

Members

Greg Baber
Christopher Boyd
Frank Gammon
Lee Hallman
Scott Hensley
Jay Henson
Trina Loomis
Jeff Sny
Jodi Wright



Town Staff

Jack Simoneau
Director
Planning Department

Tracy Barron
Executive Assistant
Planning Department

Jacob Glass
Staff Attorney

AGENDA

Planning Board Meeting

August 22, 2023 - 6:30 PM

TOWN HALL (101 Huntersville-Concord Road)

**Live Stream available via YouTube
@townofhuntersvillenc28078**

- 1. Call to Order/Roll Call**
- 2. Approval of Minutes**
 - 2.A. Consider approval of the July 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 a recommendation on Petition #R23-06, Beatties Ford Family Entertainment, a request by Jonathan Eury and Katie Carpenter to rezone +/-2.513 acres generally located at the intersection of Beatties Ford Road and Broadway Street from Rural to Highway Commercial - Conditional District for outdoor recreation and rentable meeting/office spaces. *(Nathan Farber)*
 - 4.B. Consider recommendation on Petition #R23-07, EPCON – Beatties Ford Road, a request by EPCON Communities Carolinas, LLC to rezone six parcels totaling 78.7-acres generally located at 15201 Beatties Ford Road (South of NC 73 and east of Gilead Road & Beatties Ford Road intersection) from existing Rural to Transitional Residential - Conditional District zoning district for a 118-lot, single-family home subdivision. *(David Peete)*
- 5. Other Business**
 - 5.A. Consider appointments of the Chair and Vice-Chair for the Planning Board ()
- 6. Adjourn**

GENERAL MEETING INFORMATION

Planning Board:

The Planning Board functions as an advisory board to the Town Board on all requests for changes in the zoning laws, and ordinances of the Town of Huntersville subdivision requests pursuant to the Huntersville Subdivision Ordinance, and is empowered to make recommendations to the Town Board, or other governmental agencies consistent with the Planning Board's charged obligation to provide for proper planning for the future growth of the Town of Huntersville, and its environs. For more information visit www.huntersville.org.

Meeting Time, Place and Agenda:

All meetings of the Board are open to the public and the public is invited and encouraged to attend. The Board meets in the Town Hall at 6:30 p.m. on the fourth Tuesday of each month (unless otherwise posted). Agendas are published Wednesdays before the meeting on our website. The Board reserves the right to deviate from the agenda.

Special Accommodations:

Anyone needing special accommodations when attending this meeting and/or if this information is needed in an alternative format please contact Tracy Barron. She can be reached by phone or fax: 704-766-2215, email: tbarron@huntersville.org or at 105 Gilead Rd, 3rd Floor, Huntersville, NC 28078. We request at least 72-hours' notice prior to the meeting to make the appropriate arrangements.

Minutes of the Town of Huntersville Planning Board

The Town of Huntersville Planning Board met at 6:30 p.m. on Tuesday, July 25, 2023.

Call to Order/Roll Call

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

Present: J. Sny, F. Gammon, C. Boyd, G. Baber, S. Hensley & L. Hallman

Absent: J. Wright, T. Loomis & J. Henson

Chairman J. Sny welcomed L. Hallman to the Planning Board.

Approval of Minutes

Item 2A. Consider approval of the June 25, 2023, Regular Meeting Minutes

Motion: C. Boyd made a Motion to Approve the amended June 25, 2023, minutes. S. Hensley seconded the motion.

Vote: The motion passed unanimously (5-0-1) with G. Baber abstaining.

Public Comments

No public comments.

Board Disclosures

S. Hensley disclosed that he has previously worked with the parent company for Foundry and it will not affect his decision.

J. Sny disclosed that he has a conflict and requested to be recused.

Motion: F. Gammon made a motion to Recuse J. Sny. C. Boyd seconded the motion.

Vote: The motion passed unanimously (5-0).

Action Items

Item 4A: Consider recommendation on Petition #R23-01, Foundry - Everette Keith Road, a request by Foundry Commercial, LLC to rezone +/- 59.66-acres generally located east of Everette Keith Road and south of Hambright Road from existing Transitional Residential to Corporate Business - Conditional District for approximately 750,000 sq. ft. of light industrial space.

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 reviewed the proposed rezoning and identified the modification requests that have been met and are no longer needed.

F. Gammon asked staff to indicate which modifications need to be included in the motion for this item and future items.

C. Boyd asked staff if the cul-de-sac at the southeast corner should be built as a roundabout now to prepare for the future connection. Staff responded that future plans have the sides of the cul-de-sac going away and becoming a thoroughfare.

L. Hallman commented on discrepancies between the long-range plan and small-area plan for this area and asked which would have precedence. Staff responded that the most recent is the long-range plan, however; the small-area plan is much more detailed so it could be rational to rely on either plan.

L. Hallman asked if the large adjacent tract landowner was contacted or provided any comments. Staff responded that the public hearing notices were sent to all properties within 250 feet, including this parcel, and staff has not received any communication from that landowner.

G. Baber asked staff if they are still recommending the expansion of the Employment Center. Staff confirmed that there is a rationale for expanding the Employment Center as it is adjacent to that on the west and would be expanded to the major power line to the east.

G. Baber asked staff if there was still a concern about the scale and mass of the building size. Staff responded that the comment was provided to the applicant that the scale and mass of each of the buildings could be reduced with the three-building development versus two. The applicant is requesting the option to do three buildings, not the requirement to do three buildings.

G. Baber asked staff if the building would need to be reduced to meet the buffer requirement on the north. Staff responded that an adjustment to the placement of the street could likely resolve the buffer issue to the northwest without requiring the building to be reduced. The northeast corner buffer issue may be able to be resolved with some additional requirements within the berm.

S. Hensley asked if there were any comments at the Community Meeting from the residences to the south in opposition to the project. Staff responded that they did not recall any opposition from those landowners, there may have been one person who was concerned about the traffic.

C. Boyd asked staff if the properties not being utilized to the south would remain zoned TR. Staff confirmed that with the existing housing stock not involved in this project to the south, it is recommended that the parcels adjacent to the housing and not being rezoned remain zoned TR with some minimal plantings to provide some visual aesthetic and possible protection from the thoroughfare.

S. Hensley asked staff if the full thoroughfare was installed now what landscape or buffer requirements there would be. Staff responded there would be a double row of street trees.

The applicant, Bill Simerville of Foundry Commercial 1513 Meyers Park Drive Charlotte presented.

S. Hensley asked the applicant if they had any comments regarding staff's recommendation to road alignments that could create more room and a full buffer. Greg Welsh, Oak Engineering 4929 Monroe Road Charlotte commented that the access into the parking lot at building one on the northwest corner cannot T-in directly into the parking lot from the road because that would violate the 100-foot stem length rule that DOT requires. That entrance will be used by cars and trucks so pulling it back assists with not allowing a queue to occur on Everette Keith Road. Given this, adjusting the road to a more southern placement would be problematic.

G. Welsh also commented that the reduced buffer on the northeast side is adjacent to the Duke powerlines to the east which make an abrupt 45 degree turn not far north of the northern property line. There is a good size piece of land there but the topography of that land would make it very difficult to

develop. He then asked, if a compatible use was developed on the adjacent parcel to the north, making these buffers unnecessary, could they be thrown out either administratively or through rezoning, to allow the road to be pushed up to the property line? The current layout is based on the current zoning of the adjacent parcel but there is a good chance that may adjust soon. Staff confirmed that the applicant could return to the Board to request a rezoning adjustment to remove that buffer in the future.

S. Hensley asked what staff's position is regarding the proposed connectivity street stubs to the north. Staff stated that a note confirming willingness to link would suffice versus having them specified on the plan so when a future development is proposed to the north, if it is compatible, then connections can be identified as needed. As they are currently shown, if the Board approves them on the site plan as displayed, then the developer to the north must align with them as shown.

F. Gammon asked the applicant to confirm they are requesting a modification to the northern buffer to be mitigated with a berm. The applicant confirmed that is correct and stated the berm will be landscaped and they are willing to install fencing if that is requested.

C. Boyd asked the applicant why these buildings are proposed at 300,000 + square feet versus the Bryton Commerce Center Phase II buildings that are half this size, and how would the architecture address mass and scale of the proposed building size. The applicant responded that the end caps would have similar architecture to Bryton Commerce Center Phase II buildings. The size is a reaction to the market requests seeking this size of building in our area. Currently, those clients are being lost to neighboring municipalities as there is no option currently available more than 150,000 square feet. Building 2 could potentially be chopped in half based on client needs.

S. Hensley followed up on the question initially asked by Commissioner Munger at the Public Hearing regarding the applicant's willingness to complete the road connection of Everette Keith Road. The applicant commented that they have a relationship with the owners of the parcels that would be impacted and have already negotiated sewer easements. The applicant stated that they are not opposed to working as an agent for whoever wants to pursue that and the collective accomplishment of that connection but the timeline for that does not coincide with this development so the request is for any approval of this development not be tied to the completion of that connection.

Motion: S. Hensley made a motion to recommend Approval of R23-01 Foundry Everette Keith Road conditional rezoning but finds the request inconsistent with the Huntersville 2040 Community Plan policy LU-1, encourage a development pattern that follows a future land use map, as stated in part 4 of the Staff Report. Therefore, the Planning Board recommends the Huntersville 2040 Community Land Use Map be amended as follows, the property proposed for conditional rezoning be included as an extension of the Employment Center located along its western border. This amendment is supported by the Eastfield Small Area Plan and that the proposed Foundry Everette Keith Development is in "Planning Zone 1A" of the plan. This small area plan states this area of Everette Keith Road and south of the proposed Hambright Road alignment to be developed as office, light industry, and multi-family with limited commercial/retail to support the primary office and light industrial uses are recommended. If the Town Board amends the 2040 Community Plan, then the Planning Board recommends approval of the rezoning because it is consistent with the following policies of the 2040 Community Plan, LU-5, LU-7, EV-

1, T-3, T-5. The rezoning is also supported by the Eastfield Small Area Plan, specifically the recommended future land uses for Planning Zone 1. Recommendation for approval is based on all the conditions for approval outlined in the Staff Report being addressed to the satisfaction of staff, except for two items; 1) the applicant work with staff to enhance the northern buffer berm to what is acceptable with staff, and 2) not to include the requirement of the extension of Everette Keith Road. With those conditions, it is reasonable and in the public interest to extend the Employment Center designation and rezone the 59.66 acres from Transitional Residential to Corporate Business – Conditional District because it would then be consistent with the 2040 Community Plan. It is essential to the Town of Huntersville to have a balanced and diverse tax base that also includes development projects that provide for employment opportunities that provide for employment opportunities for citizens within or close to the Town limits. The request is also consistent with the Eastfield Small Area Plan and the applicable provisions of the zoning ordinance. G. Baber seconded the motion.

S. Hensley commented that the buffer and following the ordinance are important. In this situation, it is difficult enough to find land that could be rezoned for employment within Huntersville and he thinks that for that purpose the land should be maximized and utilized to the highest density possible. The impact of the reduced buffer and potential public harm do not seem significant in this location to require an adjustment to the potential project. The comment regarding the road improvements that have already been completed in this area and the future ones that will occur make this a great location for what is proposed.

G. Baber commented that the biggest concern he had coming into this rezoning request is addressed with the extension of the Employment Center and no residential being able to be developed adjacent to this parcel to the east. In his opinion, this parcel is better suited for this use versus residential.

L. Hallman commented that he supports the expansion of the commercial development in this location, and he knows the landowners there have been working on a deal for over six years with the first deal falling through and they would like to move on.

F. Gammon commented that in his opinion the 2040 Community Plan, LU-11 reduction of housing stock does not apply well to this situation. The American Dream is to invest in your home and someday cash in on that wealth so if the right project comes along, it is an opportunity. This is an example of how the 2040 Community Plan works. It is a guide and it can be modified if there is justification for modifying it.

Vote: The motion passed unanimously (5-0).

Motion: C. Boyd made a motion to Reinstate J. Snyder. S. Hensley seconded the motion.

Vote: The motion passed unanimously (5-0).

Item 4B: Make a recommendation on petition #TA23-01 Street Trees, a request by the Town of Huntersville Planning Department in cooperation with the Engineering and Public Works Departments to amend Articles 7.7, 5.5, and 12 of the Zoning Ordinance to provide options for developers to reduce impacts caused by street trees while meeting the guidelines of the Huntersville 2040 Community Plan and the intent of the Zoning Ordinance.

L. Speight, Planner II 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 proposed text amendment.

S. Trott, Director of Engineering presented on behalf of Engineering and Public Works.

G. Baber asked staff to confirm what the reference to municipalities outlined in the staff presentation. Staff stated that the list identified 10 local area cities with street tree requirements, 7 of which listed in green are within Mecklenburg County.

G. Baber asked how the sidewalk would remain consistent within a development if the lot sizes vary. Staff confirmed that the developer would select from the options permitted in the zoning ordinance based on their proposed lot sizes prior to development.

G. Baber asked if there was any consideration to reducing sidewalks to one side of the street to reduce maintenance cost. Staff replied that would not be a recommendation from the Planning Department as pedestrian access and safety would be the priority.

F. Gammon asked a follow up question regarding the lot size and expressed concern that note one does not address reality, it needs more thought and wordsmithing to clearly define the developer's options since sketch plans are administrative decisions. Staff responded that the transition typically would occur street by street, or phase by phase as seen in areas where townhomes have smaller green areas on smaller lots, and estate lots have larger green areas on larger lots.

L. Hallman asked F. Gammon why the HOAB recommended the removal of the 5-foot wide area. F. Gammon commented the depth of the lot has adjusted from the time the HOAB heard the discussion. Staff commented that there was also concern was over increasing yard trees versus street trees.

L. Hallman asked S. Trott if the repairs are primarily within the 5-foot or 7-foot buffers. S. Trott said he would have to ask K. Fox for that information and then commented that it will take several years to see the effects of these text amendments as it will affect development approved following any amendments and then several years later when the development is built, and the trees mature enough to see what they will do.

C. Boyd asked staff if we have the ability to apply this to approved developments that have not yet been developed. Staff confirmed that they have their entitlements; however, the updated street tree list will apply to what type of trees are planted and site distance is reviewed for distance of trees to signs, light posts, etc.

C. Boyd asked if an arborist has recommended a root barrier method of planting. Staff confirmed that discussion with the arborist has not yet occurred and stated that alternative planting methods are being researched as it relates to the trees and the sidewalks to use best practices to ensure damage is minimized in anyway possible.

F. Gammon asked if staff if the 5-foot width were to be implemented, do we need to indicate where the tree would be planted within that space to control how close it is to the sidewalk or the right-of-way. Staff responded that there is an Engineering Standards manual that tells the developers how each of these things must be done to meet the standards.

Motion: L. Hallman made a Motion to recommend Approval of TA23-01 based on the amendment being consistent with policies EOS4.1, EOS4.3 of the Huntersville 2040 Community Plan. It is reasonable and in the public interest to amend the Zoning Ordinance because it will provide developers with multiple options to comply with the street tree guidelines of the Huntersville 2040 Plan as well as the intent of Article 7 of the Zoning Ordinance, to continue to provide Huntersville with the benefits of a robust tree canopy while reducing maintenance impacts to the public right of way. C. Boyd seconded the motion.

L. Hallman commented that he thinks this is a good thing and the right mix of trees that will keep our tree canopy and tries to mitigate the damage.

C. Boyd agreed and stated that we need to have faith in the Town staff and Inspectors to make sure things are put in the correct place, the correct trees are selected and make sure that the sidewalks are consistent and make sense in a development.

F. Gammon commented that he likes the proposed text but not that additional yard trees could be required which has the potential of putting a burden on the homeowner. There still may be an issue out towards the street which is why he supports the wider green area because he would like to see the maintenance cost reduced. Despite this, he has an issue with the burden potentially falling on the homeowner with the potential of additional yard trees, and the expense of root damage to any of the lines from the sidewalk to the house falling on them. For that one reason he will not vote for the motion, despite being in support of the balance of the amendment, and he would like the Town Board to consider that when they hear this motion.

S. Hensley commented that he is concerned about potential ramifications to the tree canopy in the future that the Town has worked so hard to protect for the last 20+ years. He then asked what the real root cause is of the amendment, is it the annual maintenance expense? Staff responded that that was largely the reason for the amendment. He then followed up with stating, as a Board, they need to ask themselves what is more important, the trees or the maintenance. He will support the amendment.

C. Boyd commented that he would like to understand the peak of the potential maintenance expenses to understand the effect of the tree planting that has occurred to date. He would also like to understand how this could affect the tree canopy based on land availability and average lot sizes. Staff responded that tree canopy loss would most likely only occur when land is rezoned from Rural or Transitional Residential to a denser zoning such as Neighborhood Residential, or other mix.

L. Hallman commented that he looks at tree canopy and sidewalks both as a quality-of-life element and it is unfortunate that those two things conflict with each other. There is a price to pay for it but we should identify how to come up with that price because we are increasing density which hurts the tree canopy overall but also increases tax payers to pay for the repairs which would allow us to keep our trees alive and healthy and repair our sidewalks.

J. Sny commented that there were some inconsistencies within the photos used in the presentation. In his opinion, the maintenance cost going out is actually much higher than what is being stated because it was not budgeted for this type of repair, it was for road repair which is now deferred maintenance. He agrees with staff that a lot size of 50-feet wide by 40-feet deep is very rare and he is not sure that would

be sufficient to warrant additional yard trees with what the setbacks would be. He expressed concern about the inspection process and the plantings being done accurately by the developers. It may be that the Town would be better off having the developers put the funds into an account and the plantings being done by Town staff to ensure that it is done accurately with the right types of trees.

Vote: The motion passed (5-1) with F. Gammon opposed.

Other Business

Item 5A: Consider appointments of the Chair and Vice-Chair for the Planning Board

The Board had discussion about deferring Item 5A to the August meeting due to three members of the Board not being present.

Motion: C. Boyd made a Motion to Defer Item 5A to August 22, 2023, meeting. L. Hallman seconded the motion.

Vote: The motion passed unanimously (6-0).

Adjourn

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

Vote: The motion passed unanimously (6-0).

Approved this ____ day of _____ 2023.

Chairman or Vice Chairman

Board Secretary

**Town of Huntersville
Planning Board
August 22, 2023**

To: Town Board

From: Nathan Farber, Planner I

Date: August 22, 2023

Subject: Petition #R23-06, Beatties Ford Family Entertainment

EXPLAIN REQUEST:

Consider a recommendation on Petition #R23-06, Beatties Ford Family Entertainment, a request by Jonathan Eury and Katie Carpenter to rezone +/-2.513 acres generally located at the intersection of Beatties Ford Road and Broadway Street from Rural to Highway Commercial - Conditional District for outdoor recreation and rentable meeting/office spaces.

ACTION RECOMMENDED:

Make Recommendation

FINANCIAL IMPLICATIONS:

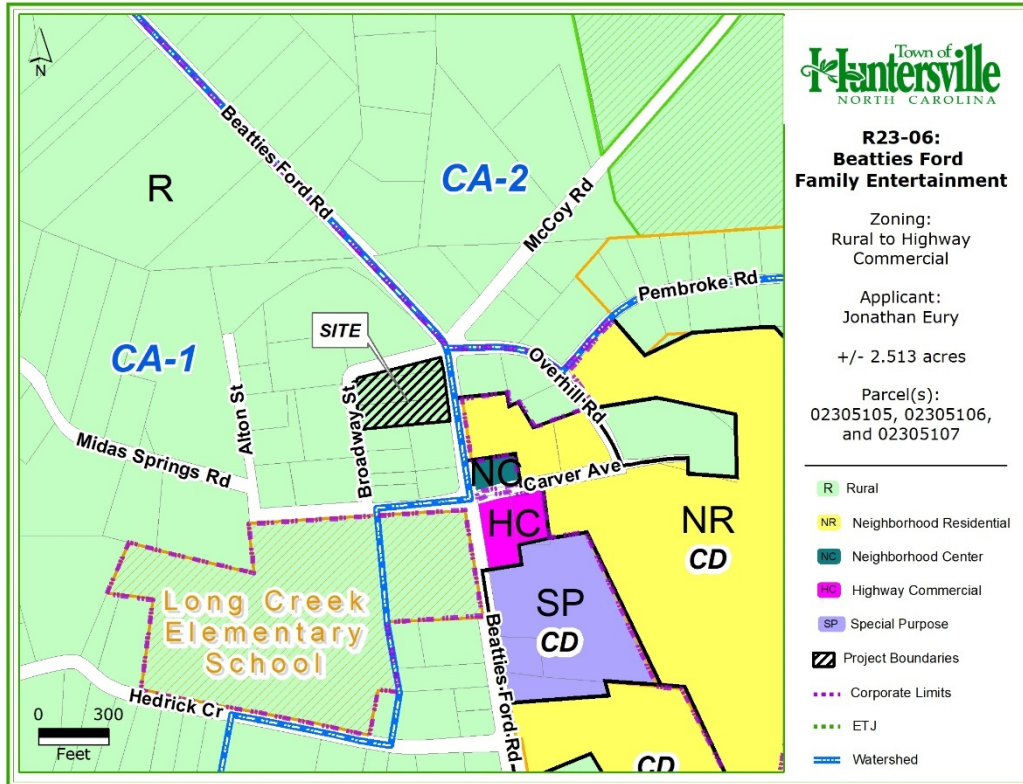
NA

ATTACHMENTS:

1. R23-06 PB Staff Report
2. Attachment A - General Application
3. Attachment B - Rezoning Site Plan
4. Attachment C - Neighborhood Meeting Report
5. Attachment D - APO Notice

Petition R23-06 Beatties Ford Family Entertainment

PART 1: PROJECT SUMMARY



Applicant: Jonathan Eury, Katie Carpenter

Property Owner: Jonathan Eury, Katie Carpenter

Property Address: 9349, 9339, 9331 Beatties Ford Rd

Project Size: (+/-) 2.513 acres

Parcel Numbers: 02305105, 02305106, 02305107

Current Zoning: Rural (R)

Current Land Use: Single Family.

Proposed Zoning: Highway Commercial Conditional District (HC-CD)

Proposed Land Use: Commercial & Outdoor Recreation

- Purpose: Rezone +/- 2.513 acres west of Beatties Ford Rd. from Rural to Highway Commercial Conditional District (HC-CD) for indoor and outdoor recreation and commercial uses.
- Adjoining Zoning and Land Uses.
 - North: Rural – Currently Vacant and Single Family (Vacant).
 - South: Rural - Single Family.
 - East: Rural and Neighborhood Residential Conditional District – Single Family (Oak Grove Hill Subdivision Under Construction).
 - West: Rural – Long Creek Elementary & Single Family.
- A neighborhood meeting was held on June 24, 2023, and the questions asked by residents and the responses from the applicants are summarized in the Neighborhood Meeting Report (see Attachment C).
- Notice for this rezoning petition was sent via a postcard to adjoining property owners; a legal ad placed in the Charlotte Observer; and posting of rezoning signs on the property along Beatties Ford Rd.

PART 2: REZONING/SITE PLAN

The proposed Beatties Ford Family Entertainment Conditional District Rezoning Plan is summarized as follows:

- Transforming the existing single-family home into a rentable meeting/ office space.

- Open lawn area for Outdoor Recreation, Farmer's Market, and Movies.
- 30' Buffer along the south of the property will use existing and new vegetation to create a barrier between neighboring residential properties. A modification request has been made regarding this buffer (See below).
- Approximately 270' LF of side path will be installed along Beatties Ford Rd.
- Minimum Tree Preservation (Specimen Trees) for the Highway Commercial District is 30% Specimen Trees. The applicant is proposing to save 85% of existing specimen Trees.
- There are no identified Heritage Trees on site.
- Minimum Parking requirements for Commercial/Industrial/Office uses require 1 space per 500 S.F. The applicant is proposing to provide 16 spaces. The 3,663 S.F. existing structure would require the site to provide 8 spaces. A modification request is being made for parking surface materials (See Below).
- No changes to the elevations of existing structures have been indicated. An open-air covered area is proposed to the south of the home.
- The applicant has stated that the three parcels will be recombined.
- The applicant has noted as a condition of approval that 7000 S.F. of impervious will be transferred from parcel #02305213. The Impervious Transfer is completed administratively. The rezoning area is located within the Mountain Island Lake Critical Area-1 Watershed (6%).
- Planning, Transportation, and Storm Water Engineering staff have outstanding site plan comments that need to be addressed before final plan approval.
- Four (4) Ordinance Modifications are proposed:

1. Article 4: Lot Type/ Highway Commercial – Building Placement/Parking/Vehicle Access (4) – Requires parking “to be located to the rear and/or side of the building” and “not be placed in any sideyard abutting an intersecting street”.

APPLICANT PROPOSAL – The request to allow for the placement of the parking lot in the sideyard abutting an intersection and not in the rear of the building is not consistent with the intent of the Zoning Ordinance.

STAFF COMMENT –Staff DOES NOT SUPPORT this modification request as it is not consistent with the Zoning Ordinance. *(The applicant has indicated that they will be moving the parking lot to the rear of the building in order to meet the Zoning requirements and negate the need for this modification.)*

2. Article 6.1 (G): All commercial driveway and parking areas shall be paved with asphalt, concrete, or brick pavers except for areas used for overflow, special events, peak parking, and Riding Academies and Commercial Stables. Any non-paved surface used for overflow, special events, and peak parking that cannot be maintained with healthy, living turf grass or similar ground cover shall be paved with asphalt, concrete, pervious pavement, or brick pavers.

APPLICANT PROPOSAL – The applicant is requesting to pave the driveway through the parking area but use mulch for the individual parking stalls.

STAFF COMMENT - The use of a material not listed for use with a commercial parking area for required parking is not consistent with the intent of the Zoning Ordinance, staff DOES NOT SUPPORT this modification request.

3. Article 5.1.3: Be bordered by sidewalks on both sides, with the exception of ditch-type local streets, alleys, and the undeveloped edge of parkways (see Article 7.11). Sidewalks on one side of the road may be permitted in the Rural zone as an incentive to protect water quality.

APPLICANT PROPOSAL – The applicant is requesting to not have to install sidewalks along Broadway Street.

STAFF COMMENT – Staff DOES NOT SUPPORT this modification request as it is the intent of the Zoning Ordinance to provide pedestrian access and safety along all public streets. The Beatties Ford Rd Corridor Small Area Plan specifically calls for “creating a network of community-friendly streets that provides for the safe, effective, and efficient movement of all modes of travel including walking, cycling, riding, and driving”. The small area plan would not support the modification request to not provide a sidewalk along Broadway St.

4. Article 7.5.3: Buffer Yards; Function - A buffer yard shall function as an opaque or semi-opaque barrier between the viewer and the use or structure to be buffered.

APPLICANT PROPOSAL – The applicant is requesting to allow an existing storage shed to encroach into the required 30 ft buffer on the south side of the property.

STAFF COMMENT –The existing vegetation and additional vegetation required by the buffer would mitigate the visual impact of the existing structure from the neighboring property. This is in keeping with the Spirit of the Ordinance, staff DOES SUPPORT this modification request.

PART 3: TRANSPORTATION ISSUES

Traffic Impact Analysis (TIA)

A Town TIA for the proposed project was not required.

Intersection Improvement Project

The purpose of the Beatties Ford at McCoy Intersection project is to improve safety and traffic movements by removing one of the five legs of the intersection (Overhill Rd) and installing a traffic signal. Utility coordination with Charlotte Water and Duke Energy is currently underway, and Right-of-Way plans are being finalized.

PART 4: REZONING CRITERIA

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

2040 Huntersville Community Plan



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

- **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: LU 6.1 does not support the request as this rezoning is not located within a Mixed-Use, Activity, or Employment Center. The site is currently surrounded by residential properties.

