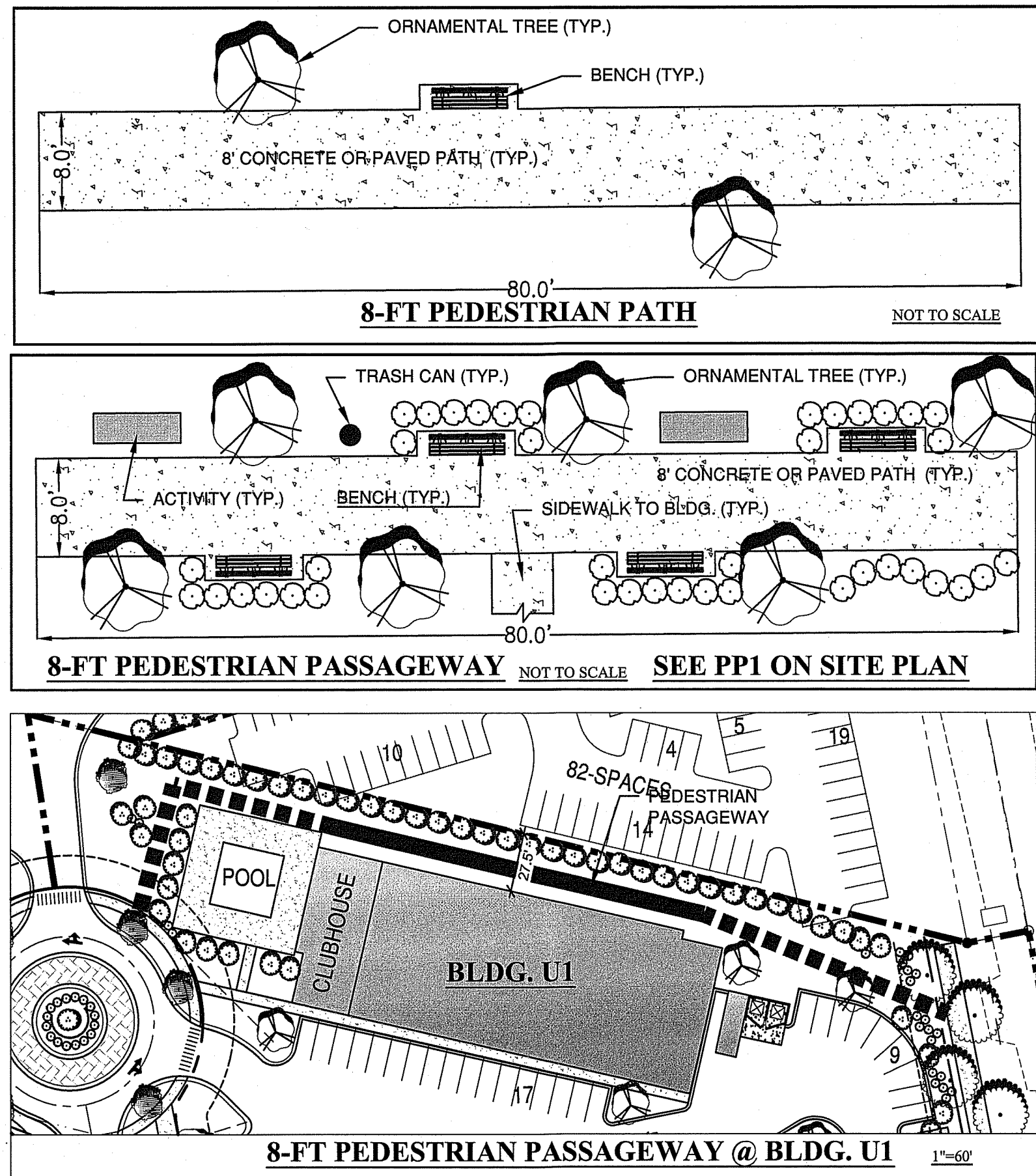
PRELIMINARY
NOT FOR
CONSTRUCTION

SEAL
NO. C-4063

NORTH ARROW

TOWN 1 MIXED USE CENTER
11101 HAMBRIGHT RD, HUNTERVILLE, NC 28078
SHEET TITLE
STREET CROSS SECTIONS

DEVELOPER/OWNER
HAMBRIGHT PARTNERS
Designed By
WOODBINE
Drawn By
WOODBINE
Date
5/11/23
Revisions
5/11/23-4th Review Com.
Sheet: C9 of 12
Project Number: 21037

