

Members

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



Town Staff

Brian Richards
Director
Planning Department

Tracy Barron
Administrative Analyst
Planning Department

Jacob Chambers
Staff Attorney

AGENDA

Planning Board Meeting
August 27, 2024 - 6:30 PM
TOWN HALL (101 Huntersville-Concord Road)

Live stream available via YouTube
[@townofhuntersvillenc28078](https://www.youtube.com/watch?v=@townofhuntersvillenc28078)

1. Call to Order/Roll Call

- 1.A. Consider nominations and appointments of the Vice-Chair and Chair of the Planning Board

2. Approval of Minutes

- 2.A. Consider approval of the June 25, 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 #R24-03 Long Creek Retail, a request by Saleh Moflehi of TA&S Enterprises of NC Inc. to rezone +/- 4.39 acres located at the intersection of Mt. Holly-Huntersville Road and Beatties Ford Road from Highway Commercial-Conditional District to Highway Commercial-Conditional District for an amendment to rezoning #R08-01 for a convenience store and retail/commercial use development. *(Jesse James)*
- 4.B. Consider a recommendation on Petition #R24-04 Northbrook Storage, a request by Jake Palillo on behalf of Bi-Part Development LLC to rezone +/- 21.936 acres located on Sam Furr Road from Corporate Business to Special Purpose-Conditional District for a storage facility and other commercial uses. *(Jesse James)*
- 4.C. Consider a recommendation on Petition #TA24-06 "Farmhouse Cluster Changes," a text amendment request by the Town of Huntersville Planning Department to amend Article 3.2.1(e), 3.2.2(e), 3.2.1(d)3(c), 3.2.2(d)3(c), and 12.2.1 "Open Space" of the

Huntersville Zoning Ordinance to make changes to Farmhouse Clusters and Open Space. (*Nathan Farber*)

- 4.D. Consider a recommendation on Petition #TA24-07 “Accessory Dwelling Units in General Residential,” a text amendment request by the Town of Huntersville Planning Department to amend Article 3.2.3(c) of the Huntersville Zoning Ordinance to remove the family-only occupancy requirement from the General Residential zoning district regulations to achieve consistency with the rules governing ADU's in other residential zones. (*Patrick Patterson*)
- 4.E. Consider a recommendation on Petition #TA24-08 “Family Care Home,” a text amendment request by the Town of Huntersville Planning Department to amend Article 12, Section 12.2.1 of the Huntersville Zoning Ordinance to update the language to specify where a Family Care Home’s one-half mile radius distance is measured from. (*Patrick Patterson*)
- 4.F. Consider a recommendation on Petition #TA24-09 “Building Separation,” a text amendment request by the Town of Huntersville Planning Department to amend Article 8.10 and Article 12.2.1 of the Huntersville Zoning Ordinance to closer align our rules regarding building separation to North Carolina Building Code Standards and North Carolina Residential Code Standards. (*Patrick Patterson*)
- 4.G. Consider a recommendation on Petition #TA24-12: Proposed text amendment to modify or remove uses requiring a Special Use Permit, affecting Articles 3 and 9 of the Huntersville Zoning Ordinance. (*Brad Priest*)

5. Other Business

6. Adjourn

General Meeting Information

Planning Board:

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

Meeting Time, Place and Agenda:

All meetings of the Board are open to the public and the public is invited and encouraged to attend. The Board meets in 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.

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.

Minutes of the Town of Huntersville Planning Board

The Town of Huntersville Planning Board met at 6:30 p.m. on Tuesday, June 25, 2024.

Call to Order/Roll Call

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

Present: J. Sny, F. Gammon, C. Boyd, J. Wright, J. Henson, S. Hensley & L. Hallman

Absent: G. Baber & T. Loomis

Approval of Minutes

Item 2A. Consider approval of the April 23, 2024, Regular Meeting Minutes

Motion: J. Wright made a Motion to Approve the April 23, 2024, minutes. J. Henson seconded the motion.

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

Motion: S. Hensley made a motion to Amend the Agenda and hear Item 4.C. as 4.B. C. Boyd seconded the motion.

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

Public Comments:

D. Boone, Huntersville

W. Al-Abed, Cornelius

M. Cooley, Cornelius

L. Borges, Cornelius

T. Mann, Cornelius

J. Mann, Cornelius

Action Items

Item 4A: 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.

P. Patterson, Planner II 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.

Motion: S. Hensley made a motion to Recommend Approval of TA24-04 based on the amendment being consistent with all of the policies of the Huntersville 2040 Community Plan and compliance with the N.C. State Statutes. It is reasonable and in the public interest to amend the Zoning Ordinance because it would provide further clarification to the language. C. Boyd seconded the motion.

S. Hensley commented that he was not in support of changing the HOAB bylaws but now that the Town Board has approved the change to the bylaws this text amendment is merely a clean up with the current rules.

F. Gammon commented that he was the Planning Board representative on the HOAB for nearly 4.5 years and prior to that he attended as a way to listen and learn to what was coming to the Planning Board. In the past the HOAB was a good sound board for Planning Staff discussion and identifying effective language to address Town issues. As the Town Board has adjusted the rules of procedure for the HOAB it seems they are now limited to considering text amendments brought before them.

L. Hallman commented that he will vote for this as a formality but will also share that there were errors in judgment, first in taking away the HOAB's ability to propose text amendments to remove ambiguity and where the 'spirit of the ordinance' is insufficient leading to undesirable results. Additionally, members of the HOAB is comprised of talented, caring individuals. Some with School of Government experience, others with broad public office experience. The manner in which this action was taken was wrong, there was no notice or discussion with the Chair of the HOAB. Town staff were allowed to insinuate that member(s) had acted inappropriately in some unspecified manner. It is wrong to disparage the HOAB to support the action of adjusting the rules of procedure. This has drawn out the local conspiracy theorists and hopefully there will be an apology when this moves forward to the Town Board.

J. Henson commented that the instructions during his two terms on the HOAB the instructions were to be more proactive and treat the HOAB as a sounding board. It appears to have evolved into something more reactive and has lost its purpose. It is a shame to see the change that has happened.

J. Sny commented as a founding member who spent 3.5 years on the HOAB prior to the Planning Board that he does not agree with the actions that have been taken. He expressed his agreement with S. Hensley's comments that while he does not agree with the actions taken they have already occurred and this amendment is now a cleaning up amendment to what is already in place.

F. Gammon followed up that two current members of the Planning Board were previous members of the HOAB and his replacement was a member of the HOAB. The training ground of the HOAB to better learn the ordinances prior to possibly serving on another Board will be lost.

Vote: The motion passed (6-0-1) with F. Gammon abstaining.

J. Henson notified the Board that he has a conflicting interest in Items 4B & 4C and requested to be recused.

Motion: F. Gammon made a motion to recuse J.Henson from items 4B & 4C. J. Sny seconded the motion.

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

Item 4B: 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.

J. James, Principal Planner entered his staff report into the record, a copy of which is attached hereto as Exhibit B and incorporated herein by reference. Staff reviewed the proposed text amendment.

F. Gammon confirmed with Legal that the Planning Board is not hearing this item as a quasijudicial hearing, only in an advisory board capacity which is why public comments are allowed. Legal confirmed that is accurate.

C. Boyd asked staff if the statement regarding safety from the Chief of Police is in an official statement. Staff stated that the comment made by the Chief at the Public Hearing. The Board reviewed the minutes of the Town Board meeting when the public hearing was held and reviewed what the Chief shared relative to the existing hotels in Huntersville and the data and stats available based on their calls. Staff confirmed that the Police Chief would qualify as an expert witness to provide that information to the Town Board.

L. Hallman asked staff to confirm what specifically triggered the Special Use Permit. Staff confirmed that it is a hotel adjacent to residential housing that triggered it. The Board asked if the adjacent residents and HOA has standing. The Legal department stated they would have to confirm.

C. Boyd asked staff how they define harmony as it is used in the staff report. Staff responded that as it relates to harmony it is a combination of the proposed buffers, screening, and vegetation. For the building, the proposed architecture is considered in harmony with the existing development and the proposed use and location. Legal staff added that the UNC School of Government finds that the fact that the use is included as an option is a finding that the Town Board has deemed it generally compatible with harmony because it is provided as an option that can be selected. Additionally, height, bulk, scale, and design are the criteria for harmony.

S. Todd, 1065 E Morehead Street, Charlotte is a Land Use Attorney presented on behalf of the applicant.

F. Gammon asked if a 45' hotel is allowed at this location. Staff confirmed that a 45' hotel is permitted and based on the site plans submitted, 36' hotel is what is being evaluated. Staff confirmed the measurement is taken from grade to the roof, not included the parapets, which is allowed to disguise equipment on the rooftop.

The applicant H. Patel, Augusta, GA confirmed that Marriott's requirements include additional ductwork for increased air circulation which may cause their request to exceed 36' in the final iteration.

C. Boyd asked how the Planning Board should review and confirm that the applicant's proposed project will not negatively impact the adjacent property values. Legal staff commented that the same standards are not required of the Planning Board as this evening is not a quasi-judicial hearing. The Board asked for confirmation that they are being asked to vote on a Special Use Permit that includes those criteria. Legal staff confirmed that is correct but the strict standard to achieve that is not required of this Board. Staff offered to the Planning Board that if they do not see evidence supporting a finding of fact that this can be included in the motion.

S. Hensley asked if there is a requirement in place for the owner to replace vegetation if it is removed in the Energy United buffer. Staff confirmed that there is a note on the Special Use Permit and Rezoning plan stating that if vegetation is removed the owner will replace it at their expense. Staff confirmed that a motion including the Energy United letter may be helpful as well.

L. Hallman asked staff if they can ask Energy United if the applicant can be required to plant additional vegetation to increase the density of the buffer. Staff confirmed that can be requested.

The Board asked for clarification on the northern property line as it relates to the existing adjacent residential properties. The applicant confirmed that there are residential fences and uses that fall into the buffer area that technically is their property.

Motion: F. Gammon made a motion to Recommend Approval of SUP24-01, Northpointe Hotel, the Planning Board finds that the request meets all required conditions and specifications and is reasonable. The Planning Board further finds that the impact on the character of the neighborhood as well as the health, safety and general welfare of the community will be minimized. This decision is supported by the Town of Huntersville Zoning Ordinance as stated in part 3 staff findings of the staff report as follows: 1) the request meets the zoning ordinance criteria of article 9.45; 2) the request meets the zoning ordinance criteria of article 11.4.1.e2; 3) the request is consistent with Huntersville 2040 Community Plan policies LU.6, LU 6.1, LU 6.2, and the plans recurring theme to maintain or exceed the current percentage of tax revenue from non-residential uses. The Planning Board agrees with staff findings as stated above and recommends approval of the applicant's special use permit to build a hotel property adjacent to a residential zone, a zone district. This recommendation for approval is contingent upon 1) the applicant providing satisfactory expert testimony at the quasijudicial hearing that shows there is no harm to property values; 2) the rezoning petition R24-01 be approved by the Town Board. L. Hallman seconded the motion.

S. Hensley requested an amendment to the motion to include an approval contingency of the letter from Energy United dated May 2, 2024, be submitted for the record at the quasijudicial hearing. F. Gammon and L. Hallman agreed to the amendment.

Amended Motion: F. Gammon made a motion to Recommend Approval of SUP24-01, Northpointe Hotel, the Planning Board finds that the request meets all required conditions and specifications and is reasonable. The Planning Board further finds that the impact on the character of the neighborhood as well as the health, safety and general welfare of the community will be minimized. This decision is supported by the Town of Huntersville Zoning Ordinance as stated in part 3 staff findings of the staff report as follows: 1) the request meets the zoning ordinance of article 9.45; 2) the request meets the zoning ordinance criteria of article 11.4.1.e2; 3) the request is consistent with Huntersville 2040 Community Plan policies LU.6, LU 6.1, LU 6.2, and the plans recurring theme to maintain or exceed the current tax revenue from non-residential uses. The Planning Board agrees with staff findings as stated above and recommends approval of the applicant's special use permit to build a hotel property adjacent to a residential zone. A zone district recommendation for approval is contingent upon 1) the applicant providing satisfactory expert testimony at the quasijudicial hearing to show there is no harm to property values; 2) the rezoning petition R24-01 be approved by the Town Board. 3) the letter from Energy United dated May 2, 2024, be submitted for the record at the quasijudicial hearing. L. Hallman seconded the motion.

J. Sny commented that he will not support the motion because there is not sufficient evidence to support that the adjacent residential properties will not be negatively affected.

Vote: The motion failed majority (3-3) with C. Boyd, J. Snyder and S. Hensley opposed.

S. Hensley commented that he was going to be in support of the motion but as J. Snyder commented regarding the lack of evidence regarding potential the negative impact on property values, he chose not to support it.

The Board had discussion related to the history of the business park and the neighborhood relative to which project was approved first, if the existing homeowner's had knowledge of the business park when they purchased their homes, how the amendments and zoning changes through the years may have affected any expectations, and encouraged any homeowner's who may have standing to get an appraisal on their home value and the value of homes adjacent to hotels and bring their evidence to support their claims to the Town Board meeting.

F. Gammon confirmed that the Town Board will not be allowed to use the minutes, discussion, motion or vote from this meeting in their consideration of the Special Use Permit. Legal confirmed that is correct.

Motion: S. Hensley made a Motion to call a second vote on the amended motion. J. Snyder seconded the motion.

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

Second Vote: (on amended motion SUP 24-01) The motion failed (2-4) with C. Boyd, J. Snyder, S. Hensley, and L. Hallman opposed.

Motion: C. Boyd made a motion to Recommend Denial of SUP24-01, Northpointe Hotel, the Planning Board finds that the request does not meet all required conditions and specifications. They do not have comps, they do not have safety data, and it is not harmonious. In addition, the uses may pose an injurious effect on adjoining properties and the Planning Board further finds that the request is not in character with the neighborhood and there is no data to substantiate if the health, safety, and welfare of the community will be negatively affected. S. Hensley seconded the motion.

C. Boyd commented that he would like all of the evidence to make a decision. S. Hensley agreed and commented that the applicant is likely going to present credible evidence at the Town Board meeting to address the areas of concern which will allow the Town Board to make a decision based on all of the facts.

F. Gammon commented that the motion states that all of the evidence is not provided and argued that this would be reason for deferral, not denial, so that all evidence may be provided. The Board had discussion relative to the application not being quasi-judicial as presented to the Planning Board and their recommendations not moving forward to the Town Board for consideration in their decision, therefore a deferral is likely not necessary.

Vote: The motion passed (4-2) with F. Gammon and L. Hallman opposed.

Item 4C: 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.

J. James, Principal Planner entered his staff report into the record, a copy of which is attached hereto as Exhibit C and incorporated herein by reference. Staff reviewed the proposed text amendment.

F. Gammon asked staff what other uses could be built on this property. Staff confirmed that a 3-story office building would currently be permitted. Any uses in Highway Commercial could be requested through a rezoning.

The Board had discussion related to the proposed parking lot and vegetation in the Energy United buffer, and the required parking. Staff confirmed that is the risk that the applicant is taking, and they have acknowledged that they will take to replace any vegetation that is removed by Energy United.

The Board confirmed that the reason for the rezoning is specific to the use as currently only an office is permitted and there is no limitation or specifications on what type of business, or what hours they are allowed to operate. An office building would be required to install parking lot screening, but the additional 6-foot vinyl fence would not be required. Staff confirmed that is correct. In this case the Special Use Permit must be approved for the Rezoning to be considered or to be approved.

F. Gammon asked staff if the location is within ¼ mile of the current CATS bus rapid transit station and if someone could request a TND rezoning at this location. Staff was not able to confirm the distance and stated that someone could propose many rezonings but they would not necessarily be recommended by staff due to spot zoning and the adjacent uses.

S. Todd, 1065 E Morehead Street, Charlotte presented on behalf of the applicant.

The Board had discussion with the applicant regarding the buffer adjacent to the residential homes, and if the existing vegetation could be supplemented with additional evergreens to create a more dense buffer versus appearing to simply have a 6-foot vinyl fence now across the existing neighbors backyards. H. Patel, Augusta, GA confirmed that their initial plan was to simply use the 30' buffer but due to the Energy United easement there were a number of unknown factors related to how the space could be considered and utilized with vegetation during the initial planning, so the plan is to leave the additional buffer as shown on the current request. The applicant confirmed that they could consult their landscaping team to consider additional plantings. Staff confirmed that if the motion required additional landscaping that they would work with the applicant to review the approved planting list and identify additional opportunities to plant within the buffer.

The Board asked what amount of traffic and congestion the hotel typically sees on their properties on a busy night. The applicant responded that many travelers typically share transportation but have their own rooms on a full night you will see the parking lot still have about 1/3 available capacity.

The Board asked the applicant about occupancy rates of tenants in the business park and any crime issues related to this hotel brand. The applicant commented that they are not aware of occupancy rates and the other hotel property opened in Huntersville has experienced one car break in since the hotel

opened and it was in conjunction with a number of other car break-ins reported at the same time within the business park.

The Board asked about the lighting plan and potential noise pollution from the project will be addressed. Staff responded that the applicant will be required to meet all ordinances and any deviation or inability to meet these requirements would require the applicant to come before the Town Board for a new rezoning to adjust their plans as it relates to lighting.

The Board asked the applicant what the purpose of the retaining wall is in the Northeast corner of the proposed parking lot. T. Fallova, Huntersville responded that there are underground power lines, and the applicant has identified a solution to ensure with grading that they are safely avoiding those lines.

Motion: F. Gammon made a motion to Recommend Approval of R24-01 Northpointe Hotel with condition, the Planning Board has considered Huntersville Zoning Ordinance Articles 11.4.7d and 11.4.7e and finds that the rezoning is consistent with the surrounding developments character. Further, given the distance of separation and proposed buffer to adjacent single-family properties, the Planning Board believes this plan is consistent with the spirit of the Zoning ordinance. In addition, the Planning Board finds the petition is consistent with the Huntersville 2040 Community Plan policies LU 6, LU 6.1, LU 6.2, and the plans recurring theme to maintain or exceed the current percentage of tax revenue for non-residential uses.

The Planning Board also recommends approval of 1) the applicants requested modification to replace the required 30' buffer along the residential property line with an alternative buffer built within the parking lot; 2) approval of the applicant's modification to allow a portion of the proposed parking lot to be outside of the proposed alternative buffer; 3) the applicant work with staff to supplement the vegetation in the 30' buffer along the residential property lines.

This recommendation for approval is contingent upon 1) the applicant making the required improvements along Northpointe Executive Drive prior to gaining certificate of occupancy to gain acceptance of the street as a public right-of-way; 2) the developers of the business park as addressed and approved R98-10 and R07-17 dedicate and construct a 35' right-of-way connector to the Tally Road, Birkdale Village vehicular bridge once the location of that bridge is determined; 3) the applicant submits to staff the Energy United letter dated May 2, 2024, approving the proposed development with stipulations; 4) Approval of the SUP24-01 by the Town Board. 5) Address other staff comments that are remaining.

It is reasonable to approve the rezoning plan because the rezoning is consistent with the envisioned use and development pattern set forth in the 2040 Community Plan. C. Boyd seconded the motion.

C. Boyd commented that if done correctly and not negatively affecting property values then in his opinion this use adjacent to a residential area is likely a reasonable use and can be done in a way that it is not overly intrusive.

S. Hensley commented that this is difficult for him. There is limited properties remaining in Huntersville and the proximity to the other adjacent uses makes sense in all instances except the residential. He is comfortable with the office building that could be built here but not sure yet about the hotel.

L. Hallman commented that he agrees it is difficult. There is a clear site line but he thinks that the buffer could address this and assist with breaking that up. The business park does not appear to be at full capacity and keeping this land limited to office use only may be devaluing the land if the existing office space cannot be leased.

F. Gammon commented that the land has been vacant for 25 years and with the existing vacancies in the business park it does not appear anyone will be seeking to build more offices any time soon. This use could provide some tax revenue to the Town.

S. Hensley followed up that he is also a believer in the rights of the property owner and developer and there are instances where a parcel should be rezoned.

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

Motion: F. Gammon made a motion to reseal J. Henson. C. Boyd seconded the motion.

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

Other Business

Item 5A: Planning Board Member Acknowledgement

Board members congratulated S. Hensley and J. Henson on a second term and welcomed new member M. Pollard. Board members thanked F. Gammon for his service and completion of terms.

Adjourn

Motion: F. Gammon made a Motion to Adjourn. S. Hensley seconded the motion.

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

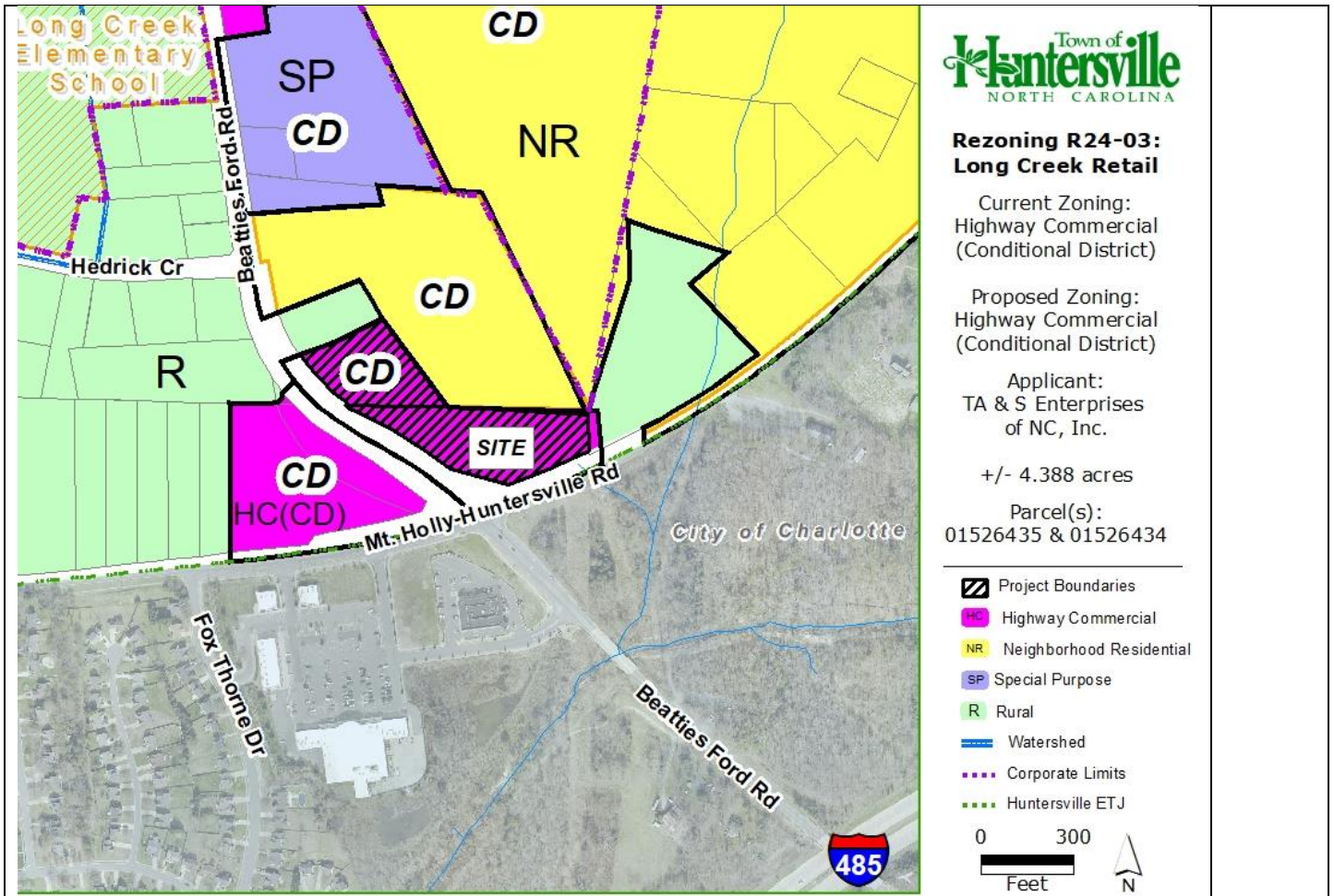
Approved this ____ day of _____ 2024.

Chairman or Vice Chairman

Board Secretary

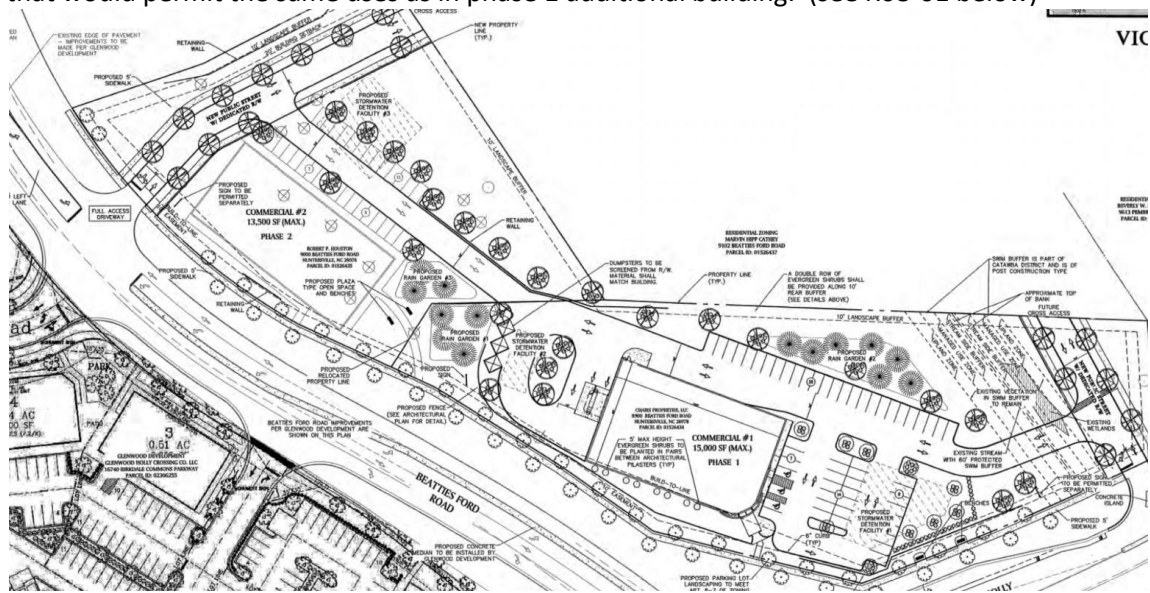
Petition R24-03 Long Creek Retail

PART 1: PROJECT SUMMARY



1. Purpose: Rezone approximately 4.39-acres at 8900 Beatties Ford Road (PIN 01526434) and 9000 Beatties Ford Road (PIN 01526435) from Highway Commercial-Conditional District (HC-CD) to Highway Commercial-Conditional District (HC-CD) to amend the current CD Rezoning R08-01 to allow for a convenience store with a gas canopy and other commercial buildings where a drug store retail site was previously approved.
2. The current R08-01 Long Creek Commercial rezoning was approved for a drug store with a drive-through and not to exceed 15,000 square feet in a highway commercial building type with a second building for commercial use not to exceed 13,500 square feet of building area. The proposed amendment revises this layout for a convenience store with a gas canopy, with a phase 1 additional building ****Update**** allowing any use in HC zoning except Armories, Auction Houses Sales, Boarding or Rooming Houses for up to six rooms, contractor offices, multi-family homes, Bars as principle use, pawnshops, single-family homes, wholesale sales, adult

establishments, commercial marinas, essential services 1 and 2 . There is also a proposed future building in phase 2 that would permit the same uses as in phase 1 additional building. (see R08-01 below)



3. Adjoining Zoning and Land Uses.

North: Rural(R) Single Family Residential and NR-CD– Age Restricted Multi-Family Development (zoning only-not in for construction-Vacant)

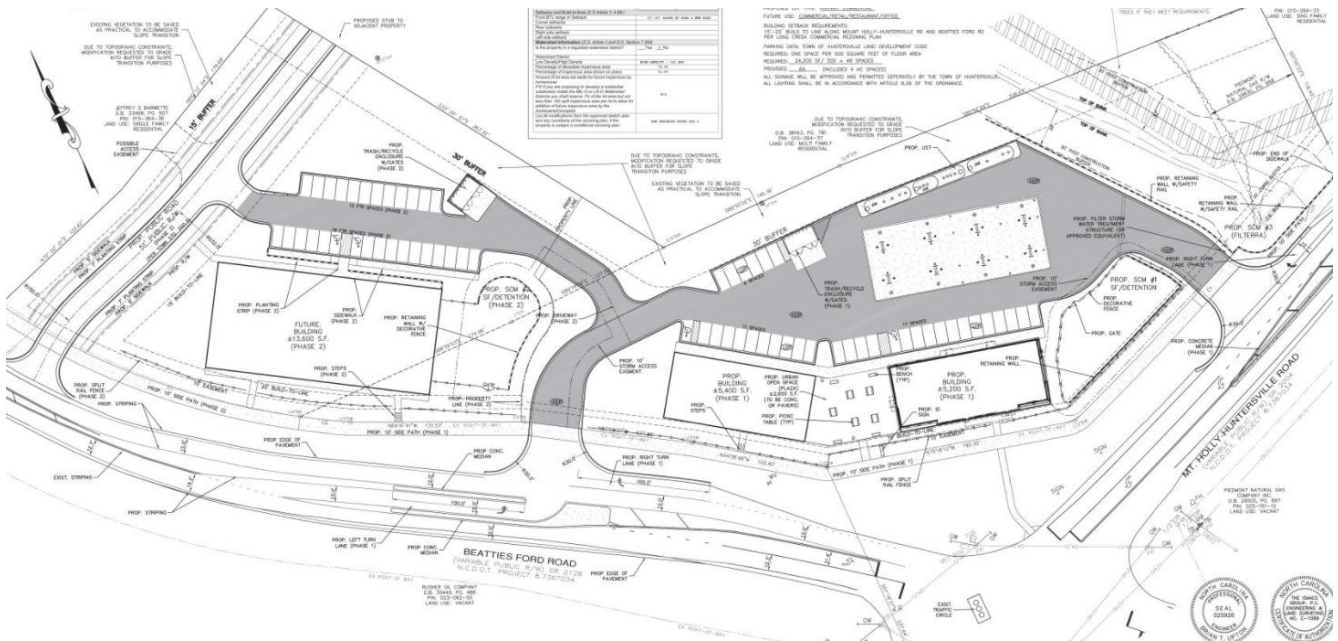
South: City of Charlotte-Vacant and Commercial

East: Rural- Single Family Residential

West: HC-CD-Holly Crossing Approved Rezoning 2006 for retail/office- Vacant

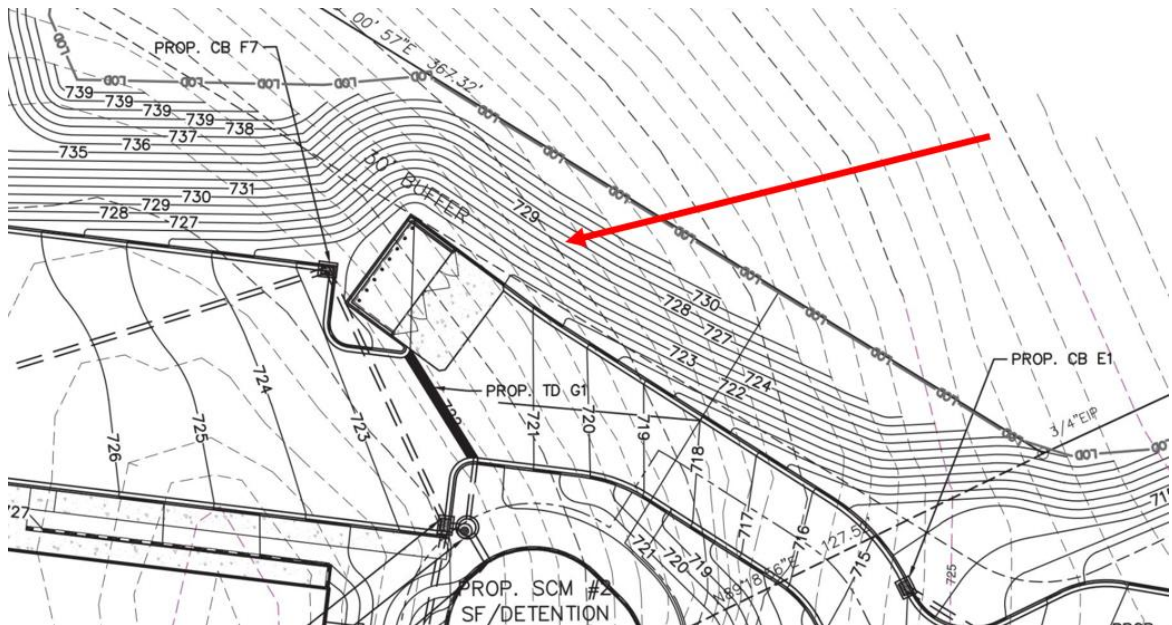
4. A neighborhood meeting was held on Wednesday, May 29, 2024. Questions asked by residents and the responses from the applicants are summarized in the Neighborhood Meeting Report (see Attachment).
5. Notice for this rezoning petition was sent via letter to adjoining property owners; a legal ad placed in the Charlotte Observer; and posting of rezoning signs on the property along Mt-Holly Huntersville Rd and Beatties Ford Rd.

PART 2: REZONING/SITE PLAN



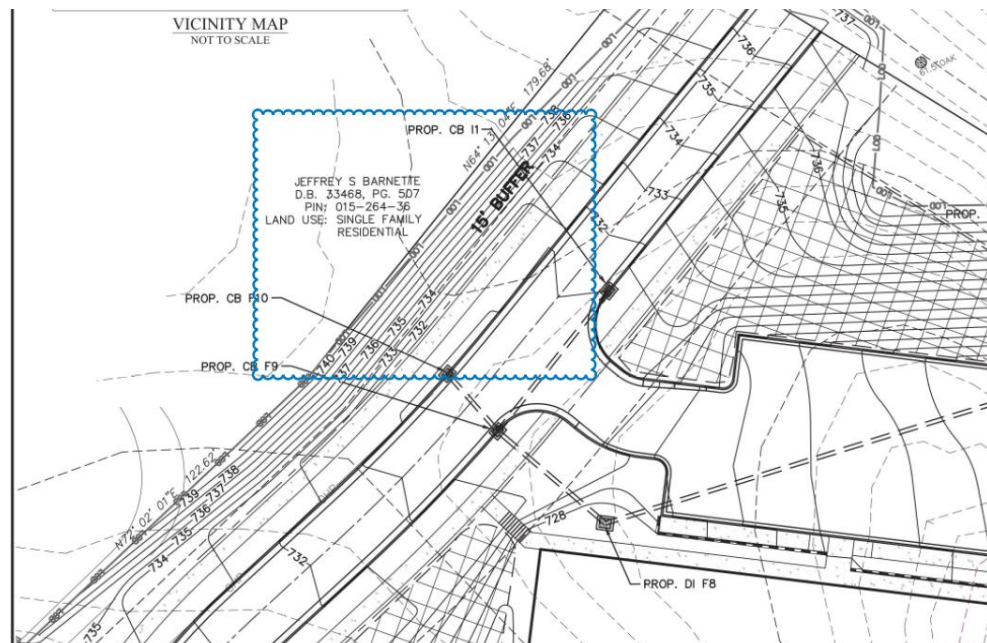
- The proposed Conditional District Rezoning Plan has modification proposals and site standard requests from staff that are presented in the body of this document. Generally, the layout and architecture of these buildings meet ordinance standards. Staff has several concerns with buffering, landscaping, and site details for clarification purposes. Significant elements include:
- Modification Request-The plan proposes a modified 30' buffer to the rear of the buildings. The zoning ordinance requires buffers to retain existing vegetation and supplement to ordinance specifications to create an opaque buffer. The applicant has requested the ability to grade into the buffer and replant for slope transition purposes.