- **Policy LU 6.2:** Commercial uses are encouraged in the Town Core and as specified in adopted Small Area Plans.
Staff Comment: LU 6.2 does not support the request as the rezoning request is located within the Rural Conservation and Critical Watershed Future Lane Use areas.
- **Policy LU 6.3:** Small scale, neighborhood-serving commercial and office uses may be allowed in Town Core and Moderate Density areas specified on the Future Land Use map at key locations if designed in a context sensitive manner.
STAFF COMMENT: LU 6.3 does not support the rezoning as small scale commercial and office uses are specified on the Future Land Use map to be allowed within the Town Core and Moderate Density areas, not in the current Rural Conservation area that the rezoning is located in.
- **EOS 10.2:** Prioritize neighborhood improvements recommended in small area plans.
 - Working with community members to revisit/confirm street and sidewalk improvement recommendations from small area plans, including those in the East Huntersville / Pottstown.**Staff Comment:** EOS 10.2 does not support the rezoning as the Beatties Ford Rd Corridor Small Area Plan specifically calls for “creating a network of community-friendly streets that provides for the safe, effective, and efficient movement of all modes of travel including walking, cycling, riding, and driving”. The small area plan would not support the modification request to not provide a sidewalk along Broadway St.

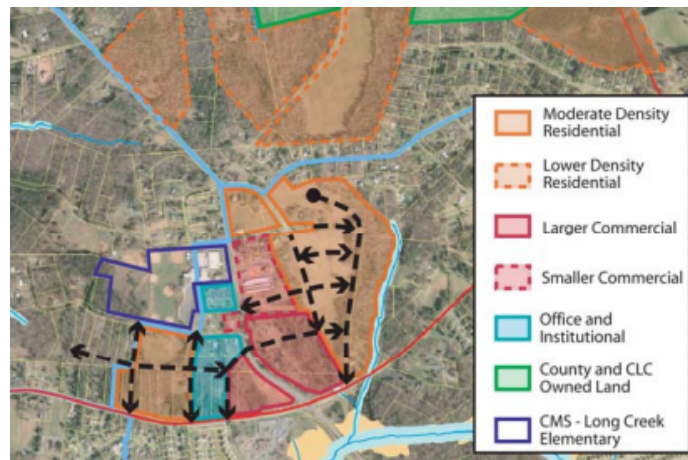
Beatties Ford Rd Corridor Small Area Plan (2007)



Preserve the existing rural character: The study area will continue to develop as a low density, predominantly residential district, as established by the Town's overall planning framework. Future commercial development within the study area should be focused at NC 73 and at Mount Holly - Huntersville Road, with an additional center at the intersection of Hambright Road with BFR. In conjunction

The Beatties Ford Rd Corridor Small Area Plan created a vision for future land use for which the area should remain and develop as a low-density residential district. The plan calls out the Beatties Ford Rd and Hambright Intersection as the appropriate area for future commercial development. The rezoning site falls within the study area that should remain low-density and primarily residential.

Beatties Ford Rd./Mt. Holly-Huntersville Rd Small Area Plan (2005)



The Beatties Ford Rd./Mt. Holly-Huntersville Rd Small Area Plan created a vision for the future commercial and residential growth for the intersection at Beatties Ford Rd and Mt. Holly Huntersville Rd. The plan calls for higher intensity commercial development to be focused closer to Hambright Rd and then decrease intensity the farther your travel north on Beatties Ford Rd. The rezoning site does not fall into the plans commercial or residential zones for development.

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 property is surrounded by residential properties such that the higher intensity proposed uses would not be consistent with existing development in the immediate vicinity of the subject property. The proposed rezoning for the Beatties Ford Family Entertainment is not consistent with envisioned uses and development patterns set forth in the 2040 Community Plan and Beatties Ford Rd Corridor Small Area Plan.

- 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, stormwater drainage systems, water supplies, and wastewater and refuse disposal.**

STAFF COMMENT:

- A Transportation Impact Analysis was not required – see Part 3 of this report.
- The property is currently served by a septic system.
- The property is currently being served by Charlotte Water.

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

STAFF COMMENT:

Planning staff has no indication that the request will adversely affect known archeological, environmental, or cultural resources. Currently, the site is not encumbered by any historic easements or deed restrictions. The rezoning site is located within the Mountain Island Lake Critical Area-1 Watershed. The applicant has noted as a condition of approval that 7000 S.F. of impervious will be transferred from parcel #02305213. The Impervious Transfer is completed administratively.

PART 5: STAFF RECOMMENDATION

In considering the proposed rezoning petition R23-06, Beatties Ford Family Entertainment, Staff does not recommend approval for the following reasons:

- The Rezoning is not consistent with the Huntersville 2040 Community Plan, specifically, Policies LU 6.1, LU 6.2, LU 6.3, and EOS 10.2.
- The Rezoning is not consistent with the Beatties Ford Rd Corridor Small Area Plan and the Beatties Ford Rd / Mt. Holly-Huntersville Rd Small Area Plan.
- The Rezoning is not consistent with the existing development patterns in the vicinity.
- The proposed use is an increase in intensity in an area set aside for low-intensity residential development and would set a precedent to develop Rural Zoned land within a Critical Area Watershed as Commercial.
- Requested modifications of #1 (Parking Location), #2 (Parking Surface Material), and #3 (No Broadway St Sidewalks) are not in keeping with the spirit of the Ordinance and therefore not supported.

PART 6: PUBLIC HEARING COMMENTS

A Public Hearing was heard on August 7, 2023.

PART 7: PLANNING BOARD RECOMMENDATION

Planning Board is scheduled for August 22, 2023.

PART 8: TOWN BOARD CONSIDERATION

Town Board consideration is scheduled for September 18, 2023.

PART 9: ATTACHMENTS/ENCLOSURES

Attachments

A – Rezoning Application

B – R23-06 Rezoning Plan

C – Neighborhood Meeting Report (June 24, 2023)

D – APO Notification

PART 10: CONSISTENCY STATEMENT – R23-06 Beatties Ford Family Entertainment

Planning Department	Planning Board	Board of Commissioners
APPROVAL: NA	APPROVAL: In considering the proposed rezoning application R23-06, Beatties Ford Family Entertainment, the Planning Board recommends approval based on the Plan being consistent with <u>(insert applicable plan reference)</u> .	APPROVAL: In considering the proposed rezoning application R23-06, Beatties Ford Family Entertainment, 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>	<u>It is reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>
DENIAL: In considering the proposed rezoning application R23-06, Beatties Ford Family Entertainment, the Planning Department recommends denial based on the Plan being inconsistent with the Huntersville 2040 Community Plan policies LU 6.1, LU 6.2, LU 6.3, EOS 10.2 and with the Beatties Ford Rd. Corridor Small Area Plan and Beatties Ford Rd / Mt. Holly-Huntersville Rd Small Area Plan. It is reasonable and in the public interest to not approve the Rezoning Plan because it is not consistent with the envisioned uses and development pattern set forth in the 2040 Community Plan, Beatties Ford Rd Corridor Small Area Plan, and Beatties Ford / Mt. Holly-Huntersville Rd Small Area Plan. Modifications #1, #2, and #3 are not in keeping with the spirit of the Ordinance and therefore cannot be supported.	DENIAL: In considering the proposed rezoning application R23-06, Beatties Ford Family Entertainment, the Planning Board recommends denial based on the Plan being <u>(consistent OR inconsistent) with (insert applicable plan reference).</u> <u>It is not reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>	DENIAL: In considering the proposed rezoning application R23-06, Beatties Ford Family Entertainment, 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 4/28/2023

Name of Project Long Creek Family Entertainment Phase # (if subdivision) _____

Project Address 9339 Beatties Ford Rd Huntersville, NC 28078

Parcel Identification Number(s) (PIN) 02305105, 02305106, 02305107

Current Zoning District R Proposed District (for rezoning only) Highway Commercial

Property Size (acres) .891, 1.004, .618 = 2.513 acres Street Frontage (feet) 860 Feet

Current Land Use Residential

Proposed Land Use(s) Highway Commercial

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

3. Description of Request

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

Rezone to allow for a local, small business, owner operated family focused coffee/soda shop with outdoor seating and recreation (cornhole, kubb, lawn games).

We will use the existing home to keep and maintain the aesthetics of the neighborhood and keep the rural feel.

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 Jonathan Eury

Phone 704-674-4223

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

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

Signature [Signature] Printed Name: Jonathan Eury

Title Property owner Email euryjon@gmail.com

Address of Applicant 9339 Beatties Ford Rd 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

The Isaacs Group	Brian Upton	704-527-3440	bupton@issacsgrp.com
Development Firm	Name of Contact	Phone	Email

Design Firm	Name of Contact	Phone	Email
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Contact Information

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

Phone: 704-875-7000
Fax: 704-992-5528
Physical Address: 105 Gilead Road, Third Floor
Website: <https://www.huntersville.org/228/Planning-Department>



General Application
Owner/Applicant Signature Addendum

Application Information

Date of Application 4/28/2023 Application Number SPM# 448546
Name of Project Long Creek Family Entertainment Phase # (if subdivision) _____

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

* ^ Printed Name Katherine Carpenter Phone Number 585 749 5712
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☒ Other:

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

Signature [Signature] Parcel ID(s): 02305105, 02305106, 02305107

Title owner Email KCarpenter00@gmail.com

Address of Property Owner/Applicant 9335 Beathes Ford Rd

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

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

Signature _____ Parcel ID(s): _____

Title _____ Email _____

Address of Property Owner/Applicant _____

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

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

Signature _____ Parcel ID(s): _____

Title _____ Email _____

Address of Property Owner/Applicant _____

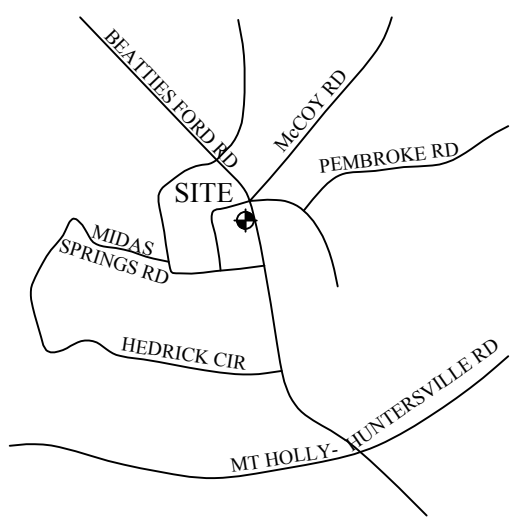
* Property owner hereby grants permission to the Town of Huntersville personnel to enter the subject property for any purpose required in processing this application.

^ If signed by an agent on behalf of the Owner, this petition MUST be accompanied by a Limited Power of Attorney signed by the property owner (s) and notarized, specifically authorizing the agent to act on the owner (s) behalf in signing this application. Failure of each owner, or their duly authorized agent, to sign, or failure to include the authority of the agent signed by the property owner, will result in an INVALID APPLICATION.

LONG CREEK FAMILY ENTERTAINMENT

9339 BEATTIES FORD RD., HUNTERSVILLE, NC

EPM #448946



VICINITY MAP: NOT TO SCALE

PURPOSE:

TO REZONE EXISTING PROPERTY TO HIGHWAY COMMERCIAL
HC-CD IN ORDER TO ALLOW OUTDOOR ENTERTAINMENT
AREAS

GENERAL NOTES:

- THIS MAP IS NOT A CERTIFIED SURVEY. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY PROFESSIONAL PROPERTY SURVEYORS, INC. THE PHYSICAL AND TOPOGRAPHIC DATA PROVIDED IN THESE DRAWINGS HAS BEEN COMPILED BY THE ISAACS GROUP AND THE ENGINEER OF RECORD (ENGINEER) IN SUPPORT OF THIS PROJECT AND CANNOT BE RELIED UPON BY OTHERS. "THE ISAACS GROUP" AND "THE ENGINEER OF RECORD" SHALL DEFINE THE TERM OF "ENGINEER" USED IN THE SUBSEQUENT NOTES.
- THE EXISTING UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THIS PLAN AND THE UTILITIES SHOWN ON THIS PLAN MAY NOT BE IN THE EXACT LOCATIONS AS SHOWN. THE ISAACS GROUP, P.C. ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN OR ANY OMISSIONS IN SHOWING EXISTING UTILITIES THAT MAY BE WITHIN THE PROJECT AREA. THE CONTRACTOR IS 100% RESPONSIBLE FOR UTILIZING A PRIVATE LOCATOR AND APPROPRIATE UTILITY COMPANIES TO LOCATE THE SIZE, LOCATION, INVERTS, DEPTHS AND EXISTENCE OF ALL EXISTING UTILITIES (ELECTRICAL, MECHANICAL, WATER, TELEPHONE, FIBER OPTIC, GAS, ETC.) TO HIS/HER SATISFACTION PRIOR TO COMMENCEMENT OF CONSTRUCTION AND EXCAVATION ACTIVITIES. CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED EXCAVATION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- PROVIDE MINIMUM OF 48 HOUR NOTICE TO OWNER OR REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY EXISTING UTILITY, IF BEING UTILIZED.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY UTILITIES DAMAGED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATION & PROTECTION OF EXISTING ABOVE AND BELOW GROUND UTILITIES AND STRUCTURES. ANY AND ALL MAINS OR INDIVIDUAL SERVICES PRESENTLY IN SERVICE WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER OR THE ISAACS GROUP, P.C. ANY AND ALL MAINS OR INDIVIDUAL SERVICES PRESENTLY NOT IN SERVICE AND WHICH ARE TO BE REPLACED DURING THE COURSE OF CONSTRUCTION MAY BE REMOVED AND LEGALLY DISPOSED OF IF DAMAGED DURING CONSTRUCTION.
- THE CONTRACTOR SHALL USE EXTREME CARE WHEN WORKING NEAR ALL UNDERGROUND AND OVERHEAD UTILITIES.
- HANDICAP SIGNAGE TO BE INSTALLED IN ACCORDANCE WITH A.D.A STANDARDS AT H/C PARKING SPACES SHOWN.
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION. THESE PERMITS AND APPROVALS MAY INCLUDE BUT ARE NOT LIMITED TO GRADING, DEMOLITION, ZONING, BUILDING, DRIVEWAY, DETENTION, SUBDIVISION, SPECIAL USE, SEWER AND WATER.
- PROPOSED EXTERIOR ELEVATIONS ALONG BUILDING AND RETAINING WALLS ARE BASED UPON THE SITE GRADING AND DRAINAGE CONSTRAINTS IDENTIFIED BY THE ENGINEER. THE OWNER / DEVELOPER / PROJECT MANAGER IS RESPONSIBLE FOR ENSURING THE ARCHITECT AND STRUCTURAL ENGINEER ARE PROPERLY COORDINATING THE BUILDING EXTERIOR WALL AND RETAINING WALL ELEVATIONS BASED UPON THESE CIVIL DRAWINGS. ANY DISCREPANCIES BETWEEN THE INFORMATION SHOWN ON THESE DRAWINGS AND DRAWINGS PREPARED BY OTHER DESIGN CONSULTANTS NOT SUBCONTRACTING DIRECTLY WITH THE ISAACS GROUP / ENGINEER SHOULD BE REPORTED IMMEDIATELY UPON DISCOVERY AS NEEDED TO RESOLVE.
- PROPOSED DUMPSTER ENCLOSURES SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY. ALL FINAL STRUCTURAL AND ARCHITECTURAL DETAILS AND SPECIFICATIONS FOR DUMPSTER ENCLOSURES SHALL BE PROVIDED BY OTHERS. THE OWNER / DEVELOPER / PROJECT MANAGER IS RESPONSIBLE FOR ENSURING THE FINAL DUMPSTER ENCLOSURE DETAILS FOR CONSTRUCTION ARE COORDINATED BETWEEN ALL DISCIPLINES. ANY DISCREPANCIES BETWEEN THE INFORMATION SHOWN ON THESE DRAWINGS AND DRAWINGS PREPARED BY OTHER DESIGN CONSULTANTS NOT SUBCONTRACTING DIRECTLY WITH THE ISAACS GROUP / ENGINEER SHOULD BE REPORTED IMMEDIATELY UPON DISCOVERY AS NEEDED TO RESOLVE.
- PROPOSED LOCATIONS AND SIZES OF UNDERGROUND UTILITIES SHOWN ON THESE DRAWINGS ARE BASED UPON DESIGN CONSTRAINTS IDENTIFIED BY THE ENGINEER AND SHOULD BE VERIFIED BY THE CONTRACTOR TO ENSURE CONSISTENCY WITH THE MECHANICAL, ELECTRICAL AND PLUMBING PLANS TO ENSURE PROPER COORDINATION AND PLAN CONSISTENCY. ANY DISCREPANCIES BETWEEN THE INFORMATION SHOWN ON THESE DRAWINGS AND DRAWINGS PREPARED BY OTHER DESIGN CONSULTANTS NOT SUBCONTRACTING DIRECTLY WITH THE ISAACS GROUP / ENGINEER SHOULD BE REPORTED IMMEDIATELY UPON DISCOVERY AS NEEDED TO RESOLVE.

023-052-40
BRETT A. GRANBERRY
RICHARD J. WNUK
DB 35691, PG 142
ZONING: R

S.R. #2122
BROADWAY STREET
35' PUBLIC R/W (DB 2439, PG 803)

023-052-60
MARY BURKHEART BRETT
SCOTT BRETT
DB 8530, PG 211
ZONING: R

023-052-13
KATHERINE CARPENTER
DB 37706, PG 757
ZONING: R

S.R. #2122
BROADWAY STREET
60' PUBLIC R/W (DB 4552, PG. 386)

RIGHT-OF-WAY TO BE
RESERVED ALONG BEATTIES-
FORD ROAD FOR SIDEWALK

PROP. DUMPSTER WILL BE
SURROUNDED BY A CORRAL TO
MATCH THE LOOK OF THE
EXISTING BUILDING-BRICK
BOTTOM WITH WHITE WALLS

APPROX. EXIST. ROAD CL.
BEATTIES FORD ROAD
PUBLIC R/W VARIES (DB 4552, PG. 386)

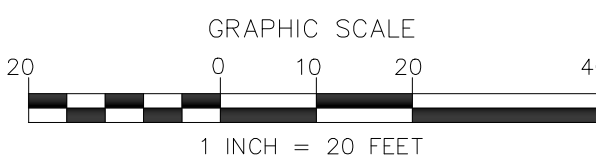
PROP. 10' SIDEWALK W/
GREEN ZONE
(IMPROVEMENTS NEED TO BE
COORDINATED WITH NCDOT
ROAD IMPROVEMENT PLANS)

APPROX. LOCATION OF
TEMPORARY
CONSTRUCTION
EASEMENT

023-051-09
CINDY Y. HOUGH
DB 21636, PG 133
ZONING: R

023-051-08
F.C. HOUGH JR.
MARGARET S. HOUGH
DB 3700, PG 985
ZONING: R

PRELIMINARY
FOR REVIEW PURPOSES ONLY



NO.	BY	DATE	REVISION
1	CBH	3/16/23	REVISED PER TOWN COMMENTS
2	CBH	4/6/23	REVISED PER TOWN COMMENTS
3	BTU	4/24/23	REVISED PER TOWN COMMENTS
4	CBH	6/9/23	REVISED PER TOWN COMMENTS

Project: LONG CREEK
FAMILY ENTERTAINMENT
9339 BEATTIES FORD RD., HUNTERSVILLE, NC

Title: COVER SHEET

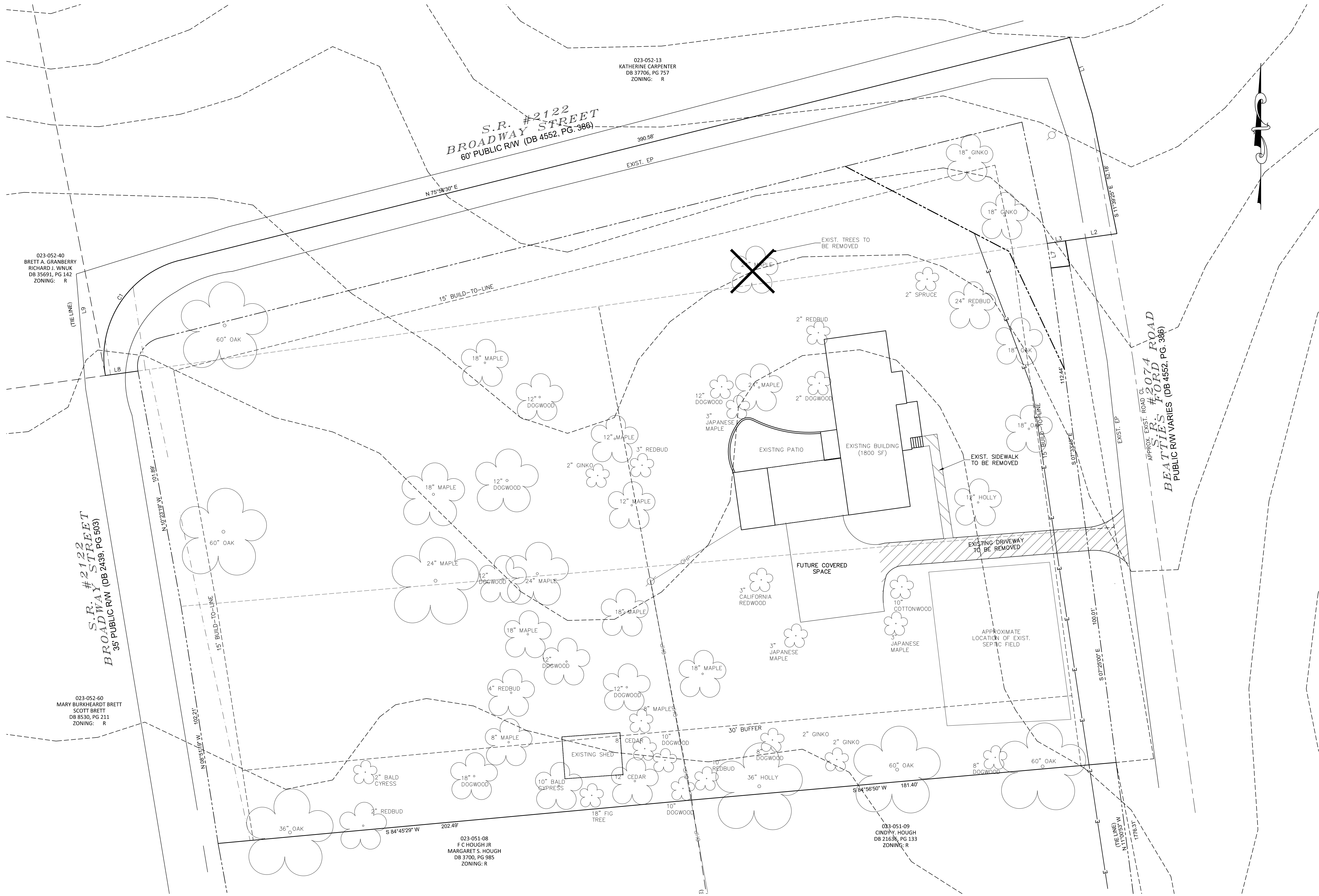
File #22033-9K.DWG Date: 6/20/22 Project Egr: BTU

THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND SURVEYING

8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

Design By: BTU
Drawn By: CBH
Scale: 1"=20'

RZ0.0



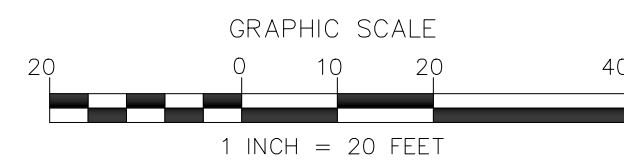
- Oak - O =5
Dogwood - DW =12
Maple - M =15
Japanese Maple - JM =3
Ginko - G =5
Holly - H =2
Cedar - C =2
California Redwood - CR =1
Bald Cypress - BC =1
Cottonwood - CW =1
Spruce - S =1
Redbud - R =5
Black Locust - BL =1
River Birch - RB =1
Fig tree - F =1
TOTAL EXISTING TREES =59

SPECIMEN TREE SAVE REQUIREMENT:
FOR HC ZONING, TREE SAVE = 30% OF SPECIMEN TREES
(TREES 24" OR GREATER)

THERE ARE 7 SPECIMEN TREES ON THIS SITE.
30% OF 7 SPECIMEN TREES = 0.30 x 7 = 2.1 TREES (TO BE SAVED)

- 1 SPECIMEN TREES TO BE REMOVED
6 SPECIMEN TREES TO REMAIN

PRELIMINARY
FOR REVIEW PURPOSES ONLY



NO.	BY	DATE	REVISION
1	CBH	3/16/23	REVISED PER TOWN COMMENTS
2	CBH	4/6/23	REVISED PER TOWN COMMENTS
3	BTU	4/24/23	REVISED PER TOWN COMMENTS
4	CBH	6/9/23	REVISED PER TOWN COMMENTS

Project: LONG CREEK
FAMILY ENTERTAINMENT
9339 BEATTIES FORD RD., HUNTERVILLE, NC

Title: EXISTING CONDITIONS

File #22033-9K.DWG Date: 02/28/23 Project Egr: BTU

Design By: BTU
Drawn By: CBH
Scale: 1"=20'

8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

RZ0.1

DEVELOPMENT DATA

PROJECT NAME: LONG CREEK FAMILY ENTERTAINMENT
ADDRESS: 9339 BEATTIES FORD RD.
PLANS PREPARED BY: THE ISAACS GROUP, PC PHONE #: 704-227-9406
ZONING: R TAX PARCEL #: 00925409, 00925410, 02305213
PROPOSED ZONING: HC-CD

JURISDICTION: TOWN OF HUNTERSVILLE
PROPOSED USE: RENTABLE MEETING/OFFICE SPACES FOR COMMUNITY/CLUBS
SUBJECT PROPERTY AREA: 94,830/2.177 SQ. FEET/ACRES
PROPERTY AREA FOR IMPERVIOUS TRANSFER= 180,438/4.143
TOTAL PROPERTY AREA= 275,268/6.32
GROSS FLOOR AREA: 3,663 SF (PER GIS)
EXISTING IMPERVIOUS AREA: 7,103 SQ. FT
EXISTING IMPERVIOUS AREA TO BE REMOVED: 910 SQ. FT
PROPOSED IMPERVIOUS AREA TO BE ADDED: 4,512 SQ. FT/ACRES
TOTAL POST CONSTRUCTION IMPERVIOUS AREA: 10,705 SQ. FT/ACRES
TOTAL POST CONSTRUCTION IMPERVIOUS % 4% IMPERVIOUS
MAX POST CONSTRUCTION IMPERVIOUS % 6% IMPERVIOUS
WATERSHED: MOUNTAIN ISLAND LAKE WATERSHED CA-1

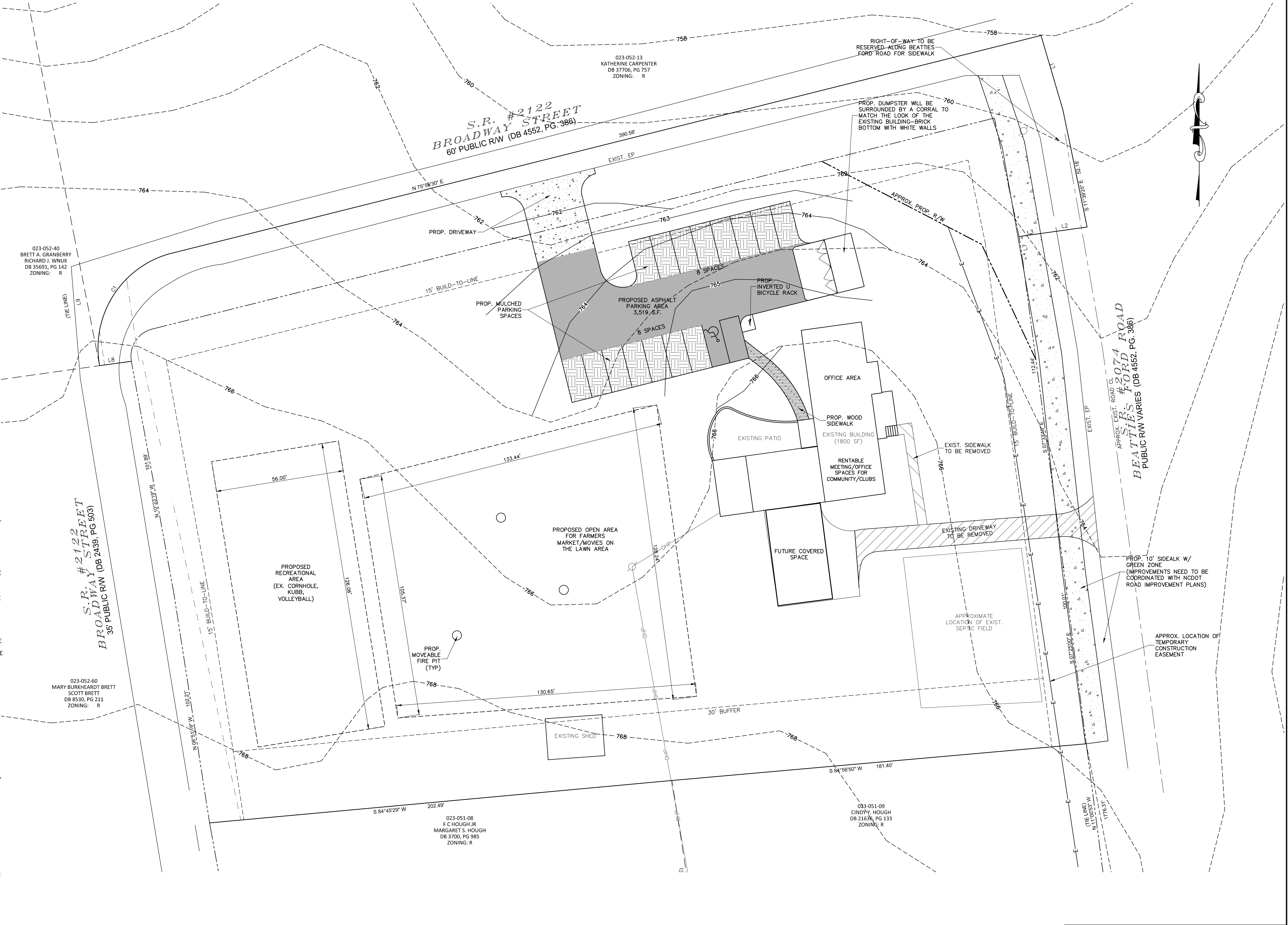
BUILDING SETBACK REQUIREMENTS:
BEATTIES FORD RD: 25' SETBACK BROADWAY STREET: (REAR) 25' SETBACK
BROADWAY STREET: (SIDE) 12.5' SETBACK SIDE: 10' SETBACK
SIDE BUFFER REQUIREMENTS 30' UNDISTURBED

REQUIRED PARKING:
REQUIRED PARKING (COMMERCIAL/INDUSTRIAL/OFFICE) = 1 SPACE PER 500 S.F.
EXISTING BUILDING= 3,663 S.F.