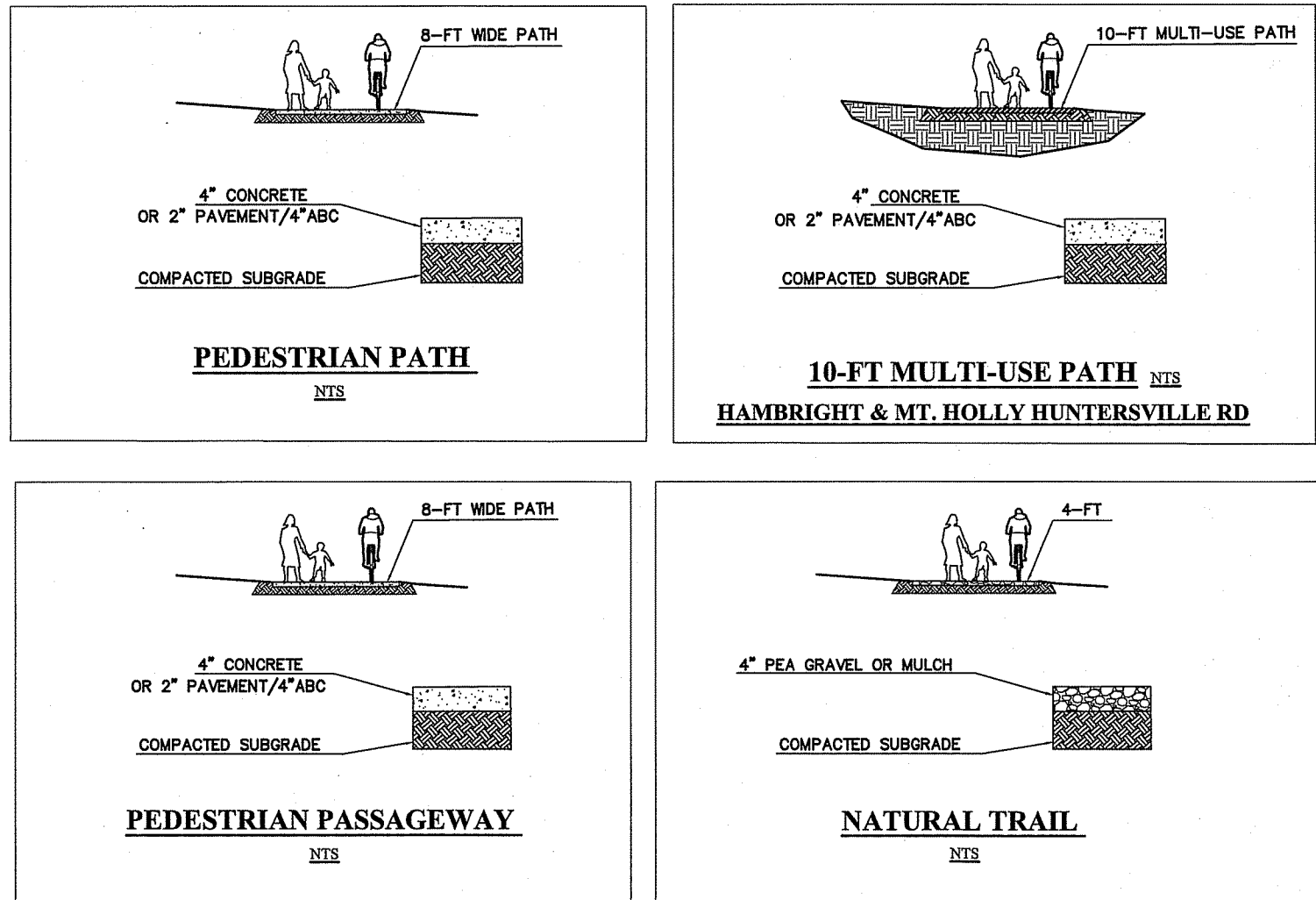
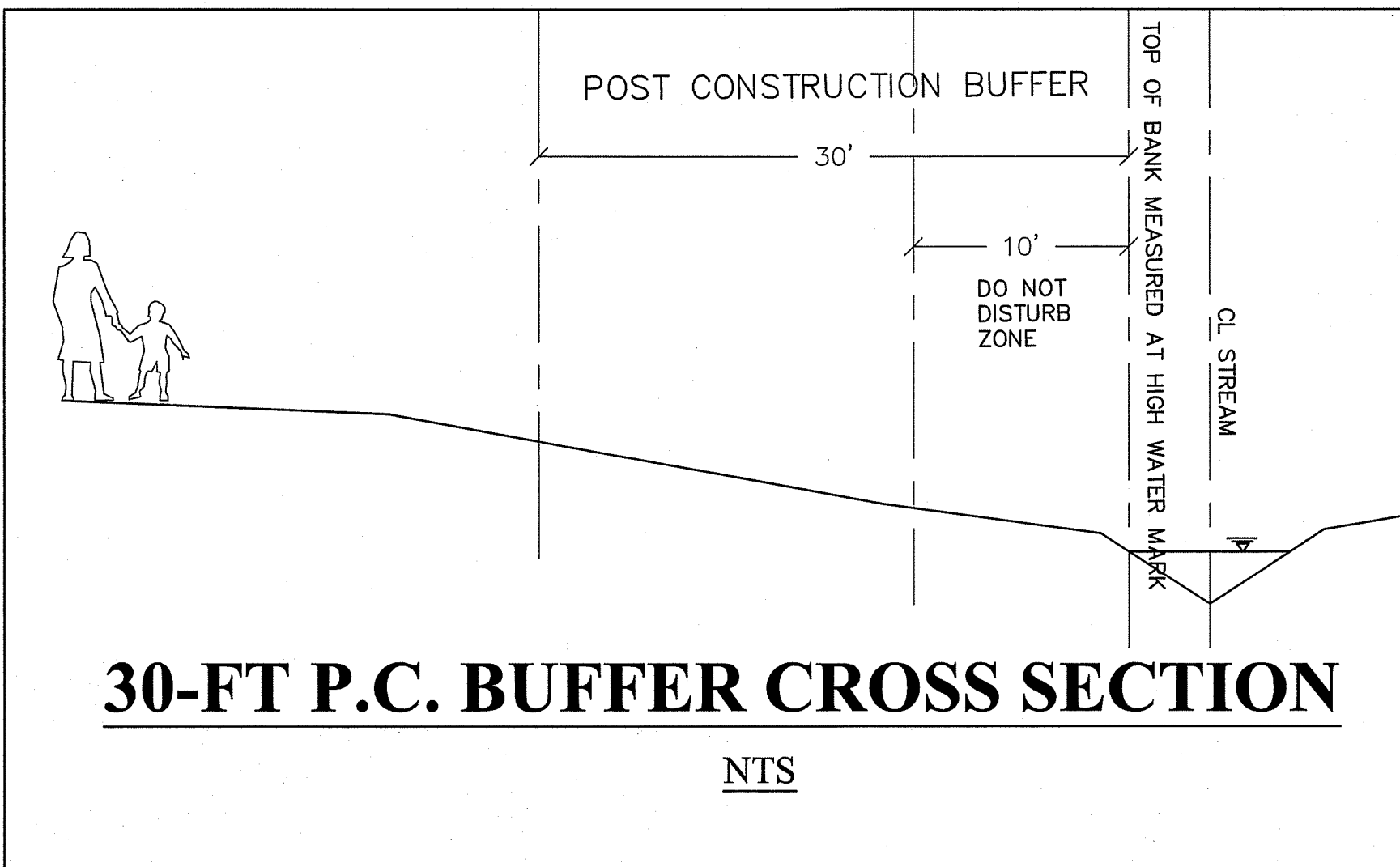


SEE ZONING ORDINANCE FOR TYPICAL "GREEN"

TYPE OF URBAN OPEN SPACE	SIZE OF U.O.S.	PARKING SPACES
PP1-PEDESTRIAN PASSAGEWAY @ U1	180-FT	0
P1-PLAZA @ U5	2300-SF	0
P2-PLAZA @ A1	4000-SF	0
P3-PLAZA @ R9 & R10	5000-SF	0
P4-PLAZA @ C4	2000-SF	0
P5-PLAZA @ M1	2000-SF	0
P6-PLAZA @ R11	4400-SF	0
P7-PLAZA @ R28	2400-SF	0
GREEN-1	10000-SF	0
GREEN-2	10000-SF	0
GREEN-3	20000-SF	0

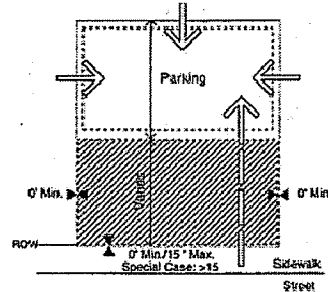
PARK SIZE = NO MIN. FOR MINI PARKS (LINEAR)
PLAZA SIZE = 2,000-SF, 30,000-SF MAX.
PEDESTRIAN PASSAGEWAY = NO SIZE REQUIREMENT
GREEN SIZE = NO SIZE REQUIREMENTS

SIZE OF URBAN OPEN SPACE SUBJECT TO CHANGE,
HOWEVER MIN./MAX. SIZE REQUIREMENTS SHALL BE
MET PER ORDINANCE.



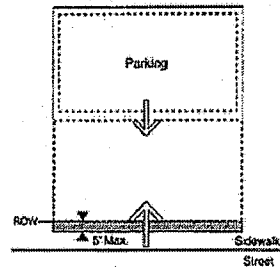
LOT TYPE / SHOP FRONT BUILDING

4.3 Lot Type / Shopfront Building
Building Placement/Parking/Vehicular Access.



- Buildings shall be placed on the lot within the zone represented by the hatched area. In most cases, the build to line will range from 0' to 15' behind street ROW. Special site conditions such as topography, pattern of lot widths, or setbacks of existing buildings permit a larger setback.
- Building facades shall be generally parallel to frontage property lines.
- Parking shall be located to the rear of the building; sideyard parking shall occupy no more than 25 percent of the primary frontage line and shall not be placed in an established sideyard abutting an intersecting street. Where dimensions of existing lots restrict parking behind buildings, the limitations on sideyard parking may be modified.
- Points of permitted access to the parking indicated by arrows.
- 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.
- Parking areas on adjacent lots shall be connected wherever practicable.
- Trash containers shall be located in a rear parking area (see Parking Regulations).
- 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.

Encroachment/Pedestrian Access to Building.



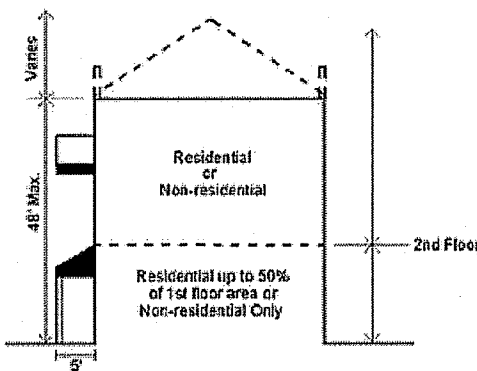
- Balconies, bay windows, arcades, porches at an upper level and their supports at ground level, together with awnings above head height are permitted within the sidewalk as shown by the hatched area. Encroaching arcades should cover entire sidewalk.
- Primary pedestrian access into the building shall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

Special Conditions.

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

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

4.4 Building Type / Shopfront Building
Permitted Height and Uses.



- 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.
- The height of parapet walls may vary depending upon the need to screen mechanical equipment.
- Building height to the ridge may vary depending on the roof pitch.
- Permitted uses are indicated above, and are further controlled by district regulations.
- Where an existing residential building converts to a mixed-use building, at least 40% of the habitable floors area shall be residential.

