

## Members

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



## Town Staff

**Brian Richards**  
Director  
Planning Department

**Tracy Barron**  
Executive Assistant  
Planning Department

**Jacob Chambers**  
Staff Attorney

## AGENDA

### Planning Board Meeting

**June 25, 2024 - 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 April 23, 2024, 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 #TA24-04, a request by the Huntersville Planning Department to amend Article 11, Section 11.4.3(a) of the Huntersville Zoning Ordinance and Article 5.000 of the Huntersville Subdivision Ordinance in response to the Huntersville Ordinance Advisory Board bylaw updates. (*Patrick Patterson*)
  - 4.B. Consider a recommendation on Petition #R24-01, a request by Hotel Ventures of Lake Norman Inc. to rezone +/- 10.328 acres located at 8830 Northpointe Executive Park Drive from Highway Commercial-Conditional District to Highway Commercial-Conditional District for a 3-story hotel development.
  - 4.C. Consider a recommendation on Petition SUP24-01, a request by Hotel Ventures of Lake Norman Inc. for a Special Use Permit for +/- 10.328 acres located at 8830 Northpointe Executive Park Drive for a 3-story hotel development.
- 5. Other Business**
  - 5.A. Planning Board Member Acknowledgement

## 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](http://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](mailto:tbarron@huntersville.org) or at 105 Gilead Rd, 3<sup>rd</sup> 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, April 23, 2024.

### Call to Order/Roll Call

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

**Present:** J. Sny, J. Wright, J. Henson, S. Hensley, G. Baber, T. Loomis & L. Hallman

**Absent:** F. Gammon, C. Boyd

### Approval of Minutes

#### Item 2A. Consider approval of the March 26, 2024, Regular Meeting Minutes

**Motion:** J. Henson made a Motion to Approve the March 26, 2024, minutes. T. Loomis seconded the motion.

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

**Public Comments:** None

### Action Items

**Item 4A: Consider a recommendation on Petition #TA24-03, a request by the Huntersville Planning Department to amend the Zoning Ordinance to clarify the intent of conditional rezoning districts, and to update the process through which code modifications are considered.**

B. Priest, Assistant Planning Director 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 text amendment.

The Board asked what prompted this proposed amendment and how staff envisions this change would fold into the current approval process. Discussion was had as to how this may affect creativity of what is proposed. How this could aid or hinder negotiations. Examples were shared as to how similar ordinances have worked in Mooresville. Discussion continued related to projects previously heard to gain clarity as to how this amendment could have affected those projects.

**Motion:** J. Wright made a motion to Recommend Approval of TA24-03 based on the amendment being consistent with policies LU-8, LU-8.2, and LU-10.4 of the Huntersville 2040 Community Plan. It is reasonable and in the public interest to amend the Zoning Ordinance because it would provide greater flexibility to the developments through the conditional rezoning process while at the same time encouraging extraordinary design with exceptional public benefit. J. Henson seconded the motion.

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

J. Wright commented that she looks forward to this encouraging more design and interest and flexibility particularly in Downtown Huntersville.

J. Sny agreed and commented that he is in favor of the amendment as he looks forward to seeing the passion and creativity that some of the developers discuss but have not been able to build to date under our current zoning ordinance.

T. Loomis commented that she is in support but hesitant and expressed continued concern related to projects that have also recently been rejected due to the spirit of the ordinance and her hope is that this amendment will not open the Town up to more of these types of projects.

L. Hallman expressed his concern and research on this and that he thinks it will work. He then requested that staff notify the Board if this amendment is passed to notify them when it is first utilized so that they can monitor the results. Staff agreed that they could notate that in the staff report. Staff also commented that if this passes, that both Staff and the Planning Board will have the opportunity and are encouraged to really review conditional rezonings and bring their comments and suggestions as to whether what is being proposed really meets the ordinance.

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

#### **Other Business**

##### **Item 5A: Consider approval of amended 2024 Planning Board Meeting Schedule**

**Motion:** J. Snyder made a Motion to Recommend Approval of the amended 2024 Planning Board Meeting Schedule to adjust to the third Wednesday of the month for November 20, 2024, and December 18, 2024, due to the holiday's and scheduling conflicts with Town Board meetings. T. Loomis seconded the motion.

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

#### **Adjourn**

**Motion:** L. Hallman made a Motion to Adjourn. J. Wright seconded the motion.

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

Approved this \_\_\_\_ day of \_\_\_\_\_ 2024.

\_\_\_\_\_

Chairman or Vice Chairman

\_\_\_\_\_

Board Secretary

**Town of Huntersville  
Planning Board  
June 25, 2024**

**Resolution No.**

Adopted this

ATTEST:

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Janet Pierson, Town Clerk

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Christy Clark, Mayor

APPROVED AS TO FORM:

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Emily Sloop, Town Attorney

## **Minutes of the Town of Huntersville Ordinance Advisory Board**

The Town of Huntersville Ordinance Advisory Board met in person at 3:30 p.m. on Thursday, March 7, 2024.

### **Call to Order/Roll Call**

Chairwoman Hallman called the meeting to order at 3:30 pm.

**Voting Members Present:** A. Hallman, K. Jones, M. Jones, S. Harrington, S. Hensley, and H. Whittaker

**Voting Members Absent:** J. Kluttz, M. Pollard & J. Palillo

**Non-Voting Members Present:** Commissioner Bergman, B. Richards, T. Barron, and E. Sloop.

**Non-Voting Members Absent:** None

### **Approval of Minutes**

#### **Item 2A. Consider approval of the January 4, 2024, Regular Meeting Minutes**

**Motion:** M. Jones made a Motion to Approve the January 4, 2024, regular meeting minutes as amended. S. Harrington seconded the motion.

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

### **Public Comments**

G. Campbell, Huntersville

D. Boone, Huntersville

### **Action Agenda**

#### **4A. TA24-03: Conditional District. Proposed amendment to clarify the intent of the zoning districts and modify ordinance allowance considerations in the Conditional District (CD) rezoning process.**

B. Priest, Assistant Planning Director reviewed the proposed text amendment.

K. Jones asked if there were examples of approved conditional rezonings that would have been handled differently had this text amendment been in place. Staff explained that there are no examples since the conditional rezoning process is entirely legislative the Town Board can negotiate the results. This amendment is an attempt to give some idea of what the results could be but does not seek to lock in one way or another what the results will be without the legislative process.

M. Jones commented that he likes the flexibility but it might be good to add some language to this to avoid creating liability for the Town as the flexibility is subject to N.C.G.S. 160D-702b. Staff clarified that it was intentional in the draft of this amendment to continue to allow Zoning Ordinance Article 11.4.7 to deal with the requirements and actual process of approving

conditional rezonings which highlights that all conditions must be voluntary and cannot violate 160D or make someone do something arbitrary. This amendment is to Article 3 which is the intent, the high-level vision and goals.

H. Whittaker asked what the Town would gain from this versus what we currently have. A. Hallman also asked about why this type of change is needed. Staff commented that the goal is to gain more flexibility in what we can negotiate on with the applicant. The proposed amendment could allow staff when meeting with the applicant to have more flexibility to share with them the 2040 Plan goals and vision to try to get better design and better development.

S. Hensley described the proposed amendment as lowering the guardrails and asked if there are still guardrails in place within the proposed amendment to ensure that the legislative process is properly executed. Staff responded that the Town Board would really be the guardrails, the proposed amendment and the 2040 Plan wording are to increase flexibility. There are many unique designs and projects that the Ordinance, written in 1996, does not envision. The statement within the Zoning Ordinance that a project be within the spirit of the ordinance can be limiting.

**Motion:** K. Jones made a motion to recommend Approval of TA24-03, a request by Huntersville Planning Department for a text amendment. S. Hensley seconded the motion.

A. Hallman commented that the legislative process seems to grant full flexibility already so she doesn't see how this would help one way or another. Staff provided an example of downtown parking and that there is no flexibility that staff can support at this time, but some projects and parcels could really benefit from requesting a condition to have parking requirements waived.

**Vote:** The motion passed (5-1) with A. Hallman opposed.

**4B. TA24-04: Proposed amendment to remove reference to Ordinance Advisory Board from Zoning Ordinance Article 11.4.3(a) and Subdivision Ordinance Article 5.000**

B. Richards, Planning Director reviewed the proposed text amendment as a result of the adoption of the updated Ordinance Advisory Board Rules of Procedure on Monday, March 4, 2024, by the Town Board.

M. Jones requested that it be noted in the minutes that the updated rules of procedure have not been signed by the mayor and therefore the Board is not yet subject to the updated rules of procedure. Additionally, the agenda was changed without the consent of the Board Chair. Staff stated that the rules of procedure have been signed by the mayor and the email was just sent to the Board members.

**Motion:** K. Jones made a motion to Approve TA24-04, proposed amendment to remove reference to Ordinance Advisory Board from Zoning Ordinance Article 11.4.3(a) and Subdivision Ordinance Article 5.000. S. Harrington seconded the motion.

H. Whittaker asked what the purpose of his volunteering for this Board was with these changes. The Chair responded that with these changes the Board will serve the purpose of hearing and discussing only what staff presents to them.

K. Jones stated that it was explained to her by the previous Planning Director that her role was to look at ordinances and offer suggestions to Staff for text amendments, not to write or submit something for a text amendment. She then asked when the intent of the Board changed. Staff responded that the evolution of the Ordinance and Board are an on going process and subject to change.

S. Hensley commented that he was not in support of the changing of the bylaws but it has been done and now this text amendment falls within the scope of what the Ordinance Advisory Board is tasked to complete. Given the change to the bylaws he will support the motion but he would have preferred no action on this item.

A. Hallman commented that she understands that the bylaws have passed but she disagrees with this change. She does not believe that this is in the public interest and she understands that the vote of this board does not matter, the item will move forward.

**Vote:** The motion failed (1-4-1) with A. Hallman, M. Jones, S. Harrington, K. Jones opposed and H. Whittaker abstaining.

**Motion:** A. Hallman made a motion to Deny TA24-04, proposed amendment to remove reference to Ordinance Advisory Board from Zoning Ordinance Article 11.4.3(a) and Subdivision Ordinance Article 5.000. M. Jones seconded the motion.

**Vote:** The motion passed (5-0-1) with S. Hensley abstaining.

## **Other Business**

### **5A. Follow up discussion related to street stubs.**

B. Richards, Planning Director reviewed the connectivity goals as outlined in the 2040 Long Range Community Plan. Staff stated that the Engineering Standards guide does review curb cuts and sidewalks and there are existing developments that were approved prior to the current standards which were adopted in 2018. S. Trott, Director of Engineering provided examples around Town of the variety of curb cuts, sidewalks, cul-de-sac that exist in the Town.

S. Harrington commented that he is satisfied knowing that the standards are in place to ensure that pedestrians and persons in wheelchairs have a safe and accessible way to cross the street. In his opinion, the goal has never been to go back and mitigate developments prior to 2018.

S. Hensley asked staff if they were comfortable with the current process, or if they feel that any changes should be made to address this further. Staff stated that they are comfortable with the current process.

**Adjourn**

**Motion:** H. Whittaker made a Motion to Adjourn. M. Jones seconded the motion.

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

Approved this \_\_\_\_ day of \_\_\_\_\_ 2024.

\_\_\_\_\_  
Chair or Vice Chair

\_\_\_\_\_  
Board Secretary



# Text Amendment Application

Date of Application 3/5/2024

## Fee

See Current Town of Huntersville Fee Schedule for Text Amendment to the Zoning/Subdivision Ordinance

## Type of Change

☐ New Addition to text of Zoning Ordinance / Subdivision Ordinance / Other

☒ Revision/Modification to text of Zoning Ordinance / Subdivision Ordinance / Other

## Description of Change

Proposed text amendment will affect the following:

Ordinance(s): 11.4.3(a) Article(s): \_\_\_\_\_ Section(s): \_\_\_\_\_  
Subdivision 5.000

See attached

Current Ordinance

Proposed Text

Reason for Proposed  
Change

Attach additional pages if needed.

**NOTE: If the proposed text amendment effects property located along Hwy 73; is 2000 feet from an adjoining municipality, and/or the Mountain Island and Lake Norman Watersheds, additional peer review is required.**



## Applicant

Printed Name Town of Huntersville

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: \_\_\_\_\_

Signature Brian Richards Date 03/05/2024

Title Planning Director Email \_\_\_\_\_

Address of Applicant \_\_\_\_\_

## Property Owner (if different than applicant)

\* Printed Name \_\_\_\_\_

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Title \_\_\_\_\_ Email \_\_\_\_\_

Address of Property Owner \_\_\_\_\_

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

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

## Contact Information

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

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

Date Received By Planning Department: \_\_\_\_\_

Staff Initials: \_\_\_\_\_

**AN ORDINANCE TO AMEND THE TOWN OF HUNTERSVILLE ZONING ORDINANCE AND  
SUBDIVISION ORDINANCE TO REMOVE REFERENCES OF THE HUNTERSVILLE  
ORDINANCES ADVISORY BOARD**

**Section 1. BE IT ORDAINED** by the Board of Commissioners of the Town of Huntersville, North Carolina, that Article 11.4.3(a) of the Zoning Ordinance, Initiation, is hereby amended as follows:

**Initiation.**

1. Any amendment to the Zoning Ordinance text or Zoning Map, except for the classification of property to a conditional zoning district or MH Overlay or to down-zone property as defined by N.C.G.S. 160D-601 may be initiated:
  1. By the Town Board, ~~Huntersville Ordinances Advisory Board~~, or the Planning Board on its own resolution;
  2. By the property owner(s), upon filing an official petition, submitting the fee established by the Town Board, and providing a list of adjoining properties including tax parcel numbers and the name and address of each owner, provided in digital form if possible;
  3. By someone other than the property (if not a request to down-zone property) owner following:
    1. filing of an official petition and submission of the established fee by the initiating party; and in addition, for a map amendment, providing a list of adjoining properties including tax parcel numbers and the name and address of each owner, or, for a text amendment, submitting the prepared text and rationale for seeking the amendment;
    2. preliminary evaluation by the Planning Board to evaluate consistency of the proposal with the objectives and policies of plans adopted by the Town of Huntersville; and
    3. determination by the Town Board whether the petition should be granted a public hearing or rejected.

**Section 2. BE IT ORDAINED** by the Board of Commissioners of the Town of Huntersville, North Carolina, that Article 5.000 of the Subdivision Ordinance, Amendments, is hereby amended as follows:

**5.000 AMENDMENTS**

The Planning Staff may from time to time, and at the request of the ~~Huntersville Ordinances Advisory Board~~, Huntersville Town Board, or Planning Board shall prepare certain amendments

to the text of the Subdivision Ordinance to correct errors, update or modify the requirements, or otherwise modify the operation of the ordinance in regulating the subdivision of land.

Amendments to this ordinance may only be enacted pursuant to public notice and public hearing on the proposed amendments. Notice of such public hearing shall be published once per week for two successive weeks in a newspaper of general circulation in the Town of Huntersville. The notice shall be first published not less than ten (10) days nor more than twenty-five (25) days prior to the date fixed for the hearing. The notice shall indicate the date, time, and place of the hearing and shall include a statement of the substance of the proposed amendment.

All text amendments must be referred to the Planning Board for a recommendation prior to final action by the Town Board. If no written report is received from the Planning Board within 30 days of referral of the amendment to that board, the governing board may act on the amendment without the Planning Board report.

**Section 3.** This ordinance shall become effective upon adoption.

**HUNTERSVILLE ORDINANCE ADVISORY BOARD:**  
**PLANNING BOARD:**  
**TOWN BOARD:**

## 11.4 Amendment Process

### **3. Initiation.**

1. Any amendment to the Zoning Ordinance text or Zoning Map, except for the classification of property to a conditional zoning district or MH Overlay or to down-zone property as defined by N.C.G.S. 160D-601 may be initiated:
  1. By the Town Board, ~~Huntersville Ordinances Advisory Board~~, or the Planning Board on its own resolution;
  2. By the property owner(s), upon filing an official petition, submitting the fee established by the Town Board, and providing a list of adjoining properties including tax parcel numbers and the name and address of each owner, provided in digital form if possible;
  3. By someone other than the property (if not a request to down-zone property) owner following:
    1. filing of an official petition and submission of the established fee by the initiating party; and in addition, for a map amendment, providing a list of adjoining properties including tax parcel numbers and the name and address of each owner, or, for a text amendment, submitting the prepared text and rationale for seeking the amendment;
    2. preliminary evaluation by the Planning Board to evaluate consistency of the proposal with the objectives and policies of plans adopted by the Town of Huntersville; and
    3. determination by the Town Board whether the petition should be granted a public hearing or rejected.
2. An amendment for the reclassification of property to a conditional zoning district or a MH Overlay district, may be initiated only by the owners of all of the property to be included in the district and shall be accompanied by an official petition, the established fee, and documentation as required by paragraph 1) below and as may be required by paragraph 2), below.
  1. A petition requesting the reclassification of property to a conditional zoning district or overlay district must be accompanied by a site plan, drawn to scale, and any necessary supporting text, which shall include all data specified in paragraphs (A) through (N) below that are applicable to the project. Where the type of use or scale of proposal makes providing any of the following items unnecessary or impractical, the Planning Director may waive individual items.
    1. A boundary survey and vicinity map showing the property's total acreage, zoning classification(s), general location in relation to major streets, railroads, and/or waterways, date, and north arrow;
    2. Existing topography on the site and within 300 feet of the boundary of the site; and the general nature of the proposed topography at four-foot contour intervals or less;

3. All existing easements, reservations, rights-of-way, and any other restrictions on the use of the land;
  4. Number and general location of proposed structures;
  5. Proposed use of all land and structures, including the number of residential units or the total square footage of any nonresidential development;
  6. All yards, buffers, screening, and landscaping required by these regulations;
  7. Any screening, buffers, and landscaping proposed over and above that required by these regulations, as well as proposed treatment of any existing natural features;
  8. All existing and proposed points of access to public streets; the location of proposed new streets;
  9. Delineation of areas within the regulatory floodplain as shown on the Official Floodway Maps for Mecklenburg County;
  10. Proposed number and location of signs;
  11. Proposed phasing, if any, and approximate completion time for the project;
  12. The location of existing and proposed storm drainage patterns and facilities intended to serve the development;
  13. Traffic, parking, and circulation plans, showing the proposed location and arrangement of parking spaces and ingress and egress to adjacent streets, existing and proposed;
  14. A listing of adjoining properties including tax parcel numbers and the name and address of each owner, provided in digital form if possible.
2. In the course of evaluating the proposed use, the Planning Director, Planning Board or Town Board of Commissioners may request additional information from the petitioner. Information requested may include the following:
    1. The location of significant trees on the petitioned property;
    2. Scale of buildings relative to adjoining properties, including sight lines;
    3. Height of structures;
    4. Exterior features of proposed development;
    5. Any other information needed to demonstrate compliance with these regulations.
  3. The site plan, building elevations, perspectives, sections, and any supporting text shall constitute part of the petition for all purposes under these regulations.

3. The Planning Department shall determine the number of copies of each petition and other required documentation to be submitted by the petitioner so that copies may be circulated to all appropriate agencies for review and comment. A statement analyzing the reasonableness of the proposed via certified mail rezoning shall be prepared for each petition for a rezoning to a special or conditional use district, or a conditional district, or other small-scale rezoning.
4. Before a public hearing may be held on a petition for a conditional zoning, the petitioner must file in the Office of the Planning Department a written report of at least one community meeting held by the petitioner. Notice of such a meeting shall be provided to all of the following, using the parcel ownership information listed in the current Mecklenburg County tax records:
  1. Owner of each property petitioned for rezoning
  2. Owner of each abutting property
  3. Owner of each property within 250 feet of the petitioned property
  4. Owner of each property directly across a street, easement, or right-of-way, public or private, from the petitioned property
  5. Owner of each property across a street, easement, or right-of-way, and within 250 feet of the right-of-way boundary opposite the petitioned property
  6. Contact person for each neighborhood association, property owner association, and homeowner association registered with the Town Planning Department that has jurisdiction over property within 2,000 feet of any portion of the rezoning site (distance scaled on a Town of Huntersville or Mecklenburg County official map). If fewer than two registered associations are identified within 2,000 feet of the rezoning site, it is the responsibility of the petitioner to identify and include unregistered associations or associations beyond 2,000 feet of the site, such that no fewer than two neighborhood, property owner, or homeowner associations are notified of the community meeting.
  7. The report shall include, among other things, a listing of those persons and organizations contacted about the meeting and the manner and date of contact, the date, time, and location of the meeting, a roster of the persons in attendance at the meeting, a copy of any materials presented at the meeting, a summary of issues discussed at the meeting, including changes suggested by the participants and a description of any changes to the rezoning petition made by the petitioner as a result of the meeting. In the event the petitioner has not held at least one meeting pursuant to this paragraph, the petitioner shall file a report documenting efforts that were made to arrange such a meeting and stating the reasons such a meeting was not held. The adequacy of a meeting held or report filed pursuant to this paragraph shall be considered by the Town Board but shall not be subject to judicial review.

## 5.000 AMENDMENTS

The Planning Staff may from time to time, and at the request of the ~~Huntersville Ordinances Advisory Board~~, Huntersville Town Board, or Planning Board shall prepare certain amendments to the text of the Subdivision Ordinance to correct errors, update or modify the requirements, or otherwise modify the operation of the ordinance in regulating the subdivision of land.

Amendments to this ordinance may only be enacted pursuant to public notice and public hearing on the proposed amendments. Notice of such public hearing shall be published once per week for two successive weeks in a newspaper of general circulation in the Town of Huntersville. The notice shall be first published not less than ten (10) days nor more than twenty-five (25) days prior to the date fixed for the hearing. The notice shall indicate the date, time, and place of the hearing and shall include a statement of the substance of the proposed amendment.

All text amendments must be referred to the Planning Board for a recommendation prior to final action by the Town Board. If no written report is received from the Planning Board within 30 days of referral of the amendment to that board, the governing board may act on the amendment without the Planning Board report.

## TA24-04 Huntersville Ordinance Advisory Board Bylaw Updates

### PART 1: DESCRIPTION

TA24-04 is a text amendment request by the Town of Huntersville Planning Department to amend Article 11, Section 11.4.3(a) of the Huntersville Zoning Ordinance and Article 5.000 of the Huntersville Subdivision Ordinance in response to the Huntersville Ordinance Advisory Board bylaw updates.

### PART 2: BACKGROUND

On March 4<sup>th</sup>, 2024, the Huntersville Town Board voted to approve amendments to the Huntersville Ordinance Advisory Board (HOAB) bylaws. The amendments to the bylaws have removed the ability for the Huntersville Ordinance Advisory Board to propose text amendments.

The purpose of the text amendment is to align the zoning and subdivision ordinance with the recently adopted bylaws of the Huntersville Ordinance Advisory Board.

### PART 3: RELEVANT SECTIONS OF THE HUNTERSVILLE 2040 COMMUNITY PLAN

No relevant policies in the Huntersville 2040 Community Plan

### PART 4: STAFF RECOMMENDATION

Staff recommends approval of the proposed text amendment TA24-04 to stay compliant with the recently updated Huntersville Ordinance Advisory Board (HOAB) bylaws.

### PART 5: HUNTERSVILLE ORDINANCE ADVISORY BOARD RECOMMENDATION

On March 7, 2024, The Huntersville Ordinance Advisory Board recommended denial of TA24-04, with a vote of (5-1), to remove the references of the Huntersville Advisory Board from Article 11, Section 11.4.3(a) of the Huntersville Zoning Ordinance and Article 5.000 of the Huntersville Subdivision Ordinance.

### PART 6: PUBLIC HEARING

The Public Hearing was conducted on May 6, 2024, with no one from the public speaking for or against the application.

### PART 7: PLANNING BOARD RECOMMENDATION

The Planning Board is scheduled for May 28th, 2024.

### PART 8: ATTACHMENTS

1. Text Amendment Application
2. Proposed Ordinance
3. HOAB Minutes



| <b>PART 9: STATEMENT OF CONSISTENCY – TA24-04</b>                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Planning Department                                                                                                                                                                                                                                                                                                                                                         | Planning Board                                                                                                                                                                                                                                                                                                                              | Board of Commissioners                                                                                                                                                                                                                                                                                                                  |
| <p><b>APPROVAL:</b> In considering the proposed amendment TA24-04, Planning Staff recommends approval based on consistency with all policies of the Huntersville 2040 Community Plan and compliance with State Statutes</p> <p>It is reasonable and in the public interest to amend the Zoning Ordinance because it will provide further clarification to the language.</p> | <p><b>APPROVAL:</b> In considering the proposed amendment TA24-04, the Planning Board recommends approval based on the amendment being consistent with <u>(insert applicable plan reference)</u></p> <p>It is reasonable and in the public interest to amend the Zoning Ordinance because...<i>(Explain)</i></p>                            | <p><b>APPROVAL:</b> In considering the proposed amendment TA24-04, the Town Board recommends approval based on the amendment being consistent with <u>(insert applicable plan reference)</u></p> <p>It is reasonable and in the public interest to amend the Zoning Ordinance because...<i>(Explain)</i></p>                            |
| <p><b>DENIAL:</b> N/A</p>                                                                                                                                                                                                                                                                                                                                                   | <p><b>DENIAL:</b> In considering the proposed amendment TA24-04, the Planning Board recommends denial based on the amendment being <u>(consistent OR inconsistent)</u> with <u>(insert applicable plan reference)</u>.</p> <p>It is not reasonable and in the public interest to amend the Zoning Ordinance because....<i>(Explain)</i></p> | <p><b>DENIAL:</b> In considering the proposed amendment TA24-04, the Town Board recommends denial based on the amendment being <u>(consistent OR inconsistent)</u> with <u>(insert applicable plan reference)</u>.</p> <p>It is not reasonable and in the public interest to amend the Zoning Ordinance because....<i>(Explain)</i></p> |

**Town of Huntersville  
Planning Board  
June 25, 2024**

**Resolution No.**

Adopted this

ATTEST:

---

Janet Pierson, Town Clerk

---

Christy Clark, Mayor

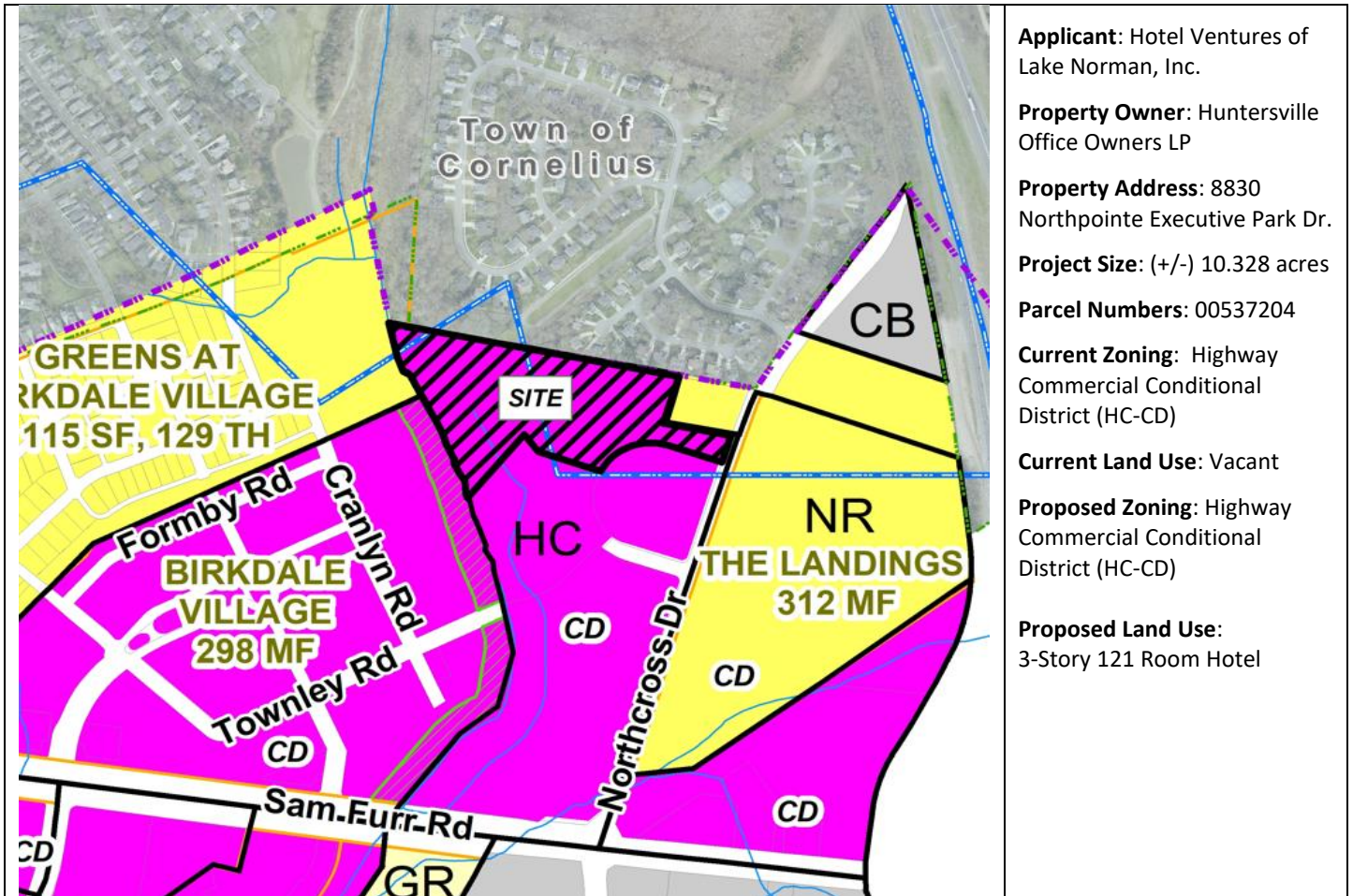
APPROVED AS TO FORM:

---

Emily Sloop, Town Attorney

## Petition R24-01 Northpointe Hotel

### PART 1: PROJECT SUMMARY



1. Purpose: Rezone 10.328-acres at 8830 Northpointe Executive Park Drive from Highway Commercial-Conditional District (HC-CD) to Highway Commercial-Conditional District (HC-CD) to accommodate for a proposed 3-story 121 room hotel. An amended CD plan is required since the previous HC-CD approval was for office use only for the given parcel. This application also requires an approved Special Use Permit due to the proximity of an adjacent residential zoned district within 250 feet.
2. The original R98-10 Northpointe Executive Park (HC-CD) rezoning called for this parcel to develop as a 2-story office building and was later amended with R07-17 revision which allowed the addition of one story for a 3-story office building. Hotels are a permitted use in HC zoning with conditions.
3. **-Ordinance Requirement:** Article 3.2.7 permits hotels spaced less than 250 feet from a residential or mixed-use zone with a special use permit and compliance with the conditions of Article 9.45 of the zoning ordinance. Those conditions read: a) Any structure in which a hotel or motel is the principle or accessory use shall be separated by a distance no less than three (3) times the height of the proposed structure closest to the common lot line of the adjoining residential and mixed-use zone, but in no case less than 100 feet.

**-Staff Comment:** The proposal calls for a maximum height of 36 feet, this height times three equals 108 feet. The separation distance from residential properties proposed under this condition is 200-feet, which can be seen in the provided site plans attached.