Staff Comments- Staff has concerns with the ability of landscaping to be installed with the steep slopes proposed in the grading plan. There is a 10–15-foot difference in grade in several portions of the rear buffer in the 30-foot-wide buffer section. We would like to see details on how this section can be replanted to meet buffer specification standards. It is recommended that landscaping is installed at a maximum 3:1 slope for the health of the plants. ****Update****A landscape detail has been provided. There is still approximately a 2:1 slope which does not meet ordinance requirements, so a modification to landscaping in the buffer outside of the 2:1 slope maximum is required. ******

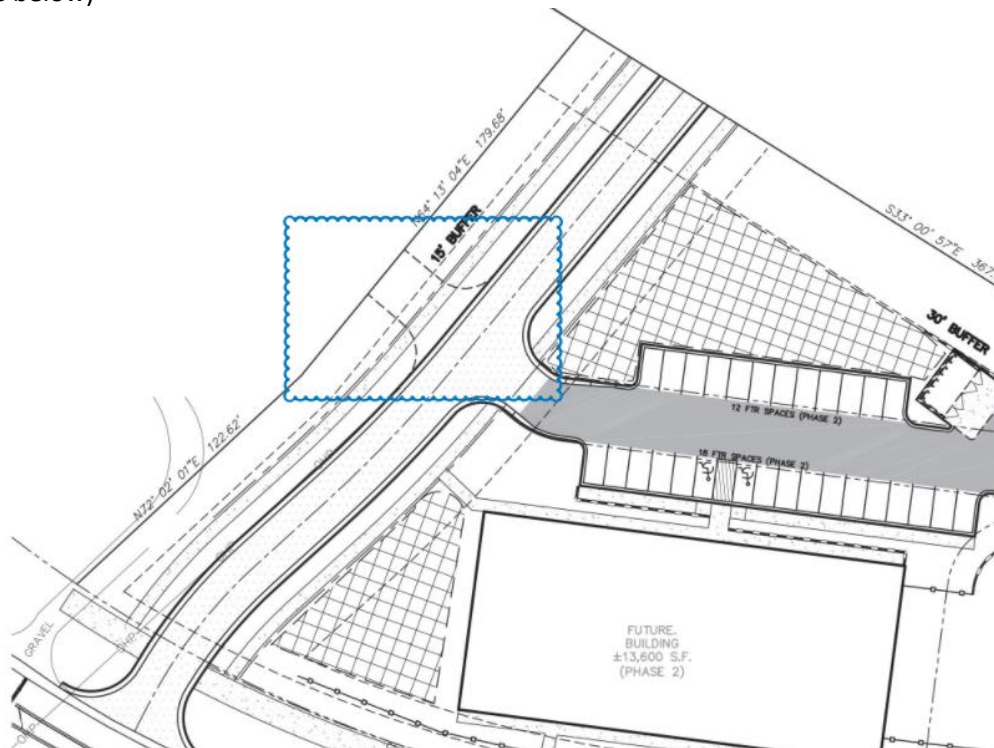


- **Modification Request-** The proposal for the northwest buffer against the single-family residence is 15-feet. The ordinance requirement is 30-feet. There is also a steep slope proposed for the grade within this buffer.

Staff Comments- **Update** The request has been added for an update to the plan. Staff requested a detail of how plantings would be sustained on the steep slope. A basic detail was submitted; however, staff still has concerns about the planting methods on this slope with a 2:1 grade. The ordinance requires a maximum grade in buffers at 3:1. A modification request is required. **



- Building Architecture- The proposed architecture for the convenience store and the 2nd building in phase one meet the ordinance requirements.
- Building Architecture is not included for Phase 2 building.
Staff Comment- No elevations are included for phase 2. Staff requests for those to be provided, or at minimum a reference be made on the plans that this building will be of the same design as in phase 1.
- ****Update****The proposal includes phase 1 and phase 2 build outs. Phase 1 includes the convenience store and building 2 where phase 2 includes the public street and building 3.
Staff Comment- The plan has been revised since the public hearing to include the phasing plan. At the public hearing staff recommended phase 1 include the public street and driveway connection to phase 1 from the phase 2 side, the full side-path build out (to the extent practical), and all TIA requirements be installed prior to phase 1 certificate of occupancy. These recommendations have not been addressed. This is an important activity node per the 2040 Community Plan that calls for connectivity and a mix of residential commercial uses. Without these improvements the development is limited to an auto-centric use that is not connected with the adjacent parcels, until phase 2 is constructed. Since no timeline is offered on phase 2, phase 1 could be the only construction indefinitely.
- ****Not mentioned in Public Hearing Staff Report but not an update****Article 5.1 requires that street stubs shall be provided within developments adjacent to vacant land or land suitable for redevelopment, wherever possible, to provide for future connections. The plan only calls out the street stub area for “possible access easement”. (see below)



Staff Comment- The “possible easement” shown in the plans does not satisfy the ordinance requirements. Staff recommends grading the area and adding the stub or asking for a modification

request. The adjacent property is within the activity node for allowance of commercial or medium residential redevelopment, therefore this stub connection is important.

General Plan Information

- Parking requirements= 1 space per 500 square feet of floor space. +/-24,200 proposed=48 parking spaces required. Provided 64.
- ****Update****Minimum Tree Preservation (specimen tree save) for Highway Commercial is 30%. The Rezoning Plan saves 1 specimen tree or less than 5%.

Staff Comment- For Specimen Tree Mitigation, the developer may mitigate the removal of specimen trees by planting new trees on the site whose total caliper (DBH) equals 100% of the total caliper of trees (DBH) to be removed above the ordinance requirement. If site conditions are not conducive for healthy tree planting on site, the developer may contribute to a Tree Fund/Bank. The applicants have stated that they will mitigate the required trees per ordinance standards.

- 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.

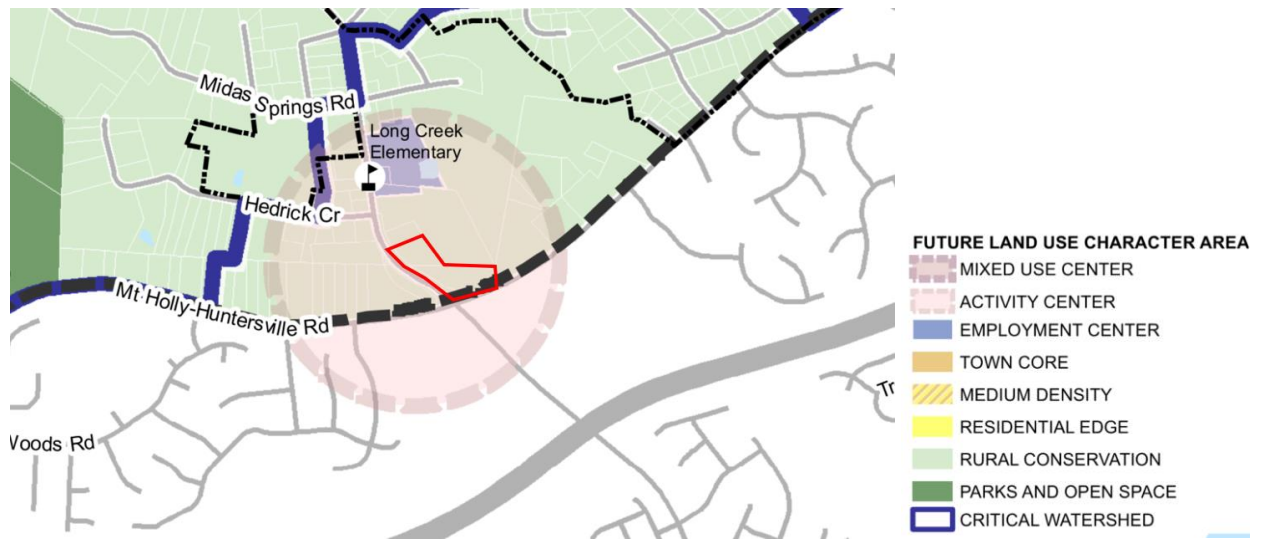
PART 3: TRANSPORTATION ISSUES

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 “Activity 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 commercial development is located within a designated Activity Center (see map above) identified as “Long Creek Village”. The Community Plan describes activity centers as “ a mix of non-residential and residential uses and are usually located at key intersections of major or minor thoroughfares. New non-residential uses are limited in scale and overall footprint (generally less than 40,000 square feet of non-residential).” This plan adds the non-residential component of this description with less than 40,000 square feet of space.

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

- Policy EOS-3: Prioritize tree canopy preservation in the lower intensity areas (Residential Edge, Rural Conservation, and Critical Watershed areas).
Staff Comment: The applicant proposal has not incorporated any creativity design to save the minimum requirement of specimen trees identified. Staff recommends design that encourages the preservation of a portion of these trees on site. (See the tree save comments in the previous section.)
- LU8.2: Encourage the achievement of higher design standards.
Staff Comment: The activity center node in the Community Plan calls for a mix of residential and commercial uses. While this adds commercial square footage, it does not accommodate any residential potential or connection to existing residential. How do these commercial buildings promote a potential

residential development in proximity that is walkable and is served by this proposal? There is no commitment for phase 2 to be constructed and as is, phase 1 is a auto-oriented and isolated design.

-The Beatties Ford/Mt Holly-Huntersville Small Area Plan calls for retail/commercial use in this quadrant of the planning area for these parcels.

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

T 3.1: Continue to enhance street connectivity by requiring connections among different uses.

- Continue to require street connectivity among residential, commercial, employment, recreational and institutional uses.

- Street connectivity should be emphasized during the review of all development proposals for consistency with the proposed street map and the Zoning Ordinance.

- Context-sensitive street design should be applied.

Staff Comment: This rezoning potentially adds a key future road connection to the property to the northeast with sidewalks and landscaping for pedestrian access in phase 2 but with no timeline. Without a timeline for this phase, staff must assume that it may never be constructed.

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 can be consistent with the overall character of the existing development with implementation of revisions to the plan previously stated in this report. More emphasis should be placed on landscaping, buffering, phasing and tree save.

-Is there an opportunity to incorporate adjacent properties/landowners to engage in conversations about grouping a larger development together for an encouraged “Activity Center” with a mix of residential and commercial uses that feed each other? This would be an ideal scenario that would fit both the Community Plan and the small area plan.

- 2. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, transit service, parks and recreational facilities, police and fire protection, hospitals and medical services, schools, 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 amendment petition R24-03 for Long Creek Retail, staff does not recommend approval of the proposed rezoning plan as submitted based on several concerns but primarily for the lack of commitment in timing for construction of phase two of the development, which is necessary for a key connection to adjacent parcels.

The recommendation could be reconsidered with the following revisions:

- 1) Inclusion of the public street connection in phase 1 to ensure that the necessary infrastructure to connect to adjacent parcels is developed upfront.
- 2) Redesign the required buffers to stabilize the slopes and ensure healthy plant growth.
- 3) Add the stub connection to the adjacent property for potential future connectivity.

Without these revisions, the plan is inconsistent with future land use implementation policies EO-3, LU8.2, T-3 and T-3.1 and it is not reasonable and in the public interest to approve the plan as submitted.

PART 6: PUBLIC HEARING COMMENTS

A Public Hearing was held on August 6, 2024. See the meeting minutes and watch with this [link](https://www.youtube.com/live/5Wx6wgzRyQk) <https://www.youtube.com/live/5Wx6wgzRyQk> to the Youtube feed of the meeting.

PART 7: PLANNING BOARD RECOMMENDATION

Planning Board Meeting is scheduled for August 27, 2024.

PART 8: TOWN BOARD RECOMMENDATION

Town Board Meeting is scheduled for September 17, 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 – R24-03 Long Creek Retail

Planning Department	Planning Board	Board of Commissioners
In considering the proposed rezoning amendment petition R24-03 for Long	APPROVAL: <u>(insert applicable plan reference)</u> .	APPROVAL: <u>(insert applicable plan reference)</u> .

Creek Retail, staff does not recommend approval of the proposed rezoning plan as submitted based on several concerns but primarily for the lack of commitment in timing for construction of phase two of the development, which is necessary for a key connection to adjacent parcels. The recommendation could be reconsidered with the following revisions: 1) Inclusion of the public street connection in phase 1 to ensure that the necessary infrastructure to connect to adjacent parcels is developed upfront. 2) Redesign the required buffers to stabilize the slopes and ensure healthy plant growth. 3) Add the stub connection to the adjacent property for potential future connectivity. <u>Without these revisions, the plan is inconsistent with future land use implementation policies EO-3, LU8.2, T-3 and T-3.1 and it is not reasonable and in the public interest to approve the plan as submitted.</u>	<u>It is reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>	<u>It is reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>
	<u>DENIAL: (consistent OR inconsistent) with (insert applicable plan reference).</u> <u>It is not reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>	<u>DENIAL: (consistent OR inconsistent) with (insert applicable plan reference).</u> <u>It is not reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>



General Application

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

1. Application Type

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

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

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

2. Project Data

Date of Application August 1, 2023

Name of Project Long Creek Retail CD Revision Phase # (if subdivision) _____

Project Address 8900 & 9000 Beatties Ford Road

Parcel Identification Number(s) (PIN) 01526434 & 01526435

Current Zoning District HC Proposed District (for rezoning only) HC-CD (revising plan)
678 (Beatties Ford) &

Property Size (acres) 4.39 acres Street Frontage (feet) 422 (Mt Holly-Huntersville)

Current Land Use Vacant land and a single family house

Proposed Land Use(s) Retail/Office

Is the project within Huntersville's corporate limits?

Yes X No _____ If no, does the applicant intend to voluntarily annex? _____

3. Description of Request

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

This request is to change the approved 2008 conditional rezoning to allow
a 5,200 sf convenience store with fuel canopy, a 6000 sf retail/office
building and a 13,500 sf retail/office building.

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 Robert P. Houston, Jr. David Lewis Houston Phone (980) 721-3750
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☒ Other: Individual

☒ 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 Robert P. Houston, Jr. Printed Name: Robert P. Houston, Jr.

Title Co-Owner Email pdehoustone@gmail.com

Address of Applicant 6548 Jim Kidd Rd, Huntersville, NC 28078

7. Property Owner (If different than applicant)

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

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

Signature _____ Printed Name _____

Title _____ Email _____

Address of Property Owner _____

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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
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Design Firm	Name of Contact	Phone	Email
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Contact Information

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

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Printed Name TA & S Enterprises of NC INC Phone 704-232-3600
☒ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

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Signature _____ Printed Name: _____

Title _____ Email moflehi@quickne-z.com

Address of Applicant 7801 Bridle Court, Charlotte, NC 28216

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General Application Owner/Applicant Signature Addendum

Application Information

Date of Application August 1, 2023 Application Number _____
 Name of Project Long Creek Retail CD Revision Phase # (If subdivision) _____

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

* ^ Printed Name David Lewis Houston Phone Number 980-358-5530
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☒ Other: Individual
☒ By signature below, I hereby acknowledge, as/on behalf of (circle one) the applicant/owner (circle one) my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the Board of Commissioners except through sworn testimony at the public hearing. (Applicable for Special Use Permits and Subdivisions)

(X) Signature David Houston Parcel ID(s): 01526435
 Title Co-Owner Email dexy7500@hotmail.com
 Address of Property Owner/Applicant 6548 Jim Kadd Rd, Huntersville, NC 28078

* ^ Printed Name Janet Houston Booker Phone Number (706) 614-8961
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☒ Other: Individual
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Signature Janet Houston Booker Parcel ID(s): 01526435
 Title Co-Owner Email janethbooker@gmail.com
 Address of Property Owner/Applicant 80 Kingston Rd, Colbert, GA 30628

* ^ Printed Name Judy Houston Jamieson Phone Number (205) 790-2559
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☒ Other: Individual
☒ By signature below, I hereby acknowledge, as/on behalf of (circle one) the applicant/owner (circle one) my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the Board of Commissioners except through sworn testimony at the public hearing. (Applicable for Special Use Permits and Subdivisions)

Signature Judy Houston Jamieson Parcel ID(s): 01526435
 Title Co-Owner Email j.jones@bellsouth.net
 Address of Property Owner/Applicant 704 Rock School Rd, Huntersville, AL 3507

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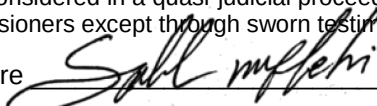
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Signature  Printed Name: Saleh Moflehi
Title President Email moflehi@quickne-z.com

Address of Applicant 7801 Bridle Court, Charlotte, NC 28216

7. Property Owner (if different than applicant)

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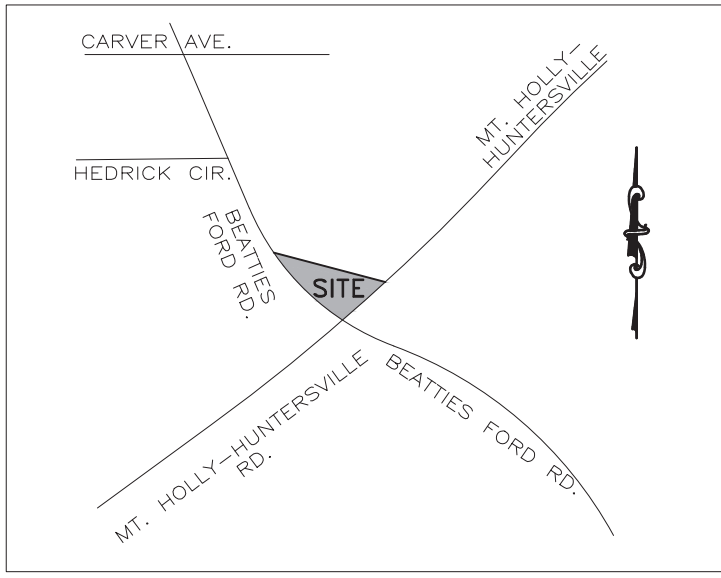
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Huntersville, NC 28070	Website:	https://www.huntersville.org/228/Planning-Department



VICINITY MAP
NOT TO SCALE

JEFFREY S BARNETTE
D.B. 33468, PG. 507
PIN: 015-264-36
LAND USE: SINGLE FAMILY
RESIDENTIAL

PROPOSED ROAD IMPROVEMENTS:

1. RIGHT TURN LANE FROM MT. HOLLY-HUNTERSVILLE ROAD
2. RIGHT TURN LANE FROM BEATTIES FORD ROAD
3. LEFT-OVER TURN LANE FROM BEATTIES FORD INTO SITE

LONG CREEK RETAIL

8900 BEATTIES FORD ROAD

REZONING/SKETCH PLAN (MULTI BUILDING SITE)

SHEET INDEX

- RZ0.0 - OVERALL PLAN/NOTES PAGE
- RZ1.0 - REZONING PLAN
- RZ1.0A - REZONING PLAN PHASE 1
- RZ1.0B - REZONING PLAN PHASE 2
- RZ1.1 - ROAD IMPROVEMENT PLAN
- RZ1.2 - LANDSCAPE PLAN
- RZ2.0 - UTILITY PLAN
- RZ3.0 - GRADING & STORM WATER PLAN
- RZ3.1 - EXISTING HYDROLOGY PLAN
- RZ3.2 - POST DEVELOPED MAP & CALCULATIONS
- RZ3.3 - WATER QUALITY PLAN & CALCULATIONS
- RZ4.0 - EXISTING CONDITIONS PLAN
- RZ4.1 - SLOPE ANALYSIS PLAN
- A1.2 - CIRCLE K FLOOR PLAN
- A2.1 - CIRCLE K ELEVATIONS
- A-1 - RETAIL FLOOR PLAN
- A-2 - RETAIL ELEVATIONS

ZONING PETITION NOTES:

SUBJECT PROPERTY: THE SUBJECT PROPERTY TOTALS APPROX 4.4 AC. (THE SITE). THE SITE CONSISTS OF TWO EXISTING PARCELS. THE APPROVAL OF THIS PETITION WILL RESULT IN THE CREATION OF PARCELS DEPICTED IN THIS REZONING PLAN (THE "PLAN") AND ACCOMPANYING SKETCH PLAN. RECOMBINATION, RECONFIGURATION OR REDUCTION OF PARCELS MAY OCCUR TO ACCOMMODATE THE FINAL DEVELOPMENT/ENGINEERING PLANS PREPARED BY DEVELOPER.

PROPERTY USE(S): PER THE BEATTIES FORD ROAD/MOUNT HOLLY-HUNTERSVILLE ROAD AREA PLAN CALLS FOR RETAIL ON THE SUBJECT PROPERTY. THUS THE PROPOSED PLAN MEETS THE CONFORMITY REQUIREMENTS OF THE ORDINANCE. COMMERCIAL BUILDING #1 IS A CONVENIENCE STORE WITH FUEL CANOPY AREA AND SHALL NOT EXCEED 5,200 SQUARE FEET IN A HIGHWAY COMMERCIAL BUILDING TYPE. COMMERCIAL BUILDING #2 AND ANY ASSOCIATED ACCESSORY USES SHALL NOT EXCEED 5,400 SQUARE FEET AND MAY BE DESIGNED AS A HIGHWAY COMMERCIAL, MIXED USE, SHOPFRONT OR WORKPLACE BUILDING TYPE AS IS APPROPRIATE AT THE TIME OF BUILDING PERMITTING IN ACCORDANCE WITH ORDINANCE. COMMERCIAL BUILDING #3 AND ANY ASSOCIATED ACCESSORY USES SHALL NOT EXCEED 13,600 SQUARE FEET AND MAY BE DESIGNED AS A HIGHWAY COMMERCIAL, MIXED USE, SHOPFRONT OR WORKPLACE BUILDING TYPE AS IS APPROPRIATE AT THE TIME OF BUILDING PERMITTING IN ACCORDANCE WITH ORDINANCE.

BUILDING MATERIAL CONFIGURATION AND DESIGN: ALL BUILDING TYPES AS SPECIFIED HEREIN AND AS PERMITTED IN THE HC DISTRICT WILL BE PERMITTED ON THE SITE AND DESIGNED IN ACCORDANCE WITH THE HUNTERSVILLE ZONING ORDINANCE (THE "ORDINANCE"). THE ARCHITECTURAL DESIGN OF THE BUILDINGS (I.E. THE BUILDING MATERIALS AND BUILDING SCALE) SHALL BE COMPATIBLE WITH EACH OTHER AND THE ELEVATIONS THAT ARE HEREBY INCORPORATED AS PART OF THIS PETITION. THE SPECIFIC FEATURES THAT MAKE UP THE BUILDING(S) ELEVATIONS (BRICK, BLOCK/CMU, METAL, FABRIC, GLASS, ETC.) MAY BE CHANGED IN ADDITION TO REDUCTIONS TO THE FOOTPRINTS BASED ON FINAL ARCHITECTURAL DESIGN AT THE BUILDING PERMITTING PHASE, HOWEVER, THE CHARACTER OF THE BUILDING(S) ALONG MT. HOLLY-HUNTERSVILLE ROAD AND BEATTIES FORD ROAD SHALL REMAIN CONSISTENT WITH THE APPEARANCE OF THE ELEVATIONS CONTAINED HEREIN.

BUILDING FOOTPRINTS DEPICTED OR INTENDED TO DEFINE THE OVERALL INTENT OF THE RELATIONSHIP THE BUILDINGS WILL HAVE TO BEATTIES FORD ROAD AND MOUNT HOLLY HUNTERSVILLE ROAD. BASED UPON FINAL ENGINEERING DESIGN THE BUILDING FACADES WILL NOT EXCEED A LOCATION THAT IS 15 FT FROM THE LOCATION DEPICTED ON THE PLAN. THE DEVELOPER MAY REDUCE AND OR RECONFIGURE THE SIZE SHAPE AND FOOTPRINTS FROM WHAT IS DEPICTED WITH MINOR MODIFICATIONS AS LONG AS THE REQUIREMENTS OF THE ORDINANCE ARE MET AND THE INTEGRITY OF THE APPROVED PLAN IS ACHIEVED. EXACT DIMENSIONS, ORIENTATION, AND LOCATION OF THE BUILDINGS AND BUILD TO LINES LOADING AND SERVICE AREAS INGRESS AND EGRESS POINTS (BOTH PEDESTRIAN AND VEHICULAR) MAY BE MODIFIED AT THE ENGINEERING PHASE OF PERMITTING TO ACCOMMODATE THE DEVELOPMENT AND OR SITE FEATURES SUCH AS TOPOGRAPHY, EXISTING VARIATIONS AND CHANGES IN THE PROPERTY LINE(S) THAT DO NOT CREATE A CONSISTENTLY SMOOTH LINEAR PROPERTY BOUNDARY. CHANGES TO THE BUILD TO LINES SHALL NOT RESULT IN BUILDINGS BEING LOCATED FURTHER FROM THE FRONTAGE AS DEVOTED ON THE PLAN. EXISTING CHANGES IN THE PROPERTY LINE ALONG THE FRONTAGE MAY RESULT IN PORTIONS OF THE BUILDINGS BEING LOCATED OFF THE BUILD TO LINE. THE INTENT OF THE BUILDINGS WITH A PRESENCE ON THE PUBLIC STREET AS GENERALLY DEPICTED ON THE PLAN SHALL BE MET. THE OVERALL SQUARE FOOTAGE OF BUILDINGS SHALL NOT EXCEED THE AMOUNT DEPICTED ON THE PLAN.

LIMITED USES PERMITTED USES: PERMITTED USES SHALL BE IN ACCORDANCE WITH USES PERMITTED IN THE HC ZONING DISTRICT WITH THE EXCEPTION OF THE FOLLOWING: ARMORIES, AUCTION SALES, BOARDING OR ROOMING HOUSES FOR UP TO SIX ROOMS, CONTRACTOR OFFICES (AS REFERENCED IN THE PERMITTED USES), MULTIFAMILY HOMES, BARS AS PRINCIPLE USE (AND SIMILAR USES AS REFERENCED IN THE PERMITTED USES), PAWNSHOPS, SINGLE FAMILY HOMES, WHOLESALE SALES (AS REFERENCED IN THE PERMITTED USES), ADULT ESTABLISHMENTS, COMMERCIAL MARINAS, AND ESSENTIAL SERVICES 1 AND 2 AS PRINCIPLE USES.

LANDSCAPING/SCREENING/PARKING/SIGNAGE: DEVELOPER REQUESTS TOWN BOARD APPROVAL FOR A WAIVER OF THE ORDINANCE REQUIRED BUFFER WIDTH AND PLANTINGS TO THOSE DEPICTED ON THE PLAN ALONG THE ADJOINING BARNETTE PROPERTY LINE DUE TO THE CONSTRAINTS RESULTING FROM THE PRE-EXISTING PARCEL BOUNDARY AND TOPOGRAPHIC CONFIGURATIONS OF THE SITE. A WAIVER IS ALSO REQUESTED TO DISTURB THE 30 FOOT BUFFER WHICH ADJOINS THE CATHEY PROPERTY ON THE NORTH SIDE OF THE PROPERTY DUE TO TOPOGRAPHIC CONSTRAINTS. AREAS OF THE BUFFER NOT NEEDED FOR GRADING PURPOSES SHALL REMAIN UNDISTURBED. MOREOVER, THE BEATTIES FORD ROAD/MOUNT HOLLY-HUNTERSVILLE ROAD AREA PLAN CALLS FOR RETAIL ON THE PROPERTY AND THE ADJOINING TRACTS AS WELL. IT IS ANTICIPATED THAT THE BUFFER, AS DEPICTED ON THE PLAN, ALONG WITH STORMWATER MANAGEMENT FEATURES, SCREENING, AND LANDSCAPING WILL BE MAINTAINED WITHIN WHAT WILL IN THE FUTURE BECOME A LARGER NONRESIDENTIAL DEVELOPMENT OF THE NORTHEAST QUADRANT OF BEATTIES FORD ROAD AND MOUNT HOLLY-HUNTERSVILLE ROAD.

THE LANDSCAPING COMPONENT OF THE SITE (STREET TREES, SCREENING, PARKING LOT LANDSCAPING, AND BUFFERS) AS THEY MAY BE REQUIRED (THE "LANDSCAPING") WILL BE DESIGNED IN ACCORDANCE WITH THE STANDARDS OF THE ORDINANCE AND THE PLAN. THE LANDSCAPING DEPICTED ON THE SITE PLAN ARE CONDITIONS OF THIS PETITION AND ARE PERMITTED AS DEPICTED. ALL MECHANICAL EQUIPMENT, WHETHER ROOFTOP OR GROUND MOUNTED WILL BE SCREENED AS REQUIRED.

PARKING LOT LANDSCAPING WILL BE DESIGNED IN ACCORDANCE WITH THE ORDINANCE AND WHERE BUFFERS AND SCREENING ARE REQUIRED AND OR WHEN EXISTING VEGETATION CAN BE SAVED, DEVELOPER MAY USE IT TO SATISFY THE PARKING LOT LANDSCAPING, BUFFER, AND STREET TREE REQUIREMENTS. RETAINING WALL(S), KNEE WALL(S), AND WALLS MAY BE USED IN CONJUNCTION WITH MEETING BUFFERING REQUIREMENTS ON THE SITE AS OUTLINED IN THE WAIVER REQUEST ABOVE. ADDITIONALLY, TO REINFORCE THE DESIGN FEATURES OF THE AREA PLAN RECOMMENDATIONS, PARKING LOCATED TO THE EAST OF BUILDING 1 SHALL BE SCREENED WITH THE SPLIT RAIL FENCE AND STONE PILASTER AS DEPICTED IN THE PLAN IN LIEU OF A KNEE WALL.

PARKING SPACES AND MANEUVERING AREAS MAY BE MODIFIED TO ACCOMMODATE THE LANDSCAPING, BUILDINGS, STORM WATER MEASURES, AND OTHER FEATURES OF THE PROJECT WHICH WILL BE FULLY ENGINEERED/DESIGNED AT THE PRELIMINARY PLAN STAGE AND AS A RESULT MAY CHANGE THEIR SHAPE, SIZE, LOCATION, AND NUMBER, IN NO EVENT SHALL MORE THAN 45% OF THE PROJECT FRONTAGE MEASURED ALONG THE RIGHT OF WAY BE CONSUMED WITH PARKING LOTS.

SIGNS TO BE PERMITTED SEPARATELY AND IN ACCORDANCE WITH ARTICLE 10 OF THE ZONING ORDINANCE.

SPECIMEN AND HERITAGE TREES: DEVELOPERS TREE SURVEYS COMPLETED BY R.B. PHARR AND ASSOCIATES SHOWS 23 SPECIMEN TREES (CANOPY TREES THAT HAVE A DBH OF 24" OR GREATER OR UNDERSTORY TREES THAT HAVE A DBH OF 12" OR GREATER). IF 30% OF THE SPECIMEN TREES AND THEIR DRIPLINES CANNOT BE SAVED DUE TO TOPOGRAPHIC CONDITIONS AND FINAL SITE DESIGN AND GRADES, DEVELOPER WILL CONTRIBUTE FUNDS TO THE TREE FUND IN ACCORDANCE WITH THE ORDINANCE.

OPEN SPACE: DEVELOPER WILL INSTALL TABLES, BENCHES, PLANTER BOXES, PERGOLA, ETC. AS PART OF THE URBAN OPEN SPACE. OPEN SPACE MAY BE MODIFIED DURING THE FINAL ENGINEERING DESIGN. THE MODIFICATIONS MAY INCLUDE ADJUSTING THE NUMBER, SIZE, AND OR PLACEMENT OF TABLES, BENCHES, PLANTER BOXES, ETC. AS NECESSARY TO ACCOMMODATE TENANT NEEDS. THE SIZE OF THE OPEN SPACE AREA SHALL NOT BE ADJUSTED.

SITE ACCESS/CONNECTIVITY: DEVELOPER WILL BE REQUIRED TO SECURE NCDOT DRIVEWAY PERMITS TO SERVE THE SITE AND CONSTRUCT THE ROAD IMPROVEMENTS ASSOCIATED WITH ISSUANCE OF DRIVEWAY PERMITS.

DEVELOPER WILL ATTEMPT ENGINEERING OF SIDEWALK AND PLANTING STRIP ALONG THE EAST SIDE OF THE SWIM BUFFER. IF DURING DESIGN, THE SWIM BUFFER WILL BECOME ADVERSELY AFFECTED, DEVELOPER AND STAFF WILL WORK TOGETHER TO ACHIEVE PEDESTRIAN CONNECTIVITY. THIS MAY BE ACHIEVED BY A REDUCTION IN PLANTING STRIP OR SIDEWALK MODIFICATIONS AS TO BE DETERMINED BY STAFF AT THE PRELIMINARY PLAN STAGE.

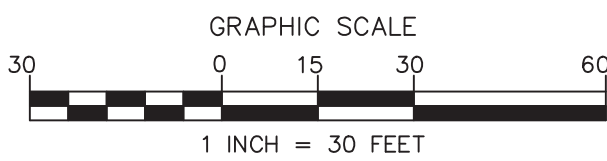
WHERE INSTALLED, SIDEWALKS ALONG THE NEW PUBLIC STREET SHALL BE 5' WIDE AS DEPICTED ON THE PLAN.

DEVELOPERS SURVEY INDICATES THAT BOTH MT. HOLLY-HUNTERSVILLE ROAD AND BEATTIES FORD ROAD HAVE AN EXISTING RIGHT OF WAY WIDTH OF AT LEAST 100' THEREIN MEETING THE SUBDIVISION ORDINANCE REQUIREMENTS FOR DEDICATION OF MINIMUM RIGHT OF WAY REQUIRED.

STORMWATER MANAGEMENT: THE PRELIMINARY STORMWATER MANAGEMENT PLAN SHOWN WITH THIS PETITION MAY BE MODIFIED DURING THE FINAL ENGINEERING DESIGN. THE MODIFICATIONS MAY INCLUDE ADJUSTING THE NUMBER, SIZE, LOCATION, LAYOUT, AND TYPE OF STORMWATER MANAGEMENT PRACTICES BEING UTILIZED. DEVELOPER MAY UTILIZE ABOVE OR BELOW GROUND DESIGNS TO ACCOMMODATE STORMWATER REQUIREMENTS OF THE SITE.

APPLICABILITY OF PETITION AND AMENDMENTS: OWNER RESERVES THE RIGHT TO MODIFY THE ZONING PETITION IN ACCORDANCE WITH HUNTERSVILLE ZONING STANDARDS AND NCGS. MODIFICATIONS TO THIS PETITION/ZONING PLAN MAY OCCUR TO ACCOMMODATE FINAL SITE DESIGN. IN THE INSTANCE THAT THIS PETITION/ZONING PLAN LACKS CLARITY OR IS CONTRARY TO THE INTENT OR STANDARDS OF THE ORDINANCE, THE ORDINANCE SHALL RULE.

VOLUNTARY ANNEXATION: UPON THE ISSUANCE OF GRADING PERMITS FOR DEVELOPMENT OF THE PROPERTY BY DEVELOPER, DEVELOPER AGREES TO COOPERATE WITH THE TOWN TO EFFECTUATE THE VOLUNTARY ANNEXATION OF THE PROPERTY INTO THE TOWN OF HUNTERSVILLE.



NO.	BY	DATE	REVISION
1	BTU	7/15/24	PER REVIEW COMMENTS
2	BTU	8/12/24	PER REVIEW COMMENTS

NOTE:

THE TOWN OF HUNTERSVILLE REQUIRES THAT ALL STREETS PROPOSED TO BE TAKEN OVER BY THE TOWN FOR MAINTENANCE BE REVIEWED, INSPECTED, AND CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF NORTH CAROLINA FOR ADEQUATE CONSTRUCTION. REVIEW OF STREET CONSTRUCTION BY THE CERTIFYING ENGINEER IS REQUIRED THROUGHOUT THE CONSTRUCTION PROCESS. REFER TO THE TOWN OF HUNTERSVILLE ENGINEERING STANDARDS AND PROCEDURES MANUAL FOR ADDITIONAL INFORMATION INCLUDING THE REQUIRED CERTIFICATION FORM.

