

TBD
Town Board Commissioner

TBD
Town Board Commissioner

TBD
Chairperson
Planning Board



Town Staff

Brian Richards
Director
Planning Department

Stephen Trott
Director
Engineering Department

Kevin Fox
Director
Public Works Department

AGENDA
Pre Development Meeting
August 8, 2024 - 3:30 PM
VIRTUAL MEETING (If you wish to attend, please email Tracy Barron at tbarron@huntersville.org for a virtual meeting invitation.)

1. Call to Order/Introductions

2. Action Agenda

- 2.A. CPCC Merancas Campus (Tax Parcel 01720401) for Conditional District Rezoning from split zoned Campus Institutional (CI) and Neighborhood Residential(NR) to Special Purpose-Conditional District(SP-CD) for a fire training center with a burn tower.

General Meeting Information

Pre-Development Group:

The purpose of this Group is to provide a no-cost option for applicants to receive feedback on Conditional Rezoning requests prior to officially submitting a rezoning application. For more information, visit www.huntersville.org.

Meeting Time, Place and Agenda:

All meetings are open to the public and the public is invited and encouraged to attend. This Group meets on an as-needed basis, but no more than once per month.

Public Comment and Public Hearing Policy:

Persons desiring to address the Board during the public comment period or a public hearing shall sign up via the speaker sign-up sheet prior to the beginning of the meeting. Once the meeting has begun, a person may not sign up to speak. Persons who have signed up to speak shall be allowed to speak for up to three (3) minutes. The Mayor shall have the discretion to shorten the allotted speaking time depending on the number persons registered to speak and in consideration of the length of the agenda. ([Public Comment and Public Hearing Policy - Amended February 19, 2024](#))

Special Accommodations:

Please contact the Planning Department, 72 hours prior to the meeting, for special accommodations to attend this meeting and/or if this information is needed in an alternative format. Tracy Barron can be reached at tbarron@huntersville.org or 704-766-2215.



Pre-Development Group

August 8, 2024

Pre-Development Group

Town of Huntersville Pre-Development Group

Two Town Board; Planning Board Chair; Planning Director, Engineering & Public Works Director

Hear Conditional Rezoning requests before rezoning application is submitted

No Chairman

Meet monthly or as needed

No set meeting schedule

No requirement for advanced information

Applicant might double back once plan refined

Meetings open to public

Post meeting information on website and send to Sunshine List (email list)

At least 10 day lead time for meeting (since not regularly schedule)

Applicant has 5 minutes to present

Go around the room and each Pre-Development Group member asks questions

No votes

Minutes of meeting are recorded



Agenda
August 8, 2024
Predevelopment Group
3:30 p.m.