**-Ordinance Requirement:** b) special use permit approval with applicable standards.

**-Staff Comment:** The SUP staff report will be presented prior to the rezoning case.

**-Ordinance Requirement:** c) that vehicular access to the use be provided by way of a major or minor thoroughfare or a retail/mixed use local or collector street within a commercial or mixed-use project.

**-Staff Comment:** Vehicular access to this project is from Northpointe Executive Park Drive which has not been accepted by the Town for maintenance due to needed improvements. The Certificate of Occupancy (CO) will be held with this project, pending approval of this application, until the improvements are made, and maintenance responsibilities are accepted by the Town.

4. Adjoining Zoning and Land Uses.

**North:** Cornelius– Single Family Residential

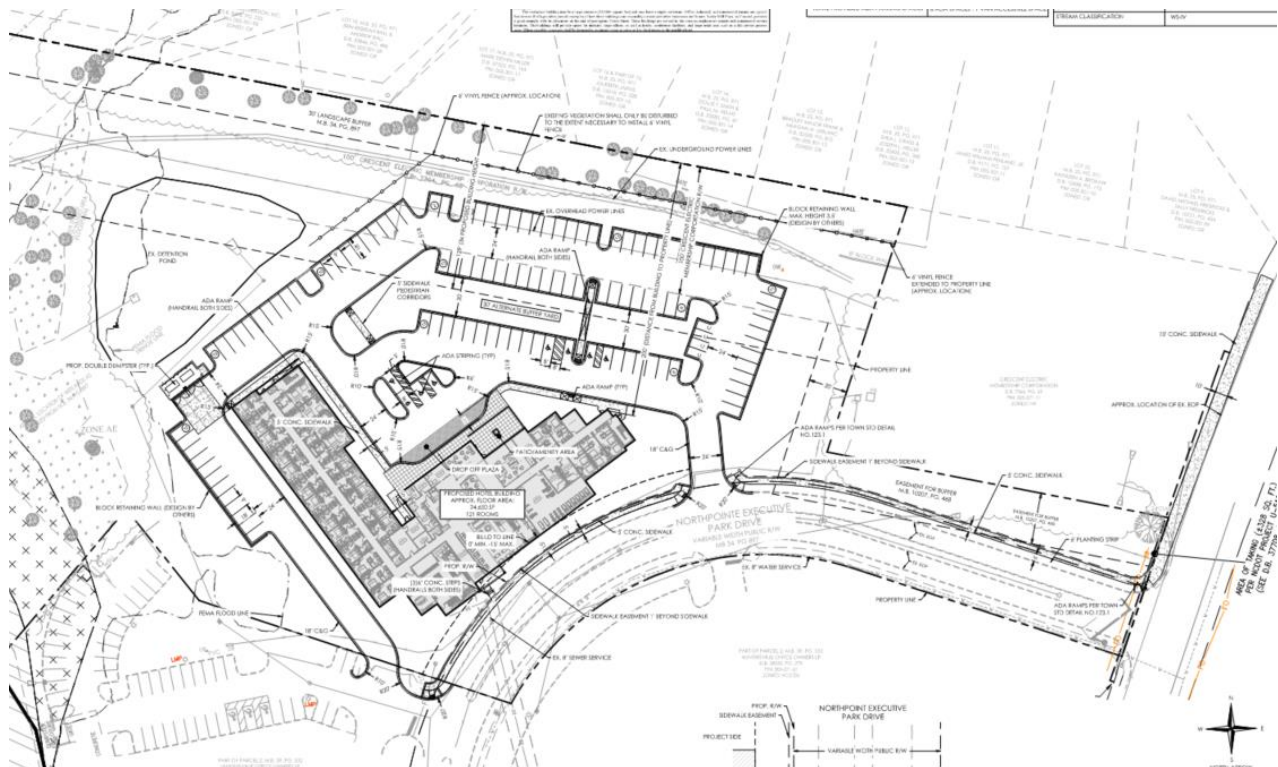
**South:** HC-(CD)Office buildings within the same office park.

**East:** Neighborhood Residential (NR-CD)- Multi-family

**West:** HC-CD- Mixed Use(Birkdale Village)

5. A neighborhood meeting was held on Wednesday, March 6, 2024 and Wednesday March 20, 2024 and the questions asked by residents and the responses from the applicants are summarized in the Neighborhood Meeting Report (see Attachment D).
6. Notice for this rezoning petition was sent via letter to adjoining property owners; a legal ad placed in the Charlotte Observer; and posting of rezoning signs on the property along Northcross Drive.

**PART 2: REZONING/SITE PLAN**



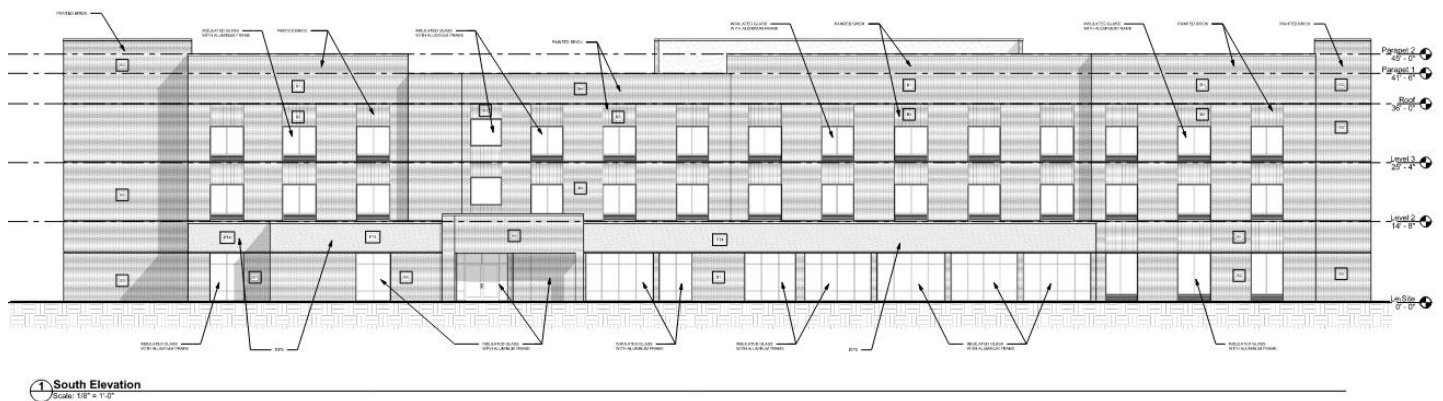
The proposed Conditional District Rezoning Plan has a modification request but is generally compliant with zoning ordinance requirements. Significant elements include:

- The proposal is for a single building, three-story hotel with 121 rooms, fronting Northpointe Executive Park Drive using the Urban Workplace Lot and Building Type in Article 4.1 and 4.2 of the zoning ordinance. Urban Workplace building type architectural standards are as follows:
  - A) To perpetuate the unique building character of the town and its environs, and to re-establish its local identity, development shall generally employ building types that are compatible to the historic architectural vocabulary of the area in their massing and external treatment.
  - B) Building elevations fronting or visible from public streets shall be clad with masonry, wood, vinyl siding, stucco, or similar material. Metal paneling may not comprise a street fronting building face. Decorative metal panels, such as Aluminum Composite Material (ACM) panels, may be used as an accent or trim material and as cladding for building accent elements such as canopies and their supporting structure. However, decorative metal panel accents may not exceed 30% of any façade visible from the street.
  - C) The front elevations facing the street, and the overall massing shall communicate an emphasis on the human scale and the pedestrian environment.
  - D) Each building should be designed to form part of a larger composition of the area in which it is situated. Adjacent buildings should thus be of similar scale, height, and configuration.

**Staff Comment:** On the first edition of the proposed building, staff reviewed and commented with concerns regarding the architecture, which was for a 4-story hotel building with 132 rooms. The massing would not likely have followed the standards above. Adjacent property owners also voiced their concerns regarding the height and view of the structure in relation to their homes (as seen in the Community Meeting Reports). The current proposal, in response reduces the height to 3-stories with 121 rooms. Staff still had concerns with the version of the plans submitted for the Public Hearing regarding the architecture of the building as it related to the building materials (mostly EIFS) and the compatibility to the materials in the office park. The office park is comprised of brick clad buildings of 2 and 3 stories.

**Update:** The most updated version of the elevation plans proposed meet staff's expectations as they relate to the office park and zoning ordinance requirements listed above. It is worth noting that the 3<sup>rd</sup> floor windows to the rear of the building, facing the single family residents are still in place (see attached elevations), which were a concern at the community meetings as well as with the Cornelius Planning Department.

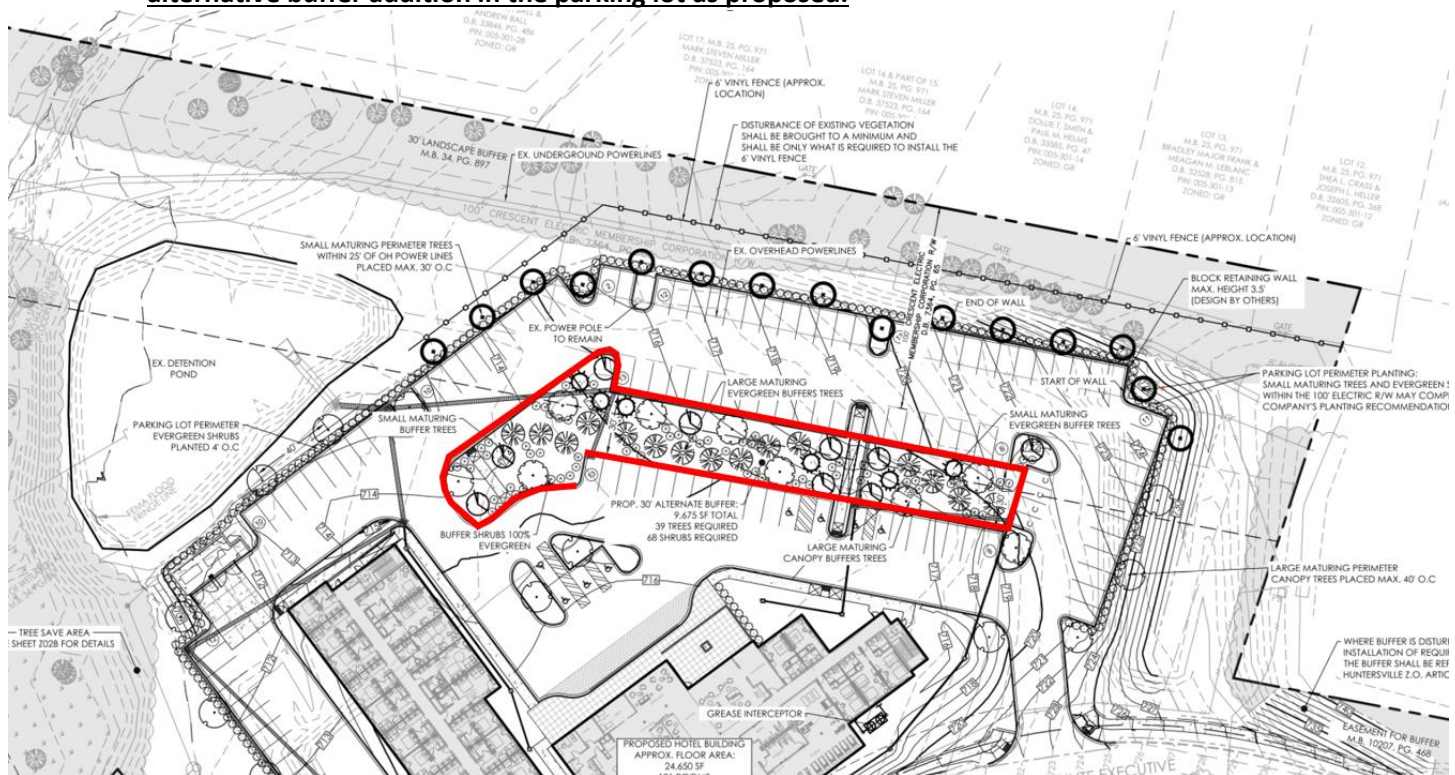
(Proposed street front view elevation with over 90% brick cladding and more street front windows)



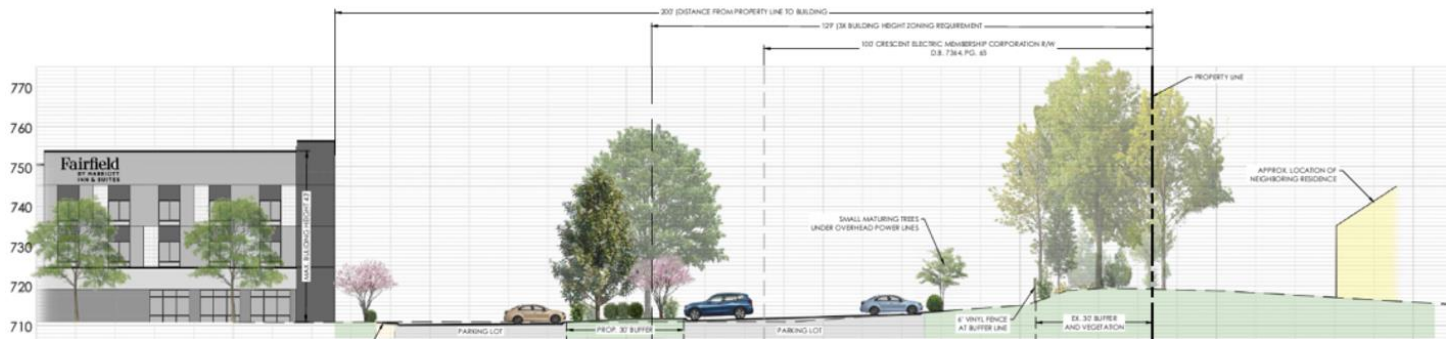


- Article 7.5: Requires a 30-foot undisturbed buffer abutting the single-family properties to the north. Due to an existing 100' Energy United Right-Of-Way that starts at the north property line and extend 100' into the subject property, the proposal cannot guarantee the 30' buffer can remain undisturbed with the energy company's rights to maintain as needed. The existing buffer within the energy ROW does have some existing vegetation present and a proposed 6-foot in height vinyl fence.

**Staff Comment:** Article 7.5.7 and 7.5.9 allows an alternative buffer in situations like these. Due to the energy ROW being within the required buffer area, the applicants have shown a 30' buffer internal to the site (seen below). This buffer is within the parking area and is in a 30-foot wide planting area with a mix of large deciduous and large evergreen trees, some small maturing trees and shrubs that will buffer vehicular lights. The **Modification Request** is to have the ability to use some of the area between the 30' undisturbed buffer (not guaranteed to remain) and the alternative buffer, as parking area. **Staff is in support of this modification request as 1) there is reasonable separation of uses (60-foot distance between parking lot and single family residences) and 2)adequate screening of the parking lot(shrubs planted every 3-feet on center and small trees planted every 30-feet on center, per code requirements) as well as 3) the previously described existing vegetation 4) proposed fence 5) alternative buffer addition in the parking lot as proposed.**



For illustrative purposes only, subject to change



- Per the Town Bikeway Masterplan, Northcross Drive is classified as a Minor Thoroughfare, which requires a 10' side-path along its frontage. The original Northpointe Executive Park Rezoning/Subdivision plan, which was approved prior to the adoption of the Bikeway plan required a 5' sidewalk that extends to the northernmost edge of the property line along Northcross Drive. **\*Update\*Staff recommended** at the public hearing that the 5-foot sidewalk be updated to the 10-foot side-path. The applicants have in turn revised their proposal to build up to a 10-foot side-path depending on ROW constraints with the adjacent Energy United Regulator Station property.
- Rezoning approval R98-10 and R07-17 requires the developers of this business park to dedicate and construct a 35' ROW connector/road to the Townley Road (Birkdale Village) vehicular bridge once its (the vehicular bridge) location is approved and is built. The rezoning proposal carries this condition through with its approval.
- The zoning ordinance requires this proposed site to front a public street. Currently the entirety of Northpointe Executive Park Drive has not been dedicated to the public and needs improvements for Town acceptance of maintenance responsibilities as a public ROW. The applicants have agreed to these terms and conditions by ways of an agreement on the plans in the form of a note.

### General Plan Information

- Parking requirements= 1 space per room. 121 Rooms proposed=121 parking spaces provided.
- Minimum Tree Preservation (specimen tree save) for Highway Commercial is 30%. The Rezoning Plan saves all 23 identified specimen trees on the existing site.
- There are no identified Heritage Trees on site.
- Planning, Transportation, and Storm Water Engineering staff have minor site plan comments outstanding that need to be addressed prior to final plan approval.

## **PART 3: TRANSPORTATION ISSUES**

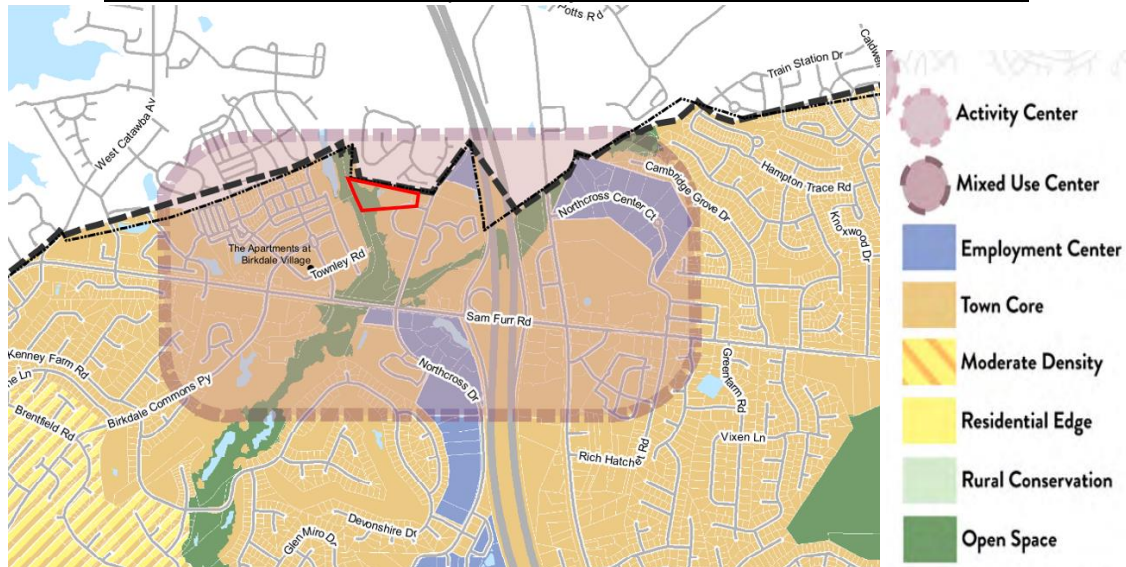
See attached analysis

## **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 (Subject Parcel within “Mixed Use Center”)



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

- LU-6-Support a mix of land uses in key locations.
    - LU 6.1: A mix of land uses is encouraged in Mixed Use Centers, Activity Centers, Employment Centers identified on the Future Land Use Map.
    - LU 6.2: Commercial uses are encouraged in the Town Core and as specified in adopted Small Area Plans.
- Staff Comment:** The proposed hotel is within a Mixed-Use Center, mixes land uses within the office park, and is in the Town Core (orange shade in above map). Hotels are a common use within an office park where these uses can be complementary to each other.

**STAFF COMMENT-** Staff finds the proposed use/project is **not consistent** with the following policies of the 2040 Huntersville Community Plan:

- LU 8.2: Evaluate and strengthen incentives to encourage the achievement of higher design standards.
    - Consider incentives that allow applicants to demonstrate excellence in design and exceptional public benefit for projects in key areas.
- Staff Comment: \*Updated\*:** Staff had commented that the plan lacked excellent design on the previously proposed EIFS siding that encompassed most of the exterior elevation’s materials, and the front elevation of the plans did not contribute to the pedestrian environment. The updated plans do address these to staff’s satisfaction; however, the plan does not give attention to the 3<sup>rd</sup> floor rear windows facing the single-family adjacent neighborhood.



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

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

STAFF COMMENT:

The proposed rezoning for the Northcross Hotel is consistent with the overall character of the surrounding area. The proposed use of a hotel is compatible with an office park and the site work proposed and elevation design of the building are aligned with the zoning ordinance and office park design guidelines. The separation and buffering between the developing site and the adjacent single-family neighborhood are appropriate given the site constraints mentioned in this analysis.

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

STAFF COMMENT:

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

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

STAFF COMMENT:

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

## **PART 5: STAFF RECOMMENDATION**

In considering the proposed rezoning petition R24-01, Northpointe Hotel, staff recommends approval as we find the proposal as generally compliant with the Town of Huntersville site design and architectural standards and its consistency with Huntersville Community Plan policies LU6, 6.1, and 6.2. Given the distance of separation and proposed buffering to adjacent single-family properties, staff believes this plan is consistent with the spirit of the zoning ordinance.

Conditions for Approval:

- 1) Modification request to allow a portion of the proposed parking lot to be outside of the proposed alternative buffer. Staff recommends approval of this modification request as we believe that the proposal meets the spirit of the ordinance.
- 2) The applicant agrees that required improvements shall be made to Northpointe Executive Park Drive prior to gaining a Certificate of Occupancy to allow for acceptance of the street as a public right of way.
- 3) Rezoning approval R98-10 and R07-17 requires the developers of this business park to dedicate and construct a 35' ROW connector to the Townley Road (Birkdale Village) vehicular bridge once its (the vehicular bridge) location is approved and built. This rezoning proposal carries this condition through with its approval.
- 4) Any other minor staff comment remaining are addressed.

#### PART 6: PUBLIC HEARING COMMENTS

The Public Hearing was held on May 6, 2024. Several Stratford Forest residents (adjacent subdivision to this subject property) expressed concerns regarding noise, safety, light pollution, separation distance from the proposed use, and other items. See the minutes from the May 6 meeting and this link <https://www.youtube.com/watch?v=PewiRJo06kk> with the YouTube feed of the meeting.

#### PART 7: PLANNING BOARD RECOMMENDATION

Planning Board Meeting is scheduled for June 25, 2024.

#### PART 8: TOWN BOARD RECOMMENDATION

Town Board Meeting is scheduled for July 16, 2024.

#### PART 9: ATTACHMENTS

- A – Rezoning Application
- B – Proposed CD Rezoning Plan
- C – Transportation/Engineering Report
- D – Neighborhood Meeting Report
- E- Elevation Plans

#### PART 10: CONSISTENCY STATEMENT – R24-01 Northpointe Hotel

| Planning Department                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Planning Board                                                                                                                                                          | Board of Commissioners                                                                                                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>In considering the proposed rezoning petition R24-01, Northpointe Hotel, staff recommends approval with conditions as we find the proposal as generally compliant with the Town of Huntersville site design and architectural standards and is consistent with Huntersville Community Plan policies LU6, 6.1, and 6.2.</p> <p><u>It is reasonable and in the public interest to approve the rezoning plan because it is consistent with the envisioned use and development patterns set forth in the 2040 Community Plan</u></p> | <p>APPROVAL: <u>(insert applicable plan reference)</u>.</p> <p><u>It is reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u></p> | <p>APPROVAL: <u>(insert applicable plan reference)</u>.</p> <p><u>It is reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u></p> |

|  |                                                                                                                                                                                                             |                                                                                                                                                                                                             |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p>DENIAL: <u>(consistent OR inconsistent) with (insert applicable plan reference).</u></p> <p><u>It is not reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u></p> | <p>DENIAL: <u>(consistent OR inconsistent) with (insert applicable plan reference).</u></p> <p><u>It is not reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u></p> |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



# General Application

AMENDED  
4/11/2024

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

## 1. Application Type

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

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

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

## 2. Project Data

Date of Application 01/24/2024

Name of Project Northpointe Hotel Phase # (if subdivision) \_\_\_\_\_

Project Address 8830 Northpointe Executive Park Dr, Huntersville NC 28078

Parcel Identification Number(s) (PIN) 00537204

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

Property Size (acres) 10.328 acres Street Frontage (feet) 618

Current Land Use Vacant

Proposed Land Use(s) Hotel

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

## 3. Description of Request

Provide a detailed summary. (i.e. RTAP identify what you are revising). Additional sheets may be added.

The purpose of this request is to rezone the parcel to allow for a ~~4-story~~ hotel building with  
~~132 rooms~~ and associated parking. ~~3-story~~  
121 rooms

## 4. Site Plan Submittals

Consult the particular type of *Review Process* for the application type selected above. These can be found at <https://www.huntersville.org/528/Permits-Process>.

## 5. Outside Agency Information

Other agencies may have applications and fees associated with the land development process. The *Review Process* list includes plan documents needed for most town and county reviewing agencies. For major subdivisions, commercial site plans, and rezoning petitions please enclose a copy of the Charlotte-Mecklenburg Utility *Willingness to Serve* letter for the subject property.

## 6. Applicant

Printed Name Hotel Ventures of Lake Norman Inc. Phone 706-855-0071 ext. 1  
☒ 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]

Title Vice President Email hpatel@hotelventuresinc.com

Address of Applicant 3034 Washington Rd, Augusta GA 30907

## 7. Property Owner (If different than applicant)

\*Printed Name Huntersville Office Owners LP Phone 651-398-2662  
☐ Corporation ☐ Limited Liability Company ☐ Trust ☒ Partnership ☐ Other: \_\_\_\_\_

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

Signature [Signature]

Title President Email aw@redlinepropertypartners.com

Address of Property Owner 6101 Carnegie Blvd Suite 455, Charlotte NC 28209

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

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

## 8. Development/Design Firm Contact Information

| Development Firm | Name of Contact | Phone                | Email                      |
|------------------|-----------------|----------------------|----------------------------|
| W&A Engineering  | Tess Fallova    | 704-875-1615 ext 310 | tfallova@waengineering.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:          | <a href="https://www.huntersville.org/228/Planning-Department">https://www.huntersville.org/228/Planning-Department</a> |



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

REZONING SITE PLAN PACKAGE  
PROPOSED

NORTHPOINTE HOTEL

HUNTERSVILLE, MECKLENBURG COUNTY, NC

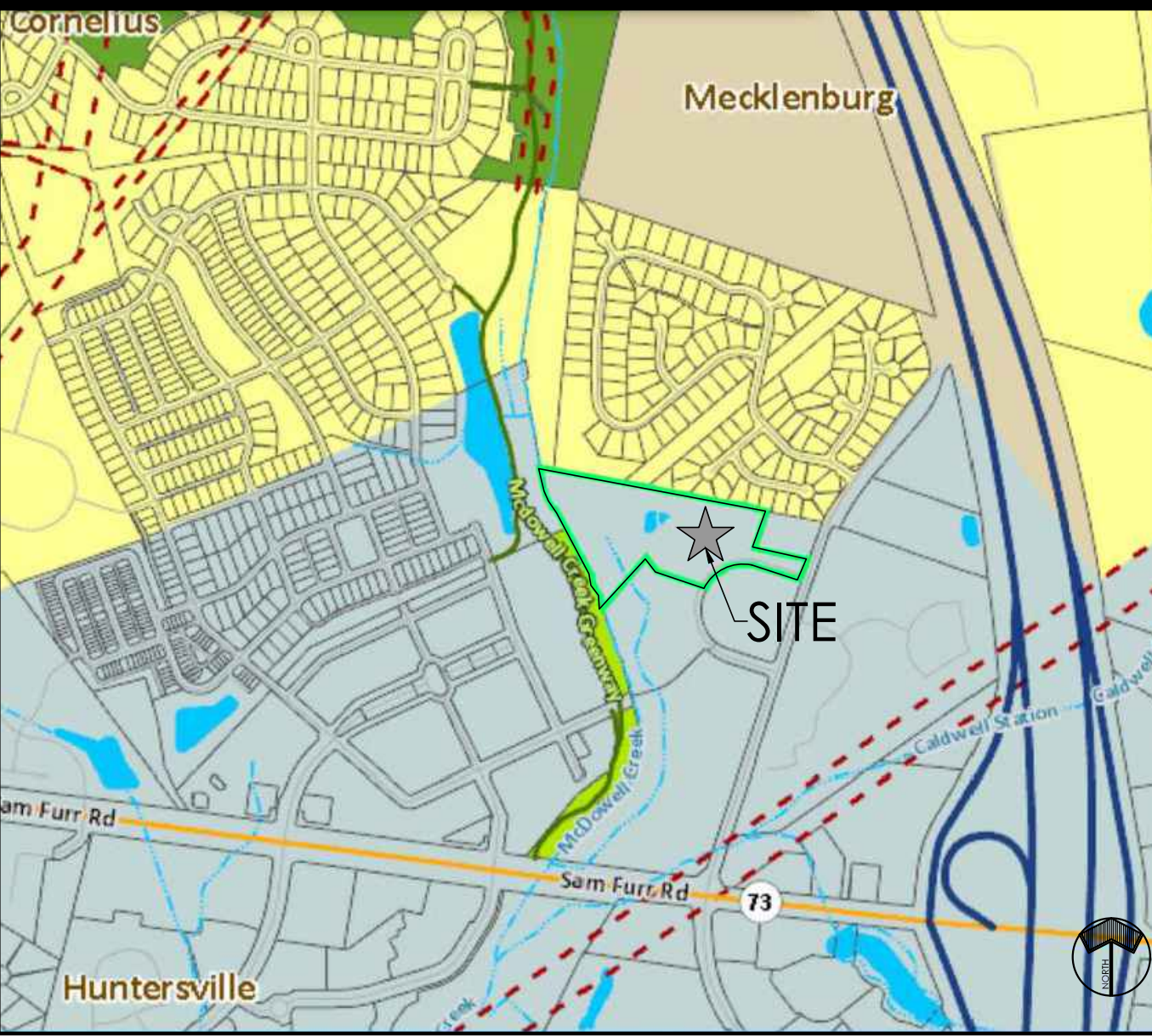
REZONING (R24-01) : CSP-500008  
SPECIAL USE PERMIT (SUP 24-01): CSP-500009

DEVELOPER:

HOTEL VENTURES OF LAKE NORMAN INC.  
3034 WASHINGTON RD, AUGUSTA GA 30907  
PH: (706)855-0071 EXT. 1  
CONTACT: HITESH PATEL

OWNER:

HUNTERSVILLE OFFICE OWNERS LP  
6101 CARNEGIE BV, STE 455  
CHARLOTTE, NC 28209



VICINITY MAP

SCALE: N.T.S.



W&A  
ENGINEERING

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE  
LAND SURVEYING | TRAFFIC ENGINEERING  
ECONOMIC DEVELOPMENT

121 GILEAD RD  
HUNTERSVILLE, NC 28078  
P: (704) 875-1615  
WAENGINEERING.COM

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING.  
THESE INSTRUMENTS OF SERVICE ARE TO BE USED ONLY FOR THIS  
SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL  
RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL  
RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

NORTHPOINTE HOTEL

PARCEL: 00537204

8830 NORTHPOINTE EXECUTIVE PARK DR, HUNTERSVILLE NC 28078

Know what's below.  
Call before you dig.