PURPOSE:

TO REZONE EXISTING PROPERTY TO HIGHWAY COMMERCIAL HC-CO IN ORDER TO ALLOW A CONVENIENCE STORE WITH FUEL CANOPY AS WELL AS A FUTURE RETAIL/RESTAURANT/OFFICE BUILDING

ZONING PETITION: R24-03
RECORD: CSP-500014

LONG CREEK RETAIL
8900 BEATTIES FORD ROAD
HUNTERSVILLE, NC 28078, MECKLENBURG COUNTY

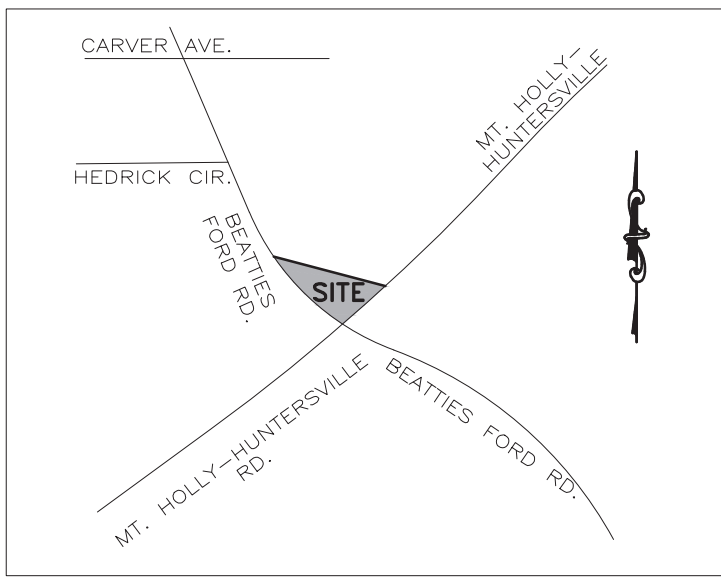
Title: **OVERALL PLAN**

File #: 18048-PB.DWG | Date: 03/27/24 | Project Egr: BTU
Design By: BTU
Drawn By: RKS
Scale: 1"=30'

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

THE ISAACS GROUP, P.C.
ENGINEERING & SURVEYING
NO. C-1068
NORTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
BRITAIN T. UPTON, P.E.
2024.08.12
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VICINITY MAP
NOT TO SCALE

Total Area (acres, square feet)	4.388 AC./191,141 SF
Proposed Disturbed Area (acres, square feet)	4.32 AC./191,141 SF
River Basin	CATAWBA
Stream Classification	C
Principal Use(s) (Z.O. Article 3)	COMMERCIAL RETAIL
Building Type (Z.O. Article 3, 4 and 8.10)	RETAIL & CONVENIENCE STORE
Zoning District (Z.O. Article 3)	HC-CD R-08-01
Overlay District, if applicable (Article 3 Z.O.)	N/A
Percentage of Impervious Allowed (Article 3 Z.O.)	75.0%
Percentage of Impervious Shown	51.9%
Lot Count	3
Total number of dwellings (detached/ attached)	N/A
Mixed-use/ff of live/work units	N/A
Total area of residential	N/A
Total area of non-residential (square feet)	N/A
Lot size range	N/A
Number of lots within each range	(Use more lines if needed)
Lot widths range (Z.O. Article 3)	
Number of lots within each width	(Use more lines if needed)
Setbacks and Build-to-lines (Z.O. Article 3, 4 and 8.10)	
From BTL range or Setback	15'-20' ALONG RP ROAD & SIDE ROAD
Corner setbacks	
Rear setbacks	
Right side setback	
Left side setback	
Watershed Information (Z.O. Article 3 and S.O. Section 7.200)	
Is the property in a regulated watershed district?	Yes X No
Watershed District	
Low Density/High Density	HIGH DENSITY > 12% RWA
Percentage of allowable impervious area	75.0%
Amount of lot area set aside for future impervious by homeowner	51.9%
FW If you are proposing to develop a residential subdivision inside the MLO or LHO Watershed Districts you shall reserve 1% of the lot area but not less than 150 sqft impervious area per lot to allow for addition of future impervious area by the homeowner/occupant.	N/A
List all modifications from the approved sketch plan and any conditions of the rezoning plan, if the property is subject a conditional rezoning plan.	SEE RECORDING NOTES 820.0

DEVELOPMENT DATA:

PROJECT NAME: LONG CREEK RETAIL

PLANS PREPARED BY: THE ISAACS GROUP, P.C.

ZONING: HC-CD R-08-01

JURISDICTION: TOWN OF HUNTERSVILLE

PARCEL ADDRESS: 8900 BEATTIES FORD RD

TAX PARCEL NUMBER: 01526434, 01526435

RIVER BASIN: CATAWBA WATERSHED: LONG

STREAM CLASSIFICATION: C (TRIBUTARY TO LONG CREEK)

TOTAL PARCEL SIZE: 191,141/4,388 SQ. FEET/ACRES

PRE-DEVELOPED IMPERVIOUS: 4,877/0.107 SQ. FEET/ACRES

POST-DEVELOPED IMPERVIOUS: 57,660/1.324 SQ. FEET/ACRES

BUILT UPON AREA: 51.9 %

EXISTING USE: VACANT AND SINGLE FAMILY HOUSE

PROPOSED USE: COMMERCIAL - CONV. STORE/RETAIL

PROPOSED BUILDING TYPE: HIGHWAY COMMERCIAL

PROPOSED LOT TYPE: HIGHWAY COMMERCIAL

FUTURE USE: COMMERCIAL/RETAIL/RESTAURANT/OFFICE

BUILDING SETBACK REQUIREMENTS:

15'-20' BUILD TO LINE ALONG MOUNT HOLLY-HUNTERSVILLE RD AND BEATTIES FORD RD

PER LONG CREEK COMMERCIAL REZONING PLAN

PARKING DATA: TOWN OF HUNTERSVILLE LAND DEVELOPMENT CODE

REQUIRED: ONE SPACE PER 500 SQUARE FEET OF FLOOR AREA

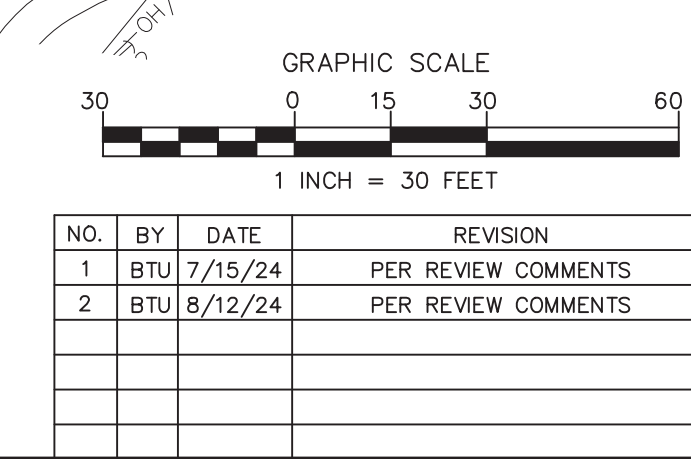
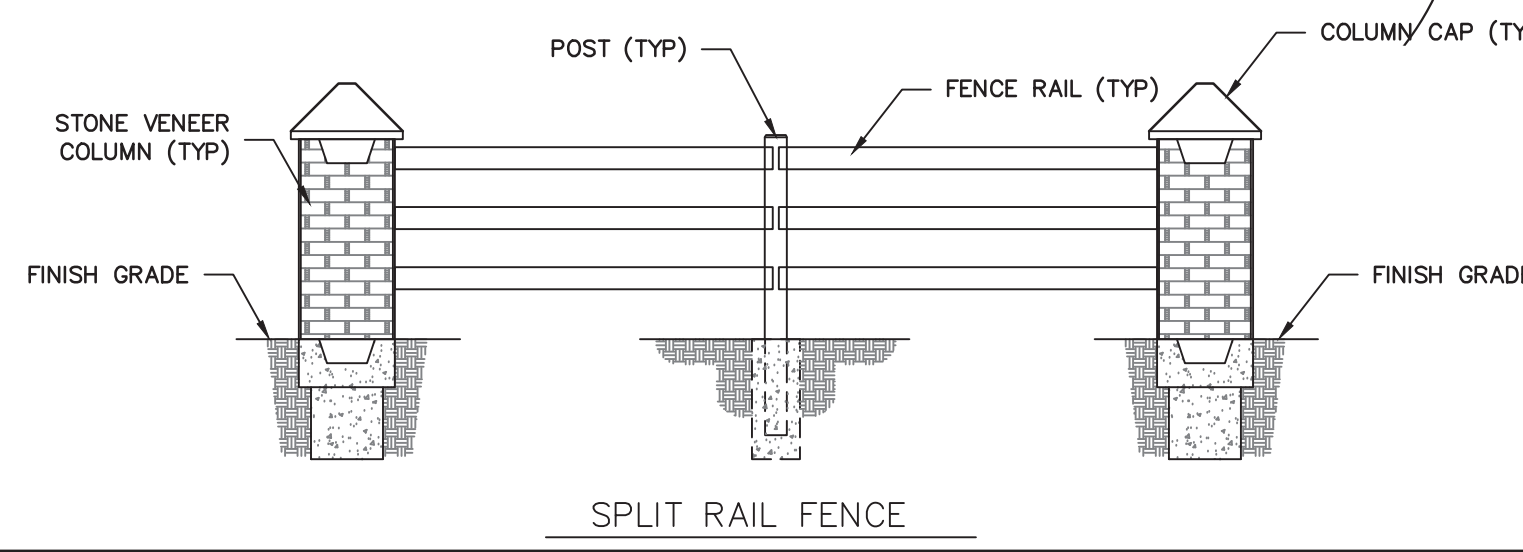
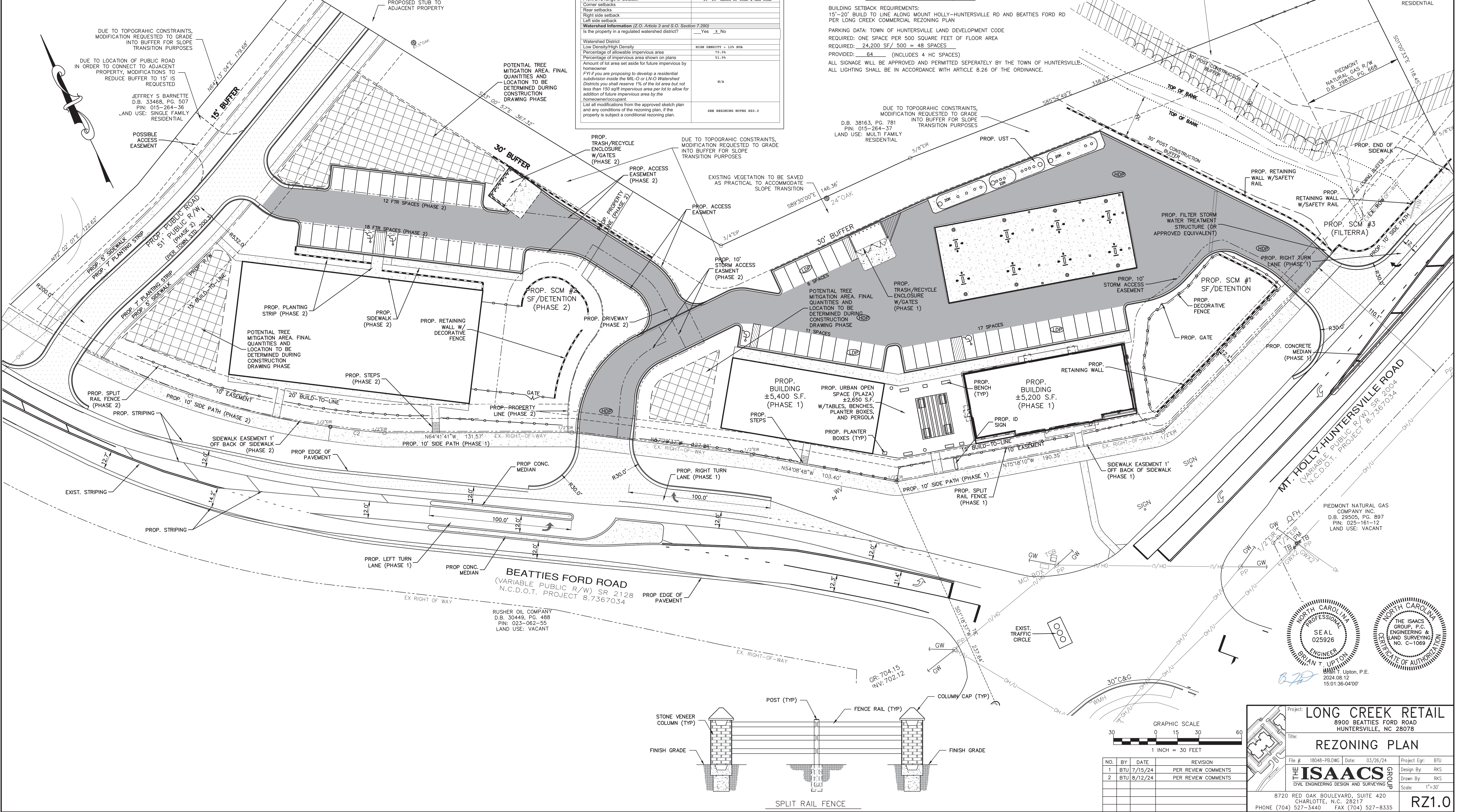
REQUIRED: 24,200 SF / 500 = 48 SPACES

PROVIDED: 64 (INCLUDES 4 HC SPACES)

ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY BY THE TOWN OF HUNTERSVILLE.

ALL LIGHTING SHALL BE IN ACCORDANCE WITH ARTICLE 8.26 OF THE ORDINANCE.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2804.79'	283.24'	S67°41'38"W	283.12'
C2	548.11'	38.23'	N58°20'31"W	38.22'



NO.	BY	DATE	REVISION
1	BTU	7/15/24	PER REVIEW COMMENTS
2	BTU	8/12/24	PER REVIEW COMMENTS

Project: **LONG CREEK RETAIL**
8900 BEATTIES FORD ROAD
HUNTERSVILLE, NC 28078

Title: **REZONING PLAN**

File #: 18048-PB.DWG Date: 03/26/24 Project Egr: BTU

Design By: RKS

Drawn By: RKS

Scale: 1"=30'

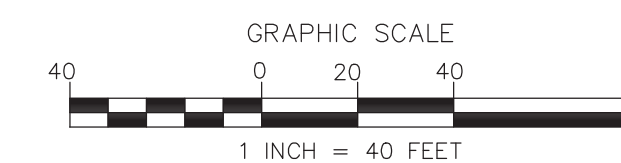
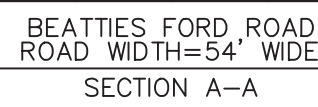
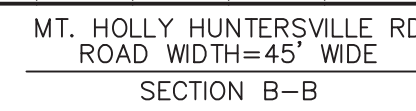
8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217

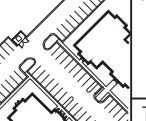
PHONE (704) 527-3440 FAX (704) 527-8335

THE ISAACS GROUP, P.C.
ENGINEERING & SURVEYING
NO. C-1069

Professional Engineer
Seal 025926
Brian T. Upton
Upton, P.E.
2024.08.12
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RZ1.0



	Project: LONG CREEK RETAIL 8900 BEATTIES FORD ROAD HUNTERSVILLE, NC 28078			
	Title: ROAD IMPROVEMENT PLAN			
	File # 18048-PB.DWG	Date: 03/27/24	Project Egr: BTU	
	Design By: BKS Drawn By: BKS		Scale: 1"=40'	

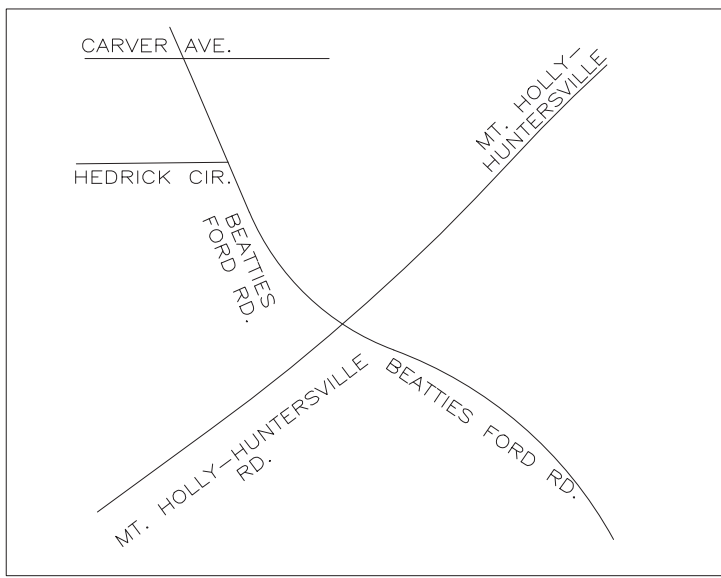


CIVIL ENGINEERING DESIGN AND SURVEYING

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

RZ1.1





VICINITY MAP
NOT TO SCALE

JEFFREY S. BARNETTE
D.B. 33468, PG. 507
PIN: 015-264-36
LAND USE: SINGLE FAMILY
RESIDENTIAL

DONNA CATHEY SADLER
D.B. 38163, PG. 781
PIN: 015-264-37
LAND USE: MULTI FAMILY
RESIDENTIAL

D.B. 35654, PG. 343
PIN: 015-264-43
LAND USE: SING FAMILY
RESIDENTIAL

D.B. 1721, PG. 259
PIN: 015-264-33
LAND USE: SING FAMIL
RESIDENTIAL

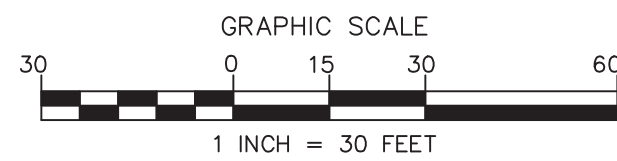
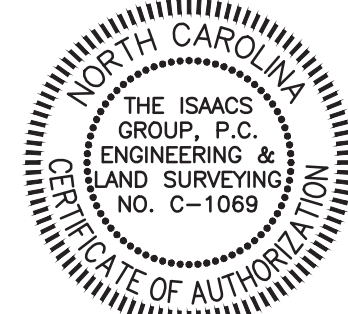
BEATTIES FORD ROAD
(VARIABLE PUBLIC R/W) SR 2128
N.C.D.O.T. PROJECT 8.7367034

RUSHER OIL COMPANY
D.B. 30449, PG. 488
PIN: 023-082-55
LAND USE: VACANT

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2804.79'	283.24'	S67°41'38"W	283.12'
C2	548.11'	38.23'	N58°20'31"W	38.22'



Brian T. Upton, P.E.
2024.08.12
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Project: **LONG CREEK RETAIL**
8900 BEATTIES FORD ROAD
HUNTERSVILLE, NC 28078

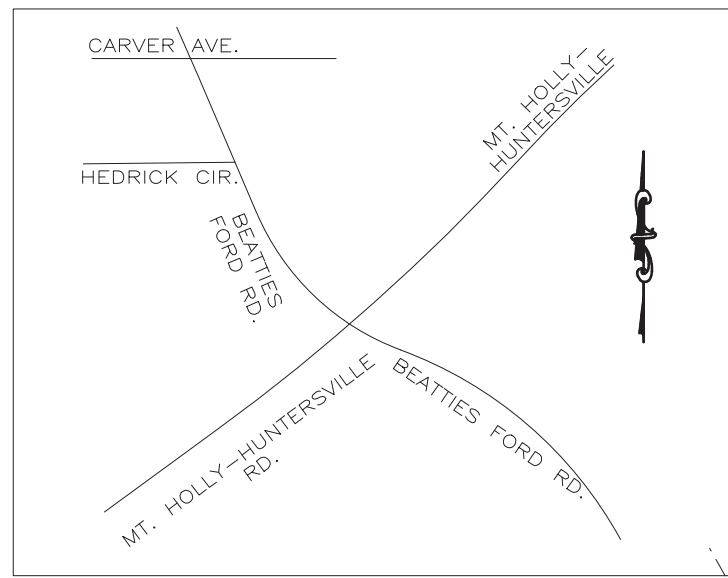
Title: **UTILITY PLAN**

File #: 18048-PB.DWG Date: 03/27/24 Project Egr: BTU
Design By: BTU
Drawn By: RKS
Scale: 1"=30'

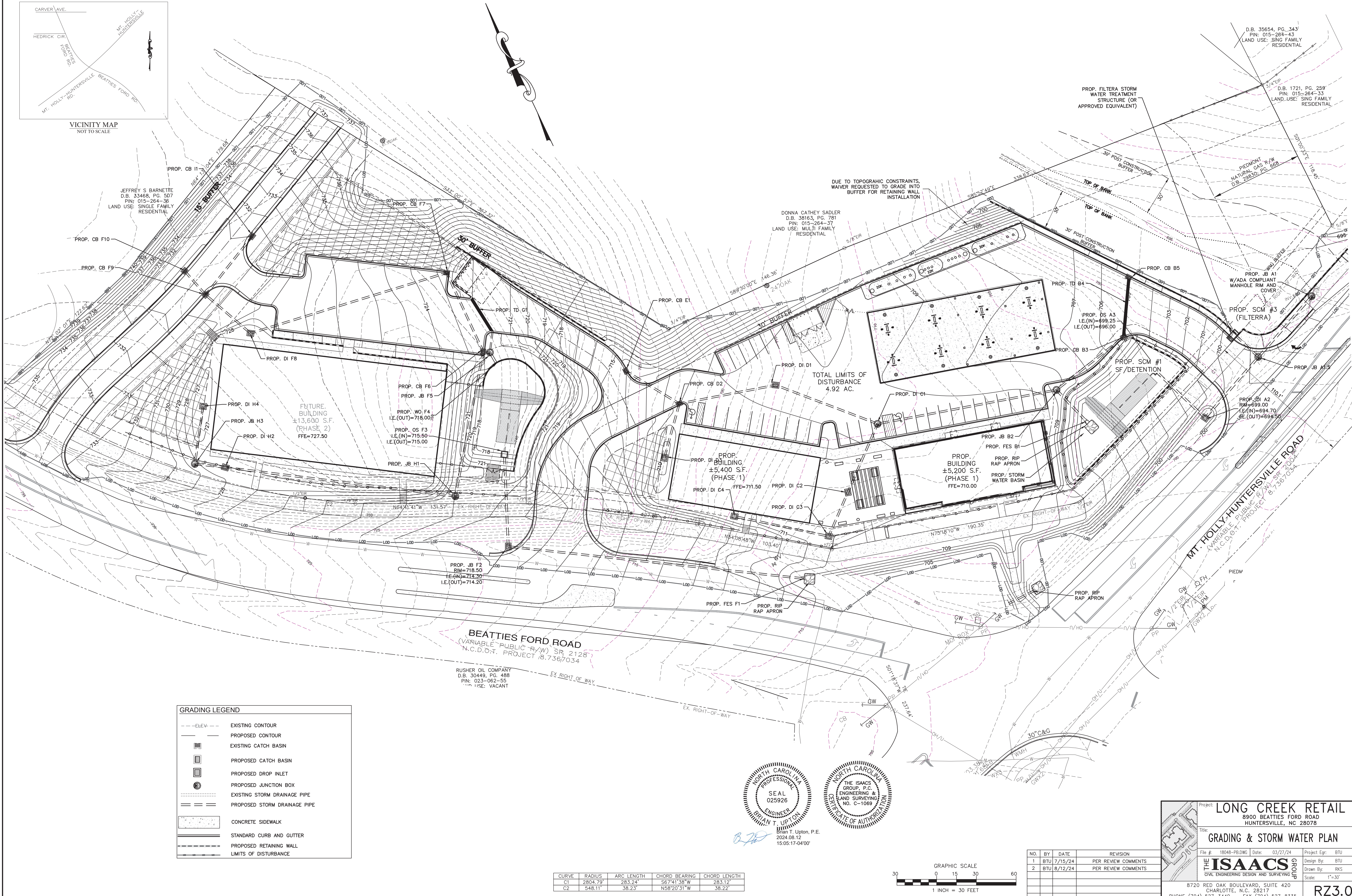
THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND SURVEYING

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

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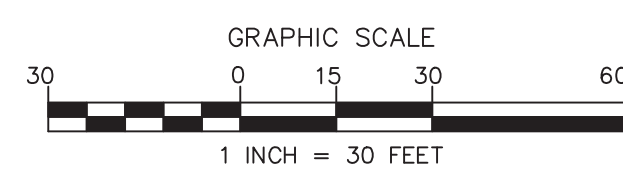
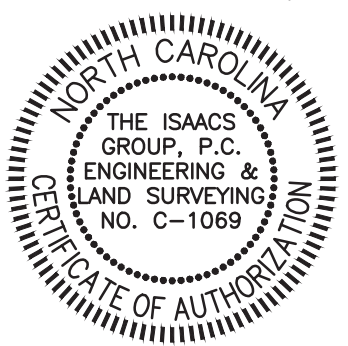
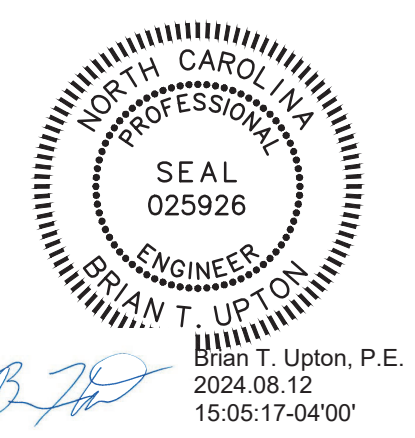


VICINITY MAP
NOT TO SCALE



GRADING LEGEND	
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING CATCH BASIN
	PROPOSED CATCH BASIN
	PROPOSED DROP INLET
	PROPOSED JUNCTION BOX
	EXISTING STORM DRAINAGE PIPE
	PROPOSED STORM DRAINAGE PIPE
	CONCRETE SIDEWALK
	STANDARD CURB AND GUTTER
	PROPOSED RETAINING WALL
	LIMITS OF DISTURBANCE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2804.79'	283.24'	S67°41'38"W	283.12'
C2	548.11'	38.23'	N58°20'31"W	38.22'



NO.	BY	DATE	REVISION
1	BTU	7/15/24	PER REVIEW COMMENTS
2	BTU	8/12/24	PER REVIEW COMMENTS

Project: **LONG CREEK RETAIL**
8900 BEATTIES FORD ROAD
HUNTERSVILLE, NC 28078

Title: **GRADING & STORM WATER PLAN**

File #: 18048-PB.DWG Date: 03/27/24 Project Egr: BTU

Design By: BTU

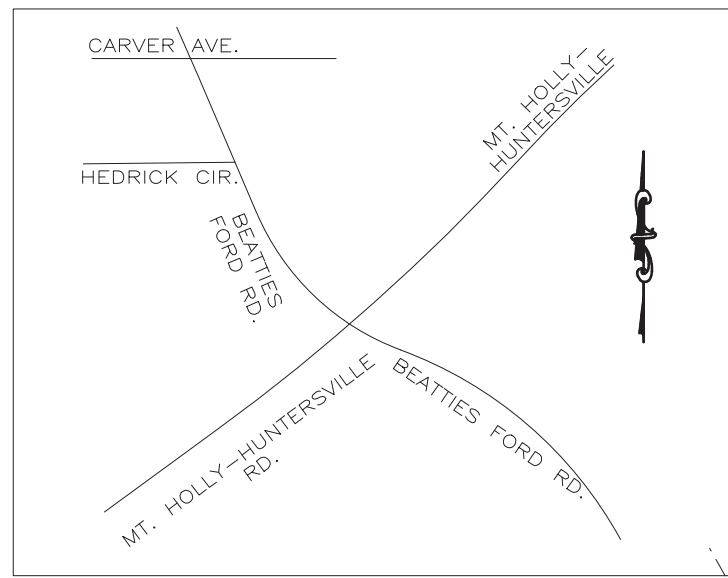
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Scale: 1"=30'

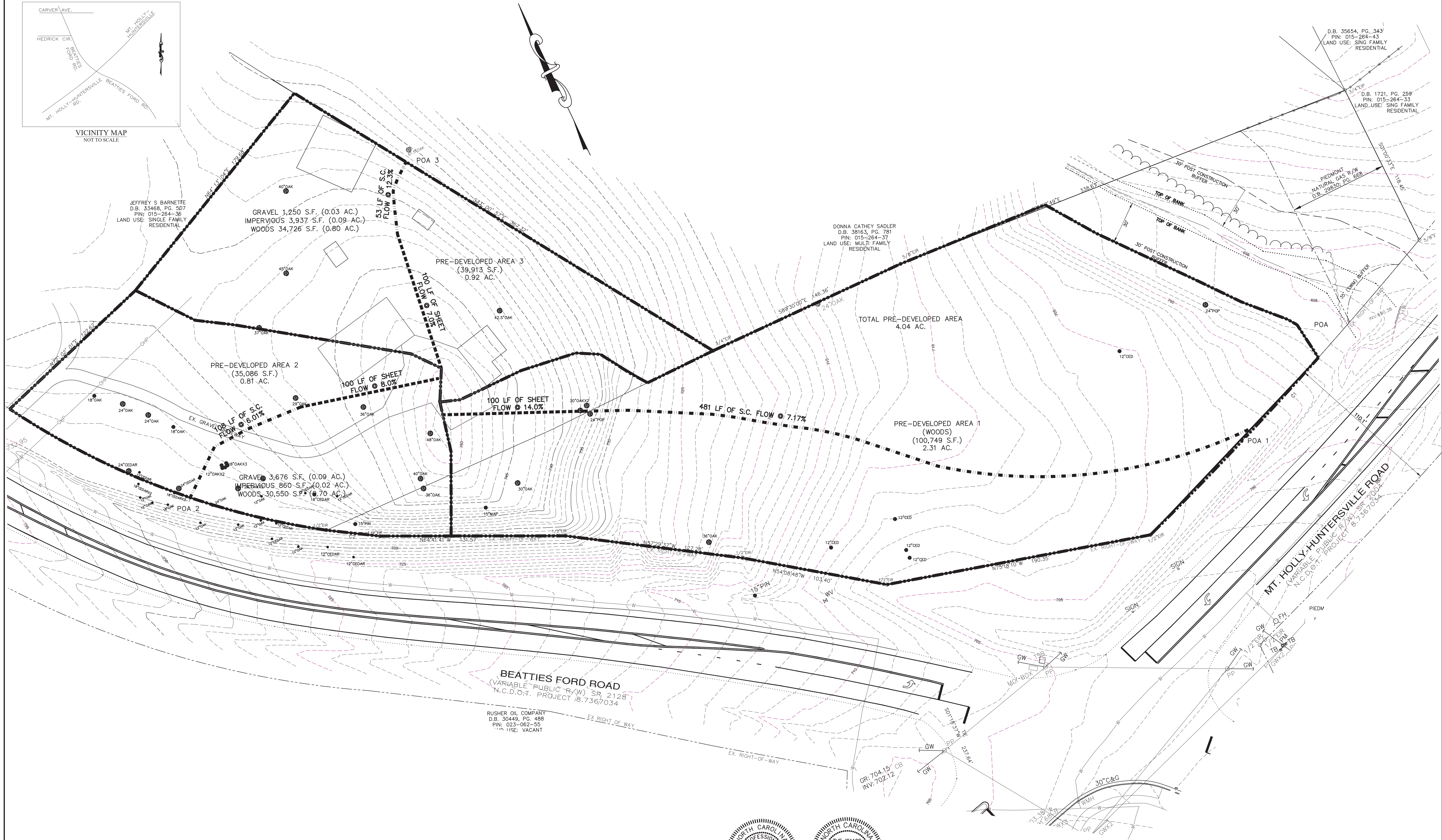
8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND SURVEYING

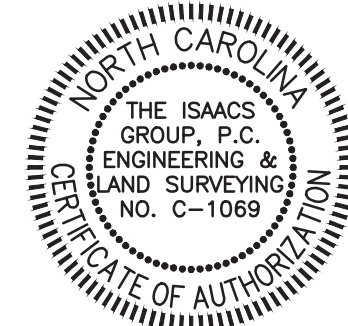
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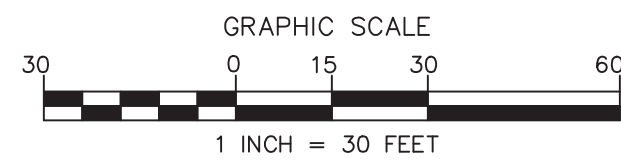
VICINITY MAP
NOT TO SCALE



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2804.79'	283.24'	S67°41'38"W	283.12'
C2	548.11'	38.23'	N58°20'31"W	38.22'



Brian T. Upton, P.E.
2024.08.12
15:09:00-04:00'



NO.	BY	DATE	REVISION
1	RKS	7/15/24	PER REVIEW COMMENTS

Project: **LONG CREEK RETAIL**
8900 BEATTIES FORD ROAD
HUNTERSVILLE, NC 28078

Title: **EXISTING HYDROLOGY PLAN**

File #: 18048-PB.DWG Date: 03/27/24 Project Egr: BTU

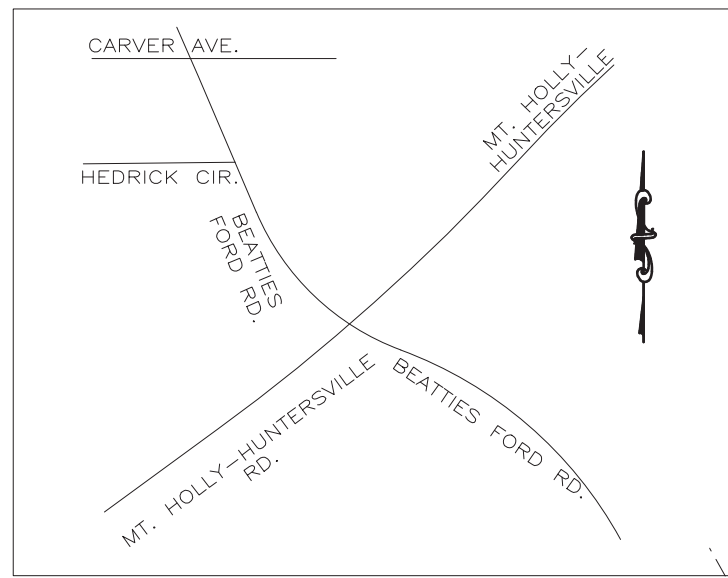
Design By: BTU

Drawn By: RKS

Scale: 1"=30'

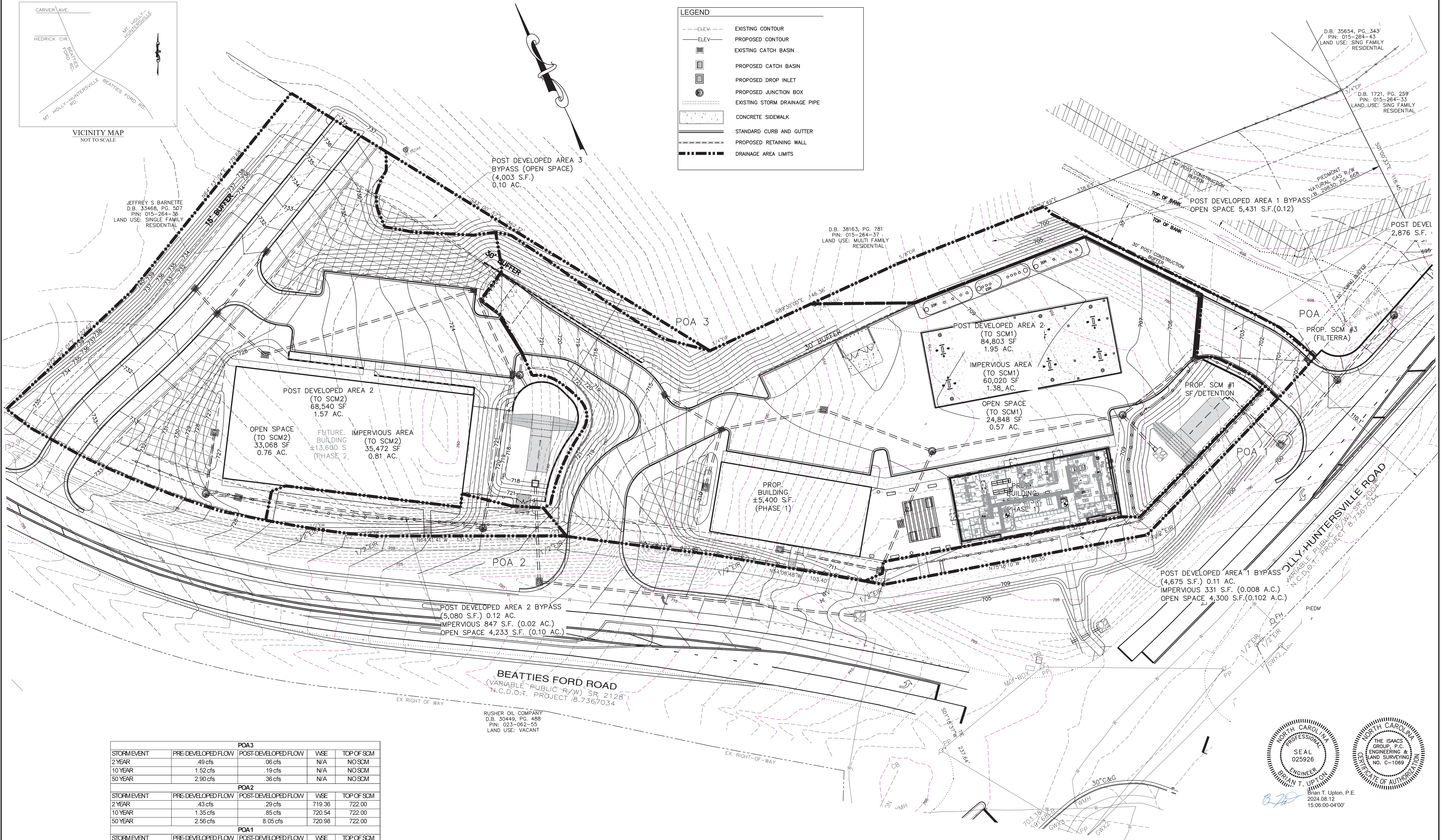
8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