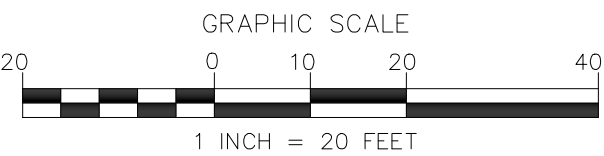
PARKING REQUIRED= 3663/500=7.3 SPACES
PARKING PROVIDED= 16 SPACES (INCLUDES 2 H.C. SPACES)
BICYCLE PARKING REQUIRED= 2 SPACES
BICYCLE PARKING PROVIDED= 2 SPACES

REZONING NOTES:

1. REZONING PETITION. THESE REZONING NOTES COMPRISE THE DEVELOPMENT STANDARDS ('DEVELOPMENT STANDARDS') ASSOCIATED WITH THE REZONING PETITION (THE 'REZONING PETITION') FILED BY JON EURY (PETITIONER) APPROXIMATELY 2.5 ACRE TRACT OF LAND IDENTIFIED ON THIS SITE PLAN AS LONG CREEK FAMILY OUTDOOR HANGOUT (THE 'PROJECT'), THE PURPOSE OF THE REZONING PETITION IS TO CONVERT THE ZONING CLASSIFICATION OF THE PROPERTY FROM RESIDENTIAL (R) TO HIGHWAY COMMERCIAL (HC) PURSUANT TO 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 SUBMITTAL OF THE REZONING PETITION. 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 SUBMITTAL OF THE REZONING PETITION FOR THE HIGHWAY COMMERCIAL (HC) ZONING GOVERN DEVELOPMENT OF THE PROPERTY AS SHOWN ON THE REZONING PLAN.
3. SCHEMATIC NATURE OF REZONING PLAN. THE PROPOSED IMPROVEMENTS SHOWN ON THE REZONING PLAN ARE SCHEMATIC IN NATURE. MINOR MODIFICATIONS TO THE PLAN MAY OCCUR DURING DESIGN, ENGINEERING AND CONSTRUCTION PHASES OF THE DEVELOPMENT. REMOVAL OF TREES AND VEGETATION, AS GENERALLY SHOWN ON THE REZONING PLAN, IS NECESSARY TO INSTALL THE IMPROVEMENTS.
4. 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. NOTWITHSTANDING 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 PETITIONER'S VESTED RIGHTS.
5. PERMITTED USES. THE PROPERTY MAY BE DEVELOPED FOR THE FOLLOWING USES (INCLUDING ACCESSORY USES): RENTABLE MEETING/OFFICE SPACES FOR COMMUNITY/CLUBS, AND AS SHOWN ON THE REZONING PLAN, SUBJECT TO THE DEVELOPMENT STANDARDS ASSOCIATED WITH SUCH USES. ANY LABELING ON THE REZONING PLAN MAY BE AN INDICATION OF THE CURRENT INTENTION ON THE PART OF PETITIONER BUT SHALL NOT RESTRICT THE PROPERTY IN A MANNER THAT CONFLICTS WITH THE PROVISIONS OF THESE DEVELOPMENT NOTES.
6. ACCESS. THE NUMBER OF SITE ACCESS POINTS, DRIVEWAYS AND CONNECTIONS TO ROADS ARE SCHEMATIC IN NATURE. TO THE EXTENT PERMITTED BY APPLICABLE DRIVEWAY PERMIT REQUIREMENTS, FUTURE DRIVEWAYS, ACCESS POINTS AND ROAD CONNECTIONS MAY CROSS THE SETBACK AND SHALL NOT REQUIRE A REZONING OF THE PROPERTY, BUT SHALL OTHERWISE COMPLY WITH APPLICABLE DRIVEWAY PERMIT REQUIREMENTS.
7. 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 IS IN COMPLIANCE WITH APPLICABLE LAW INCLUDING SUBDIVISION REGULATIONS. HOWEVER, RECONMINIZATION, CONDOMINIZATION OR REDUCTION IN THE NUMBER OF PARCELS MAY OCCUR IN ACCORDANCE WITH THE REGULATIONS OF THE ORDINANCE. 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.
8. AMENDMENT. IN THE EVENT ANY PORTION OF THE PROPERTY IS CONVEYED TO A THIRD PARTY, PETITIONER 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 PETITIONER PROVIDES FOR SUCH AMENDMENT RIGHT IN THE 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 PLAT WHEN RECORDED.
9. STORM WATER ELEMENTS. BUILT--UPON AREAS SHALL BE IN ACCORDANCE WITH THE ORDINANCE AS REQUIRED FOR THE HIGHWAY COMMERCIAL ZONING DISTRICT. A 7,000 S.F. IMPERVIOUS AREA TRANSFER IS REQUIRED FOR THIS LOT. TRANSFER LOT (PARCEL ID: 02305213) HAS BEEN SECURED AND IT'S APPROVAL IS DEPENDENT ON THE OUTCOME OF THIS REZONING
10. PROPOSED MODIFICATION REQUESTED FOR PARKING LOT LOCATION DUE TO HAVING FRONTAGE ALONG 3 STREETS AND DUE TO THE LOCATION OF UTILITIES/SEPTIC IN THE SOUTH EAST CORNER AS WELL AS TO MAXIMIZE TREE SAVE POTENTIAL ACROSS THE SITE. THE PROPOSED PARKING AREA ALSO MAXIMIZES THE SEPARATION OF PARKING FROM ADJACENT RESIDENTIAL USES. PARKING SPACE MATERIALS WILL BE MULCH W/ THE CENTER DRIVE AISLE BEING A PAVED SURFACE.
11. PROPOSED MODIFICATION REQUESTED TO NOT PROVIDE SIDEWALK ALONG BROADWAY STREET.
12. PROPOSED MODIFICATION REQUESTED TO ALLOW EXISTING SHED TO BE LOCATED IN THE BUFFER ALONG THE SOUTHERN PROPERTY LINE.
13. IF LIGHTS ARE INSTALLED FOR THE PROPOSED RECREATIONAL AREA THEY MUST BE IN COMPLIANCE W/CHAPTER 9.21.5 A-C OF THE TOWN OF HUNTERSVILLE UDO.



PRELIMINARY
FOR REVIEW PURPOSES ONLY

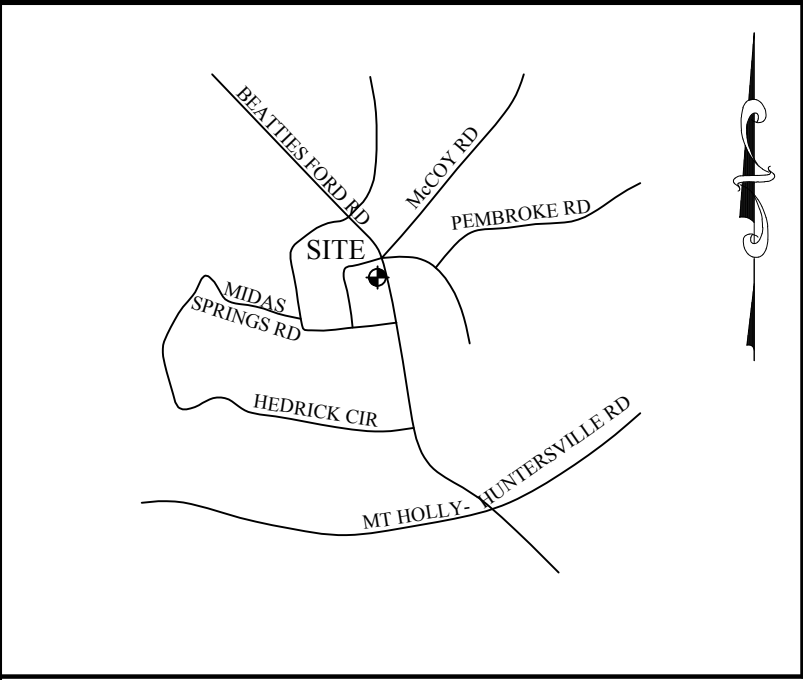


NO.	BY	DATE	REVISION
1	CBH	3/16/23	REVISED PER TOWN COMMENTS
2	CBH	4/6/23	REVISED PER TOWN COMMENTS
3	BTU	4/24/23	REVISED PER TOWN COMMENTS
4	CBH	6/9/23	REVISED PER TOWN COMMENTS

ISAACS GROUP
CIVIL ENGINEERING DESIGN AND SURVEYING

Project: LONG CREEK FAMILY ENTERTAINMENT
9339 BEATTIES FORD RD., HUNTERSVILLE, NC
Title: REZONING SITE PLAN
File #22033-9K.DWG Date: 03/28/23 Project Egr: BTU
Design By: BTU
Drawn By: CBH
Scale: 1"=20'
8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

RZ1.0



VICINITY MAP: NOT TO SCALE

GENERAL PLANTING NOTES:

1. THIS PLAN FOR PLANTING LOCATIONS ONLY. IF FOUND CONDITIONS VARY FROM THIS, CONTRACTOR TO CONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO DO SO WILL RESULT IN CONTRACTOR'S LIABILITY TO REPLACE PLANT MATERIALS.
2. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE FOR EXISTING PLANT MATERIAL TO BE REMOVED AND/OR RELOCATED.
3. CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND AND ABOVE GROUND UTILITIES. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES. CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE COST OF REPAIR TO ALL DAMAGED UTILITIES.
4. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE, INCLUDING SHRUBS AND GROUNDCOVER, AND SHALL MAINTAIN AREA IN A WEED AND DEBRIS FREE CONDITION, THROUGHOUT GUARANTEE PERIOD.
5. WHERE TREES ARE PLANTED IN ROWS, THEY SHALL BE UNIFORM IN SIZE AND SHAPE.
6. SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE JUDGED. FAILURE TO MEET MINIMUM SIZE ON ANY PLANT WILL RESULT IN REJECTION OF THAT PLANT.
7. PLANTING SIZE DETERMINATION:
SHADE TREES: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE TOP OF MATURE GROWTH. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.
SHRUBS: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.
8. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED, FREE OF DISEASE, INSECT EGGS, AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS.
9. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION. ALL ROOT BOUND PLANTS SHALL BE REJECTED.
10. GROUPS OF SHRUBS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE FOLLOWING THE CONTOUR OF THE PLANT MASS. TREES LOCATED WITHIN FOUR FEET OF SHRUB BEDS SHALL SHARE SAME MULCH BED.
11. CONTRACTOR TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED SO AS TO NOT IMPIDE DRAINAGE AWAY FROM BUILDINGS. IF SIGNIFICANT RELOCATIONS ARE REQUIRED, CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH RELOCATIONS KNOWN TO THE OWNER'S REPRESENTATIVE WILL RESULT IN CONTRACTOR'S LIABILITY OF PLANT MATERIALS.
12. ALL PLANT MATERIAL SHALL BE SPACED AND LOCATED PER PLAN. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF AREA AND PLANS, CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER'S REPRESENTATIVE WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.
13. ALL SUBSTITUTIONS OF PLANT MATERIAL ARE TO BE REQUESTED IN WRITING TO THE OWNER'S REPRESENTATIVE AND APPROVED IN WRITING BY THE OWNER PRIOR TO INSTALLATION. FAILURE TO OBTAIN SUBSTITUTION APPROVAL IN WRITING MAY RESULT IN LIABILITY TO THE CONTRACTOR.
14. ALL CONTRACTORS SHALL BE REQUIRED TO COMPLETELY REMOVE ALL TRASH, DEBRIS AND EXCESS MATERIALS FROM THE WORK AREA AND THE PROPERTY (ESPECIALLY AT ALL CURBS, GUTTERS AND SIDEWALKS) DAILY DURING INSTALLATION.
15. CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE IMPROVEMENTS, INCLUDING SEEDING. CONTRACTOR MUST CONTACT THE OWNER AT LEAST 10 WORKING DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTION(S). CONTRACTOR MUST REPLACE ALL DEAD OR UNACCEPTABLE PLANTS DURING THE FOLLOWING RECOMMENDED PLANTING SEASON.
16. ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES WHERE POSSIBLE. CONTRACTOR'S REPRESENTATIVE FOR A COORDINATED SOLUTION FOR ANY UTILITY CONFLICTS. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES.
17. REFER TO PLANTING DETAILS FOR ADDITIONAL PLANTING INFORMATION.
18. ALL PLANTINGS SHALL COMPLY WITH CURRENT LOCAL ORDINANCES AND GUIDELINES.
19. LANDSCAPE AREAS TO BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM.

LANDSCAPE LEGEND		
SYMBOL	SPECIES	QUANTITY
	SOUTHERN MAGNOLIA (BUFFER TREE) MAGNOLIA GRANDIFLORA (MIN. 2" CALIPER AND 8' AT TIME OF PLANTING) LARGE MATURING EVERGREEN	11
	TULIP-POPLAR LIRIODENDRON TULIPIFERA (MIN. 2" CALIPER AND 8' AT TIME OF PLANTING) LARGE MATURING DECIDUOUS	17
	FOSTER HOLLY (BUFFER TREE) ILEX ATTENUATA "FOSTER" (MIN. 2" CALIPER AND 8' AT TIME OF PLANTING) SMALL MATURING EVERGREEN	8
	ARBORVITAE THUJA ORIENTALIS (MIN. 2" CALIPER AND 8' AT TIME OF PLANTING) SMALL MATURING EVERGREEN	5
	MENTOR BARBERRY BERBERIS MENTORENSIS (MIN. 3" AT TIME OF PLANTING, MIN. 6' AT MATURITY)	107
	EXISTING TREE TO REMAIN	54

* THE SPECIES SPECIFIED ON THE PLANS MAY BE SUBSTITUTED WITH SOMETHING ELSE AS LONG AS THEY MEET THE TOWN'S CRITERIA

GENERAL PLANTING NOTES:

1. TURF AREAS WILL BE SEEDED 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.
2. PINE NEEDLE MULCH IS THE GENERALLY ACCEPTED MULCH. FOR THE INITIAL PLANTING, IT IS ALSO ACCEPTABLE TO UTILIZE DOUBLE HAMMERED BARK MULCH FOR GOOD SOIL AND BED, THOUGH, WILL REQUIRE THE PROPERTY TO BE CONVERTED TO PINE NEEDLES.

PLANTING NOTES:

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

BUFFER PLANTING -- REQUIRED 30' BUFFER
- 4 TREES / 1000 SF BUFFER
- 50% LARGE MATURING TREE, 50% SMALL MATURING TREE, 25% EVERGREEN
- 7 SHRUBS / 1000 SF, 100% EVERGREEN
- 15 EXISTING AND 19 PROPOSED TREES PROVIDED

STREET TREE--BEATTIES FORD RD.
REQUIRED: 1 TREE PER 40 LF (213/40=5 TREES REQUIRED)
STREET TREES PROVIDED: 3 EXIST.+ 2 PROP. TREES

STREET TREE--BROADWAY ST.
REQUIRED: 1 TREE PER 40 LF (391/40=10 TREES REQUIRED)
STREET TREES PROVIDED: 2 EXIST.+ 8 PROP. TREES

STREET TREE--BROADWAY ST.
REQUIRED: 1 TREE PER 40 LF (204/40=5 TREES REQUIRED)
STREET TREES PROVIDED: 2 EXIST.+ 3 PROP. TREES

023-052-13
KATHERINE CARPENTER
DB 37706, PG 757
ZONING: R

S.R. #2122
BROADWAY STREET
60' PUBLIC R/W (DB 4552, PG. 386)

023-052-40
BRETT A GRANBERY
RICHARD J. WNUK
DB 35691, PG 142
ZONING: R

023-052-60
MARY BURKHEARDT BRETT
SCOTT BRETT
DB 8530, PG 211
ZONING: R

023-051-08
F.C. HOUGH JR.
MARGARET'S HOUSE
DB 3700, PG 985
ZONING: R

023-051-09
CINDY V. HOUGH
DB 21636, PG 133
ZONING: R

IRRIGATION SLEEVING NOTES:

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

1.1 PLANTING SOIL MIX:

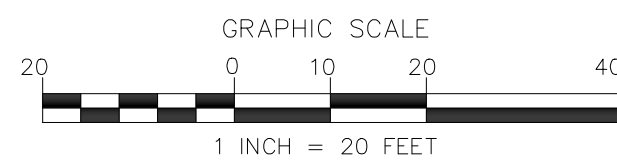
1. A FINAL CERTIFICATE OF OCCUPANCY MAY BE ISSUED PRIOR TO THE INSTALLATION OF TREES AND SHRUBS, EXCLUDING YARD TREES, DURING THE NON-PLANTING SEASON IF A CASH BOND, SURETY BOND OR LETTER OF CREDIT IS ISSUED FOR 100% OF THE COST OF MATERIALS AND INSTALLATION. PLANTING SHALL BE COMPLETED DURING THE NEXT PLANTING SEASON.
2. THE PLANTING SEASON SHALL RUN FROM OCTOBER 15 TO MARCH 15, EXCEPT FOR EXTREME WEATHER CONDITIONS AS DETERMINED BY STAFF. A FINAL CERTIFICATE OF OCCUPANCY SHALL NOT BE GIVEN DURING THE PLANTING SEASON UNLESS ALL OF THE LANDSCAPING IS COMPLETELY INSTALLED ACCORDING TO THIS ARTICLE.

MAINTENANCE SURETY REQUIRED

1. DEVELOPERS SHALL ENTER INTO A MAINTENANCE SURETY AGREEMENT WITH MIDDLEBURG 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

1.1 PLANTING SOIL MIX:

1. MIX TOPSOIL WITH THE FOLLOWING SOIL AMENDMENTS IN THE FOLLOWING QUANTITIES:
1. WEIGHT OF LIME PER 1000 SQ. FT.
2. QUANTITY OF LOOSE COMPOST TOPSOIL, BY VOLUME: 1:4
3. RATIO OF LOOSE WOOD DERIVATIVES TO TOPSOIL BY VOLUME:
4. WEIGHT OF BOMBALEX PER 1000 SQ. FT.
5. WEIGHT OF COMMERCIAL FERTILIZER PER 1000 SQ. FT.
6. WEIGHT OF SLOW-RELEASE FERTILIZER PER 1000 SQ. FT.
2. SOIL TEST PROVIDED BY CONTRACTOR REQUIRED FOR TOPSOIL MIX.



RIGHT-OF-WAY TO BE
RESERVED ALONG BEATTIES
FORD ROAD FOR SIDEWALK

PROP. DUMPSTER WILL BE
SURROUNDED BY A CORRAL TO
MATCH THE LOOK OF THE
EXISTING BUILDING--BRICK
BOTTOM WITH WHITE WALLS

PROP. INVERTED U
BICYCLE RACK

PROPOSED ASPHALT
PARKING AREA
3,919 S.F.

EXISTING PATIO

PROP. WOOD
SIDEWALK
EXISTING BUILDING
(1800 SF)

RENTABLE
MEETING/OFFICE
SPACES FOR
COMMUNITY/CLUBS

FUTURE COVERED
SPACE

APPROXIMATE
LOCATION OF EXIST.
SEPTIC FIELD

PROP. 10' SIDEWALK W/
GREEN ZONE
(IMPROVEMENTS NEED TO BE
COORDINATED WITH NCDOT
ROAD IMPROVEMENT PLANS)

APPROX. LOCATION OF
TEMPORARY
CONSTRUCTION
EASEMENT

APPROX. EXIST. ROAD CL.
BEATTIES FORD ROAD
PUBLIC R/W VARIES (DB 4552, PG. 386)

TREE PLANTING NOTES:

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

TREE PROTECTION NOTES:

- PROTECTIVE BARRICADES SHALL BE PLACED AROUND ALL PROTECTED TREES DESIGNATED TO BE SAVED IN DEVELOPMENT AREA, 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 DRAINAGE OF THE EXISTING TREES TO BE PROTECTED. BARRICADES SHALL BE ERECTED AT A MINIMUM DISTANCE FROM THE BASE OF PROTECTED TREES ACCORDING TO THE FOLLOWING STANDARDS:
- A. FOR TREES 10" OR LESS DBH, PROTECTIVE BARRICADES SHALL BE PLACED A MINIMUM DISTANCE OF 5' FROM THE BASE OF EACH PROTECTED TREE, OR OUTSIDE THE DRAINAGE, WHICHEVER IS GREATER.
 - B. FOR TREES GREATER THAN 10" DBH, PROTECTIVE BARRICADES SHALL BE PLACED AT A MINIMUM DISTANCE EQUAL TO 10' FROM THE BASE OF THE PROTECTED TREE PLUS AN ADDITIONAL 1' FOR EACH ADDITIONAL 1" DBH GREATER THAN 10" DBH, OR OUTSIDE THE DRAINAGE, WHICHEVER IS GREATER.
 - C. CONSTRUCTION ACCESS TO A SITE SHOULD OCCUR WHERE AN EXISTING OR PROPOSED ENTRANCE EXIST IS LOCATED.
 - D. EXCEPT FOR DRIVEWAY ACCESS POINTS, SIDEWALKS, CURB AND GUTTER, NO PAVING WITH CONCRETE OR OTHER IMPERMEABLE MATERIALS WITHIN A TREE DRAINAGE SHALL BE ALLOWED.
 - E. WHERE GRADING WITHIN A TREE DRAINAGE CANNOT BE AVOIDED.
 - F. LIMIT CUT AND FILLS TO 1/4 TO 1/2 THE AREA WITHIN THE DRAINAGE.
 - G. AVOID WHERE GRADING LEAVES ROOTS EXPOSED, CUT ROOTS CLEAN.
 - H. WHERE GRADING LEAVES ROOTS EXPOSED, CUT ROOTS CLEAN.
 - I. AVOID FILLING WITHIN THE DRAINAGE OF A TREE WITHOUT SOME MECHANISM TO ALLOW AIR AND WATER TO REACH THE ROOTS.

PRELIMINARY
FOR REVIEW PURPOSES ONLY

NO.	BY	DATE	REVISION
1	CBH	3/16/23	REVISED PER TOWN COMMENTS
2	CBH	4/6/23	REVISED PER TOWN COMMENTS
3	CBH	6/9/23	REVISED PER TOWN COMMENTS

Project: LONG CREEK
FAMILY ENTERTAINMENT
15605 N OLD STATESVILLE RD., HUNTERSVILLE, NC

Title: LANDSCAPE PLAN

File #22033-90.00 Date: 02/28/23 Project Egr: BTU

Design By: BTU

Drawn By: CBH

Scale: 1"=20'

8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

RZ2.0

Long Creek Family Entertainment
Neighbor Meeting held on June 24th, 2023
Location: 9339 Beatties Ford Rd

Attendees:

Concerns:

- Is noise going to be an issue and what parameters are being set in place?
 - We discussed that Mecklenburg County and Huntersville do not have set quiet hours. However, we will be respectful of noise levels and they will be monitored by us as owners. If ever we are too loud, we encourage the neighbors to come over, call or report.
- Will this business increase traffic levels?
 - There will be an increase in some traffic coming to the business and those coming to the business will typically stay for 1 or more hours keeping the number of vehicle “turns” low. The intersection improvement that is already in place by the NCDOT for Beatties Ford Rd/McCoy will help with traffic patterns.
- Will crime rates increase?
 - We do not believe that this business will attract additional crime to the area.
- Will patrons conduct themselves inappropriately?
 - As business owners, we have a moral and professional obligation to ensure the safety, wellbeing and appearance of our patrons and facility. We will address any issues should they arise.
- Will this rezoning decrease the property values of the neighbors directly around this property?

- We have not found any studies showing that rezoning devalues other neighbor properties and the neighbor could not provide us with any of their own research. For some locations, their properties will increase in value.

Positive Feedback:

- One neighbor expressed that this type of atmosphere (full family friendly) is needed more in the area and he is looking forward to being able to play volleyball and bring his family.
- Having a gathering space like this for families and clubs will be a great addition to the area especially with the new developments having little to no yard spaces.
- One neighbor stated that as a couple with kids, this will be a great place to spend time and let the kids enjoy the outside and meet new people.
- One neighbor suggested we reach out to the school in the future to partner with different classrooms/teachers for field trips to see the garden club and learn about growing plants.

Changes Suggested:

- Could a fence be installed along the back of the property to increase a neighbor buffer?
 - Yes, we will look into options to see if this is feasible and the plans show/call for screening trees along the property borders.
- Will there be natural materials used for seating outside?
 - We will look into options and think it's a great idea and fits the feel we're going for.
- The plan shows 16 parking spaces - will that be enough?
 - We believe it'll be enough for daily use and we do have allocated space for overflow parking on the property. With this suggestion, we will be contacting neighboring commercial facilities to inquire about using their parking lots on occasion.