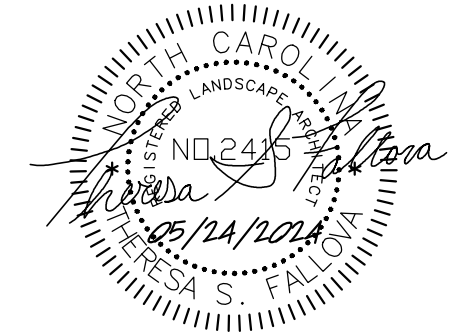


REVISIONS

| 04/11/2024 | REZONING COMMENTS |
|------------|-------------------|
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INTIAL SUB. DATE: 01/31/2024

ISSUANCE DATE: 05/24/2024



HFI PROJECT #: 223080

COVER

Z01

NC ENGINEERING BOARD LICENSE #: P-2743  
NC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: C-614  
SC ENGINEERING BOARD LICENSE #: COA 7055  
SC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: LAF 477



ANY ADDITIONAL PAVEMENT OR CURB NOT LOCATED BY SURVEY OR THAT CONFLICTS WITH PROPOSED PAVEMENT & CURB AND GUTTER MUST BE REMOVED. ALL PAVEMENT AND CURB TO BE REMOVED SHALL BE SAW CUT AT THE PROPOSED JOINT LOCATION.

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

THIS SURVEY WAS PROVIDED BY OTHERS AND IS INCLUDED AS REFERENCE ONLY.

SURVEY BY:  
CORNERSTONE  
PO BOX 1296  
MONROE, NC 28111

OBSERVED PARKING:  
NO MARKED PARKING SPACES WERE OBSERVED ON SUBJECT PROPERTY.

HATCH LEGEND:

COMMUNITY ENCROACHMENT AREA  
FEMA SPECIAL FLOOD HAZARD AREA(FLOODPLAIN)  
FEMA FLOODWAY ENCROACHMENT AREA  
WETLAND AREA PER MAP BOOK 34, PAGE 897

LINE LEGEND:

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

ZONING:  
SUBJECT PROPERTY ZONED: HC(CD)

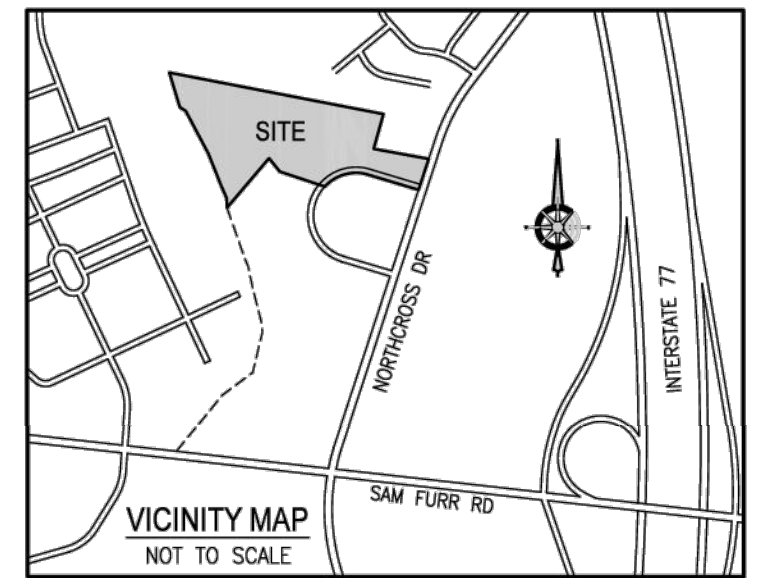
ZONING REQUIREMENTS:  
MINIMUM BUILD TO LINE: 15 FT. BEHIND R/W  
MAXIMUM HEIGHT: 36 FT.  
MINIMUM LOT AREA: NONE REQUIRED  
MINIMUM LOT WIDTH: NONE REQUIRED

FOR FURTHER INFORMATION CONTACT THE TOWN OF HUNTERSVILLE AT 704-875-6541.

NOTE: NO ZONING REPORT OR ZONING VERIFICATION LETTER WAS PROVIDED TO THE SURVEYOR, PURSUANT TO ALTA TABLE A ITEM 6. PURCHASER/DEVELOPER TO VERIFY ZONING RESTRICTIONS PRIOR TO DEVELOPMENT OF THIS SITE.

NOTES:

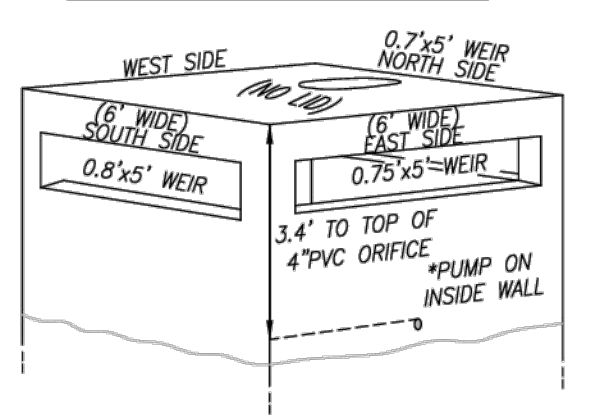
1. THIS PLAT IS NOT FOR RECDORATION AS PER G.S. 47-30 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
4. UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON. NO GUARANTEE CAN BE MADE THAT ALL UNDERGROUND UTILITIES PRESENT ARE SHOWN. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION, AS OBSERVED AT THE TIME OF SURVEY. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
5. BROKEN LINES, UNLESS DESCRIBED WITH A COURSE AND DISTANCE, INDICATE PROPERTY LINES NOT SURVEYED.
6. NORTHCROSS DRIVE IS SHOWN AS A "MAJOR THOROUGHFARE" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 35' FROM CENTERLINE.
7. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
8. AT THE TIME OF THIS SURVEY, THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
9. AT THE TIME OF THIS SURVEY, THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. FUTURE WIDENING OF NORTHCROSS DRIVE R/W IS APPARENT AS AREA TO BE TAKEN IS DEPICTED IN A MEMORANDUM OF ACTION BY THE DEPARTMENT OF TRANSPORTATION RECORDED IN DEED BOOK 37708, PAGE 666.
10. AT THE TIME OF THIS SURVEY THERE WAS NO BURIAL GROUNDS/CEMETERIES OBSERVED ON THE PROPERTY.
11. WITHOUT EXPRESSING A LEGAL OPINION AS TO OWNERSHIP, LISTED BELOW, AND SHOWN HEREON, ARE POSSIBLE ENCROACHMENTS OBSERVED ON THE PROPERTY IN THE PROCESS OF CONDUCTING THE FIELDWORK; HOWEVER, THERE MAY BE ENCROACHMENTS OTHERWISE IDENTIFIED BY THE TITLE COMPANY.  
A) 8" BLOCK WALL EXTENDS 38.2' ONTO PROPERTY  
B) WOOD FENCE EXTENDS 38.4' ONTO PROPERTY  
C) WOOD FENCE EXTENDS 28.8' ONTO PROPERTY  
D) WOOD FENCE EXTENDS 23.7' ONTO PROPERTY  
E) WOOD FENCE EXTENDS 17.3' ONTO PROPERTY



LEGEND:

- C&G - CURB & GUTTER  
CB - CATCH BASIN  
CGF - COMBINED GRID FACTOR  
CP - CALCULATED POINT  
C/L - CENTERLINE  
D.B. - DEED BOOK  
EIP - EXISTING IRON PIPE  
EIR - EXISTING IRON ROD  
EMM - EXISTING METAL MONUMENT  
EN - EXISTING NAIL  
EPH - EXISTING PUNCH-HOLE  
EOP - EDGE OF PAVEMENT  
EPH - EXISTING PUNCH HOLE  
EU - END UNKNOWN  
FES - FLARED END SECTION  
FOB - FIBER OPTICS BOX  
FOM - FIBER OPTICS MARKER  
FI - FIRE HYDRANT  
GLM - GAS LINE MARKER  
GP - GATE POST  
GR - GRATE  
GW - GUY WIRE  
ICV - IRRIGATION CONTROL VALVE  
INV - INVERT  
LMP - LAMP POST  
LP - LIGHT POLE  
MB - MAP BOOK  
MH - MANHOLE  
N - NATIONAL GEODETIC SURVEY  
PB - POWER BOX  
PIN - PARCEL IDENTIFICATION NUMBER  
PL - PROPERTY LINE  
PP - POWER POLE  
PG - PAGE  
PVC - PLASTIC PIPE  
(R) - RECORDED  
R/W - RIGHT-OF-WAY  
RCP - REINFORCED CONCRETE PIPE  
SDMH - STORM DRAIN MANHOLE  
TBM - TEMPORARY BENCHMARK  
TBN - TELEPHONE PEDESTAL  
UB - UTILITY BOX  
WW - WATER VALVE

RISER DETAIL (NOT TO SCALE):

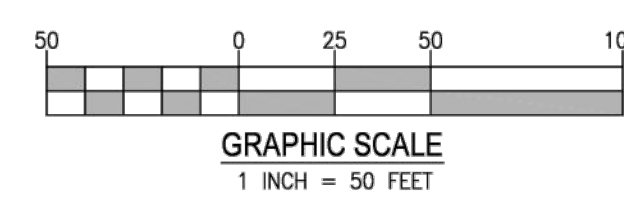


LINE TABLE:

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 22°46'38" W | 18.26'   |
| L2   | N 05°03'05" W | 49.33'   |
| L3   | N 32°29'51" W | 29.70'   |
| L4   | N 28°43'32" W | 51.13'   |
| L5   | N 07°18'21" W | 26.24'   |
| L6   | N 27°26'30" W | 67.56'   |
| L7   | N 16°29'33" W | 43.13'   |
| L8   | N 27°00'47" W | 48.41'   |
| L9   | N 28°58'08" W | 68.43'   |
| L10  | N 28°09'51" W | 50.06'   |
| L11  | N 28°09'31" W | 103.78'  |
| L12  | N 64°28'21" W | 29.06'   |
| L13  | N 21°18'43" W | 65.83'   |

CURVE TABLE:

| CURVE | RADIUS | LENGTH | BEARING        | CHORD  |
|-------|--------|--------|----------------|--------|
| C1    | 225.00 | 510.72 | S 65°33'58\"/> | 286.61 |



FLOOD CERTIFICATION:

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS PARTLY LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED SEPTEMBER 2, 2015.  
MAP NUMBER: 3710464200K; ZONES AE & X

SURVEYOR'S CERTIFICATE (21 NCAC 56.1604):

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 38050, PAGES 270 & 279; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION SHOWN HEREON; THAT THE POSITIONAL ACCURACY DOES NOT EXCEED 0.07 FEET OR 0.30 METERS PLUS SOPM; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

| REVISIONS                                                                           |  |  |  |
|-------------------------------------------------------------------------------------|--|--|--|
| 11/23/23 - ADD REFERENCES TO PLAT RECORDED OCTOBER 4, 2023 IN MAP BOOK 72, PAGE 832 |  |  |  |
| 12/24/24 - DET. STORM PIPE CONNECTIVITY NEAR DETENTION POND 21' W/ 16\"/>           |  |  |  |
| PORTION PER MAP 72-832                                                              |  |  |  |
| Crew: AB/BM Drawn: BM Revised: AB Scale: 1\"/>                                      |  |  |  |
| Date: SEPT. 18, 2023 Job No: 2023-166                                               |  |  |  |

AREA: 449,866 SQ. FT. OR 10.328 ACRES

ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:  
**HITESH PATEL, ISVERLAL PATEL AND RAKESH PATEL**  
8830 NORTHPOINTE EXECUTIVE PARK DR.  
TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, NC  
TRACT 3, HUNTERSVILLE OFFICE OWNERS, PROPERTY  
DEED REFERENCE: D.B. 38050, PGS. 270 & 279  
TAX PARCEL NOS: 005-371-21 (PART)

SURVEY  
**Z02**



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- TELEPHONE  
BELL SOUTH TELECOMMUNICATIONS  
1-888-757-6500
- WATER & SEWER  
CHAR.-MECK. UTILITY DEPT. (CMUD)  
(704) 336-2564 WATER  
(704) 357-6064 SEWER
- GAS  
PIEDMONT NATURAL GAS CO.  
1-800-752-7504
- CABLE TELEVISION  
SPECTRUM  
1-800-892-2253

CHICAGO TITLE INSURANCE COMPANY  
COMMITMENT NO: 23-10935CH, EFFECTIVE DATE: AUGUST 30, 2023  
SCHEDULE B - II (EXCEPTIONS)

- Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Map Book 34, page 897; Map Book 39, page 332; and Map Book 51, page 414; AND Map Book \_\_\_\_\_, page \_\_\_\_\_ (Exception to be completed upon satisfaction of Schedule B, Part I, Item 13). (AFFECTS PARCEL, SHOWN HEREON).
6. Reciprocal Easement Agreement with Covenants, Conditions and Restrictions recorded in Book \_\_\_\_\_, page \_\_\_\_\_. (Exception to be completed upon satisfaction of Schedule B, Part I, Item 14.)
7. Right of Way Agreement to Transcontinental Gas Pipe Line Corporation recorded in Book 2308, page 271. (AFFECTS PARCEL, SHOWN HEREON).
8. Right of Way and Easement to Crescent Electric Membership Corporation recorded in Book 7364, page 65. (AFFECTS PARCEL, SHOWN HEREON).
9. Easement Agreements to Mecklenburg Land Company recorded in Map 7463, page 178; and Book 7751, page 105. (AFFECTS PARCEL, SHOWN HEREON).
10. Easement for Buffer for Northcross Substation recorded in Book 10207, page 468. (AFFECTS PARCEL, SHOWN HEREON).
11. General Permit to Southern Bell Telephone and Telegraph Company (Incorporated) recorded in Book 1485, page 339. (GENERAL IN NATURE AND AS SUCH CANNOT BE PLOTTED).
12. Electric Power Line Easement to EnergyUnited Electric Membership Corporation recorded in Book 11504, page 89. (GENERAL IN NATURE AND AS SUCH CANNOT BE PLOTTED).
13. Easement to the City of Charlotte recorded in Book 11702, page 637. (AFFECTS PARCEL, SHOWN HEREON).
14. Storm Water Easement to Mecklenburg County recorded in Book 24518, page 703. (AFFECTS PARCEL, SHOWN HEREON).
15. Memorandum of Action by the Department of Transportation recorded in Book 37708, page 666. (NO AFFIRMATIVE DETERMINATION OF AFFECT ON SUBJECT PROPERTY CAN BE MADE. DOCUMENT DOES NOT CONTAIN THE MAP OF THE POTENTIAL AREA TO BE ACQUIRED, REFERENCED AS "EXHIBIT B" PROBABLE AREA OF TAKING AS DEPICTED IN NCDOT PROJECT U-5108 APPEARS TO AFFECT PARCEL 2 AND IS SHOWN HEREON FOR ILLUSTRATIVE PURPOSES.)

TITLE DESCRIPTION:

The Land is described as follows:

Lying and being situate in Mecklenburg County, NC, and being more particularly described as follows:  
BEING AN APPROXIMATE 10.328 ACRE PORTION OF THE FOLLOWING:

Being all of Tract 2 as shown on a map entitled "Recombination and Subdivision Plat Property of Pizzagalli Properties, LLC North Pointe Executive Park Phase 1 - Map 2" recorded in Map Book 39, page 332 in the Office of the Register of Deeds of Mecklenburg County, North Carolina and as shown on that certain survey entitled "North Pointe Executive Center [sic] Town of Huntersville, Meck. Co., NC" dated April 27, 2006 (last revised May 26, 2006).

ALSO BEING DESCRIBED AS:

BEGINNING AT AN EXISTING IRON PIPE IN THE WESTERN RIGHT-OF-WAY LINE OF NORTHCROSS DRIVE, SAID PIPE ALSO BEING A COMMON CORNER WITH CRESCENT ELECTRIC MEMBERSHIP PROPERTY (NOW OR FORMERLY); THENCE S18°34'40\"/>

A MORE PRECISE DESCRIPTION OF THE INSURED LAND TO BE PROVIDED

MAP REFERENCES:

D.B. 38050, PG. 279 (R)  
M.B. 34, PG. 897  
M.B. 39, PG. 332  
M.B. 51, PG. 414  
M.B. 72, PG. 832  
NCDOT PROJECT 6.671043  
NCDOT PROJECT U-5108  
UNRECORDED PLAT PREPARED BY CORNERSTONE  
PROFESSIONAL LAND SURVEYING, PLLC  
DATED JULY 6, 2023 (JOB NO. 2023-83)

GPS CERTIFICATION:

I, ANDREW B. BAKER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:  
(1) CLASS OF SURVEY: A (0.07+50ppm)  
(2) POSITIONAL ACCURACY: 95% CONFIDENCE LEVEL  
(3) TYPE OF GPS FIELD PRODUCTION: REAL-TIME KINEMATIC  
(4) DATES OF SURVEY: SEPTEMBER 18, 2023  
(5) DATUM/EPOCH: NAD83 (2011), NAVD83  
(6) PUBLISHED/FIXED-CONTROL USE: NC REAL-TIME NETWORK  
(7) GEOID MODEL: GEOID18 (CONUS)  
(8) COMBINED GRID FACTOR(S): 0.999854182  
(9) UNITS: US SURVEY FEET

ALTA/NSPS CERTIFICATION:

TO: HITESH PATEL, ISVERLAL PATEL AND RAKESH PATEL; CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(b), 7(b), 8, 9, 11(b), 13, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 18, 2023.

ANDREW B. BAKER, PLS (L-4542) DATE  
email: andy@cornerstonepls.net





NOTES  
1. SLOPE ANALYSIS IS BASED ON THE TOPOGRAPHIC SURVEY PROVIDED BY MERRICK. SEE SHEET C02 FOR SURVEY.  
2. THE SLOPE ANALYSIS APPROVED FROM THE SKETCH PLAN REVIEW WAS CREATED BY OTHERS AND WAS BASED ON GIS DATA. THAT ANALYSIS IS NOT INCLUDED IN THE PRELIMINARY / CONSTRUCTION PLAN PACKAGE.  
3. SOIL TYPE AND HYDROLOGIC GROUP IS PROVIDED FROM USDA WEB SOIL SURVEY.

| SLOPES TABLE |            |            |       |            |
|--------------|------------|------------|-------|------------|
| #            | MIN. SLOPE | MAX. SLOPE | COLOR | AREA       |
| 1            | 0%         | 5%         |       | 297,867 SF |
| 2            | 5%         | 10%        |       | 107,925 SF |
| 3            | 10%        | 15%        |       | 31,478 SF  |
| 4            | 15%        | 25%        |       | 15,323 SF  |
| 5            | 25%        | 25% +      |       | 31,765 SF  |



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# NORTHPOINTE HOTEL

PARCEL: 00537204

8830 NORTHPOINTE EXECUTIVE PARK DR, HUNTERSVILLE NC 28078

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| REVISIONS  |                   |
|------------|-------------------|
| 04/11/2024 | REZONING COMMENTS |
|            |                   |
|            |                   |
|            |                   |
|            |                   |
|            |                   |
|            |                   |
|            |                   |
|            |                   |
|            |                   |

INITIAL SUB. DATE: 01/31/2024

ISSUANCE DATE: 05/24/2024

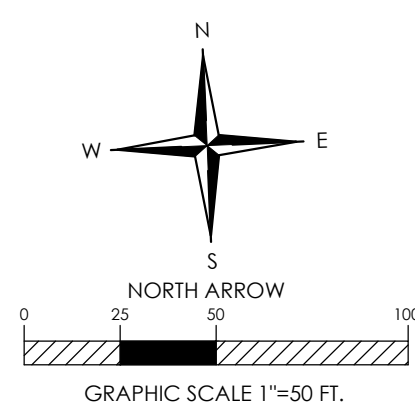


HFI PROJECT #: 223080

SLOPE ANALYSIS

## Z02A

NC ENGINEERING BOARD LICENSE #: P-2743  
NC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: C-614  
SC ENGINEERING BOARD LICENSE #: COA 7055  
SC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: LAF 477





TREE PROTECTION NOTES:

PROTECTIVE BARRICADES SHALL BE PLACED AROUND ALL PROTECTED TREES DESIGNATED TO BE SAVED IN DEVELOPMENT AREAS, PRIOR TO THE START OF DEVELOPMENT ACTIVITIES OR GRADING. PROTECTIVE BARRICADES SHALL REMAIN IN PLACE UNTIL DEVELOPMENT ACTIVITIES ARE COMPLETE OR CONSTRUCTION IN ACCORDANCE WITH STANDARDS SET FORTH IN THIS SECTION COMMENCES. THE AREA WITHIN THE PROTECTIVE BARRICADE SHALL REMAIN FREE OF ALL BUILDING MATERIALS, DIRT OR OTHER CONSTRUCTION DEBRIS, CONSTRUCTION TRAFFIC, STORAGE OF VEHICLES AND MATERIALS, AND GRADING SHALL NOT TAKE PLACE WITHIN THE DRILLPIE 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 10' FROM THE BASE OF EACH PROTECTED TREE, OR OUTSIDE THE DRIFLINE, 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 DRIFLINE, WHICHEVER IS GREATER.
- C. CONSTRUCTION ACCESS TO A SITE SHOULD OCCUR WHERE AN EXISTING OR PROPOSED ENTRANCE/EXIT IS LOCATED.
- D. EXCEPT FOR DRIVEWAY ACCESS POINTS, SIDEWALKS, CURB AND GUTTER, NO PAVING WITH CONCRETE OR OTHER IMPERVIOUS MATERIALS WITHIN A TREE DRIFLINE SHALL BE ALLOWED.
- E. WHERE GRADING WITHIN A TREE DRIFLINE CANNOT BE AVOIDED.
- F. LIMIT CUT AND FILL TO  $\pm 10\%$  TO THE AREA WITHIN THE DRIFLINE.
- G. AVOID CUT AND FILL AROUND ENTIRE CIRCUMFERENCE OF TRUNK.
- H. WHERE GRADING LEANS ROOTS EXPOSED, CUT ROOTS CLEAN.
- I. AVOID FILLING WITHIN THE DRIFLINE OF A TREE WITHOUT SOME MECHANISM TO ALLOW AIR AND WATER TO REACH THE ROOTS.

## TREE SAVE CALCULATIONS

EXISTING TREE CANOPY REQUIRED TO BE SAVED - 0%  
EXISTING SPECIMEN TREES REQUIRED TO BE SAVED - 30% (CB)

|                                              |                              |
|----------------------------------------------|------------------------------|
| EXISTING SPECIMEN TREES ON SITE              | 23 SPECIMEN TREES            |
| EXISTING SPECIMEN TREES REQUIRED TO BE SAVED | 0.3x 24 = 6.9 SPECIMEN TREES |
| SPECIMEN TREES TO BE SAVED                   | 23 SPECIMEN TREES            |
| EXISTING TREE CANOPY ON SITE                 | 200,973 SF (4.61 AC)         |
| EXISTING TREE CANOPY REMOVED                 | 2,239 SF (0.05 AC)           |
| EXISTING TREE CANOPY TO BE SAVED             | 198,734 SF (4.56 AC)         |

TREE LEGEND

-  TREE CANOPY SAVED
-  TREE CANOPY REMOVED
-  SPECIMEN TREE SAVED
-  SPECIMEN TREE REMOVED

## DEMO LEGEND

-  TO BE REMOVED

## EMO NOTES

3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY REQUIRED DEMOLITION PERMITS PRIOR TO STARTING ANY DEMOLITION WORK.
4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ANY UTILITY RELOCATIONS WITH CORRESPONDING UTILITY COMPANY.
5. IF ANY WELL AND/OR SEPTIC SYSTEMS ARE DISCOVERED ON SITE, CONTRACTOR TO COORDINATE ABANDONMENT WITH THE MECKLENBURG COUNT HEALTH DEPARTMENT.
6. ANY PROPOSED UTILITIES SHALL BE SUBMITTED UNDER A SEPARATE UTILITY ENCROACHMENT.



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# NORTHPOINTE HOTEL

PARCEL: 00537204

8830 NORTHPOINTE EXECUTIVE PARK DR, HUNTERSVILLE NC 28078

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## REVISIONS

04/11/2024 REZONING COMMENTS

INITIAL SUB. DATE: 01/31/2024

ISSUANCE DATE: 05/24/2024



HFI PROJECT #: 223080

DEMO + TREE SAVE  
PLAN

Z02B



NC ENGINEERING BOARD LICENSE #: P-2743  
NC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: C-614  
SC ENGINEERING BOARD LICENSE #: COA 7055  
SC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: LAF 477



DEVELOPMENT NOTES:

1. GENERAL PROVISIONS:

A. THESE DEVELOPMENT NOTES, REZONING PLAN SET, AND OTHER RELATED GRAPHICS FORM A PART OF A REZONING SITE PLAN PACKAGE (COLLECTIVELY THE "REZONING PLAN") ASSOCIATED WITH THE CONDITIONAL REZONING APPLICATION (R24-01) AND SPECIAL USE PERMIT APPLICATION (SUP 24-01) FILED BY HOTEL VENTURES OF LAKE NORMAN, INC. ("APPLICANT") TO ACCOMMODATE THE DEVELOPMENT OF A 3 STORY HOTEL (NOT TO EXCEED 45 FEET IN HEIGHT OR MORE THAN 121 ROOMS) AND RELATED ACCESSORY USES AS ALLOWED IN THE HIGHWAY COMMERCIAL DISTRICT (SUBJECT TO ANY MODIFICATION(S) SET FORTH HEREIN) AND WITH A SPECIAL USE PERMIT, ON APPROXIMATELY 10.328 ACRES LOCATED AT 8830 NORTHPOINTE EXECUTIVE PARK DRIVE IN HUNTERVILLE, NORTH CAROLINA AND FURTHER IDENTIFIED AS TAX PARCEL ID# 005-372-04 (THE "SITE").

B. THE PROPOSED IMPROVEMENTS SHOWN ON THE REZONING PLAN ARE SCHEMATIC IN NATURE. MINOR MODIFICATIONS TO THE PLAN MAY OCCUR DURING DESIGN, ENGINEERING AND CONSTRUCTION OF THE DEVELOPMENT. THE FINAL ENGINEERING PLAN WILL HAVE MINOR CHANGES. THE BUILDING LOCATION, SIZE, ORIENTATION, AND FEATURES MAY HAVE MINOR CHANGES BASED ON FINAL ENGINEERING DESIGN, AS APPROVED BY STAFF.

2. CONSTRUCTION OF IMPROVEMENTS AND DEDICATION OF RIGHT-OF-WAY

A. APPLICANT AGREES TO DEDICATE THAT PORTION OF NORTHPOINTE EXECUTIVE PARK DRIVE RIGHT OF WAY ABUTTING THE SITE AND GENERALLY DEPICTED ON THE REZONING PLAN AS THAT "VARIABLE WIDTH PUBLIC R/W, MB 34, PG 897" TO THE TOWN OF HUNTERVILLE. PRIOR TO DEDICATION, APPLICANT AGREES TO MAKE IMPROVEMENTS TO SAID PORTION OF NORTHPOINTE EXECUTIVE PARK DRIVE ABUTTING THE SITE AS REQUIRED TO BRING THE RIGHT OF WAY INTO COMPLIANCE WITH APPLICABLE TOWN OF HUNTERVILLE ENGINEERING STANDARDS. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE SITE, THE ENTIRE NORTHPOINTE EXECUTIVE PARK DRIVE WILL BE BROUGHT INTO COMPLIANCE WITH APPLICABLE TOWN OF HUNTERVILLE ENGINEERING STANDARDS AND DEDICATED TO THE TOWN OF HUNTERVILLE.

B. PRIOR TO DEDICATION OF THAT PORTION OF NORTHPOINTE EXECUTIVE PARK DRIVE RIGHT OF WAY, APPLICANT SHALL CONSTRUCT A 6' PLANTING STRIP AND A 5' SIDEWALK WITH SAID RIGHT OF WAY ALONG THE FRONTAGE OF THE SITE AS GENERALLY SHOWN ON THE REZONING PLAN. TO THE EXTENT THAT THE SIDEWALK EXCEEDS THE NORTHPOINTE EXECUTIVE PARK DRIVE RIGHT OF WAY AREA, APPLICANT WILL GRANT A SIDEWALK EASEMENT TO THE PUBLIC AS GENERALLY SHOWN ON THE REZONING PLAN.

C. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING, AND PROVIDED THAT APPLICANT HAS RECEIVED APPROVAL FROM NCDOT FOR SUCH IMPROVEMENTS AT SUCH TIME, APPLICANT SHALL CONSTRUCT A MINIMUM 5' WIDE SIDEWALK TO BE BUILT WITHIN THE PUBLIC RIGHT-OF-WAY ALONG NORTHCROSS DRIVE - NORTH OF NORTHPOINTE EXECUTIVE PARK DRIVE TO THE NORTHERN PROPERTY LINE OF LOT 00537111 [AS SHOWN ON REZONING PLAN]. APPLICANT WILL INCREASE THE SIDEWALK WIDTH TO 10' IF SUFFICIENT PUBLIC RIGHT OF WAY IS AVAILABLE AND DOT APPROVALS RECEIVED PRIOR TO THE COMPLETION OF CONSTRUCTION OF THE BUILDING ON THE SITE.

D. TOWNLEY ROAD IS CURRENTLY CONSTRUCTED TO ITS EASTERN TERMINUS ON LOT 1, AS DESCRIBED ON MAP ENTITLED, "FINAL PLAT OF BIRKDALE VILLAGE - MAP 1," RECORDED IN MAP BOOK 33, PAGE 319, MECKLENBURG COUNTY PUBLIC REGISTRY (THE "CURRENT TOWNLEY TERMINUS"). AT SUCH TIME AS CONSTRUCTION IS COMMENCED AND PROCEEDING ON THE BRIDGE (THE "TOWNLEY BRIDGE") THAT WILL EXTEND TOWNLEY ROAD FROM THE CURRENT TOWNLEY TERMINUS OVER THE MCDOWELL CREEK GREENWAY AND MCDOWELL CREEK TO THE EDGE OF THE PARKING LOT CURRENTLY LOCATED ON TRACT 1 ("TRACT 1"), AS DESCRIBED IN MAP ENTITLED, "RECOMBINATION PLAT OF THE: HUNTERVILLE OFFICE OWNERS, LP PROPERTY," RECORDED IN MAP BOOK 72, PAGE 832, MECKLENBURG COUNTY PUBLIC REGISTRY (THE "RECOMBINATION PLAT"), THE OWNER OF TRACT 1 OR ITS SUCCESSORS IN OWNERSHIP OF TRACT 1 [AS APPLICABLE, THE "OWNER OF TRACT 1"] SHALL COMENCE CONSTRUCTION OF THE PROPOSED FUTURE ROAD ("PROPOSED ROAD") IDENTIFIED AS "PROPOSED FUTURE ROAD (TO BE DEDICATED AS 35' PUBLIC R/W)" FROM THE WESTERN EDGE OF THE PARKING LOT ON TRACT 1 ALONG THE NORTHERN BOUNDARY OF TRACT 1 TO NORTHPOINTE EXECUTIVE PARK DRIVE (CONSTRUCTED OR TO BE CONSTRUCTED). IN THE APPROXIMATE AREA WITHIN THE PARKING LOT AS SHOWN ON THE RECOMBINATION PLAT, THE OWNER OF TRACT 1 SHALL USE COMMERCIALLY REASONABLE EFFORTS TO COMPLETE CONSTRUCTION OF THE PROPOSED ROAD TO COINCIDE WITH THE COMPLETION OF, AND OPENING TO THE PUBLIC OF, THE TOWNLEY BRIDGE AND, UPON COMPLETION, SHALL DEDICATE THE PROPOSED ROAD TO THE PUBLIC.