Architectural Standards.

Principles.

- 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.
- Building elevations fronting or visible from public streets shall be clad with masonry, wood, vinyl siding, stucco, or similar material. 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 column wraps, entablature, canopies, and their supporting structure. Decorative metal panel accents, however, may not exceed 30% of any facade visible from the street.
- The front elevations facing the street, and the overall massing shall communicate emphasis on the human scale and the pedestrian environment.
- Each building should be designed to form part of a larger composition of the area in which it is situated. Adjacent buildings should thus be of similar scale, height, and configuration.
- Shopfront Building Architectural Standards Principles A-D shall not apply to the residential portion of development on parcels where multifamily structures are an allowable use and the development contains two or more affordable housing units for families or individuals with incomes below eighty percent (80%) of the area median income.
- Trailers (mobile units) may not be used as permanent shopfront buildings.

Configurations.

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

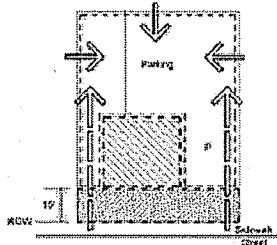
Techniques.

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



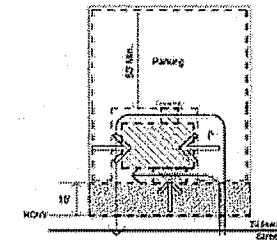
LOT TYPE / HIGHWAY COMMERCIAL

4.5 Lot Type / Highway Commercial
Building Placement/Parking/Vehicle Access.



- Buildings shall be placed on the lot within zone represented by the hatched area. In most cases, the build to line will be 15' behind street ROW. Special site conditions such as topography, pattern of lot widths, or setbacks of existing buildings permit a larger setback.
- Setbacks may vary according to setting within limits indicated.
- Building facades shall be generally parallel to frontage property lines.
- Parking shall be located to the rear and/or side of the building. Except in the VS District, sideyard parking may occupy no more than 45% of the principal frontage line. In the VS District, sideyard parking may occupy 50% of the principal frontage line. Parking shall not be placed in any sideyard abutting an intersecting street. Where dimensions of existing lots restrict parking behind buildings, the limitations on sideyard parking may be modified.
- Points of permitted access to the parking indicated by arrows.
- 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.
- Parking areas on adjacent lots shall be connected wherever practicable.
- Trash containers shall be located in a rear parking area (see Parking Regulations).
- 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.

Vehicular Circulation/Pedestrian Access.



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

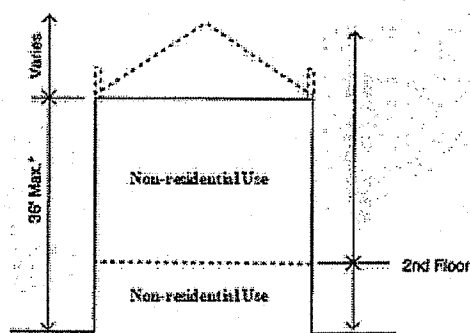
Special Conditions.

- Buildings in all locations should relate a principal facade to the sidewalk and public space of the street.
- Setback at street corners will generally replicate frontage conditions.

Description.

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

4.6 Building Type / Highway Commercial
Permitted Height and Uses.



- 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.
- The height of parapet walls may vary depending upon the need to screen mechanical equipment.
- Building height to the ridge may vary depending on the roof pitch.
- Permitted uses are indicated above, and are further controlled by zoning district standards.
- Hotels in the Highway Commercial (HC) zoning district may exceed the maximum building height (shown above), not to exceed six (6) stories, subject to the provisions of Article 9.45.

Architectural Standards.

Principles.

- Building elevations fronting or visible from public streets shall be clad with masonry, wood, vinyl siding, stucco, or similar material. Metal paneling may not comprise a street fronting building face. 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 structure. However, decorative metal panel accents may not exceed 30% of any facade.
- All walls not visible from a public right-of-way may be constructed of cinder block, bricks, wood or vinyl siding, or approved metal paneling but shall be painted to match the overall color scheme of the rest of the building.
- Trailers (mobile units) may not be used as permanent highway commercial buildings.

Configurations.

- Two wall materials may be combined horizontally on one facade. The "heavier" material should be below (i.e. brick below wood siding).
- Street level windows should be untinted. Tinted glass with a minimum visual transmittance factor of 35 is permitted. Mirrored or reflective glass is not permitted in any location.

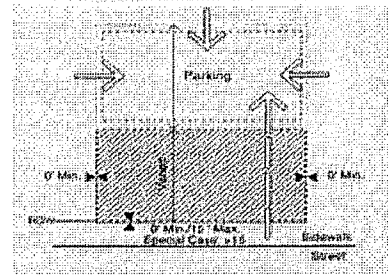
Techniques.

- All rooftop equipment shall be enclosed in a building material that matches the structure or is visually compatible with the structure.



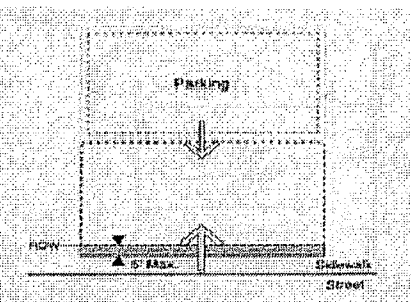
LOT TYPE / URBAN WORKPLACE

4.1 Lot Type / Urban Workplace
Building Placement/Parking/Vehicular Access.



- 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 right-of-way (ROW). Special site conditions such as topography, pattern of lot widths, or setbacks of existing buildings permit a larger setback.
- Building facades shall be generally parallel to frontage property lines. The façade shall be determined by the massing of the building.
- Parking shall be located primarily to the rear of the building; sideyard parking shall occupy no more than 35% of the primary frontage line and shall not be placed in any sideyard abutting an intersecting street. Where dimensions of existing lots restrict parking behind buildings, the limitations on sideyard parking may be modified.
- Points of permitted access to the parking indicated by arrows.
- 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.
- Parking areas on adjacent lots shall be connected wherever practicable.
- Trash containers shall be located in a rear parking area (see Parking Regulations) and shall be screened from the right-of-way.
- 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.
- Building facades at street frontage lines shall be pedestrian oriented and of pedestrian scale.

Encroachment/Pedestrian Access to Building.



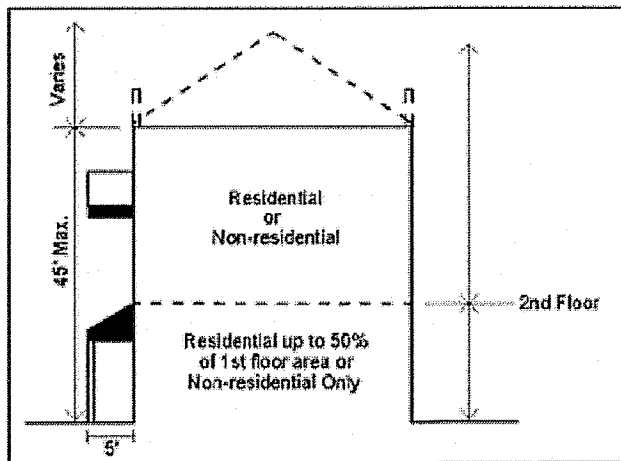
- Balconies, bay windows, arcades, porches at an upper level and their supports at ground level, together with awnings above head height (min. 7'-6") are permitted within the sidewalk as shown by the hatched area. Encroaching arcades should cover entire sidewalk.
- Primary pedestrian access into the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

Special Conditions.

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

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

4.2 Building Type / Urban Workplace
Permitted Height and Uses.



- 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.
- The height of parapet walls may vary depending upon the need to screen mechanical equipment.
- Building height to the ridge may vary depending on the roof pitch.
- Permitted uses are indicated above, and are further controlled by zoning district standards.

Architectural Standards.

Principles.