RZ3.1



VICINITY MAP
NOT TO SCALE

LEGEND	
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING CATCH BASIN
	PROPOSED CATCH BASIN
	PROPOSED DROP INLET
	PROPOSED JUNCTION BOX
	EXISTING STORM DRAINAGE PIPE
	CONCRETE SIDEWALK
	STANDARD CURB AND GUTTER
	PROPOSED RETAINING WALL
	DRAINAGE AREA LIMITS



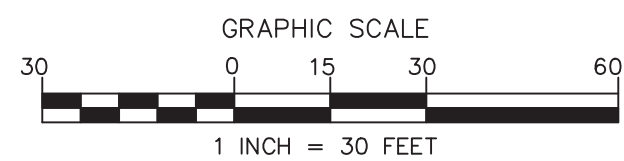
POA3				
STORM EVENT	PRE-DEVELOPED FLOW	POST-DEVELOPED FLOW	WSE	TOP OF SCM
2 YEAR	.49 cfs	.06 cfs	N/A	NO SCM
10 YEAR	1.52 cfs	.19 cfs	N/A	NO SCM
50 YEAR	2.90 cfs	.36 cfs	N/A	NO SCM

POA2				
STORM EVENT	PRE-DEVELOPED FLOW	POST-DEVELOPED FLOW	WSE	TOP OF SCM
2 YEAR	.43 cfs	.29 cfs	719.36	722.00
10 YEAR	1.35 cfs	.85 cfs	720.54	722.00
50 YEAR	2.56 cfs	8.05 cfs	720.98	722.00

POA1				
STORM EVENT	PRE-DEVELOPED FLOW	POST-DEVELOPED FLOW	WSE	TOP OF SCM
2 YEAR	.47 cfs	.49 cfs	704.33	706.00
10 YEAR	2.55 cfs	2.83 cfs	704.91	706.00
50 YEAR	5.65 cfs	19.30 cfs	705.03	706.00

POA (ACCUMULATIVE)			PREV POST CHECK 0.84 < 1.39 THEREFORE OK 3.87 < 5.42 THEREFORE OK N/A
STORM EVENT	PRE-DEVELOPED FLOW	POST-DEVELOPED FLOW	
2 YEAR	1.39 cfs	.84 cfs	
10 YEAR	5.42 cfs	3.87 cfs	
50 YEAR	11.11 cfs	27.71 cfs	

DETENTION SUMMARY CHART



NO.	BY	DATE	REVISION
1	BTU	8/12/24	PER REVIEW COMMENTS

Project: **LONG CREEK RETAIL**
8900 BEATTIES FORD ROAD
HUNTERSVILLE, NC 28078

Title: **POST DEVELOPED MAP & CALCULATIONS**

File #: 18048-PB.DWG Date: 07/15/24 Project Egr: BTU

Design By: BTU

Drawn By: RKS

Scale: 1"=30'

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

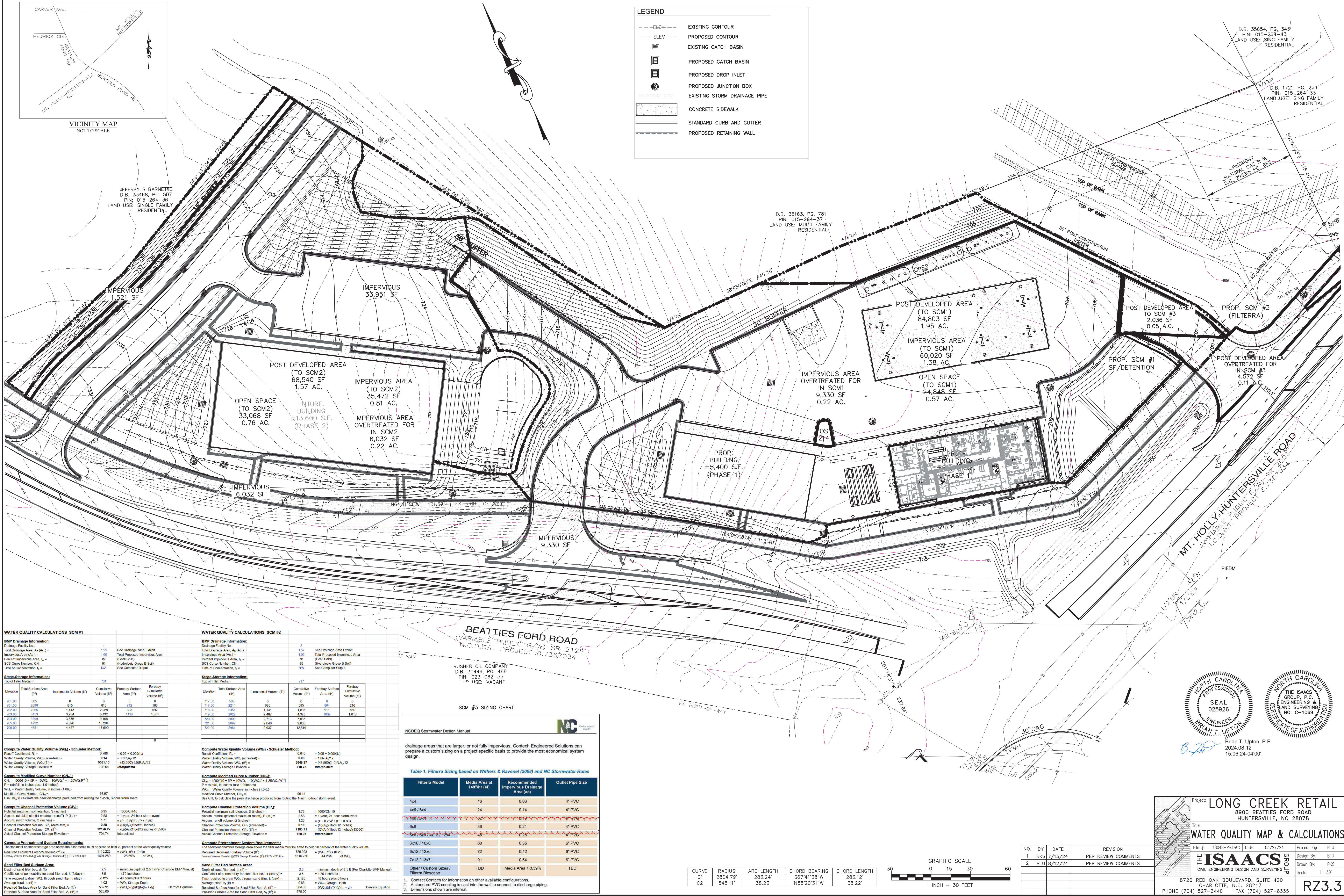
THE ISAACS GROUP, P.C.
ENGINEERING & LAND SURVEYING
NO. C-1069

SEAL
025926

BRIAN T. UPTON
ENGINEER

2024.08.12
15:06:00-04:00'

RZ3.2



LEGEND

- ELEV--- EXISTING CONTOUR
- ELEV— PROPOSED CONTOUR
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- PROPOSED DROP INLET
- PROPOSED JUNCTION BOX
- EXISTING STORM DRAINAGE PIPE
- CONCRETE SIDEWALK
- STANDARD CURB AND GUTTER
- PROPOSED RETAINING WALL

WATER QUALITY CALCULATIONS SCM #1

BMP Drainage Information:

Drainage Facility No.	1	See Drainage Area Exhibit
Total Drainage Area, A _T (Ac.) =	1.93	Total Proposed Impervious Area (Coel Soil)
Impervious Area (Ac.) =	1.93	Percent Impervious Area, I _p =
Percent Impervious Area, I _p =	91	SCS Curve Number, CN =
SCS Curve Number, CN =	N/A	Time of Concentration, t _c =
Time of Concentration, t _c =	N/A	See Computer Output

Stage-Storage Information:

Elevation	Total Surface Area (ft ²)	Incremental Volume (ft ³)	Cumulative Volume (ft ³)	Forebay Surface Area (ft ²)	Forebay Cumulative Volume (ft ³)
701.00	385	0	0	0	0
701.50	2599	815	815	742	188
702.00	2955	1,413	2,228	885	592
703.00	3453	3,204	5,432	1136	1,681
704.00	3899	5,196	10,628		
705.00	4292	4,086	14,714		
706.00	4691	4,497	19,211		
					0

Compute Water Quality Volumes (WQV) - Schueler Method:

Runoff Coefficient, R_r = 0.78 = 0.05 + 0.009(I_p)

Water Quality Volume, WQV (acre-feet) = 0.13 = 1.0(I_p)/12

Water Quality Volume, WQV (ft³) = 6881.33 = (43,560)(0.13)(1.48)

Water Quality Storage Elevation = 703.04

Compute Modified Curve Number (CN₂):

CN₂ = 100(1.48 + 0.01(WQV - 10000) + 0.00002(WQV²)) / (1 + 0.00002(WQV²))

P = rainfall, in inches (use 1.0 inches)

WQV = Water Quality Volume, in inches (1.0 in)

Modified Curve Number, CN₂ = 97.97

Use CN₂ to calculate the peak discharge produced from routing the 1-inch, 6-hour storm event.

Compute Channel Protection Volume (CPV):

Potential maximum soil infiltration, S (inches) = 0.95 = 1000(CN₂ - 10)

Accum. rainfall (potential maximum runoff), P (in.) = 2.58 = 1-year, 24-hour storm event

Accum. rainfall volume, Q (inches) = 1.71 = (P - 0.25) / (P + 0.85)

Channel Protection Volume, CPV (acre-feet) = 0.28 = (Q(A_p)(1/1000)(12 inches)) / (43,560)

Channel Protection Volume, CPV (ft³) = 1219.37

Actual Channel Protection Storage Elevation = 704.14

Compute Pretreatment System Requirements:

The sediment chamber storage area above the filter media must be sized to hold 20 percent of the water quality volume.

Required Sediment Forebay Volume (ft³) = 1116.225 = (WQV, ft³) x (0.20)

Forebay Volume Provided @ 102 Storage Elevation (ft³) (ELEV = 703.04) = 1601.250

28.69% of WQV

Sand Filter Bed Surface Area:

Depth of sand filter bed, d_{filter} (ft) = 2.5 = minimum depth of 2.5 ft (Per Charlotte BMP Manual)

Coefficient of permeability for sand filter bed, k (ft/day) = 3.5 = 1.75 inch/hour

Time required to drain WQV through sand filter, t_d (day) = 2.125 = 48 hours plus 3 hours

Average head, h (ft) = 1.02 = WQV Storage Depth

Required Surface Area for Sand Filter Bed, A_s (ft²) = 522.91 = (WQV)(d_{filter})(k)(t_d) / (2.2)

Provided Surface Area for Sand Filter Bed, A_p (ft²) = 525.00

WATER QUALITY CALCULATIONS SCM #2

BMP Drainage Information:

Drainage Facility No.	2	See Drainage Area Exhibit
Total Drainage Area, A _T (Ac.) =	1.57	Total Proposed Impervious Area (Coel Soil)
Impervious Area (Ac.) =	1.03	Percent Impervious Area, I _p =
Percent Impervious Area, I _p =	66	SCS Curve Number, CN =
SCS Curve Number, CN =	N/A	Time of Concentration, t _c =
Time of Concentration, t _c =	N/A	See Computer Output

Stage-Storage Information:

Elevation	Total Surface Area (ft ²)	Incremental Volume (ft ³)	Cumulative Volume (ft ³)	Forebay Surface Area (ft ²)	Forebay Cumulative Volume (ft ³)
717.00	285	0	0	0	0
717.50	2214	695	695	864	216
718.00	2351	1,141	1,836	911	660
719.00	2922	2,467	4,303	1000	1,616
720.00	2893	2,713	7,016		
721.00	2892	2,848	9,864		
722.00	2981	2,937	12,801		
					0

Compute Water Quality Volumes (WQV) - Schueler Method:

Runoff Coefficient, R_r = 0.60 = 0.05 + 0.009(I_p)

Water Quality Volume, WQV (acre-feet) = 0.08 = 1.0(I_p)/12

Water Quality Volume, WQV (ft³) = 3648.97 = (43,560)(0.08)(1.48)

Water Quality Storage Elevation = 718.73

Compute Modified Curve Number (CN₂):

CN₂ = 100(1.48 + 0.01(WQV - 10000) + 0.00002(WQV²)) / (1 + 0.00002(WQV²))

P = rainfall, in inches (use 1.0 inches)

WQV = Water Quality Volume, in inches (1.0 in)

Modified Curve Number, CN₂ = 96.14

Use CN₂ to calculate the peak discharge produced from routing the 1-inch, 6-hour storm event.

Compute Channel Protection Volume (CPV):

Potential maximum soil infiltration, S (inches) = 1.73 = 1000(CN₂ - 10)

Accum. rainfall (potential maximum runoff), P (in.) = 2.58 = 1-year, 24-hour storm event

Accum. rainfall volume, Q (inches) = 1.26 = (P - 0.25) / (P + 0.85)

Channel Protection Volume, CPV (acre-feet) = 0.16 = (Q(A_p)(1/1000)(12 inches)) / (43,560)

Channel Protection Volume, CPV (ft³) = 7183.71

Actual Channel Protection Storage Elevation = 720.08

Compute Pretreatment System Requirements:

The sediment chamber storage area above the filter media must be sized to hold 20 percent of the water quality volume.

Required Sediment Forebay Volume (ft³) = 729.993 = (WQV, ft³) x (0.20)

Forebay Volume Provided @ 102 Storage Elevation (ft³) (ELEV = 718.04) = 1616.250

44.29% of WQV

Sand Filter Bed Surface Area:

Depth of sand filter bed, d_{filter} (ft) = 2.5 = minimum depth of 2.5 ft (Per Charlotte BMP Manual)

Coefficient of permeability for sand filter bed, k (ft/day) = 3.5 = 1.75 inch/hour

Time required to drain WQV through sand filter, t_d (day) = 2.125 = 48 hours plus 3 hours

Average head, h (ft) = 0.86 = WQV Storage Depth

Required Surface Area for Sand Filter Bed, A_s (ft²) = 354.63 = (WQV)(d_{filter})(k)(t_d) / (2.2)

Provided Surface Area for Sand Filter Bed, A_p (ft²) = 375.00

BEATTIES FORD ROAD
(VARIABLE PUBLIC R/W) SR 2128
N.C.D.O.T. PROJECT 18.7367034

RUSHER OIL COMPANY
D.B. 30449, PG. 488
PIN: 023-062-55
LAND USE: VACANT

SCM #3 SIZING CHART

Filterra Model	Media Area at 140°/hr (sq ft)	Recommended Impervious Drainage Area (ac)	Outlet Pipe Size
4x4	16	0.06	4" PVC
4x6 / 6x4	24	0.14	4" PVC
4x8 / 8x4	32	0.19	4" PVC
6x6	36	0.21	4" PVC
6x6 / 6x6 / 4x12 / 12x4	48	0.28	4" PVC
6x10 / 10x6	60	0.35	6" PVC
6x12 / 12x6	72	0.42	6" PVC
7x13 / 13x7	91	0.54	6" PVC
Other / Custom Sizes / Filterra Bioscope	TBD	Media Area = 0.39%	TBD

Table 1. Filterra Sizing based on Withers & Ravenel (2008) and NC Stormwater Rules

drainage areas that are larger, or not fully impervious, Contech Engineered Solutions can prepare a custom sizing on a project specific basis to provide the most economical system design.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2804.79'	283.24'	S67°41'38"W	283.12'
C2	548.11'	38.23'	N58°20'31"W	38.22'

1. Contact Contech for information on other available configurations.
2. A standard PVC coupling is cast into the wall to connect to discharge piping.
3. Dimensions shown are internal.

Professional Engineer Seal

SEAL 025926

BRIAN T. UPTON

ENGINEER

2024.08.12

15:06:24-04'00"

Project: LONG CREEK RETAIL
8900 BEATTIES FORD ROAD
HUNTERSVILLE, NC 28078

Title: WATER QUALITY MAP & CALCULATIONS

File #: 18048-PB.DWG Date: 03/27/24 Project Egr: BTU

Design By: BTU

Drawn By: RKS

Scale: 1"=30'

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

RZ3.3

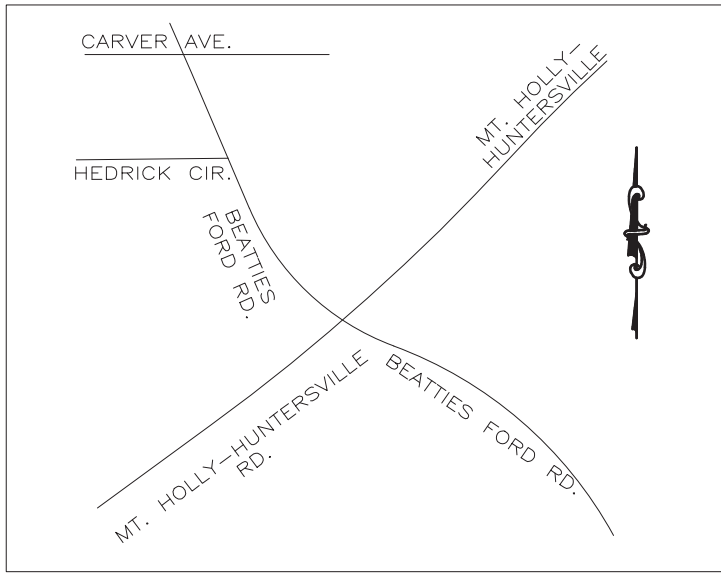


OAK =19
POPLAR=2
CEDAR=2
TOTAL EXISTING TREES=23
*NOT SPECIFIED ON TREE SURVEY

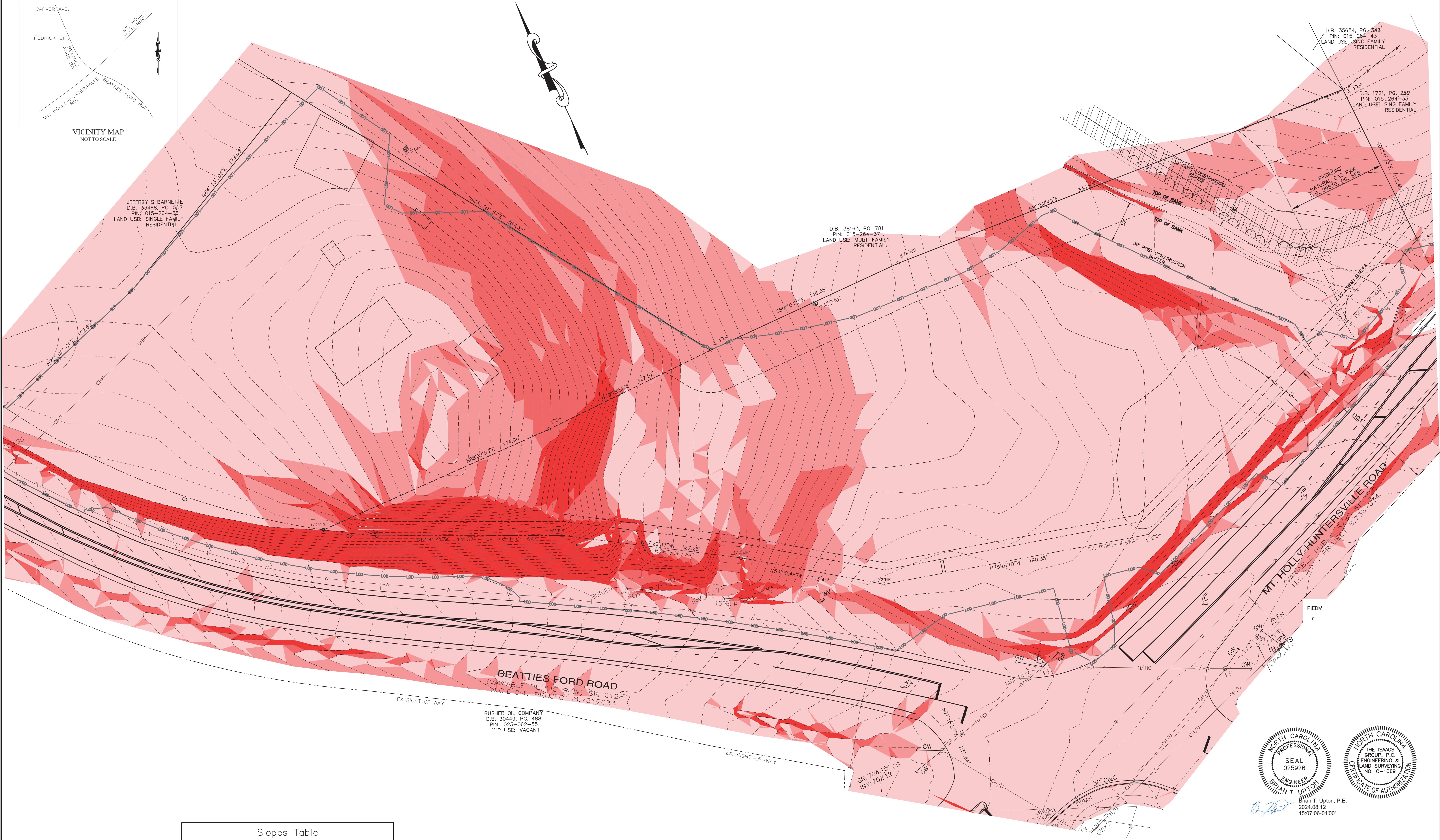
<u>SPECIES</u>	<u>SIZE</u>	<u>SAVED</u>
OAK	36	N
POPLAR	24	N
OAK	30	N
OAK	36	N
OAK	24	Y
POPLAR	24	N

SPECIES	SIZE	SAVE
OAK	40	N
OAK	45	N
OAK	37	N
OAK	24	N
OAK	24	N
OAK	24	N
OAK	24	N
OAK	24	N
OAK	29	N
OAK	36	N
OAK	48	N
OAK	40	N
OAK	42.5	N
OAK	30	N
OAK	30	N
CEDAR	24	N
CEDAR	24	N

RZ4.0

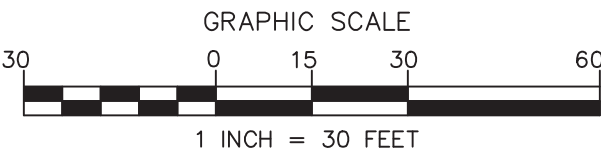


VICINITY MAP
NOT TO SCALE



Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	10.00%	
2	10.00%	15.00%	
3	15.00%	25.00%	
4	25.00%	100.00%	

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2804.79'	283.24'	S67°41'38"W	283.12'
C2	548.11'	38.23'	N58°20'31"W	38.22'



NO.	BY	DATE	REVISION
1	BTU	7/15/24	PER REVIEW COMMENTS

Project: **LONG CREEK RETAIL**
8900 BEATTIES FORD ROAD
HUNTERSVILLE, NC 28078

Title: **SLOPE ANALYSIS PLAN**

File #: 18048-PB.DWG Date: 03/27/24 Project Egr: BTU

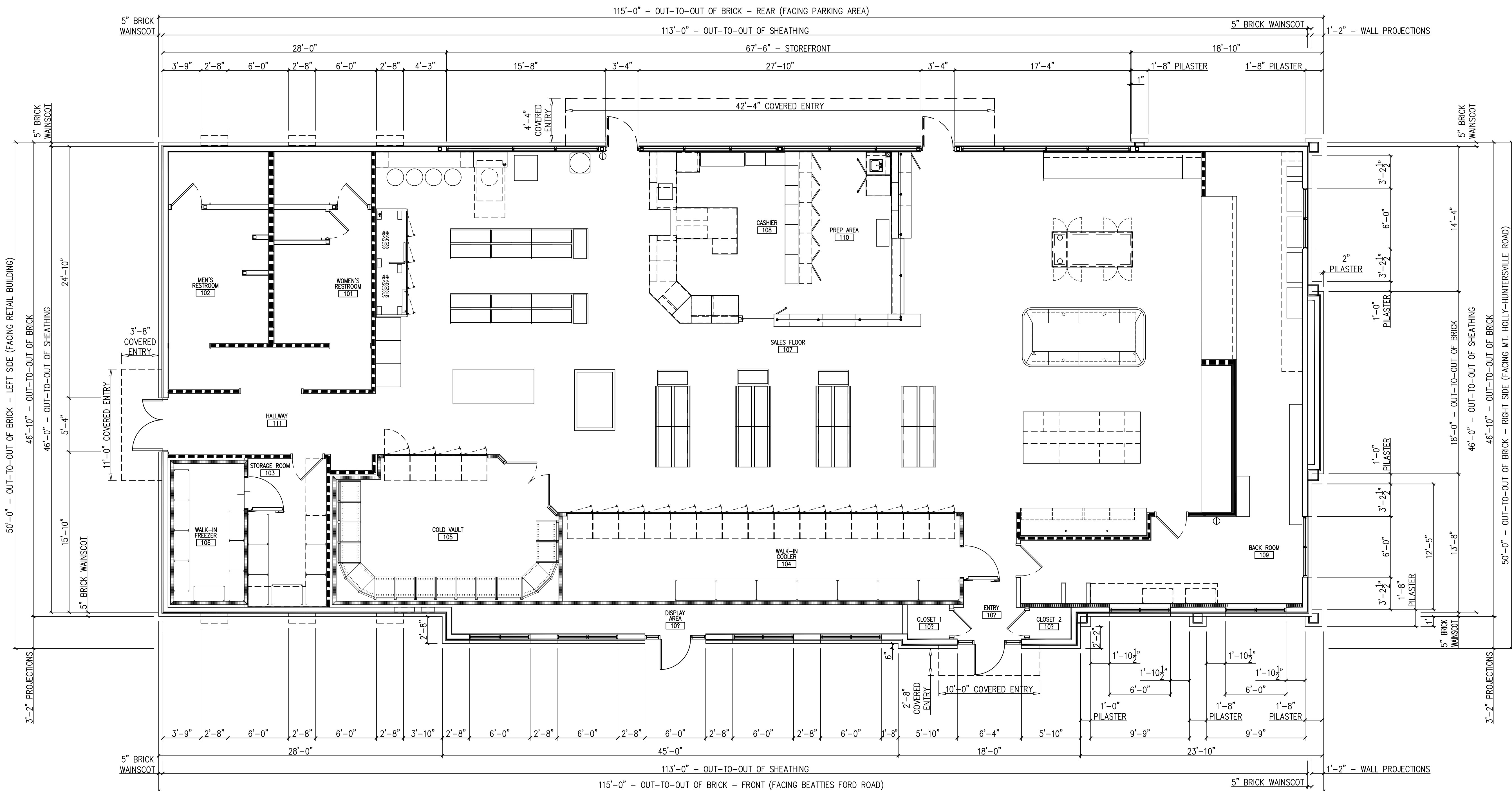
Design By: BTU

Drawn By: RKS

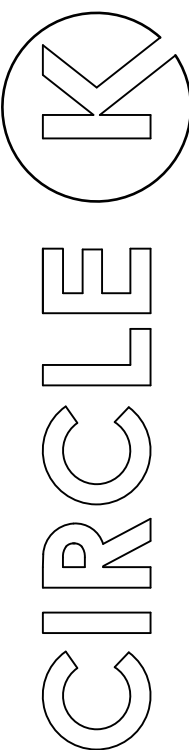
Scale: 1"=30'

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

RZ4.1



NEW CONVENIENCE STORE FOR:



BEATTIES FORD ROAD &
HUNTERSVILLE, NORTH CAROLINA 28759

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

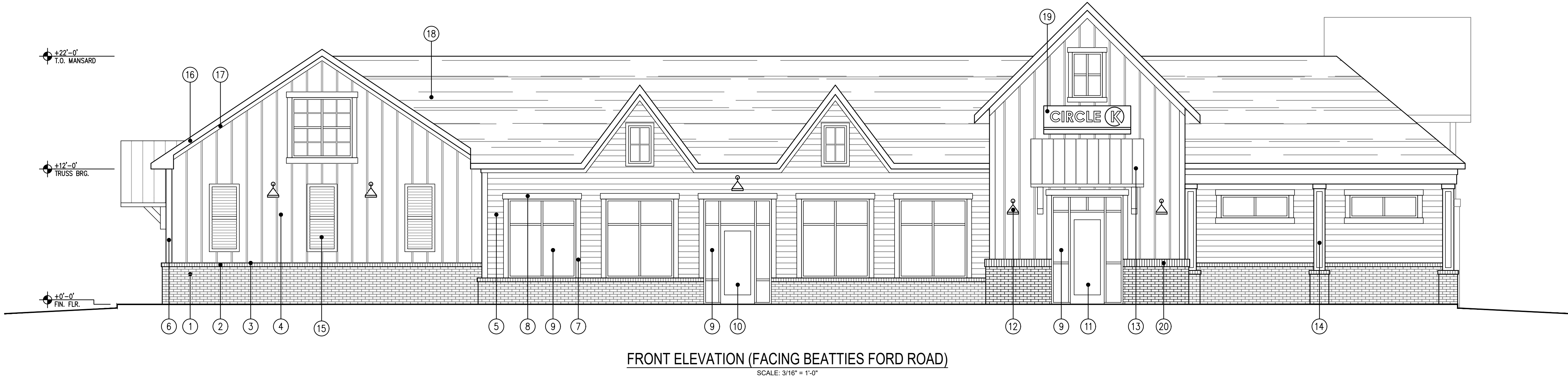
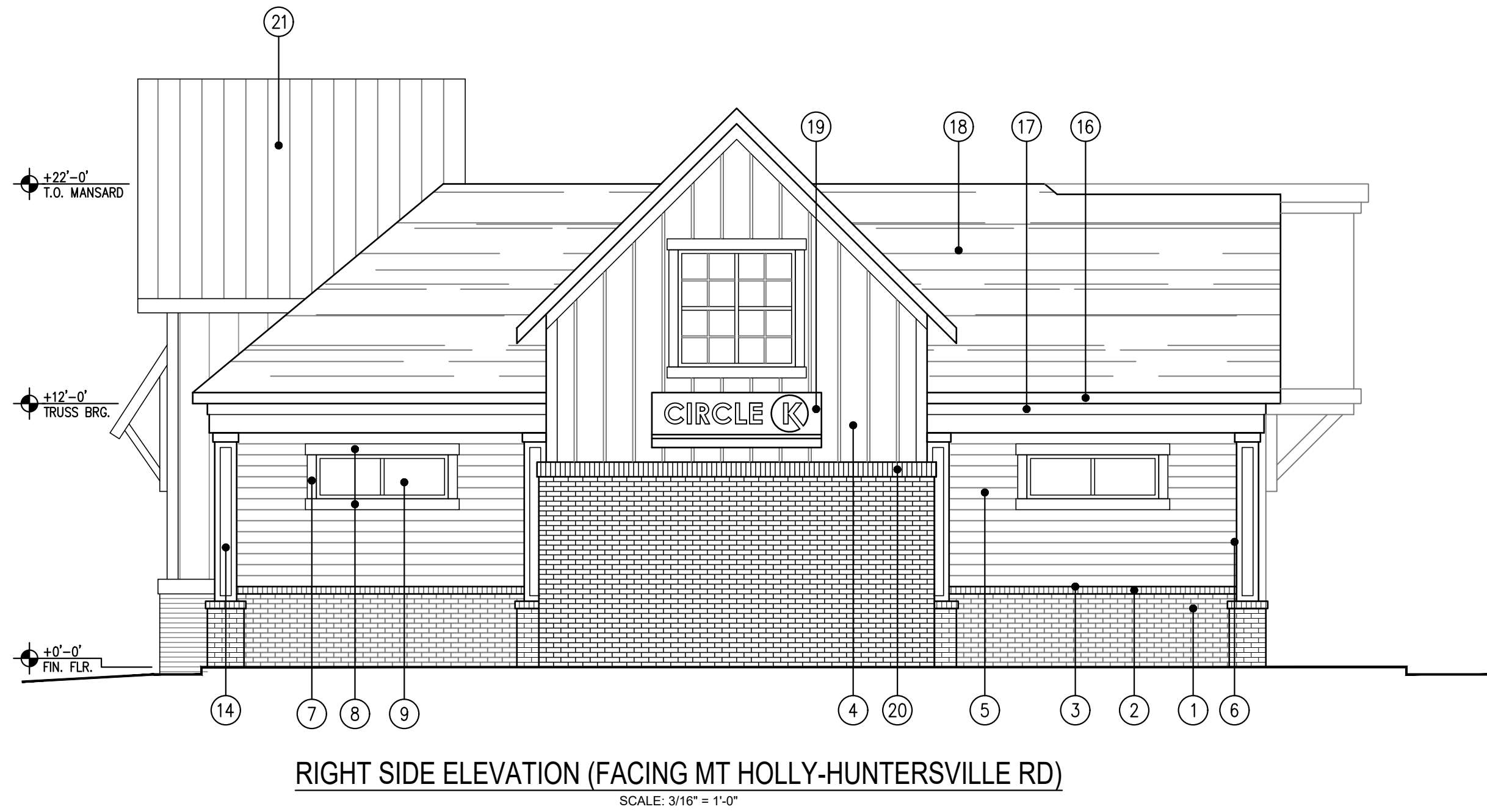
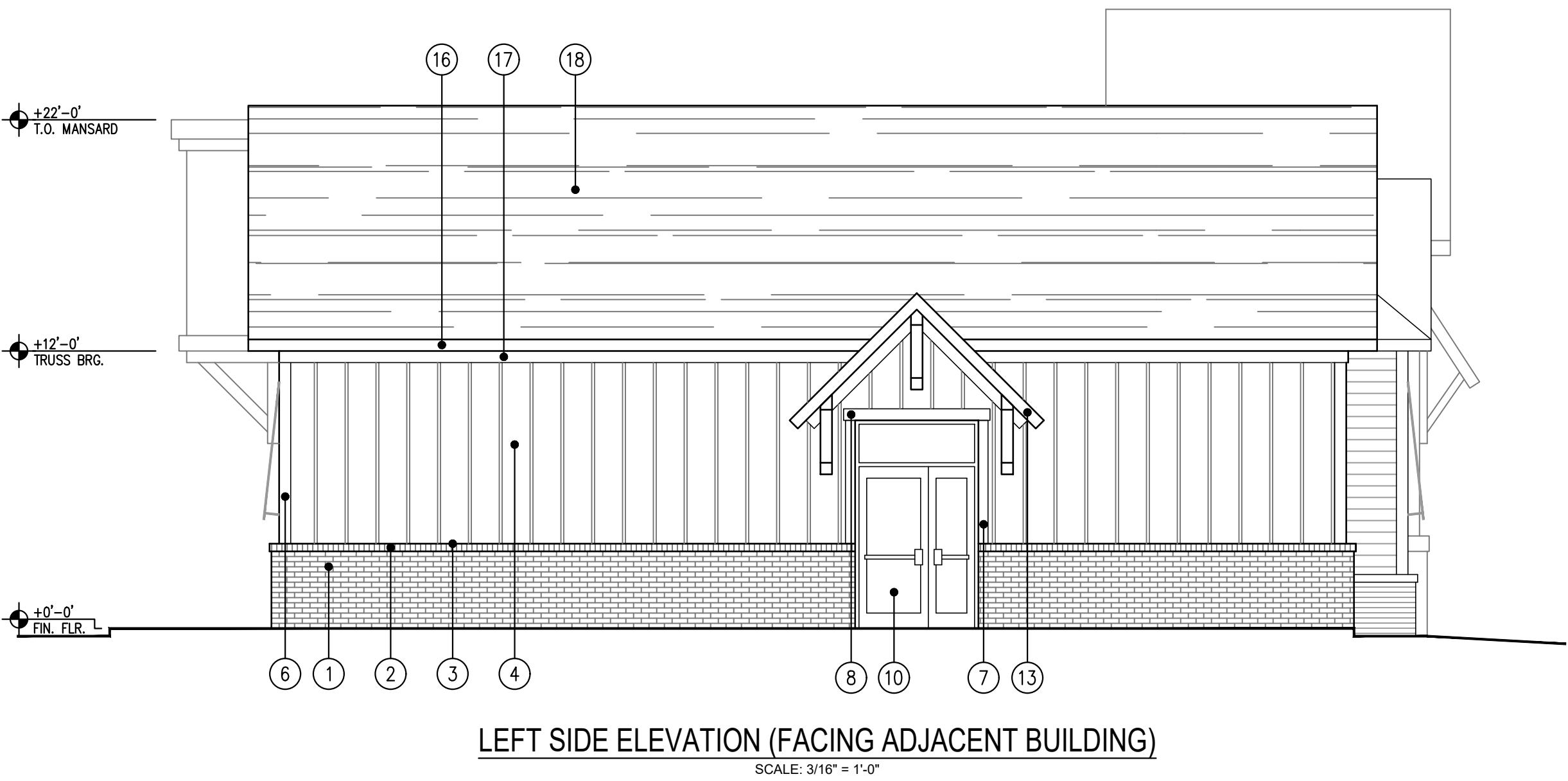
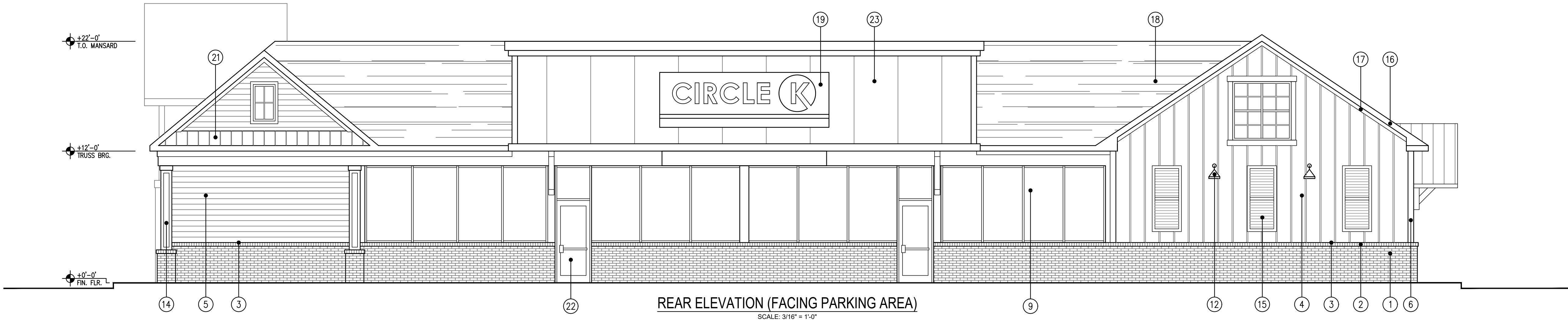
Revisions	7/16/2024
Scale	AS NOTED
Drawn By	CTC
Checked By	TRB
Date	2/28/2024
Job No	????24