Rotunda Conference Room
105 Gilead Road, 3rd Floor
Huntersville, NC 28078

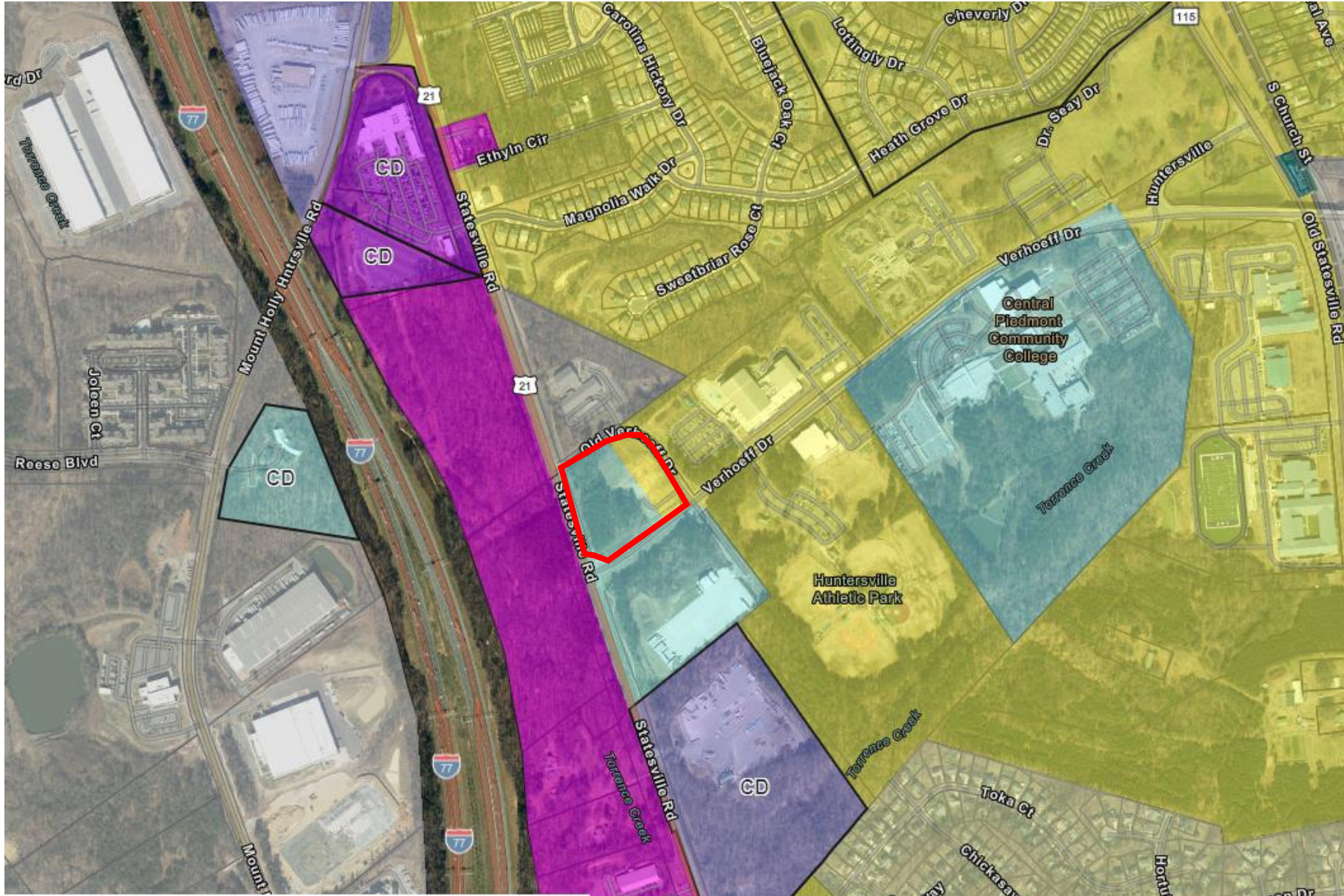
1. Call to Order/Roll Call

2. Action Agenda

- 2A. Merancas (CPCC) for Conditional District Rezoning from split zoned Campus Institutional(CI) and Neighborhood Residential(NR) to Special Purpose-Conditional District(SP-CD) for a fire training center with a burn tower.

3. Adjourn

Zoning Map



Huntersville Zoning Districts

- Rural
- Transitional Residential
- Neighborhood Residential
- General Residential
- Traditional Neighborhood Development Urban
- Transit Oriented Development Residential
- Town Center
- Neighborhood Center
- Campus Institutional
- Highway Commercial
- Corporate Business
- Vehicle Sales
- Special Purpose

Summary:

