

Amended Minutes of the Town of Huntersville Planning Board

The Town of Huntersville Planning Board met at 6:30 p.m. on Tuesday, May 24, 2022.

Call to Order/Roll Call

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

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

Absent: S. Swanick and T. Loomis

Approval of Minutes

Item 2A. Consider approval of the revised April 26, 2022, Regular Meeting Minutes

Motion: G. Baber made a Motion to Approve the revised April 26, 2022, minutes. J. Wright seconded the motion.

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

Public Comments

Anthony David Kidd, 5900 Stephens Road stated he is the owner of the land being considered today and he appreciates everyone's work and effort and thanked the Board for their work.

Ashley McMillan, 5930 Stephens Road lives next door to the property being considered and stated that in her opinion the proposed development is a good plan. Half of the property will remain greenspace, the lots are larger, and she is pleased with the proposal.

Abe Lehman, 6020 Stephens Road is not for or against the proposed project, his property is adjacent to the proposed entrance to the neighborhood. The proposed buffer could block his current gorgeous open view and he understands the change will happen. He would like to request from the Town and developers that he maintain some of his view. The ordinance requires deciduous, large maturing trees which will create a big green wall around my property and block my view. I am requesting to keep that buffer down to the 12-15 feet range, be an installation of evergreens which will be there all year long. Currently there are no deciduous trees on my property and half of that canopy will fall on my property, negatively impacting me, requiring me to clean that up and keep it out of my pool.

Action Agenda

Item 4A: Consider Recommendation for Stephens Road Subdivision, a request by Classica Homes, LLC to subdivide 43.245-acres located along Stephens Road at 6010 Stephens Road, Parcel # 013-091-04, 013-081-26 & a portion of 013-091-07, into 26 single-family lots.

D. Peete, Principal Planner entered his staff report into the record, a copy of which is attached hereto as Exhibit A and incorporated herein by reference. Staff advised that the proposed subdivision includes 26 single family homes in rural zoning. The proposed density is compliant at .6.

The neighborhood meeting was well attended. There is no phasing plan associated with the proposed plan. The water quality plan is under review. Charlotte Water has issued a willingness to serve letter. There is no urban open space requirement, but the applicant is proposing to maintain 47% of the site undeveloped, leaving a high percentage of open space. TIA was not required for the size and impact of this project. NCDOT comments have not yet been received.

This property falls within a Rural Conservation area described in the 2040 Community Plan which states new development has a 0.9 unit/acre maximum and typically 45%+ open space is required. The proposed plan proposed a density and open space that well meets the criteria.

The Beatties Ford Road Corridor Small Area Plan designates the property in an equestrian use corridor which was an initiative the plan had of trying to create north/south movement on the western edge of the community because of the large number of equestrian uses. This subdivision does not limit these lands uses to that purpose, but it is possible that a future use for surrounding land would include some type of equestrian use. The same small area plan also highlights the desire to have more northwest transportation movement west of Beatties Ford Road to create options that do not burden every side road with getting on Beatties Ford Road.

Staff finds that the application is complete. In terms of compliance, it generally meets all of the requirements of the Subdivision and Zoning Ordinance though we would need a complete tree survey to demonstrate compliance, open space category defined as natural or recreational, comments from NCDOT are outstanding, and all outstanding comments from staff need to be addressed.

G. Baber asked staff to identify 6020 Stephens Road and provide staffs input on the request to adjust the trees in the proposed buffer per the public comments. Staff reviewed Zoning Ordinance, Article 7.5 and that the applicant is following the buffer requirement. The flexibility is there to maximize evergreen trees and minimize large and small maturing trees.

G. Baber asked what the density is for Stephens Grove neighborhood and if they were developed within a Rural Conservation zone as well. Staff responded that Stephens Grove was developed long before the current standards and is 2.5 units per acre, the proposed development is .6 units per acre.

F. Gammon stated that the parcel falls in watershed Critical Area 4 & 3 and requested confirmation that impervious is being calculated correctly. Staff commented that the stormwater review would be responsible for that, but they are aware that the parcel falls in two different critical areas.

J. Sny asked if staff was concerned about the developer only leaving 675 square feet of impervious area when the project is completed. Staff commented that the developer is aware of the restriction, and they feel comfortable meeting it.

Bill Saint, 3031 Beldon Drive Charlotte NC; Owner of Classica Homes reviewed their local area projects and thanked the Board for their time.

F. Gammon asked if the developer has any concerns about only leaving each home 150 square feet of remaining impervious. Larry Burton, 2215 Ayrley Town Blvd Charlotte NC; Classica Homes responded that their calculations have left a generous amount of impervious to use for the longer driveways and likely customizations that will occur when the home is built, with the 150 square feet to be a minimum remaining after the home and yard are complete.

F. Gammon asked if the trail will be a natural surface finish and if it will be open to the public. L. Burton replied it will have a natural finish most likely mulch and the community is not gated so the trail would be open to the public and could possibly connect to the soccer field in the future.

C. Boyd asked if the applicant sees any issue with working with him to install more evergreens, then deciduous trees, and if the Planning Board can recommend an alteration to the Ordinance. L. Burton commented that they are willing to work with the applicant as much as the Town will allow them to. Staff responded that the Planning Board can make a recommendation as they see fit.

F. Gammon asked the applicant what is included in the proposed storm water drainage easement. The applicant stated the neighborhood will be non-curb and gutter, open ditch but there will be a need to move the water off the streets. The applicant stated that it is his understanding that the river rock would not count against impervious.

S. Hensley asked staff if a buffer modification of the type discussed this evening is something that has been approved previously. Staff stated modification requests can come along though not as often for a by-right subdivision. Staff does not find the standard to be inappropriate in this context, the flexibility with the percentage requirements and placement of the trees within that buffer should allow this to be resolved. Staff commented that there will also be proposed houses on the other side of the buffer with windows so staff will work to take all of those factor into consideration to make it work and there is no issue with staff working with the developer and the homeowner to try to come up with a resolution.

Motion: G. Baber made a Motion to Approve Stephens Road Subdivision sketch plan. The Planning Board finds the application to be complete, in compliance with the applicable requirements of Section 6.2 of the Subdivision Ordinance if the following items are completed: 1. A complete tree survey, 2. Identify open space as either natural or recreational, 3. Comments from the NCDOT must be provided and addressed, 4. All outstanding Town transportation comments to be addressed, 5. All outstanding comments from Town Planning staff are addressed. Support for portions of such compliance can be found in Policies LU-2.2, LU7.1, LU9.2, EOS-2.1, EOS-4.3, EOS-8.2, PS8.1, and T3.1 of the 2040 Huntersville Community Plan. Furthermore, the sketch plan also complies with the future land use of Rural Conservation Areas and it does not hinder the goals of the current Beattie's Ford Road small area plan.

Planning Board recommends approval of the Stephens Road Subdivision sketch plan based on the previously mentioned findings and recommends that the applicant continue to work with the property owner to the NE (Abe Lehman) to find an acceptable buffer plan. J. Henson seconded the motion.

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

Adjourn

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

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

Approved this 28 day of June 2022.


Chairman or Vice Chairman


Board Secretary