FLOOR PLAN
& ROOM FINISH
SCHEDULE

A1.2

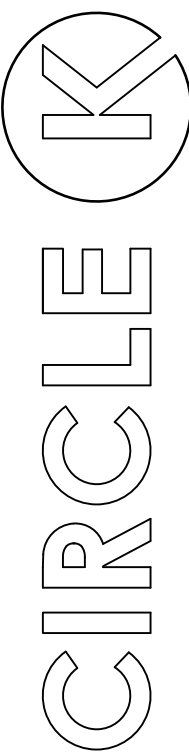
Ted Richard Brown, PLLC
Architectural Services
Post Office Box 2070, Mount Airy, North Carolina 28556
Telephone: (704) 330-1111

CHRIS HOPE/PROFESSIONAL ENGINEER/2617 ROLLING HILLS DRIVE/MONROE, NC 28110/(704) 882-1500



- NOTES**
1. ALL MATERIALS AND FINISHES TO BE INSTALLED PER THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
 2. GENERAL CONTRACTOR TO VERIFY ALL EXTERIOR COLORS AND FINISHES WITH THE OWNER PRIOR TO CONSTRUCTION.
 3. REFER TO WOOD ROOF TRUSS SEALED DRAWINGS.
 4. REFER TO SHOP DRAWINGS BY CANOPY MANUFACTURER'S ENGINEER.
 5. REFER TO STRUCTURAL ENGINEERING DRAWINGS.
- EXTERIOR FINISH NOTES**
- 1 BRICK WAINSCOT - RUNNING BOND
 - 2 SLOPING BRICK ROWLOCK
 - 3 CONTINUOUS METAL FLASHING - UNDER W.R. BARRIER AT SIDING, ON TOP OF
 - 4 ~~BRICK~~ BOARD AND BATTEN SIDING WITH 1X2 BATTENS ON CEDAR TEXTURE PANELS
 - 5 PAINTED CEDAR TEXTURE HORIZONTAL LAP SIDING: 6"-8" EXPOSURE
 - 6 1" X 5.5" PAINTED CEDAR TEXTURE CORNER TRIM
 - 7 1" X 4.5" PAINTED CEDAR TEXTURE VERTICAL TRIM
 - 8 1" X 5.5" PAINTED CEDAR TEXTURE HORIZONTAL WINDOW TRIM
 - 9 STOREFRONT WINDOW - 1" CLEAR, INSULATED GLASS IN ANODIZED ALUMINUM
 - 10 ~~SPANS~~ STOREFRONT DOOR WITH CLEAR, INSULATED GLASS IN ANODIZED ALUMINUM
 - 11 ~~WALL~~ ENTRY DOOR WITH CLEAR, INSULATED GLASS IN ANODIZED ALUMINUM
 - 12 ~~WALL~~ MOUNT DECORATIVE LIGHT
 - 13 STANDING SEAM METAL AWNING SUPPORTED BY OVERSIZED PAINTED BRACKETS
 - 14 PAINTED CEDAR TEXTURE DECORATIVE PILASTER ON BRICK BASE
 - 15 DECORATIVE METAL SHUTTERS
 - 16 METAL FASGA TRIM
 - 17 1" X 4.5" PAINTED CEDAR TEXTURE FRIEZE BOARD
 - 18 ARCHITECTURAL STYLE FIBERGLASS ROOF SHINGLES ON WEATHER RESISTANT
 - 19 ~~BRICK~~ STANDARD CIRCLE K COLORS - ALL SIGNAGE TO MEET LOCAL ZONING
 - 20 ~~BRICK~~ WAINSCOT COURSE
 - 21 STANDING SEAM METAL ROOF ON WEATHER RESISTANT BARRIER
 - 22 3' X 7'-6" ENTRY DOOR WITH CLEAR, INSULATED GLASS IN ANODIZED ALUMINUM FRAME
 - 23 PAINTED CEDAR TEXTURE PANELS INSTALLED VERTICALLY, CAULK SEAMS

NEW CONVENIENCE STORE FOR:



BEATTIES FORD ROAD &
HUNTERSVILLE, NORTH CAROLINA 28759

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

Revisions	
Scale	AS NOTED
Drawn By	CTC
Checked By	TRB
Date	2/28/2024
Job No	????24

**EXTERIOR
ELEVATIONS**

A2.1

Ted Richard Brown, PLLC
CHIEF ARCHITECT
Post Office Box 2070, Mount Airy, North Carolina 28551
Telephone: (704) 334-1111

CHRIS HOPE/PROFESSIONAL ENGINEER/2617 ROLLING HILLS DRIVE/MONROE, NC 28110/(704) 882-1500

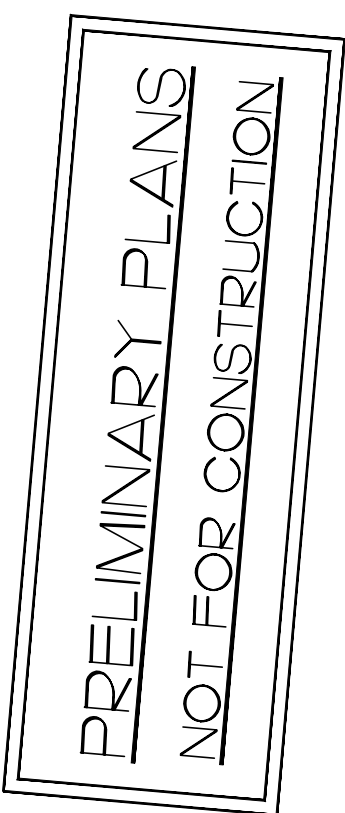


Revisions	
Scale	AS NOTED
Drawn By	CTC
Checked By	TRB
Date	2/28/2024
Job No	??24

PROPOSED RETAIL LEASE BUILDING FOR:

LONG CREEK RETAIL

BEATTIES FORD ROAD
CHARLOTTE, NORTH CAROLINA



PROPOSED RETAIL LEASE BUILDING FOR:

LONG CREEK RETAIL

BEATTIES FORD ROAD
CHARLOTTE, NORTH CAROLINA



CUMMINGS
CONSTRUCTION CORPORATION

(704) 842-1848
www.cummingsconst.com

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

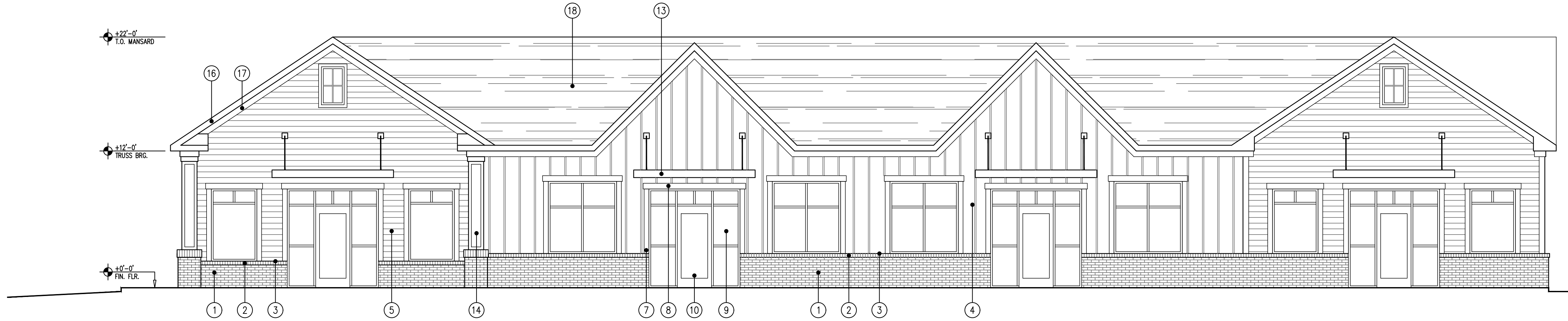
POST OFFICE BOX 492
MATHEWS, NC 28106

Revisions	
By	AS NOTED
Drawn By	CTC
Checked By	TRB
Date	2/28/2024
No.	??24

A-1

OF 2

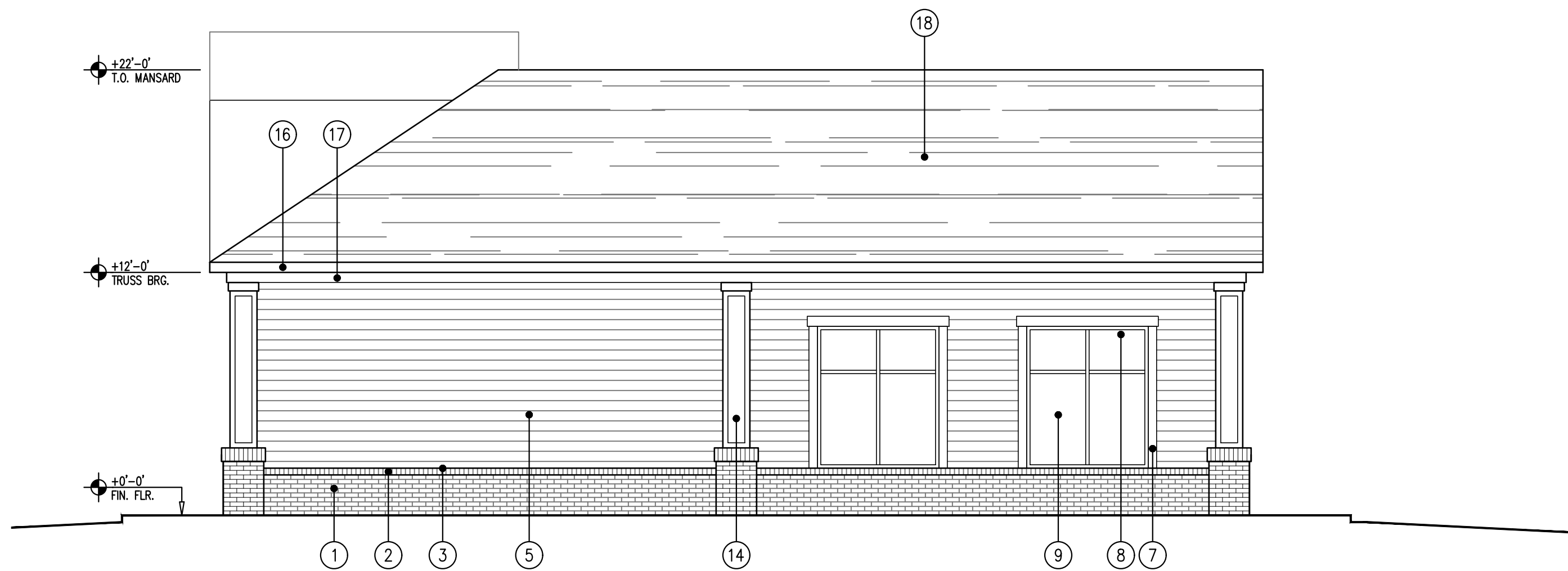
CHRIS HOPE/LICENSE #5044/PROFESSIONAL ENGINEER/2617 ROLLING HILLS DRIVE/MONROE, NC 28110/(704) 882-1500



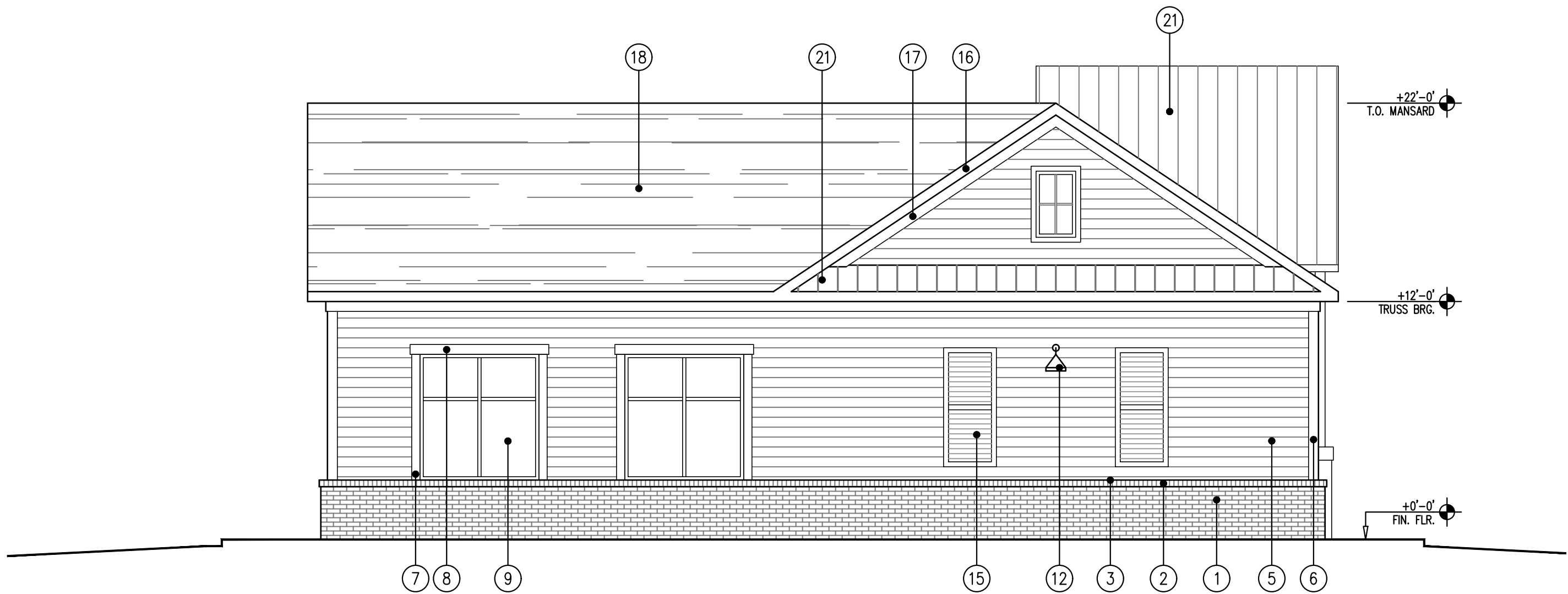
REAR ELEVATION (FACING PARKING AREA)
SCALE: 3/16" = 1'-0"

- NOTES
1. ALL MATERIALS AND FINISHES TO BE INSTALLED PER THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
 2. GENERAL CONTRACTOR TO VERIFY ALL EXTERIOR COLORS AND FINISHES WITH THE OWNER PRIOR TO CONSTRUCTION.
 3. REFER TO WOOD ROOF TRUSS SEALED DRAWINGS.
 4. REFER TO SHOP DRAWINGS BY CANOPY MANUFACTURER'S ENGINEER.
 5. REFER TO STRUCTURAL ENGINEERING DRAWINGS.

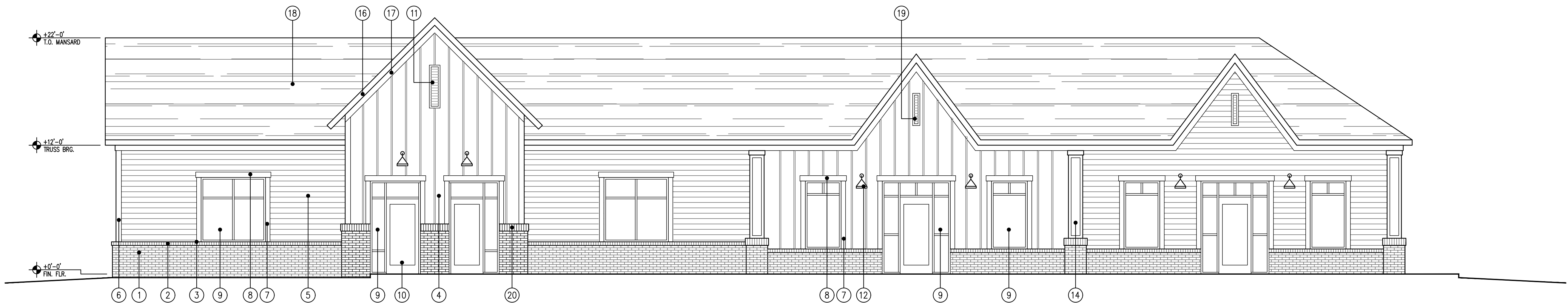
- EXTERIOR FINISH NOTES
- 1 BRICK WAINSCOT - RUNNING BOND
 - 2 SLOPING BRICK ROWLOCK
 - 3 CONTINUOUS METAL FLASHING - UNDER W.R. BARRIER AT SIDING, ON TOP OF ROWLOCK
 - 4 PAINTED BOARD AND BATTEN SIDING WITH 1X2 BATTENS ON CEDAR TEXTURE PANELS
 - 5 PAINTED CEDAR TEXTURE HORIZONTAL LAP SIDING: 6"-8" EXPOSURE
 - 6 1" X 5.5" PAINTED CEDAR TEXTURE CORNER TRIM
 - 7 1" X 4.5" PAINTED CEDAR TEXTURE VERTICAL WINDOW TRIM
 - 8 1" X 5.5" PAINTED CEDAR TEXTURE HORIZONTAL WINDOW TRIM
 - 9 STOREFRONT WINDOW - 1" CLEAR, INSULATED GLASS IN ANODIZED ALUMINUM FRAME
 - 10 3' X 7' STOREFRONT DOOR WITH CLEAR, INSULATED GLASS IN ANODIZED ALUMINUM FRAME
 - 11 12" X 48" DECORATIVE VERTICAL VENT
 - 12 WALL MOUNT DECORATIVE LIGHT
 - 13 METAL AWNING SUPPORTED BY DECORATIVE METAL RODS WITH UNDERMOUNT LIGHTING
 - 14 PAINTED CEDAR TEXTURE DECORATIVE PLASTER ON BRICK BASE
 - 15 DECORATIVE METAL SHUTTERS
 - 16 METAL FASCIA TRIM
 - 17 1" X 4.5" PAINTED CEDAR TEXTURE FRIEZE BOARD
 - 18 ARCHITECTURAL STYLE FIBERGLASS ROOF SHINGLES ON WEATHER RESISTANT BARRIER
 - 19 8" X 36" DECORATIVE VERTICAL VENT
 - 20 BRICK SOLDIER COURSE
 - 21 STANDING SEAM METAL ROOF ON WEATHER RESISTANT BARRIER



RIGHT SIDE ELEVATION (FACING CIRCLE K BUILDING)
SCALE: 3/16" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



FRONT ELEVATION (FACING BEATTIES FORD ROAD)
SCALE: 3/16" = 1'-0"

Ted Richard Brown, PLLC
Architectural Services
Post Office Box 2070, Matthews, North Carolina 28106
Telephone: (704) 330-1111

PROPOSED RETAIL LEASE BUILDING FOR:

LONG CREEK RETAIL
BEATTIES FORD ROAD
CHARLOTTE, NORTH CAROLINA

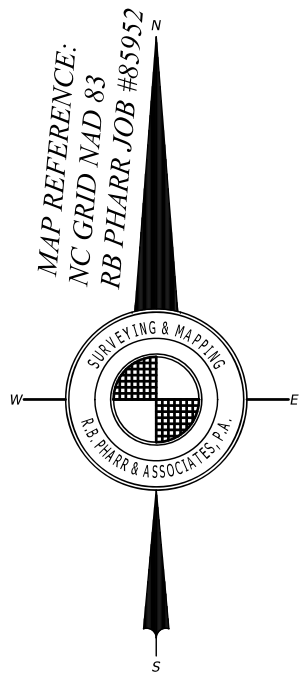
PRELIMINARY PLANS
NOT FOR CONSTRUCTION

Revisions 7/16/2024
Scale AS NOTED
Drawn By CTC
Checked By TRB
Date 2/28/2024
Job No. ???24

A-2
OF 2

CHRIS HOPE/LICENSE #5044/PROFESSIONAL ENGINEER/2617 ROLLING HILLS DRIVE/MONROE, NC 28110/(704) 882-1500

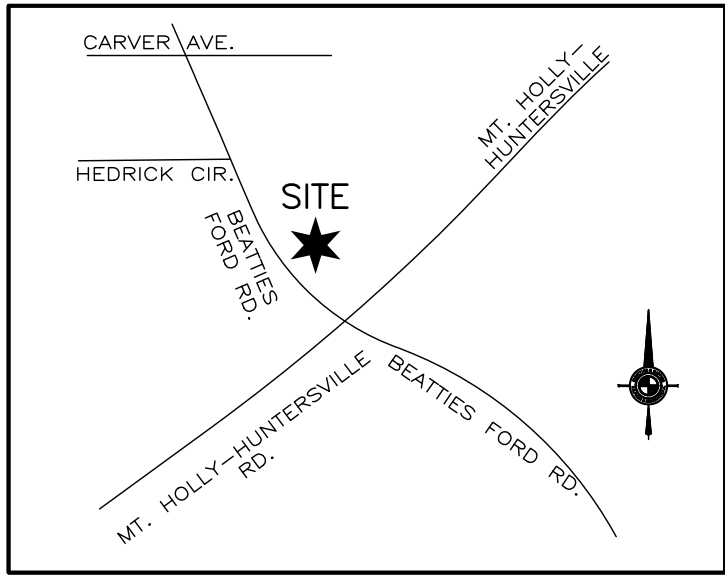
CUMMINGS
CONSTRUCTION CORPORATION
POST OFFICE BOX 672
MATTHEWS, NC 28106
(704) 846-9868
www.cummingscorp.com



JEFFREY S. BARNETTE
D.B. 33468, PG. 507
PIN: 015-264-36

1/2" EIP
(IN CONCRETE)
S50°40'40"E
144.89' (TIE)

- LEGEND**
- D.B. - DEED BOOK
 - EIP - EXISTING IRON PIPE
 - EIR - EXISTING IRON ROD
 - EMM - EXISTING METAL MONUMENT
 - EN - EXISTING NAIL
 - M.B. - MAP BOOK
 - N.G.S. - NATIONAL GEODETIC SURVEY
 - NIR - NEW IRON ROD
 - PIN - PARCEL IDENTIFICATION NUMBER
 - PG. - PAGE
 - R/W - RIGHT-OF-WAY



VICINITY MAP
NOT TO SCALE

NOTES

- BROKEN LINES UNLESS THEY HAVE A METES AND BOUNDS DESCRIPTION, INDICATE PROPERTY LINES NOT SURVEYED.
- BEATTIES FORD ROAD IS SHOWN AS A "MINOR THOROUGHFARE" ON THE CHARLOTTE REGIONAL TRANSPORTATION PLANNING ORGANIZATION (CRTPO) COMPREHENSIVE TRANSPORTATION PLAN DATED JANUARY 18, 2017 (REVISED JANUARY 15, 2020).
- 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.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
- PHYSICAL IMPROVEMENTS EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.

ZONING DISCLAIMER

SUBJECT PROPERTY ZONED: HC(CD)

NO ZONING REPORT WAS PROVIDED AT TIME OF SURVEY. PURCHASER/DEVELOPER TO VERIFY ZONING REQUIREMENT PRIOR TO FURTHER DEVELOPMENT OF SITE.

FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-336-3569.

AREA= 78,862 SQ. FT. OR 1.8104 ACRES

BOUNDARY AND TREE SURVEY PREPARED FOR:

DOUG SUTHERLAND

9000 BEATTIES FORD ROAD
HUNTERSVILLE, MECKLENBURG, NC
DEED REFERENCE: 746, PG. 254
TAX PARCEL NO: 015-264-35

R.B. PHARR & ASSOCIATES, P.A.

SURVEYING & MAPPING
LICENSURE NO: C-1471
969 E. 7TH ST., #100 CHARLOTTE, N.C. 28204 TEL: (704) 376-2186

REVISIONS			SCALE: 1" = 30'	DATE: FEB 07, 2024	JOB NO. 95664
CREW:	DRAWN:	REVISED:			
JMB	MMM				



SIGNED *C. Clark Neilson*

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT 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: 3710453800K; ZONE X

THIS IS TO CERTIFY THAT ON THE 27TH DAY OF FEBRUARY 2024 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE .1600 (21 NCAC 56) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	548.11'	242.43'	N43°40'21"W	240.46'
C2(TIE)	548.11'	38.23'	S58°20'31"E	38.22'

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

LINE LEGEND

PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)

TREE LEGEND

PIN - PINE

UTILITY CONTACT INFORMATION

POWER:
DUKE ENERGY: 1-800-777-9898

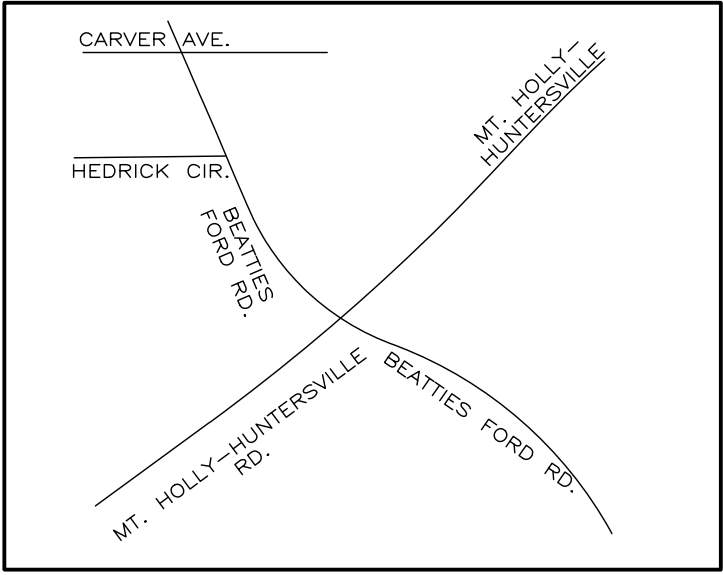
TELEPHONE:
AT&T: 1-888-757-6500

WATER & SEWER:
CHARLOTTE WATER: (704) 336-2564

GAS:
PIEDMONT NATURAL GAS CO.: 1-800-752-7504

CABLE TELEVISION:
SPECTRUM: 1-800-892-2253

NC ONE CALL:
811 (CALL BEFORE YOU DIG)



VICINITY MAP
NOT TO SCALE

NOTES:

1. THIS PLAT IS NOT FOR RECORDATION 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. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. 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. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
6. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
7. BEATTIES FORD ROAD IS SHOWN AS A "MINOR THOROUGHFARE" OUTSIDE OF ROUTE 4 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.
8. MT HOLLY HUNTERSVILLE ROAD IS SHOWN AS A "MAJOR THOROUGHFARE" OUTSIDE OF ROUTE 4 ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 50' FROM CENTERLINE.
8. 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.

LEGEND:

- BFP - BACK FLOW PREVENTOR
C&G - CURB & GUTTER
CB - CATCH BASIN
CP - CALCULATED POINT
C/O - CLEAN OUT
D.B. - DEED BOOK
ECM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EMM - EXISTING METAL MONUMENT
EN - EXISTING NAIL
EU - END UNKNOWN
FH - FIRE HYDRANT
FP - FLAG POLE
GM - GAS METER
GP - GATE POST
GV - GAS VALVE
GW - GUY WIRE
HVAC - HEATING, VENTILATION, AIR COND.
ICV - IRRIGATION CONTROL VALVE
LP - LIGHT POLE
- LP - LIGHT POLE
M.B. - MAP BOOK
N.G.S. - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
NN - NEW NAIL
O/HANG - OVERHANG
PB - POWER BOX
PIN - PARCEL IDENTIFICATION NUMBER
PM - POWER METER
PP - POWER POLE
PG - PAGE
PVC - PLASTIC PIPE
R/W - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
SDMH - STORM DRAIN MANHOLE
SSMH - SANITARY SEWER MANHOLE
TB - TELEPHONE BOX
TERR. - TERRACOTTA PIPE
TMH - TELEPHONE MANHOLE
WB - WATER BOX
WM - WATER METER
WV - WATER VALVE

LINE LEGEND:

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

TREE LEGEND:

- CED - CEDAR
PIN - PINE
POP - POPLAR

R.P. HOUSTON
D.B. 746, PG. 254

M.H. CATHEY &
M.L. CATHEY
D.B. 2061, PG. 008

C.D. PUCKETT, JR.
D.B. 1721, PG. 259

GRID COORDINATES
N. 586,747.596 FEET
E. 1,437,694.402 FEET

GRID COORDINATES
N. 586,722.250 FEET
E. 1,438,165.141 FEET

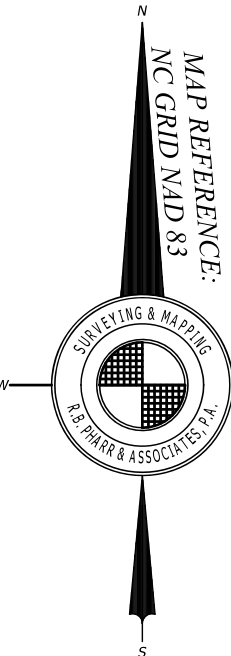
AREA: 119,271 SQ. FT.
OR
2.7381 ACRES
VACANT
#8900



Know what's below.
Call before you dig.

UTILITIES:

- POWER
DUKE POWER ENERGY
1-800-777-9898
- 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
TIME WARNER CABLE
1-800-892-2253



MT. HOLLY-HUNTERSVILLE ROAD
(VARIABLE PUBLIC R/W) SR 2004
N.C.D.O.T. PROJECT 8.7367034

MT. HOLLY-HUNTERSVILLE ROAD
(VARIABLE PUBLIC R/W) SR 2004
N.C.D.O.T. PROJECT 8.7367034

ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: HC(CD)

- MINIMUM SETBACK: 25'
MINIMUM SIDE YARD: NONE
MINIMUM REAR YARD: 30'
MAXIMUM BUILDING HEIGHT: 3 STORIES

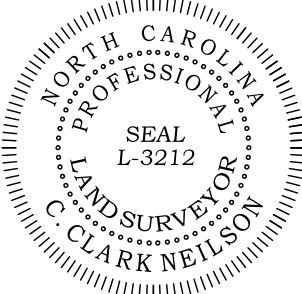
FOR FURTHER INFORMATION CONTACT THE
CHARLOTTE-MECKLENBURG ZONING
DEPARTMENT AT 704-336-3569.

119,271 SQ. FT. OR 2.7381 ACRES

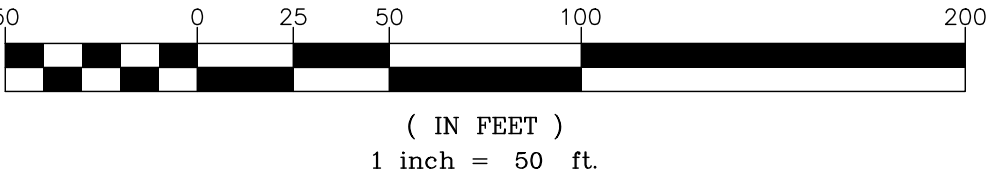
FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT
LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON
MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT
AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED
SEPTEMBER 2, 2015
MAP NUMBER: 3710453800K; ZONE 'X'

THIS IS TO CERTIFY THAT ON THE 14th DAY OF NOVEMBER 2016 AN ACTUAL SURVEY WAS MADE UNDER
MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF
ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH
CAROLINA, BOARD RULE .1600 (21 NCAC 56) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF
ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF
ANGLES TURNED.

SIGNED *C. Clark Neilson*



GRAPHIC SCALE



REVISIONS			SURVEY PREPARED FOR:		
4.26.23: JOB NO. 95064 ADDED TREES			T A & S ENTERPRISES OF NC, INC.		
			8900 BEATTIES FORD ROAD CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C. DEED REFERENCE: 27719-853 TAX PARCEL NO: 015-264-34		
			R.B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING		
			420 HAWTHORNE LANE CHARLOTTE, NC. 28204 TEL. (704) 376-2186		
CREW:	DRAWN:	REVISED:	SCALE:	DATE:	FILE NO.
JR	BZM	KPM	1" = 50'	NOV. 14, 2016	XX-4389
			JOB NO. 85952		



Town Engineering Rezoning Comment Summary
R24-03 Long Creek Retail (Accela# CSP-500014)
8900 Beatties Ford Rd (PIDs 01526434, 01526435)
Huntersville, NC 28078

General Project Information

This proposed rezoning is located at the corner of Beatties Ford Rd and Mt Holly-Huntersville Rd and consists of a new mixed-use development to include a gas station, convenient store, and future commercial uses.

Engineering Staff Comments

Traffic Impact Analysis (TIA):

- 1) The Town has deferred the TIA to NCDOT and it is currently in review. The draft TIA was submitted to NCDOT on 6/21/24. Attached are Figures 28 and 29 from the draft TIA. The following improvements were recommended in the TIA as the responsibility of the developer (NCDOT has provided comments to the TIA preparer to address; the below list of improvements is subject to change):
 - a. Construction of a westbound right-turn lane on Mt Holly Huntersville Road at the site access (Site Access #1) for phase 1 of the development. Access to be right-in/out only.
 - b. Construction of a southbound left-turn lane on Beatties Ford Road at Site Access #2 with 100 feet of storage for phase 1 of the development. Access is to be constructed as a left-over (no left-out access).
 - c. Construction of a northbound right-turn lane on Beatties Ford Road at Site Access #2 with 100 feet of storage for phase 1 of the development.
 - d. Construction of a southbound left-turn lane on Beatties Ford Road at Site Access #3 with 75 feet of storage for phase 2 of the development. Site Access #2 to be converted to right-in/out with construction of site access #3.

Transportation and Stormwater:

- 1) Add a permanent sidewalk easement from the right-of-way to a minimum of 1 foot from the back of sidepath along both Beatties Ford Road and Mt Holly-Huntersville Road.
- 2) Provide a minimum 200-foot horizontal radii for the proposed public street.