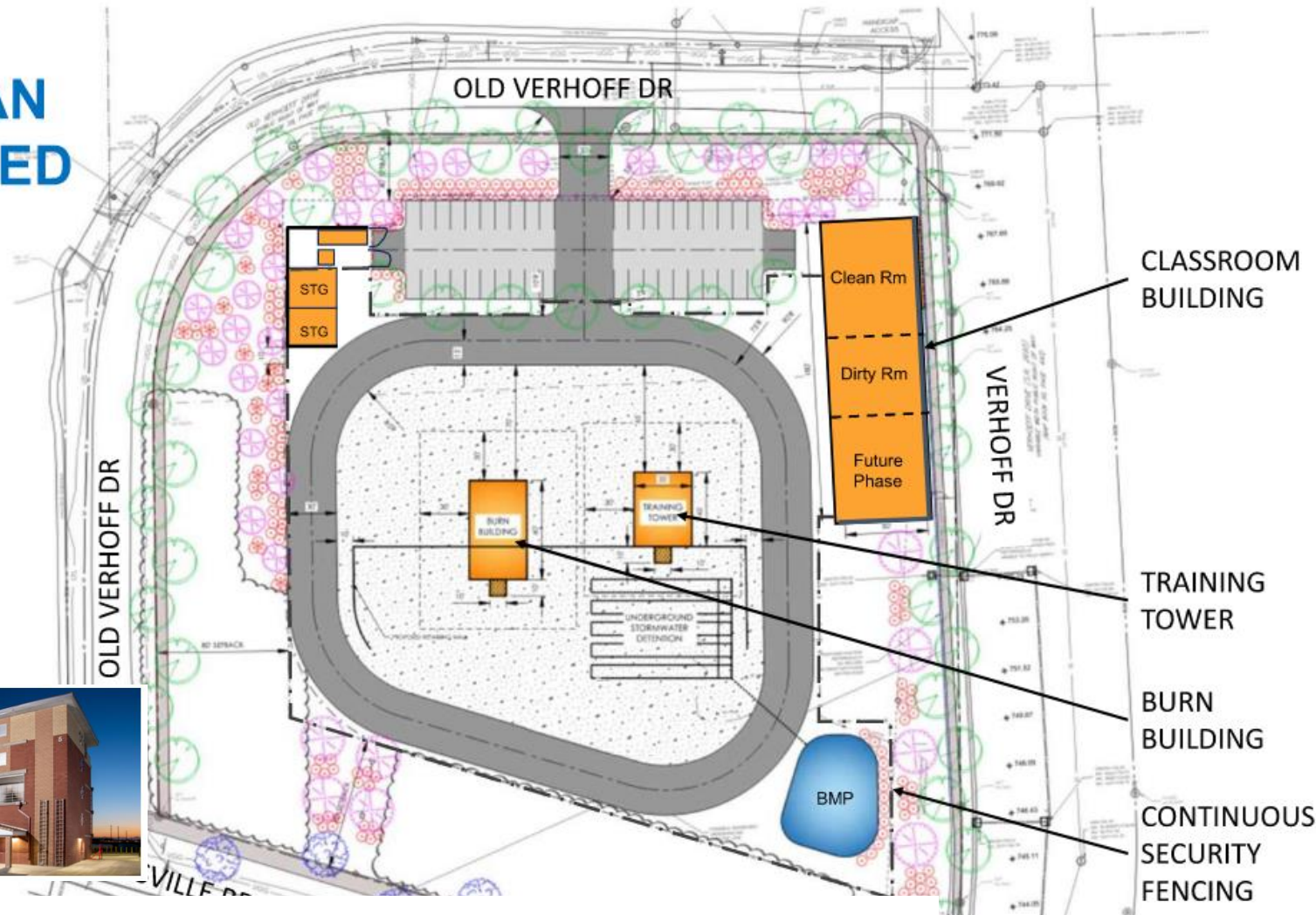
- SP Zoning Required- Vocational/Technical School
- Allowed up to 4 stories height-Civic Building(modification likely)
- Special Use Permit required-(conditions below)

Staff Concerns:

- Surrounding Land Uses
- Frequency and spread of smoke
- Buffers
- Burning Tower visibility