3. MODIFICATIONS

AN EXISTING 30' MATURE LANDSCAPE BUFFER ALREADY EXISTS ALONG THE REAR PROPERTY LINE OF THE SITE, BUT IS LOCATED WITHIN A 100' UTILITY EASEMENT AND POTENTIALLY SUBJECT TO REMOVAL FOR MAINTENANCE. APPLICANT WILL PROVIDE A 30' ALTERNATE BUFFER YARD AS GENERALLY DEPICTED ON THE REZONING PLAN. APPLICANT REQUESTS A MODIFICATION FROM SUB-SECTIONS 7.5.7 AND 7.5.9 OF THE ORDINANCE TO ALLOW THAT PORTION OF THE DEVELOPMENT (I.E. A PORTION OF THE PARKING LOT) LOCATED OUTSIDE THE ALTERNATE 30' BUFFER YARD TO USE THE PERMETER PARKING LOT LANDSCAPING AND SIX (6) 1' VINYL FENCE TO MEET THE SPIRIT AND INTENT OF SECTION 7.5 OF THE ORDINANCE.

4. USE AND COMPATIBILITY

THE SITE IS LOCATED ALONG NORTHPOINTE EXECUTIVE PARK DRIVE. THE ADJACENT LAND USES CONSIST OF COMMERCIAL BUSINESSES. THE REAR PROPERTY LINE ABUTS SINGLE FAMILY RESIDENTIAL HOMES.

5. ACCESS

THE PRIMARY VEHICULAR ACCESS IS AT THE EXISTING DRIVEWAY SUB LOCATED ALONG NORTHPOINTE PARK EXECUTIVE DRIVE AT THE NORTH END OF THE SITE.

6. SIGNAGE

ALL SIGNS SHALL COMPLY WITH THE ORDINANCE. ALL SIGNS WILL BE PERMITTED SEPARATELY.

7. TRASH

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

8. HVAC / UTILITY EQUIPMENT

ALL BUILDING UTILITY EQUIPMENT SHALL BE SCREENED FROM ADJACENT PROPERTIES.

9. WATER / SEWER / UTILITIES

A. SEWER AVAILABLE THRU A SUB ON THE SITE.

B. WATER AVAILABLE ALONG NORTHPOINTE EXECUTIVE PARK DRIVE.

10. LIGHTING

THE LIGHTING FOR THIS SITE WILL MEET THE REQUIREMENTS OF SECTION 8.26 OF THE ORDINANCE.

11. ENVIRONMENTAL

A. EROSION CONTROL PLANS WILL COMPLY WITH CURRENT ORDINANCES AND BE APPLIED FOR DURING THE COMMERCIAL SITE PLAN PROCESS.

B. WATER QUALITY, POST CONSTRUCTION, AND STORM WATER MANAGEMENT WILL COMPLY WITH THE CURRENT ORDINANCES AND WILL BE APPLIED FOR DURING THE SITE PLAN PROCESS.

12. BUFFER AND LANDSCAPING

A. APPLICANT IS PERMITTED TO REPLACE TREES AND LANDSCAPING PURSUANT TO SECTION 7.3 ET SEQ AND THE REZONING PLAN.

B. A SIX (6) FOOT HIGH VINYL EARTH TONE OR BLACK FENCE SHALL BE INSTALLED AT THE EDGE OF EXISTING 30 FOOT LANDSCAPE BUFFER IN THE APPROXIMATE LOCATION AS GENERALLY DEPICTED ON THE REZONING PLAN. VINYL FENCE SHALL BE FIELD LOCATED AND ALLOWED TO MEANDER AS NECESSARY TO LIMIT REMOVAL OR DAMAGE TO EXISTING VEGETATION.

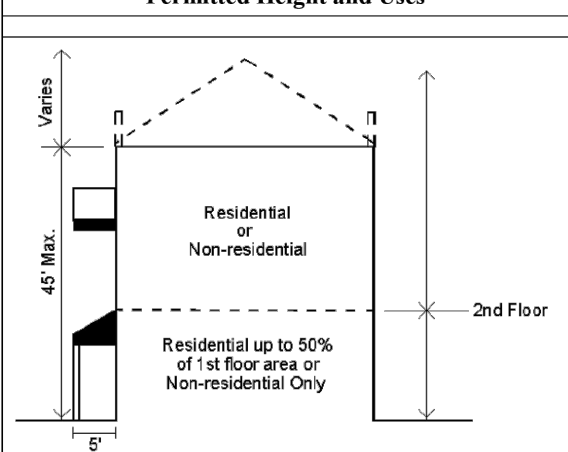
13. ADDITIONAL PROVISIONS

A. IF THIS REZONING APPLICATION IS APPROVED, THIS REZONING PLAN SHALL AMEND AND REPLACE THAT CONDITIONAL REZONING PLAN AND ASSOCIATED NOTES FOR REZONING PETITION R07-17, ENTITLED "NORTHPOINTE S, BUILDING NO. 5 ONLY" WHICH WAS APPROVED BY THE TOWN OF HUNTERVILLE ON AUGUST 4, 2008 (THE "2008 REZONING"). IN THE EVENT OF A CONFLICT BETWEEN THE TERMS AND CONDITIONS OF THIS REZONING PLAN AND THE 2008 REZONING, AND/OR THAT ONE CERTAIN ZONING PLAN FOR NORTHCROSS EXECUTIVE CENTER, DATED AUGUST 3, 1998 WHICH WAS APPROVED BY THE TOWN OF HUNTERVILLE ON MARCH 1, 1999 (THE "1999 ZONING"), THE TERMS AND PROVISIONS OF THIS REZONING PLAN SHALL GOVERN, AND THE 2008 REZONING AND/OR THE 1999 ZONING SHALL BE DEEMED AMENDED ACCORDINGLY.

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

Building Type / Urban Workplace

Permitted Height and Uses



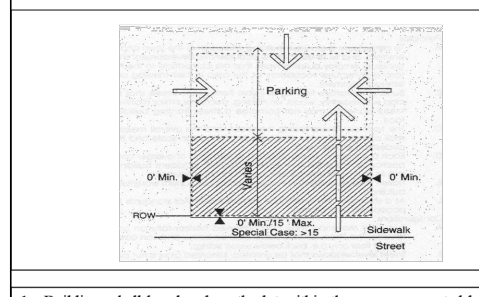
- Building height shall be measured as the vertical distance from the highest finished grade relative to the street frontage, up to the eaves or the highest level of a flat roof.
- The height of parapet walls may vary depending upon the need to screen mechanical equipment.
- Building height to the ridge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

Architectural Standards

- Principles
- To perpetuate the unique building character of the town and its environs, and to re-establish its local identity, development shall generally employ building types that are compatible to the historic architectural vocabulary of the area in their massing and external treatment.
  - Building elevations fronting or visible from public streets shall be clad with masonry, wood, vinyl siding, stucco, or similar material. Metal paneling may not comprise a street fronting building face.
  - The front elevations facing the street, and the overall massing shall communicate an emphasis on the human scale and the pedestrian environment.
  - Each building should be designed to form part of a larger composition of the area in which it is situated. Adjacent buildings should thus be of similar scale, height, and configuration.
  - Trailers (mobile units) may not be used as permanent workplace buildings.
- Configurations
- Two wall materials may be combined horizontally on one facade. The "heavier" material should be below and can cover the first floor only (i.e. brick below wood siding).
  - Street level windows shall be unadorned. Tinted glass with a minimum visual transmittance factor of 35 is permitted. Mirrored or reflective glass is not permitted in any location.
  - Windows shall be of square or vertical proportion. Special windows may be circular or regular polygons.
- Techniques
- Windows should be set to the inside of the building face wall.
  - All rooftop equipment shall be enclosed in a building material that matches the structure or is visually compatible with the structure.

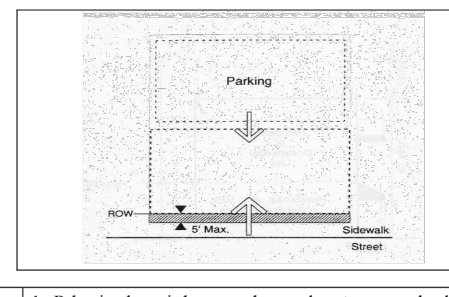
Lot Type / Urban Workplace

Building Placement/Parking/Vehicle Access



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

Encroachment/Pedestrian Access to Building



- Balconies, bay windows, arcades, porches at an upper level and their supports at ground level, together with awnings above head height (max. 7'-6") are permitted within the sidewalk as shown by the building area. Encroachment, awnings, should cover entire sidewalk.
- Within the limits described, front and side setbacks will vary depending upon site conditions. Setbacks should be used in a manner which encourages pedestrian activity. For example, square or rounded defined plaza within building setback areas can act as focal points for pedestrians.

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

Description:  
The workplace building may be a large structure (15,000+ square feet) and may have a single upstream Office, industrial, and commercial tenants are typical. Student retail (offices) often provide examples of how these buildings can successfully connect with other buildings in a campus setting. As a campus, provide a good example with its presence at the end of program Union Street. These buildings are critical to the town as employment centers and commercial service centers. The building will provide space for industry, large offices, as well as banks, conference facilities, and large retail uses such as a full service grocery store. Where possible, structures shall be designed to terminate streets or serve as key focal points in the neighborhood.

IMPERVIOUS SUMMARY - SITE

| ITEM                                   | SQUARE FOOT                        | ACRES    | PERCENTAGE OF TOTAL SITE |
|----------------------------------------|------------------------------------|----------|--------------------------|
| TOTAL PARCEL AREA                      | 449,866 SF                         | 10.33 AC | N/A                      |
| TOTAL PARCEL AREA AFTER R/W DEDICATION | 417,206 SF                         | 9.58 AC  | N/A                      |
| TOTAL EXISTING IMPERVIOUS              | 259 SF                             | 0.01 AC  | 0.06 %                   |
| TOTAL PROPOSED IMPERVIOUS              | 86,730 SF                          | 1.99 AC  | 20.79 %                  |
| BUILDING<br>ASPHALT<br>CONCRETE        | 24,650 SF<br>55,482 SF<br>6,598 SF |          |                          |
| TOTAL PROPOSED PERVIOUS                | 343,136 SF                         | 8.34 AC  | 87.04 %                  |
| MAX ALLOWABLE BUA                      | 292,044.2 SF                       | 6.70 AC  | 70.00 %                  |

EXISTING APPROVED REZONING PLAN (R07-17) FOR THE PORTION OF THE LOT OUTSIDE OF THE FLOODWAY (APPROX. 4.155 ACRES) HAS THE ALLOWABLE IMPERVIOUS COVER AT 109,553 SF.

PARKING CALCULATIONS

|                                                                                                   |                                                     |
|---------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| TOTAL REQUIRED PARKING SPACES - 1 SPACE PER ROOM PLUS ONE SPACE FOR EVERY 500 SF OF ANCILLARY USE | 121 ROOMS + 0 SF ANCILLARY USE = 121 PARKING SPACES |
| TOTAL REQUIRED ADA PARKING SPACES                                                                 | 5 ADA SPACES ; 1 VAN ACCESSIBLE SPACE               |
| TOTAL PROVIDED PARKING SPACES                                                                     | 121 PARKING SPACES                                  |
| TOTAL PROVIDED ADA PARKING SPACES                                                                 | 8 ADA SPACES ; 1 VAN ACCESSIBLE SPACE               |

SITE DATA

|                                                                                                                 |                                     |
|-----------------------------------------------------------------------------------------------------------------|-------------------------------------|
| LOCATION: 8830 NORTHPOINTE EXECUTIVE PARK DRIVE HUNTERVILLE, MECKLENBURG COUNTY, NC 28078 (PARCEL ID: 00537121) |                                     |
| CURRENT ZONING: HC (CD)                                                                                         | PROPOSED ZONING: HC (CD)            |
| CURRENT USE: VACANT                                                                                             | PROPOSED USE: HOTEL                 |
| CONTACT: HENSONFOLEY (JAY HENSON) 704-875-1615                                                                  |                                     |
| ITEM                                                                                                            | PROVIDED                            |
| TOTAL PARCEL AREA                                                                                               | 10.328 ACRES (449,866 SF)           |
| TOTAL DISTURBED AREA                                                                                            | 3.06 AC                             |
| PRINCIPAL USE(S)                                                                                                | HOTEL                               |
| LOT & BUILDING TYPE                                                                                             | URBAN WORKPLACE                     |
| MAX. BUILDING HEIGHT                                                                                            | 45'                                 |
| PROPOSED MAX. BUILDING HEIGHT                                                                                   | 45'                                 |
| ZONING DISTRICT                                                                                                 | HC (CD)                             |
| OVERLAY DISTRICT                                                                                                | PA & PA-2 MTN ISLAND LAKE WATERSHED |
| PERCENT IMPERVIOUS ALLOWED                                                                                      | HIGH DENSITY - 70%                  |
| BUILD TO LINE                                                                                                   | 0' - 15' SIDE & REAR - 0'           |
| CORNER SETBACK                                                                                                  | REPLICATE FRONTAGE CONDITIONS       |
| WATERSHED                                                                                                       | MCDOWELL                            |
| FEMA MAP NUMBER                                                                                                 | 3710464200K                         |
| FEMA EFFECTIVE DATE                                                                                             | 09/02/2015                          |
| SOIL TYPE                                                                                                       | MO (44%), CeB2 (42%), ApB (14%)     |
| RIVER BASIN                                                                                                     | CATAWBA                             |
| STREAM CLASSIFICATION                                                                                           | WS-IV                               |



CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE  
LAND SURVEYING | TRAFFIC ENGINEERING  
ECONOMIC DEVELOPMENT

121 GILEAD RD  
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WAENGINEERING.COM

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NORTHPOINTE HOTEL

PARCEL: 00557204

8830 NORTHPOINTE EXECUTIVE PARK DR, HUNTERVILLE NC 28078

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REVISIONS

04/11/2024 REZONING COMMENTS





**W&A  
ENGINEERING**

- | Structure Name | Structure Details                                                                                  |
|----------------|----------------------------------------------------------------------------------------------------|
| 01-EX FES      | RIM = 706.000<br>X PIPE 1 INV IN = 701.500                                                         |
| 02-EX CB       | RIM = 710.595<br>PIPE 1 INV IN = 703.134<br>X PIPE 1 INV OUT = 702.400                             |
| 03-CI          | RIM = 712.583<br>PIPE 2 INV IN = 703.88<br>PIPE 2 INV IN = 703.881<br>PIPE 1 INV OUT = 703.38      |
| 04-CI          | RIM = 714.949<br>PIPE 3 INV IN = 706.368<br>PIPE 1 INV IN = 706.368<br>PIPE 2 INV OUT = 706.118    |
| 05-CI          | RIM = 714.070<br>PIPE 11 INV OUT = 707.747                                                         |
| 06-CI          | RIM = 718.788<br>PIPE 4 INV IN = 710.345<br>PIPE 5 INV IN = 710.145                                |
| 07-CI          | RIM = 715.768<br>PIPE 9 INV IN = 711.559<br>PIPE 5 INV IN = 711.226<br>PIPE 4 INV OUT = 710.976    |
| 08-CI          | RIM = 713.216<br>PIPE 6 INV IN = 712.317<br>PIPE 5 INV OUT = 711.983                               |
| 09-YI          | RIM = 713.752<br>PIPE 7 INV IN = 713.026<br>PIPE 7 INV IN = 713.266                                |
| 10-YI          | RIM = 714.324<br>PIPE 8 INV IN = 713.765<br>PIPE 7 INV OUT = 713.598                               |
| 11-YI          | RIM = 714.981<br>PIPE 8 INV OUT = 714.438                                                          |
| 12-YI          | RIM = 713.372<br>PIPE 10 INV IN = 712.646<br>PIPE 9 INV OUT = 712.646                              |
| 13-YI          | RIM = 713.974<br>PIPE 10 INV OUT = 713.431                                                         |
| 14-CI          | RIM = 714.474<br>PIPE 13 INV IN = 704.637<br>PIPE 16 INV IN = 707.459<br>PIPE 12 INV OUT = 704.437 |
| 15-CI          | RIM = 710.915<br>PIPE 14 INV IN = 706.060<br>PIPE 13 INV IN = 705.860                              |
| 16-CI          | RIM = 713.512<br>PIPE 15 INV IN = 707.429<br>PIPE 14 INV OUT = 707.229                             |
| 17-CI          | RIM = 711.943<br>PIPE 15 INV OUT = 708.397                                                         |
| 18-YI          | RIM = 715.209<br>PIPE 17 INV IN = 708.125<br>PIPE 16 INV OUT = 708.125                             |
| 19-YI          | RIM = 716.615<br>PIPE 18 INV IN = 712.609<br>PIPE 17 INV OUT = 712.442                             |
| 20-YI          | RIM = 716.748<br>PIPE 18 INV OUT = 714.101                                                         |

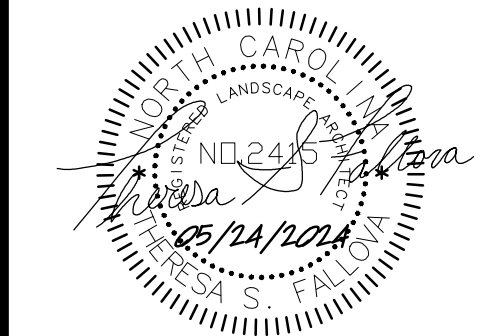
NORTHPOINTE HOTEL

PARCEL: 00537204

8830 NORTHPOINTE EXECUTIVE PARK DR, HUNTERSVILLE NC 28078

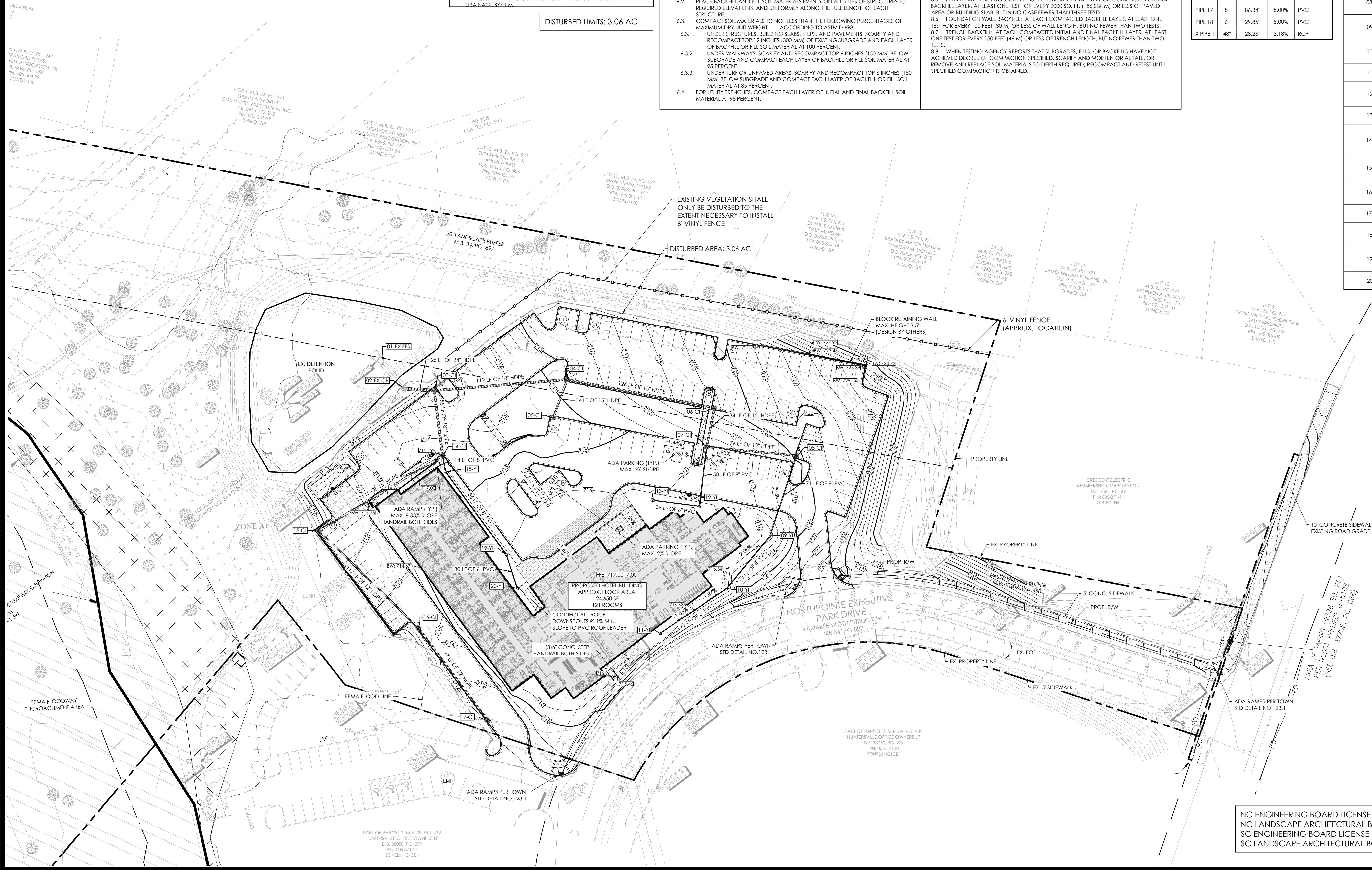
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ISSUANCE DATE: 05/24/2024

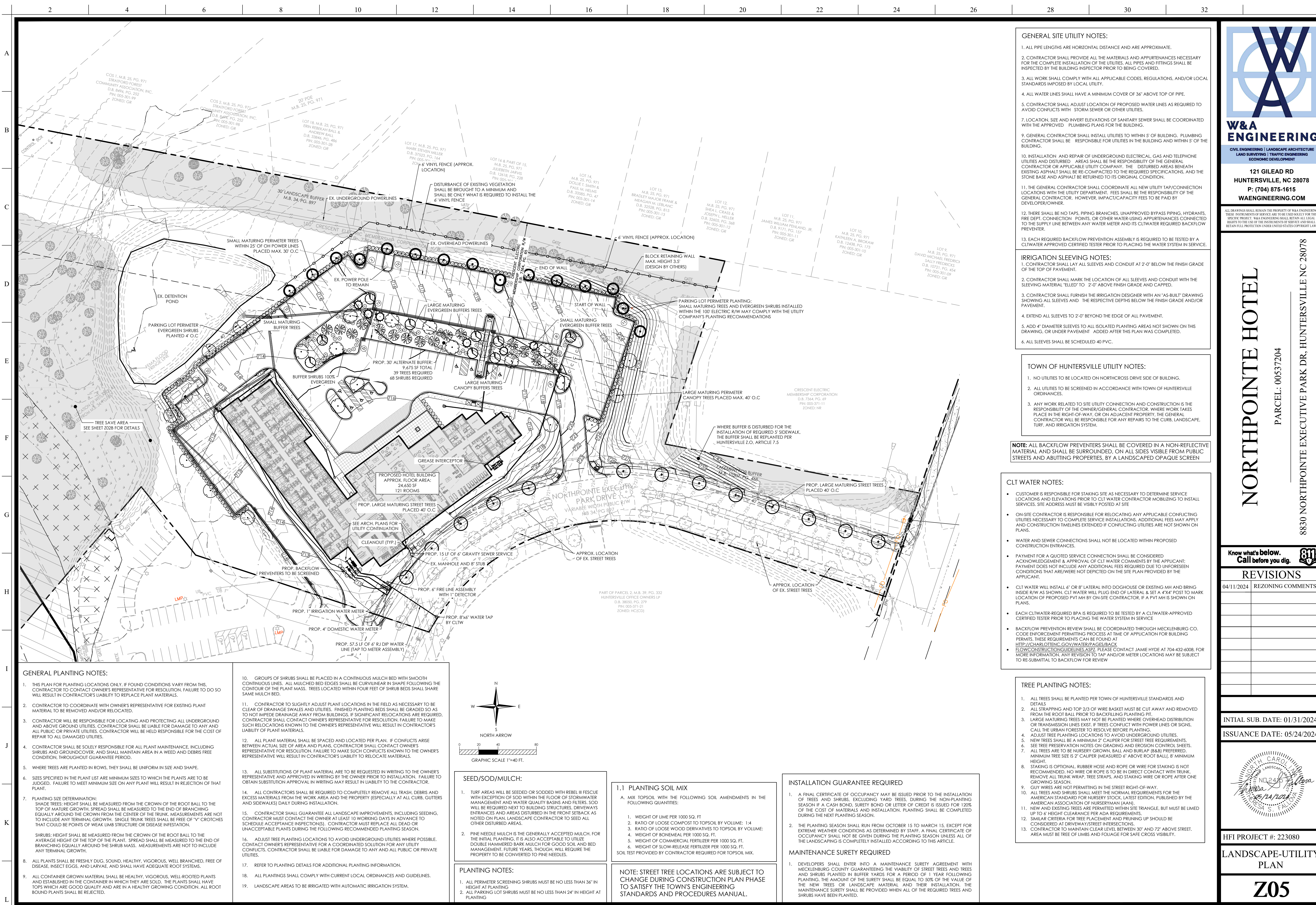


## PRELIMINARY GRADING

Z04



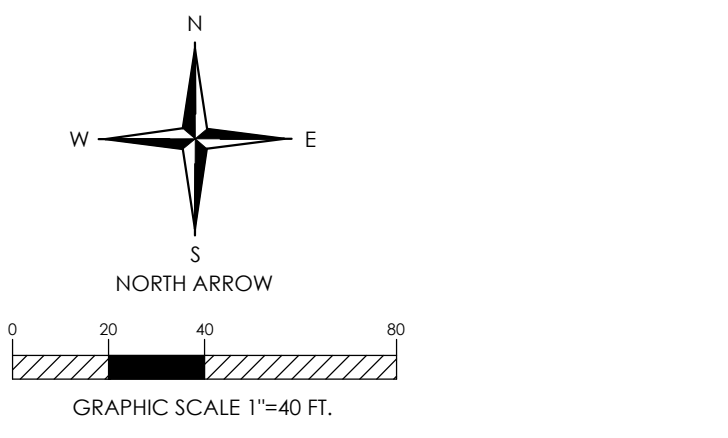




GENERAL PLANTING NOTES:

- THIS PLAN FOR PLANTING LOCATIONS ONLY. IF FOUND CONDITIONS VARY FROM THIS, CONTRACTOR TO CONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO DO SO WILL RESULT IN CONTRACTOR'S LIABILITY TO REPLACE PLANT MATERIALS.
- CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE FOR EXISTING PLANT MATERIAL TO BE REMOVED AND/OR RELOCATED.
- CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND AND ABOVE GROUND UTILITIES. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES. CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE COST OF REPAIR TO ALL DAMAGED UTILITIES.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE, INCLUDING SHRUBS AND GROUND COVER, AND SHALL MAINTAIN AREA IN A WEED AND DEBRIS FREE CONDITION, THROUGHOUT GUARANTEE PERIOD.
- WHERE TREES ARE PLANTED IN ROWS, THEY SHALL BE UNIFORM IN SIZE AND SHAPE.
- SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE JUDGED. FAILURE TO MEET MINIMUM SIZE ON ANY PLANT WILL RESULT IN REJECTION OF THAT PLANT.
- PLANTING SIZE DETERMINATION:  
SHADE TREES: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE TOP OF MATURE GROWTH. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "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.
- ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED, FREE OF DISEASE, INSECT EGGS, AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS.
- ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TORS WHICH ARE GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION. ALL ROOT BOUND PLANTS SHALL BE REJECTED.

- GROUPS OF SHRUBS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE FOLLOWING THE CONTOUR OF THE PLANT MASS. TREES LOCATED WITHIN FOUR FEET OF SHRUB BEDS SHALL SHARE SAME MULCH BED.
- CONTRACTOR TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED SO AS TO NOT IMPERE 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.
- ALL PLANT MATERIAL SHALL BE SPACED AND LOCATED PER PLAN. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF AREA AND PLANS, CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER'S REPRESENTATIVE WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.
- ALL SUBSTITUTIONS OF PLANT MATERIAL ARE TO BE REQUESTED IN WRITING TO THE OWNER'S REPRESENTATIVE AND APPROVED IN WRITING BY THE OWNER PRIOR TO INSTALLATION. FAILURE TO OBTAIN SUBSTITUTION APPROVAL IN WRITING MAY RESULT IN LIABILITY TO THE CONTRACTOR.
- ALL CONTRACTORS SHALL BE REQUIRED TO COMPLETELY REMOVE ALL TRASH, DEBRIS AND EXCESS MATERIALS FROM THE WORK AREA AND THE PROPERTY (ESPECIALLY AT ALL CURB, GUTTERS AND SIDEWALKS) DAILY DURING INSTALLATION.
- 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.
- ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES WHERE POSSIBLE. CONFLICT OWNERS REPRESENTATIVE FOR A COORDINATED SOLUTION FOR ANY UTILITY CONFLICTS. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES.
- REFER TO PLANTING DETAILS FOR ADDITIONAL PLANTING INFORMATION.
- ALL PLANTINGS SHALL COMPLY WITH CURRENT LOCAL ORDINANCES AND GUIDELINES.
- LANDSCAPE AREAS TO BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM.



SEED/SOD/MULCH:

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

PLANTING NOTES:

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

1.1 PLANTING SOIL MIX

- A. MIX TOPSOIL WITH THE FOLLOWING SOIL AMENDMENTS IN THE FOLLOWING QUANTITIES:
- WEIGHT OF LIME PER 1000 SQ. FT.
  - RATIO OF LOOSE COMPOST TO TOPSOIL BY VOLUME: 1:4
  - RATIO OF LOOSE WOOD DERIVATIVES TO TOPSOIL BY VOLUME:
  - WEIGHT OF BONE MEAL PER 1000 SQ. FT.
  - WEIGHT OF COMMERCIAL FERTILIZER PER 1000 SQ. FT.
  - WEIGHT OF SLOW-RELEASE FERTILIZER PER 1000 SQ. FT.
- SOIL TEST PROVIDED BY CONTRACTOR REQUIRED FOR TOPSOIL MIX.