- To perpetuate the unique building character of the town and its environs, and to re-establish its local identity, development shall generally employ building types that are compatible to the historic architectural vocabulary of the area in their massing and external treatment.
- Building elevations fronting or visible from public streets shall be clad with masonry, wood, vinyl siding, stucco, or similar material. Metal paneling may not comprise a street fronting building face. 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 structure. However, decorative metal panel accents may not exceed 30% of any façade visible from the street.
- The front elevations facing the street, and the overall massing shall communicate an emphasis on the human scale and the pedestrian environment.
- Each building should be designed to form part of a larger composition of the area in which it is situated. Adjacent buildings should thus be of similar scale, height, and configuration.
- Urban Workplace Architectural Standards Principles A-D shall not apply to the residential portion of development on parcels where multifamily structures are an allowable use and the development contains two or more affordable housing units for families or individuals with incomes below eighty percent (80%) of the area median income.
- Trailers (mobile units) may not be used as permanent workplace buildings.

Configurations.

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

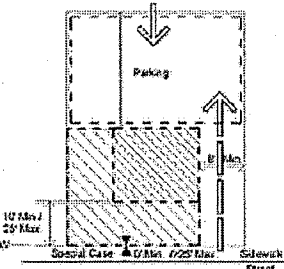
Techniques.

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



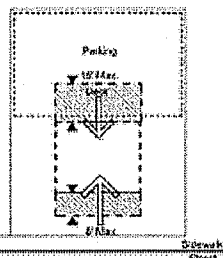
LOT TYPE / APARTMENT BUILDING

4.7 Lot Type / Apartment Building
Building Placement/Parking/Vehicle Access.



- Buildings shall be placed on the lot within the zone represented within the hatched area.
- In most cases, the build to line will be 15' behind street ROW. Special site conditions such as topography, pattern of lot widths, or setbacks of existing buildings permit a larger setback. In urban conditions, apartments may be set up to the property line at the sidewalk, including corner conditions.
- Building facades shall be generally parallel to front property lines. All buildings shall front onto a public street. All ground floor residential units with exterior access shall front a public street, unless specifically exempted by one of the provisions of Section 8.1.
- Parking shall be located to the rear of the building.
- Points of permitted access to the parking indicated by arrows.
- 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.
- Trash containers shall be located in the rear parking area (see Parking Regulations).
- 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.

Encroachment/Pedestrian Access.



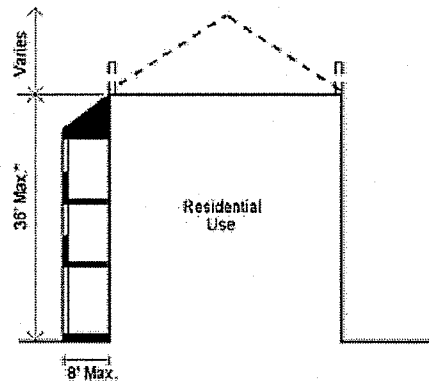
- For buildings set back from sidewalk, balconies, stoops, stairs, open porches, bay windows, and awnings are permitted to encroach into setback area up to 8'.
- Attached decks are permitted to encroach into the rear setback up to 15 feet.
- For buildings set up to the sidewalk, upper level balconies, bay windows and their supports at ground level may encroach a maximum of 5'0" over the sidewalk.
- Main pedestrian access to the building and to individual units is from the street (indicated by larger arrow), unless specifically exempted by one of the provisions of Section 8.1. Secondary access may be from parking areas (indicated by smaller arrow).

Description. The apartment building is a residential building accommodating several households. In traditional towns, this building type coexists with a variety of other building types. A successful contemporary design permits its integration with other residential types through the coordination of site and building design (see Architectural Regulations). Apartment complexes should be one or more separated buildings similar in their scale on the public street to large detached housing. Where possible, structures shall be designed to terminate vistas or serve as key focal points in the neighborhood.

Special Conditions:

- The intention of buildings in all locations must be to relate the principal façade to the sidewalk and public space of the street.
- Corners: Setback at street corners will generally replicate frontage conditions. However, side setbacks on a minor street may be less than the front dimension.
- Within the limits described, front and side setbacks will vary depending upon site conditions. Setbacks should be used in a manner which encourages pedestrian activity. Squares or spatially defined plazas within building setback areas can act as focal points for pedestrians.

4.8 Building Type / Apartment Building
Permitted Height and Uses.



- Building height shall be measured as the vertical distance from the highest finished grade relative to the street frontage, or, if alternate frontage conditions from the constructed portion of a greenway along or within the project boundary are provided, as permitted under Section 8.1.4, height may be measured from the highest finished grade of the side of the building opposite the greenway alternative frontage, up to the eaves. If building height is measured from the highest finished grade of the side of the building opposite the greenway alternative frontage, no more than one (1) additional story on the greenway side of the building may result from this arrangement.
- The height of parapet walls may vary depending upon the need to screen mechanical equipment.
- Building height to the ridge may vary depending on the roof pitch.
- Permitted uses are indicated above.

Architectural Standards.

Principles.

- 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.
- The front elevations facing the street, and the overall massing shall communicate an emphasis on the human scale and the pedestrian environment.
- Each building should be designed to form part of a larger composition of the area in which it is situated. Adjacent buildings should thus be of similar scale, height, and configuration.
- Building silhouettes should be generally consistent. The scale and pitch of roof lines should thus be similar across groups of buildings.
- Apartment Building Architectural Standards Principles A-D shall not apply to the residential portion of development on parcels where multifamily structures are an allowable use and the development contains two or more affordable housing units for families or individuals with incomes below eighty percent (80%) of the area median income.
- Porches should form a predominant motif of house designs and be located on the front or to the side of the dwelling. When attached to the front, they should extend over at least 15% of the front facade. All porches should be constructed of materials in keeping with those of the main building.
- Front loaded garages, if provided, shall meet the standards of Section 8.16.
- At a minimum, the Americans with Disabilities Act standards for accessibility shall be met.

Configurations.

- Main roofs on residential buildings shall either be flat or symmetrical gables or hips with a pitch of between 4:12 and 12:12. Monopitch (shed) roofs are allowed only if they are attached to the wall of the main building. No monopitch shall be less than 4:12. All accessory buildings shall have roof pitches that conform to those of the main building.
- Balconies should generally be simply supported by posts and beams. The support of cantilevered balconies should be assisted by visible brackets.
- Two wall materials may be combined horizontally on one facade. The "heavier" material should be below.
- Exterior chimneys should be finished in brick or stucco.

Techniques.

- Overhanging eaves may expose rafters.
- Flush eaves should be finished by profiled molding or gutters.



Tree Preservation and Canopy (Z.O. Article 7.4)

Has this site been forested or cleared in the past three years ☐ Yes ☒ No

Heritage Trees		
Number of Heritage trees on-site	0	
Number of Heritage trees saved	0	
Percentage of Heritage trees required to save	100%	
Percentage of Heritage trees actually saved	0	
Specimen Trees		
Number of specimen trees on-site	104	
Number of Specimen trees saved	34—TREES	
Percentage of Specimen trees required to save	30% OF SPECIMEN TREES	
Percentage of Specimen trees actually saved	32.7% OF SPECIMEN TREES	
Tree Canopy		
Percentage of site covered by Tree Canopy	50.9%	35.91—ACRES
Percentage of tree canopy preservation required by district	NOT REQUIRED	
Percentage of tree canopy actually saved	10% OF EX. CANOPY	3.67—ACRES

Zoning District	Minimum Tree Preservation Required			
	Existing canopy ≥ 10% of total site area	Existing canopy < 10% of total site area	Heritage Trees	Specimen Trees
R	50% of existing trees 2, 3, 4	10% of total site area (existing and planted) 1, 2, 3, 4	100% ²	50% ^{2,4}
TR	35% of existing trees 2, 3	10% of total site area (existing and planted) 1, 2, 3	100% ²	35% ²
GR and NR Districts	10% of total site area (existing and planted) 2, 3	10% of total site area (existing and planted) 1, 2, 3	100% ²	10% ²
TC, CI, TND, NC, TOD, HC, SP, CB, VS Districts	0%	0%	100% ²	30% ²