SITE PLAN PROPOSED



9.24 Environmentally Sensitive Uses Not Expressly Permitted

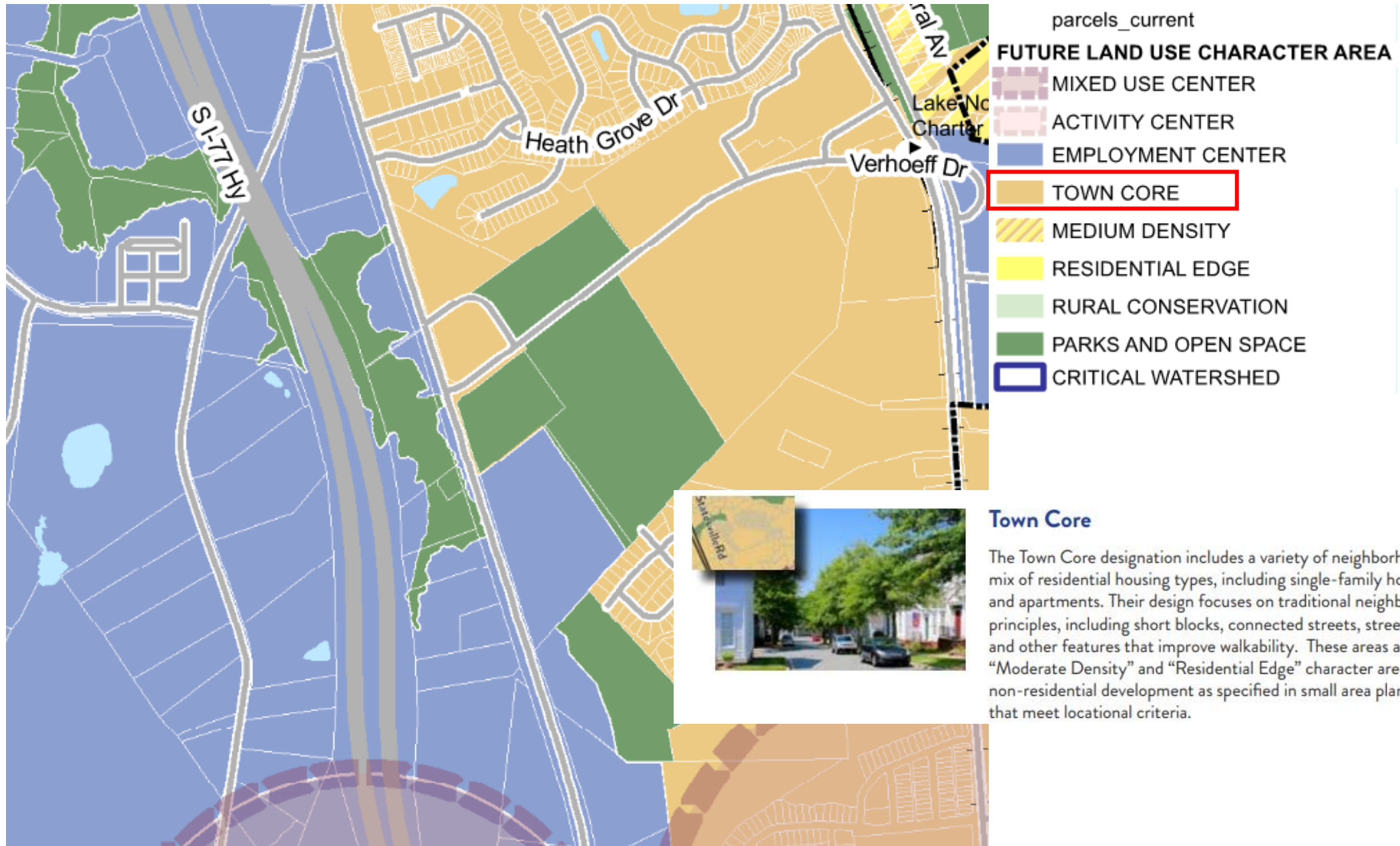
Uses not expressly named in this ordinance, but which may constitute a greater than average impact on the environment or diminish the use and enjoyment of nearby property by generation of noise, smoke, fumes, odors, glare, commercial vehicle traffic, or similar nuisances, are permitted in the SP District subject to a Special Use Permit, according to the procedures of Section 11.4.10.

The Town Board shall issue a Special Use Permit for the subject facility in the SP District if, but not unless, the evidence presented at the Special Use Permit hearing establishes:

1. That a comprehensive site plan addresses the development standards below:

- a. Adjoining properties and streets are protected from adverse impacts of the use and buildings on the proposed site by the locations of buffers and/or screens;
- b. Any areas of the site which may present a danger to residents, their children, pets, or livestock shall be fenced with non-climbable fencing material to a height sufficient to avert said danger; fencing shall be installed on the interior of any buffering or screening;
- c. Vehicular access to the proposed use will be provided by way of a road sufficiently sized to accommodate the generated trips and the vehicles typically associated with the use; a use considered under the standards of this special use permit process shall not be accessed through a residential neighborhood nor from a Residential Local street.

2040 Future Land Use Plan





Agenda
August 8, 2024
Predevelopment Group
3:30 p.m.

Rotunda Conference Room
105 Gilead Road, 3rd Floor
Huntersville, NC 28078

1. Call to Order/Roll Call

2. Action Agenda

- 2A. Pre-Development meeting for Merancas (CPCC) Parcel 01720401 for Conditional District Rezoning from split zoned Campus Institutional (CI) and Neighborhood Residential(NR) to Special Purpose-Conditional District(SP-CD) for a fire training center with a burn tower.

3. Adjourn