Long Creek Retail
Town of Huntersville, NC

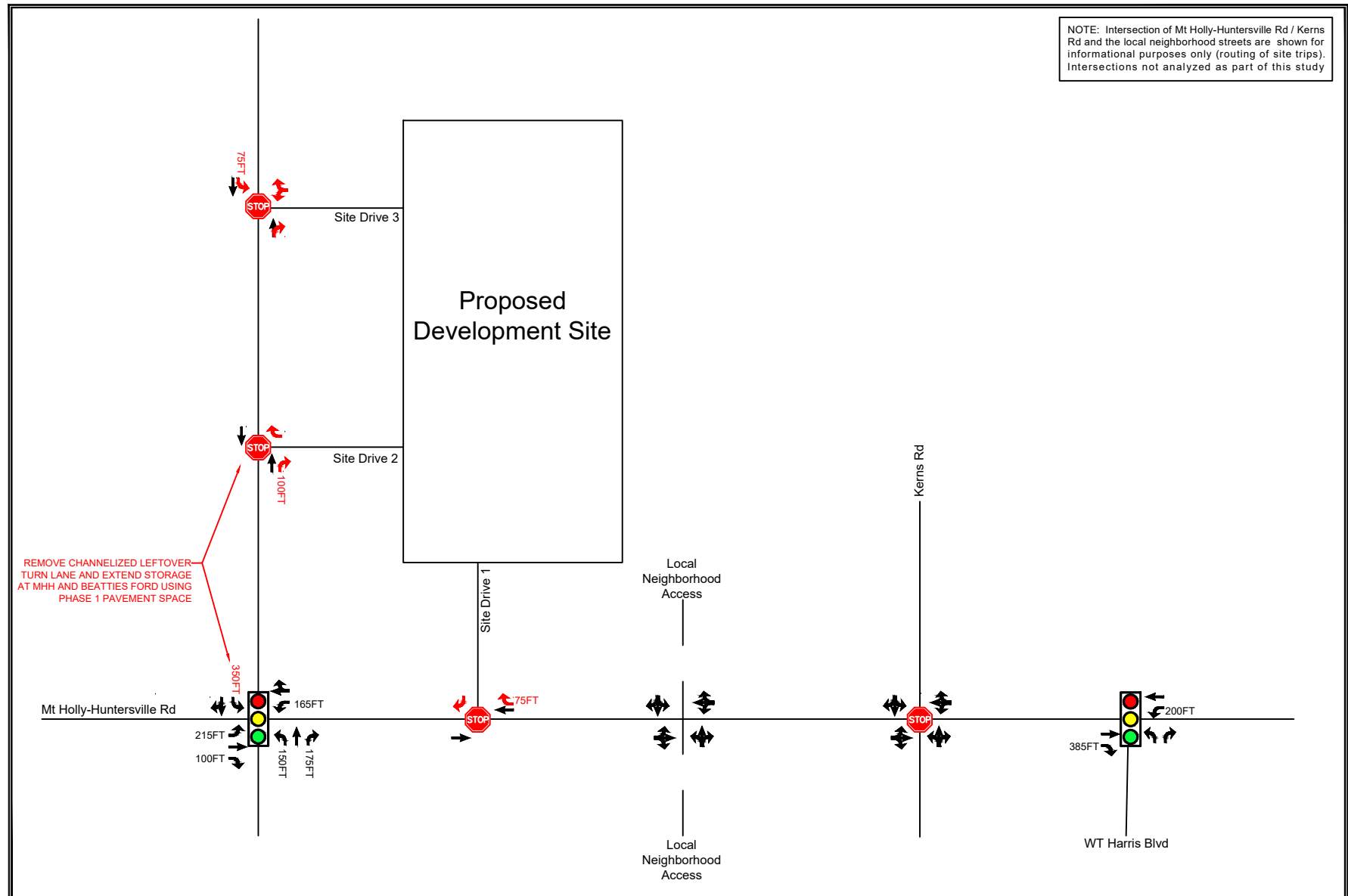


Figure 29

2030 Build Phase 2

Recommended Improvements

- ← EXISTING LANE CONFIGURATION
- RECOMMENDED IMPROVEMENTS BY DEVELOPER



NORTH

Long Creek Retail
Town of Huntersville, NC



Long Creek Retail Revision Community Meeting
Huntersville Arts and Cultural Center
May 29, 2024
6 pm

Developer Team in Attendance

Whitney Hodges, Bowman Development Group
Jeff Mofelhi, Owner
Brian Upton, Isaacs Group (Civil Engineering)
Patrick Monroe, Wells + Associates (Transportation Engineering)

Attendance from the Town

Jesse James, Town of Huntersville Planning Department

The meeting began at 6 pm.

Attendees raised the following questions at the neighborhood meeting. This summary synthesizes their concerns.

The consultant team explained the history of the rezoning and the proposed changes. The property was rezoned in 2008 to HC-CD, with the conditions being office and retail uses with a drug store. The road network remains unchanged, and there will be a slight increase in retail space and a change from a drug store to a gas station.

This site is an entrance into Huntersville, and as such, the architectural recommendations from the 2007 Beatties Ford Road Corridor Study need to be incorporated into the design of the gas station. Currently, the gas station and retail building next to it are phase 1 of the development. There are two owners in this application.

Questions:

Are there known tenants?

Currently, no. The intent is to have services that cater to the neighborhood's needs. The owner discussed the Circle K chain's design quality and gas pricing.

Can there be an Applebee's or something like it?

The tenant of the 13,500-square-foot building is unknown at this time. Because of the limited parking, a larger restaurant may not be possible.

Will there be a drive-through?

There are no proposed drive-throughs.

How many pumps will there be?

Eight pumps, which are two-sided

How will tanker deliveries be done?

The truck template has been used to ensure adequate movement. There is additional concern that the dumpster doors will stay open, making truck maneuverability difficult. Deliveries are also timed to be at night.

Will there be a median?

As shown (at the time of the meeting), the initial thought was that the movement could have access to turn left. The median would be installed with Phase 2.

Several concerns were raised about how people will get out of their property and potential crashes. At the time of the original approval, the only TIA requirement was from NCDOT. The Town has adopted local ordinances and has been doing its job to improve traffic conditions.

Once installed, the median would go passed the driveway.

Is it a 24-hour operation?

Yes.

What is the process?

The public process starts with a neighborhood meeting. We needed more time to finish the TIA so our public hearing schedule is:

Public Hearing: August 6 (TUESDAY)

Planning Commission: August 27

Final Action: September 17 (TUESDAY)

Concerns

- Growing roadway trash
- Beatties Ford Road and Mount Holly-Huntersville traffic
- School traffic
- It will be more traffic than a drugstore
- One property owner is trying to sell his property commercially. Until then, he uses it residentially and is concerned about lighting and construction while the property is used residentially. He would like a curb cut and some fencing. He also said that a commercial across the street would make it more likely that he could sell his property commercially.
- Light trespass was discussed, and staff stated the requirements.

Attachments:

Community Meeting Notice

Community Meeting Notification List

Sign-in Sheet

camapid	situsaddress1	nme_ownerfirstname
01526434	8900 BEATTIES FORD RD	
02306258	BEATTIES FORD RD	MARGIE P
01526433	8411 MT HOLLY-HUNTERSVILLE RD	CONRAD DEWEY JR
01526435	9000 BEATTIES FORD RD	ROBERT P JR
02306259	BEATTIES FORD RD	
02306218	MT HOLLY-HUNTERSVILLE RD	
02306255	BEATTIES FORD RD	
02306220	9007 BEATTIES FORD RD	JEFFREY S
02306219	9003 BEATTIES FORD RD	MARGIE P
02306256	BEATTIES FORD RD	
03327112	8220 MT HOLLY-HUNTERSVILLE RD	
02516112	8300 BEATTIES FORD RD	
01526436	9012 BEATTIES FORD RD	JEFFREY S
02516105	8400 MT HOLLY-HUNTERSVILLE RD	
01526437	9102 BEATTIES FORD RD	DONNA CATHEY
01526432	8529 MT HOLLY-HUNTERSVILLE RD	
01526443	9301 CARVER AV	

nme_ownerlastname	secownerfirst secownerlast
TA & S ENTERPRISES OF NC INC	
BARNETT	
PUCKETT	
HOUSTON	JUDY HOUSTON JAMIESON
RUSHER OIL CO	
RUSHER OIL CO	
RUSHER OIL CO	
BARNETTE	
BARNETTE	
RUSHER OIL CO	
KERLEY CAPITAL EXPRESSWAY LP	
PIEDMONT NATURAL GAS COMPANY INC	
BARNETTE	
CLEMENTI RIVERVIEW LLC	
SADLER	
CARVER BOWMAN LLC	
CARVER BOWMAN LLC	

txt_mailaddr1	txt_city	txt_state	txt_zipcode
7801 BRIDLE CT	CHARLOTTE	NC	28216
9003 BEATTIES FORD RD	HUNTERSVILL	NC	28078
8411 MT HOLLY HUNTERSVLLE RD	HUNTERSVILL	NC	28078
6548 JIM KIDD RD	HUNTERSVILL	NC	28078
PO BOX 1483	SALISBURY	NC	28145
PO BOX 1483	SALISBURY	NC	28145
PO BOX 1483	SALISBURY	NC	28145
1900 OLD BRIER LN	CHARLOTTE	NC	28216
9003 BEATTIES FORD RD	HUNTERSVILL	NC	28078
PO BOX 1483	SALISBURY	NC	28145
1CVS DRIVE	WOONSOCKET	RI	02895
PO BOX 33068	CHARLOTTE	NC	28233
1900 OLD BRIAR LN	CHARLOTTE	NC	28216
PO BOX 471904	CHARLOTTE	NC	28247
8218 RAINIER DR	DENVER	NC	28037
13815 CINNABAR PL	HUNTERSVILL	NC	28078
13815 CINNABAR PL	HUNTERSVILL	NC	28078

To: Property Owners Adjacent to Long Creek Retail
From: TA& S Enterprises of NC, LLC
Date: May 14, 2024
RE: **Notice of public input meeting for R24-03, a conditional rezoning revision of approximately +/- 4.39 acres located on Beatties Ford Road and Mount Holly-Huntersville Road in Huntersville, North Carolina.**

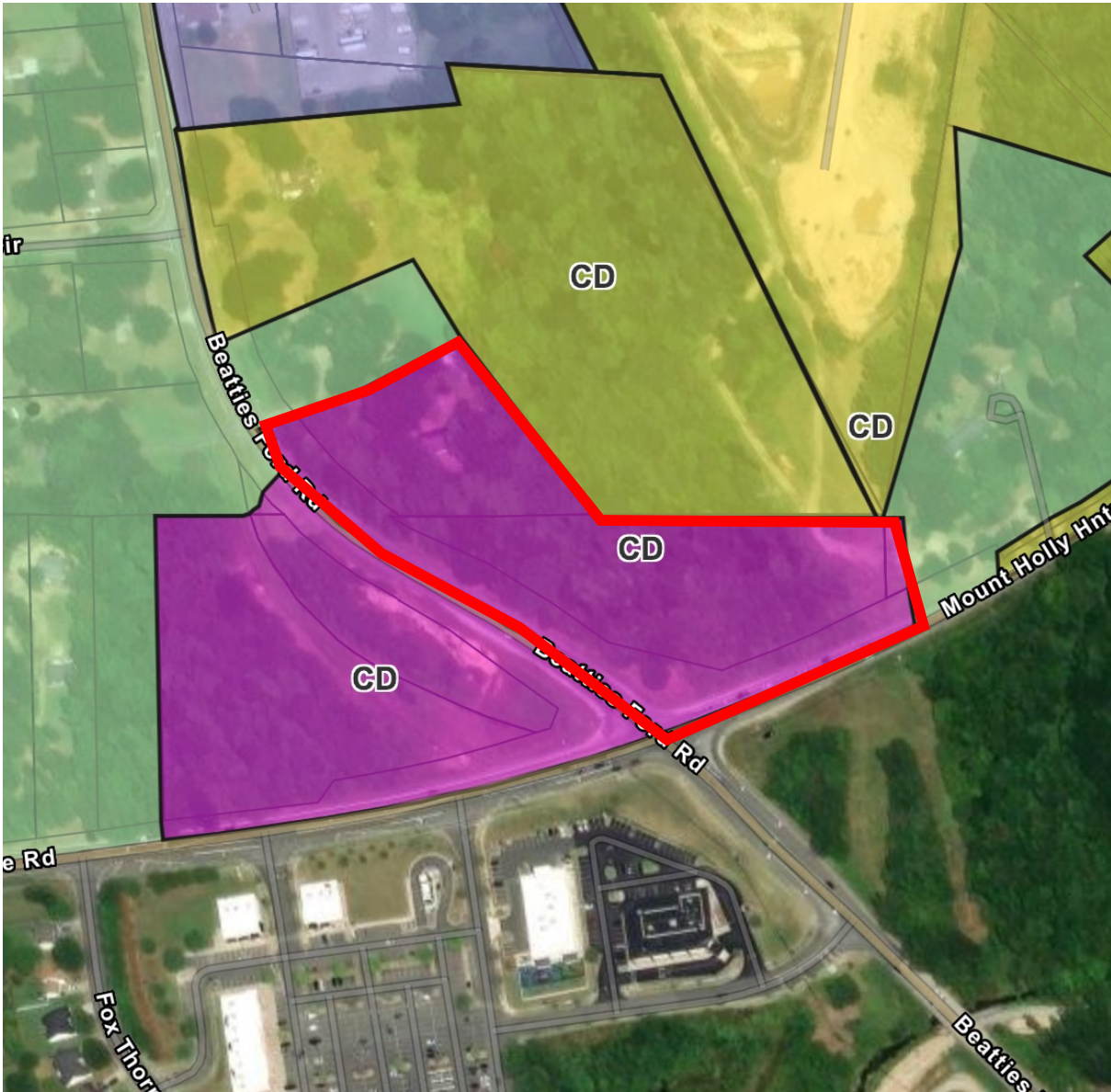
TA& S Enterprises of NC, LLC proposes to revise a conditional rezoning known as Long Creek Retail. The property is two parcels, approximately 4.39 acres, located on Beatties Ford Road and Mount Holly-Huntersville Road (PIN#s 015-26-434 and 015-26-435). The parcels are owned by TA& S Enterprises of NC, LLC and Robert Houston et al.

In 2008, the Town approved a rezoning to Highway Commercial Conditional District (HC-CD) to build a pharmacy with a drive-through and an additional commercial building (13,500 sq ft). The proposed revision would change the conditions of the original approval to allow a convenience store with a fuel canopy and one additional retail/office building (6,000 sq ft). No changes are proposed to the 13,500 square foot retail/office building approved in 2008.

You are invited to attend a public input meeting on **Wednesday, May 29, 2024, at 6 p.m.** at the **Huntersville Arts and Cultural Center** (109 S. Old Statesville Road, Huntersville, NC 28078). A proposed plan is enclosed. For a full-size plan, please see the Town's website: <https://huntersville.maps.arcgis.com/apps/MapSeries/index.html?appid=7b57c1bbd667471cb5c5309cdfcb1852>.

If you have questions about the meeting, please contact Whitney Hodges at whitneyhodges@gmail.com or 704-929-8396. You may also contact the Town of Huntersville Planning Department at 704-875-7000 for additional information.

Location Map



Community Meeting Attendance Log

Project Name:	Long Creek Retail Revision R24-03
Location of Meeting:	Huntersville Arts and Cultural Center, 14614 S. Old Statesville Road
Date:	29-May-24
Time:	6:00 PM

Pursuant to Huntersville Zoning Ordinance 11.4.3.d. 7. 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	<u>JAE SAILERS</u>	26	<u></u>
2	<u>KICK BARNETTE</u>	27	<u></u>
3	<u>MARIE BARNETTE</u>	28	<u></u>
4	<u>ERIN PUCKETT</u>	29	<u></u>
5	<u>Doug Sutherland (for Robert Houston)</u>	30	<u></u>
6		31	<u></u>
7	<u>Phyllis Smeaton</u>	32	<u></u>
8		33	<u></u>
9		34	<u></u>
10		35	<u></u>
11		36	<u></u>
12		37	<u></u>
13		38	<u></u>
14		39	<u></u>
15		40	<u></u>
16		41	<u></u>
17		42	<u></u>
18		43	<u></u>
19		44	<u></u>
20		45	<u></u>
21		46	<u></u>
22		47	<u></u>
23		48	<u></u>
24		49	<u></u>
25		50	<u></u>

Community Meeting Attendance Log

Project Name:	Long Creek Retail Revision R24-03
Location of Meeting:	Huntersville Arts and Cultural Center, 14614 S. Old Statesville Road
Date:	29-May-24
Time:	6:00 PM

Pursuant to Huntersville Zoning Ordinance 11.4.3.d. 7. 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.

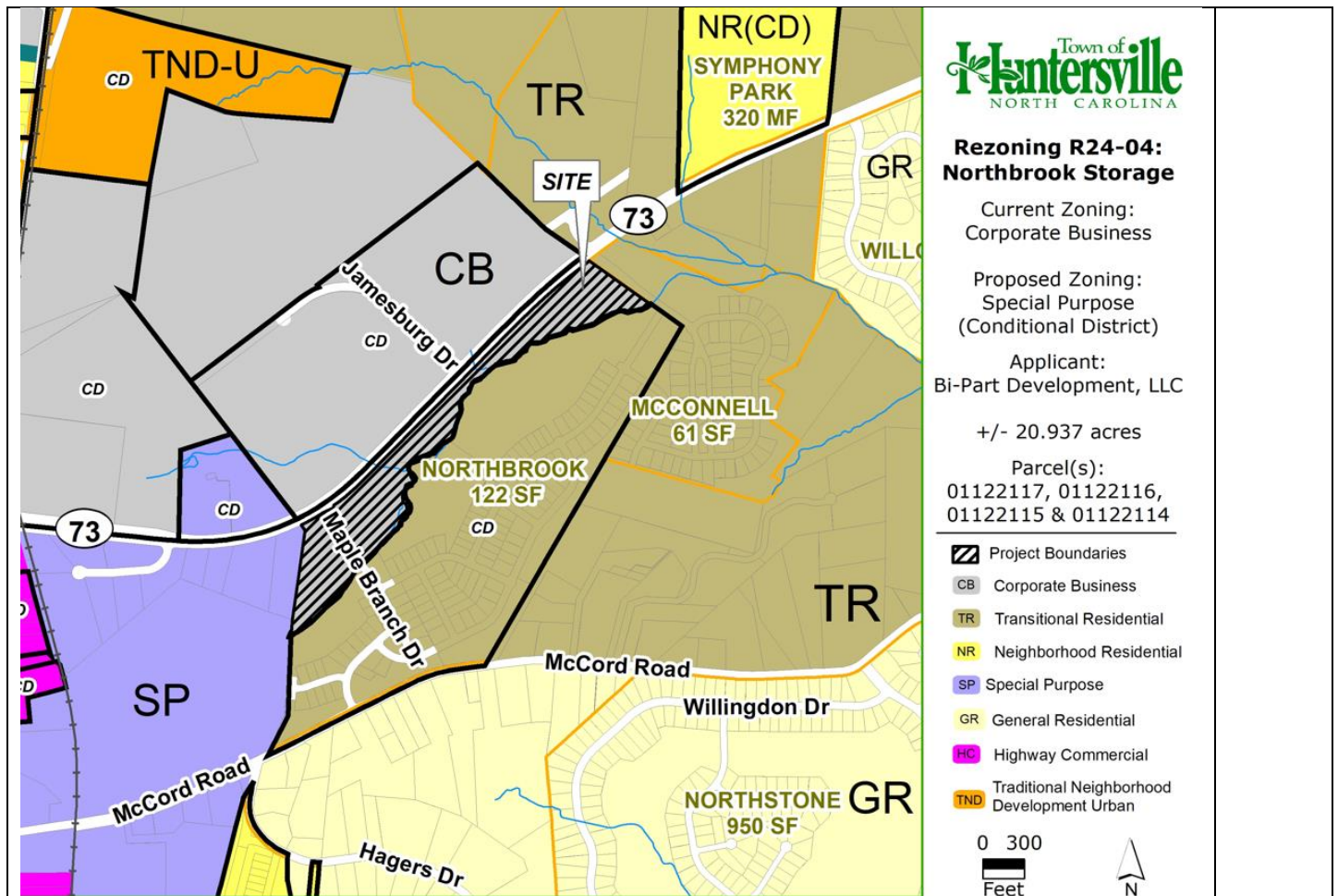
For the record of attendance, please list your first and last name:

1. <u>Scott Bannette</u>	26 _____
2. _____	27 _____
3. _____	28 _____
4. _____	29 _____
5. _____	30 _____
6. _____	31 _____
7. _____	32 _____
8. _____	33 _____
9. _____	34 _____
10. _____	35 _____
11. _____	36 _____
12. _____	37 _____
13. _____	38 _____
14. _____	39 _____
15. _____	40 _____
16. _____	41 _____
17. _____	42 _____
18. _____	43 _____
19. _____	44 _____
20. _____	45 _____
21. _____	46 _____
22. _____	47 _____
23. _____	48 _____
24. _____	49 _____
25. _____	50 _____

Petition R24-04 Northbrook Storage

****A revised plan was officially submitted on 8/19/24. This staff report does not incorporate any revisions due to the submittal date****

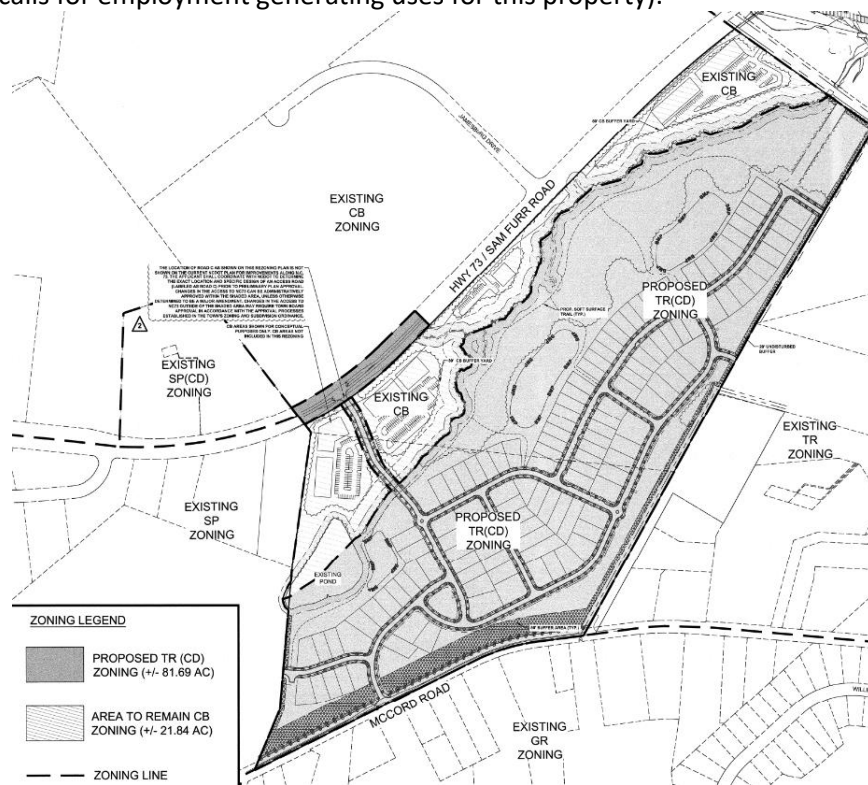
PART 1: PROJECT SUMMARY



1. Purpose: Rezone approximately 20.937-acres on Sam Furr Road (PINs 01122117, 01122116, 01122115, 01122114) from Corporate Business(CB) to Special Purpose-Conditional District (SP-CD) to allow for a storage unit development(Parcel C) and other SP uses permitted under the zoning designation with exception to; abattoirs, foundries, lumber mills and storage yards, heavy manufacturing, power generation plants, railroad freight yards, railroad repair shops and marshalling yards, and repair of heavy manufacturing operations. In addition to those exclusions listed, the following uses "permitted with conditions" under the SP district will also be excluded, commercial communication towers, internet sweepstakes, junk yards, outdoor storage of construction equipment, petroleum storage facilities, and trucking terminals. (see handout of SP and CB Permitted Uses). To summarize, Parcel C has a conceptual planned design with architectural elevations (see

attached), where Parcels A, B, and D have all been added to the plan as meeting ordinance standards, other than a modification request which is stated in the following sections.

2. The 2018 R18-15 Northbrook Subdivision/CD Rezoning approved the zoning map amendment from CB to a split between Transitional Residential-Conditional District (TR-CD) and kept the parcels along Sam Furr Road as CB (as seen below). The emphasis for this rezoning was to change a large portion of the property for residential zoning which left narrow commercial properties along Sam Furr Road, specifically Parcel C identified in this proposed rezoning with approximately 250-feet at its deepest point. When you add ROW acquisition for NCDOT road widening and 80-foot property line buffer standards for CB zoning adjacent to residential uses, the leftover property along Sam Furr Road is fairly narrow for employment sector uses (2016 Strategic Economic Development Plan calls for employment generating uses for this property).



3. Adjoining Zoning and Land Uses.

North: CB(CD)– Industrial warehousing

South: TR(CD)- Single Family Residential

East: TR- Single Family Residential

West: SP- Flex Space/Warehousing/Storage

4. A neighborhood meeting was held on Monday, June 24, 2024. Questions asked by residents and the responses from the applicants are summarized in the Neighborhood Meeting Report (see Attachment).
5. 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 Sam Furr Road.

PART 2: REZONING/SITE PLAN



- The proposed Conditional District Rezoning Plan has modification proposals and site standard requests from staff that are presented in the body of this document. Significant elements include:
- **Modification Request-** The zoning ordinance requires an 80-foot vegetated buffer adjacent to lower intensity uses. In this case, the entire southern property line requires the 80-foot buffer against the adjacent single-family subdivision. The applicant requests reduce the 80-foot buffer in parcel “C” as depicted in the rezoning plan to a 35-foot buffer which is the identified environmental buffer on site. This 35-foot buffer is defined as a SWIM (Surface Water Improvement & Management) buffer.

Staff Comments- The original application request was for a reduction for all four parcels within the plan and has since been revised to include only parcel “C” for the proposed indoor storage development. Since the closest home in the subdivision adjacent to the proposed site is approximately 382-feet of property designated as tree save, staff finds this modification can be appropriate with more clarity as to what type of vegetation is existing within the 35-foot SWIM buffer to remain.

- **Modification Request-** The applicant requests a modification of the required 40’ thoroughfare buffer per article 7.5.3. This requirement allows per ordinance a reduction from 80’ to 40’ along thoroughfares where only passenger vehicle parking is located between the building and the street, and or the architecture of the building does not meet the building type requirements of article 4. The applicant has chosen this 40’ buffer option but cannot plant it (as it states in the modification request note on the plans) per ordinance standards due to an existing permanent NCDOT utility easement within this area. The request is to “work with Town Planning Staff and NCDOT to design and develop a pet friendly walking park. We will design our 40-foot buffer (set back) and work with NCDOT in some of their ROW to have a 40-foot-wide park with an 8-10-foot-wide walking path, beautiful green grassed area, park benches, picnic tables, dog obstacles, drinking fountains (pet and people) and completely fenced in with 48-inch-high decorative aluminum fence. Our property owner’s association will maintain the park like area. This will enhance the streetscape and offer the residents of Huntersville an amazing pet friendly park”.

Staff Comments- Staff cannot accurately analyze this request because a detail of how this would be achieved has not been submitted. We can note that this linear pet friendly/fenced in park scenario could potentially introduce several concerns. A) Will NCDOT allow a gated and fenced park in their ROW? We have not seen this type of request successfully performed anywhere else. B) how would the intent of the ordinance be met of buffering the parking lot and building with vegetation? Staff recommends an option that would negate the need for buffering that would bring the buildings to the 40-foot utility easement line with architecture that meets article 4 and move the parking to the rear of the buildings. In this

scenario the applicant could figure out what appropriate items could be installed in the utility ROW/easement without the need for a vegetated buffer.

- Permitted Uses- In Part 1 of the report the excluded uses are laid out. It is worth noting what would be permitted on parcel's A, B, and D (lot C is proposed for an Indoor Storage Facility). See attachment for Use Tables in SP and CB districts.

Staff Comments- Staff requests a narrowed list of uses that could be developed on lots A, B, and D because several uses not included in the exclusions list provided, could raise concerns. For example, on parcels A, B, and D, mini storage would not be appropriate since lot C is proposing this use. Staff recommends that these parcels align with the original rezoning and the Strategic Economic Development Plan principle of having employment generating uses.

General Plan Information

- Parking requirements= For commercial, industrial, or office uses the requirement is 1 space per 500 square feet of floor space. Warehousing/Mini storage is required .25 spaces per 1000 square feet of floor space. The proposed plans are conceptual in nature so the parking layout and calculations are not set, however, the applicant has not requested a modification to the parking requirements, therefore the construction plans will need to meet the ordinance minimum standards.
- Minimum Tree Preservation (specimen tree save) for Special Purpose district is 30%. Heritage trees are required to be saved at 100%.

Staff Comment- Staff has requested a tree save plan from a licensed surveyor. This is needed to accurately determine what specimen and heritage trees will be saved.

- Planning, Transportation, and Storm Water Engineering staff have minor site plan comments outstanding that need to be addressed prior to final plan approval.

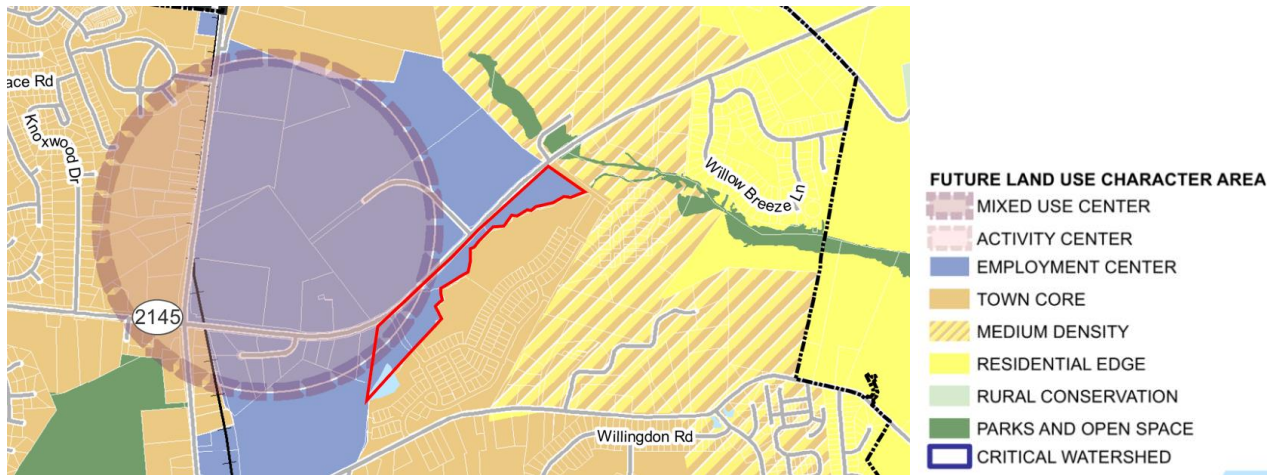
PART 3: TRANSPORTATION ISSUES

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 Parcels within “Employment 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.
Staff Comment: These parcels are all within an Employment Center land use character area and by approving SP zoning with use exclusions it opens the possibilities of a rich mix of land uses from flex space to retail and other commercial uses. Note: it is important to narrow the permitted land use list in parcels A, B, and D to ensure that employment generating uses are possible.
- LU 8.1: Continue to emphasize form and flexibility in development regulations for these areas. (employment centers)
 The current zoning ordinance has basic form-based standards with flexibility built-in. Key elements include allowing multiple types of land uses, a mix of uses, minimal setbacks, and parking requirements.
Staff Comment: Parcel C, which is narrow and fronts Sam Furr Road, which has a 40' utility easement along the frontage for which buildings cannot be placed, is an example of a place where flexible design standards could and should be practiced. Allowing reduced buffers and introducing more allowed uses would be beneficial for this parcel.
- EV 1.2: Focus economic development in areas that support growth.
 Preserve areas suitable for business and industrial development, along with a mixture of support uses, to ensure an adequate inventory of land for future growth and development, with increases to this inventory as required. These areas should have proximity to existing or future activity centers, have access to transportation options and utility service, and offer amenities for employees.
Staff Comment: These parcels are along Sam Furr Road, designated as a major thoroughfare, and this land has been set aside for an Employment Center, which is slated for economic development in the Community Plan. Rezoning to SP zoning still allows the uses permitted in CB zoning (current zoning designation) but allows more uses that could be supported along this thoroughfare like retail and other mixes of commercial uses. Staff would however, like to see a more condensed permitted use table proposal for this proposed CD district.

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

- Policy EOS-4: In more urban environments, encourage the preservation of heritage trees and tree canopy enhancement.
 - EOS 4.4: Inventory and manage urban forest canopy (i.e., downtown, in rights-of-way, etc.)
 - EOS 4.5: Establish, monitor, and maintain a healthy urban forest.
Staff Comment: Staff has requested a tree survey to allow us to assess the tree canopy existing on site to better understand how key environmental situations along the Ramah Creek Swim buffer. Once the tree survey is submitted and reviewed, this non-consistency could very well be removed.
- LU 1.1: Utilize the Future Land Use Map during development approval process to ensure compatibility with long-range plans.
Staff Comment: At least for Parcel C, proposed as a storage facility, this does not encourage an employment generating land use.
- Policy LU-11: Protect Existing Housing Stock.
 - LU 11.1: Protect and enhance the unique character of Huntersville's neighborhoods by using planning tools to safeguard from potentially negative impacts of development and redevelopment.
Staff Comment: Staff believes that parcel A, B, and D could have a condensed permitted use table beyond what has already been excluded to establish safeguards for potential negative impacts of development to neighboring housing stock. An example of uses worth discussing more, that are not excluded, are outdoor amusement facilities, and mini storage facilities.

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 can be consistent with the overall character of the existing development with implementation of revisions to the plan previously stated in this report. More emphasis should be placed on tree save and lot layouts of parcels A, B, and D as they pertain to street buffers.

- 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 amendment petition R24-04, Northbrook Storage, staff can recommend approval if the following staff recommendations are implemented into the plan:

- 1) More detail regarding tree save and layouts of parcels A, B, and D as they pertain to street buffers.
- 2) More detail on modification request number two as to how the linear park layout would work on the sites or modify the build to line and have the buildings address the street with architecture.
- 3) Clarify permitted uses that relate to commercial and employment generating uses.
- 4) Any TIA comments are resolved.
- 5) Address other minor staff comments.

Staff believes that by implementing these recommended revisions, the plan will be consistent with future land use implementation policies LU 6.1, 8.1, and EV 1.2. The latest plans do not give staff enough information to support the application as submitted.

PART 6: PUBLIC HEARING COMMENTS

A Public Hearing was held on August 6, 2024. See the meeting minutes and watch with this [link](https://www.youtube.com/live/5Wx6wgzRyQk), <https://www.youtube.com/live/5Wx6wgzRyQk> to the YouTube feed of the meeting.

PART 7: PLANNING BOARD RECOMMENDATION

Planning Board Meeting is scheduled for August 27, 2024.

PART 8: TOWN BOARD RECOMMENDATION

Town Board Meeting is scheduled for September 17, 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 – R24-04 Northbrook Storage

Planning Department	Planning Board	Board of Commissioners
In considering the proposed rezoning amendment petition R24-04, Northbrook Storage, staff can recommend approval if the following staff recommendations are implemented into the plan: 1) More detail regarding tree save and layouts of parcels A, B, and D as they pertain to street buffers. 2) More detail on modification request number two as to how the linear park layout would work on the sites or modify the build to line and have the buildings address the street with architecture. 3) Clarify permitted uses that relate to commercial and employment generating uses. 4) Any TIA comments are resolved. 5) Address other minor staff comments. <u>It is reasonable and in the public interest to approve the rezoning IF the recommended revisions are made to the plan as it would then be consistent with future land use implementation policies LU 6.1, 8.1, and EV 1.2.</u>	APPROVAL: <u>(insert applicable plan reference)</u>. <u>It is reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>	APPROVAL: <u>(insert applicable plan reference)</u>. <u>It is reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>

	DENIAL: <u>(consistent OR inconsistent with (insert applicable plan reference)).</u> <u>It is not reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>	DENIAL: <u>(consistent OR inconsistent with (insert applicable plan reference)).</u> <u>It is not reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>
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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 07/08/2024

Name of Project Northbrook Storage Facility Phase # (if subdivision) _____

Project Address Sam Furr Rd, Huntersville NC 28078

Parcel Identification Number(s) (PIN) 01122117, 01122116, 01122115, 01122114

Current Zoning District CB Proposed District (for rezoning only) SP (CD)

Property Size (acres) 21.936 acres Street Frontage (feet) 3,288 feet

Current Land Use Vacant

Proposed Land Use(s) Indoor storage facility

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 rezoning request is to rezone parcels: 01122117, 01122116, 01122115, and 01155114 from CB to SP(CD). The applicant is also requesting that the existing 80' buffer be reduced on Parcel 01122115 to the largest environmental buffer on site which is a 35' SWIM buffer. The applicant is also requesting to allow disturbance and replanting of the 40' thoroughfare buffer on Parcels 01122117, 01122116, and 01122114 due to site elevations and topography.