INSTALLATION GUARANTEE REQUIRED

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

MAINTENANCE SURETY REQUIRED

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

GENERAL SITE UTILITY NOTES:

- ALL PIPE LENGTHS ARE HORIZONTAL DISTANCE AND ARE APPROXIMATE.
- CONTRACTOR SHALL PROVIDE ALL THE MATERIALS AND APPURTENANCES NECESSARY FOR THE COMPLETE INSTALLATION OF THE UTILITIES. ALL PIPES AND FITTINGS SHALL BE INSPECTED BY THE BUILDING INSPECTOR PRIOR TO BEING COVERED.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS, AND/OR LOCAL STANDARDS IMPOSED BY LOCAL UTILITY.
- ALL WATER LINES SHALL HAVE A MINIMUM COVER OF 36" ABOVE TOP OF PIPE.
- CONTRACTOR SHALL ADJUST LOCATION OF PROPOSED WATER LINES AS REQUIRED TO AVOID CONFLICTS WITH STORM SEWER OR OTHER UTILITIES.
- LOCATION, SIZE AND INVERT ELEVATIONS OF SANITARY SEWER SHALL BE COORDINATED WITH THE APPROVED PLUMBING PLANS FOR THE BUILDING.
- GENERAL CONTRACTOR SHALL INSTALL UTILITIES TO WITHIN 5' OF BUILDING. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITIES IN THE BUILDING AND WITHIN 5' OF THE BUILDING.
- INSTALLATION AND REPAIR OF UNDERGROUND ELECTRICAL, GAS AND TELEPHONE UTILITIES AND DISTURBED AREAS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR OR APPLICABLE UTILITY COMPANY. THE DISTURBED AREAS BENEATH EXISTING ASPHALT SHALL BE RE-COMPACTED TO THE REQUIRED SPECIFICATIONS, AND THE STONE BASE AND ASPHALT BE RETURNED TO ITS ORIGINAL CONDITION.
- THE GENERAL CONTRACTOR SHALL COORDINATE ALL NEW UTILITY TAP/CONNECTION LOCATIONS WITH THE UTILITY DEPARTMENT. FEES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. HOWEVER, IMPACT/CAPACITY FEES TO BE PAID BY DEVELOPER/OWNER.
- THERE SHALL BE NO TAPS, PIPING BRANCHES, UNAPPROVED BYPASS PIPING, HYDRANTS, FIRE DEPT. CONNECTION POINTS, OR OTHER WATER-USING APPURTENANCES CONNECTED TO THE SUPPLY LINE BETWEEN ANY WATER METER AND ITS CLT WATER REQUIRED BACKFLOW PREVENTER.
- EACH REQUIRED BACKFLOW PREVENTION ASSEMBLY IS REQUIRED TO BE TESTED BY A CLT WATER APPROVED CERTIFIED TESTER PRIOR TO PLACING THE WATER SYSTEM IN SERVICE.

IRRIGATION SLEEVING NOTES:

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

TOWN OF HUNTERSVILLE UTILITY NOTES:

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

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

CLT WATER NOTES:

- CUSTOMER IS RESPONSIBLE FOR STAKING SITE AS NECESSARY TO DETERMINE SERVICE LOCATIONS AND ELEVATIONS PRIOR TO CLT WATER CONTRACTOR MOBILIZING TO INSTALL SERVICES. SITE ADDRESS MUST BE VISIBLY POSTED AT SITE.
- ON-SITE CONTRACTOR IS RESPONSIBLE FOR RELOCATING ANY APPLICABLE CONFLICTING UTILITIES NECESSARY TO COMPLETE SERVICE INSTALLATIONS. ADDITIONAL FEES MAY APPLY AND CONSTRUCTION TIMELINES EXTENDED IF CONFLICTING UTILITIES ARE NOT SHOWN ON PLANS.
- WATER AND SEWER CONNECTIONS SHALL NOT BE LOCATED WITHIN PROPOSED CONSTRUCTION ENTRANCES.
- PAYMENT FOR A QUOTED SERVICE CONNECTION SHALL BE CONSIDERED. ACKNOWLEDGEMENT & APPROVAL OF CLT WATER COMMENTS BY THE APPLICANT: PAYMENT DOES NOT INCLUDE ANY ADDITIONAL FEES REQUIRED DUE TO UNFORESEEN CONDITIONS THAT ARE/WERE NOT DEPICTED ON THE SITE PLAN PROVIDED BY THE APPLICANT.
- CLT WATER WILL INSTALL 6" OR 8" LATERAL INTO DOGHOUSE OR EXISTING MH AND BRING INSIDE R/W AS SHOWN. CLT WATER WILL PLUG END OF LATERAL & SET A 4'x4" POST TO MARK LOCATION OF PROPOSED PVT MH BY ON-SITE CONTRACTOR. IF A PVT MH IS SHOWN ON PLANS.
- EACH CLT WATER REQUIRED BPA IS REQUIRED TO BE TESTED BY A CLT WATER-APPROVED CERTIFIED TESTER PRIOR TO PLACING THE WATER SYSTEM IN SERVICE.
- BACKFLOW PREVENTION REVIEW SHALL BE COORDINATED THROUGH MECKLENBURG CO. CODE ENFORCEMENT PERMITTING PROCESS AT TIME OF APPLICATION FOR BUILDING PERMITS. THESE REQUIREMENTS CAN BE FOUND AT [HTTP://CHARLOTTENC.GOV/WATER/PAGES/BACKFLOWCONSTRUCTIONGUIDELINES.ASPX](http://charlottenc.gov/water/pages/backflowconstructionguidelines.aspx). PLEASE CONTACT JAMIE HYDE AT 704-432-6008. FOR MORE INFORMATION. ANY REVISION TO TAP AND/OR METER LOCATIONS MAY BE SUBJECT TO RE-SUBMITTAL TO BACKFLOW FOR REVIEW

TREE PLANTING NOTES:

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



**W&A  
ENGINEERING**

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE  
LAND SURVEYING | TRAFFIC ENGINEERING  
ECONOMIC DEVELOPMENT

121 GILEAD RD  
HUNTERSVILLE, NC 28078  
P: (704) 875-1615  
WAENGINEERING.COM

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NORTHPOINTE HOTEL

PARCEL: 00557204

8830 NORTHPOINTE EXECUTIVE PARK DR, HUNTERSVILLE NC 28078

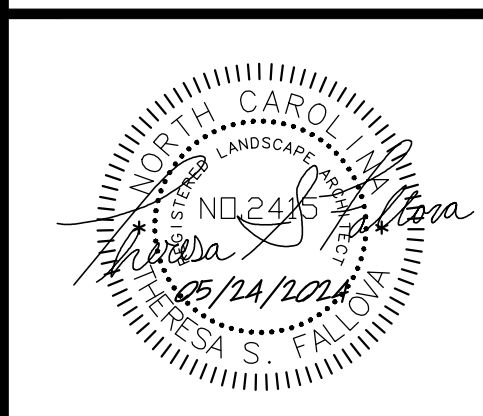
Know what's below.  
Call before you dig.

REVISIONS

| DATE       | REVISIONS         |
|------------|-------------------|
| 04/11/2024 | REZONING COMMENTS |
|            |                   |
|            |                   |
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INITIAL SUB. DATE: 01/31/2024

ISSUANCE DATE: 05/24/2024



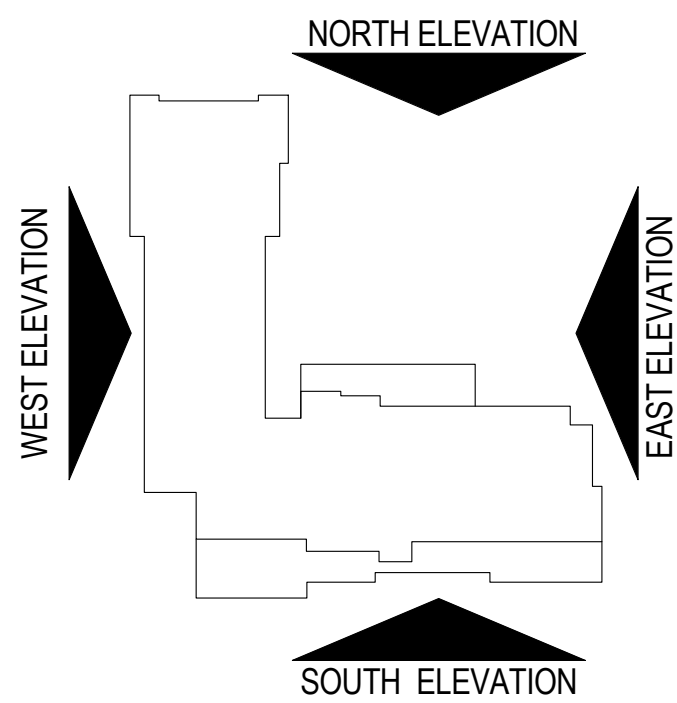
HFI PROJECT #: 223080

LANDSCAPE-UTILITY  
PLAN

Z05



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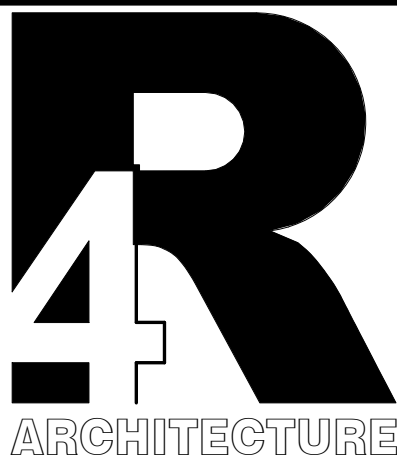


| MATERIAL LEGEND |                           |
|-----------------|---------------------------|
| PT1 - EIFS      | - SW7071 GRAY SCREEN      |
| PT2 - EIFS      | - SW7655 STAMPED CONCRETE |
| PT3 - EIFS      | - SW7069 IRON ORE         |
| PT4 - EIFS      | - SW7666 FLEUR DE SEL     |
| B1 - BRICK      | - SW7071 GRAY SCREEN      |
| B2 - BRICK      | - SW7655 STAMPED CONCRETE |
| B3 - BRICK      | - SW7069 IRON ORE         |
| B4 - BRICK      | - SW7666 FLEUR DE SEL     |

**Project**  
Proposed Hotel  
Northpointe Executive  
Park Road Huntersville,  
NC 28078

**Owner**  
Hotel Ventures of Lake  
Norman Inc.

01/16/24



7752 Gateway Lane  
Suite 204  
Concord, NC 28027  
Tel: 704-688-7500

513A Savannah Hwy.  
Charleston, SC 29407  
Tel: 843-531-6848

www.R4architecture.com

Revision      Date

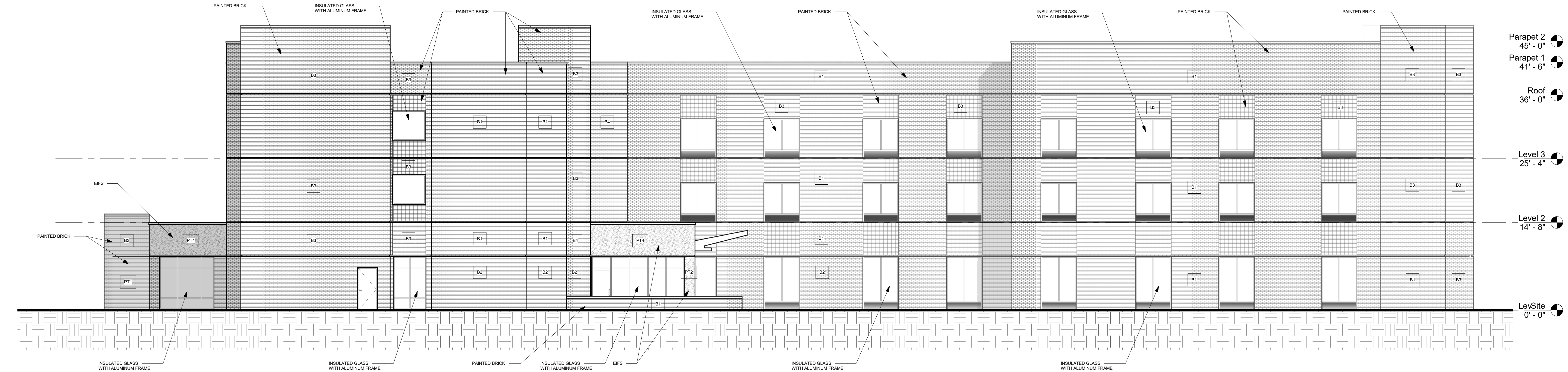
Drawn By      MAR  
Checked By      MJR  
Issue Date      5-23-2024  
Project No      230695

Sheet Title  
EXTERIOR ELEVATIONS

Sheet Number  
A-200



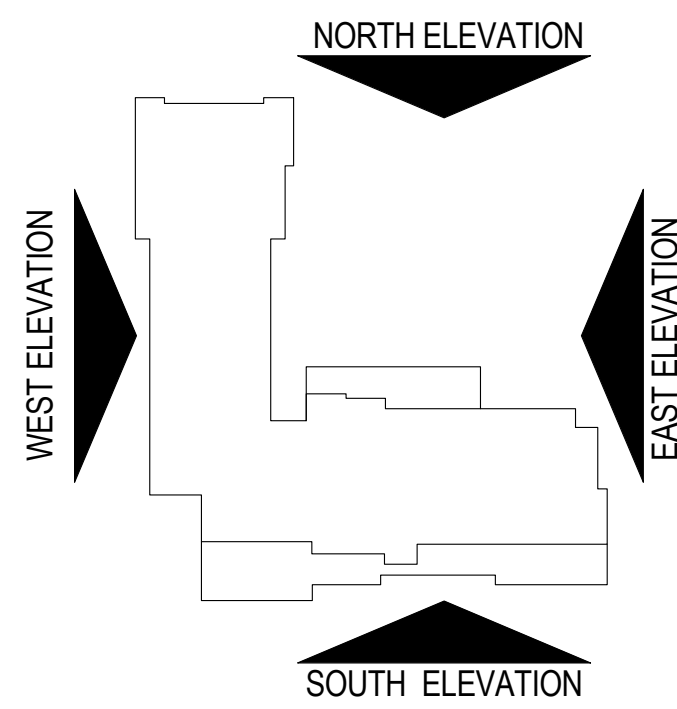
**1 North Elevation**  
Scale: 1/8" = 1'-0"



**2 East Elevation**  
Scale: 1/8" = 1'-0"



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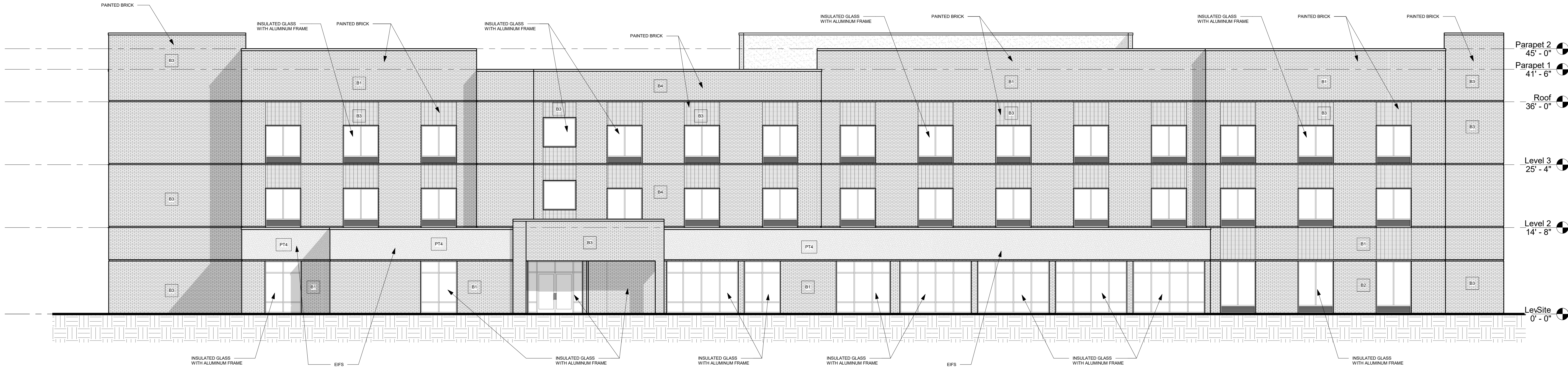


- MATERIAL LEGEND**
- PT1 - EIFS - SW7071 GRAY SCREEN
  - PT2 - EIFS - SW7655 STAMPED CONCRETE
  - PT3 - EIFS - SW7069 IRON ORE
  - PT4 - EIFS - SW7666 FLEUR DE SEL
  - B1 - BRICK - SW7071 GRAY SCREEN
  - B2 - BRICK - SW7655 STAMPED CONCRETE
  - B3 - BRICK - SW7069 IRON ORE
  - B4 - BRICK - SW7666 FLEUR DE SEL

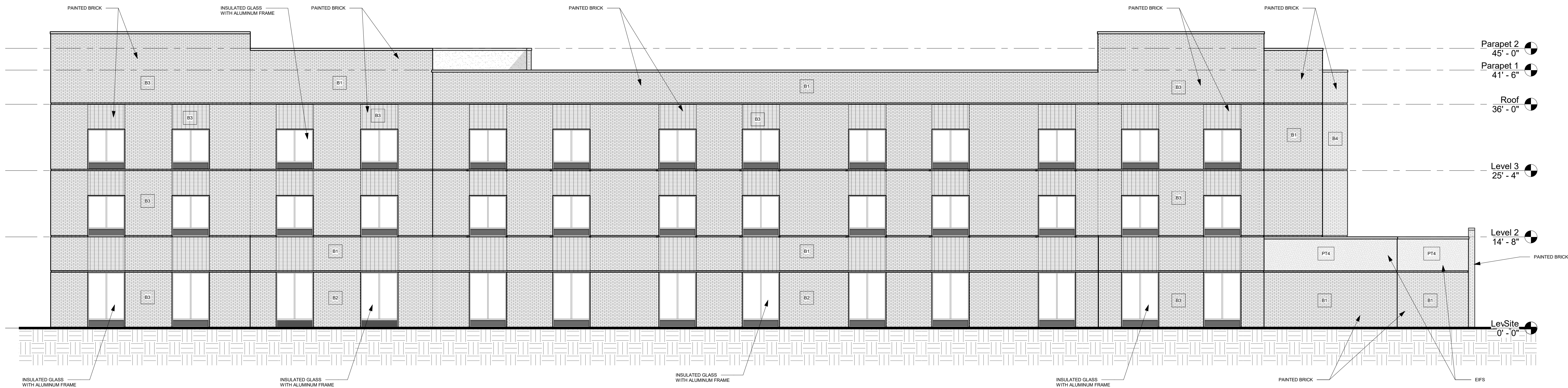
**Project**  
Proposed Hotel  
Northpointe Executive  
Park Road Huntersville,  
NC 28078

**Owner**  
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Norman Inc.

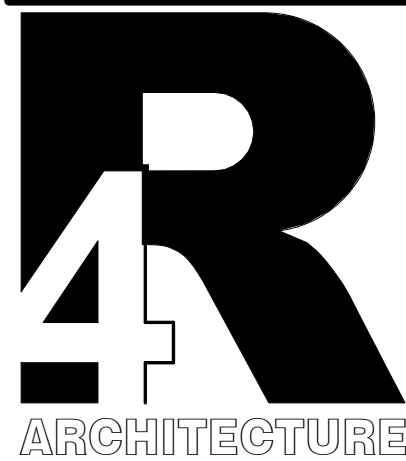
01/16/24



**1 South Elevation**  
Scale: 1/8" = 1'-0"



**2 West Elevation**  
Scale: 1/8" = 1'-0"



7752 Gateway Lane  
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Revision Date

Drawn By MAR  
Checked By MJR  
Issue Date 5-23-2024  
Project No 230695

Sheet Title  
EXTERIOR ELEVATIONS

Sheet Number

A-201





ARCHITECTURE, P.A.











**COMMUNITY MEETING REPORT FOR MEETING HELD MARCH 6, 2024**  
**APPLICANT: HOTEL VENTURES OF LAKE NORMAN, INC.**  
**REZONING APPLICATION NO. R24-01**

This Community Meeting Report is being filed with the Town of Huntersville Planning Department pursuant to Article 11.4 of the Huntersville Zoning Ordinance.

**PERSONS AND ORGANIZATIONS CONTACTED AND MANNER AND DATE OF CONTACT:**

A representative of the Applicant mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by certified mail on February 21, 2024. A copy of the written notice is attached hereto as Exhibit B.

**DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on Wednesday, March 6, 2024 at 6:00 PM at Springhill Suites, 13610 Reese Blvd W, Huntersville, NC 28078.

**ROSTER OF PERSONS IN ATTENDANCE AT THE MEETING (see attached copy of sign-in sheet):**

The Community Meeting was attended by the persons identified on the sign-in sheet attached hereto as Exhibit C. The Applicant, Hotel Ventures of Lake Norman, Inc., was represented at the Community Meeting by the following persons and firms:

1. Hitesh Patel – Hotel Ventures of Lake Norman, Inc.
2. Rakesh Patel – Hotel Ventures of Lake Norman, Inc.
3. Lori Allen – Hotel Ventures of Lake Norman, Inc.
4. R. Susanne Todd – Johnston Allison & Hord, P.A.
5. Mathias A. Young – Johnston Allison & Hord, P.A.
6. Tess Fallova – W&A Engineering

**MATERIALS PRESENTED AT THE MEETING:**

The following materials, printed on 24"x36" foam board, were presented at the meeting:

1. Site Plan and Cross-Section
2. Site Elevations
3. Aerial Vicinity Map with Site location marked

Copies of the above materials are attached hereto as Exhibit D.



## **SUMMARY OF ISSUES DISCUSSED AT THE MEETING:**

### **Concerns stated by participants:**

#### **1. Traffic:**

- a. Concern was raised that the proposed hotel will increase the amount of traffic flowing onto Northcross Drive, and that the concurrent plan by the Town to add roundabouts and connect Northcross Drive will result in traffic backing up and making it difficult for residents of the adjacent subdivision to turn onto Northcross.
  - i. The Applicant responded that the proposed hotel use does not generate a sufficient number of vehicle trips to require a traffic impact analysis, and that conditions on zoning can only address impacts that the proposed development would generate.
- b. Concern was raised that the proposed hotel will result in guests coming and going at all hours of the day and night, whereas an office use would create consistent traffic patterns.
  - i. The Applicant responded that although guests at hotels do check in and out at different times throughout the day, this pattern creates less traffic during peak traffic times (i.e. rush hour) than an office use.

#### **2. Buffers:**

- a. Concern was raised that the existing vegetation in the utility easement area was thinning and primarily deciduous.
  - i. The Applicant responded that the site plan shows additional vegetation to be planted around the perimeter of the parking lot, as well as a thirty foot buffer interior to the parking lot.
- b. Concern was raised that the proposed buffer interior to the parking lot is not composed of enough evergreen trees, providing insufficient screening in the winter time.
  - i. The Applicant responded that the town has certain requirements for the mix of vegetation planted in a buffer, but will look into whether it could adjust the plantings to provide additional screening.

#### **3. Separation from residential uses:**

- a. Concern was raised that the proposed hotel and parking lot is too close to the residential subdivision.
  - i. The Applicant responded that the hotel had initially been planned as far away from the subdivision as possible, but Town planning staff required the Applicant to move the hotel closer to accommodate a connection from the adjacent office parking lot. The Applicant further responded that despite moving closer, the proposed hotel is still more than 200 feet from the nearest residential property line.

#### **4. Wisdom/feasibility of another hotel:**

- a. Concern was raised that Huntersville already has enough hotels, and that nobody traveled to Huntersville for business so a hotel focused on corporate travelers would be a bad idea.



- i. The Applicant responded that it has been in the hotel business for decades, and with a combination of experience and market research it believes that the proposed location will be successful. The Applicant further responded that the Marriott brand keeps a close watch on local markets, and would not have awarded an additional location to the Applicant if the brand did not believe the proposed hotel will succeed.

5. Light and noise:

- a. Concern was raised that cars coming and going in the parking lot during the night and parking lot lighting will cause light to shine into residential windows.
  - i. The Applicant responded that the combination of the interior buffer, perimeter plantings, a berm, and existing vegetation in the utility easement area will screen the proposed use. The Applicant further responded that parking lot lighting is required by ordinance to cast light down and onto the parking lot, not laterally.
- b. Concern was raised that there will be noise from guests coming and going during the night, corporate events, and parties in the parking lot of the hotel.
  - i. The Applicant responded that the proposed hotel does not have a ballroom or event space and therefore does not have the facilities to host corporate events. Furthermore, based on Applicant's experience, it does not believe guests will throw parties in the parking lot of the proposed hotel. The Applicant further responded that the separation between the proposed hotel and the adjacent subdivision would minimize any sounds.

6. Safety:

- a. Concern was raised that placing the hotel next to residential uses will draw crimes including prostitution and sex trafficking to the neighborhood.
  - i. The Applicant responded that the proposed hotel will not increase the amount of crime in the neighborhood or attract any particular kind of crime to the location.
- b. Concern was raised that the proposed hotel will encourage criminals to park in the hotel lot where they can then walk into the back yards of the adjacent subdivision and commit burglaries.
  - i. The Applicant responded that the proposed hotel will not increase the amount of crime in the neighborhood or attract any particular kind of crime to the location.
- c. Concern was raised that there is an increasing amount of crime in Birkdale Village, and that placing the hotel nearby will allow criminals to park at the hotel and walk across the footbridge to the shopping center.
  - i. The Applicant responded that the proposed hotel will not increase the amount of crime in the neighborhood or attract any particular kind of crime to the location.

7. Security:

- a. Concern was raised that hotel guests will be able to see into the rear windows and back yards of the adjacent subdivision.



- i. The Applicant responded that the proposed interior buffer should block any potential view from guest rooms to the subdivision, and that the distance and separation from the subdivision will further obscure any potential view.
  - b. Concern was raised that certain subdivision residents will not feel safe staying by themselves at night if the proposed hotel were developed.
    - i. The Applicant responded that it believed the proposed hotel will be safe and not cause any potential security concerns for neighbors in the adjacent subdivision.
  - c. Concern were raised about the hotel's potential effects on the safety of neighborhood children when they walk to Birkdale Village across the property.
    - i. The Applicant responded that it believed the proposed hotel will be safe and not cause any potential security concerns for neighbors in the adjacent subdivision.
8. Property values:
- a. Concern was raised that the proposed hotel will cause a negative impact on the property values of the adjacent subdivision, and that a number of residents have invested significant amounts of money into improving the appearance of their homes and that investment will be devalued by the hotel.
    - i. The Applicant responded that it understands the participants' concerns, but does not believe the proposed hotel will negatively impact property values.

Changes suggested by participants:

1. Install a fence or masonry wall near the property line with adjacent residential uses.
2. Install a signalized intersection on Northcross Drive to control traffic.
3. Reduce the amount of parking or re-configure the parking lot to increase separation between the hotel and adjacent residential subdivision.
4. Reduce the height of the hotel from four stories to three.
5. Make the buffer interior to the parking lot entirely evergreen trees and shrubs to ensure year-round screening.
6. Add additional plantings to the existing vegetation in the utility easement area to increase screening.
7. Move the hotel further into the business park by purchasing one of the office buildings, tearing it down, and building the hotel there.

Changes to the rezoning petition made by the Applicant as a result of the meeting:

1. Reduced the height of the hotel from four stories to three.
2. Proposed a six-foot tall vinyl fence along the interior edge of the existing vegetation within the utility easement.



Additional Asked Questions:

Q: Will headlights and parking lot lighting be coming into my windows at all hours of the night?

A: No, the interior area of the parking lot will be screened to prevent light. Additionally, the existing berm, vegetation, and perimeter parking lot vegetation will keep headlights from reaching windows. Exterior parking lot lighting must direct all of the light down and onto the lot, not laterally.

Q: Will there be noise at all hours from corporate events, parking lot parties, and the pool?

A: No. The proposed hotel does not have an event center, ballroom, or pool. The Applicant does not believe that people will stay at the hotel in order to host parties in the parking lot. In the unlikely event such a thing were to happen, hotel staff would be available to stop it.

Q: What is the need for another hotel? Can Huntersville support another hotel?

A: The Applicant has been in the hotel business for decades, and believes that sufficient demand exists for a hotel at the proposed location. Huntersville's hotels are running close to their maximum capacity, and an additional hotel would be viable. Additionally, the Marriott brand keeps close watch on local markets, and would not award an additional location if it did not believe sufficient demand existed.

Q: How much will the rooms cost?

A: Between 130 and 180 dollars per night.

Q: How many floors will the hotel have? How many rooms?

A: The proposed hotel will be four stories and have 132 rooms.

Q: Traffic on Northcross is already bad, won't the proposed hotel just make it worse?

A: While any use will increase the amount of traffic compared to the currently vacant lot, the proposed hotel will not cause a sufficient increase in traffic to require an impact analysis. Additionally, the typical traffic pattern for a hotel results in less rush-hour traffic than an office use.

Q: Will the hotel have security? What hours?

A: While the hotel will not have dedicated security, it will be staffed 24/7.

Q: Is there another viable location for the hotel that isn't adjacent to our subdivision? What about the other hotel that was supposed to go in on Northcross?

A: The Applicant has conducted a significant amount of market research and believes this location is well suited for the proposed hotel due to proximity to I-77 and location within an existing business park. The previously proposed hotel on Northcross Drive was approved, but will not be constructed due to a private deed restriction that limits the square foot size of the building.

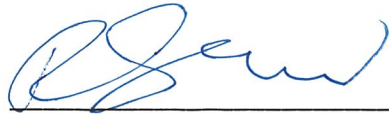


- Q: Is the Town considering how badly other traffic improvement projects have been delayed when evaluating how the proposed hotel would impact traffic on Northcross?
- A: The Applicant does not know whether the Town is considering the delays to traffic improvement projects when it evaluates the proposed hotel. However, the Applicant is only required to mitigate those traffic impacts that result from the proposed hotel.
- Q: What are the next steps in the rezoning process? Is there a public hearing? When is it?
- A: After the community meeting, the Applicant will incorporate comments from participants and staff and re-submit plans to Town staff. The public hearing for this rezoning is tentatively scheduled for May 6, 2024. The Applicant will be hosting a second community meeting on March 20<sup>th</sup> and hopes to have a more definitive schedule at that time. However, dates are tentative and it is not uncommon for conditional rezonings to slip by one or more months. For this reason, participants were encouraged to check the Town of Huntersville's Planning Department website for the most up to date schedule.

Respectfully submitted, this the 11<sup>th</sup> day of April, 2024.

JOHNSTON, ALLISON & HORD, P.A.

By:

  
\_\_\_\_\_  
Susanne Todd

cc: Town of Huntersville Planning Department – Jesse James



# Community Meeting Notices

|              |                   |
|--------------|-------------------|
| Project Name | Northpointe Hotel |
|--------------|-------------------|

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

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| First and Last Name                  | Parcel ID | Date Sent | Method Sent    | Reason Sent                    |
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| IC2 LP,  C/O REALTY INCOME CORPORA   | 00537151  | 2/21/2024 | Certified USPS | Property Owner (SO 6.320.3(a)) |
| CITY OF CHARLOTTE,                   | 00505202  | 2/21/2024 | Certified USPS | Property Owner (SO 6.320.3(a)) |
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| MOXEY, PATRICIO ANDRES               | 00530410  | 2/21/2024 | Certified USPS | Property Owner (SO 6.320.3(a)) |
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| BORGES, LUIS JR BORGES, DIANA R      | 00530120  | 2/21/2024 | Certified USPS | Property Owner (SO 6.320.3(a)) |
| JARVIS, JULIEBETH                    | 00530116  | 2/21/2024 | Certified USPS | Property Owner (SO 6.320.3(a)) |
| FIENO, GERRI S FIENO, ROBERT J       | 00530104  | 2/21/2024 | Certified USPS | Property Owner (SO 6.320.3(a)) |
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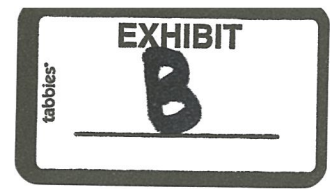




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| ERMAN, KATHLEEN LANGERMAN, JERE   | 00530119 | 2/21/2024 | Certified USPS | Property Owner (SO 6.320.3(a))                                |
| MILLER, MARK STEVEN               | 00530117 | 2/21/2024 | Certified USPS | Property Owner (SO 6.320.3(a))                                |
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| ORD FOREST COMMUNITY, ASSOCIATION | 00530198 | 2/21/2024 | Certified USPS | Neighborhood association, property owner association, and hom |
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| ORD FOREST COMMUNITY, ASSOCIATION | 00530499 | 2/21/2024 | Certified USPS | Neighborhood association, property owner association, and hom |
| BIRKDALE VILLAGE, PROPERTY OWNER  | 00537199 | 2/21/2024 | Certified USPS | Neighborhood association, property owner association, and hom |
| The Greens at Birkdale HOA        | 00943498 | 2/21/2024 | Certified USPS | Neighborhood association, property owner association, and hom |
| Stratford Forest HOA              | 00530298 | 2/21/2024 | Certified USPS | Neighborhood association, property owner association, and hom |



**INVITATION TO INTERESTED PARTIES**  
**OF COMMUNITY MEETING**



Subject: Application for Conditional Rezoning from HC(CD) to HC(CD) filed by Hotel Ventures of Lake Norman, Inc. to construct a hotel on +/- 10.328 acres of land located at 8830 Northpointe Executive Park Drive, Huntersville, Mecklenburg County, NC bearing Parcel ID No. 005-372-04 (the "Site").