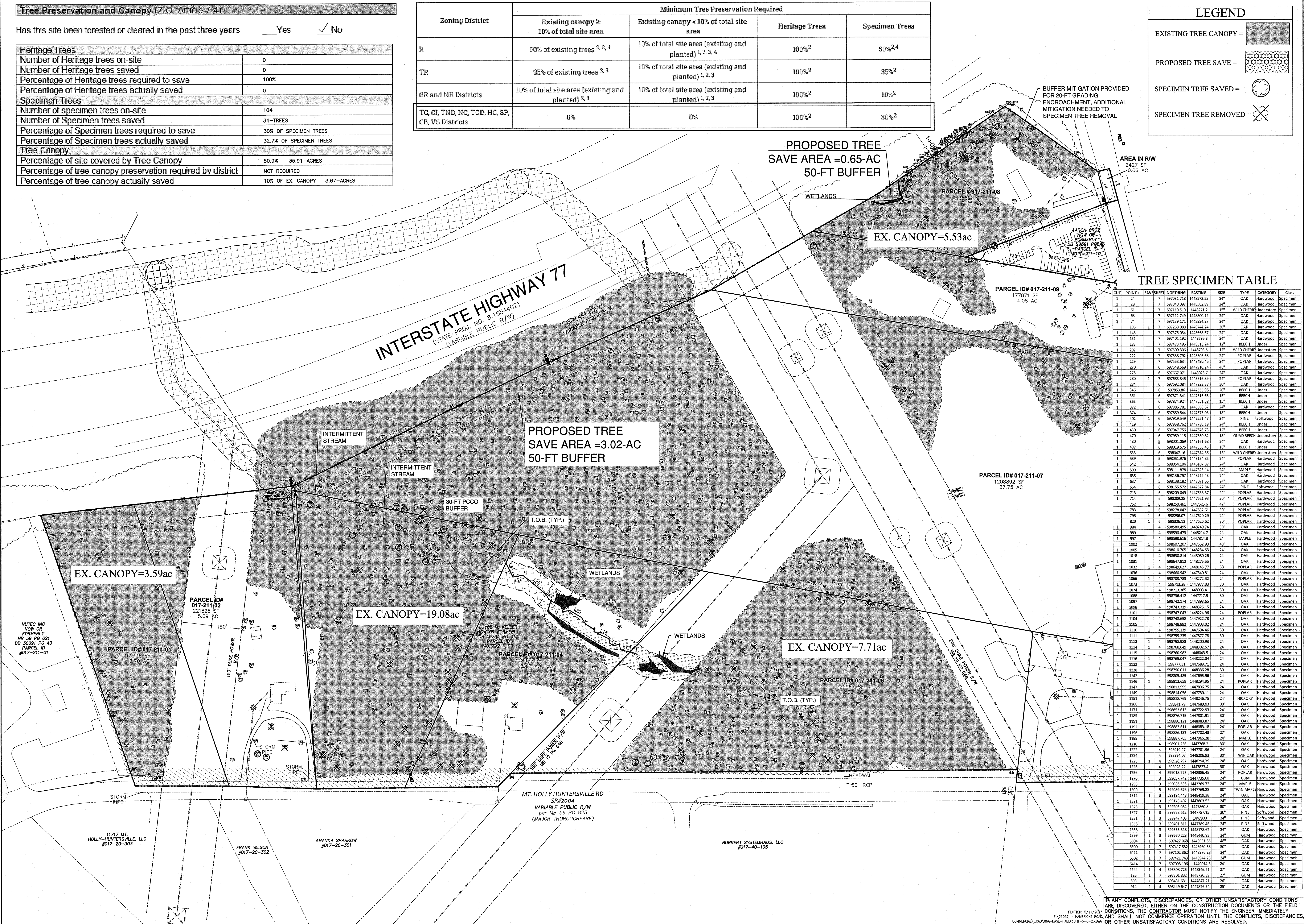
LEGEND

EXISTING TREE CANOPY =

PROPOSED TREE SAVE =

SPECIMEN TREE SAVED =

SPECIMEN TREE REMOVED =



TREE SPECIMEN TABLE

CUT	POINT #	SAVESHEET	NORTHING	EASTING	SIZE	TYPE	CATEGORY	Class
1	24	7	592031.718	1448572.53	24"	OAK	Hardwood	Specimen
1	28	7	592040.097	1448562.89	24"	OAK	Hardwood	Specimen
1	61	7	592110.559	1448271.2	15"	WILD CHERRY	Understory	Specimen
1	63	7	592112.749	1448800.12	24"	OAK	Hardwood	Specimen
1	74	7	592139.171	1448994.27	24"	OAK	Hardwood	Specimen
1	106	1	592239.988	1448744.24	30"	OAK	Hardwood	Specimen
1	145	7	592255.094	1448666.57	24"	OAK	Hardwood	Specimen
1	151	7	592401.192	1448696.3	24"	OAK	Hardwood	Specimen
1	183	7	592473.496	1448513.24	12"	BEECH	Under	Specimen
1	207	7	592503.306	1448793.5	12"	WILD CHERRY	Understory	Specimen
1	223	7	592538.792	1448956.68	24"	POPLAR	Hardwood	Specimen
1	229	7	592553.634	1448450.46	24"	POPLAR	Hardwood	Specimen
1	270	6	592648.569	1447910.24	48"	OAK	Hardwood	Specimen
1	275	6	592657.071	1448028.7	24"	OAK	Hardwood	Specimen
1	280	1	592658.345	1448616.89	24"	POPLAR	Hardwood	Specimen
1	284	6	592692.084	1447923.38	30"	OAK	Hardwood	Specimen
1	346	6	592853.86	1447555.96	20"	BEECH	Under	Specimen
1	361	6	592871.341	1447515.65	15"	BEECH	Under	Specimen
1	365	6	592878.924	1447551.38	15"	BEECH	Under	Specimen
1	372	6	592896.781	1448038.67	24"	OAK	Hardwood	Specimen
1	374	6	592889.844	1447573.03	18"	BEECH	Under	Specimen
1	402	1	592919.549	1447551.47	24"	PINE	Softwood	Specimen
1	419	6	592936.763	1447780.19	30"	BEECH	Under	Specimen
1	430	6	592947.756	1447676.73	12"	BEECH	Under	Specimen
1	470	6	592989.115	1447860.82	18"	QUAD BEECH	Understory	Specimen
1	480	5	598013.575	1447856.18	18"	BEECH	Under	Specimen
1	497	6	598051.069	1448161.68	24"	OAK	Hardwood	Specimen
1	533	6	598047.16	1447814.35	18"	WILD CHERRY	Understory	Specimen
1	539	5	598051.976	1448134.85	24"	POPLAR	Hardwood	Specimen
1	542	5	598054.104	1448107.87	24"	OAK	Hardwood	Specimen
1	559	6	598111.578	1447823.14	24"	MAPLE	Hardwood	Specimen
1	635	5	598136.757	1448212.43	24"	OAK	Hardwood	Specimen
1	637	5	598138.182	1448071.65	24"	OAK	Hardwood	Specimen
1	654	6	598155.572	1447672.84	24"	PINE	Softwood	Specimen
1	713	6	598209.289	1447627.17	24"	POPLAR	Hardwood	Specimen
1	714	6	598209.28	1447621.93	30"	POPLAR	Hardwood	Specimen
1	752	1	598250.461	1447625.6	42"	POPLAR	Hardwood	Specimen
1	783	1	598278.047	1447532.61	30"	POPLAR	Hardwood	Specimen
1	795	1	598296.07	1447320.39	24"	POPLAR	Hardwood	Specimen
1	800	1	598326.12	1447626.62	30"	POPLAR	Hardwood	Specimen
1	884	4	598580.495	1448240.74	30"	OAK	Hardwood	Specimen
1	889	4	598590.473	1448214.7	24"	OAK	Hardwood	Specimen
1	897	4	598598.516	1447814.8	24"	MAPLE	Hardwood	Specimen
1	1005	4	598610.705	1448284.53	24"	OAK	Hardwood	Specimen
1	1018	4	598630.814	1448080.26	24"	OAK	Hardwood	Specimen
1	1021	4	598647.812	1448075.35	24"	OAK	Hardwood	Specimen
1	1032	1	598649.027	1448145.77	30"	POPLAR	Hardwood	Specimen
1	1036	4	598660.942	1447840.81	24"	OAK	Hardwood	Specimen
1	1066	1	598703.783	1448272.52	24"	POPLAR	Hardwood	Specimen
1	1073	4	598713.28	1447777.03	30"	OAK	Hardwood	Specimen
1	1074	4	598713.382	1448020.41	30"	OAK	Hardwood	Specimen
1	1088	4	598736.412	1447717.5	30"	OAK	Hardwood	Specimen
1	1097	4	598742.174	1447893.65	24"	OAK	Hardwood	Specimen
1	1098	4	598743.819	1448026.15	24"	OAK	Hardwood	Specimen
1	1103	1	598747.043	1448224.96	24"	POPLAR	Hardwood	Specimen
1	1104	4	598748.658	1447922.78	30"	OAK	Hardwood	Specimen
1	1105	4	598748.892	1447903.02	24"	OAK	Hardwood	Specimen