Sign In

Name	Van Address
Will Eury	DAKE WALK 
Nancy Eury	
Zachary Jacobs	
Zachary & Owen Jacobs	
Shelley Bononis	Huntersville
Shirley M. Hunt	
Brian Richards	Town of Huntersville
Amber Kovacs	Town of Huntersville
Robert Kovacs	207 Creechway
Stephen Fendall	Huntersville

Sign In

Address

CINDY HOUGH
JIM HUSTLER
Mark Nelson
Cheryl Nelson
Allisia Bergsman
Ron Collins
DAD Boone
Curt & Pam Phillips
Fay Cox
Denny Brett
Scott David
Alysa Shepard
Josh Shepard
Cory Neal






PO Box 664
Huntersville NC 28070

PUBLIC HEARING

Date: August 7, 2023
Time: 6:00 pm
Location: **In Person:** Huntersville Town Hall 101 Huntersville-Concord Rd.
Livestream Listen Only: <https://www.youtube.com/@townofhuntersvillenc28078/>
Applicant: Jonathan Eury
Case #: R23-06

Public Meeting Dates

Meeting Type	Purpose	Date & Time
Community Meeting	Informational	June 24, 2023
Public Hearing	Public Meeting	August 7, 2023 @ 6 pm
Planning Board *	Recommendation	August 22, 2023 @ 6:30 pm
Town Board *	Approval/Denial	September 18, 2023 @ 6 pm

* Tentative—check www.huntersville.org for latest dates

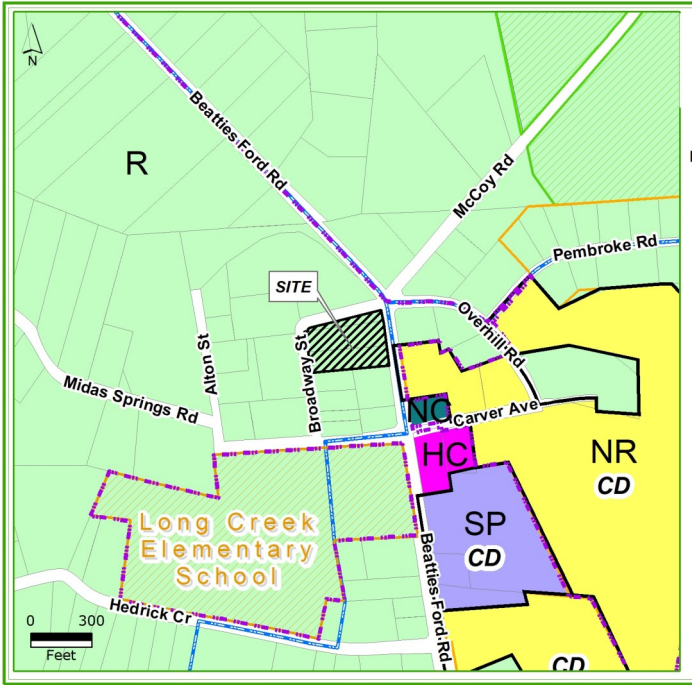
PUBLIC HEARING NOTICE DATE: August 7, 2023 | **R23-06** Beatties Ford Family Entertainment

NOTICE OF PUBLIC HEARING FOR REZONING REQUEST

A Rezoning Petition has been submitted to rezone 2.513 acres from Rural (R) to Highway Commercial (HC) with Conditions (CD) to allow indoor and outdoor recreation with commercial uses. The “Site” (see inset map) is located south of Hambright Road, east of Everette Keith Road (Parcels # : 02305105, 02305106, 02305107).

A public hearing will be held in person at Town Hall located at 101 Huntersville-Concord Drive, Huntersville, NC 28078, and livestreamed to listen only at <https://www.youtube.com/@townofhuntersvillenc28078/streams>. The public is invited to attend in person if you wish to comment during the public hearing for this request. Please check the meeting agenda for all final meeting arrangements which may be adjusted to address public safety concerns as necessary at the time of the meeting.

YouTube Livestream:



Zoning Legend:
R = Rural
HC = Highway Commercial
NR = Neighborhood Residential

Site = Parcels requesting rezoning
NC—Neighborhood Center
SP = Special Purpose
[CD = Conditional District]

Project Page:


FOR ADDITIONAL INFORMATION:
CONTACT Nathan Farber AICP, Planner II
Phone: 704-766-2237
Email: nfarber@huntersville.org
Online: www.huntersville.org - search: **R23-06**

**Town of Huntersville
Town Board
August 22, 2023**

To: Town Board

From: David Peete, Principal Planner

Date: August 22, 2023

Subject:

EXPLAIN REQUEST:

Consider recommendation

ACTION RECOMMENDED:

Consider recommendation

FINANCIAL IMPLICATIONS:

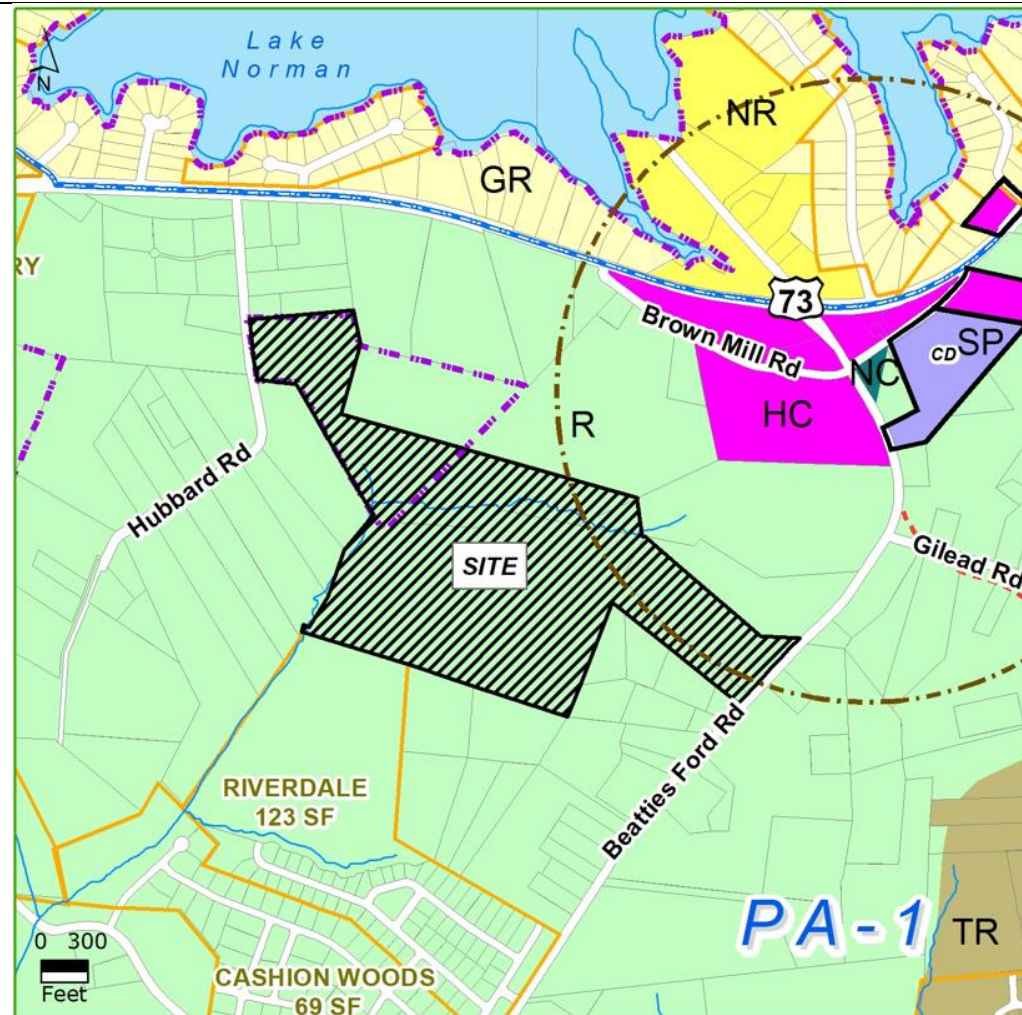
N/A

ATTACHMENTS:

1. R23-07 Planning Board Staff Report Update 8-22-23
2. Attachment A-1 - General Application (EPCON)
3. Attachment A-2 - General Application (Signature Addendum Browning)
4. Attachment B - EPCON - Beatties Ford Road (Courtyards at Walters Farm)
Rezoning & Sketch Plan 07.21.23
5. Attachment C - EPCON - Beatties Ford Rd Community Mtg summary 7.24.23

Petition R23-07 EPCON – Beatties Ford Road Conditional District (now titled “EPCON – Courtyards at Walters Farm”)

PART 1: PROJECT SUMMARY



R – Rural
TR – Transitional Residential
SP – Special Purpose
NR – Neighborhood Residential
GR – General Residential
HC – Highway Commercial

Applicant: EPCON Communities Carolinas, LLC.

Property Owner: Paul & Ruth Walters Family, LLC & Fred T. & Sandra R. Browning (see Attachment A).

Property Address: 15131 Beatties Ford Road.

Project Size: (+/-) 78.7-acres

Parcel Number(s):

01313125, 01313126, 01313142, 01313143, 01313144, 01313116.

Current Zoning: Rural (R).

Current Land Use: Large-lot, Single-Family Homes & vacant.

Proposed Zoning: Transitional Residential – Conditional District (TR - CD).

Proposed Land Use:

118 age-restricted (55+), single-family homes.

1. Purpose: To rezone 78.7-acres located west of Beatties Ford Road (near the intersection of Beatties Ford Road and Gilead Road) from Rural (R) to Transitional Residential – Conditional District (TR-CD), (see map above). The proposed rezoning is for a 118 age-restricted, single-family home subdivision. If the proposed rezoning is approved, a Subdivision Sketch Plan will be reviewed by staff for compliance.
2. Adjoining Zoning and Land Uses.
North: Rural (R) – a church (Gilead Church) & vacant.
South: Rural (R) – large-lot, single-family homes & one (1) new single-family home subdivision, currently under construction (Riverdale – Phase 2).
East: Rural (R) – Beatties Ford Rd. & large-lot, single-family homes.
West: Rural (R) – Large-lot, single-family residential.

3. One Community Meeting was held on Monday, July 24, 2023, at the Huntersville Arts & Cultural Center on Old Statesville Road. A Summary of the meeting is included in Attachment C.
4. Notice for this rezoning petition was given via postcards sent to adjoining property owners within 250 ft. of the project limits; a legal ad placed in the Charlotte Observer; and posting of rezoning signs on the property in two (2) locations.

PART 2: REZONING/SITE PLAN ISSUES

This proposed EPCON – Beatties Ford Road Conditional District Rezoning / Sketch Plan is generally compliant with the Zoning Ordinance and Subdivision Regulations, with significant elements as follows:

- Proposed principal use is a 118 age-restricted, single-family home subdivision.
- Three (3) Urban Open Spaces (Mini parks) are to be provided on site.
- Forty percent (40%) open space is the minimum required in the Transitional Residential district and 31.59-acres (40.1%) is proposed.
- Thirty-five percent (35%) tree save is the minimum required in the Transitional Residential district and 21.0-acres (35.9%) is proposed. Minimum required specimen tree save is 35% and 52.9% is proposed to be saved.
- Access is provided by one (1) main entry from Beatties Ford Road and a connection to Riverdale – Phase 2 (under construction). In addition, two (2) stubs are provided for future connections as adjacent properties redevelop.
- If approved, the portion of the subdivision along the north that is not within the Town limits would be offered for voluntary annexation.

ISSUES: The applicant requests the following five (5) modifications to Ordinance requirements (see CD Rezoning Plan Sheet RZ-201.

- a) “Remove landscaped median requirement at the entrance of the subdivision.”
STAFF COMMENT: **Staff can support this modification request.** Per Article 3.2.2.d.2.i, “...a landscaped median at least 20 ft. in width shall be required at all entrances into the subdivision”. A landscaped median along Beatties Ford Road would not be in keeping with the rural esthetic of the corridor.
- b) “Increase the driveway width to 18 ft. for lots less than 60 ft. wide.”
STAFF COMMENT: **Staff does not support this modification request.** Per Article 8.16.3, “...lots 60 feet wide or less, driveways shall be no more than 14 feet wide as measured along the public street right-of-way for a detached house”. Developments throughout Town with lots under 60 feet in width function well with the 14 ft. limit. 2) With a proposed build-to range of 20 – 45 feet in depth for this development, there is sufficient room to maneuver vehicles.
- c) “Increase the maximum length of a cul-de-sac by +/- 470 ft. due to constraints imposed by existing easements.”
STAFF COMMENT: **Staff can support this modification request.** The total length of the cul-de-sac is 768 feet, which includes a gas line easement crossing. By deleting the 105 ft. easement width, the remaining cul-de-sac is 663 feet in length. Cul-de-sacs are limited to 350 feet in length.
- d) “Allow disturbance in the first 20 ft. of the undisturbed buffer were noted on the plan. This disturbed area will be replanted according to the Zoning Ordinance and as shown on the site plan.”
STAFF COMMENT: **Staff does not support this modification request.** Per Article 7.5 of the Zoning Ordinance, “Any major residential subdivision abutting a property zoned residential or developed residential, not internal to a planned community” is required to have a buffer “40 feet minimum when density is two times greater than the existing development. This buffer standard was adopted in March of this year and is intended to protect existing development. The 2040 Community Plan recommends encouraging open space and tree preservation and preserving 40 feet of undisturbed buffer along the subdivision edge will further that goal.

- e) “Allow a wet pond, rather than traditional water quality measures, to be used for the density of the site.”

STAFF COMMENT: **Staff can support this modification request.** Article 8.17.13 of the Zoning Ordinance (Low Impact Development (LID) Approach) states that “the use of LID BMP’s is required by this Ordinance unless mitigation practices are approved and implemented”. The Town can work with the applicant to utilize acceptable alternative techniques to meet the intent of the Water Quality Ordinance and provide desired outcome for the development.

OTHER SITE PLAN ISSUES:

1. Per Article 5.5 – Elements of Street Design – part d.3. requires that “an on-street parking lane on at least one side of the street is required on streets serving ... detached houses with lots 60 ft. or less in width”. Per the diagram on Sheet RZ-201, the majority of lots do not front the required 57 ft. width street cross-section. In addition, Town streets are 51 ft. without on-street parking or 57 ft. with on-street parking. 50 ft. and 55.5 ft. are shown on plans, respectively, and must be revised.
2. A berm is proposed within the 100 ft. buffer along Beatties Ford Road, to be installed subject to the requirements of Article 7.4.2.g. This includes approval by the Planning Board.

PART 3: TRANSPORTATION ISSUES

A TIA Determination of Need form for the development was submitted on April 13, 2023, and on April 19, 2023, it was determined the Town would not require a TIA. However, NCDOT did require a TIA and the following improvements are to be installed:

- 150 ft. left turn at proposed development entrance.
- 100 ft. right turn at proposed development entrance.

In addition, the Town finds the entry road width at Beatties Ford Road unacceptable and needs to be limited to 26 ft. maximum.

All outstanding redline comments must also be addressed.

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”.

The current Zoning Map (shown above) indicates the area of this request is in the Rural zoning district, with a portion of the entry area also located within an Activity Center.

The 2040 Huntersville Community Plan could support this project through the following sections:

- **Policy LU-2: Encourage residential development that follows the pattern outlined in the future land use map.**
 - LU 2.2: Lower intensity residential uses are expected within the Residential Edge and Rural Conservation areas identified on the Future Land Use Map.

STAFF COMMENT: While both the Rural Conservation and Residential Edge areas would both be considered low intensity; the future land use map extended the Residential Edge designation to the outer limits of the Activity Center boundary. Per the 2040 Community Plan, “Planned Activity Centers include a mix of non-residential uses and are usually located at key intersections of major or minor thoroughfares. “Residential uses include a mix of housing types centered around shopping, service or civic uses. Residential uses transition to lower gross density with more open space away from Activity Centers. This boundary is not specific, but rather indicates the extent

of a ¼ mile walkable distance. This proposed development does not connect to the current uses within the Activity Center. Once outside of the Activity Center, the Future Land Use Map indicates Rural Conservation should be preserved.

- **Policy LU-6: Support a mix of land uses in key locations.**

- LU 6.1: A mix of land uses is encouraged in Mixed Use Centers, Activity Centers, Employment Centers identified on the Future Land Use Map.

STAFF COMMENT: The portion of this subdivision, if developed under Rural zoning, would provide low-density housing at the outer edge of an Activity Center. At this time, there is no connection between the proposed subdivision and the rest of the Activity Center.

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

- LU 9.2: Within lower intensity areas including Moderate Density, Residential Edge, Rural Conservation, and Critical Watershed areas conservation design & farmhouse clusters are encouraged.
 - Scenic nature of roadways should be preserved
 - Development should be clustered away from key natural features.
 - Site design should minimize grading and maximize preservation of existing stands of mature, native trees.

STAFF COMMENT: The 100 ft. buffer along Beatties Ford Road will serve to protect the road's historic character and hide the differing house-pattern behind a landscaped berm. The homes are located somewhat close to stream buffers but are not close enough to impact them. And while there are several stands of significant trees located along the entry area, the development is meeting the minimum TR standard for tree preservation. It should be noted that the R zone has a higher standard of tree preservation.

- **Policy LU-10: Encourage a diversity of housing options.**

- LU 10.1: Align housing options with resident needs and promote attainable housing options.
 - Accommodate a mix of housing by type, tenure, and location to serve a growing and increasingly diverse population. Housing offerings should align with workforce opportunities, including management, professional positions, and service positions.
- LU 10.2: Continue to encourage a mix of lot sizes in new developments.
- LU 10.4: Consider allowing additional flexibility in site design in exchange for more quality open space preservation to allow for conservation of natural resources in the Transitional and Rural zoning districts.

STAFF COMMENT: The proposed subdivision consists of age-restricted, single-family homes, which contributes to the mix of housing within town. There are also three (3) different lots sizes, consisting of 55 ft., 68 ft. and 78 ft. wide lots, however, only 7 of the 118 lots are 78 ft. wide.

- **Policy LU-12: Preserve historic structures and landscapes in Huntersville.**

- LU 12.2: Utilize notable projects list from the Architectural Survey, State Historic Preservation Office (SHPO) data, and other resources during design and development review.
- LU 12.3: Blend new development with existing neighborhoods, structures and landscapes through the use of transitions in building types and placement of open space, buffers, and other site features.

STAFF COMMENT: The Gilead Church, located near the entrance along Beatties Ford Road, has been identified as historically significant and the (min.) 40 ft. buffer along the shared border with this church and its cemetery will play a critical role in protecting this community asset.

- **Policy EOS-2: Encourage conservation subdivision design in Residential Edge and Rural Conservation areas.**
 - EOS 2.1: Continue to require and incentivize open space reservation in Moderate Density, Residential Edge, Rural Conservation, and Critical Watershed areas.
 - Encourage new development to have at least 40% open space in new development in these areas
 - The Residential Edge and Rural Conservation areas on the Future Land Use map are associated with the Transitional and Rural zoning districts. These zoning districts offer a sliding scale in allowable density depending on the amount of open space preserved.
 - EOS 2.2: In the Transitional and Rural zoning districts, consider allowing additional flexibility in site design in exchange for more quality open space preservation, which promotes conservation of natural resources.

STAFF COMMENT: The subdivision proposes the minimum amount of open space (40.1%) and tree preservation.

- **Policy EOS-3: Prioritize tree canopy preservation in the lower intensity areas (Residential Edge, Rural Conservation, and Critical Watershed areas).**

STAFF COMMENT: This subdivision proposes to save 52.9% of existing specimen trees and 35% of existing canopy. The current Rural zoning district requires 50% specimen tree save and 50% existing tree canopy, which goes further to prioritize tree canopy preservation.

- **Policy EOS-6: Preserve elements of rural character.**
 - EOS 6.1: Enforce existing standards and evaluate new design standards to preserve the character of scenic country roads.
 - McCauley Road, Black Farms Road, Beatties Farm Road, and Ramah Church Road have been identified as scenic resources and should have corridor-specific design controls that preserve scenic beauty.
 - For instance, the planned cross-section for Beatties Ford Road includes a 100ft buffer and multi-use trail

STAFF COMMENT: The subdivision has a 100-ft. wide buffer along the frontage of Beatties Ford Road to preserve the rural character of the corridor. A landscaped berm will be planted within this buffer, as there is very little existing vegetation in that area.

- **Policy EOS-10: Improve bicycle and pedestrian facilities throughout Town.**
 - EOS 10.1: Implement the Bicycle and Pedestrian Committee's 30-by-30 plan.
 - Connect all parks, schools, neighborhoods, major shopping into the Greenway System by 2030 incrementally over the next 10 years.
 - Include Greenways, sidewalks, multi-use paths, trails, and dirtways.

STAFF COMMENT: The goals of the 30 x 30 Bike and Pedestrian Plan are furthered by the provision of a 10 ft. wide sidepath along the frontage of Beatties Ford Road. There are no public greenway linkages through this area.

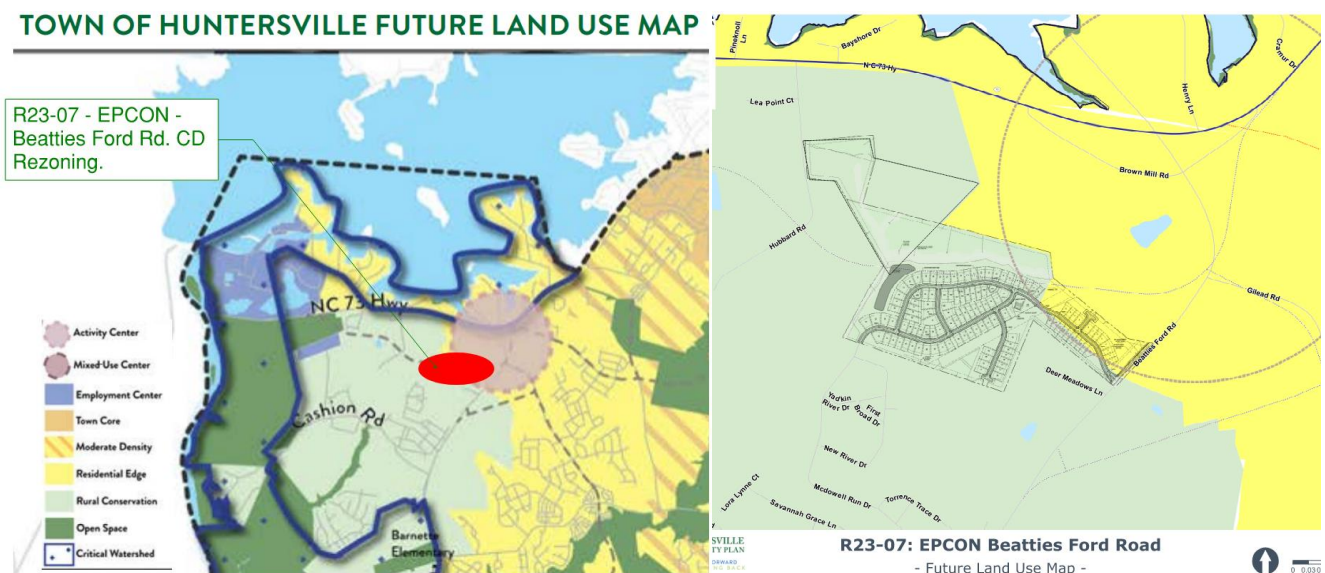
- **Policy T-3: Improve connectivity throughout the study area.**

STAFF COMMENT: Access is provided by one (1) main entry from Beatties Ford Road and a connection to Riverdale – Phase 2 (under construction). In addition, two (2) stubs are provided for future connections as adjacent properties redevelop.

The 2040 Huntersville Community Plan **does not support** this project through the following sections:

- **Policy LU-1: Encourage a development pattern that follows the Future Land Use Map.**
 - LU 1.1: Utilize the Future Land Use Map during development approval process to ensure compatibility with long-range plans.

STAFF COMMENT: The parcels requested to be rezoned are shown below. The majority of the subdivision is zoned Rural (R) and is located in the 2040 Community Plan’s Rural Conservation designation. The request is to rezone the property to Transitional Residential (TR), which is not adjacent, nor located anywhere on the west side of Beatties Ford Road. Within the Future Land Use Map, the Residential Edge designation – which would accommodate the TR zoning district – is adjacent to the properties. The majority of the Residential Edge area overlaid onto the parcels that make up the Activity Center shown on the Future Land Use Map (see circle area, below). The Residential Edge designation was not carried over to the parcels west of Beatties Ford Road, to limit the level of development within this very rural area.



- **Policy LU-3: Manage residential growth in the eastern and western parts of Huntersville’s planning jurisdiction.**
 - LU 3.1: Discourage rezonings to higher intensity residential districts in the Residential Edge and Rural Conservation future land use character areas.
 - There is constant pressure to rezone to higher density districts on the edges of town. Growth management was the #1 priority for survey responses. There needs to be a concerted effort to uphold previous policy decisions to limit density and increase open space preservation in the more undeveloped areas outside of the Town Core.

STAFF COMMENT: Again, once the TR zoning district is introduced on the west side of Beatties Ford, with the available acreage that is vacant or under-developed, there will be more pressure to rezone additional properties.

- **Policy LU-7: Require new development to follow design principles that reinforce the vision for the Town as expressed in this plan and other adopted plans.** The town has committed to traditional town planning and

urban design principles that are meant to preserve the character of the town. This commitment is noted in adopted plans and the zoning ordinance and has been expressed in new development over the last 25 years.

- LU 7.1: Require all new development to adhere to the following design principles:
 - In lower intensity areas (including MD, RE, RC, CW) preservation of rural character and natural resources are prioritized.
 - In these areas, structures can be set back further from the road and should blend into the landscape and the scenic nature of roadways should be preserved.

STAFF COMMENT: The current Rural zoning district requires a minimum open space reservation of 45%. This subdivision proposes 40% open space, including the Urban Open Space areas, which is the minimum for the TR zone, but is not in keeping with the Rural Conservation goal of preservation of rural character and natural resources.

- **Policy LU-11: Protect Existing Housing Stock.**

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

STAFF COMMENT: While the proposed lot pattern and lot size are not in keeping with the majority of the existing housing, the lot pattern is similar to the Riverdale – Phase 2 development. Without the appropriate buffers along the exterior project boundaries, this development would not respect the existing development pattern.

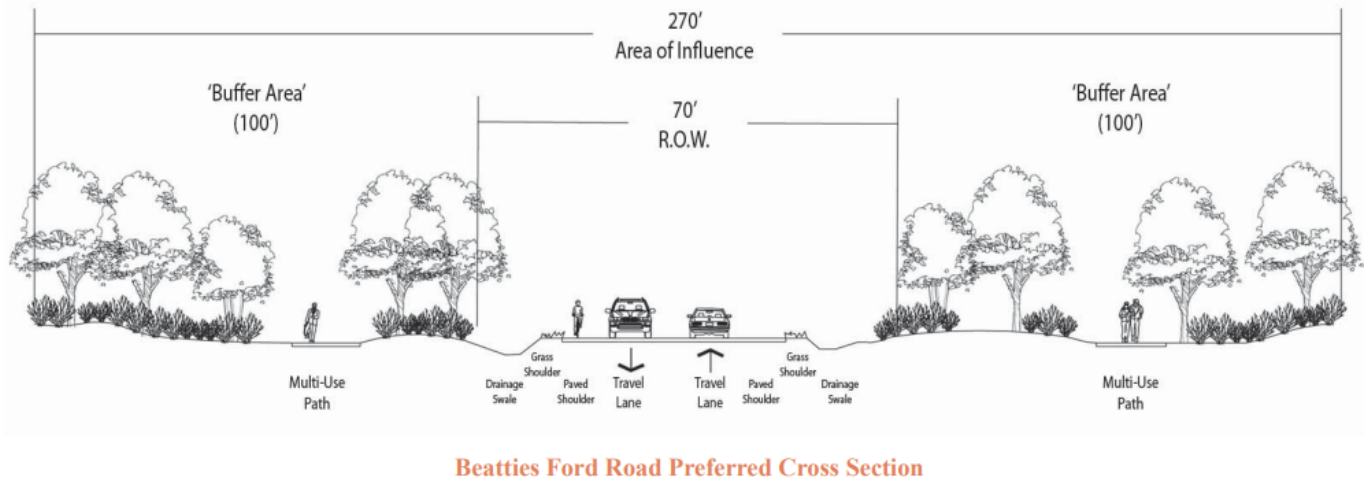
The Beatties Ford Road Corridor Small Area Plan (SAP) (adopted 2007) addresses this request as follows:

The proposed EPCON – Beatties Ford Road development is located in the “Residential Area / Subdivisions” (shown in beige, below) area.