Date and Time of Meeting: **Wednesday, March 6 from 6PM to 8PM**

Place of Meeting: Springhill Suites  
13610 Reese Blvd W  
Huntersville, NC 28078

Applicant: Hotel Ventures of Lake Norman, Inc.

Property Owner: Huntersville Office Owners LP

Application No.: R-24-01

Dear Neighbor:

We are assisting Hotel Ventures of Lake Norman, Inc. ("Hotel Ventures") in the Conditional Rezoning of the Site for proposed development as a 4-story, 132-room dual-branded TownePlace Suites and Fairfield Inn & Suites hotel by Marriott. The Site will be developed in accordance with the exacting standards of hotels within the Marriott collection. An exhibit that shows the Site is attached for your reference.

A Community Meeting is required as part of the Conditional Rezoning process. The Community Meeting is intended to assist with the exchange of information and dialogue related to the Conditional Rezoning. Accordingly, on Hotel Ventures' behalf, we invite you to drop in on the date and during the hours set forth above to learn how Hotel Ventures plans to use the Site, review the Site Plan, and meet with Hotel Ventures representatives to answer questions and provide feedback on the proposed hotel.

Hotel Ventures' representatives look forward to meeting you and to answering any questions you may have with respect to this Conditional Rezoning. For more information about the Conditional Rezoning process, and to learn more about this Conditional Rezoning, please visit the Town of Huntersville Planning Department's website at [www.huntersville.org/planning](http://www.huntersville.org/planning).

If you are unable to attend the Community Meeting as scheduled, or otherwise have any questions or comments about this matter, please feel free to call Susanne Todd at 704-998-2306.

cc: Jesse James, Principal Planner (via email)

Date Mailed: February 21, 2024.





# Community Meeting Attendance Log

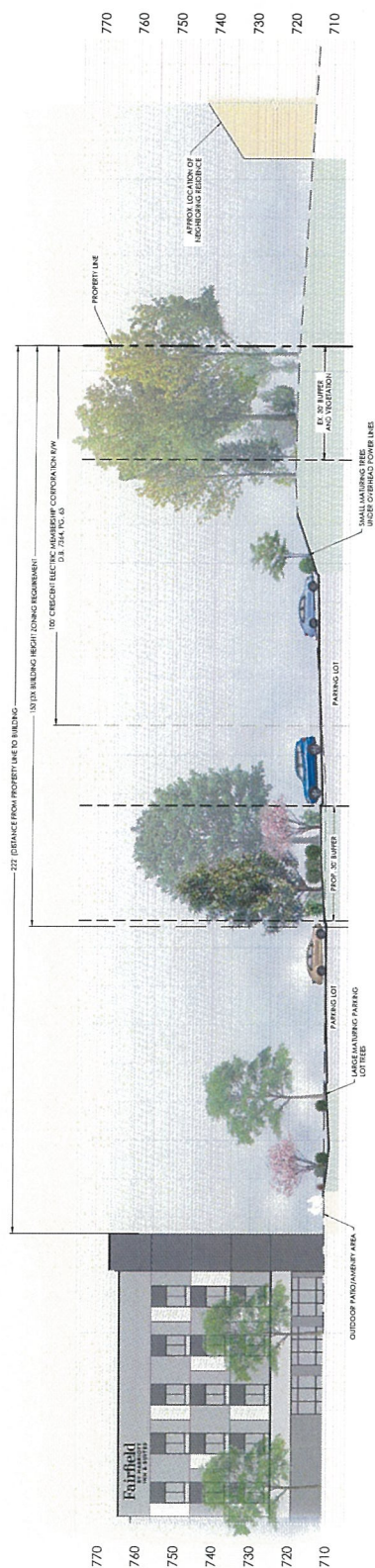
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|----------------------|--------------------------------------|
| Project Name:        | Northpointe Hotel - R24-01           |
| Location of Meeting: | 13610 Reese Blvd W, Huntersville, NC |
| Date:                | 3/6/2024                             |
| Time:                | 6:00                                 |

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

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

|    |                  |    |                   |
|----|------------------|----|-------------------|
| 1  | Luis Borges      | 26 | Berry Pinneke     |
| 2  | Robert Fieno     | 27 | Billy Store       |
| 3  | John Dunne       | 28 | Kathleen Langeman |
| 4  | Mike Siskowski   | 29 | Juliebeth Jarvis  |
| 5  | Sally Fredericks | 30 | Kara Matusko      |
| 6  | Tracy Neal       | 31 | Wasim Al-Abed     |
| 7  | Melody Smith     | 32 |                   |
| 8  | Darrn Lyon       | 33 |                   |
| 9  | Emily Lyon       | 34 |                   |
| 10 | Ed Spanski       | 35 |                   |
| 11 | Tommy Mann       | 36 |                   |
| 12 | Marissa Wingate  | 37 |                   |
| 13 | Leo Anderson     | 38 |                   |
| 14 | John Diehl       | 39 |                   |
| 15 | Morgan Cooley    | 40 |                   |
| 16 | Alisia Bergsman  | 41 |                   |
| 17 | Dan Elsass       | 42 |                   |
| 18 | Pam Elsass       | 43 |                   |
| 19 | Daniel Beason    | 44 |                   |
| 20 | Jamie Beason     | 45 |                   |
| 21 | Jesse James      | 46 |                   |
| 22 | Jonathan Furches | 47 |                   |
| 23 | Scott Harris     | 48 |                   |
| 24 | Lee Hallman      | 49 |                   |
| 25 | Amy Hallman      | 50 |                   |

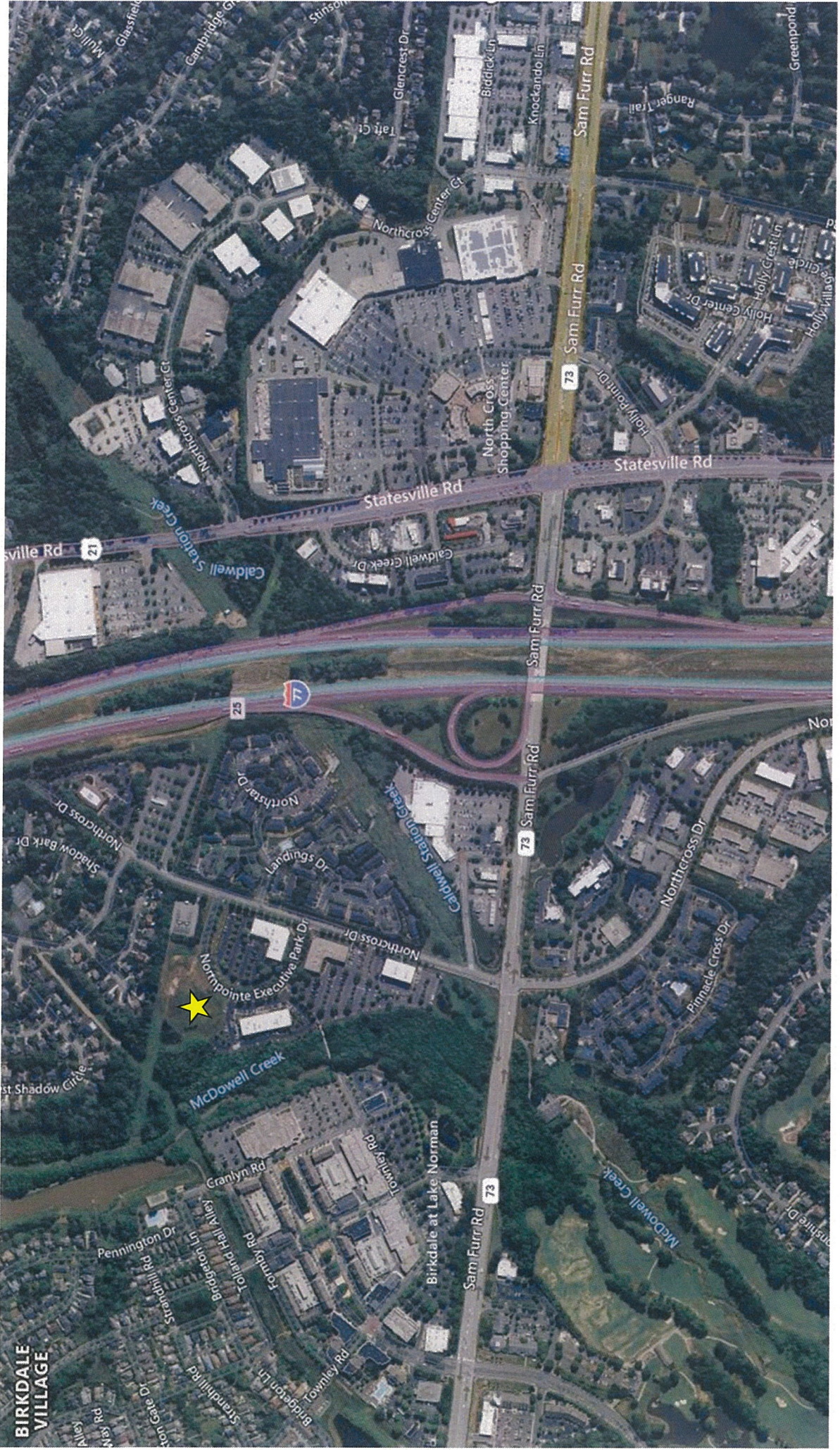














**COMMUNITY MEETING REPORT FOR MEETING HELD MARCH 20, 2024**  
**APPLICANT: HOTEL VENTURES OF LAKE NORMAN, INC.**  
**REZONING APPLICATION NO. R24-01**

This Community Meeting Report is being filed with the Town of Huntersville Planning Department pursuant to Article 11.4 of the Huntersville Zoning Ordinance.

**PERSONS AND ORGANIZATIONS CONTACTED AND MANNER AND DATE OF CONTACT:**

A representative of the Applicant mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by certified and regular mail on March 8, 2024. A copy of the written notice is attached hereto as Exhibit B.

**DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on Wednesday, March 20, 2024 at 6:00 PM at Springhill Suites, 13610 Reese Blvd W, Huntersville, NC 28078.

**ROSTER OF PERSONS IN ATTENDANCE AT THE MEETING (see attached copy of sign-in sheet):**

The Community Meeting was attended by the persons identified on the sign-in sheet attached hereto as Exhibit C. The Applicant, Hotel Ventures of Lake Norman, Inc., was represented at the Community Meeting by the following persons and firms:

1. Hitesh Patel – Hotel Ventures of Lake Norman, Inc.
2. Rakesh Patel – Hotel Ventures of Lake Norman, Inc.
3. R. Susanne Todd – Johnston Allison & Hord, P.A.
4. Mathias A. Young – Johnston Allison & Hord, P.A.
5. Tess Fallova – W&A Engineering

**MATERIALS PRESENTED AT THE MEETING:**

Ms. Todd presented a PowerPoint presentation at the Community Meeting, a copy of which is attached hereto as Exhibit D.

**SUMMARY OF ISSUES DISCUSSED AT THE MEETING:**

**Questions regarding the proposed fence:**

Q: Where does the fence start and stop?

A: The fence is proposed to begin at the substation and end at the edge of the parking lot.

Q: How tall is the proposed fence?

A: Six feet.



Q: Is the fence solid?

A: Yes, the fence will be opaque and have no gaps.

Q: Why is a vinyl fence proposed as opposed to masonry or wood?

A: Vinyl is proposed so that in the event the utility company needs access to the easement area, the fence can be moved and replaced easily. A masonry fence would require mobilization of a large amount of machinery and would probably necessitate the removal of a significant amount of the existing vegetation along the property line.

Q: Can the Applicant extend the length of the fence by 50 or 100 feet?

A: The Applicant is willing to look into extension of the fence, so long as it does not encroach into any required water quality or floodplain buffers.

#### Questions Regarding the Proposed Hotel:

Q: How tall will the light poles for the parking lot be?

A: Approximately 25 feet tall.

Q: What is the distance from the back of the parking lot to the nearest property line?

A: Approximately 60 feet.

Q: What is the difference between the two proposed brands for the hotel? (Fairfield Inn and Suites v. TownePlace Suites).

A: The primary difference between the two brands is the size of the rooms offered. Fairfield Inn caters primarily to business travelers who will only be staying for one or two nights, and the rooms are smaller. TownePlace Suites caters primarily to business travelers who may be in town for a conference or longer work stay, and therefore desire more space to spread out and work in their suites. Both brands only offer nightly rates, use the same hotel facilities, and have access to the same hotel amenities such as complimentary breakfast.

Q: Will there be security cameras in the parking lot? Where?

A: Yes, there will be security cameras in the parking lot. The cameras are typically placed to monitor the outside of the building and the parking lot.

Q: Would it be possible for the Applicant to place cameras capable of reading license plates at the entrance to the parking lot?

A: The Applicant will look into this possibility.

Q: Does the hotel have conference rooms or event space?

A: No, the hotel does not have a pool, ball room, or large conference rooms. There is a small board room proposed which seats approximately eight people. This



board room is typically used for morning meetings with corporate teams staying at the hotel.

Q: How will neighbors be able to deal with loud guests?

A: Neighbors will be able to call the hotel or police. The Applicant emphasized that if there were unruly guests at the hotel, the Applicant would not hesitate to call the police themselves. The Applicant explained that guests at the hotel expect to get a good night's sleep and not be disturbed, and unruly guests in the parking lot would impact the quality of other guests' stays.

Q: How long does the Applicant intend to hold on to the hotel? What kind of investment does the hotel require?

A: The Applicant explained that Marriott franchises are for a term of 20 years, with the franchise requirements calling for a complete renovation and refit of the hotel every 7 years. Given the significant investment required to construct the hotel, the Applicant intends to hold the property for as long as possible.

Q: Is there another location being considered for the hotel?

A: No.

#### Concerns raised by participants:

1. Concern was raised that nearby homeowners would not want to be able to see the parking lot of the hotel.
2. Concern was raised that there should be more vegetation planted in the utility easement area to discourage people from walking over to the neighborhood.
3. Concern was raised that the hotel would increase crime in the Stratford Forest neighborhood.
4. Concern was raised that construction of the Northcross Drive extension would interfere with construction of the hotel.
5. Concern was raised that the hotel would increase traffic.
6. Concern was raised about noise in the parking lot of the hotel.

#### Changes suggested by participants:

1. Add an additional 50 to 100 feet of fence along the parking lot to fully screen nearby residences from view.
2. Install security cameras capable of reading license plates at the entrances to the hotel parking lot.

#### Cooperative actions suggested by participants

1. After construction of the hotel, work with Stratford Forest to convince the Department of Transportation to install a noise barrier along Interstate 77 near the hotel and the neighborhood.



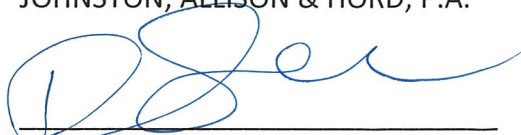
Changes to the rezoning petition made by the Applicant as a result of the meeting:

1. Extension of proposed fence along the boundary of the parking lot.

Respectfully submitted, this the 11<sup>th</sup> day of April, 2024.

JOHNSTON, ALLISON & HORD, P.A.

By:

  
\_\_\_\_\_  
Susanne Todd

cc: Town of Huntersville Planning Department – Jesse James



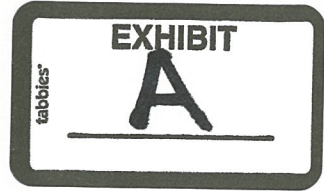
# Community Meeting Notices

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| Project Name | Northpointe Hotel |
|--------------|-------------------|

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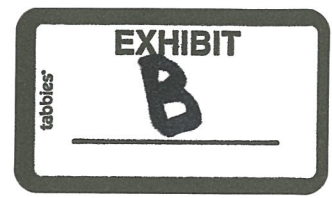




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| serve at Robbins Park Community Assoc   | N/A      | 3/8/2024 | Certified USPS, USP's Neighborhood association, property owner association, and hom |
| es at Birkdale Village Homeowners Assoc | 19310216 | 3/8/2024 | Certified USPS, USP's Neighborhood association, property owner association, and hom |



**NOTICE TO INTERESTED PARTIES**  
**OF OFFICIAL COMMUNITY MEETING**



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Dear Neighbor:

We are assisting Hotel Ventures of Lake Norman, Inc. ("Hotel Ventures") in the Conditional Rezoning of the Site for proposed development as a 4-story, 132-room dual-branded TownePlace Suites and Fairfield Inn & Suites hotel by Marriott. The Site will be developed in accordance with the exacting standards of hotels within the Marriott collection. Hotel Ventures previously held a Community Meeting for this Conditional Rezoning on March 6, 2024.

The Community Meeting is intended to assist with the exchange of information and dialogue related to the Conditional Rezoning. A Community Meeting is required as part of the Conditional Rezoning process, but applicants may hold additional Community Meetings to solicit feedback from the community. Accordingly, on Hotel Ventures' behalf, we invite you to attend this Community Meeting on the date, time, and place set forth above.

Hotel Ventures' representatives look forward to sharing this Conditional Rezoning proposal with you and answering questions you may have. For more information about the Conditional Rezoning process, and to learn more about this Conditional Rezoning, please visit the Town of Huntersville Planning Department's website at [www.huntersville.org/planning](http://www.huntersville.org/planning).

If you are unable to attend the Community Meeting as scheduled, or otherwise have any questions or comments about this matter, please feel free to call Susanne Todd at 704-998-2306.

cc: Jesse James, Principal Planner (via email)

Date Mailed: March 8, 2024.





# Community Meeting Attendance Log

|                      |                                  |
|----------------------|----------------------------------|
| Project Name:        | Northpointe Hotel                |
| Location of Meeting: | 13610 Resse Blvd W, Huntersville |
| Date:                | 3/20/2024                        |
| Time:                | 6:00 PM                          |

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

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

|    |                  |    |  |
|----|------------------|----|--|
| 1  | John Diehl       | 26 |  |
| 2  | Sharon Diehl     | 27 |  |
| 3  | Daniel Elsass    | 28 |  |
| 4  | Pam Elsass       | 29 |  |
| 5  | Martha Jenkins   | 30 |  |
| 6  | Dave Fredericks  | 31 |  |
| 7  | Darren Lyon      | 32 |  |
| 8  | Emily Lyon       | 33 |  |
| 9  | Ed Spanski       | 34 |  |
| 10 | Juliebeth Jarvis | 35 |  |
| 11 | Tommy Mann       | 36 |  |
| 12 | Jesse James      | 37 |  |
| 13 | Sean Benton      | 38 |  |
| 14 | Dan Beason       | 39 |  |
| 15 |                  | 40 |  |
| 16 |                  | 41 |  |
| 17 |                  | 42 |  |
| 18 |                  | 43 |  |
| 19 |                  | 44 |  |
| 20 |                  | 45 |  |
| 21 |                  | 46 |  |
| 22 |                  | 47 |  |
| 23 |                  | 48 |  |
| 24 |                  | 49 |  |
| 25 |                  | 50 |  |



# Northpointe Hotel Rezoning

(Rezoning # R24-01)

8830 Northpointe Executive Park Drive

Second Community Meeting

March 20, 2024



JOHN  
AL

tabbles

EXHIBIT

D



# Team Introductions

- ▶ Property Owners: Huntersville Office Owners LP
- ▶ Petitioner: Hotel Ventures of Lake Norman, Inc.
  - ▶ Hitesh Patel, Vice President
  - ▶ Rakesh Patel, Secretary
- ▶ Engineering: W&A Engineering
  - ▶ Tess Fallova, Project Manager
- ▶ Petitioner's Agent: Johnston, Allison & Hord, P.A.
  - ▶ Susanne Todd, Partner
  - ▶ Mathias Young, Attorney





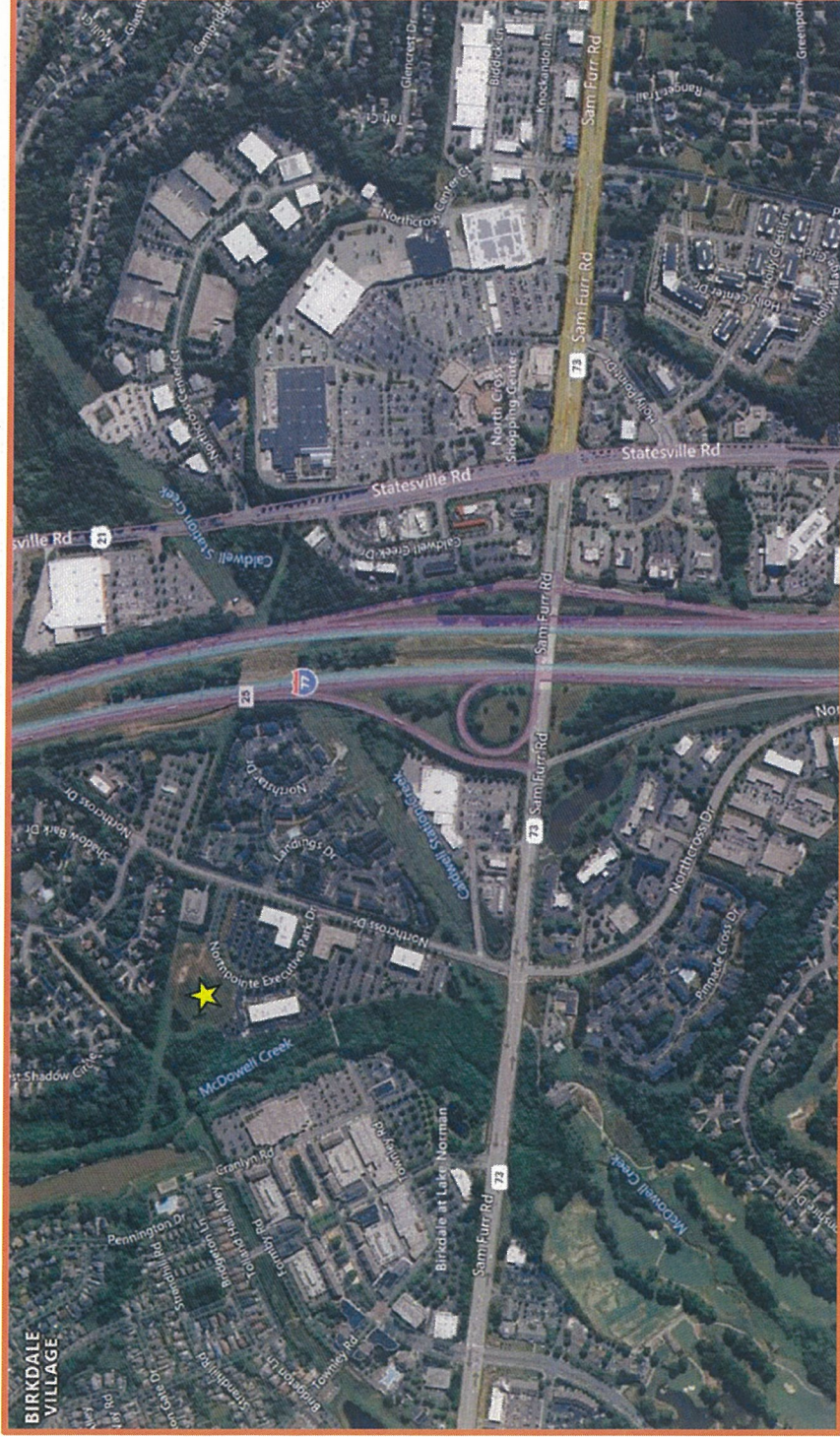
# Meeting Agenda

- ▶ Introductions
- ▶ Property Location & History
- ▶ Elevations
- ▶ Site Plan & Separation
- ▶ Cross-Sections & Screening
- ▶ Existing & Proposed Site Plans
- ▶ Response to Community Feedback
- ▶ Anticipated Rezoning Schedule
- ▶ Questions & Discussion





# Property Location

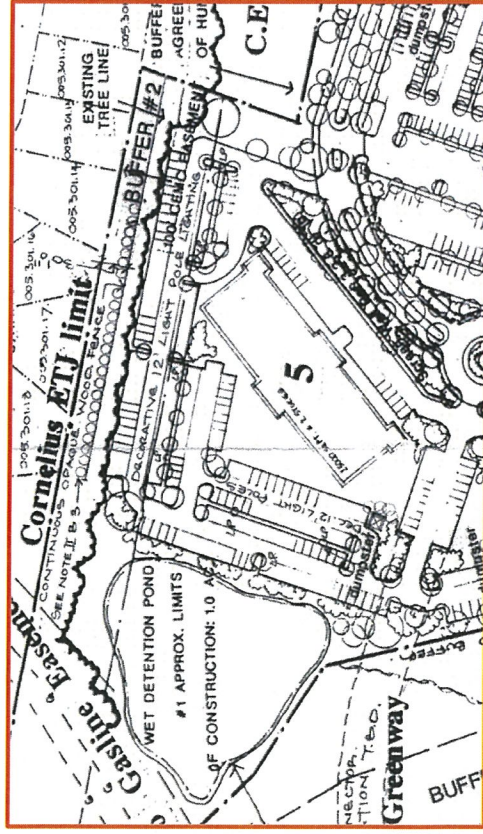




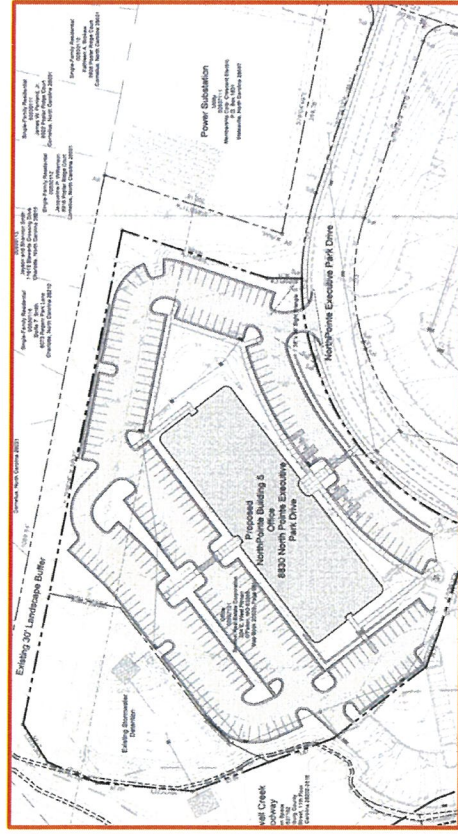




# Rezoning History



1998: Highway Commercial (CD)  
Part of Overall Business Park Plan  
2 story office building

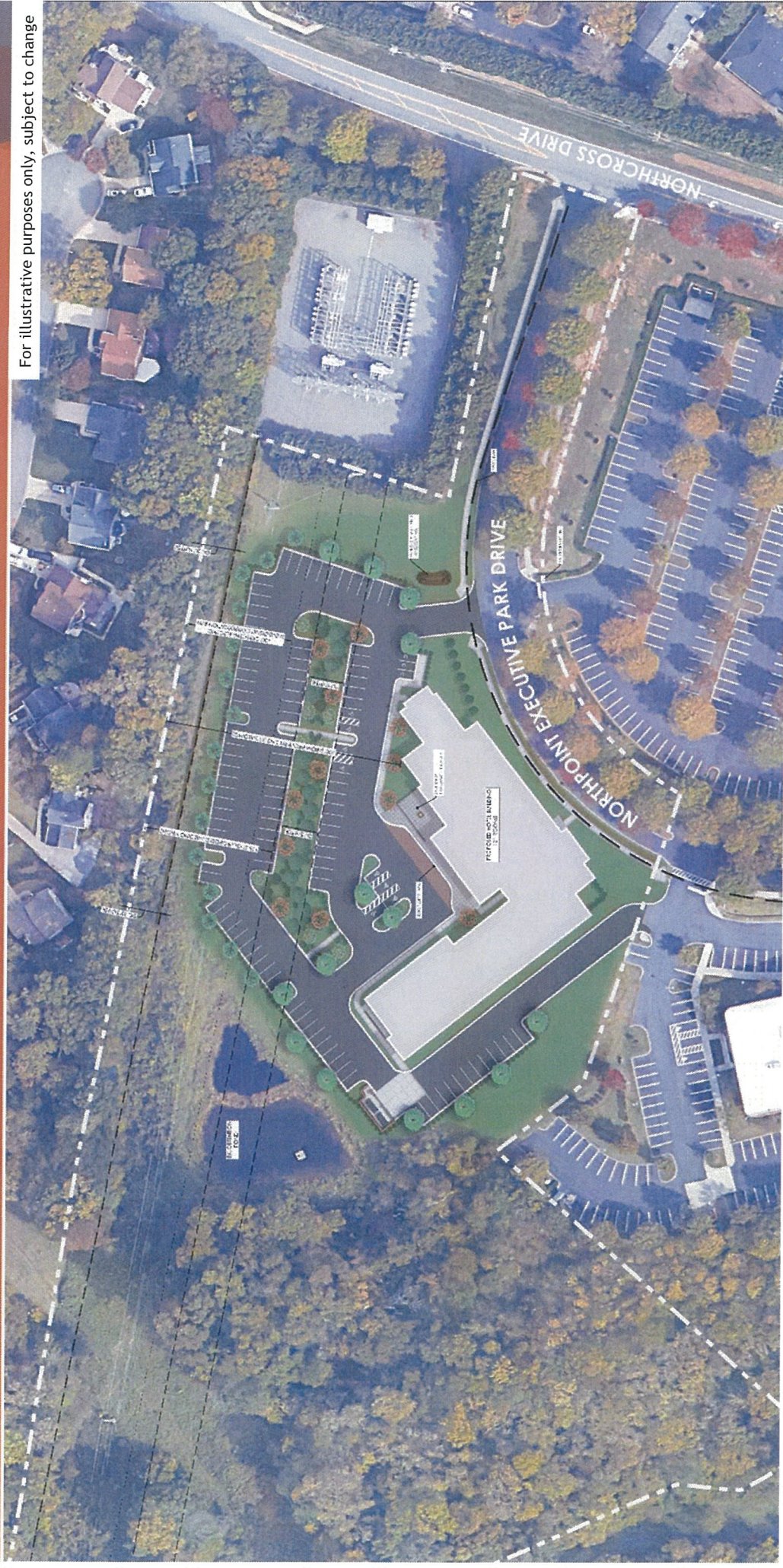


2008: Highway Commercial (CD)  
Site-specific Rezoning  
3 story office building



# 2024 Rezoning Plan

For illustrative purposes only, subject to change





For illustrative purposes only, subject to change



**RA**  
ARCHITECTURE, P.A.

**JOHNSTON  
ALLISON HORD**  
START HERE



For illustrative purposes only, subject to change



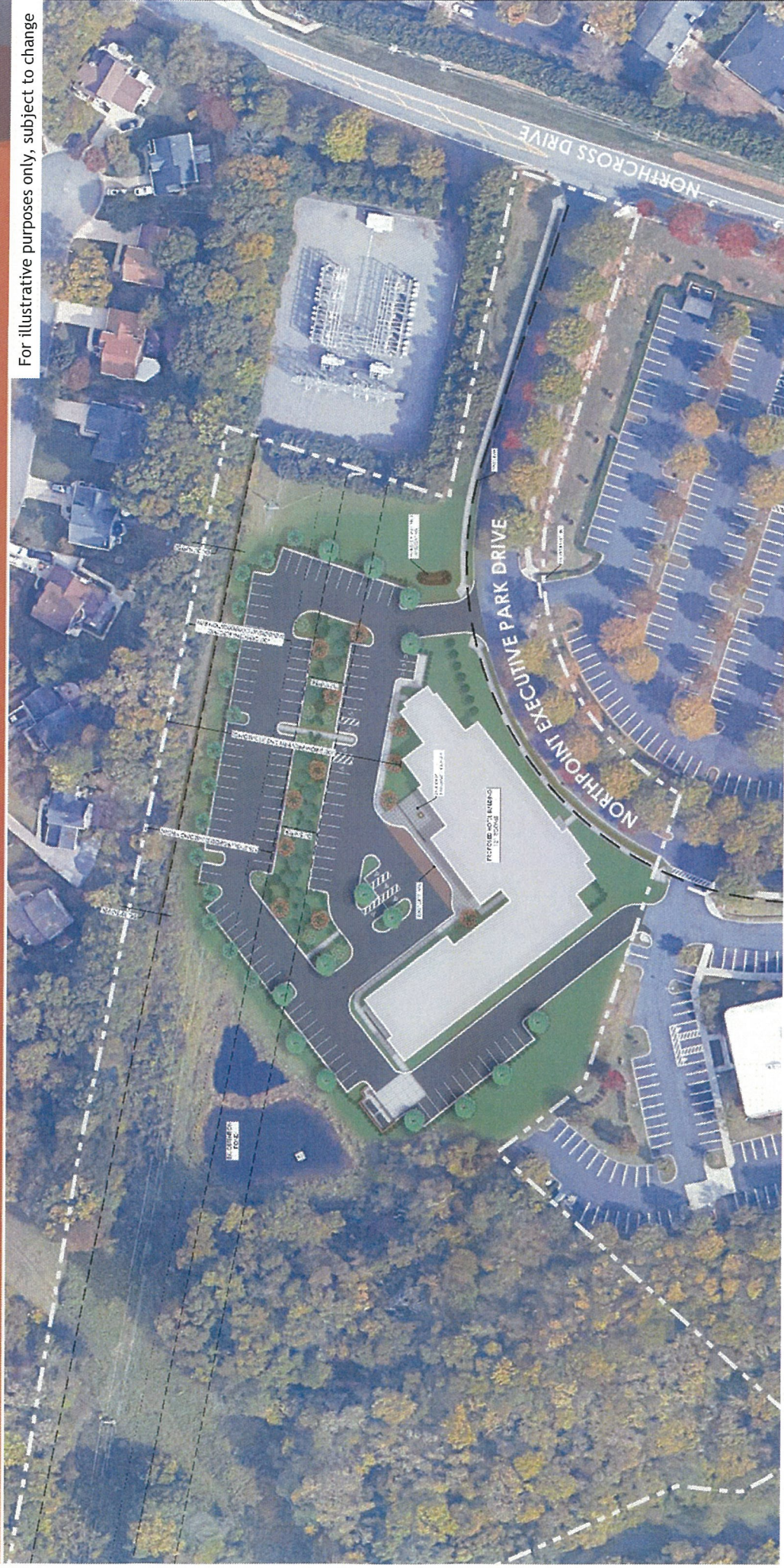
ARCHITECTURE, P.A.