1	1110	1	598755.139	1447694.46	30"	OAK	Hardwood	Specimen
1	1111	4	598758.535	1447777.78	30"	OAK	Hardwood	Specimen
1	1112	1	598758.983	1448200.93	24"	OAK	Hardwood	Specimen
1	1114	1	598760.649	1448302.57	24"	OAK	Hardwood	Specimen
1	1115	4	598761.982	1448043.5	24"	OAK	Hardwood	Specimen
1	1120	4	598762.043	1448224.96	24"	OAK	Hardwood	Specimen
1	1122	4	598777.31	1447689.71	24"	OAK	Hardwood	Specimen
1	1128	4	598790.011	1448336.28	30"	OAK	Hardwood	Specimen
1	1142	4	598855.485	1447695.36	24"	OAK	Hardwood	Specimen
1	1146	4	598841.79	1447698.03	30"	OAK	Hardwood	Specimen
1	1147	4	598813.995	1447806.75	24"	OAK	Hardwood	Specimen
1	1149	4	598814.056	1447730.11	24"	OAK	Hardwood	Specimen
1	1151	1	598838.769	1448246.75	24"	HICKORY	Hardwood	Specimen
1	1160	4	598841.79	1447698.03	30"	OAK	Hardwood	Specimen
1	1171	4	598853.613	1447722.93	24"	OAK	Hardwood	Specimen
1	1189	4	598876.715	1447801.91	30"	OAK	Hardwood	Specimen
1	1191	4	598880.121	1448063.87	24"	OAK	Hardwood	Specimen
1	1192	4	598883.611	1448033.18	24"	POPLAR	Hardwood	Specimen
1	1196	4	598886.132	1447702.43	27"	OAK	Hardwood	Specimen
1	1199	4	598887.765	1447965.28	24"	MAPLE	Hardwood	Specimen
1	1210	4	598901.286	1447768.2	30"	OAK	Hardwood	Specimen
1	1222	4	598919.72	1447701.36	24"	OAK	Hardwood	Specimen
1	1224	4	598924.07	1448206.93	30"	TWIN OAK	Hardwood	Specimen
1	1225	1	598926.797	1448294.79	24"	OAK	Hardwood	Specimen
1	1226	4	598928.22	1447923.4	30"	OAK	Hardwood	Specimen
1	1261	1	599012.68	1448033.18	24"	POPLAR	Hardwood	Specimen
1	1276	3	599057.742	1447735.08	24"	GUM	Hardwood	Specimen
1	1298	3	599086.586	1447769.79	24"	MAPLE	Hardwood	Specimen
1	1300	3	599089.676	1447769.83	30"	TWIN MAPLE	Hardwood	Specimen
1	1312	1	599124.448	1448133.18	24"	OAK	Hardwood	Specimen
1	1321	3	599178.402	1447803.52	24"	OAK	Hardwood	Specimen
1	1323	3	599203.064	1447860.8	30"	OAK	Hardwood	Specimen
1	1327	1	599227.632	1447767.15	30"	PINE	Softwood	Specimen
1	1331	3	599247.493	1447800	24"	PINE	Softwood	Specimen
1	1356	1	599491.811	1447789.45	24"	PINE	Softwood	Specimen
1	1368	3	599555.318	1448178.62	24"	OAK	Hardwood	Specimen
1	1399	1	599670.223	1448440.93	24"	GUM	Hardwood	Specimen
1	6024	1	597427.088	1448931.85	48"	OAK	Hardwood	Specimen
1	6000	1	597417.832	1448960.58	30"	OAK	Hardwood	Specimen
1	6411	1	597102.362	1448976.28	24"	OAK	Hardwood	Specimen
1	6502	1	597421.748	1448444.75	24"	GUM	Hardwood	Specimen
1	6414	1	597098.196	1449014.3	24"	OAK	Hardwood	Specimen
1	1144	1	598808.725	1448346.21	27"	OAK	Hardwood	Specimen
1	126	1	597301.832	1448720.39	27"	GUM	Hardwood	Specimen
1	898	1	598431.631	1447847.21	26"	OAK	Hardwood	Specimen
1	914	1	598449.647	1447626.54	25"	OAK	Hardwood	Specimen

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY. LAND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

PLOTTED: 5/11/2023
2/31037 - HAMBRIGHT RD
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Woodbine Design, P.C.
Land planning & civil engineering
Woodbine, NC
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LEGEND

EXISTING SLOPE = 15%
PCO BUFFER =
WETLANDS =
PROPOSED TREE SAVE =

LEGEND

SLOPES LESS THAN 10% - 33.64 AC
SLOPES BETWEEN 10% - 15% - 3.11 AC
SLOPES BETWEEN 15% - 25% - 0.61 AC
SLOPES GREATER THAN 25% - 0.06 AC

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980.722.2669
20816 N. Main Street, Suite 304
Cornelius, NC 28031

PRELIMINARY
NOT FOR
CONSTRUCTION

SEAL

SEAL
WOODBINE DESIGN, P.C.
NO. C-4063
NORTH CAROLINA
EXPIRATION DATE 12/31/2025

NORTH ARROW

0 50 100 200
Graphic Scale 1" = 100 ft.