STAFF COMMENT: Section 7.2 – Land Use and Zoning, of the Small Area Plan, recommends to “continue the low-density development pattern within the study area”.



The future cross-section for Beatties Ford Road is shown below and the proposed road improvements in the CD Rezoning / Sketch Plan are consistent with what is shown.



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

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

STAFF COMMENT:

The proposed EPCON – Beatties Ford Road - Conditional District Rezoning is not supported by the 2040 Community Plan, which calls for the majority of the property to be Rural Conservation, which the existing Rural zoning district most-directly lines-up with. This support is due to development being limited to 0.9-units per acre with a maximum of 45% open space preservation. Rezoning to TR would increase the density in this area to 1.5 units per acre, while reducing minimum required open space to 40%. Tree-save percentage is also reduced in TR, which is not supported by the 2040 Community Plan. Of primary concern is the introduction of TR zoning west of Beatties Ford Road where none exists. The closet TR zoning is located to the east of Beatties Ford Road. Once a pattern of increased-density development is established, a precedent for similar development along the corridor will follow, as there is a significant amount of vacant or under-developed property in the general area. 2040 Community Plan Implementation Policy LU-3.1 states “there is constant pressure to rezone to higher density districts on edges of town. Growth management was the #1 priority for survey responses. There needs to be a concerted effort to uphold previous policy decisions to limit density and increase open space preservation in the more undeveloped areas outside of the Town Core”.

- 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 (TIA) was not required by the Town for this rezoning, however NCDOT did require transportation improvements – see Part 3 of this report.
- A Willingness-to-serve letter from Charlotte Water was issued by Charlotte Water on 5-5-23.
- A Conceptual Storm Water Drainage Plan (PCO-1) is under review and must be approved by staff.
- The CD Rezoning Plan was sent to Charlotte-Mecklenburg School (CMS) for consideration (see Attachment D).

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

STAFF COMMENT:

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

PART 5: STAFF RECOMMENDATION

The EPCON – Beatties Ford Road Conditional District Rezoning Plan from Rural (R) to Transitional Residential – Conditional District (TR-CD) is **not supported** by staff for the reasons outlined in Part 4 of this report. If the Town Board were to rezone the property, as proposed, the following conditions should apply:

- Staff can support modification “a” – (entry median).
- Staff **does not** support modification “b” (increased driveway width).
- Staff can support modification “c” (cul-de-sac length).
- Staff **does not** support modification “d” (buffer disturbance).
- Staff does support modification “e” (wet pond).
- On-street parking must be provided on (at least) one side for all lots under 60 feet in width.
- All outstanding redline comments must be addressed.
- RECOMMEND – Add a walking trail throughout the subdivision.

PART 6: PUBLIC HEARING COMMENTS

Public Hearing scheduled for Monday, August 7, 2023.

PART 7: PLANNING BOARD RECOMMENDATION

Planning Board scheduled to review on August 22, 2023.

PART 8: SCHEDULED FINAL TOWN BOARD ACTION

Final Action scheduled for September 18, 2023.

PART 9: ATTACHMENTS/ENCLOSURES

Attachments

A – General Application (Rezoning).

B – EPCON – Beatties Ford Road CD Rezoning Plan.

C - Community Meeting Report from July 24, 2023 – to be provided prior to public hearing.

D – CMS Report – to be provided prior to public hearing.

PART 10: CONSISTENCY STATEMENT - R 23-07 EPCON – Beatties Ford Road Conditional District Rezoning.

Planning Department	Planning Board	Board of Commissioners
APPROVAL:	APPROVAL: In considering the proposed rezoning application R23-07; EPCON – Beatties Ford Road CD Rezoning, 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 R23-07; EPCON – Beatties Ford Road CD Rezoning, 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 R23-07; EPCON – Beatties Ford Road Conditional District Rezoning, Town Staff DOES NOT RECOMMEND APPROVAL of the rezoning as it is not consistent with Implementation Goals LU-1, LU-3, LU-7, & LU-11 of the 2040 Community Plan. <u>It is not reasonable, nor in the public interest to rezone these 78.7-acres from Rural (R) to Transitional Residential (TR) to Corporate Business – Conditional District (CB-CD) BECAUSE it would be inconsistent with the 2040 Community Plan.</u>	DENIAL: In considering the proposed rezoning application R23-07; EPCON – Beatties Ford Road CD Rezoning, the Planning Board recommends denial based on the Plan being <u>(consistent OR inconsistent) with (insert applicable plan reference)</u>. <u>It is not reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>	DENIAL: In considering the proposed rezoning application R23-07; EPCON – Beatties Ford Road CD Rezoning, 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 04-25-2023

Name of Project Beatties Ford Road Residential Phase # (if subdivision) _____

Project Address 15201 Beatties Ford Road, Huntersville, NC 28078

Parcel Identification Number(s) (PIN) 01313125, 01313126, 01313142,
01313143, 01313144 & 01313116

Current Zoning District R Proposed District (for rezoning only) TR

Property Size (acres) 78.7 AC Street Frontage (feet) 574 ft

Current Land Use Vacant / Single Family Residential

Proposed Land Use(s) Single Family Detached Residential

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.

Proposed Conditional District Rezoning from R to TR

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 Epcon Communities Carolinas, LLC Phone 704-607-0152
☐ 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 Andy Gibbon Printed Name: Andy Gibbon

Title Land Development Director Email agibbon@epconcommunities.com

Address of Applicant 11020 David Taylor Drive, Suite 105, Charlotte, NC 28262

7. Property Owner (if different than applicant)

*Printed Name Paul & Ruth Walters Family LLC 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 Paul Walters Printed Name PAUL S. WALTERS

Title Mgr. Email Jim@LWENGINEERS.COM

Address of Property Owner 102 Sherwood Drive, Huntersville, NC 28078

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

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

8. Development/Design Firm Contact Information

Bowman Development Group	Whitney Hodges	704-929-8396	whitneyhodges@gmail.com
Development Firm	Name of Contact	Phone	Email
Timmons Group	Andrew Allison	704-227-1564	andrew.allison@timmons.com
Design Firm	Name of Contact	Phone	Email

Contact Information

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



General Application
Owner/Applicant Signature Addendum

Application Information

Date of Application 04-25-2023 Application Number _____

Name of Project Beatties Ford Road Residential Phase # (if subdivision) _____

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

* ^ Printed Name Fred T & Sandra R Browning Phone Number 704-408-3673
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☒ Other: _____

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

Signature Fred T. Browning Parcel ID(s): 01313125

Title Owner Email Browningf@roadrunner.com

Address of Property Owner/Applicant 15201 Beatties Ford Rd, Huntersville, NC 28078

* ^ Printed Name Fred T & Sandra R Browning Phone Number _____
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

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

Signature _____ Parcel ID(s): 01313125

Title _____ Email _____

Address of Property Owner/Applicant 15201 Beatties Ford Rd, Huntersville, NC 28078

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

Signature _____ Parcel ID(s): _____

Title _____ Email _____

Address of Property Owner/Applicant _____

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

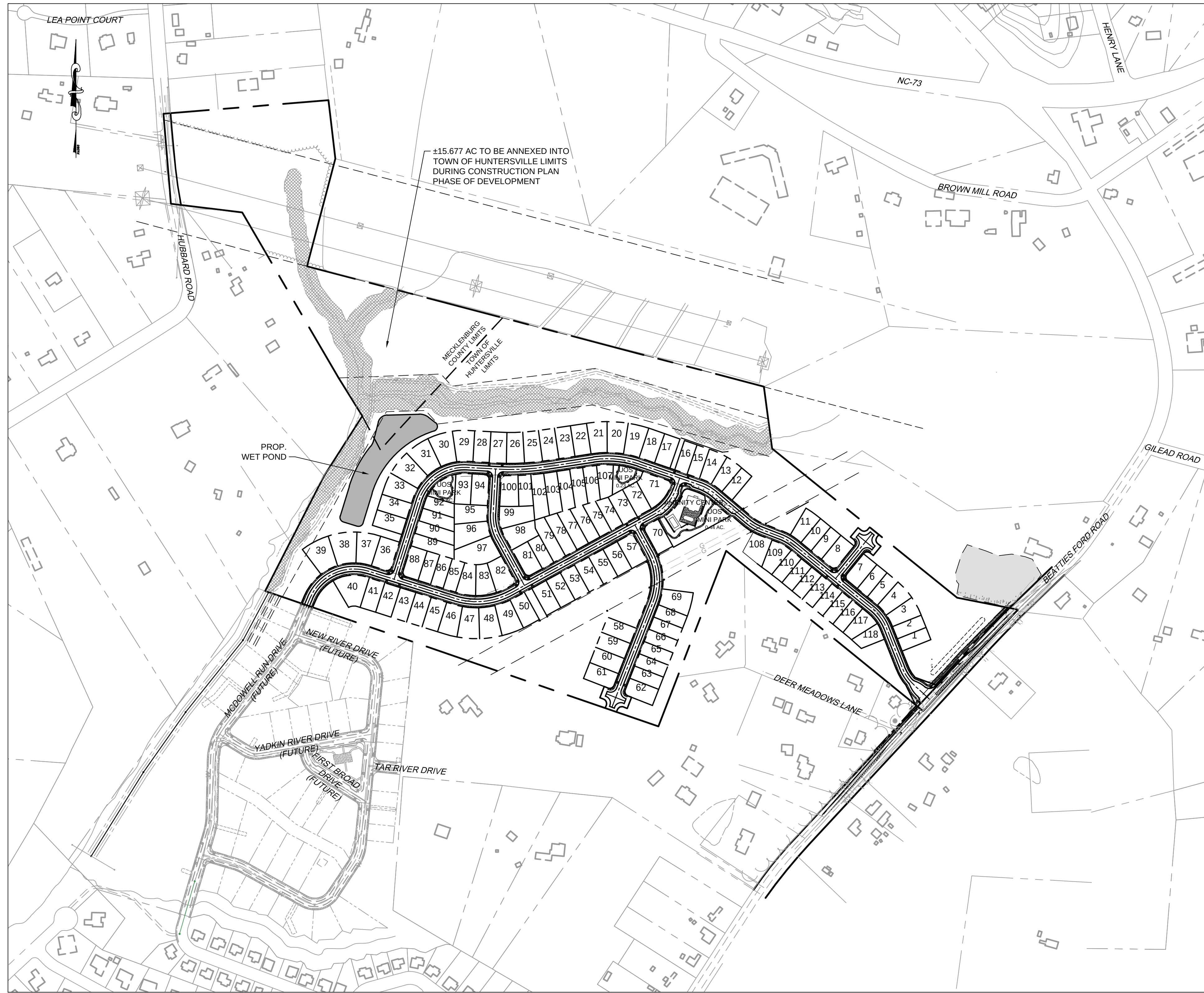
^ If signed by an agent on behalf of the Owner, this petition MUST be accompanied by a Limited Power of Attorney signed by the property owner (s) and notarized, specifically authorizing the agent to act on the owner (s) behalf in signing this application. Failure of each owner, or their duly authorized agent, to sign, or failure to include the authority of the agent signed by the property owner, will result in an INVALID APPLICATION.

EPCON - COURTYARDS AT WALTERS FARM

CONDITIONAL DISTRICT REZONING / SKETCH PLAN

15131 BEATTIES FORD RD
HUNTERSVILLE, NORTH CAROLINA

EPM PROJECT NO. 449924
REZONING NO. R23-07



VICINITY MAP
SCALE: 1" = 250'

Sheet List Table	
Sheet Number	Sheet Title
RZ-000	COVER
RZ-100	EXISTING CONDITIONS
RZ-101	EXISTING SLOPE ANALYSIS
RZ-102	TREE SURVEY
RZ-103	ADJACENT PROPERTY OWNERS
RZ-104	ADJACENT PROPERTY OWNERS INFORMATION & TREE LIST
RZ-105	FOUR STEP DESIGN PROCESS
RZ-200	REZONING PLAN
RZ-201	SITE NOTES AND DETAILS
RZ-202	SITE NOTES AND DETAILS
RZ-300	CONCEPTUAL GRADING & DRAINAGE PLAN
RZ-400	CONCEPTUAL PLANTING PLAN
RZ-500	CONCEPTUAL URBAN OPEN SPACE PLAN

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

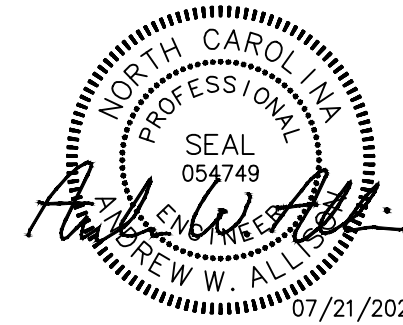
PROPERTY OWNER INFORMATION

PARCEL ID: 01313125
FRED & SANDRA BROWNING
15201 BEATTIES FORD ROAD, HUNTERSVILLE, NC 28078

PARCEL ID'S: 01313116, 01313126, 01313142, 01313143 & 01313144
PAUL & RUTH WALTERS FAMILY LLC
102 SHERWOOD DRIVE, HUNTERSVILLE, NC 28078

REQUIRED NCDOT ROAD IMPROVEMENTS FOR BEATTIES FORD ROAD

150' LEFT TURN LANE AT PROPOSED DEVELOPMENT ENTRANCE
100' RIGHT TURN LANE AT PROPOSED DEVELOPMENT ENTRANCE



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CHARLOTTE, NC 28262

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TIMMONS GROUP

EPCON - COURTYARDS AT WALTERS FARM

HUNTERSVILLE, NORTH CAROLINA

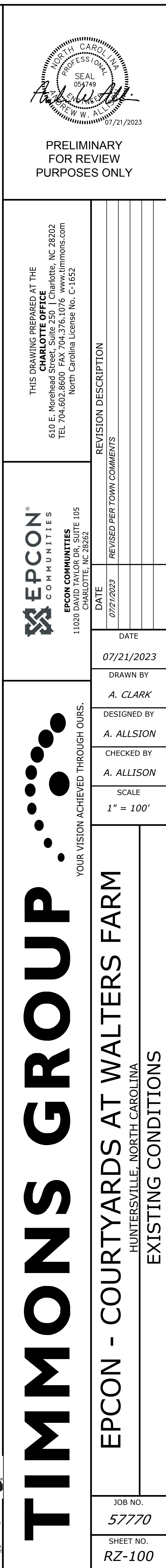
COVER

JOB NO.
57770

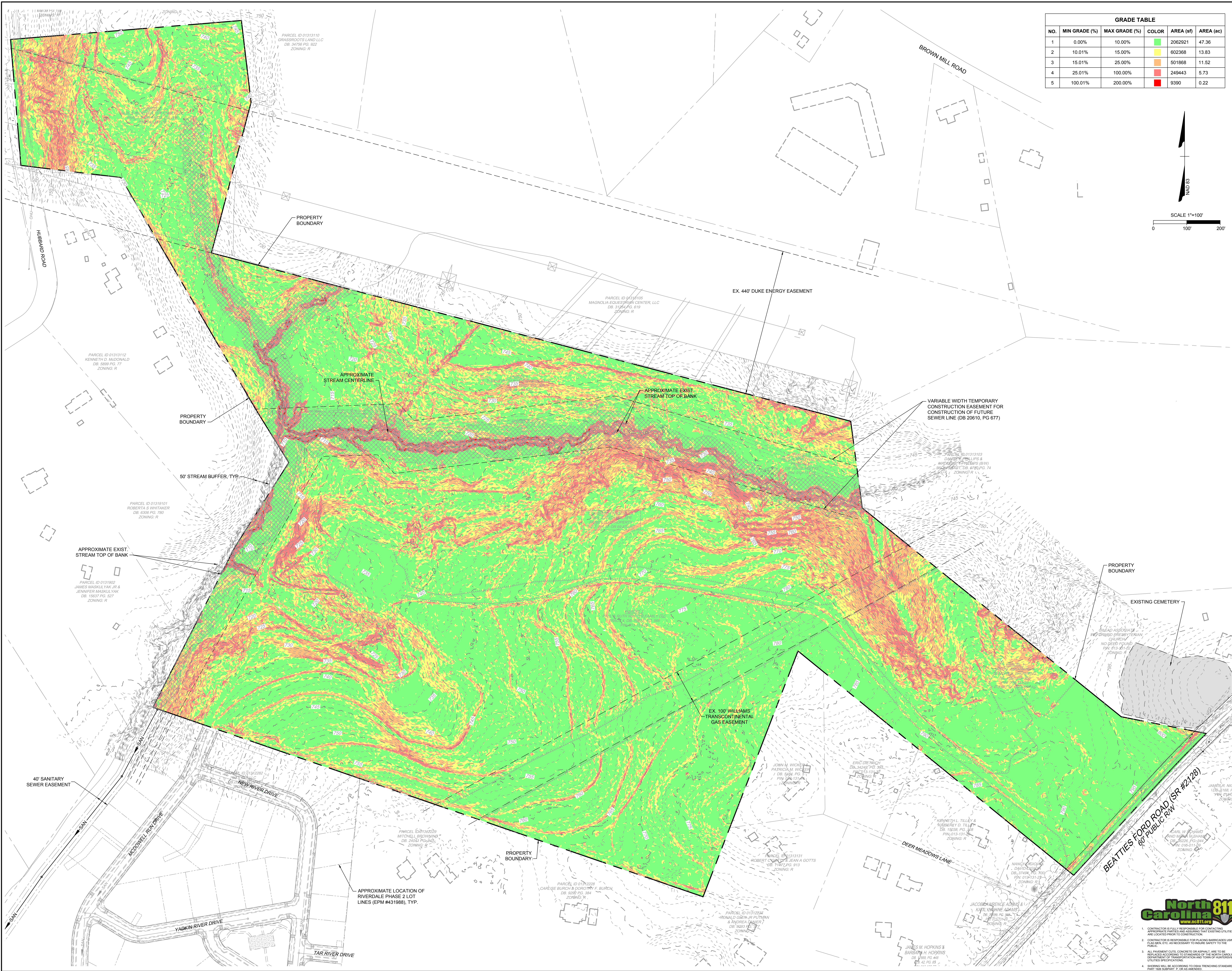
SHEET NO.
RZ-000



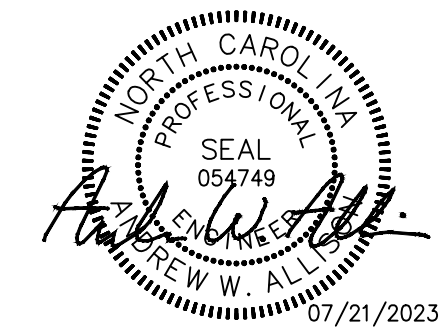
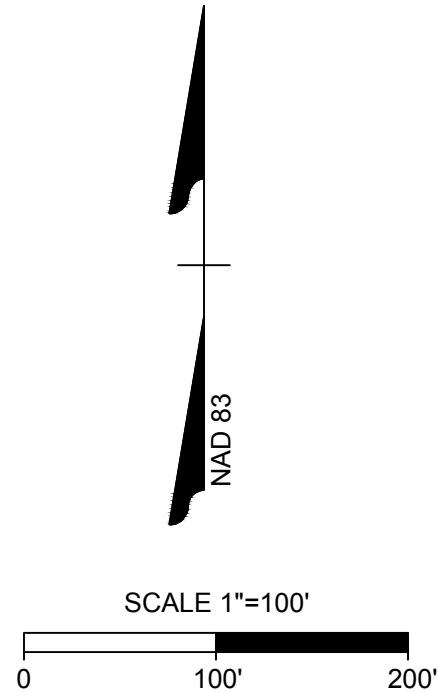
- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN ETC. AS NECESSARY TO ASSURE SAFETY TO THE PUBLIC.
- ALL FURNISHED CUTS, CONCRETE OR ASPHALT ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND TOWN OF HUNTERSVILLE UTILITIES SPECIFICATIONS.
- SHORING WILL BE ACCORDING TO OWNER TRENCHING STANDARDS PART 108 SUBPART F, OR AS AMENDED.



S:\045770-Business Form Residential\Epson\DWG\Sheet\Resizing\57770-C104-S10E.dwg | Plotted on 7/21/2023 2:11 PM | by Andy Clark



GRADE TABLE					
NO.	MIN GRADE (%)	MAX GRADE (%)	COLOR	AREA (sf)	AREA (ac)
1	0.00%	10.00%		2062921	47.36
2	10.01%	15.00%		602368	13.83
3	15.01%	25.00%		501868	11.52
4	25.01%	100.00%		249443	5.73
5	100.01%	200.00%		9390	0.22



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11020 DAVID TAYLOR DR, SUITE 105
CHARLOTTE, NC 28262

DATE	REVISION DESCRIPTION
07/21/2023	REVISED PER TOWN COMMENTS

DATE	DRAWN BY	DESIGNED BY	CHECKED BY	SCALE
07/21/2023	A. CLARK	A. ALLISON	A. ALLISON	1" = 100'

TIMMONS GROUP

YOUR VISION ACHIEVED THROUGH OURS.

EPCON - COURTYARDS AT WALTERS FARM
HUNTERSVILLE, NORTH CAROLINA
EXISTING SLOPE ANALYSIS

JOB NO.	57770
SHEET NO.	RZ-101



- CONTRACTOR IS FULLY RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND UTILITIES LOCATIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN ETC. AS NECESSARY TO MAINTAIN SAFETY TO THE PUBLIC.
- ALL PERMITS AND UTILITIES LOCATIONS ARE TO BE MAINTAINED AND ADJUSTED TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND TOWN OF HUNTERSVILLE UTILITIES SPECIFICATIONS.
- SHOWING WILL BE ACCORDING TO DATA TRENCHING STANDARDS PART 108 SUBPART F, OR AS AMENDED.

S:\0457776-Business Farm Residential\Epcon\DWG\Sheet\Resizing\57776-C102-AJCL.dwg | Printed on 7/21/2023 2:12 PM | by Andy Clark



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EPCON[®]
COMMUNITIES

EPCON COMMUNITIES
11020 DAVID TAYLOR DR, SUITE 105
CHARLOTTE, NC 28262

DATE	REVISION DESCRIPTION
07/21/2023	REVISED PER TOWN COMMENTS

DATE
07/21/2023

DRAWN BY
A. CLARK

DESIGNED BY
A. ALLSION

CHECKED BY
A. ALLSION

SCALE
1" = 150'

TIMMONS GROUP

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EPCON - COURTYARDS AT WALTERS FARM
HUNTERSVILLE, NORTH CAROLINA

ADJACENT PROPERTY OWNERS

JOB NO.
57776

SHEET NO.
RZ-103

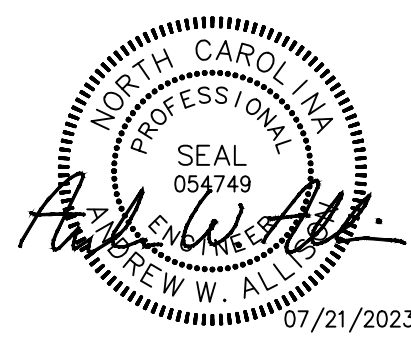
*TREE LOCATED WITHIN EXISTING WILLIAMS
TRANSCONTINENTAL GAS PIPELINE EASEMENT AND
NOT COUNTED TOWARDS TREE SAVE REQUIREMENTS.

EXISTING TREE LIST			
TREE DBH (INCHES)	TREE SPECIES	SAVED (YES/NO)	
24	WHITE OAK	NO	
24	SYCAMORE	YES	
24	SYCAMORE	YES	
24	SYCAMORE	YES	
24	SYCAMORE	YES	
24	GUM	NO	
24	GUM	NO	
24	WHITE OAK	YES	
24	WHITE OAK	NO	
24	WHITE OAK	NO	
24	WHITE OAK	YES	
24	WHITE OAK	YES	
24	HARDWOOD	YES	
24	HARDWOOD	YES	
24	HARDWOOD	YES	
24	GUM	YES	
25	WHITE OAK	NO	
25	WHITE OAK	NO	
25	WHITE OAK	YES	
25	WHITE OAK	YES	
25	SYCAMORE	YES	
26	GUM	NO	
26	WHITE OAK	NO	
26	WHITE OAK	NO	
26	WHITE OAK	NO	
26	WHITE OAK	NO	
26	WHITE OAK	YES*	
26	WHITE OAK	YES*	
26	WHITE OAK	YES	
26	WHITE OAK	YES	
26	WHITE OAK	YES	
26	GUM	NO	
26	GUM	NO	
26	GUM	NO	
26	GUM	NO	
26	GUM	NO	
26	SYCAMORE	YES	
26	WHITE OAK	NO	
27	WHITE OAK	YES	
27	WHITE OAK	YES	
28	WHITE OAK	NO	
28	WHITE OAK	NO	
28	WHITE OAK	NO	
28	WHITE OAK	YES*	
28	WHITE OAK	YES	
28	WHITE OAK	YES	
28	OAK	YES	
28	WHITE OAK	YES	
28	GUM	YES	
28	WHITE OAK	YES	
28	WHITE OAK	YES	
28	WHITE OAK	NO	
30	WHITE OAK	NO	
30	WHITE OAK	YES	
30	WHITE OAK	NO	
30	WHITE OAK	NO	
30	WHITE OAK	NO	
30	WHITE OAK	NO	
32	WHITE OAK	NO	
32	WHITE OAK	NO	
34	WHITE OAK	YES	
34	OAK	YES	
36	WHITE OAK	NO	
36	WHITE OAK	NO	
36	WHITE OAK	NO	
36	WHITE OAK	NO	
36	WHITE OAK	NO	
36	GUM	YES	
36	WHITE OAK	YES	
36	GUM	YES	
36	WHITE OAK	NO	
36	WHITE OAK	NO	
36	WHITE OAK	YES	
38	WHITE OAK	YES	
40	GUM	YES	
40	WHITE OAK	NO	
40	WHITE OAK	YES	
42	WHITE OAK	YES	
50	WHITE OAK	YES	
60	WHITE OAK	NO	
60	WHITE OAK	NO	
72	WHITE OAK	YES	

ADJACENT PROPERTY OWNERS				
PARCEL	PARCEL NO.	OWNER	MAILING ADDRESS	ZONING
1	01313114	WICKER, JOHN MWICKER, PATRICIA M	5827 DEER MEADOWS LANE HUNTERSVILLE NC 28078	R
2	01313132	DIETRICH, ERIC	5835 DEER MEADOWS LN HUNTERSVILLE NC 28078	R
3	01313128	TILLEY, KIMBERLY DTILLEY, KENNETH LEROY	5925 DEER MEADOWS LN HUNTERSVILLE NC 28078	R
4	01313127	DIGIOIA, DAVIDDIGIOIA, NANCY	16216 WALCOT LN CORNELIUS NC 28031	R
5	01313129	ADAMS, KAITLYN ANNEADAMS, JACOB LAWRENCE	15101 BEATTIES FORD RD HUNTERSVILLE NC 28078	R
6	01313130	SPERLUNG, BRANDON STEWARTSPERLUNG, MINDY J	5910 DEER MEADOWS LN HUNTERSVILLE NC 28078	R
7	01313131	GOTTS, A JEANGOTTS, ROBERT C	5826 DEER MEADOWS LN HUNTERSVILLE NC 28078	R
8	01312227	ANDREA LANIER, PUTNAM, RONALD GLENN JR	15027 BEATTIES FORD RD HUNTERSVILLE NC 28078	R
9	01312228	BURCH, DOROTHY F.BURCH, CARLISE	15025 BEATTIES FORD RD HUNTERSVILLE NC 28078	R
10	01312229	BROWNING, MITCHELL	15019 BEATTIES FORD RD HUNTERSVILLE NC 28078	R
11	01312282	MTS CLT LLC,	2857 WESTOIRT RD CHARLOTTE NC 28208	R
12	01319104	PEREZ, DAVIDAINSUE-PEREZ, REBECCA LEE	15510 HUBBARD RD HUNTERSVILLE NC 28078	R
13	01319115	ROLLO, ARTHURROLLO, LORRAINE J	8 GEOFFREY LN KINGS PARK NY 11754	R
14	01319102	MASKULYAK, JAMES W JRMASKULYAK, JENNIFER	15608 HUBBARD RD HUNTERSVILLE NC 28078	R
15	01319101	WHITAKER, ROBERTA S	15620 HUBBARD RD HUNTERSVILLE NC 28078	R
16	01313112	MCDONALD, KENNETH D	15648 HUBBARD RD HUNTERSVILLE NC 28078	R
17	01313123	BREWER, DENNISBREWER, CINDEE	15820 HUBBARD RD HUNTERSVILLE NC 28078	R
18	01313122	SCHELL, MICHAEL	15900 HUBBARD RD HUNTERSVILLE NC 28078	R
19	01313139	BREWER, DENNISBREWER, CINDEE	15820 HUBBARD RD HUNTERSVILLE NC 28078	R
20	01313110	GRASSROOTS LAND LLC,	15550 STUMPTOWN RD HUNTERSVILLE NC 28078	R
21	01313105	MAGNOLIA EQUESTRIAN CENTER LLC,	14210 LITINGOW PL HUNTERSVILLE NC 28078	R
22	01313103	PHILLIPS, MADEUNE TPHILLIPS, DANIEL E (B/W)	14720 BROWNS MILL RD HUNTERSVILLE NC 28078	R
23	01313102	GILEAD ASSOCIATE REFORMED, PRESBYTERIAN CH	RFD 3 BOX 108 HUNTERSVILLE NC 28078	R
24	01501107	BIGGERS, EDGAR M III	17115 GRENACHE CT CORNELIUS NC 28031	R
25	01501108	VOYER, MELISSAVOYER, CLEMENT LEON III	15308 BEATTIES FORD RD HUNTERSVILLE NC 28078	R
26	01501112	NICHOLSON, JAMES R	15124 BEATTIES FORD RD HUNTERSVILLE NC 28078	R
27	01501109	SCHAMU, MARIKA MSCHAMU, CARL W	2395S N PATUXENT BEACH RD CALIFORNIA MD 20619	R
28	01314101	MOORE, DAVID FRANKTARA LYNN,	15619 HUBBARD RD HUNTERSVILLE NC 28078	R
29	01314102	MABE, SHELLY ADOUGLAS M LAWIRMORE,	15815 HUBBARD RD HUNTERSVILLE NC 28078	R
30	01314129	WILLIAMSON, ELIZABETH ANN	15823 HUBBARD RD HUNTERSVILLE NC 28078	R
31	01314130	ZARNOCH, ROBERT A	14111 LEA POINT CT HUNTERSVILLE NC 28078	R



1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, 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 NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND TOWN OF HUNTERSVILLE UTILITIES SPECIFICATIONS.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS, PART 1926 SUBPART P, OR AS AMENDED.