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 Bi-Part Development LLC Phone 704-363-7902
☐ 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 _____

Title Owner Email jpalillo@aol.com

Address of Applicant 18611 Starcreek Rd, Cornelius NC 28031

7. Property Owner (if different than applicant)

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

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

Signature _____

Title _____ Email _____

Address of Property Owner _____

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

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

8. Development/Design Firm Contact Information

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:	https://www.huntersville.org/228/Planning-Department

Sheet List Table	
Sheet Number	Sheet Title
Z01	COVER
Z02	AREA-A SURVEY
Z02.1	AREA-B SURVEY
Z02.2	AREA-C SURVEY
Z02.3	AREA-D SURVEY
Z03	AREA-A TREE SURVEY
Z03.1	AREA-B TREE SURVEY
Z03.2	AREA-C TREE SURVEY
Z03.3	AREA-D TREE SURVEY
Z04	SLOPE ANALYSIS
Z05	BUFFER EXHIBIT
Z06	OVERALL REZONING PLAN
Z06.1	AREA-A PRELIM TREE SAVE
Z06.2	AREA-B PRELIM TREE SAVE
Z06.3	AREA-D PRELIM TREE SAVE
Z06.4	AREA-D FULL TREE LIST
Z07	INDOOR STORAGE REZONING PLAN
Z07.1	INDOOR STORAGE TREE SAVE PLAN
Z08	INDOOR STORAGE PRELIM GRADING PLAN
Z09	INDOOR STORAGE UTILITY - LANDSCAPE PLAN

CONDITIONAL REZONING COMMERCIAL
SITE PLAN PACKAGE

NORTHBROOK STORAGE FACILITY
HUNTERSVILLE, MECKLENBURG COUNTY, NC

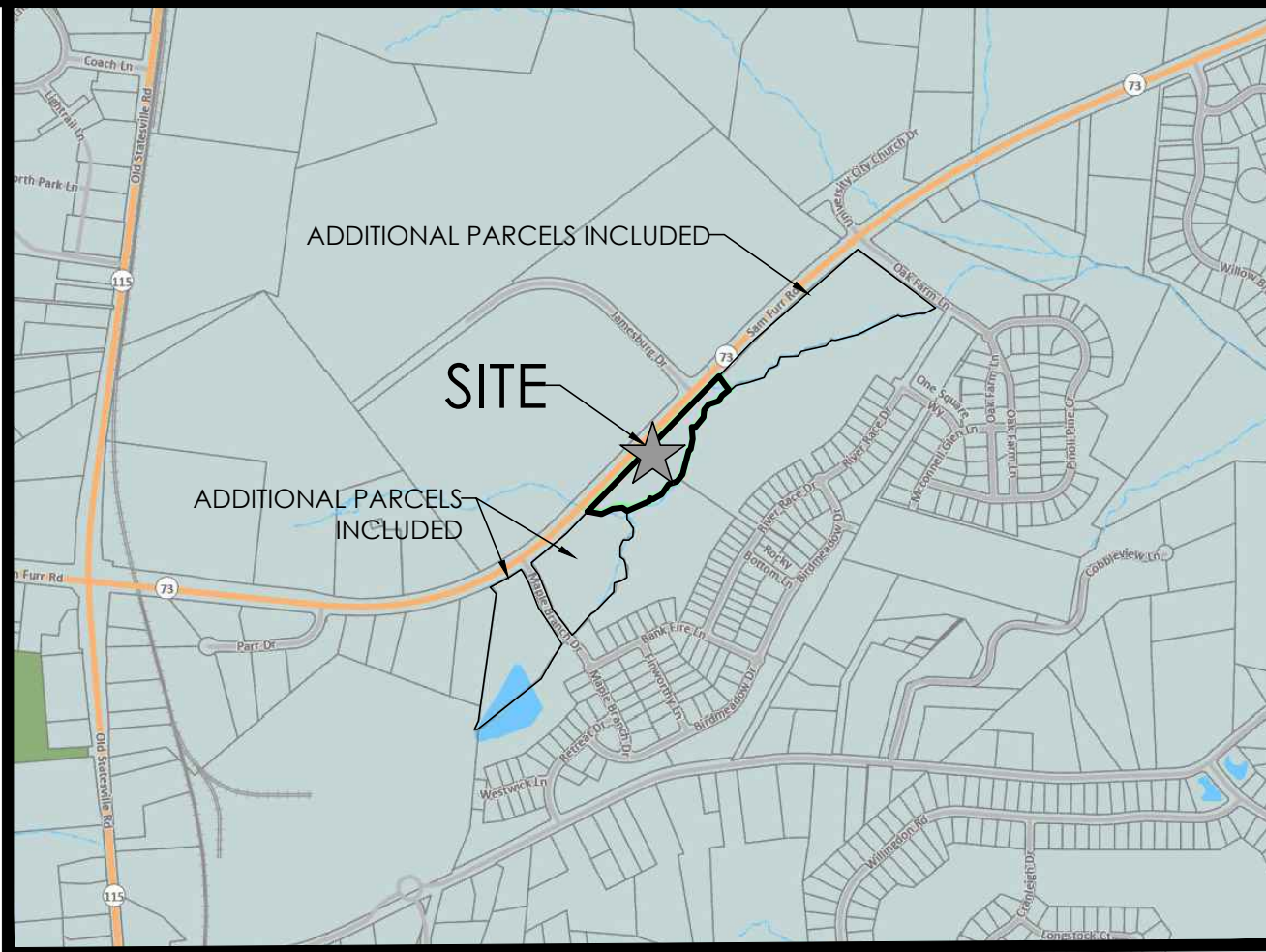
REZONING # R24-04

ACCELA #CSP-500021

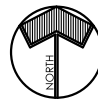
OWNER/DEVELOPER:
BI-PART DEVELOPMENT, LLC.
18611 STARCREEK RD
CORNELIUS, NC 28031
PH: (704) 363-7902
CONTACT: JAKE PALILLO

NOTE: THE TIA IS COMPLETE AND UNDER REVIEW WITH NCDOT. WE WILL AGREE TO DO ALL ROAD IMPROVEMENTS REQUIRED BY NCDOT FOR THE PROJECTS

NOTE: ALL RETAINING WALLS REQUIRING SPECIAL INSPECTIONS (>5' IN HEIGHT) SHALL MEET THE REQUIREMENTS OF THE MCSBC CHAPTER 17 - SPECIAL INSPECTIONS AS DETAILED PER THE MECKLENBURG COUNTY CODE ENFORCEMENT SPECIAL INSPECTIONS PROCESS. ADDITIONALLY, COPIES OF THE RETAINING WALL PLANS SHALL BE SUBMITTED TO THE HUNTERSVILLE ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL. THE TOWN OF HUNTERSVILLE SHALL BE COPIED ON ALL STATEMENTS OF SPECIAL INSPECTIONS, SPECIAL INSPECTIONS FINAL REPORTS, AND DESIGN PRINCIPAL IN RESPONSIBLE CHARGE (DPIRC) LETTERS.



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 SOLELY 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.

NORTHBROOK STORAGE FACILITY

PARCEL: 01122115
11500 SAM FURR RD, HUNTERSVILLE, NC 28078

Know what's below.
Call before you dig.



REVISIONS

DATE	COMMENT

INITIAL SUB. DATE: ####

ISSUANCE DATE: ####

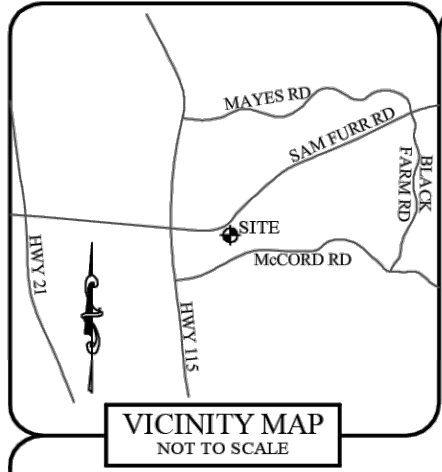


HFI PROJECT #: 223084

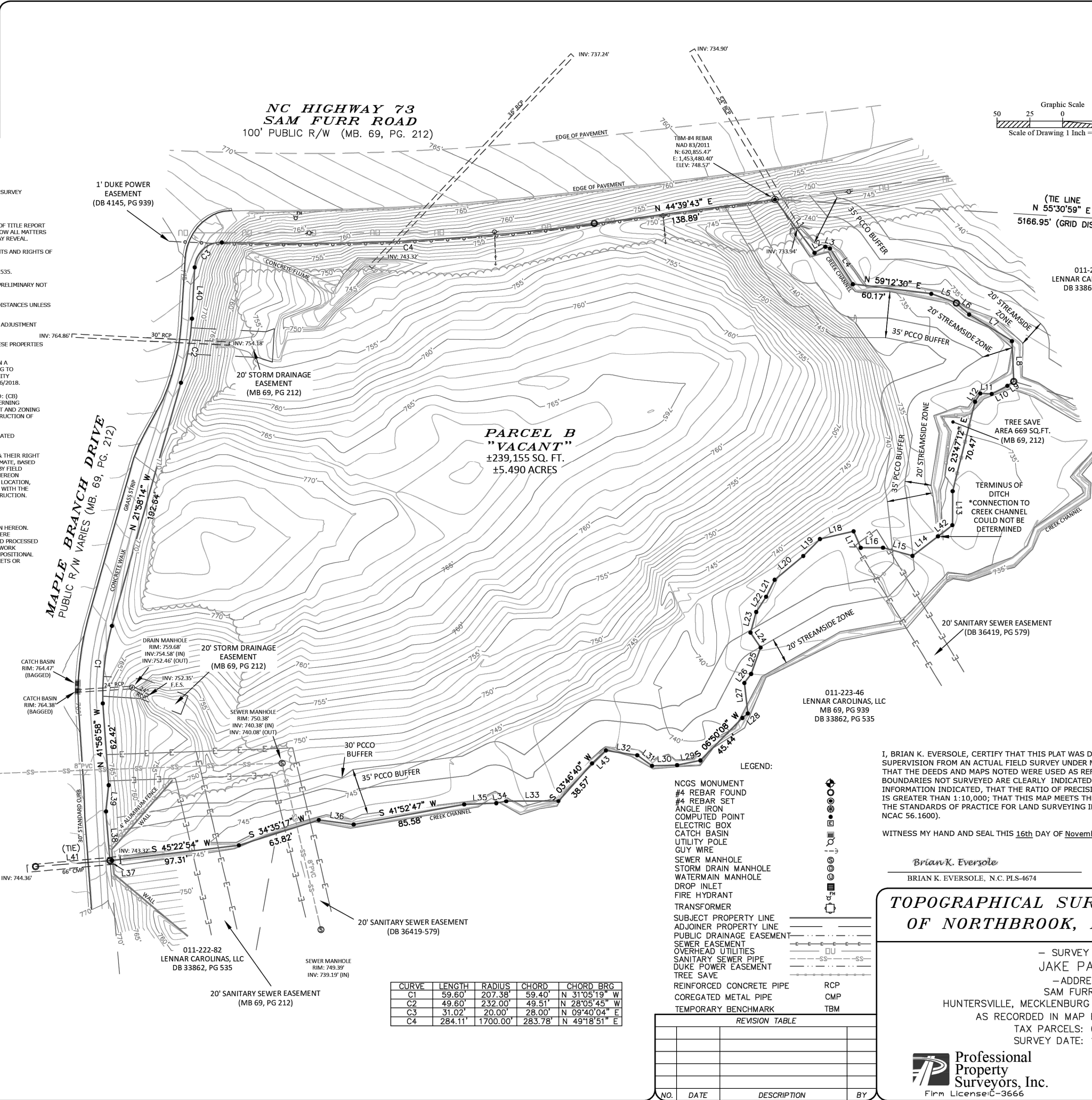
COVER

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. THIS MAP IS DRAWN FROM AN ACTUAL FIELD SURVEY PERFORMED BY PPS ON NOVEMBER 4th, 2022.
 2. NORTH BASED ON NC NAD 83/NSRS 2011.
 3. THIS SURVEY WAS MADE WITHOUT BENEFIT OF TITLE REPORT OR OPINION AND DOES NOT PURPORT TO SHOW ALL MATTERS OF TITLE THAT A COMPLETE TITLE REPORT MAY REVEAL.
 4. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.
 5. APPARENT SOURCE OF TITLE: DB 33862, PG. 535.
 6. UNLESS SIGNED AND SEALED, THIS PLAT IS PRELIMINARY NOT FOR RECORDATION, SALES OR CONVEYANCE.
 7. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 8. TRAVERSE ADJUSTED BY THE COMPASS RULE ADJUSTMENT METHOD.
 9. PHYSICAL IMPROVEMENTS MAY EXIST ON THESE PROPERTIES THAT ARE NOT SHOWN HEREON.
 10. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD AREA ACCORDING TO FEMA FLOOD INSURANCE RATE MAP - COMMUNITY PANEL # 3710465200K; EFFECTIVE DATE: 11/16/2018.
 11. THE SUBJECT PROPERTY IS CURRENTLY ZONED: (C3) "CORPORATE BUSINESS; CONFORMS WITH GOVERNING AGENCY FOR PREVAILING LAND DEVELOPMENT AND ZONING REQUIREMENTS PRIOR TO DESIGN OR CONSTRUCTION OF ANY IMPROVEMENTS.
 12. SUBJECT PARCEL IS NOT LOCATED IN A REGULATED DRINKING WATERSHED.
 13. THE LOCATION OF UNDERGROUND UTILITIES & THEIR RIGHT OF WAYS SHOWN ON THIS MAP ARE APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. 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.
 14. VERTICAL DATUM BASED ON NAVD 88. CONTOURS ARE AT 1' INTERVALS.
 15. TIE TO NCGS MONUMENT "WESTMORE" SHOWN HEREON. VERTICAL INFORMATION FOR THIS PROJECT WERE PRODUCED WITH VRS GPS OBSERVATIONS AND PROCESSED WITH VRS SOFTWARE ON 8/15/2022. THE NETWORK POSITIONAL ACCURACY OF THE VRS DERIVED POSITIONAL INFORMATION IS 0.07" AND SURVEY CLASS MEETS OR EXCEEDS CLASS C.



LINE	BEARING	DISTANCE
L1	S 74°21'51" E	50.56'
L2	N 22°15'30" E	9.44'
L3	N 72°48'59" E	3.77'
L4	S 70°34'32" E	32.28'
L5	S 72°21'29" W	20.39'
L6	S 85°46'59" E	13.04'
L7	N 83°58'23" E	38.97'
L8	S 40°21'20" E	30.80'
L9	S 17°50'24" W	5.84'
L10	S 24°56'14" W	13.45'
L11	S 54°16'01" W	8.69'
L12	S 05°07'03" E	7.39'
L13	S 37°18'08" E	25.91'
L14	S 14°38'18" W	24.47'
L15	S 67°44'37" W	23.30'
L16	S 51°54'05" W	17.03'
L17	N 61°13'03" W	13.64'
L18	S 39°14'19" W	26.26'
L19	S 06°47'46" W	18.06'
L20	S 12°28'11" W	28.40'
L21	S 11°01'55" E	14.40'
L22	S 04°50'59" E	13.86'
L23	S 22°13'04" E	16.33'
L24	S 71°59'55" E	13.31'
L25	S 18°36'11" E	21.35'
L26	S 00°50'53" E	8.58'
L27	S 44°19'22" E	23.33'
L28	S 12°19'32" W	5.38'
L29	S 40°50'09" W	18.14'
L30	S 50°27'45" W	19.14'
L31	S 87°53'02" W	13.82'
L32	S 80°57'02" W	24.21'
L33	S 51°58'26" W	39.77'
L34	S 40°22'08" W	7.70'
L35	S 49°59'40" W	24.46'
L36	S 59°38'23" W	26.80'
L37	S 47°38'28" W	1.57'
L38	N 42°29'19" W	37.60'
L39	N 32°02'08" W	20.33'
L40	N 34°45'58" W	39.10'
L41	N 47°38'30" E	56.91'
L42	S 14°20'47" W	13.80'
L43	S 08°55'15" W	14.46'

I, BRIAN K. EVERSOLE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY UNDER MY SUPERVISION. THAT THE DEEDS AND MAPS NOTED WERE USED AS REFERENCES. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION INDICATED, THAT THE RATIO OF PRECISION AS CALCULATED IS GREATER THAN 1:10,000; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

WITNESS MY HAND AND SEAL THIS 16th DAY of November, 2022.

Brian K. Eversole
BRIAN K. EVERSOLE, N.C. PLS-4674

TOPOGRAPHICAL SURVEY OF PARCEL B OF NORTHBROOK, PHASE 1, MAP 1

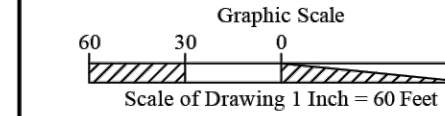
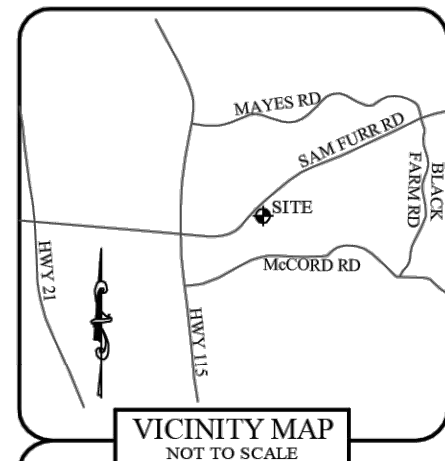
— SURVEY FOR —
JAKE PAULLO
— ADDRESS —
SAM FURR ROAD
HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA
AS RECORDED IN MAP BOOK 69, PAGE 212
TAX PARCELS: 011-221-16
SURVEY DATE: 11/04/2022

Professional
Property
Surveyors, Inc.
Firm License C-3666
18335 Old Statesville Rd.
Suite A
Cornelius, N.C. 28031
(704) 765-5134 Phone/Fax



CURVE	LENGTH	RADIUS	CHORD	CHORD BRG
C1	59.60'	207.38'	59.40'	N 31°05'19" W
C2	49.60'	232.00'	49.51'	N 28°05'45" W
C3	31.02'	20.00'	28.00'	N 09°40'04" E
C4	284.11'	1700.00'	283.78'	N 49°18'51" E

REVISION TABLE			
NO.	DATE	DESCRIPTION	BY

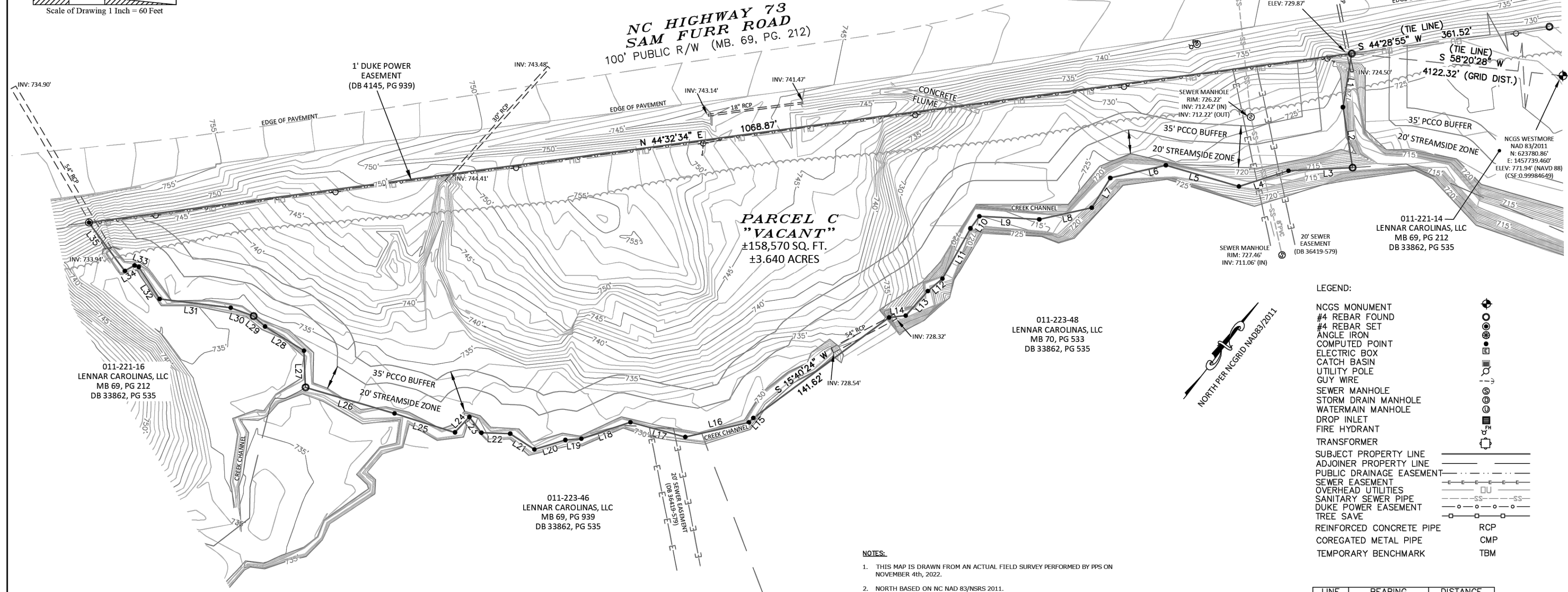


I, BRIAN K. EVERSOLE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY UNDER MY SUPERVISION. THAT THE DEEDS AND MAPS NOTED WERE USED AS REFERENCES. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION INDICATED, THAT THE RATIO OF PRECISION AS CALCULATED IS GREATER THAN 1:10,000; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA(21 NCAC 56.1600).

WITNESS MY HAND AND SEAL THIS 16th DAY OF November, 2022.

Brian K. Eversole

BRIAN K. EVERSOLE, N.C. PLS-4674



- LEGEND:
- NCGS MONUMENT
 - #4 REBAR FOUND
 - ANGLE IRON
 - COMPUTED POINT
 - ELECTRIC BOX
 - CATCH BASIN
 - UTILITY POLE
 - GUY WIRE
 - SEWER MANHOLE
 - STORM DRAIN MANHOLE
 - WATERMAIN MANHOLE
 - DROP INLET
 - FIRE HYDRANT
 - TRANSFORMER
 - SUBJECT PROPERTY LINE
 - ADJOINER PROPERTY LINE
 - PUBLIC DRAINAGE EASEMENT
 - SEWER EASEMENT
 - OVERHEAD UTILITIES
 - SANITARY SEWER PIPE
 - DUKE POWER EASEMENT
 - TREE SAVE
 - REINFORCED CONCRETE PIPE
 - CORROGATED METAL PIPE
 - TEMPORARY BENCHMARK

- NOTES:
- THIS MAP IS DRAWN FROM AN ACTUAL FIELD SURVEY PERFORMED BY PPS ON NOVEMBER 4th, 2022.
 - NORTH BASED ON NC NAD 83/USNS 2011.
 - THIS SURVEY WAS MADE WITHOUT BENEFIT OF TITLE REPORT OR OPINION AND DOES NOT PURPORT TO SHOW ALL MATTERS OF TITLE THAT A COMPLETE TITLE REPORT MAY REVEAL.
 - THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.
 - APPARENT SOURCE OF TITLE: DB, 33862, PG. 535.
 - UNLESS SIGNED AND SEALED, THIS PLAT IS PRELIMINARY NOT FOR RECORDATION, SALES OR CONVEYANCE.
 - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - TRAVERSE ADJUSTED BY THE COMPASS RULE ADJUSTMENT METHOD.
 - PHYSICAL IMPROVEMENTS MAY EXIST ON THESE PROPERTIES THAT ARE NOT SHOWN HEREON.
 - THE SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD AREA ACCORDING TO FEMA FLOOD INSURANCE RATE MAP - COMMUNITY PANEL #3710465200K; EFFECTIVE DATE: 11/16/2018.
 - THE SUBJECT PROPERTY IS CURRENTLY ZONED (CR) "CORPORATE-BUSINESS; CONSULT WITH GOVERNING AGENCY FOR PREVAILING LAND DEVELOPMENT AND ZONING REQUIREMENTS PRIOR TO DESIGN OR CONSTRUCTION OF ANY IMPROVEMENTS.
 - SUBJECT PARCEL IS NOT LOCATED IN A REGULATED DRINKING WATERSHED.
 - THE LOCATION OF UNDERGROUND UTILITIES & THEIR RIGHT OF WAYS SHOWN ON THIS MAP ARE APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. 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.
 - VERTICAL DATUM BASED ON NAVD 83. CONTOURS ARE AT 1' INTERVALS.
 - TIE TO NCGS MONUMENT "WESTMORE" SHOWN HEREON. VERTICAL INFORMATION FOR THIS PROJECT WERE PRODUCED WITH VMS GPS OBSERVATIONS AND PROCESSED WITH VMS SOFTWARE ON 8/15/2022. THE NETWORK POSITIONAL ACCURACY OF THE VMS-DERIVED POSITIONAL INFORMATION IS 0.07' AND SURVEY CLASS MEETS OR EXCEEDS CLASS C.

LINE	BEARING	DISTANCE
L1	S 28°56'17" E	45.57'
L2	S 46°44'45" E	51.30'
L3	S 49°23'15" W	53.72'
L4	S 34°58'35" W	43.67'
L5	S 68°18'43" W	63.76'
L6	S 39°17'27" W	47.86'
L7	S 05°43'59" E	29.35'
L8	S 39°34'44" W	45.09'
L9	S 55°06'16" W	50.29'
L10	S 01°00'02" E	12.60'
L11	S 08°51'31" E	48.55'
L12	S 11°53'09" W	16.10'
L13	S 04°11'11" W	27.67'
L14	S 45°48'32" W	14.15'
L15	S 07°59'14" W	5.38'
L16	S 39°16'42" W	54.60'
L17	S 67°09'34" W	47.69'
L18	S 33°43'34" W	43.44'
L19	S 47°20'15" W	13.49'
L20	S 35°12'55" W	27.15'
L21	S 85°07'52" W	24.22'
L22	S 54°02'07" W	24.17'
L23	N 75°06'50" W	16.63'
L24	S 05°20'01" W	17.65'
L25	S 69°33'16" W	53.24'
L26	S 68°31'56" W	77.72'
L27	N 40°21'20" W	30.80'
L28	S 83°58'23" W	38.37'
L29	N 65°46'59" W	13.04'
L30	S 72°21'29" W	20.59'
L31	S 59°12'30" W	60.17'
L32	N 70°34'32" W	32.28'
L33	S 72°48'59" W	3.77'
L34	S 27°15'30" W	9.44'
L35	N 74°21'51" W	50.56'

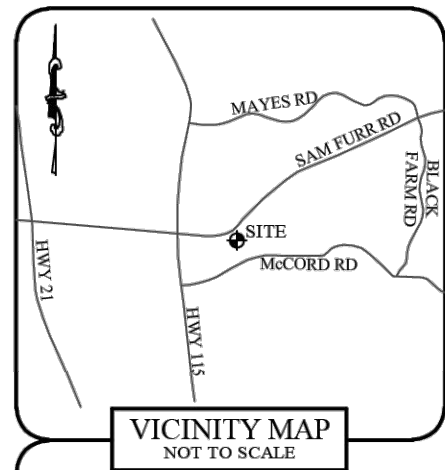
TOPOGRAPHICAL SURVEY OF PARCEL C
OF NORTHBROOK, PHASE 1, MAP 1

- SURVEY FOR -
JAKE PALILLO
-ADDRESS-
SAM FURR ROAD
HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA
AS RECORDED IN MAP BOOK 69, PAGE 212
TAX PARCELS: 011-221-15
SURVEY DATE: 11/04/2022



18335 Old Statesville Rd.
Suite A
Cornelius, N.C. 28031
(704) 765-5134 Phone/Fax

REVISION TABLE			
NO.	DATE	DESCRIPTION	BY



CURVE	LENGTH	RADIUS	CHORD	CHORD BRG
C1	180.90'	1700.00'	180.80'	N 60°38'55" E
C2	24.87'	20.00'	23.30'	S 88°48'45" E
C3	35.98'	168.00'	35.91'	S 27°25'11" E
C4	80.37'	271.38'	80.07'	S 30°53'49" E

LINE	BEARING	DISTANCE
L1	S 35°23'49" E	39.12'
L2	S 41°56'58" E	64.15'
L3	S 51°56'04" E	20.19'
L4	S 42°36'47" E	37.79'
L5	S 47°03'29" W	30.28'
L6	S 23°56'41" W	13.11'
L7	S 35°54'09" W	17.87'
L8	S 66°09'24" W	26.58'
L9	N 33°43'53" E	20.32'
L10	N 37°37'27" W	50.29'
L11	S 47°38'30" W	56.91'
L12	S 42°22'51" E	6.16'

TREE TABLE				
	10°-18°	19°-28°	29°-39°	40°-PLUS
PINE	36	1	0	0
OAK	42	29	5	1
MAPLE	5	5	1	0
BEECH	2	0	0	0
POPLAR	43	8	0	1
HICKORY	1	1	0	0
BLACKGUM	1	1	0	0
ASH	2	1	0	0
SWEETGUM	2	2	0	0
HARDWOOD /UNKNOWN	44	0	0	1
TOTAL	178	48	6	3

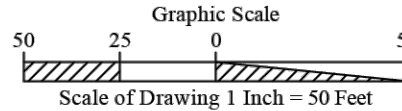
- NOTES:**
- THIS MAP IS DRAWN FROM AN ACTUAL FIELD SURVEY PERFORMED BY PPS ON JUNE 29, 2024.
 - NORTH BASED ON NC NAD 83/NGS 2011.
 - THIS SURVEY WAS MADE WITHOUT BENEFIT OF TITLE REPORT OR OPINION AND DOES NOT PURPORT TO SHOW ALL MATTERS OF TITLE THAT A COMPLETE TITLE REPORT MAY REVEAL.
 - THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.
 - APPARENT SOURCE OF TITLE: DB 3840, PG. 188.
 - UNLESS SIGNED AND SEALED, THIS PLAT IS PRELIMINARY NOT FOR RECORDATION, SALES OR CONVEYANCE.
 - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - TRANSVERSE ADJUSTED BY THE COMPASS RULE ADJUSTMENT METHOD.
 - PHYSICAL IMPROVEMENTS MAY EXIST ON THESE PROPERTIES THAT ARE NOT SHOWN HEREON.
 - THE SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD AREA ACCORDING TO FEMA FLOOD INSURANCE RATE MAP - COMMUNITY PANEL #3710465200K; EFFECTIVE DATE: 11/16/2018.
 - THE SUBJECT PROPERTY IS CURRENTLY ZONED: (C3) "CORPORATE-BUSINESS; CONSULT WITH GOVERNING AGENCY FOR PREVAILING LAND DEVELOPMENT AND ZONING REQUIREMENTS PRIOR TO DESIGN OR CONSTRUCTION OF ANY IMPROVEMENTS.
 - SUBJECT PARCEL IS NOT LOCATED IN A REGULATED DRINKING WATERSHED.
 - THE LOCATION OF UNDERGROUND UTILITIES & THEIR RIGHT OF WAY SHOWN ON THIS MAP ARE APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. 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.
 - TIE TO NCSS MONUMENT "WESTMORE" SHOWN HEREON. VERTICAL INFORMATION FOR THIS PROJECT WERE PRODUCED WITH VRS GPS OBSERVATIONS AND PROCESSED WITH VRS SOFTWARE ON 8/19/2022. THE NETWORK POSITIONAL ACCURACY OF THE VRS DERIVED POSITIONAL INFORMATION IS 0.07' AND SURVEY CLASS MEETS OR EXCEEDS CLASS C.

011-021-15
MCCORD DEVELOPMENT, LLC
DB 36259, PG 538

011-021-32
TOWN OF HUNTERVILLE
DB 7379 PG 114

011-222-81
NORTHBROOK PROPERTY
OWNERS ASSOCIATION
C.O.S.
(MAP BOOK 69, PG 209)
DB 38729, PG 770

"VACATED POND"



REVISION TABLE			
1	8/09/24	TREE IDENTIFICATION UPDATE	JML
NO.	DATE	DESCRIPTION	BY

NC HIGHWAY 73
SAM FURR ROAD
100' PUBLIC R/W (MB. 69, PG. 212)

1' DUKE POWER
EASEMENT
(DB 4145, PG 939)

TBM #4 REBAR
NAD 83/2011
N: 626,475.79'
E: 1,453,132.57'
ELEV: 774.41'

NCSS WESTMORE
NAD 83/2011
N: 627,780.86'
E: 1,457,789.460'
ELEV: 771.54' (NAD 88)
(CSF 0.99984649)

(TIE LINE)
S 54°20'37" W
5689.83' (GRID DISTANCE)

- LEGEND:**
- NCSS MONUMENT
 - #4 REBAR FOUND
 - ANGLE IRON
 - COMPUTED POINT
 - ELECTRIC BOX
 - CATCH BASIN
 - UTILITY POLE
 - GLY WIRE
 - SEWER MANHOLE
 - STORM DRAIN MANHOLE
 - WATERMAIN MANHOLE
 - DROP INLET
 - FIRE HYDRANT
 - TRANSFORMER
 - SUBJECT PROPERTY LINE
 - ADJOINER PROPERTY LINE
 - PUBLIC DRAINAGE EASEMENT
 - SEWER EASEMENT
 - OVERHEAD UTILITIES
 - SANITARY SEWER PIPE
 - DUKE POWER EASEMENT
 - TREE SAVE
 - REINFORCED CONCRETE PIPE
 - COROGATED METAL PIPE
 - TEMPORARY BENCHMARK



I, BRIAN K. EVERSOLE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY UNDER MY SUPERVISION. THAT THE DEEDS AND MAPS NOTED WERE USED AS REFERENCES. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION INDICATED, THAT THE RATIO OF PRECISION AS CALCULATED IS GREATER THAN 1:10,000; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA(21 NCAC 56.1600).

WITNESS MY HAND AND SEAL THIS 15th DAY OF August, 2022.

Brian K. Eversole
BRIAN K. EVERSOLE, N.C. PLS-4674

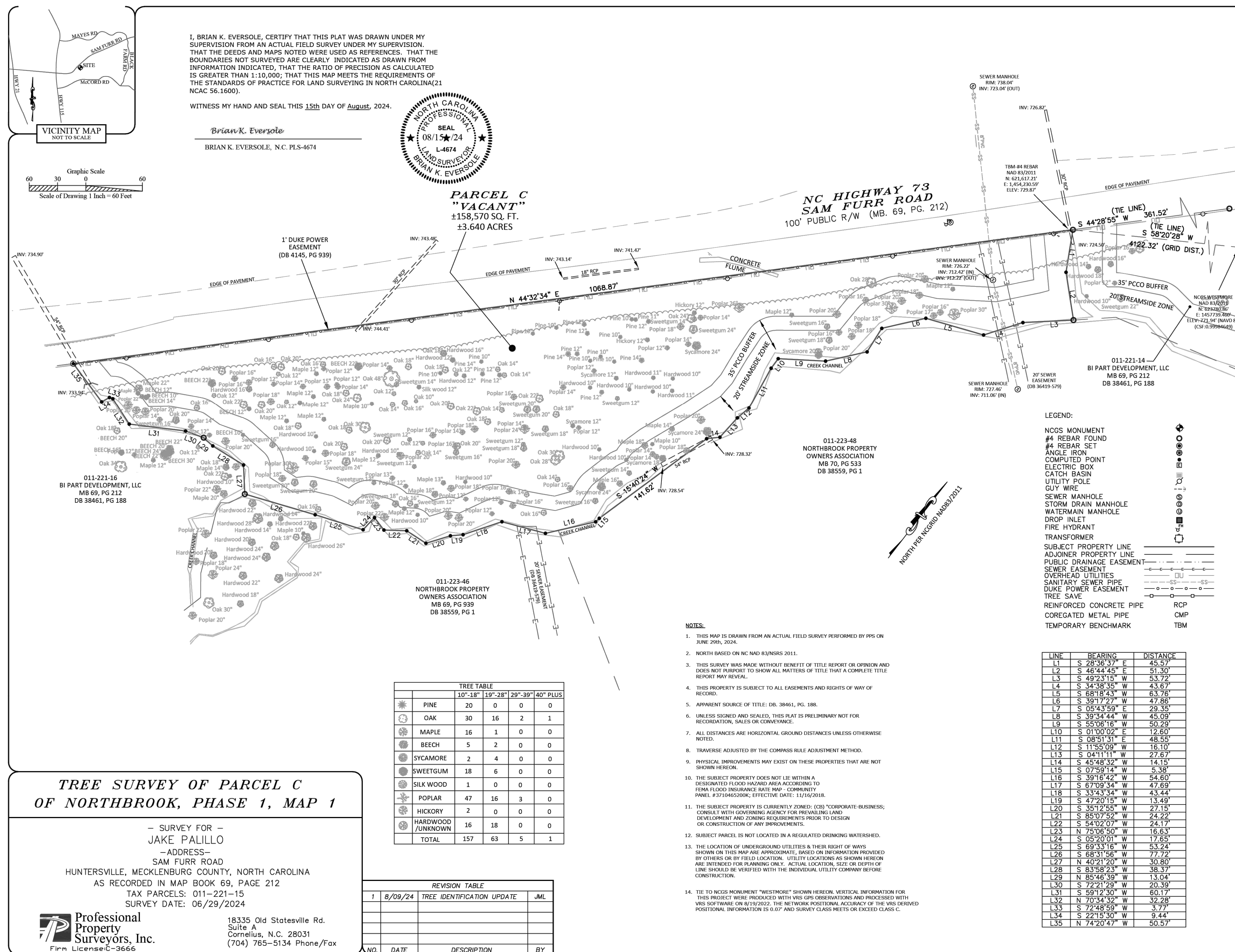
TREE SURVEY OF PARCEL A OF NORTHBROOK, PHASE 1, MAP 1

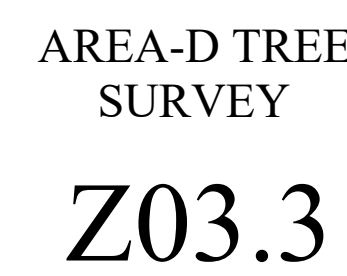
— SURVEY FOR —
JAKE PALILLO
— ADDRESS —
11326 SAM FURR ROAD
HUNTERVILLE, MECKLENBURG COUNTY, NORTH CAROLINA
AS RECORDED IN MAP BOOK 69, PAGE 212
TAX PARCELS: 011-221-17
SURVEY DATE: 06/29/24

Professional
Property
Surveyors, Inc.
Firm License#-3666

18335 Old Statesville Rd.
Suite A
Cornelius, N.C. 28031
(704) 765-5134 Phone/Fax

SEE ADDITIONAL DOCUMENT IN SUBMITTAL
PACKAGE FOR FULL TREE IDENTIFICATION
PER TARHEEL TREE SERVICE FOR ALL PARCEL
"C" TREES





SLOPES TABLE				
#	MIN. SLOPE	MAX. SLOPE	COLOR	AREA
1	0%	10%	Green	770,216 SF
2	10%	15%	Yellow	215,158 SF
3	15%	25%	Orange	221,586 SF
4	25%	+ 25%	Red	190,456 SF

- NOTES**
1. SLOPE ANALYSIS IS BASED ON THE TOPOGRAPHIC SURVEY PROVIDED BY PROFESSIONAL PROPERTY SURVEYING SEE SHEET C02 FOR SURVEY.
 2. SOIL TYPE AND HYDROLOGIC GROUP WILL BE PROVIDED DURING COMMERCIAL SITE PLAN REVIEW PER USDA WEB SOIL SURVEY.