JOHNSTON  
ALLISONHORD  
START HERE



# Site Plan & Separation

For illustrative purposes only, subject to change





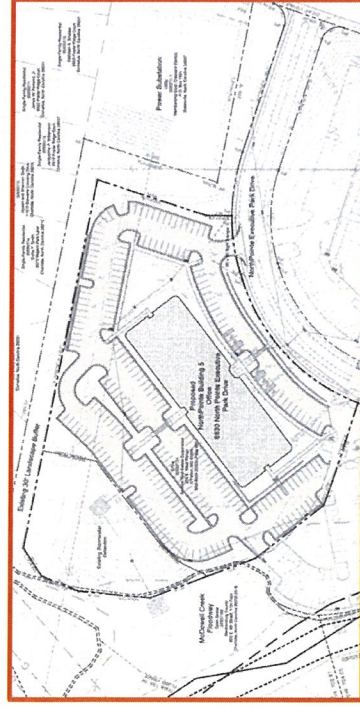
The architectural site plan for Fairfield Park & Shelter is oriented vertically. At the top, the building footprint is shown with a height of 47' and a label 'Fairfield PARK & SHELTER'. To the right of the building is a '5' SIDEWALK'. Below the building is a 'PROP. 30' BUFFER' and a 'PARKING LOT' containing a brown car. To the left of the building is a 'PARKING LOT' containing a blue car. Further to the left is another 'PARKING LOT' containing a blue car. A '6' VINYL FENCE 4' BUFFER LINE' runs horizontally across the plan. To the right of the fence is a 'PROPERTY LINE' and a '100' CRESCENT ELECTRIC MEMBERSHIP CORPORATION P/W' (D.B. 7394, FIG. 45). To the left of the fence is a '100' EX BUILDING HEIGHT REQUIREMENT'. A 'PROPERTY LINE' is also indicated on the left. The plan includes several trees and a yellow-shaded area labeled 'AFFORD OCCASION OF NEIGHBORING RESIDENCE'. Elevation markers are provided along the right edge: 710, 720, 730, 740, 750, 760, and 770.



# Existing & Proposed Site Plans

## Existing Plan

- ▶ Highway Commercial - Conditional
- ▶ 3 Story Office Building
- ▶ Building Coverage: 26,093sf
- ▶ 237 Parking Spaces
- ▶ Structure to Residential: ~110ft
- ▶ Total Impervious Area: 109,553sf



## Proposed Plan

- ▶ Highway Commercial - Conditional
- ▶ 3 Story Hotel
- ▶ Building Coverage: 24,650sf
- ▶ 121 Parking Spaces
- ▶ Structure to Residential: 208ft
- ▶ Total Impervious Area: 86,730sf





Previous



Current

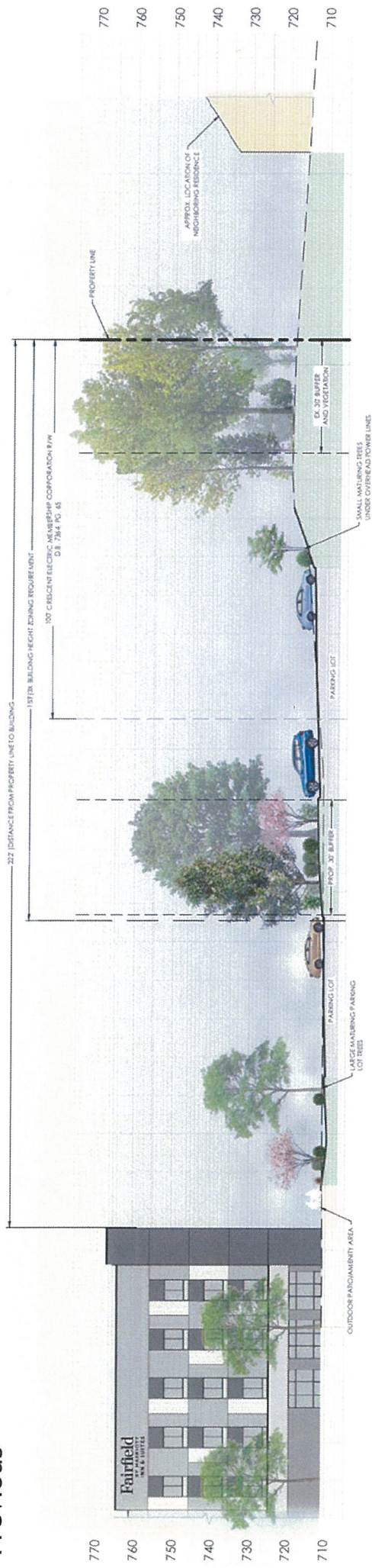


## Changes Based on Community Feedback

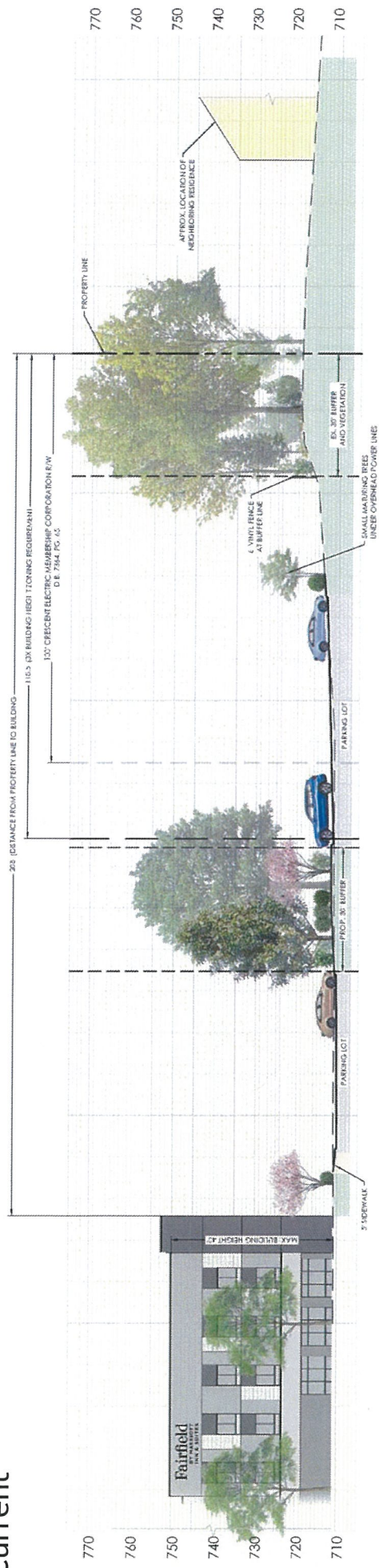
- ▶ Reduced height of building from four stories to three.
- ▶ Six-foot fence added to existing vegetated area.



## Previous



## Current





# Anticipated Rezoning Schedule

- |                             |                               |
|-----------------------------|-------------------------------|
| ▶ First Community Meeting:  | March 6 <sup>th</sup>         |
| ▶ Second Community Meeting: | Today, March 20 <sup>th</sup> |
| ▶ Public Hearing:           | May 6 <sup>th</sup>           |
| ▶ Planning Board:           | May 28 <sup>th</sup>          |
| ▶ Town Board Decision:      | June 17 <sup>th</sup>         |

\*These are anticipated dates, subject to change. Please check the Town of Huntersville Planning Department website for updates.



# Questions & Discussion





**Town Engineering Rezoning Comment Summary**  
**R24-01 Northpointe Hotel (CSP-5000008)**  
**8830 Northpointe Executive Park Drive (PID 00537204)**  
**Huntersville, NC 28078**

**General Project Information**

The proposed rezoning is located on the northern portion of Northpointe Executive Park Drive and consists of a proposed hotel facility. A driveway on Northpoint Executive Park Drive is proposed.

**Engineering Staff Comments**

Traffic Impact Analysis (TIA):

- 1) A TIA Determination (attached) was completed for the proposed development. Based on the proposed use and intensity, a TIA for the Town is not required as the trips anticipated are below the Town threshold.

Transportation and Stormwater:

- 2) This project is compliant with the Post-Construction Stormwater Ordinance. The development utilizes a regional stormwater pond located on the subject parcel. Verification that the regional pond still has capacity for the proposed development would be required with preliminary plans. Some minor maintenance may be needed at the pond if it has reduced capacity.
- ~~3) The rezoning plans, dated 4/11/2024, show a portion of Northpointe Executive Park Drive remaining on a private parcel (PID 00537121). The portion of Northpointe Executive Park Drive shown to be within the proposed public right of way (ROW) does not have adequate turnaround typically required of Town maintained roads.~~
- ~~4) The existing roadway should be brought to Town standards by making improvements noted by Town Staff prior to acceptance of public road maintenance. The proposed rezoning plan, dated 4/11/2024, has noted this in note 2.A on sheet Z03.~~
- 5) The following note has been included on the proposed rezoning plan dated 5.24.2024, this note adequately addresses the concerns listed previously in items 3 and 4.
  - a. "Prior to issuance of a certificate of occupancy for the site, the entire Northpointe Executive Park Drive will be brought into compliance with applicable Town of Huntersville Engineering standards and dedicated to the Town of Huntersville."





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

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

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

Applicant: W&A Engineering

Project Name: Northpointe Hotel

Project Address: 8830 Northpointe Executive Park Dr, Huntersville NC 28078

Project Description (including square footage for each proposed land use):  
132 room hotel building ; +/-21,000 sf

\_\_\_\_\_  
\_\_\_\_\_

### Applicant

Printed Name W&A Engineering Phone 704-875-1615 ext. 310

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

Signature Tess Fallova

Title Project Manager Email tfallova@waengineering.com

### Contact Information

Town of Huntersville Engineering Department  
(704) 766 - 2220

#### For Town Staff Use Only

Project File # \_\_\_\_\_

Date Submitted 12/21/23

Daily Trips Anticipated 104

Peak Hour Trips Anticipated AM 0 PM 0

TIA Required (Yes/No) No

Date of Determination: 12/28/23

Comments: Determination based on a proposed 132 room hotel replacing a 75,000 square foot general office building. The number of trips above are the average trips anticipated above the office use/intensity.



**Town of Huntersville  
Planning Board  
June 25, 2024**

**Resolution No.**

Adopted this

ATTEST:

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Janet Pierson, Town Clerk

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Christy Clark, Mayor

APPROVED AS TO FORM:

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Emily Sloop, Town Attorney



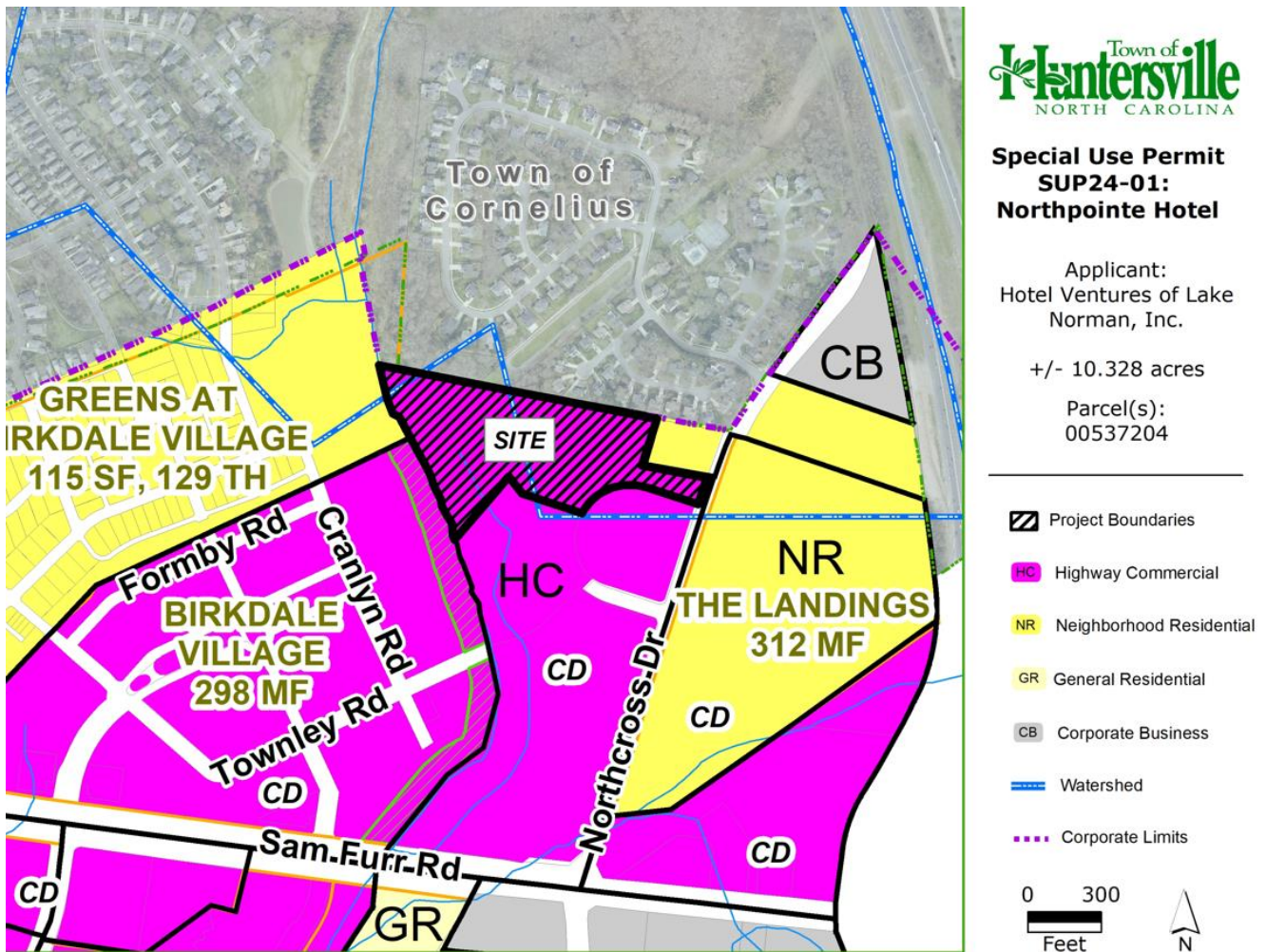
## REQUEST:

### Special Use Permit Application for Hotel Use in Highway Commercial District – SUP24-01

#### 1: DESCRIPTION

Petition #SUP24-01 is a request by Hitesh Patel on behalf of Hotel Ventures of Lake Norman, Inc for a Special Use Permit for a hotel on at 8830 Northpointe Executive Park Drive PIN 00537204. Hotels are a permitted use in the Highway Commercial (HC) zoning district with the issuance of a special use permit and subject to the conditions outlined in Article 9.45 when spaced less than 250' from a residential or mixed-use zone, which is the case with this proposal. (this proposal also requires a rezoning and is proposed for a conditional district rezoning\*see R24-01)

#### PART 2: LOCATION





### PART 3: STAFF FINDINGS

#### Article 9.45 Hotels and Motels:

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

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

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

STAFF FINDINGS: The proposal calls for a maximum height of 36 feet, this height times three equals 108 feet. The separation distance proposed under the condition above is at 200 feet, which can be seen in the provided site plans attached. Therefore, the requirement is met.

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

STAFF FINDINGS: The application requires this special use permit.

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

STAFF FINDINGS: Northpointe Executive Park Drive, when improved to Engineering and Public Works Standards, and accepted as a public street, will be classified as a Collector Street within a commercial project. Northcross Drive which gives access to Northpointe Executive Park Drive is classified as a minor thoroughfare.

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

STAFF FINDINGS: The Highway Commercial District allows Highway Commercial building types to reach 36 feet (Measured as the vertical distance from the highest finished grade relative to the street frontage, up to the eaves or the highest level of a flat roof).

The height proposed for the hotel is 36 feet, which in this case does not require the Special Use Permit for this specific condition (only for the separation of uses as previously noted).

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

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

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



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

STAFF FINDINGS: The applicant anticipates presenting evidence from a qualified appraiser that the proposal will not substantially injure the value of the abutting properties.

Findings include the subject property as being zoned for commercial use since 1999 for office use specifically (R-98-10 rezoned from Neighborhood Residential to Highway Commercial-Conditional District). Hotels have generally been accepted in office parks. The applicants have proposed a buffer supported by staff as being appropriate between the developing parcel and the single-family adjacent land uses to the north.

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

STAFF FINDINGS: the proposal is consistent with the Huntersville 2040 Community Plan policies LU 6, 6.1, 6.2. Furthermore, Hotels are a common use within a business park and can be complimentary to the use and or existing uses. The Town Board will determine if the separation of the proposed hotel to the single-family residential neighborhood to the north is appropriate given the information provided by the applicant. Staff supports that the buffer yard shown creates a separation that is in harmony with that bordering use and that a hotel use is compatible within the existing business park. The buffer allows appropriate separation from the less intense use and creates a visual barrier between them with added privacy fencing and vegetation consistent with ordinance requirements.

Note: The Single-Family Residential Use to the north, adjacent to this subject parcel, was developed around 1997(See clip from 1997 showing the SFR use developing prior to the office Park, below\* SFR development north of the blue marker which represents the subject site\*). Northpointe Executive Center office park was permitted under the rezoning R98-10 from Neighborhood Residential to Highway Commercial-Conditional District and started developing in 1999.





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

STAFF FINDINGS: The proposal complies with all applicable standards and ordinances with one modification requested for an alternative buffer due to the existing United Energy ROW and the required buffer sharing the same location on the site. Staff recommends approval of the modification request we support it as in keeping with the spirit of the ordinance.

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

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

#### **PART 4: PLANNING STAFF RECOMMENDATION**

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

#### **PART 5: EVIDENTIARY HEARING/FINAL ACTION**

The Special Use Permit Evidentiary Hearing will be held on July 16, 2024.

#### **PART 6: ATTACHEMENTS**

- A: Application
- B: Special Use Permit Set( Site Plans)
- C: Architectural Plans and Elevations
- E: Special Use Permit Applicant Burden Document

#### **PART 7: Planning Board Decision Statements**

##### In Favor of the Special Use Permit

In considering the Special Use Permit SUP24-01, Northpointe Hotel, we, the Planning Board, find that the request meets all required conditions and specifications, is reasonable and does not pose an injurious effect on adjoining properties, and finds that the character of the neighborhood or the health, safety and general welfare of the community will be minimized. This decision is supported by the following findings:



- 1)
- 2)

Add additional statements as necessary.

Against the Special Use Permit

In considering the Special Use Permit SUP24-01, Northpointe Hotel, we, the Planning Board, find that the request does not meet the required conditions and specifications.

(List which conditions are not being met)

- 1)
- 2)

Add additional statements as necessary.

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

- 1)
- 2)

Add additional statements as necessary





# General Application

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

## 1. Application Type

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

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

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

## 2. Project Data

Date of Application 01/24/2024

Name of Project Northpointe Hotel Phase # (if subdivision) \_\_\_\_\_

Project Address 8830 Northpointe Executive Park Dr, Huntersville NC 28078

Parcel Identification Number(s) (PIN) 00537204

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

Property Size (acres) 10.328 acres Street Frontage (feet) 618

Current Land Use Vacant

Proposed Land Use(s) Hotel

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

## 3. Description of Request

Provide a detailed summary. (i.e. RTAP identify what you are revising). Additional sheets may be added.  
The purpose of this request is to obtain an SUP for this parcel to allow for a ~~4-story~~ 3-story hotel building with ~~132 rooms~~ 121 rooms and associated parking.

## 4. Site Plan Submittals

Consult the particular type of *Review Process* for the application type selected above. These can be found at <https://www.huntersville.org/528/Permits-Process>.



## 5. Outside Agency Information

Other agencies may have applications and fees associated with the land development process. The *Review Process* list includes plan documents needed for most town and county reviewing agencies. For major subdivisions, commercial site plans, and rezoning petitions please enclose a copy of the Charlotte-Mecklenburg Utility *Willingness to Serve* letter for the subject property.

## 6. Applicant

Printed Name Hotel Ventures of Lake Norman Inc. Phone 706-855-0071 ext. 1  
☒ 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]  
Title Vice President Email hpatel@hotelventuresinc.com

Address of Applicant 3034 Washington Rd, Augusta GA 30907

## 7. Property Owner (if different than applicant)

\*Printed Name Huntersville Office Owners LP Phone 651-398-2662  
☐ Corporation ☐ Limited Liability Company ☐ Trust ☒ Partnership ☐ Other: \_\_\_\_\_

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

Signature [Signature]  
Title President Email aw@redlinepropertypartners.com

Address of Property Owner 6101 Carnegie Blvd Suite 455, Charlotte NC 280

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

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

## 8. Development/Design Firm Contact Information

| Development Firm | Name of Contact | Phone                | Email                      |
|------------------|-----------------|----------------------|----------------------------|
| W&A Engineering  | Tess Fallova    | 704-875-1615 ext 310 | tfallova@waengineering.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:          | <a href="https://www.huntersville.org/228/Planning-Department">https://www.huntersville.org/228/Planning-Department</a> |



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

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

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

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

### **Expert Witness & Competent, Material, and Substantial Evidence:**

#### Expert Witness:

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

#### Competent, Material, and Substantial Evidence:

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





## Special Use Permit- Applicant Burden **Amended**

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

### **Applicant Response:**

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

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

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

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

Applicant anticipates presenting evidence from a qualified appraiser that the proposed Special Use will not substantially injure the value of abutting properties.





## Special Use Permit- Applicant Burden

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

The proposed hotel will be in harmony with the area in which it is located and generally conform to the Huntersville 2040 Community Plan. The requested hotel use is permitted in the HC zoning district: "The inclusion of a use as a [special] use in a particular zoning district establishes a prima facie case that the permitted use is in harmony with the general zoning plan."  
Mann Media Inc. v. Randolph County Planning Board, 356 N.C. 1 (2002). Primary ingress and egress will be on Northpointe Executive Park Drive. Land uses along Northpointe Executive Park Drive are commercial, and the residential neighborhood to the north will be well buffered. Existing transportation infrastructure and utilities are in place to support hotel development as are sidewalks that provide connectivity and walkability to nearby commercial uses. The project will support the economic vitality of Huntersville by expanding the local commercial tax base, creating job growth, and supporting entrepreneurship. From an environmental perspective, the tree canopy within the landscape buffer zone to the north will also be preserved.

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

The proposed special use complies with all lot, size, yard, and other applicable standards for the HC (CD) zoning district found in the Town of Huntersville Zoning Ordinance.

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

The proposed special use complies with all general standards of Article 11.4 and all specific standards of Article 9. The Special use complies with all standards of Article 9.45 regarding hotels and motels in the HC (CD) zoning district.

Evidence of this can be found in Northpointe Hotel Special Use Permit plan set.

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Attach additional documents if needed.



| Sheet List Table |                        |
|------------------|------------------------|
| Sheet Number     | Sheet Title            |
| Z01              | COVER                  |
| Z02              | SURVEY                 |
| Z02A             | DEMO + TREE SAVE PLAN  |
| Z03              | SPECIAL USE PLAN       |
| Z04              | PRELIMINARY GRADING    |
| Z05              | LANDSCAPE-UTILITY PLAN |

SPECIAL USE PLAN PACKAGE  
PROPOSED

NORTHPOINTE HOTEL

HUNTERSVILLE, MECKLENBURG COUNTY, NC

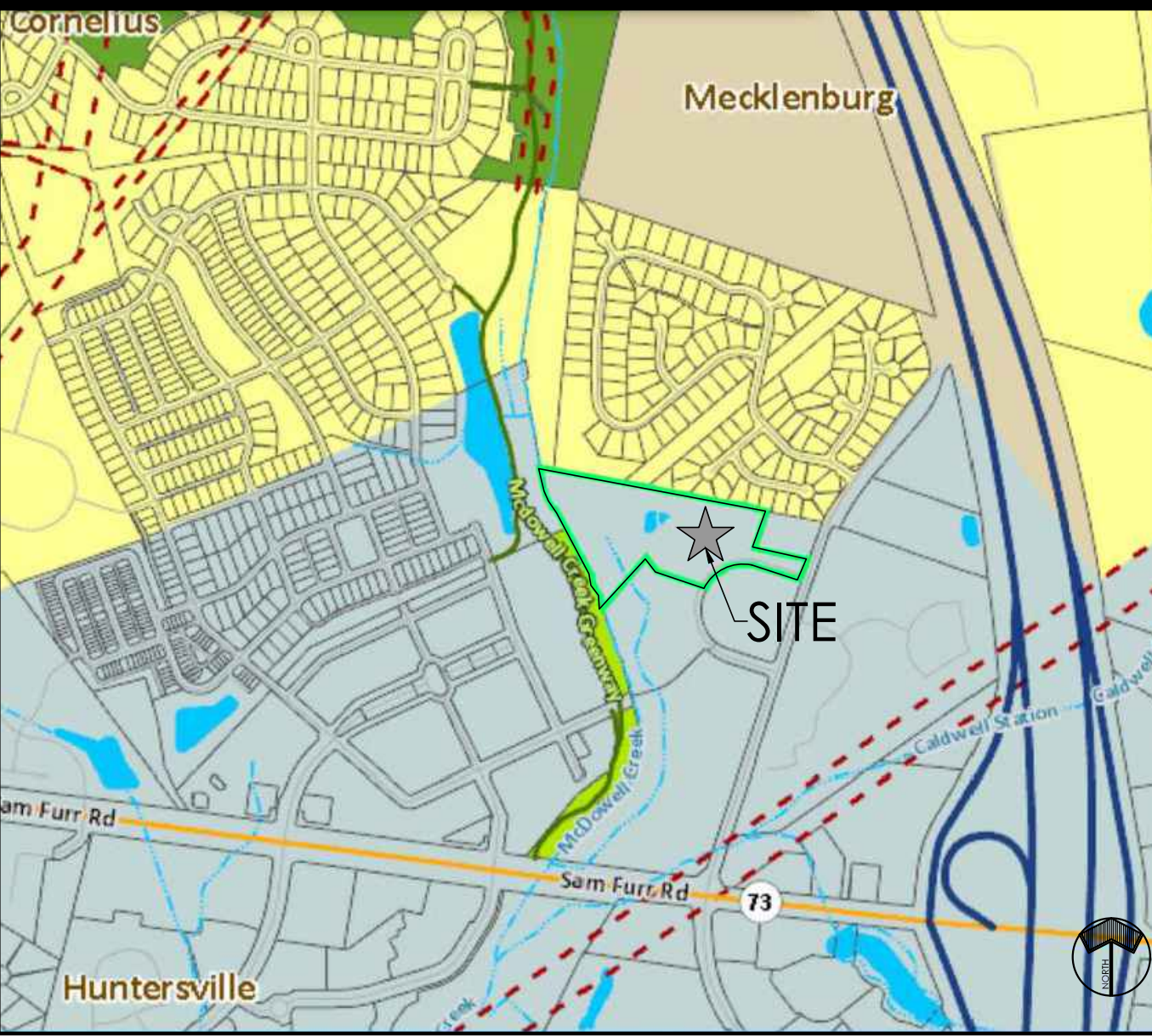
REZONING (R24-01) : CSP-500008  
SPECIAL USE PERMIT (SUP 24-01): CSP-500009

DEVELOPER:

HOTEL VENTURES OF LAKE NORMAN INC.  
3034 WASHINGTON RD, AUGUSTA GA 30907  
PH: (706)855-0071 EXT. 1  
CONTACT: HITESH PATEL

OWNER:

HUNTERSVILLE OFFICE OWNERS LP  
6101 CARNEGIE BV, STE 455  
CHARLOTTE, NC 28209



VICINITY MAP  
SCALE: N.T.S.