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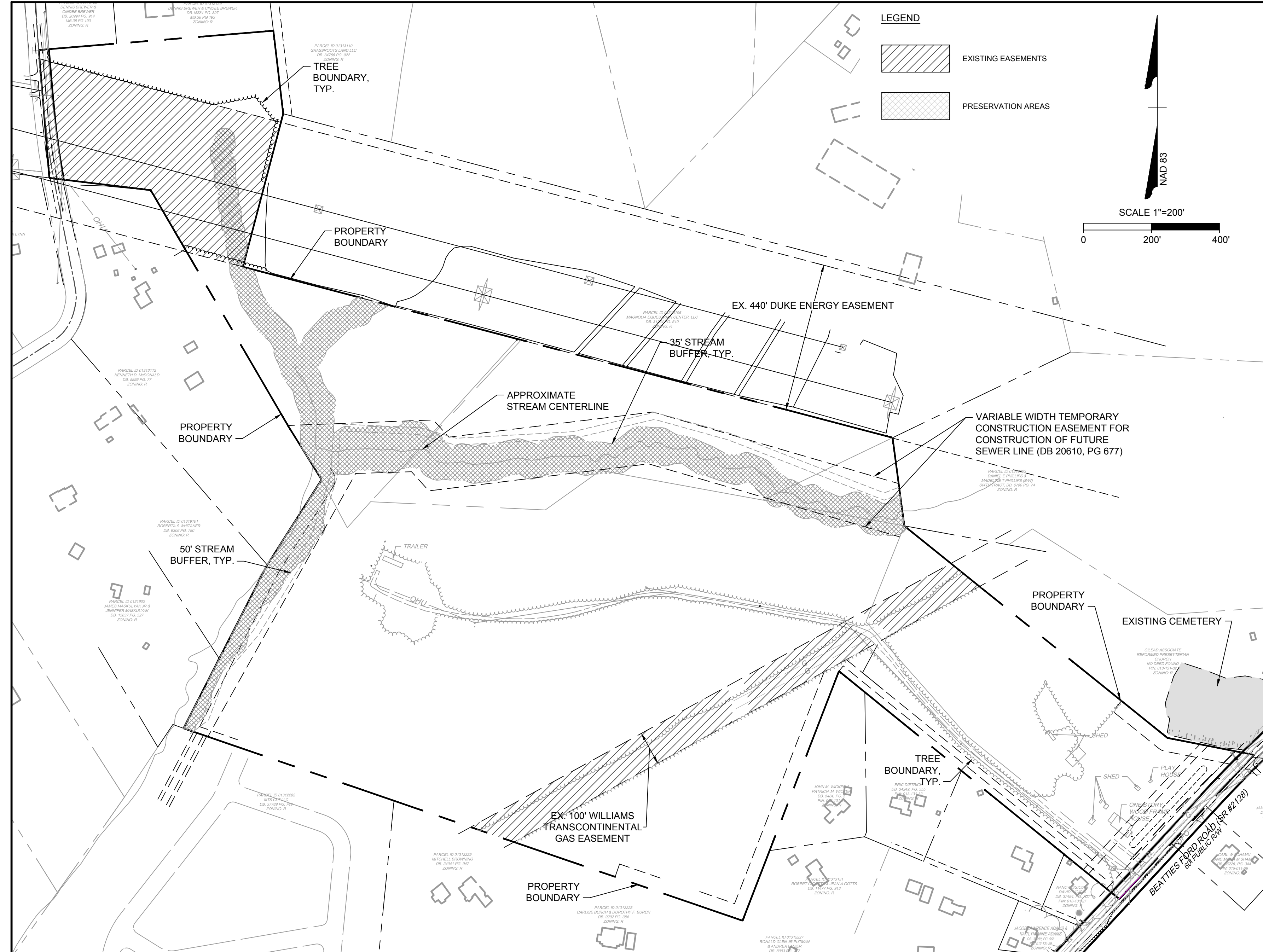
EPCON - COURTYARDS AT WALTERS FARM HUNTERSVILLE, NORTH CAROLINA ADJACENT PROPERTY OWNERS INFORMATION & TREE LIST		JOB NO.		57770
		SHEET NO.		RZ-104
		DATE		07/21/2023
		REVISION DESCRIPTION		RE/USED PER TOWN COMMENTS
		DATE		
DATE		07/21/2023	DRAWN BY	A. CLARK
DESIGNED BY		A. ALLISON		
CHECKED BY		A. ALLISON		
SCALE		1" = 100'		

The logo for the Timmons Group. It features the company name "TIMMONS GROUP" in a bold, black, sans-serif font. To the right of the text is a graphic element consisting of a series of black dots of varying sizes, arranged in a curved, upward-sloping path that suggests a rising trend or a cluster of data points.

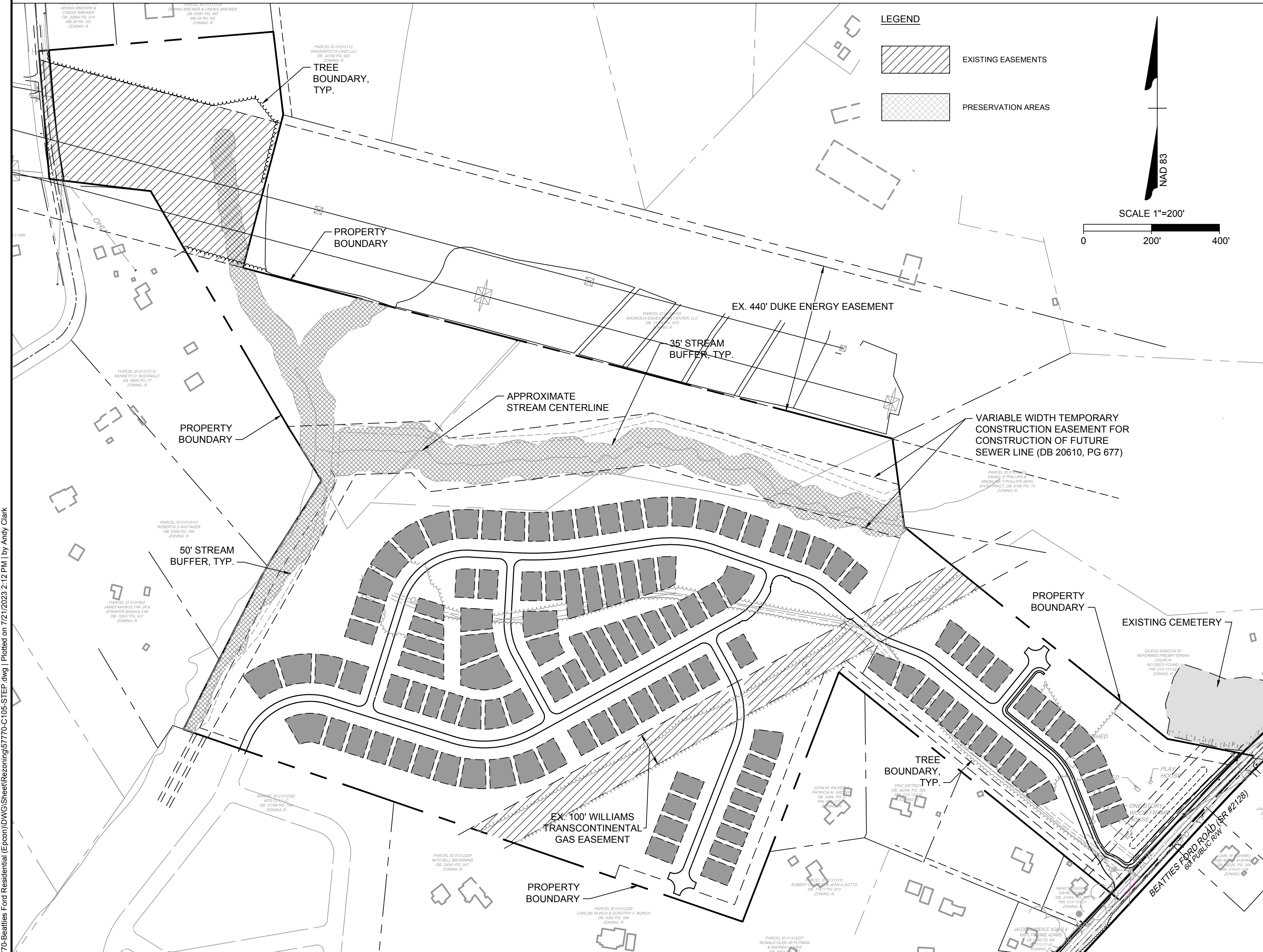
YOUR VISION ACHIEVED THROUGH OURS.

EPCON - COURTYARDS AT WALTERS FARM
HUNTERSVILLE, NORTH CAROLINA

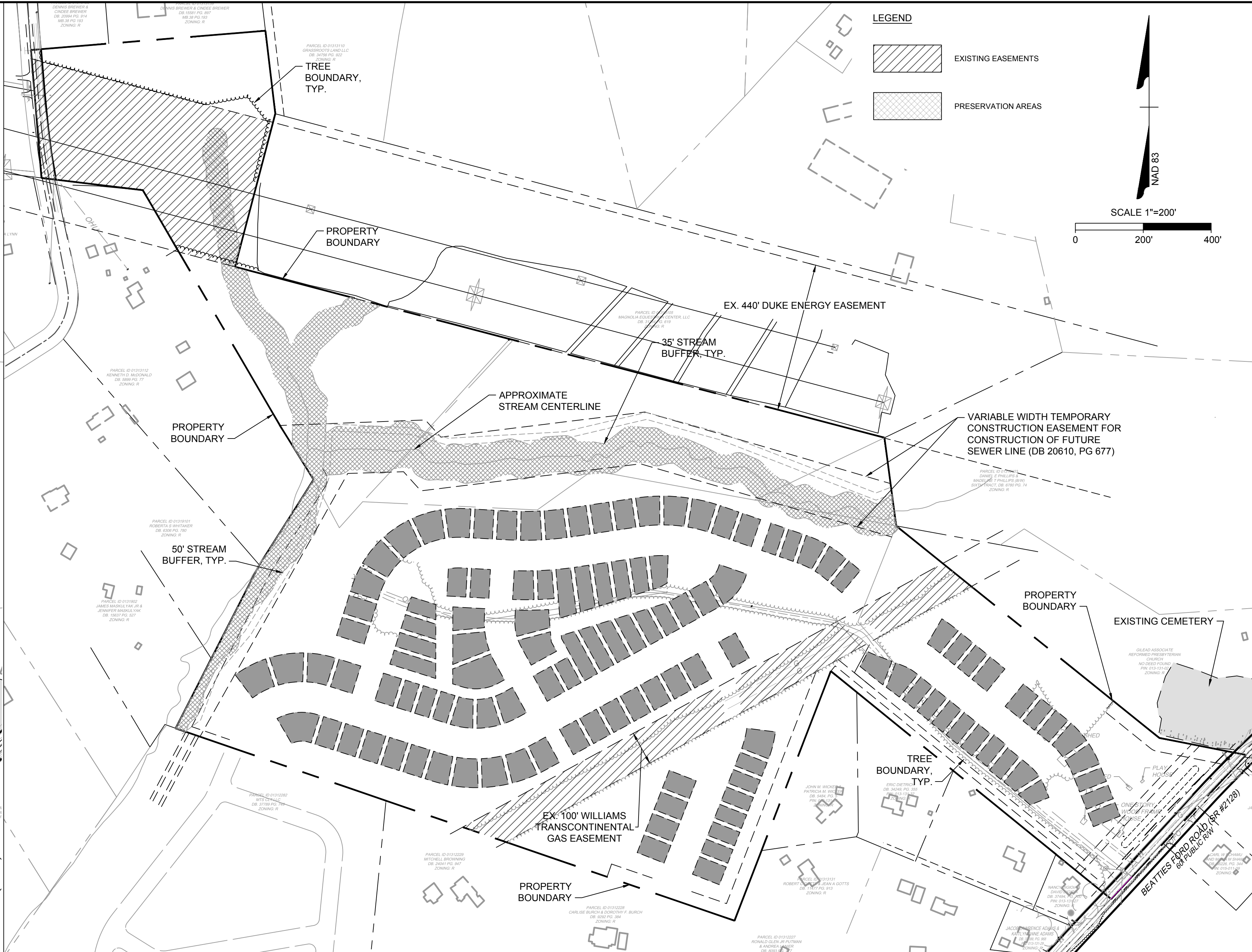
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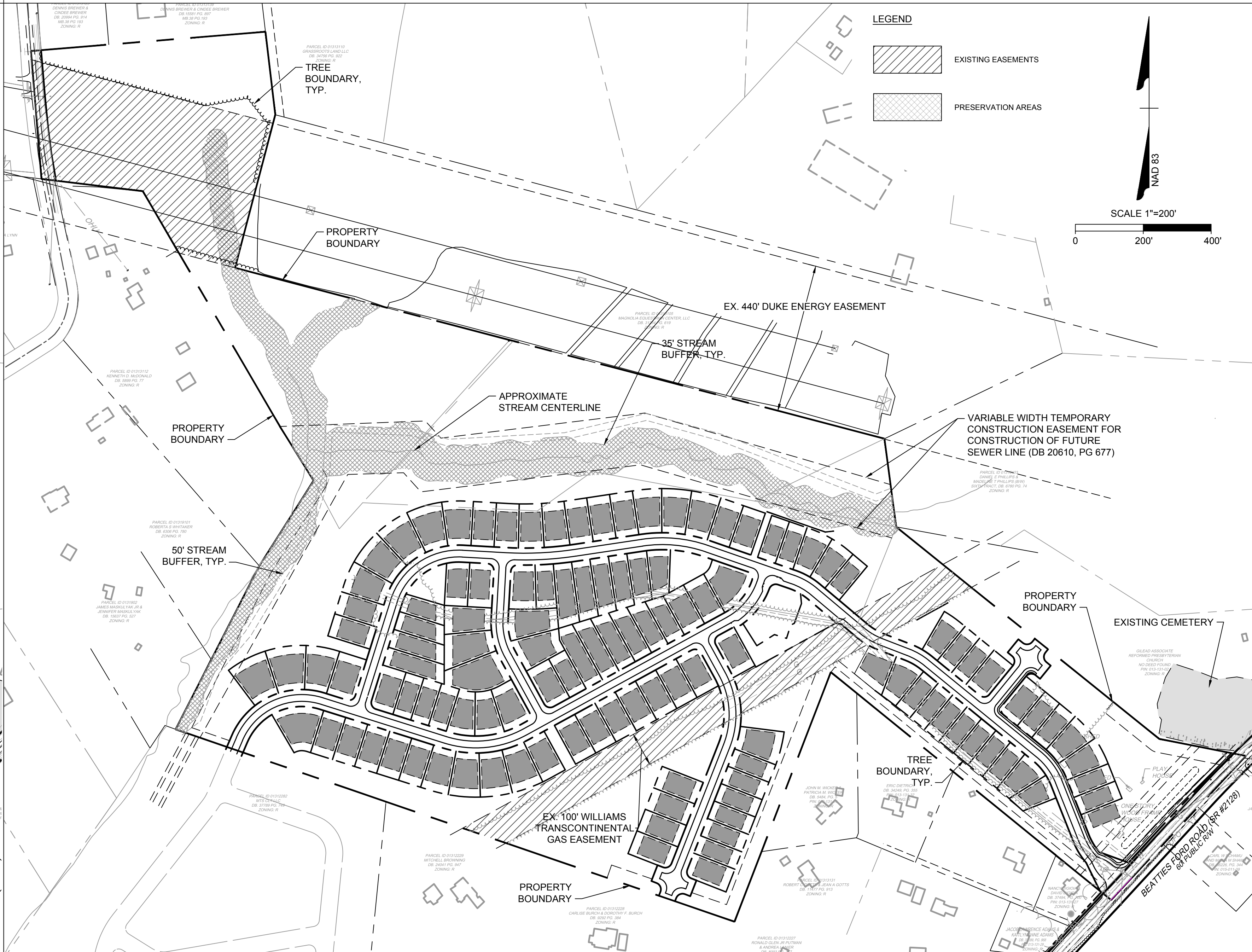
STEP 1 - DESIGNATING OPEN SPACE
NATURAL FEATURES, POTENTIAL PRESERVATION AREAS, STREAMS, FLOODWAYS, FLOODPLAINS, SIGNIFICANT TREES, TREE COVER AND NATURAL, SCENIC RESOURCES AND EXISTING EASEMENTS.



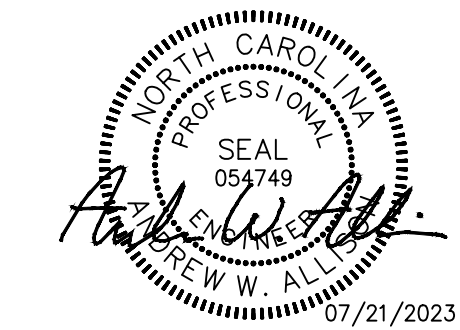
STEP 3 - STREET LAYOUT
PROPOSED STREET ALIGNMENTS



STEP 2 - LOCATING HOUSE SITES
POTENTIAL HOUSE SITES



STEP 4 - LOT LINES
POTENTIAL LOTS FOR INDIVIDUAL HOUSES AND OPEN SPACES



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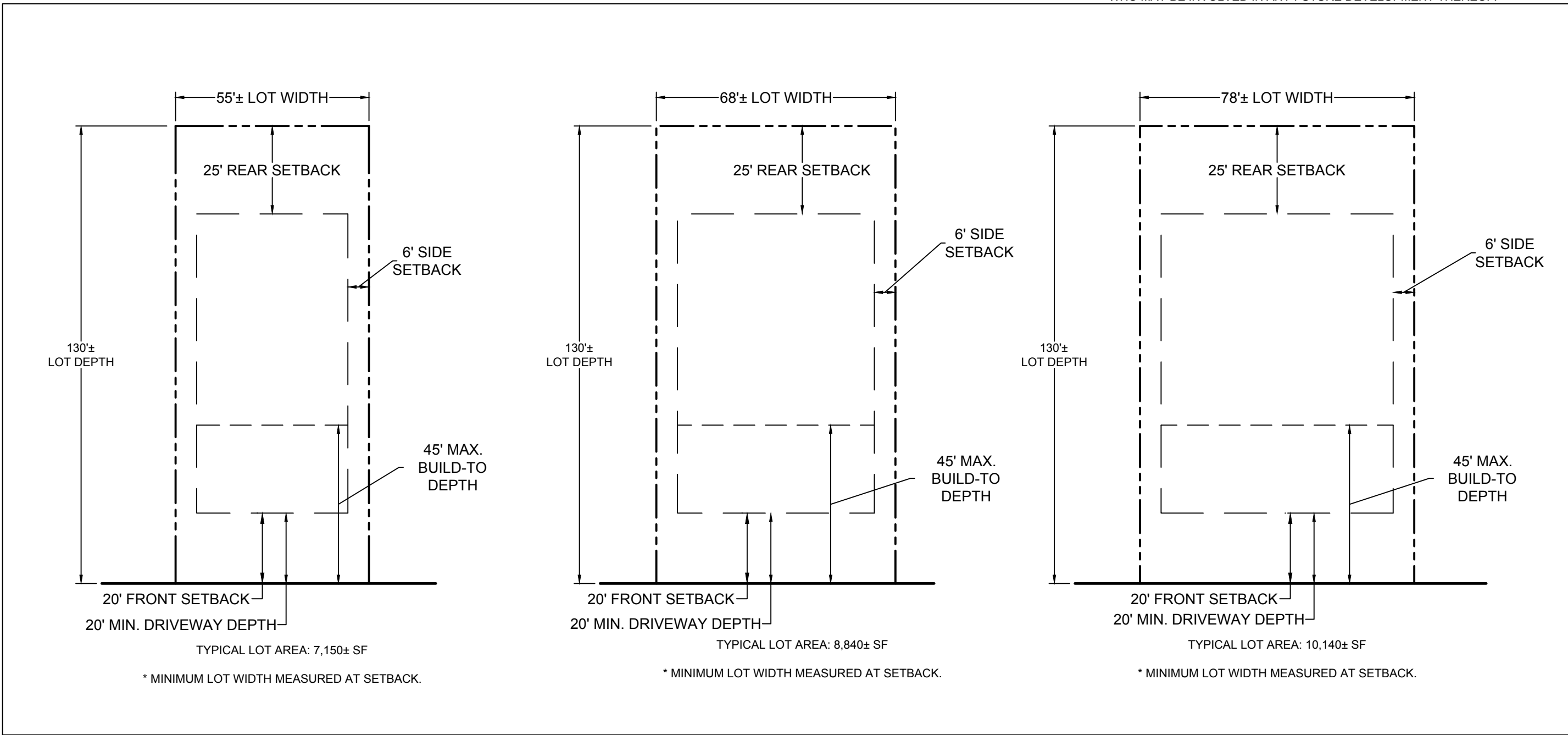
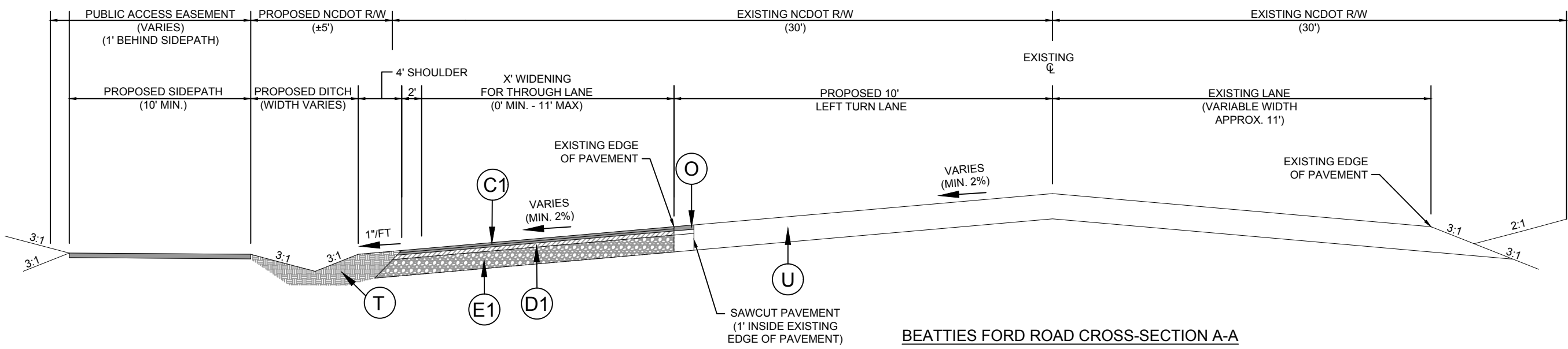
TIMMONS GROUP
HUNTERSVILLE, NORTH CAROLINA
EPCON - COURTYARDS AT WALTERS FARM
FOUR STEP DESIGN PROCESS

JOB NO.
57770
SHEET NO.
RZ-105



BLOCK LENGTH DIAGRAM
AND STREET TYPE MAP
N.T.S

BEATTIES FORD ROAD PAVEMENT SCHEDULE	
C1	ASPHALT SURFACE COURSE (1.5" OF 59.5C, 2 LIFTS, RATE 112 LBS/SY/INCH)
D1	ASPHALT INTERMEDIATE COURSE (2.5" OF 119.0C, RATE 114 LBS/SY/INCH)
E1	ASPHALT BASE COURSE (8" OF 825.0C, 2 LIFTS, FIRST 1" EXTENDING 6" BEHIND CURB, SECOND LIFT 3", RATE 114 LBS/SY/INCH)
O	ASPHALT OVERLAY (1.5" 59.5C, RATE 112 LBS/SY/INCH)
T	EARTH MATERIAL
U	EXISTING PAVEMENT



GENERAL PROVISIONS

- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING APPLICATION FOR EPM PROJECT NO. "R23-07" (449924) FILED BY EPCON COMMUNITIES (THE "PETITIONER") ON MAY 26, 2023 (THE "FILING DATE") FOR AN APPROXIMATELY 78.70 ACRE SITE LOCATED OFF OF BEATTIES FORD ROAD, IN HUNTERVILLE, NORTH CAROLINA, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPOSED OF TAX PARCEL NOS. 01313125, 01313126, 01313142, 01313143, 01313144, AND 01313116. THE CURRENT ZONING OF THE SITE IS RURAL DISTRICT (R) LOCATED IN HUNTERVILLE AND MECKLENBURG COUNTY. THE PURPOSE OF THE REZONING PLAN AND ANNEXATION IS TO CONVERT THE ZONING CLASSIFICATION OF THE ENTIRE SITE TO TRANSITIONAL RESIDENTIAL DISTRICT (TR) WITHIN THE TOWN OF HUNTERVILLE.
- DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE TOWN OF HUNTERVILLE ZONING ORDINANCE AND SUBDIVISION ORDINANCE IN PLACE ON THE FILING DATE (THE "ORDINANCE").
- UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH OTHER STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE TRANSITIONAL RESIDENTIAL DISTRICT (TR) ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.
- THE LOTS AND PROPOSED IMPROVEMENTS, INCLUDING LOCATION OF STREETS, LOTS, DRIVEWAYS, AND COMMON AREAS, TREE SAVE, SHOWN ON THE SKETCH-REZONING PLAN ARE SCHEMATIC IN NATURE AND MAY BE ALTERED, OR MODIFIED DURING CONSTRUCTION DOCUMENT PHASE 50 LONG AS SUCH MODIFICATION IS COMPATIBLE WITH THE LAYOUT AND LOCATION OF LOTS AND IMPROVEMENTS SHOWN ON THE SKETCH-REZONING PLAN. MODIFICATIONS TO THE SITE PLAN MUST BE APPROVED BY THE TOWN OF HUNTERVILLE PLANNING AND ENGINEERING STAFF.
- THE DEVELOPMENT OF THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN MAY BE PHASED. ANY PROPOSED PHASING MUST ALIGN WITH REQUIRED INFRASTRUCTURE AND STORMWATER IMPROVEMENTS, PROVIDED, HOWEVER, EACH PHASE OR SEQUENCE OF IMPROVEMENTS IN THE SITE WILL MEET ALL ORDINANCE REQUIREMENTS, UTILITIES, INFRASTRUCTURE, AND GRADING SHALL BE DELIVERED TO EACH INDIVIDUAL PHASE AS EACH IS DEVELOPED.
- IN DEVELOPING THE PROPERTY, THE LAND MAY NEED TO BE RECOMBINED AND SUBDIVIDED FOR CONVEYANCE OR FINANCING PURPOSES. ANY SUCH RECOMBINATION OR SUBDIVISION WILL MEET THE REQUIREMENTS OF THE ORDINANCE. IN THE COURSE OF DEVELOPMENT, A REDUCTION OF LOTS MAY OCCUR IN ACCORDANCE WITH THE REGULATIONS OF THE ORDINANCE.
- FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF THE ORDINANCE. PROVIDED, HOWEVER, IN THE EVENT ANY PORTION OF THE SITE IS CONVEYED TO A THIRD PARTY, PETITIONER MAY REQUEST AN AMENDMENT TO THE REZONING PLAN WITHOUT THE WRITTEN CONSENT OF ANY OTHER OWNER OF ALL OR ANY PORTION OF THE SITE UNLESS SUCH AMENDMENT CONSTITUTES A CHANGE IN THE BUILDING OR USE OF THE PORTION OF THE SITE OWNED BY SUCH OWNER. ALL REQUIREMENTS IN CONNECTION WITH THE AMENDMENT WILL BE CALCULATED ON THE SITE AS A WHOLE IN THE SAME MANNER SUCH REQUIREMENTS WERE CALCULATED AT THE TIME OF THE INITIAL APPROVAL.
- THE REZONING PLAN IS A SITE-SPECIFIC DEVELOPMENT PLAN, AND APPROVAL THEREOF CONSTITUTES VESTED RIGHTS IN THE REZONING PLAN NOTWITHSTANDING ANY OTHER PROVISIONS OF THESE DEVELOPMENT STANDARDS. IF, AT SOME POINT, MODIFICATIONS ARE MADE TO THE TOWN'S ZONING 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. PROVIDED ORDINANCE MODIFICATIONS DO NOT CONSTITUTE A MAJOR AMENDMENT. SUCH MODIFICATIONS TO THE ORDINANCE SHALL IN NO WAY IMPACT THE PETITIONER'S VESTED RIGHTS.
- APPROVAL OF THE REZONING PLAN SHALL CONSTITUTE ESTABLISHMENT OF VESTED RIGHTS IN THE LANDOWNER (AND ITS SUCCESSORS AND ASSIGNS) FOR A PERIOD OF THREE YEARS PURSUANT TO N.C. GEN. STAT. §160A-385.1.