TOWN 1- MIXED USE DEVELOPMENT
11101 HAMBRIGHT RD, HUNTERSVILLE, NC 28078
SLOPE ANALYSIS

Project
Location
Sheet Title

DEVELOPER/OWNER
TREENAIL DEVELOPMENT
428 S. MAIN ST., STE B-101
DAVIDSON, NC 28036

Designed By
Drawn By
Date
Revisions

WOODBINE
WOODBINE
2/1/23

Sheet: C12 of 12
Project Number: 21037

PLOTTED: 2/1/2023
2/1/2037 - HAMBRIGHT ROAD
COMMERCIAL_LAND/USE-BASE-HAMBRIGHT RD MIXED USE DEVELOPMENT.DWG

TOWN 1



Architectural Scheme



modern
URBAN
community

TOWN 1



modern
FARMHOUSE
living

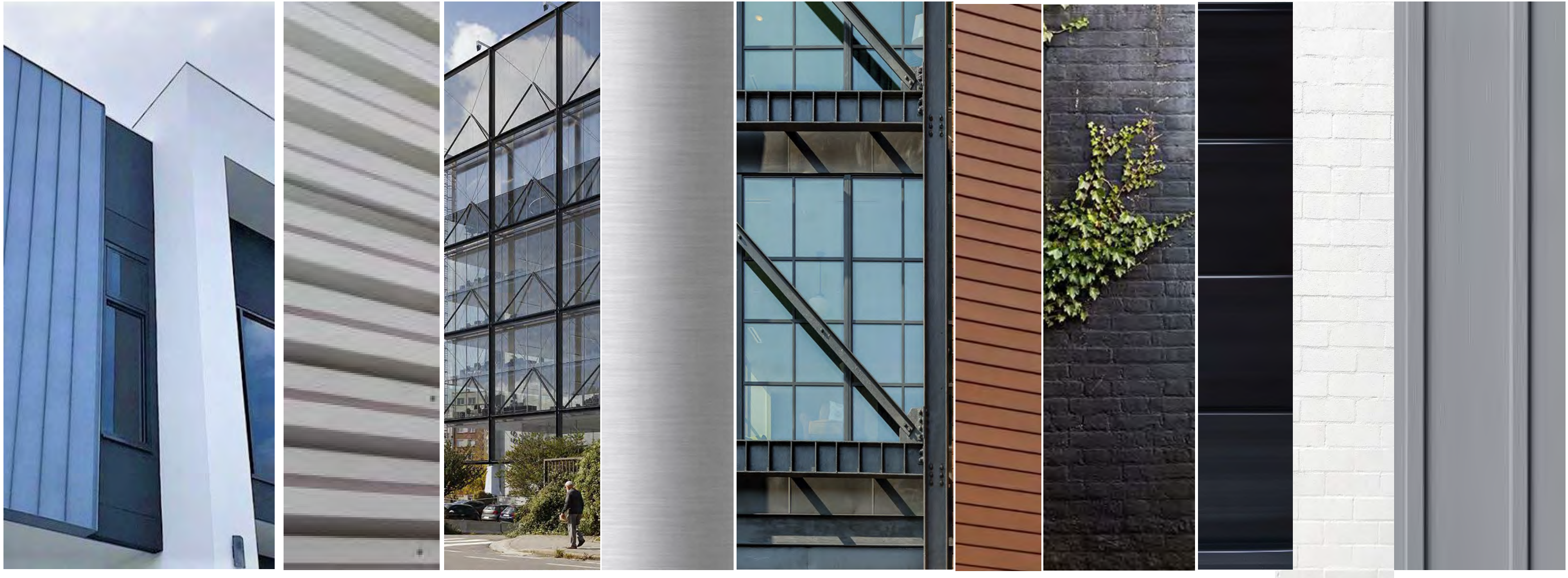
TOWN 1

Material + design

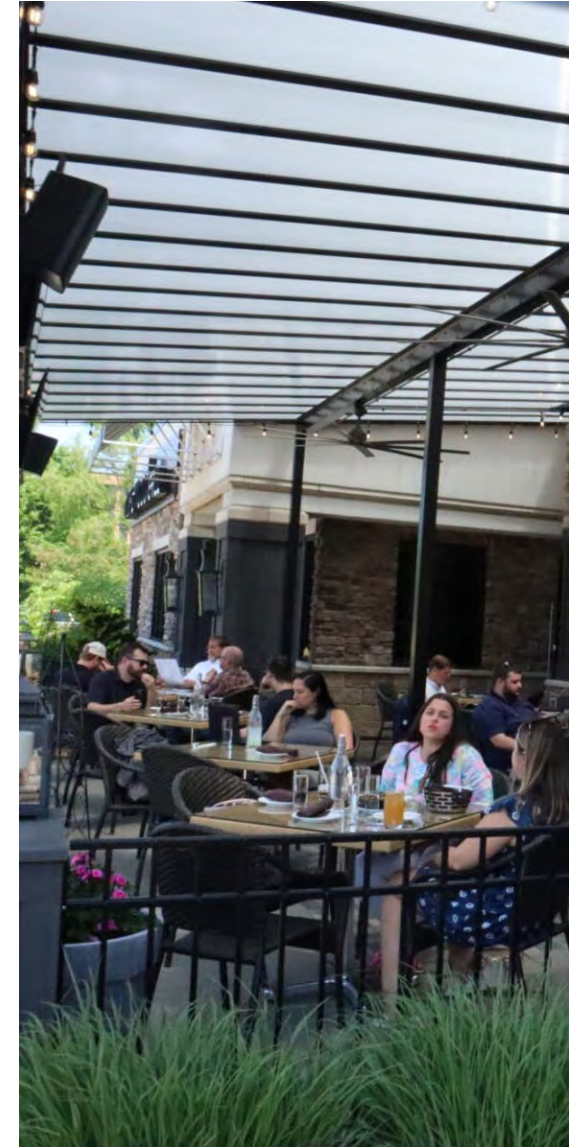


COMMERCIAL TO RESIDENTIAL:
A SOPHISTICATED PALETTE OF MATERIALS, COLORS, AND TEXTURES TIES THE DEVELOPMENT
TOGETHER.

Material + design



A CLASSIC MODERN VIBE WEAVES ITS WAY FROM THE OFFICE BUILDING INTO THE CONTEMPORARY RETAIL DISTRICT AND CONTINUES THROUGH THE RESIDENTIAL MODERN FARMHOUSE.



street life

COMMUNITY . CONNECTIVITY . PLACE



openspace life

COMMUNITY . CONNECTIVITY . PLACE





retail life

STREET ENGAGED WITH MODERN CLEAN LINES, LAYERING OF MATERIAL AND TEXTURES



office life

CLASSIC MODERN DESIGN, MATERIAL AND TEXTURES

TOWN 1



retail outparcel life

ENGAGING STREET FRONTS, EASY ACCESS WITH A CONTEMPORARY FLARE.

BUILDING EXTERIORS SHALL INCORPORATE SELECT ELEMENTS OF THE MATERIALS AND DESIGN UTILIZED IN THE OVERALL PROJECT.





urban flat life

LIVE CONNECTED TO WORK AND PLAY

TOWN 1



walk up life

MODERN FARMHOUSE VIBE WITH ACCESS TO THE URBAN LIFE

TOWN 1



industrial life

CLEAN MODERN MATERIALS AND SHAPES WITH A COHESIVE COLOR PALETTE



Proposed site views



An active community



retail life

EXAMPLE VIEW – ACCESS #2

TOWN 1



retail life

EXAMPLE VIEW - PLAZA

TOWN 1



retail life

EXAMPLE VIEW - PEDESTRIAN VILLAGE

TOWN 1





retail life

EXAMPLE VIEW - PEDESTRIAN CORRIDOR

TOWN 1



work life

EXAMPLE VIEW - OFFICE

TOWN 1



retail outparcel

EXAMPLE VIEW – C8



retail outparcel

Examples of potential drive-thru buildings



View from Hambright Road



View from parking



Entry view from Hambright

urban flat life

EXAMPLE VIEW – BUILDING U2



walk-up home life

EXAMPLE VIEW – ACCESS #5

TOWN 1



home life

EXAMPLE VIEW – TOWNHOMES

TOWN 1



industrial life

EXAMPLE VIEW – ACCESS #6



TOWN



bartlett hartley & mulkey

Huntersville
NORTH CAROLINA





January 18, 2023

Mr. Peyton Woody
Woodbine Design, PC
20816 North Main Street
Suite 204
Cornelius, NC 28031

**SUBJECT: PRELIMINARY CAP REVIEW
TOWN-1 MIXED USE DEVELOPMENT
17301 OLD STATESVILLE ROAD, CHARLOTTE, NC 28078**

After an analysis by Charlotte Water's Capacity Assurance Program (CAP) of the sanitary sewer system associated with the proposed **TOWN-1 MIXED USE DEVELOPMENT**, it was determined that there is currently sufficient capacity within the existing public gravity sewer, to accommodate the proposed sewer flow (**101,310 gallons per day**), at the connection point(s) indicated on the submitted exhibit plan for transmission to the **McDowell Creek Wastewater Treatment Plant**; (NPDES permit number **NC0036277**),

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

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

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

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

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

Sincerely,

Guillermo Anzola

Guillermo Anzola / Engineering Assistant
CHARLOTTE WATER / charlottewater.org



February 1, 2023

SUBJECT: Notice of neighborhood meeting for information related to Petition Number R22-07, a Conditional Rezoning of approximately 69.41 acres on the northeast side of the intersection at Mt. Holly-Huntersville Road and Hambright Road, Huntersville, NC. The parcels are 01721101, 01721102, 01721103, 01721104, 01721105, 01721106, 01721107, 01721108 and 01721109. The property owners of the subject property are listed on the attached Exhibit A. The Applicant of the subject parcels is Treenail Development, Inc.