**W&A  
ENGINEERING**

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE  
LAND SURVEYING | TRAFFIC ENGINEERING  
ECONOMIC DEVELOPMENT

121 GILEAD RD  
HUNTERSVILLE, NC 28078  
P: (704) 875-1615  
WAENGINEERING.COM

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED ONLY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

NORTHPOINTE HOTEL

PARCEL: 00537204

8830 NORTHPOINTE EXECUTIVE PARK DR, HUNTERSVILLE NC 28078

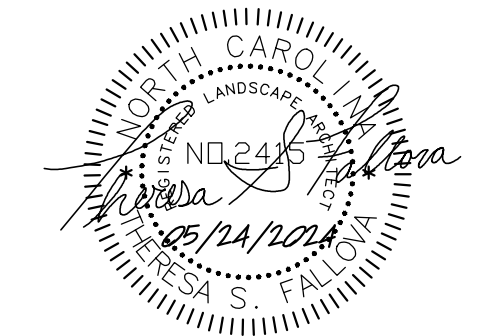
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| REVISIONS  |                   |
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| 04/11/2024 | REZONING COMMENTS |
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INTIAL SUB. DATE: 01/31/2024

ISSUANCE DATE: 05/24/2024



HFI PROJECT #: 223080

COVER

Z01

NC ENGINEERING BOARD LICENSE #: P-2743  
NC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: C-614  
SC ENGINEERING BOARD LICENSE #: COA 7055  
SC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: LAF 477









NOTES  
1. SLOPE ANALYSIS IS BASED ON THE TOPOGRAPHIC SURVEY PROVIDED BY MERRICK. SEE SHEET C02 FOR SURVEY.  
2. THE SLOPE ANALYSIS APPROVED FROM THE SKETCH PLAN REVIEW WAS CREATED BY OTHERS AND WAS BASED ON GIS DATA. THAT ANALYSIS IS NOT INCLUDED IN THE PRELIMINARY / CONSTRUCTION PLAN PACKAGE.  
3. SOIL TYPE AND HYDROLOGIC GROUP IS PROVIDED FROM USDA WEB SOIL SURVEY.

| SLOPES TABLE |            |            |       |            |
|--------------|------------|------------|-------|------------|
| #            | MIN. SLOPE | MAX. SLOPE | COLOR | AREA       |
| 1            | 0%         | 5%         | ■     | 297,867 SF |
| 2            | 5%         | 10%        | ■     | 107,925 SF |
| 3            | 10%        | 15%        | ■     | 31,478 SF  |
| 4            | 15%        | 25%        | ■     | 15,323 SF  |
| 5            | 25%        | 25% +      | ■     | 31,765 SF  |



**W&A  
ENGINEERING**

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE  
LAND SURVEYING | TRAFFIC ENGINEERING  
ECONOMIC DEVELOPMENT

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**NORTHPOINTE HOTEL**

PARCEL: 00537204

8830 NORTHPOINTE EXECUTIVE PARK DR, HUNTERSVILLE NC 28078

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INITIAL SUB. DATE: 01/31/2024  
ISSUANCE DATE: 05/24/2024

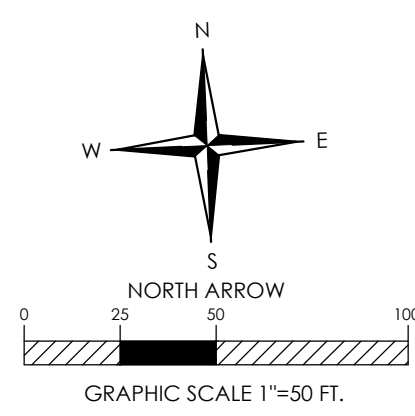


HFI PROJECT #: 223080

SLOPE ANALYSIS

**Z02A**

NC ENGINEERING BOARD LICENSE #: P-2743  
NC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: C-614  
SC ENGINEERING BOARD LICENSE #: COA 7055  
SC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: LAF 477



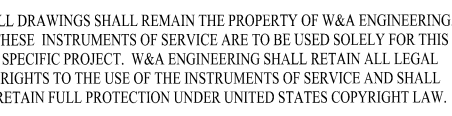


- A. FOR TREES 10' OR LESS DBH: PROTECTIVE BARRICADES SHALL BE PLACED A MINIMUM DISTANCE OF 5' FROM THE BASE OF EACH PROTECTED TREE, OR OUTSIDE THE DRIPLINE, WHICHEVER IS GREATER.
- B. FOR TREES GREATER THAN 10' DBH: PROTECTIVE BARRICADES SHALL BE PLACED AT A MINIMUM DISTANCE EQUAL TO 10' FROM THE BASE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

|                                                |                                                        |
|------------------------------------------------|--------------------------------------------------------|
| EXISTING TREE CANOPY REQUIRED TO BE SAVED - 0% | EXISTING SPECIEM TREES REQUIRED TO BE SAVED - 30% [CB] |
| EXISTING SPECIEM TREES ON SITE                 | 23 SPECIEM TREES                                       |
| EXISTING SPECIEM TREES REQUIRED TO BE SAVED    | 0.3x 24 = 6.9 SPECIEM TREES (30%)                      |
| SPECIEM TREES TO BE SAVED                      | 23 SPECIEM TREES (100%)                                |
| EXISTING TREE CANOPY ON SITE                   | 20,973 SF [4.61 AC]                                    |
| EXISTING TREE CANOPY REMOVED                   | 2,239 SF [0.05 AC] - 1%                                |
| EXISTING TREE CANOPY TO BE SAVED               | 198,734 SF [4.56 AC] - 99%                             |

-  TREE CANOPY SAVED
-  TREE CANOPY REMOVED
-  SPECIMEN TREE SAVED
-  SPECIMEN TREE REMOVED

3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY REQUIRED DEMOLITION PERMITS PRIOR TO STARTING ANY DEMOLITION WORK.
4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ANY UTILITY RELOCATIONS WITH CORRESPONDING UTILITY COMPANY.
5. IF ANY WELL AND/OR SEPTIC SYSTEMS ARE DISCOVERED ON SITE, CONTRACTOR TO COORDINATE ABANDONMENT WITH THE MECKLENBURG COUNTY HEALTH DEPARTMENT.
6. ANY PROPOSED UTILITIES SHALL BE SUBMITTED UNDER A SEPARATE UTILITIES ENCROACHMENT.



# NORTHPOINTE HOTEL

PARCEL: 00537204

8830 NORTHPOINTE EXECUTIVE PARK DR, HUNTERSVILLE NC 28078

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## REVISIONS

04/11/2024 REZONING COMMENTS

INITIAL SUB. DATE: 01/31/2024

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HFI PROJECT #: 223080

## DEMO + TREE SAVE PLAN

Z02B

NC ENGINEERING BOARD LICENSE #: P-2743  
NC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: C-614  
SC ENGINEERING BOARD LICENSE #: COA 7055  
SC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: LAF 477





**A. GENERAL PROVISIONS:**

THESE DEVELOPMENT NOTES, REZONING PLAN SET, AND OTHER RELATED GRAPHICS FORM A PART OF A REZONING SITE PLAN PACKAGE (COLLECTIVELY THE "REZONING PLAN") ASSOCIATED WITH THE CONDITIONAL REZONING APPLICATION [R2-04(1) AND SPECIAL USE PERMIT APPLICATION] [SUP 24-0(1)] FILED BY HOTEL VENTURES OF LUXA NORMAN, INC., ("APPLICANT") TO ACCOMMODATE THE DEVELOPMENT OF A 3 STORY HOTEL (NOT TO EXCEED 45 FEET IN HEIGHT OR MORE THAN 121' IN WIDTH) RELATED TO ACACIA COUNTRY LUXE AS FURTHERED IN THE HIGHWAY COMMERCIAL DISTRICT (SUBJECT TO ANY MODIFICATIONS) SET FORTH HEREIN) AND WITH A SPECIAL USE PERMIT, ON APPROXIMATELY 10.328 ACRES LOCATED AT 8830 NORTHPOINTE EXPRESSIVE PARK DRIVE IN HUNTSVILLE, NORTH CAROLINA AND HERETOBE IDENTIFIED AS TAX PARCEL ID# 005-372-04 (THE "SITE").

**B. THE PROPOSED IMPROVEMENTS SHOWN ON THE REZONING PLAN ARE SCHEMATIC IN NATURE.** MINOR MODIFICATIONS TO THE PLAN MAY OCCUR DURING DESIGN, ENGINEERING AND CONSTRUCTION OF THE DEVELOPMENT. THE FINAL ENGINEERING PLAN WILL HAVE MINOR CHANGES. THE SIZE, ORIENTATION, AND FEATURES MAY HAVE MINOR CHANGES BASED ON FINAL ENGINEER DESIGN, AS APPROVED BY STAFF.

A. APPLICANT AGREES TO DEDICATE THAT PORTION OF NORTHPOINTE EXECUTIVE PARK DRIVE RIGHT OF WAY ABUTTING THE SITE AND GENERALLY DEPICTED ON THE REZONING PLAN AS THAT "VARIABLE WIDTH PUBLIC R/W, MB 34, PG 897" TO THE TOWN OF HUNTERSVILLE. PRIOR TO DEDICATION, APPLICANT AGREES TO MAKE IMPROVEMENTS TO SAID PORTION OF NORTHPOINTE EXECUTIVE PARK DRIVE ABUTTING THE SITE TO BRING THE DRIVE INTO COMPLIANCE WITH APPLICABLE TOWN OF HUNTERSVILLE ENGINEERING STANDARDS. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE SITE, THE ENTIRE NORTHPOINTE EXECUTIVE PARK DRIVE WILL BE BROUGHT INTO COMPLIANCE WITH APPLICABLE TOWN OF HUNTERSVILLE ENGINEERING STANDARDS AND DEDICATED TO THE TOWN OF HUNTERSVILLE.

C. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING, AND PROVIDED THAT APPLICANT HAS RECEIVED APPROVAL FROM NCDOT FOR SUCH IMPROVEMENTS AT SUCH TIME, APPLICANT SHALL CONSTRUCT A MINIMUM 5' WIDE SIDEWALK TO BE BUILT WITHIN THE PUBLIC RIGHT-OF-WAY ALONG NORTHROSS DRIVE - NORTH OF NORTHPOINTE EXECUTIVE PARK DRIVE TO THE NORTHERN PROPERTY LINE OF LOT 00537111 [AS SHOWN ON RETONING PLAN]. APPLICANT WILL INCREASE THE SIDEWALK WIDTH TO 10' IF SUFFICIENT PUBLIC RIGHT OF WAY IS AVAILABLE AND DOT APPROVALS RECEIVED PRIOR TO THE COMPLETION OF CONSTRUCTION OF THE BUILDING ON THE

### 3. MODIFICATIONS

AN EXISTING 30' MATURE LANDSCAPE BUFFER ALREADY EXISTS ALONG THE REAR PROPERTY LINE OF THE SITE, BUT IS LOCATED WITHIN A 100' UTILITY EASEMENT AND POTENTIALLY SUBJECT TO REMOVAL FOR MAINTENANCE. APPLICANT WILL PROVIDE A 30' ALTERNATE BUFFER YARD AS GENERALLY DEPICTED ON THE REZONING PLAN. APPLICANT REQUESTS A MODIFICATION FROM SUB-SECTIONS 7.5.7 AND 7.5.9 OF THE ORDINANCE TO ALLOW THAT PORTION OF THE DEVELOPMENT (I.E. A PORTION OF THE PARKING LOT) LOCATED OUTSIDE THE ALTERNATE 30' BUFFER YARD TO USE THE PERIMETER PARKING LOT LANDSCAPING AND SIX (6) FOOT FENCE TO MEET THE SPIRIT AND INTENT OF

THE SITE IS LOCATED ALONG NORTHPOINTE EXECUTIVE PARK DRIVE. THE ADJACENT LAND USES CONSIST OF COMMERCIAL BUSINESSES. THE REAR PROPERTY LINE ABUTS SINGLE FAMILY RESIDENTIAL HOMES.

THE PRIMARY VEHICULAR ACCESS IS AT THE EXISTING DRIVEWAY STUB LOCATED ALONG NORTHPOINTE PARK EXECUTIVE DRIVE AT THE NORTH END OF THE SITE.

ALL SIGNS SHALL COMPLY WITH THE ORDINANCE. ALL SIGNS WILL BE PERMITTED SEPARATELY.

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

ALL BUILDING UTILITY EQUIPMENT SHALL BE SCREENED FROM ADJACENT PROPERTIES.

A. SEWER AVAILABLE THRU A STUB ON THE SITE.

10. **LIGHTING**  
THE LIGHTING FOR THIS SITE WILL MEET THE REQUIREMENTS OF SECTION 8.26 OF THE ORDINANCE.

A. EROSION CONTROL PLANS WILL COMPLY WITH CURRENT ORDINANCES AND BE APPLIED FOR DURING THE COMMERCIAL SITE PLAN PROCESS.

B. WATER QUALITY, POST CONSTRUCTION, AND STORM WATER MANAGEMENT WILL . COMPLY WITH THE CURRENT ORDINANCES AND WILL BE APPLIED FOR DURING THE SITE PLAN PROCESS.

A. APPLICANT IS PERMITTED TO REPLACE TREES AND LANDSCAPING PURSUANT TO SECTION 7.3 ET SEQ AND THE REZONING PLAN.

**A. ADDITIONAL PROVISIONS**

IF THIS REZONING APPLICATION IS APPROVED, THIS REZONING PLAN SHALL AMEND AND REPLACE THAT CONDITIONAL REZONING PLAN AND ASSOCIATED NOTES FOR REZONING PETITION R07-17, ENTITLED "NORTHPOINTE 5, BUILDING NO. 5-ONLY" WHICH WAS APPROVED BY THE TOWN OF HUNTERSVILLE ON AUGUST 4, 2008 (THE "2008 REZONING"). IN THE EVENT OF A CONFLICT BETWEEN THE TERMS AND CONDITIONS OF THIS REZONING PLAN AND THE 2008 REZONING, AND/OR THAT ONE CERTAIN ZONING PLAN FOR NORTHCROSS EXECUTIVE CENTER, DATED AUGUST 3, 1998 WHICH WAS APPROVED BY THE TOWN OF HUNTERSVILLE ON MARCH 1, 1999 (THE "1999 ZONING"), THE TERMS AND PROVISIONS OF THIS REZONING PLAN SHALL GOVERN. AND THE 2008 REZONING AND/OR THE 1999 ZONING SHALL BE DEEMED AMENDED ACCORDINGLY.

DEVELOPMENT AND/OR USE OF THE SITE IMPOSED UNDER THIS REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED BY ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE APPLICANT AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS, THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS "APPLICANT" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE APPLICANT OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

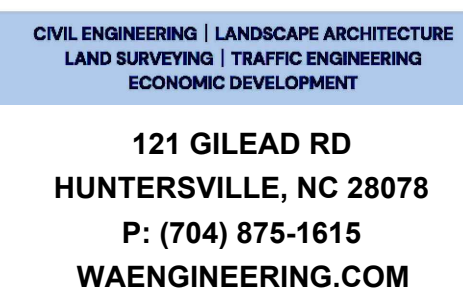
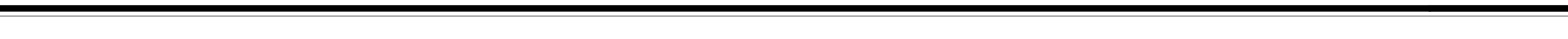
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COS 2, M.B. 25, PG. 971  
STRAFORD FOREST  
COMMUNITY ASSOCIATION, INC.  
D.B. 8496, PG. 252  
PIN: 005-301-98  
ZONED: GR

20' POE  
M.B. 25, PG. 971

LOT 18, M.B. 25, PG. 971  
ERIN REBEKAH

EXISTING APPROVED REZONING PLAN (R07-17) FOR THE PORTION OF THE LOT OUTSIDE OF THE FLOODWAY (APPROX. 4.155 ACRES) HAS THE ALLOWABLE IMPERVIOUS COVER AT 109,553 SF.

[illegible]

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TEL  
WILLENC

HUNTERS

INTE  
L: 00537204  
PARK DR,

# HPOL

PARCEL

EXECUTIVE

ORTH  
POINTE EX

NC  
30 NORTH

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| 04/11/2024 | REZONING COMMENTS |
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INITIAL SUB. DATE: 01/31/2024  
ISSUANCE DATE: 05/24/2024

05/24/2024  
THERESA S. FALLON

SPECIAL USE PLAN

Z03



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C  
D  
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F  
G  
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K  
L

HUNTERSVILLE NOTES:

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

GENERAL NOTES:

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

GENERAL GRADING NOTES:

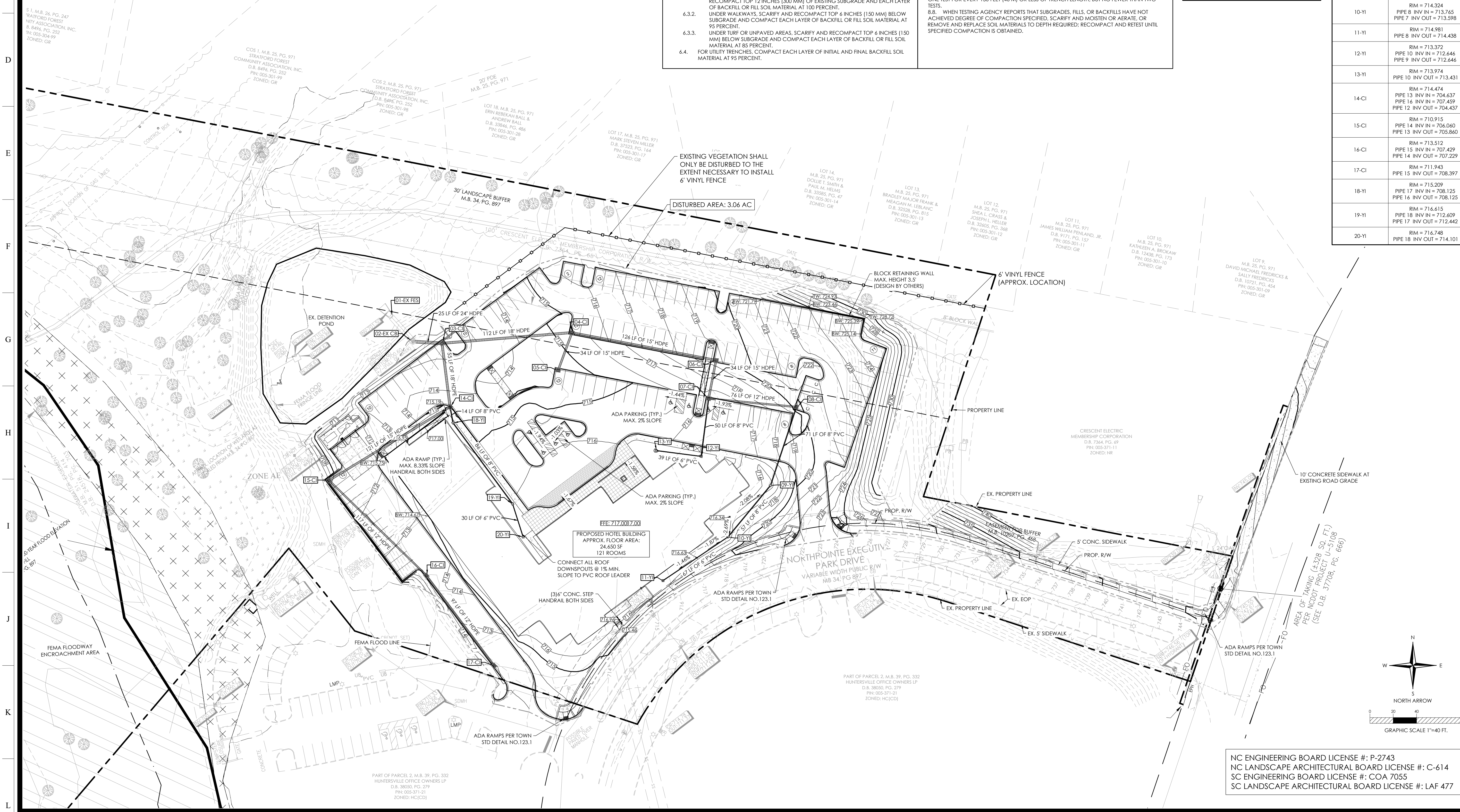
1. ALL STORM WATER CATCH BASINS, INLETS, MANHOLES, ETC. SHALL BE PERMANENTLY LABELED AS "NO DUMPING, DRAINS TO RIVER" AND INCLUDE A FISH SYMBOL.
2. SOIL FILL (GEOTECH) SHALL TAKE PRECEDENCE OVER THIS SPECIFICATION IF EXISTS.
3. FLOW, SCARIFY, BENCH, OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL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

GENERAL GRADING NOTES (CONT.):

7. GRADING
  - 7.1. GENERAL: UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE OF IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO CROSS SECTIONS, LINES, AND ELEVATIONS INDICATED.
  - 7.2. PROVIDE A SMOOTH TRANSITION BETWEEN ADJACENT EXISTING GRADES AND NEW GRADES.
  - 7.3. CUT OUT SOFT SPOTS, FILL LOW SPOTS, AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED SURFACE TOLERANCES.
  - 7.4. SITE ROUGH GRADING: SLOPE GRADES TO DIRECT WATER AWAY FROM BUILDINGS AND TO PREVENT PONDING. FINISH SUBGRADES TO REQUIRED ELEVATIONS WITHIN THE FOLLOWING TOLERANCES:
    - 7.4.1. TURF OR UNPAVED AREAS: PLUS OR MINUS 1 INCH (25 MM).
    - 7.4.2. WALKS: PLUS OR MINUS 1/2 INCH (13 MM).
    - 7.4.3. PAVEMENTS: PLUS OR MINUS 1/2 INCH (13 MM).
    - 7.5. GRADING INSIDE BUILDING LINES: FINISH SUBGRADE TO A TOLERANCE OF 1/2 INCH (13 MM) WHEN TESTED WITH A 10-FOOT (3-M) STRAIGHTEDGE.
  8. FIELD QUALITY CONTROL
    - 8.1. TESTING AGENCY: OWNER WILL ENGAGE A QUALIFIED GEOTECHNICAL ENGINEERING TESTING AGENCY TO PERFORM TESTS AND INSPECTIONS.
    - 8.2. ALLOW TESTING AGENCY TO INSPECT AND TEST SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTH MOVING ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS.
    - 8.3. FOOTING SUBGRADE: AT FOOTING SUBGRADES, AT LEAST ONE TEST OF EACH SOIL STRIUM WILL BE PERFORMED TO VERIFY DESIGN BEARING CAPACITIES. SUBSEQUENT VERIFICATION AND APPROVAL OF OTHER FOOTING SUBGRADES MAY BE BASED ON A VISUAL COMPARISON OF SUBGRADE WITH TESTED SUBGRADE WHEN APPROVED BY ARCHITECT.
    - 8.4. TESTING AGENCY WILL TEST COMPACTION OF SOILS IN PLACE ACCORDING TO ASTM D 1556, ASTM D 2167, ASTM D 2922, AND ASTM D 2937, AS APPLICABLE. TESTS WILL BE PERFORMED AT THE FOLLOWING LOCATIONS AND FREQUENCIES:
      - 8.5. PAVED AND BUILDING SLAB AREAS: AT SUBGRADE AND AT EACH COMPACTED FILL AND BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY 2000 SQ. FT. (186 SQ. M) OR LESS OF PAVED AREA OR BUILDING SLAB, BUT IN NO CASE FEWER THAN THREE TESTS.
      - 8.6. FOUNDATION WALL BACKFILL: AT EACH COMPACTED BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY 100 FEET (30 M) OR LESS OF WALL LENGTH, BUT NO FEWER THAN TWO TESTS.
      - 8.7. TRENCH BACKFILL: AT EACH COMPACTED INITIAL AND FINAL BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY 150 FEET (46 M) OR LESS OF TRENCH LENGTH, BUT NO FEWER THAN TWO TESTS.
      - 8.8. WHEN TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL MATERIALS TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.

| Pipe Table |      |         |       |          |
|------------|------|---------|-------|----------|
| NAME       | SIZE | LENGTH  | SLOPE | MATERIAL |
| PIPE 1     | 24"  | 24.69'  | 1.00% | HDPE     |
| PIPE 2     | 18"  | 111.86' | 2.00% | HDPE     |
| PIPE 3     | 15"  | 125.90' | 3.00% | HDPE     |
| PIPE 4     | 15"  | 33.60'  | 1.88% | HDPE     |
| PIPE 5     | 12"  | 75.74'  | 1.00% | HDPE     |
| PIPE 6     | 8"   | 70.92'  | 1.00% | PVC      |
| PIPE 7     | 8"   | 57.28'  | 1.00% | PVC      |
| PIPE 8     | 6"   | 67.27'  | 1.00% | PVC      |
| PIPE 9     | 8"   | 50.01'  | 2.17% | PVC      |
| PIPE 10    | 6"   | 39.07'  | 2.01% | PVC      |
| PIPE 11    | 15"  | 34.48'  | 4.00% | HDPE     |
| PIPE 12    | 18"  | 55.00'  | 1.01% | HDPE     |
| PIPE 13    | 15"  | 121.48' | 1.01% | HDPE     |
| PIPE 14    | 12"  | 116.85' | 1.00% | HDPE     |
| PIPE 15    | 12"  | 96.76'  | 1.00% | HDPE     |
| PIPE 16    | 8"   | 13.91'  | 4.79% | PVC      |
| PIPE 17    | 8"   | 86.34'  | 5.00% | PVC      |
| PIPE 18    | 6"   | 29.85'  | 5.00% | PVC      |
| X PIPE 1   | 48"  | 28.26'  | 3.18% | RCP      |

| Structure Table |                                                                                                    |
|-----------------|----------------------------------------------------------------------------------------------------|
| Structure Name  | Structure Details                                                                                  |
| 01-EX-FES       | RIM = 706.000<br>X PIPE 1 INV IN = 701.500                                                         |
| 02-EX-CB        | RIM = 710.995<br>PIPE 1 INV IN = 703.134<br>X PIPE 1 INV OUT = 702.400                             |
| 03-CI           | RIM = 712.583<br>PIPE 2 INV IN = 703.881<br>PIPE 12 INV IN = 703.881<br>PIPE 1 INV OUT = 703.381   |
| 04-CI           | RIM = 714.949<br>PIPE 3 INV IN = 706.368<br>PIPE 11 INV IN = 706.368<br>PIPE 2 INV OUT = 706.118   |
| 05-CI           | RIM = 714.070<br>PIPE 11 INV OUT = 707.747                                                         |
| 06-CI           | RIM = 718.788<br>PIPE 4 INV IN = 710.345<br>PIPE 3 INV OUT = 710.145                               |
| 07-CI           | RIM = 715.768<br>PIPE 9 INV IN = 711.559<br>PIPE 5 INV IN = 711.226<br>PIPE 4 INV OUT = 710.976    |
| 08-CI           | RIM = 713.216<br>PIPE 6 INV IN = 712.317<br>PIPE 6 INV IN = 711.983                                |
| 09-YI           | RIM = 713.752<br>PIPE 5 INV IN = 713.026<br>PIPE 6 INV OUT = 713.026                               |
| 10-YI           | RIM = 714.324<br>PIPE 8 INV IN = 713.765<br>PIPE 7 INV OUT = 713.598                               |
| 11-YI           | RIM = 714.981<br>PIPE 8 INV OUT = 714.438                                                          |
| 12-YI           | RIM = 713.372<br>PIPE 10 INV IN = 712.646<br>PIPE 9 INV OUT = 712.646                              |
| 13-YI           | RIM = 713.974<br>PIPE 10 INV OUT = 713.431                                                         |
| 14-CI           | RIM = 714.474<br>PIPE 13 INV IN = 704.637<br>PIPE 16 INV IN = 707.459<br>PIPE 12 INV OUT = 704.437 |
| 15-CI           | RIM = 710.915<br>PIPE 14 INV IN = 706.040<br>PIPE 13 INV OUT = 705.860                             |
| 16-CI           | RIM = 713.512<br>PIPE 15 INV IN = 707.429<br>PIPE 14 INV OUT = 707.229                             |
| 17-CI           | RIM = 711.943<br>PIPE 15 INV OUT = 708.397                                                         |
| 18-YI           | RIM = 715.209<br>PIPE 17 INV IN = 708.125<br>PIPE 16 INV OUT = 708.125                             |
| 19-YI           | RIM = 716.615<br>PIPE 18 INV IN = 712.609<br>PIPE 17 INV OUT = 712.442                             |
| 20-YI           | RIM = 716.748<br>PIPE 18 INV OUT = 714.101                                                         |



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**REVISIONS**

| DATE       | REVISION          |
|------------|-------------------|
| 04/11/2024 | REZONING COMMENTS |

INITIAL SUB. DATE: 01/31/2024  
ISSUANCE DATE: 05/24/2024

HFI PROJECT #: 223080

**PRELIMINARY GRADING**

**Z04**

NC ENGINEERING BOARD LICENSE #: P-2743  
NC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: C-614  
SC ENGINEERING BOARD LICENSE #: COA 7055  
SC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: LAF 477



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

1. ALL TREES SHALL BE PLANTED PER TOWN OF HUNTERSVILLE STANDARDS AND DETAILS
2. ALL STRAPPING AND TIE 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM TREE ROOT PLANT 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. TREE TRUNK PLACEMENT SHALL BE IN ACCORDANCE WITH TREE UTILITIES.
5. NEW TREES SHALL BE A MINIMUM 7" CALIPER FOR STREET TREE REQUIREMENTS.
6. SEE TREE PRESERVATION NOTES ON GRADING AND EROSION CONTROL SHEETS FOR SPECIFIC USE TO BE MADE OF EXISTING TREES AND UTILITIES.
7. MINIMUM TREE SIZE IS 7" CALIPER (MEASURED 4' ABOVE ROOT BALL), 8" MINIMUM HEIGHT.
8. STAKING IS OPTIONAL. RUBBER HOSE AND STAKING 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 ROPE OR WIRE AFTER ONE GROWING SEASON.
9. GUY WIRES ARE NOT PERMITTING IN THE STREET RIGHT-OF-WAY.
10. ALL TREES AND SHRUBS MUST MEET THE NORMAL REQUIREMENTS FOR THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN (AAN).
11. NEW AND EXISTING TREES ARE PERMITTED WITHIN TRIANGLE, BUT MUST BE LINED UP TO 8' HEIGHT CLEARANCE.
12. SIMILAR CRITERIA FOR TREE PLACEMENT AND PRUNING UP SHOULD BE CONSIDERED AT DRIVEWAY/STREET INTERSECTIONS.
13. TREES OR SHRUBS TO BE PLANTED WITHIN 10' AND 72" ABOVE STREET AREA MUST BE FREE OF LIMBS AND FOLIAGE FOR SAFE CROSS VISIBILITY.