PERMITTED USES

- THE SITE MAY BE DEVELOPED FOR ANY USES THAT ARE PERMITTED BY RIGHT OR PERMITTED WITH CONDITIONS, UNDER THE ORDINANCE, INCLUDING ACCESSORY USES, IN THE TRANSITIONAL RESIDENTIAL DISTRICT, SUBJECT TO THE DEVELOPMENT STANDARDS ASSOCIATED WITH SUCH USE. ANY LABELING ON THE REZONING PLAN MAY BE AN INDICATION OF THE CURRENT INTENTION ON THE PART OF PETITIONER BUT SHALL NOT RESTRICT THE SITE IN A MANNER THAT CONFLICTS WITH THESE DEVELOPMENT NOTES.

TRANSPORTATION/ACCESS/STREET IMPROVEMENTS

- VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF EACH VEHICULAR ACCESS POINT ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE TOWN OF HUNTERVILLE AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- THE ALIGNMENTS OF THE INTERNAL DRIVES AND PARKING AREAS TO BE LOCATED ON THE SITE ARE SUBJECT TO ANY MINOR MODIFICATIONS OR ALTERATIONS REQUIRED DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PERMITTING PROCESSES.
- PETITIONER SHALL INSTALL SIDEWALKS, STREET TREES, PLANTING STRIPS, OR OTHER STREET IMPROVEMENTS AS SHOWN ON THE REZONING PLAN.
- PER THE TRAFFIC IMPACT ANALYSIS (TIA) APPLICATION FOR DETERMINATION OF TIA NEED REVIEWED BY THE TOWN AND ISSUED ON 4/19/2023, A TIA IS NOT REQUIRED FOR THIS DEVELOPMENT. THE FOLLOWING IMPROVEMENTS ARE REQUIRED TO BEATTIES FORD ROAD BY NCDOT:
 - 150' LEFT TURN LANE
 - 100' RIGHT TURN LANE

LANDSCAPING/BUFFERS

- DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE LANDSCAPING AND SCREENING REQUIREMENTS OF THE ORDINANCE.
- AN UNDISTURBED BUFFER YARD IS INTENDED TO BE A NATURAL, WOODED AREA AND SHALL COUNT TOWARD THE PROVISION OF OPEN SPACE AND TREE SAVE FOR THE DEVELOPMENT WHERE THE BUFFER CONTAINS EXISTING VEGETATION, IS A MINIMUM OF 20' FEET, AND IS NOT PART OF INDIVIDUAL LOTS. ONLY PORTIONS OF UNDISTURBED BUFFER YARD WITH EXISTING TREE COVER SHALL BE COUNTED AS TREE SAVE.
- AREAS OF THE PERIMETER BUFFER AND LANDSCAPE AREA THAT ARE DISTURBED SHALL BE REPLANTED ACCORDING TO STANDARDS OUTLINED IN CHAPTER 7 OF THE ORDINANCE. EXISTING VEGETATION MAY BE INCLUDED TO SATISFY BUFFER REQUIREMENTS.
- PETITIONER SHALL SHOW WALKING PATHS WITHIN OPEN SPACE AND URBAN OPEN SPACE AS SCHEMATICALLY SHOWN ON THE REZONING PLAN. THE ACTUAL LOCATION AND DETAILS OF SUCH PATHS AND URBAN OPEN SPACE TO BE DETERMINED DURING THE CONSTRUCTION DOCUMENT PHASE.
- THE 20' UNDISTURBED PERIMETER BUFFER WITHOUT EXISTING VEGETATION MAY BE DISTURBED IN ORDER TO PLANT NEW VEGETATION.
- RESIDENTIAL LOT TREES WILL BE PROVIDED AS FOLLOWS:
 - LOTS LESS THAN 10,000 SF: 1 FRONT YARD, 1 REAR YARD TREE REQUIRED
 - LOTS 10,000 SF - 15,000 SF: 1 FRONT YARD, 2 REAR YARD TREES REQUIRED

UTILITY PROVISIONS

- NEW WATER MAINS WILL BE PLACED UNDER SIDEWALK PER CHARLOTTE WATER STANDARDS.
- NEW SANITARY SEWER MAINS WILL BE PLACED PER CHARLOTTE WATER STANDARDS.

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 SITE 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 SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

ZONING CODE SUMMARY

PARCEL NUMBERS	01313125 9.6 ACRES 01313126 43.86 ACRES 01313142 9.403 ACRES 01313143 0.977 ACRES 01313144 1.215 ACRES 01313116 14.63 ACRES	OWNER: FRED T & SANDRA R BROWNING OWNER: PAUL & RUTH WALTERS FAMILY LLC OWNER: PAUL & RUTH WALTERS FAMILY LLC OWNER: PAUL & RUTH WALTERS FAMILY LLC OWNER: PAUL & RUTH WALTERS FAMILY LLC OWNER: PAUL & RUTH WALTERS FAMILY LLC
TOTAL PARCEL AREA	78.74 AC	
EXISTING ZONING	R	
PROPOSED ZONING	TR	
EXISTING LAND USE:	SINGLE FAMILY RESIDENTIAL	
PROPOSED LAND USE:	SINGLE FAMILY RESIDENTIAL	
BUILDING TYPE:	SINGLE FAMILY DETACHED	
TOTAL PROPOSED LOTS	118 LOTS	
55' WIDTH	54 LOTS (45.8%)	
66' WIDTH	57 LOTS (48.3%)	
78' WIDTH	7 LOTS (5.9%)	
MAXIMUM DENSITY:	1.5 DUA (WITH 40% OPEN SPACE)	
PROVIDED DENSITY:	118 LOTS / 78.7 AC = 1.5 DUA	
AMENITY SIZE:	±3,360 SF AMENITY BUILDING WITH POOL	
TYPICAL LOT SIZE:	55' X 130' (7,150 SF) 66' X 130' (8,580 SF) 78' X 130' (10,140 SF)	
AVERAGE LOT SIZE:	62.64' X 130' (8,144 SF)	
REQUIRED SETBACKS	6' 25' 10'	
SIDE SETBACK	SEE BUILD-TO-LINE	
FRONT SETBACK		
REAR SETBACK		
CORNER SETBACK		
BUILD-TO-LINE	20' TO 45' MAX. FROM RIGHT-OF-WAY	
REQUIRED BUFFER	20'/40' UNDISTURBED BUFFER, 20' UNDISTURBED/20' DISTURBED BUFFER	
OPEN SPACE REQUIRED	31.48± ACRES (40%)	
OPEN SPACE PROVIDED	31.59± ACRES (40.1%)	
URBAN OPEN SPACE	0.87± ACRES (2.75%)	
COMMON OPEN SPACE	9.72± ACRES (30.77%)	
NATURAL OPEN SPACE:	21.00± ACRES (66.48%)	
TREE SAVE REQUIRED:	20.47± ACRES (35% OF 58.49± AC EXISTING CANOPY)	
TREE SAVE PROVIDED:	21.00± ACRES	
SOILS:	CeB2, CeD2, EoD, MO, P&E	
WATERSHED:	MTN, ISLAND LAKE HIGH DENSITY	
PERCENTAGE OF IMPERVIOUS ALLOWED:	70% WITH BMP (±55.09 ACRES)	
IMPERVIOUS AREA:	IMPERVIOUS AREA INSIDE LOTS: BUILDING / FUTURE IMPROVEMENTS*: 14.11 ACRES DRIVEWAYS: 1.65 ACRES IMPERVIOUS AREA INSIDE RIGHT-OF-WAY: 5.38 ACRES TOTAL SITE IMPERVIOUS AREA: 21.14 ACRES (26.86% BUA) NOTE: BREAKDOWN OF IMPERVIOUS AREA TO BE ALLOCATED FOR EACH LOT TO BE PROVIDED WITH CALCULATIONS AND ON CONSTRUCTION PLAN SET	

GENERAL NOTES

- ALL DEVELOPMENT AND CONSTRUCTION SHALL COMPLY WITH ALL ZONING AND SUBDIVISION STANDARDS OF THE TOWN OF HUNTERVILLE, 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 45' O.C. WITHIN THE REQUIRED PLANTING STRIP ALONG ALL STREETS 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.
- CLUSTER BOX UNITS (CBUs) WILL BE PROVIDED FOR MAIL DELIVERY. LOCATION SHOWN ON PLANS IS APPROXIMATE AND SUBJECT TO CHANGE PENDING USPS APPROVAL.
- THE PROPOSED DEVELOPMENT WILL BE SERVED BY PUBLIC WASTE MANAGEMENT FOR TRASH COLLECTION.
- ARTICLE 8.16.1 & 2 OF THE TOWN OF HUNTERVILLE ZONING ORDINANCE SHALL APPLY.
- ARTICLE 8.16.3 & 5 OF THE TOWN OF HUNTERVILLE ZONING ORDINANCE SHALL APPLY.
- DIRECT ACCESS FROM LOTS TO A THOROUGHFARE IS PROHIBITED.
- THE TOWN OF HUNTERVILLE DEFINES THE BUILD-TO LINE AS 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 FACADE LINE ON A STREET. THE BUILD-TO LINE IS ESTABLISHED ON THE RECORD PLAT (FINAL PLAT).

MODIFICATION REQUESTS

- REMOVE LANDSCAPED MEDIAN REQUIREMENT AT THE ENTRANCE OF THE SUBDIVISION.
- INCREASE THE DRIVEWAY WIDTH TO 18' FOR LOTS LESS THAN 60' WIDE.
- INCREASE THE MAXIMUM LENGTH OF A CUL-DE-SAC BY ±470' DUE TO CONSTRAINTS IMPOSED BY EXISTING EASEMENTS.
- ALLOW DISTURBANCE IN THE FIRST 20' OF THE UNDISTURBED BUFFER WHERE NOTED ON THE SITE PLAN. THIS DISTURBED AREA WILL BE REPLANTED ACCORDING TO THE ZONING ORDINANCE AND AS SHOWN ON THE SITE PLAN.
- ALLOW A WET POND RATHER THAN TRADITIONAL WATER QUALITY MEASURES FOR THE DENSITY OF THE SITE.



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YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP
EPCON - COURTYARDS AT WALTERS FARM
HUNTERVILLE, NORTH CAROLINA
SITE NOTES AND DETAILS

JOB NO.
57770
SHEET NO.
RZ-201



- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAYMENTS DUE TO CONTRACTOR OR SUBS ARE TO BE MADE IN ACCORDANCE WITH THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND TOWN OF HUNTERVILLE UTILITIES SPECIFICATIONS.
- SHOWS WILL BE ACCORDING TO SHOW STRENGTHENING STANDARD PART 108 SUBPART F, OR AS AMENDED.

NOT USED



NTS

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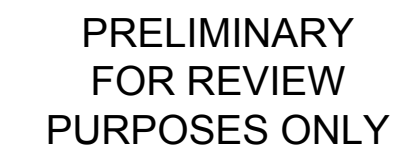


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NTS

North Carolina 811
www.nc811.org

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, 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 NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND TOWN OF HUNTERSVILLE UTILITIES SPECIFICATIONS.
4. SHOWING WILL BE ACCORDING TO OSHA TRENCHING STANDARD PART 1926 SUBPART P, OR AS AMENDED.



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DRAWN BY

A. CLARK

DESIGNED BY

A. ALLISON

TIMMONS GROUP

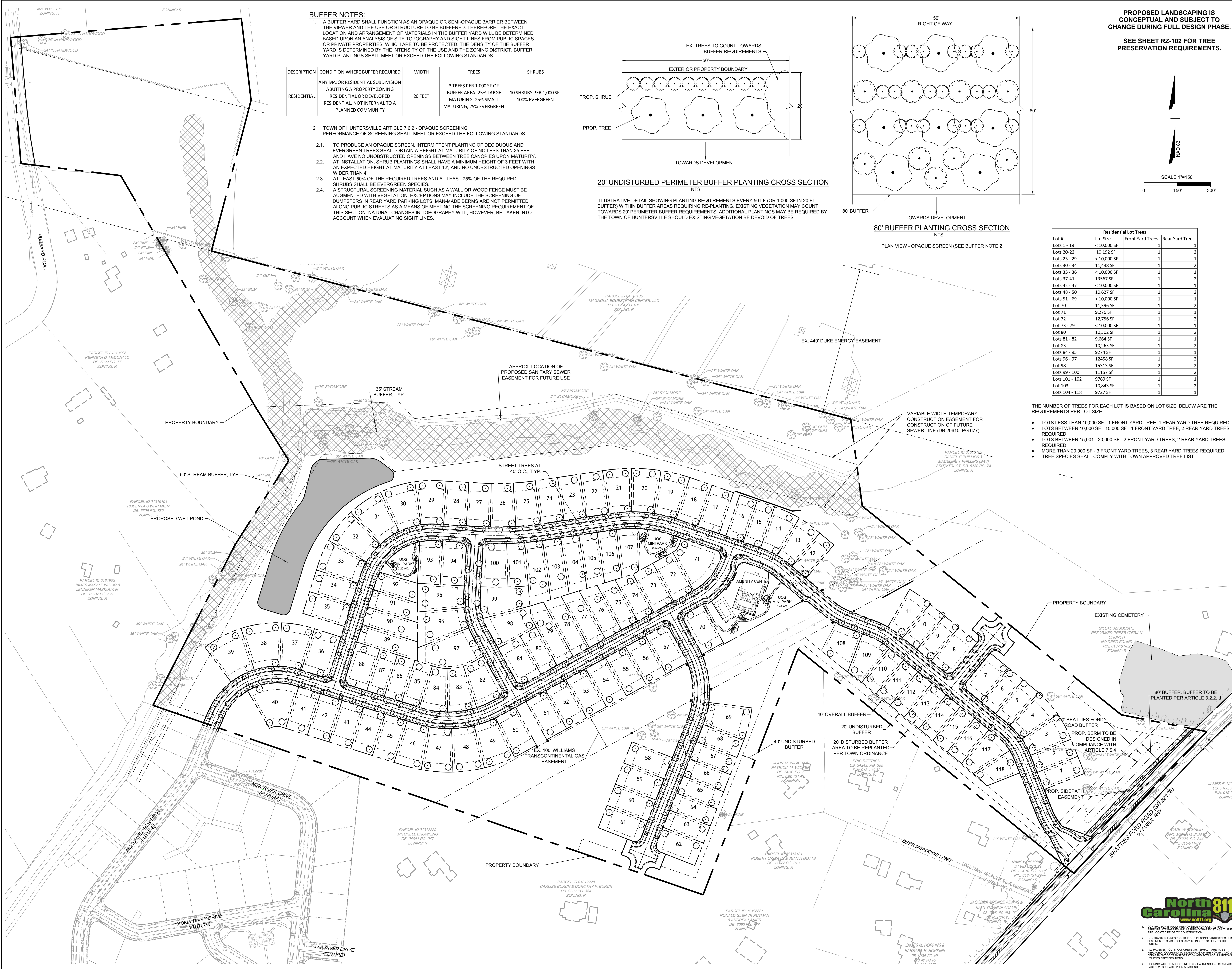
EPCON - COURTYARDS AT WALTERS FARM

SITE NOTES AND DETAILS

JOB NO.
57770

SHEET NO.
RZ-202

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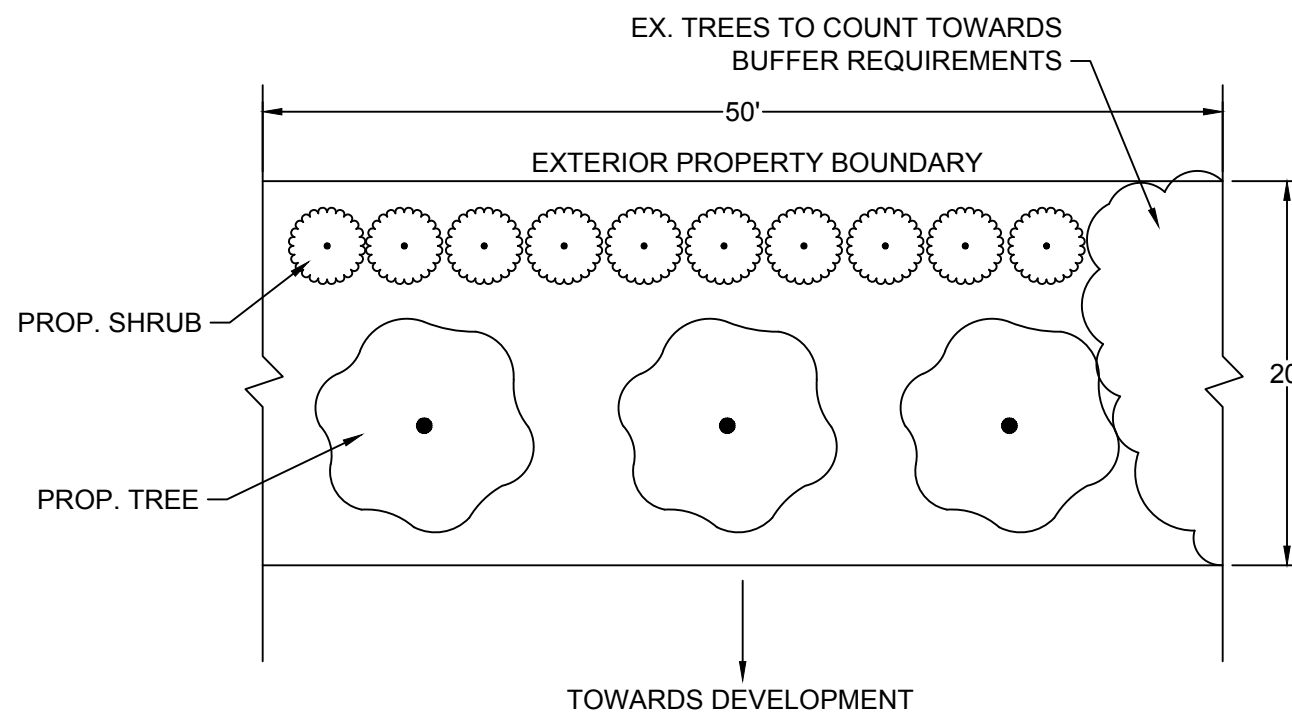
BUFFER NOTES:

1. A BUFFER YARD SHALL FUNCTION AS AN OPAQUE OR SEMI-OPAQUE BARRIER BETWEEN THE VIEWER AND THE USE OR STRUCTURE TO BE BUFFERED. THEREFORE THE EXACT LOCATION AND ARRANGEMENT OF MATERIALS IN THE BUFFER YARD WILL BE DETERMINED BASED UPON AN ANALYSIS OF SITE TOPOGRAPHY AND SIGHT LINES FROM PUBLIC SPACES OR PRIVATE PROPERTIES, WHICH ARE TO BE PROTECTED. THE DENSITY OF THE BUFFER YARD IS DETERMINED BY THE INTENSITY OF THE USE AND THE ZONING DISTRICT. BUFFER YARD PLANTINGS SHALL MEET OR EXCEED THE FOLLOWING STANDARDS:

DESCRIPTION	CONDITION WHERE BUFFER REQUIRED	WIDTH	TREES	SHRUBS
RESIDENTIAL	ANY MAJOR RESIDENTIAL SUBDIVISION ABUTTING A PROPERTY ZONING RESIDENTIAL OR DEVELOPED RESIDENTIAL, NOT INTERNAL TO A PLANNED COMMUNITY	20 FEET	3 TREES PER 1,000 SF OF BUFFER AREA, 25% LARGE MATURING, 25% SMALL MATURING, 25% EVERGREEN	10 SHRUBS PER 1,000 SF, 100% EVERGREEN

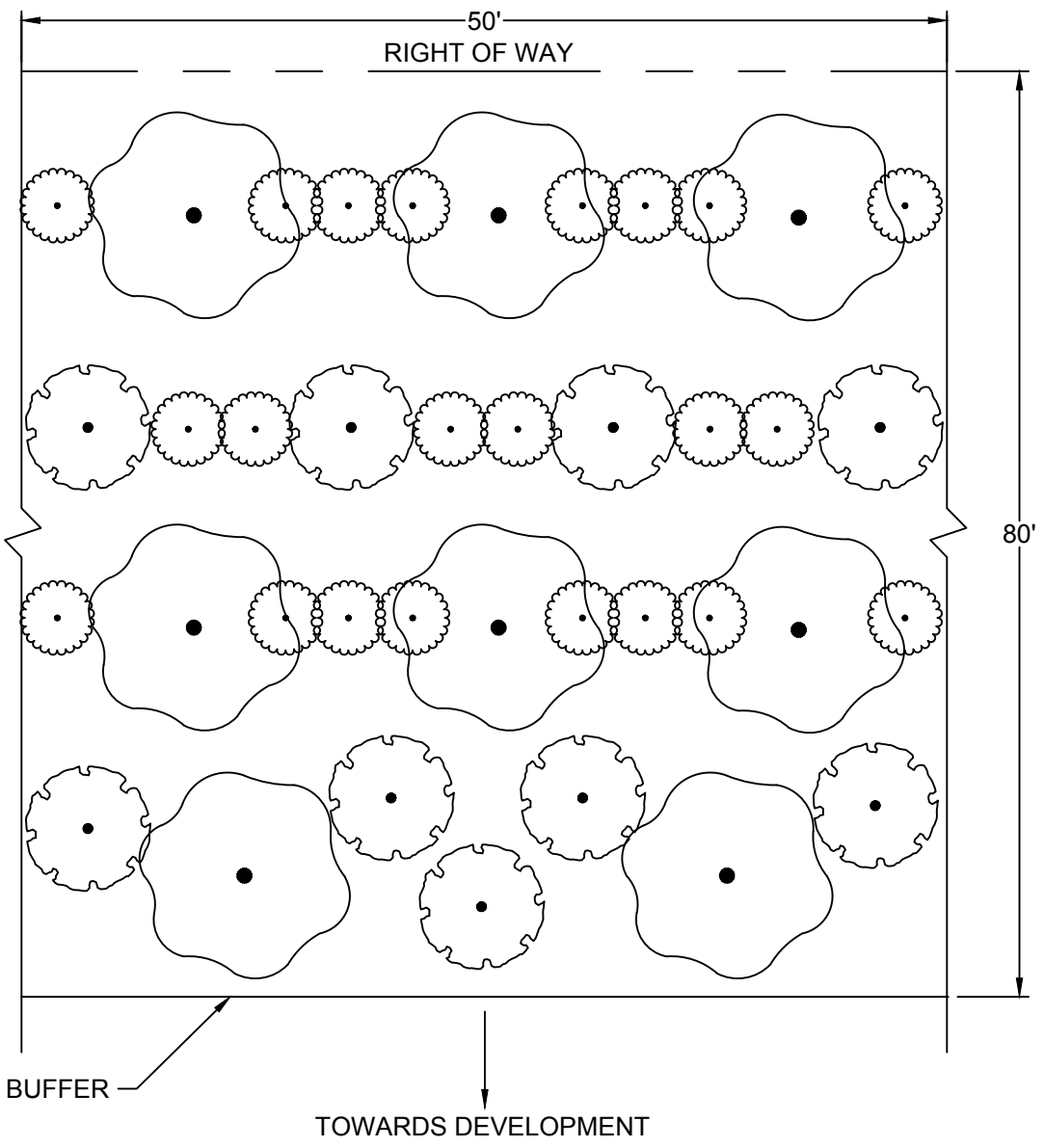
2. TOWN OF HUNTERSVILLE ARTICLE 7.6.2. OPAQUE SCREENING: PERFORMANCE OF SCREENING SHALL MEET OR EXCEED THE FOLLOWING STANDARDS:

- TO PRODUCE AN OPAQUE SCREEN, INTERMITTENT PLANTING OF DECIDUOUS AND EVERGREEN TREES SHALL OBTAIN A HEIGHT AT MATURITY OF NO LESS THAN 35 FEET AND HAVE NO UNOBSTRUCTED OPENINGS BETWEEN TREE CANOPIES UPON MATURITY.
- AT INSTALLATION, SHRUB PLANTINGS SHALL HAVE A MINIMUM HEIGHT OF 3 FEET WITH AN EXPECTED HEIGHT AT MATURITY AT LEAST 12', AND NO UNOBSTRUCTED OPENINGS WIDER THAN 4'.
- AT LEAST 50% OF THE REQUIRED TREES AND AT LEAST 75% OF THE REQUIRED SHRUBS SHALL BE EVERGREEN SPECIES.
- A STRUCTURAL SCREENING MATERIAL SUCH AS A WALL OR WOOD FENCE MUST BE AUGMENTED WITH VEGETATION. EXCEPTIONS MAY INCLUDE THE SCREENING OF DUMPSTERS IN REAR YARD PARKING LOTS. MAN-MADE BERMS ARE NOT PERMITTED ALONG PUBLIC STREETS AS A MEANS OF MEETING THE SCREENING REQUIREMENT OF THIS SECTION. NATURAL CHANGES IN TOPOGRAPHY WILL, HOWEVER, BE TAKEN INTO ACCOUNT WHEN EVALUATING SIGHT LINES.