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 current zoning districts from Corporate Business (CB) and Special Purpose Conditional Use (SP(CD)) to Transit-Oriented Development – Residential Conditional Use (TOD-R(CD)), Highway Commercial Conditional Use (HC(CD)) and Special Purpose Conditional Use (SP(CD)).

MEETING DETAILS:

6:00 P.M. to 7:00 P.M.
Wednesday, February 15, 2023
Clutch Studios
11101 Hambright Road
Huntersville, NC 28078

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

Sincerely,

Benjamin L. Geisler, President
Treenail Development, Inc.

EXHIBIT A

Parcel ID Numbers

Parcel Number	Owner
01721101 & 01721102	John W. Dellinger
01721103	Joyce McKinney Keller Revocable Trust
01721104	Catawba Properties Investments, LLC
01721105	Hambright Partners, LLC
01721106	Clutch Investments of North Carolina LLC
01721107	SB Land LLC
01721108	VR Property Development, LLC
01721109	John W. Benjamin & Elaine S. Benjamin

Community Meeting Attendance Log

Project Name:	R22-07 Town 1 Mixed Use Center
Location of Meeting:	Clutch Studios, 11101 Hambright Road, Huntersville, NC 28078
Date:	Wednesday, February 15, 2023
Time:	6:00 PM

Pursuant to Huntersville Subdivision Ordinance 6.320.3 a report including a roster of persons in attendance at the community meeting shall be submitted to the Planning Department and incorporated into the application for this project.

For the record of attendance, please list your first and last name:

1	Johnny Hallinger	26	
2	Terry E. Dewese	27	
3	Sam Rhy	28	
4	Jason	29	
5	Jordan Jackson	30	
6	Derrick Glass	31	
7	Donna Harris	32	
8		33	
9		34	
10		35	
11		36	
12		37	
13		38	
14		39	
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22		47	
23		48	
24		49	
25		50	

R22-07 TOWN-1 Mixed Use Center Rezoning

Neighborhood Meeting Report

Date: February 15, 2023

Time: 6:00pm-7:00pm

Location: Clutch Studios, 11101 Hambright Road, Huntersville, NC 2878

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

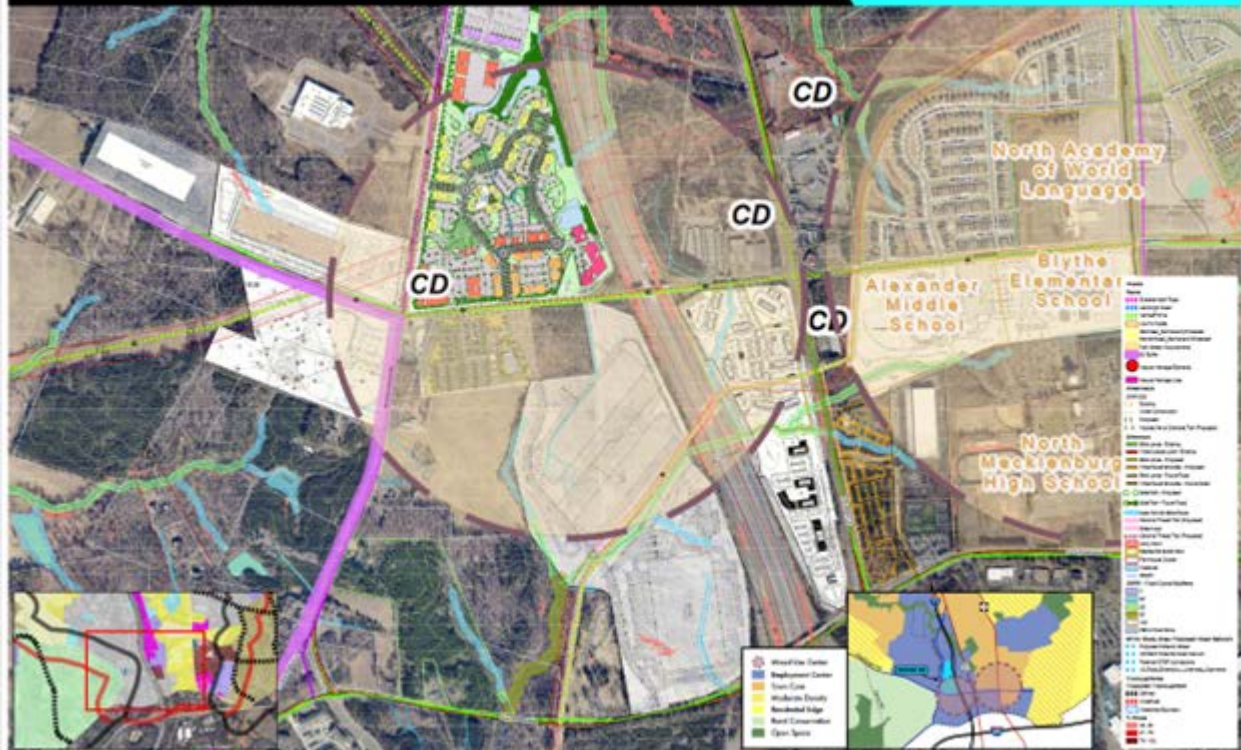
Comments

- Property owners of the property that is the subject of the rezoning proposal discussed the proposed uses for their property with the Applicant, including future office, urban multifamily, walk-up multifamily, retail, restaurant, neighborhood services, light industrial and storage uses.
- Applicant highlighted key areas of the project including the walkable “main street” atmosphere at the heart of the project as well as the various green spaces.
- Attendees discussed the history of the property.
- General enthusiasm for the project because of the added neighborhood services and shopping options.
- General questions regarding any potential traffic increases.
- Neighbors (Burkert Systems) were excited to have a place within walking distance to eat and take a break from work.
- Some attendees were unaware of the future CATS park and ride station going into the area.
- Attendees mentioned other mixed-use projects in the I-485/I-77 corridor of Huntersville.
- Some neighbors requested an explanation about the function of the storm water ponds.
- Attendees commented that they knew this property would be developed sooner or later and are excited to see the plan progress.
- Applicant specifically highlighted all the entrances and exits of the project and vehicular and pedestrian ingress and egress.

Questions

1. Has a TIA been completed for the project? **The TIA is currently being completed and the draft should be ready in March.**
2. What does the project timeline look like? **The project is currently on track for a May rezoning vote; permitting and construction plans will take at least 12 months; another 12-24 months to build out the first section of the development, with some parcels taking 5-7 years to complete.**
3. What is the CATS station? **It is a CATS park and ride station.**
4. Traffic
 - How will traffic impacts be dealt with? **Applicant will have those recommendations once the TIA is completed.**
 - Is there a way to make a pedestrian crossway across Mount Holly Huntersville Road? **Applicant will look into this possibility.**
 - What will the TIA recommend for the intersection at Hambright Road and Mt. Holly-Huntersville? **Applicant will know more once the TIA is completed.**
5. Has an environmental impact study been conducted? **It is currently in process.**
6. Do you know who the tenants are? **Tenants are not decided yet, discussions will progress as the project moves forward.**

7. How many people will be employed as a result of this? **Difficult to tell until the tenants are decided.**
8. What is the makeup of the sidewalks that surround the property? **Portions are 10-foot wide multi-use paths.**
9. Has the Applicant acquired all the land? **Applicant has acquired most of the property.**
10. What is the timeline for the rezoning process? **The draft TIA will be completed in March, Public Hearing is scheduled for April 3rd, Planning Board April 25th, Town Board vote May 15th.**
11. Will neighbors get another notice for the future meetings? **If the neighbors received a notice for the Neighborhood Meeting then they will also receive notice from the Town for the public hearing.**
12. What is a mixed-use node over this area as shown on the Future Land Use Map? **These areas contain vertical mixed-use along key frontages, with high walkability, buildings close to the street, and parking located in the rear. A higher intensity mix of housing options is also recommended.**
13. What does the TIA do? **The TIA will study potential impacts of the project on nearby intersections and recommend ways to mitigate those impacts.**
14. When are the ballfields going in? **No definite timetable as of right now but will get more information.**



TOWN 1



BUILDINGS