20' UNDISTURBED PERIMETER BUFFER PLANTING CROSS SECTION
NTS

ILLUSTRATIVE DETAIL SHOWING PLANTING REQUIREMENTS EVERY 50 LF (OR 1,000 SF IN 20 FT BUFFER) WITHIN BUFFER AREAS REQUIRING RE-PLANTING. EXISTING VEGETATION MAY COUNT TOWARDS 20' PERIMETER BUFFER REQUIREMENTS. ADDITIONAL PLANTINGS MAY BE REQUIRED BY THE TOWN OF HUNTERSVILLE SHOULD EXISTING VEGETATION BE DEVOID OF TREES



80' BUFFER PLANTING CROSS SECTION
NTS

PLAN VIEW - OPAQUE SCREEN (SEE BUFFER NOTE 2)

PROPOSED LANDSCAPING IS
CONCEPTUAL AND SUBJECT TO
CHANGE DURING FULL DESIGN PHASE.

SEE SHEET RZ-102 FOR TREE
PRESERVATION REQUIREMENTS.

Residential Lot Trees				
Lot #	Lot Size	Front Yard Trees	Rear Yard Trees	
Lots 1 - 19	< 10,000 SF	1	1	
Lots 20-22	10,192 SF	1	2	
Lots 23 - 29	< 10,000 SF	1	1	
Lots 30 - 34	11,438 SF	1	2	
Lots 35 - 36	< 10,000 SF	1	1	
Lots 37-41	13,567 SF	1	2	
Lots 42 - 47	< 10,000 SF	1	1	
Lots 48 - 50	10,627 SF	1	2	
Lots 51 - 69	< 10,000 SF	1	1	
Lot 70	11,396 SF	1	2	
Lot 71	9,276 SF	1	1	
Lot 72	12,756 SF	1	2	
Lot 73 - 79	< 10,000 SF	1	1	
Lot 80	10,302 SF	1	2	
Lots 81 - 82	9,664 SF	1	1	
Lot 83	10,265 SF	1	2	
Lots 84 - 95	9,274 SF	1	1	
Lots 96 - 97	12,458 SF	1	2	
Lot 98	15,133 SF	2	2	
Lots 99 - 100	11,157 SF	1	2	
Lots 101 - 102	9,769 SF	1	1	
Lot 103	10,843 SF	1	2	
Lots 104 - 118	9,727 SF	1	1	

THE NUMBER OF TREES FOR EACH LOT IS BASED ON LOT SIZE. BELOW ARE THE REQUIREMENTS PER LOT SIZE:

- LOTS LESS THAN 10,000 SF - 1 FRONT YARD TREE, 1 REAR YARD TREE REQUIRED
- LOTS BETWEEN 10,000 SF - 15,000 SF - 1 FRONT YARD TREE, 2 REAR YARD TREES REQUIRED
- LOTS BETWEEN 15,001 - 20,000 SF - 2 FRONT YARD TREES, 2 REAR YARD TREES REQUIRED
- MORE THAN 20,000 SF - 3 FRONT YARD TREES, 3 REAR YARD TREES REQUIRED.
- TREE SPECIES SHALL COMPLY WITH TOWN APPROVED TREE LIST

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EPCON - COURTYARDS AT WALTERS FARM
HUNTERSVILLE, NORTH CAROLINA
CONCEPTUAL PLANTING PLAN

JOB NO.
57770
SHEET NO.
RZ-400

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COMMUNITIES

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CHECKED BY

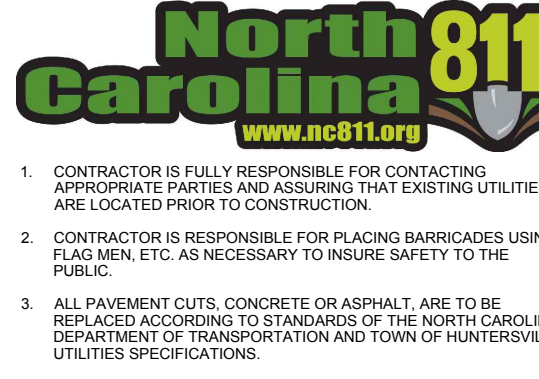
A. ALLISON

SCALE

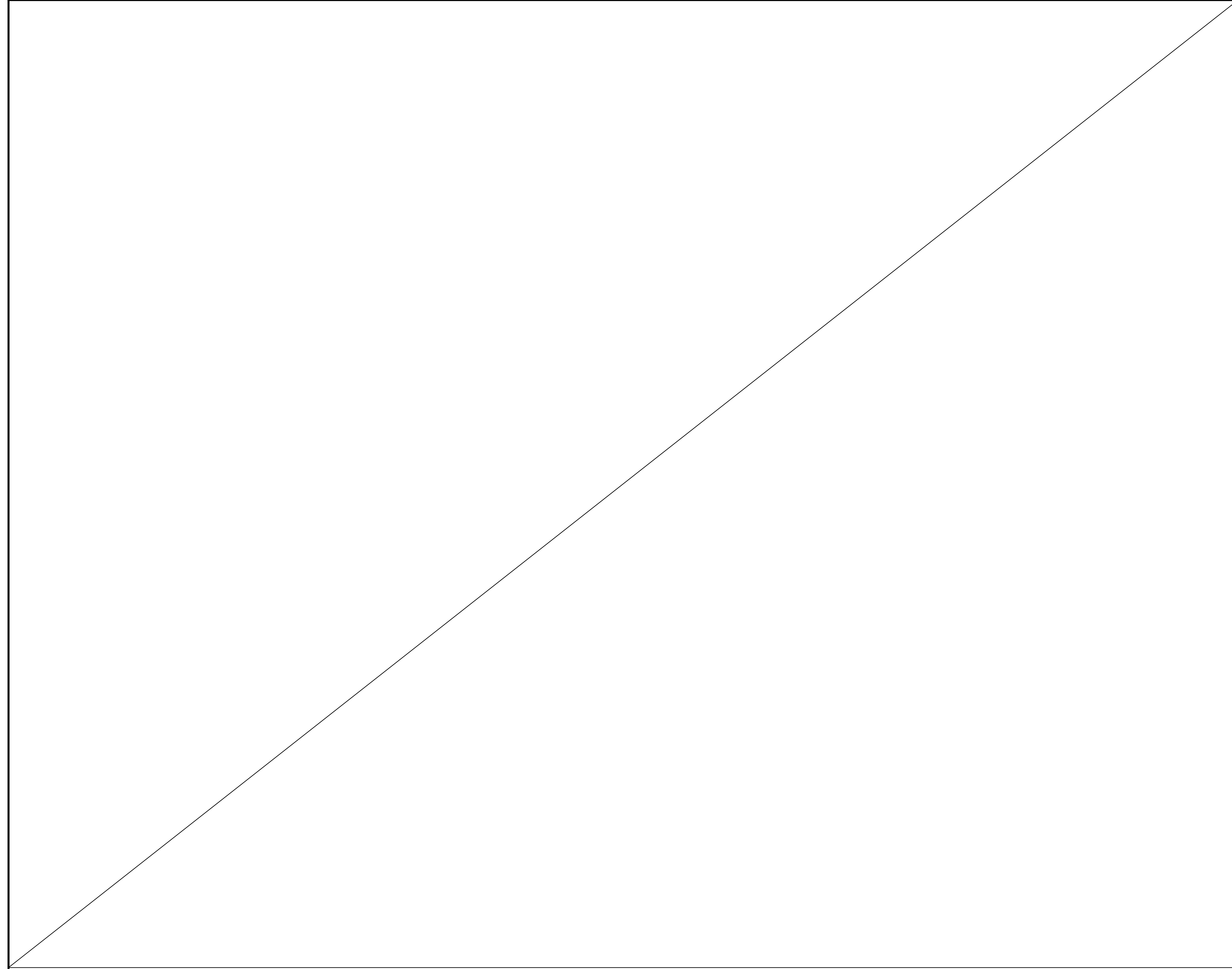
1" = 100'

DATE

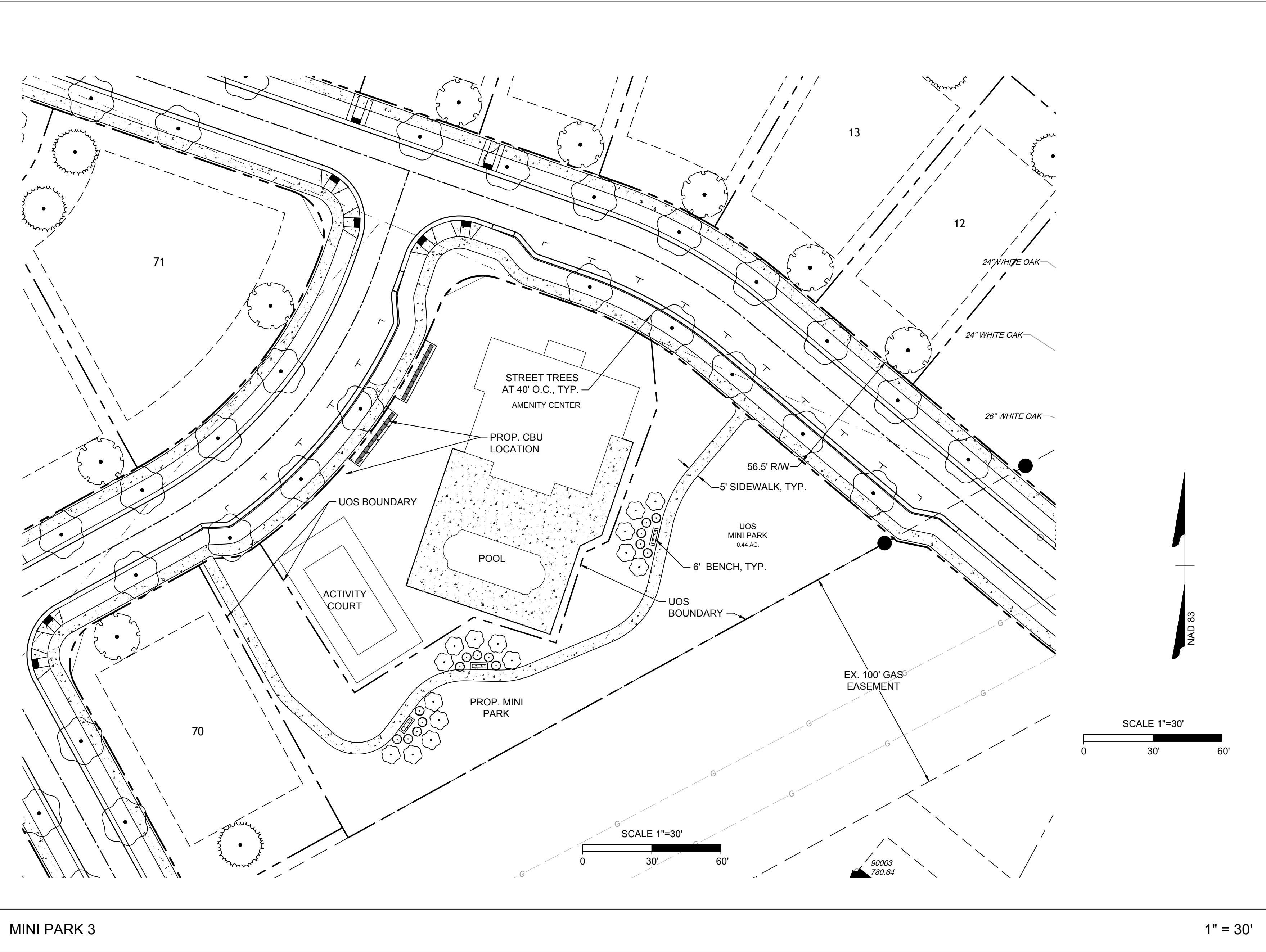
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- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN ETC. AS NECESSARY TO MAINTAIN SAFETY TO THE PUBLIC.
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- SHOULDER WILL BE ACCORDING TO DATA REMOVING STANDARDS PART 108 SUBPART F, OR AS AMENDED.

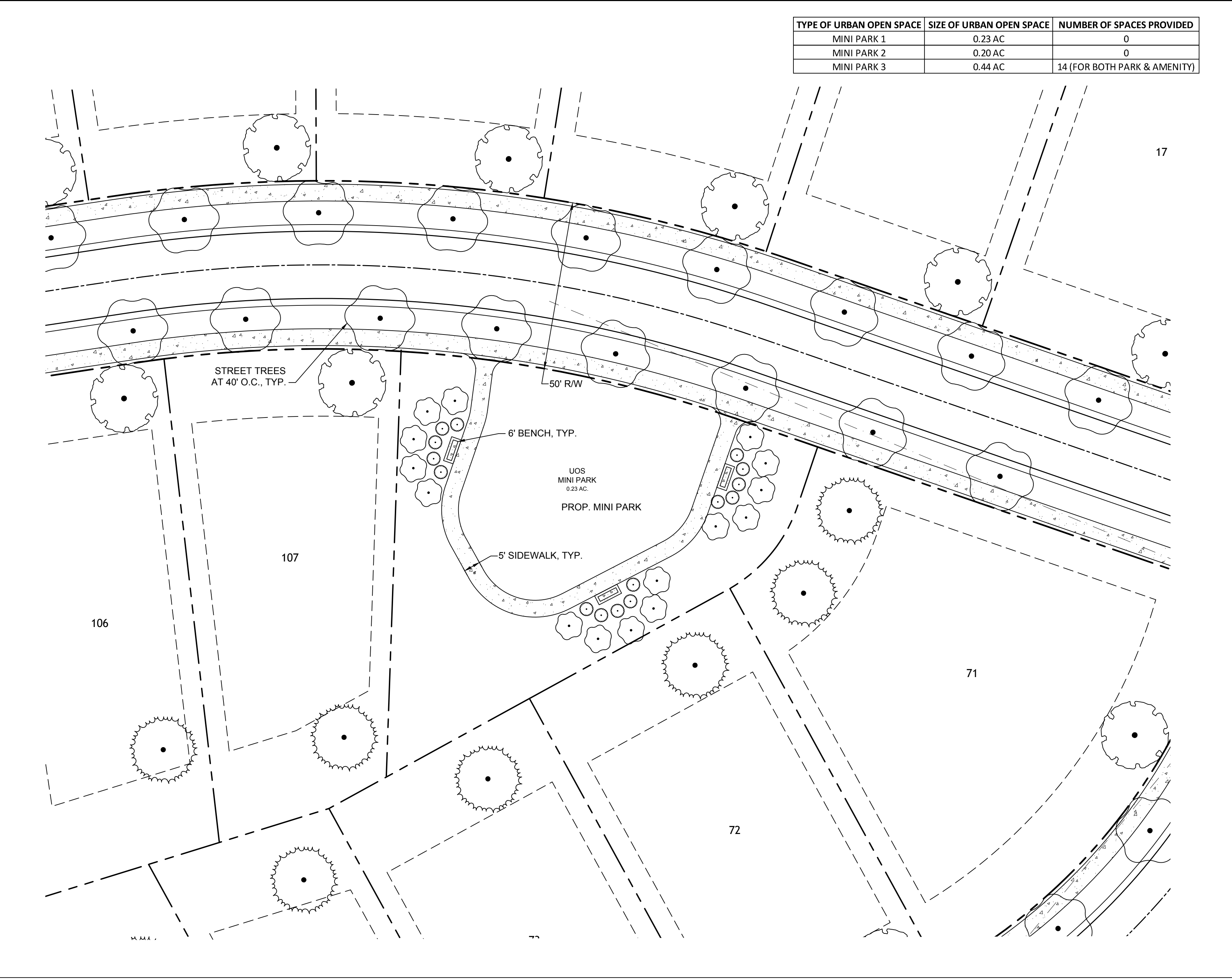


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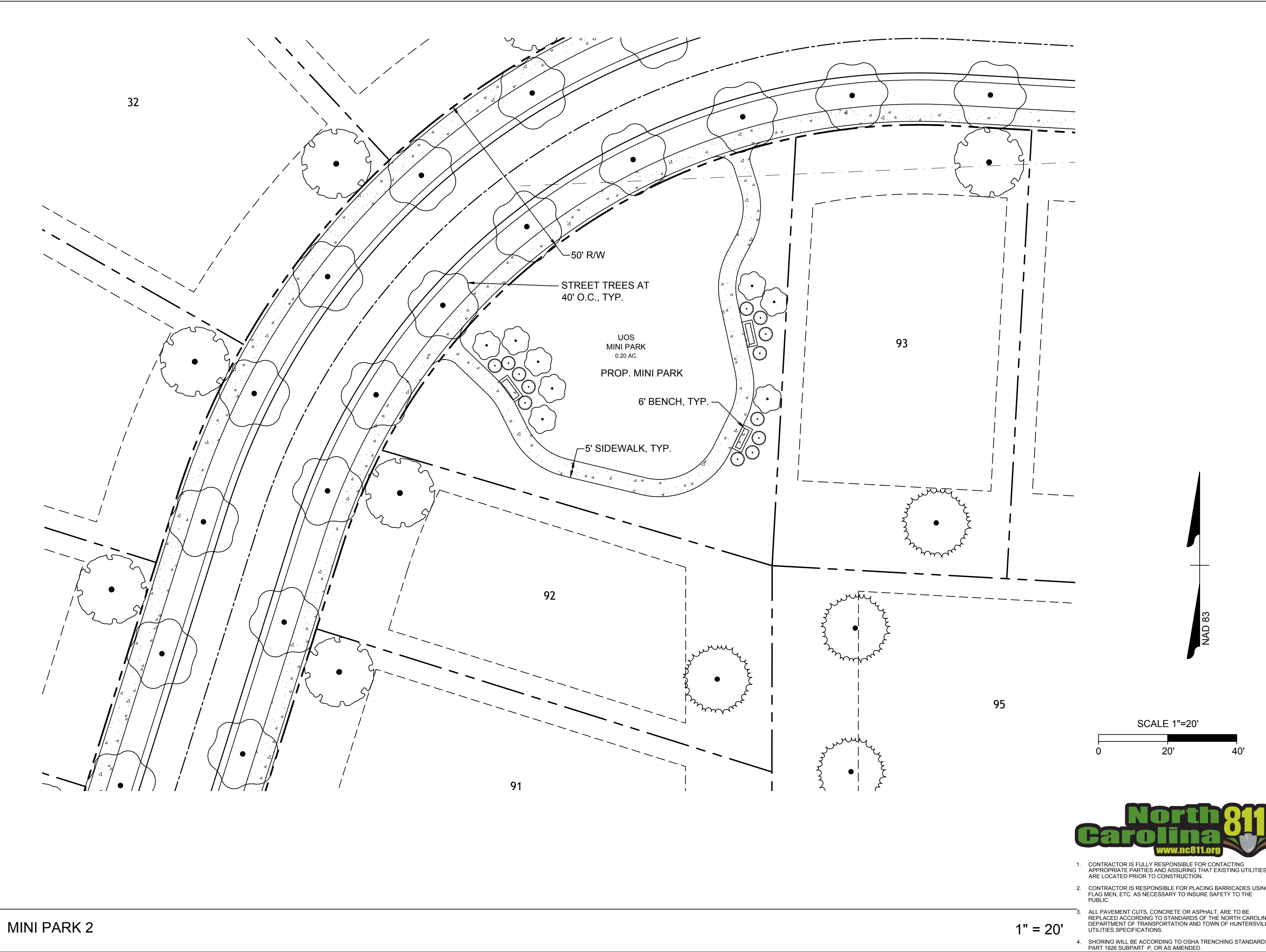
MINI PARK 3

1" = 30'



MINI PARK 1

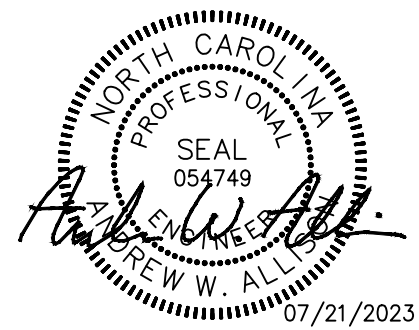
1" = 20'



MINI PARK 2

1" = 20'

TYPE OF URBAN OPEN SPACE	SIZE OF URBAN OPEN SPACE	NUMBER OF SPACES PROVIDED
MINI PARK 1	0.23 AC	0
MINI PARK 2	0.20 AC	0
MINI PARK 3	0.44 AC	14 (FOR BOTH PARK & AMENITY)



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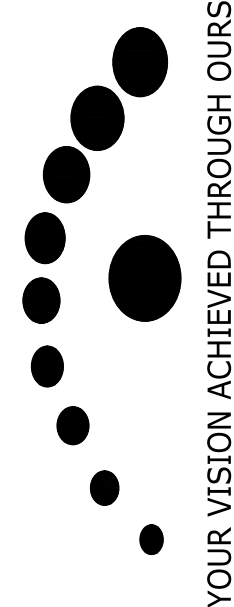
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A. ALLISON

SCALE

AS SHOWN



EPCON - COURTYARDS AT WALTERS FARM
HUNTERSVILLE, NORTH CAROLINA

CONCEPTUAL URBAN OPEN SPACE PLAN

JOB NO.

57770

SHEET NO.

RZ-500



- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAYMENT CUL, CONCERN E OR REMOVAL ARE TO BE INSTALLED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND TOWN OF HUNTERSVILLE UTILITIES SPECIFICATIONS.
- SHOWING WILL BE ACCORDING TO OWN TRENCHING STANDARDS PART 108 SUBPART F, OR AS AMENDED.

Beatties Ford Road Subdivision – Neighborhood Meeting Summary

- Location Huntersville Arts and Cultural Center
- Scheduled for 6pm. David Peete requested to hold off meeting start to account for traffic (began 6:03pm)

Beginning of Meeting:

- Whitney started it off – introduced the EPCON team, engineering team
- John Shamp – brief overview on what EPCON does
 - 55+ communities – age restricted
 - Emphasized private courtyards – every project has ‘courtyards’ in the name
 - Emphasized open space behind the lots (no decks, trampolines, swings, etc.)
 - All manicured lawns, sprinkler systems, etc.
 - Front/rear of homes maintained by HOA
 - All open space
 - Referenced “courtyards at Huntersville” as an example – up the road from Beatties project
 - Went into the benefits
 - Generate 50% less traffic than traditional neighborhoods
 - Higher tax revenues – average price over 600,000
 - Lower services costs
 - Low school impacts
 - Less than 3% of homes have school age children
 - High quality architecture and landscaping – no vinyl
 - Local economy – residents have resources to support local businesses
- Whitney – describing project
 - 118 units, main road off Beatties
 - Left and right turn lane with appropriate storage
 - Providing stubs for potential future development
 - Also tying into Riverdale
 - Urban Open Space – (3) mini parks
 - Other open space to be left undisturbed
 - Tree buffers around most of the development

Questions/Responses

Unidentified Resident - Are you providing access to greenway?

Not currently

Mary Nicholson – Will the entrance on Beatties Ford Road be the main entrance?

Yes, that will be the main entrance.

Christine Summers – Will there be opportunity or be ability to access the neighborhood via the road connecting to the Riverdale subdivision to the south?

Yes, residents will be able to access development through Riverdale

Joe Sailors – What are the open areas along the tree line to the north? Is there going to be a walkway along creek and lake? Since these are all ‘old people’ – they like to walk.

No, not proposing walkway along creek currently.
Pond is not existing – but will be landscaped.

Joe Sailors - Is TR zoning okay with town?

David Peete – Beatties road doesn’t support TR but as a subdivision it meets the requirements.

Whitney – we are looking to feather-in some density; mix up the densities along Beatties Ford Road

Unidentified Resident – can you define a wetpond?

Pond to treat stormwater. We will be requesting a modification to the ordinance to propose a wetpond here.

Unidentified Resident – is access to pond restricted? Will there be a fence?

There will be an easement, no fence. Pond will be landscaped to provide a more “natural feel”.

Dan Boone –

When will the HOA take over?

At 75% occupancy, it will be turned over to HOA

Will property owners to the left be able to use the pond?

No, pond will not be engineered in a way that would allow others to use it

Are you looking for any relief on Buffers?

Yes, we are looking for relief on the 40' buffer along the southern portion of the property. We will hold 20' along Riverdale and will replant as required per the ordinance. Asking for modification to grade within 20' of the 40' buffer. 20' closest to the property line will not be touched.

Will car lights shine in the windows across from entrance?

No, there are no homes directly across from entrance.

Unidentified Resident – plans online show no buffer along right hand side.

Buffer will be held where required by the ordinance and replanted per the ordinance if disturbed for grading activities.

Unidentified Resident – is there a drawing of what the entrance looks like? How far down will these go? Can you tell me exactly where the turn lanes will be? Is there a stoplight?

Nothing will go past the church property. Entire frontage will have turn lanes. Whole frontage of pasture will have turn lane – will stop at property corner. No stop light at this intersection.

Unidentified Resident – lets say everything goes perfectly – what is estimated project start date? When does demo/grading start?

May of 2024. We will start earlier if possible, but need to follow Town process to get all permits.

Unidentified Resident - Will this be split into phases? Will you build roads first, in sections, certain homes?

We will do as much grading as possible to get the cut/fill ratio balanced all in one go. Pave enough to get a certain number of homes started. Then see how many homes we can accomplish. Start with around 30 homes.

Follow up question - how long do you hope it takes to get the first homes to sell?

May 2025, 17ish months

Unidentified Resident - Initially do you plan to do work Monday-Friday? When you start construction, is it a 7-day deal? Trying to get my head around the vehicles that will be in front of the farm.

7 days. We want that availability to account for weather.

Unidentified Resident - Who is responsible for maintaining Beatties Ford Road in regards to construction vehicles coming/going to development? Dirt/debris? Huge detriment on roads from construction equipment along Beatties. Sometimes cannot get out of driveway.

Anything that comes out of site, we are responsible for. Any damage done to road falls to DOT enforcement. Part of preliminary plan process is to work with DOT to make sure we follow their requirements.

Unidentified Resident - what are the benefits to the neighboring homes?

If not us, then who?

Eric Deitrich–

That 20' buffer line along, there is currently a power line running through site. What is this for and what will happen to the power line?

There is a mobile home in the back of the property. Power line is on our site of the buffer, so it will be removed.

Is power line within buffer?

Line will be abandoned. Will hold at least 40' from power line. Trees between power lines and property line will remain if possible. Whitney also mentioned 100' panting buffer at the front of the development

David Peete – Wanted to elaborate on lights/noise. Requirements do not go away during construction. Police make the call. M-S 7 to 8, Sunday - noon to 8. We do not usually see any major issues.

Unidentified Resident – are the houses all single story?

They are not all single story. Some have bonus room option.

Unidentified Resident – Will there be a privacy fence along rear of lots?

No, there will not be a solid privacy fence behind every home. Will install privacy fence as needed. Folks want both options – completely private and to enjoy the open space behind their home.

Frank Gammon -

Have you gotten the TIA done?

We do not meet the threshold – not required.

When in the process will lanes be installed? Beatties is busy at rush hour. Will help with traffic for both normal and construction traffic. Go out there at peak traffic hours and see for yourself.

Whitney asked David Peete if there will be a traffic light going in. Design is started.

Traffic at Gilead – 99% of traffic takes right turn

David Peete – DOT owns Beatties so they have deciding factor. Don't have firm date in mind on when traffic light is in. Looking at other parallel roads as well – we'd like to replicate Beatties Ford. Work is unknown and unfunded.

Whitney – last questions?

-no further questions

Meeting adjourned @ 6:45pm