**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.

NORTHBROOK STORAGE FACILITY

PARCEL: 01122115
11500 SAM FURR RD, HUNTERSVILLE, NC 28078

Know what's below.
Call before you dig.



REVISIONS

DATE	COMMENT

INITIAL SUB. DATE: ####

ISSUANCE DATE: ####

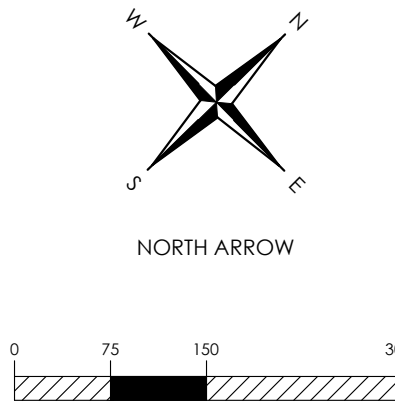


HFI PROJECT #: 223084

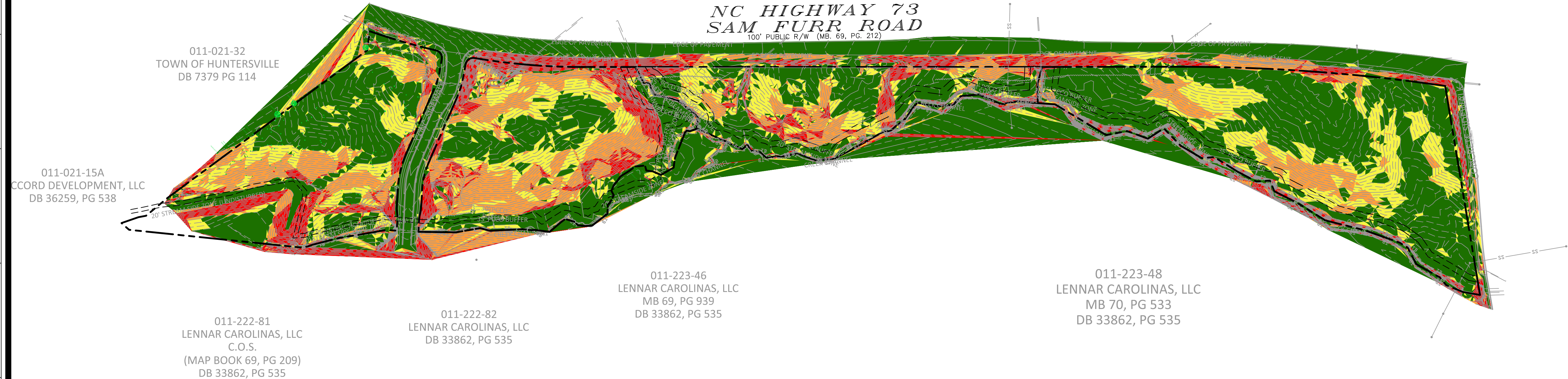
SLOPE ANALYSIS

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

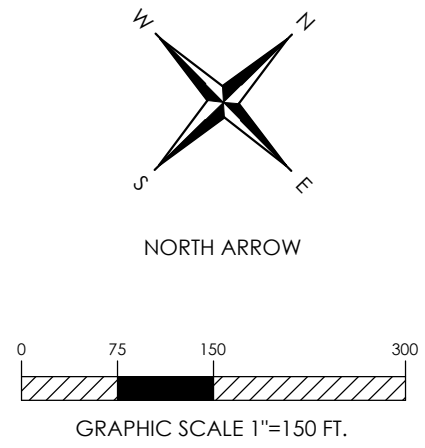
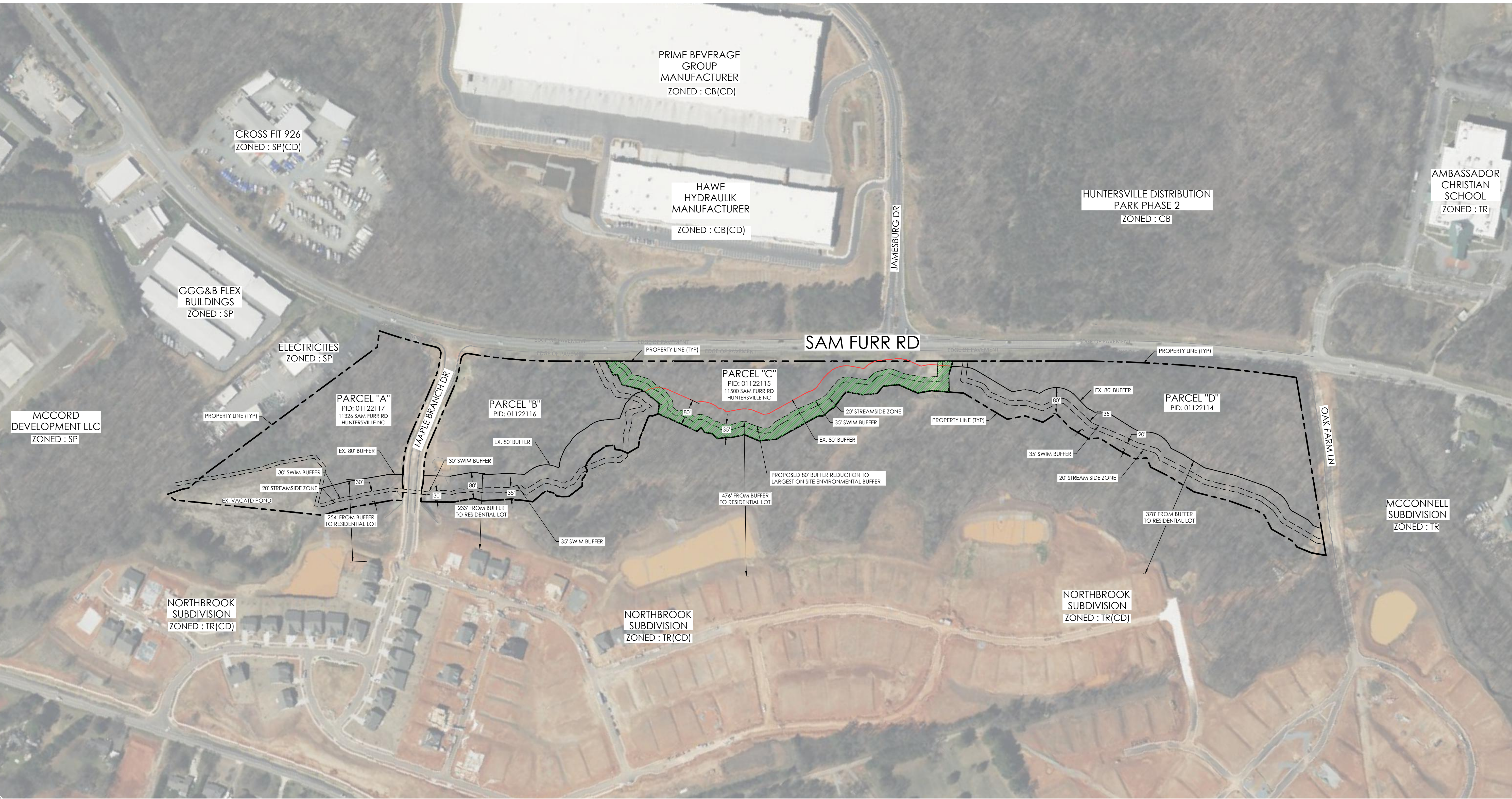


GRAPHIC SCALE 1"=150 FT.



LEGEND

- PROPERTY LINES
- EX. 80' BUFFER TO BE REDUCED
- EX. 80' BUFFER TO REMAIN
- EX. ENVIRONMENTAL BUFFER
- PROP. BUFFER REDUCTION TO 35' SWIM BUFFER



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



**W&A
ENGINEERING**

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

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SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL
RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL
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NORTHBROOK STORAGE FACILITY

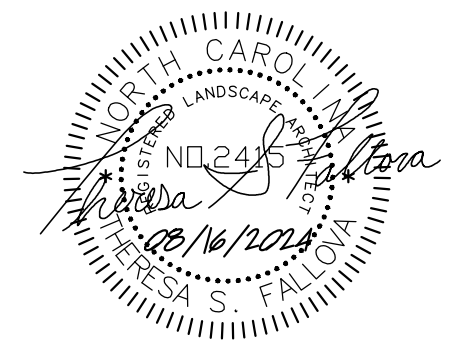
PARCEL: 01122115
11500 SAM FURR RD, HUNTERSVILLE, NC 28078

Know what's below.
Call before you dig.

REVISIONS	
DATE	COMMENT

INITIAL SUB. DATE: ####

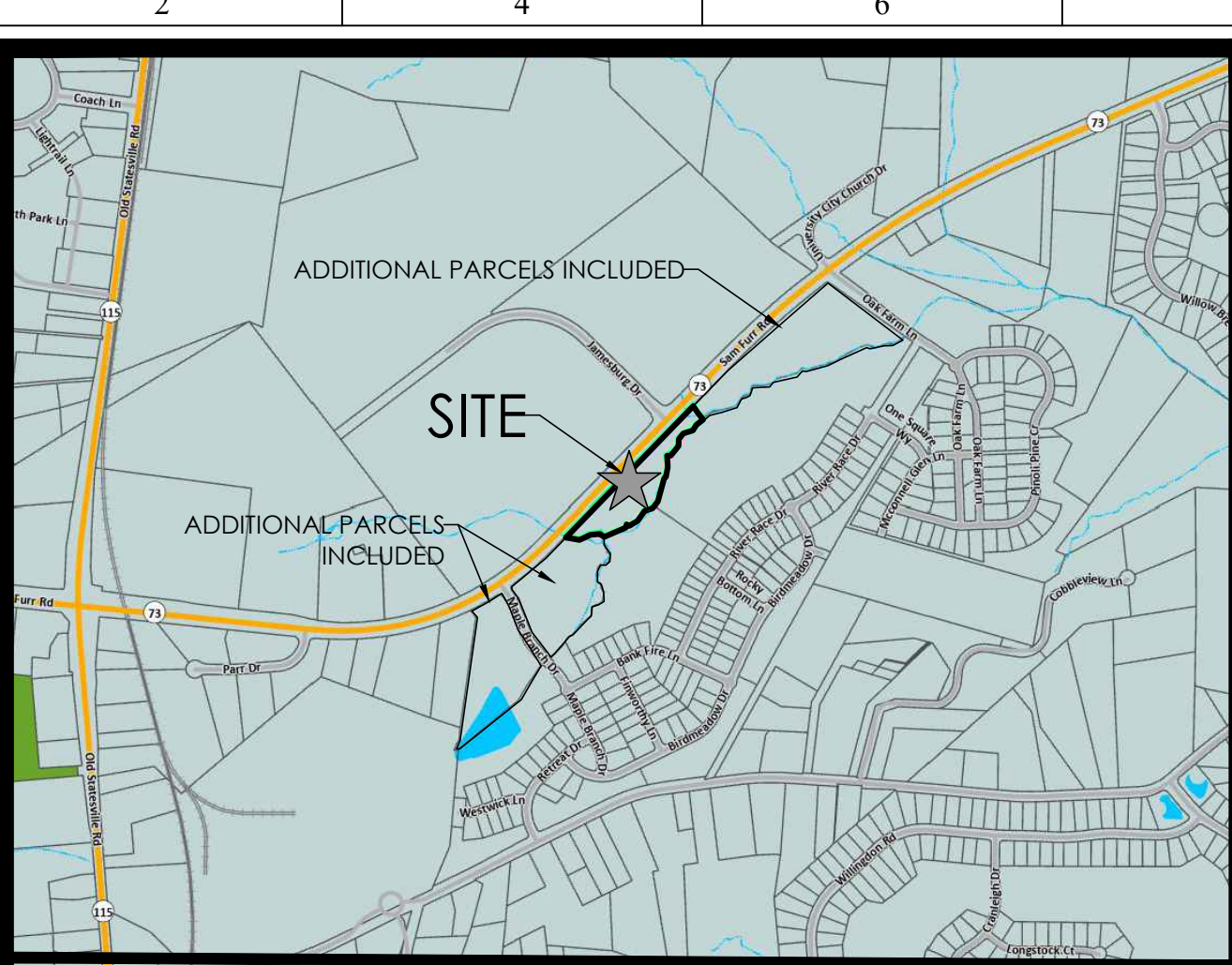
ISSUANCE DATE: ####



HFI PROJECT #: 223084

BUFFER EXHIBIT

Z05



VICINITY MAP
SCALE: N.T.S.



SITE DATA	
LOCATION: SAM FURR RD HUNTERSVILLE, MECKLENBURG COUNTY 28078 (PARCEL ID: 01122117, 01122116, 01122115, 01122114)	
CURRENT ZONING: CB	PROPOSED ZONING: SP (CD)
CURRENT USE: VACANT	PROPOSED USE: FOR PARCEL "C" - INDOOR STORAGE FOR PARCEL "A", "B", AND "D" - SEE 'PERMITTED USES' PER THIS SHEET
CONTACT: W&A ENGINEERING (TESS FALLOVA) 704-875-1615 EXT. 310	
ITEM	PROVIDED
TOTAL PARCEL AREA(COMBINED)	21.936 ACRES
PRINCIPAL USE(S)	(PRINCIPAL USES MAY BE ANY USE LISTED IN THE PERMITTED USES CHART ON THIS SHEET)
LOT & BUILDING TYPE	HIGHWAY COMMERCIAL (INDOOR STORAGE ONLY)
MAX. BUILDING HEIGHT	36' (INDOOR STORAGE ONLY)
PROP. BUILDING HEIGHT	20' AT STREET LEVEL (INDOOR STORAGE ONLY)
OVERLAY DISTRICT	N/A
BUILD TO LINE	15' SIDE & REAR - 0'
CORNER SETBACK	REPLICATE FRONTAGE CONDITIONS
WATERSHED	CLARKE
FEMA MAP NUMBER	3710465200K
FEMA EFFECTIVE DATE	11/16/2018
RIVER BASIN	YADKIN PEE-DEE
STREAM CLASSIFICATION	TRIBUTARY OF RAMAH CREEK CLASSIFICATION 'C'
PROPOSED DISTURBED LIMITS	2.08 ACRES (INDOOR STORAGE ONLY)
PERCENT IMPERVIOUS PROPOSED	32.91% (INDOOR STORAGE ONLY)

PERMITTED USES

ALLOWED USES

CORPORATE BUSINESS (CB) BY-RIGHT USES:

- OFFICE
- DISTRIBUTIVE BUSINESSES
- INNS
- LABORATORIES AND RESEARCH FACILITIES
- MANUFACTURING AND ASSEMBLY, EXCLUDING HEAVY MANUFACTURING
- GOVERNMENT BUILDINGS
- WAREHOUSES, EXCEPT MINI-WAREHOUSE STORAGE
- WHOLESALE SALES
- VOCATIONAL AND TECHNICAL SCHOOLS

CORPORATE BUSINESS (CB) USES WITH CONDITIONS:

- AUTOMOTIVE COUNTRY CLUB
- DAY CARE CENTER
- COMMERCIAL COMMUNICATION TOWER
- ESSENTIAL SERVICES 1 AND 2
- HOTELS AND MOTELS SPACED 250' OR MORE FROM RESIDENTIAL OR MIXED USE ZONES
- PARKS
- TEMPORARY MOBILE FOOD SALES
- TRANSIT-ORIENTED PARKING LOTS AS A PRINCIPAL USE
- TRANSIT SHELTERS

CORPORATE BUSINESS (CB) USES WITH SPECIAL USE PERMIT:

- HOTELS AND MOTELS SPACED LESS THAN 250' FROM RESIDENTIAL OR MIXED USE ZONES
- SCHOOLS
- WIND ENERGY FACILITY, MINOR (ACCESSORY)

SPECIAL PURPOSE (SP) BY-RIGHT USES:

- AMUSEMENT FACILITIES: ALL INDOOR USES
- COMMERCIAL USES INCLUDING OFFICE
- CONTRACTOR OFFICES AND ACCESSORY STORAGE YARDS
- INDOOR RECREATION
- LABORATORIES
- ALL OTHER USES PERMITTED BY RIGHT IN THE CB DISTRICT
- MINI-WAREHOUSE STORAGE

SPECIAL PURPOSE (SP) USES WITH CONDITIONS:

- AMUSEMENT FACILITIES: OUTDOOR
- COMMERCIAL COMMUNICATION TOWERS
- COMMERCIAL KENNELS, INDOOR AND OUTDOOR
- ESSENTIAL SERVICES 1 AND 2
- OUTDOOR STORAGE
- PETROLEUM STORAGE FACILITIES
- TEMPORARY MOBILE FOOD SALES
- ALL OTHER USES PERMITTED WITH CONDITIONS IN THE CB DISTRICT

EXCLUSIONS

SPECIAL PURPOSE (SP) BY-RIGHT USES:

- ABATOIRS
- AGRICULTURAL INDUSTRIES
- FOUNDRIES
- LUMBER MILLS AND STORAGE YARDS
- HEAVY MANUFACTURING
- OUTDOOR THEATRES
- POWER GENERATION PLANTS
- RAILROAD FREIGHT YARDS, REPAIR SHOPS, AND MARSHALLING YARDS
- REPAIR OF PRODUCTS OF HEAVY MANUFACTURING OPERATIONS

SPECIAL PURPOSE (SP) USES WITH CONDITIONS:

- INORGANIC RESIDENTIAL HOUSEHOLD WASTE, INTAKE AND TRANSFER OFF-SITE
- INTERNET SWEEPSTAKES
- RESIDENTIAL RECYCLING CENTER
- YARD WASTE INTAKE AND PROCESSING
- JUNK YARDS
- OUTDOOR STORAGE OF CONSTRUCTION EQUIPMENT
- TRANSIT-ORIENTED PARKING LOTS AS A PRINCIPAL USES
- TRANSIT SHELTERS
- TRUCKING TERMINALS

SPECIAL PURPOSE (SP) USES WITH SPECIAL USE PERMIT:

- AIRPORTS
- CORRECTIONAL FACILITIES
- ESSENTIAL SERVICES
- HALF-WAY HOUSES
- HAZARDOUS OR INFECTIONS MATERIAL INCINERATION, HANDLING OR STORAGE
- OFF-SITE LCID AND C&D LANDFILLS
- QUARRIES
- RACEWAYS AND DRAG STRIPS
- SANITARY LANDFILL
- SOLAR ENERGY FACILITY MAJOR
- SOLAR ENERGY FACILITY FREE-STANDING, MINOR, NON-RESIDENTIAL
- SOLAR ENERGY FACILITY, MINOR NON-RESIDENTIAL
- SOLAR ENERGY FACILITY, MINOR RESIDENTIAL
- SOLID WASTE INCINERATION
- TRANSFER STATION FOR ORGANIC AND INORGANIC WASTE PRODUCTS
- OTHER ENVIRONMENTALLY SENSITIVE USES NOT EXPRESSLY PERMITTED IN THE SP OR OTHER DISTRICTS
- WIND ENERGY FACILITY, MAJOR
- WIND ENERGY FACILITY, MINOR, ACCESSORY

GENERAL REZONING NOTES:

SCHEMATIC NATURE OF REZONING PLAN

- THE PROPOSED IMPROVEMENTS SHOWN ON THE REZONING PLAN ARE SCHEMATIC IN NATURE. MINOR MODIFICATIONS TO THE PLAN MAY OCCUR DURING DESIGN, ENGINEERING AND CONSTRUCTION PHASES OF THE DEVELOPMENT. THE REMOVAL OF TREES AND VEGETATION TO ACCOMPLISH THE IMPROVEMENTS IS GENERALLY CONTEMPLATED AS SHOWN ON THIS REZONING PLAN.
- THIS IS A REZONING PLAN AND AS SUCH IS TO BE GRAPHICALLY REPRESENTATIVE OF WHAT IS PROPOSED. THE FINAL ENGINEERING PLAN WILL HAVE MINOR CHANGES. THE BUILDING LOCATION, SIZE, ORIENTATION, AND FEATURES MAY HAVE MINOR CHANGES BASED ON FINAL ENGINEER DESIGN, AS APPROVED BY STAFF

USE AND COMPATIBILITY

- THE SITES ARE LOCATED ALONG SAM FURR ROAD. THE PROPOSED SITE AND ADJACENT LAND USES CONSIST OF VACANT LAND. ACROSS SAM FURR ROAD IS AN EXISTING INDUSTRIAL PARK AND THE REAR PROPERTY LINE ABUTS THE OPEN SPACE FOR A SINGLE FAMILY SUBDIVISION.

MODIFICATION REQUESTS

1. APPLICANT REQUESTS TO REDUCE THE 80' ZONING BUFFER FROM THE REAR PROPERTY LINE PER MAJOR SUBDIVISION SKETCH PLAN AND REZONING PETITION 2018-15. ON THE SUBJECT PARCEL "C", PID: 01122115, THE REQUEST IS TO REDUCE THIS 80' BUFFER TO THE GREATEST ENVIRONMENTAL BUFFER ON SITE. THIS WOULD BE A 35' SWIM BUFFER. THE 35' SWIM BUFFER IS MEASURED FROM THE CREEK TOP OF BANK.

ACCESS

- FOR PARCEL "C", THE PRIMARY VEHICULAR ACCESS IS THE SINGLE ACCESS DRIVEWAY LOCATED ON SAM FURR ROAD AT ADDRESS 11500 SAM FURR RD, HUNTERSVILLE NC 28078.
- FOR PARCELS "A" AND "B", PRIMARY VEHICULAR ACCESS WILL BE OFF OF MAPLE BRANCH DR.
- FOR PARCEL "D", PRIMARY VEHICULAR ACCESS WILL BE OFF OAK FARM LN.

SIGNAGE

- ALL SIGNS SHALL COMPLY WITH THE TOWN OF HUNTERSVILLE CODE. ALL SIGNS WILL BE PERMITTED SEPARATELY.

TRASH

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

HVAC / UTILITY EQUIPMENT

- ALL BUILDING UTILITY EQUIPMENT SHALL BE BEHIND BUFFER SCREENING AND NOT VISIBLE FROM ADJACENT PROPERTIES.

WATER / SEWER / UTILITIES

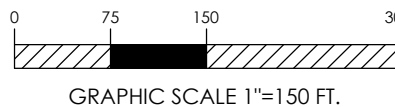
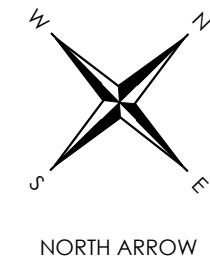
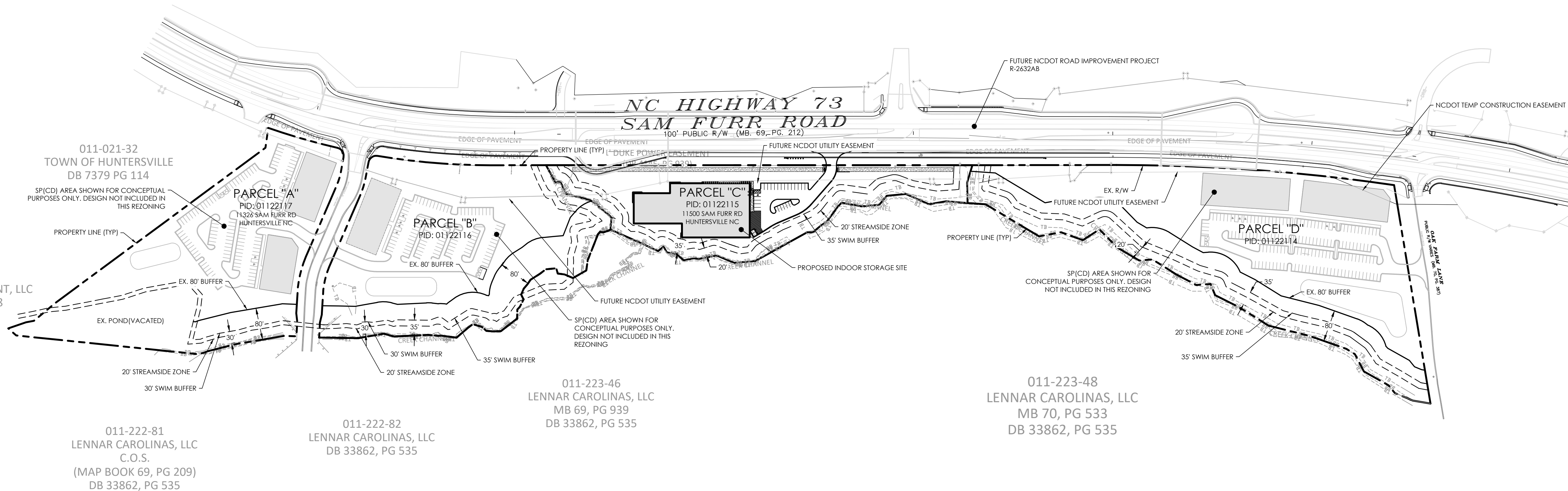
- PUBLIC SEWER AVAILABLE WITHIN THE PROPERTY
- PUBLIC WATER AVAILABLE ON PROJECT SIDE OF SAM FURR RD

LIGHTING

- THE LIGHTING FOR THIS PROJECT WILL MEET THE REQUIREMENTS OF 8.26.

ENVIRONMENTAL

- EROSION CONTROL PLANS WILL COMPLY WITH CURRENT ORDINANCES AND BE APPLIED FOR DURING THE COMMERCIAL SITE PLAN PROCESS.
- WATER QUALITY, POST CONSTRUCTION, AND STORM WATER MANAGEMENT WILL COMPLY WITH THE CURRENT ORDINANCES AND WILL BE APPLIED FOR DURING THE SITE PLAN PROCESS.



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



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NORTHBROOK STORAGE FACILITY

PARCEL: 01122115
11500 SAM FURR RD, HUNTERSVILLE, NC 28078

Know what's below.
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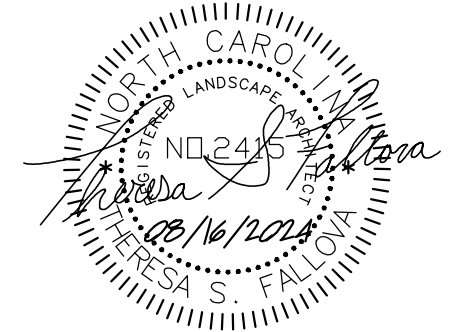


REVISIONS

DATE	COMMENT

INITIAL SUB. DATE: ####

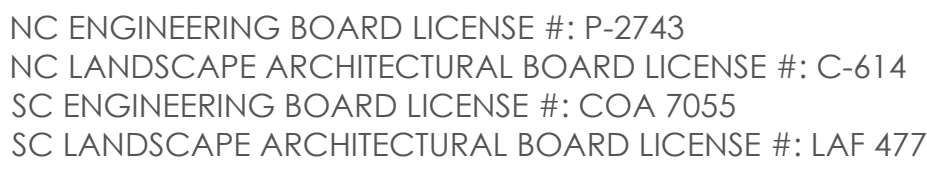
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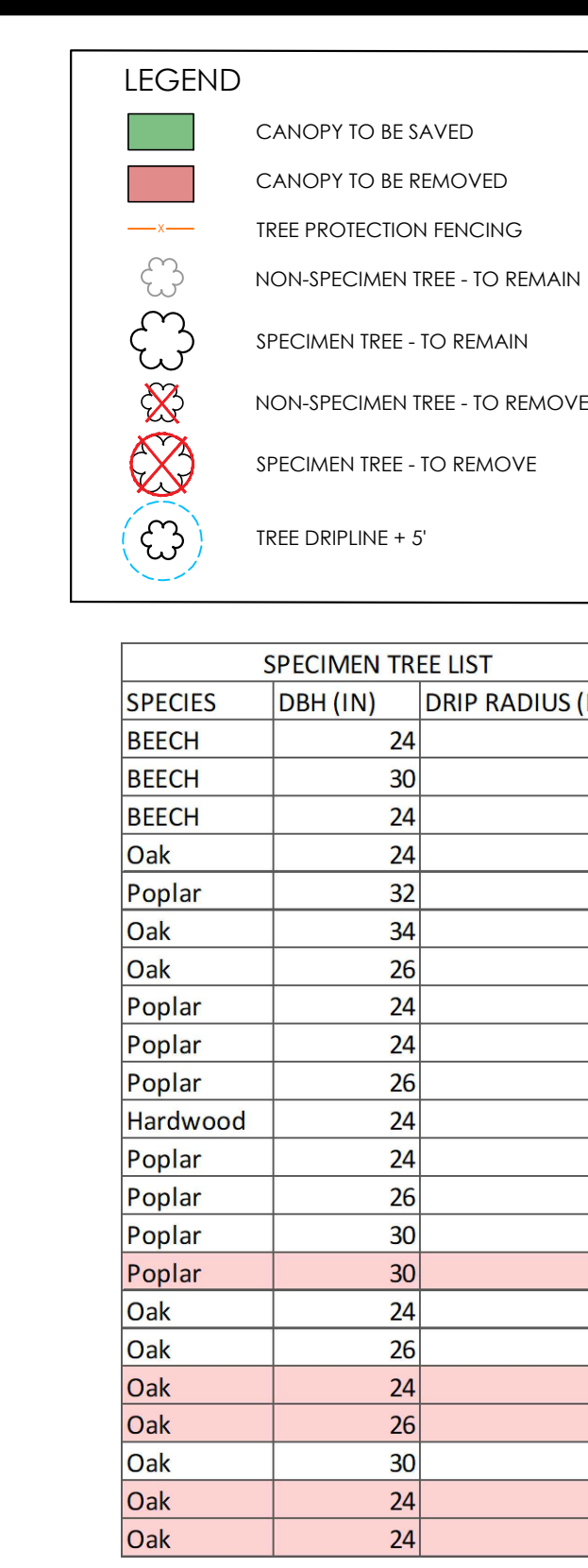
HFI PROJECT #: 223084

OVERALL
REZONING PLAN

Z06



Z06.1

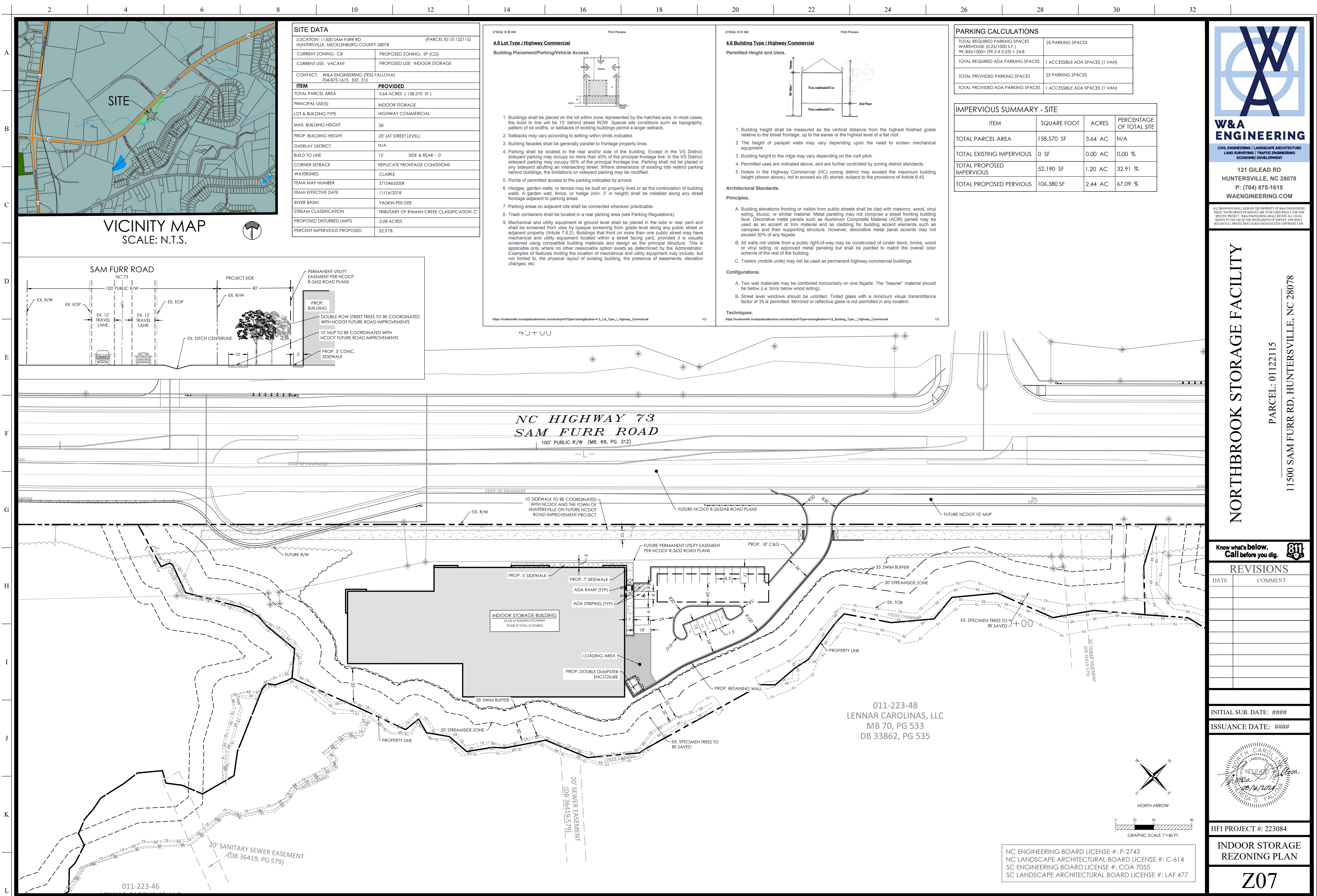


TREE LIST					
DBH (IN)	SPECIES	DBH (IN)	SPECIES	DBH (IN)	SPECIES
18	Cherry	22	Poplar	12	Cedar
18	Oak	18	Sweetgum	16	Oak
22	Oak	12	Maple	12	Hickory
10	Hardwood	16	Sweetgum	26	Oak
14	Maple	12	Sweetgum	18	Oak
22	Poplar	13	Sycamore	18	Oak
20	Maple	14	Oak	12	Ashe
20	BEECH	16	Oak	14	Poplar
24	BEECH	20	Oak	14	Oak
22	BEECH	14	Oak	10	Hardwood
30	BEECH	12	Oak	16	Cedar
22	BEECH	16	Cedar	22	Oak
12	Maple	10	Cedar	12	Oak
12	Oak	12	Cedar	14	Cedar
18	Oak	10	Hardwood	16	Cedar
20	BEECH	12	Cedar	12	Cedar
20	BEECH	30	Poplar	20	Oak
24	BEECH	18	Oak	10	Hardwood
12	BEECH	10	Oak	12	Hardwood
16	BEECH	10	Cedar	14	Oak
12	Poplar	14	Cedar	10	Hardwood
10	Hardwood	12	Maple	10	Cedar
24	Oak	10	Oak	12	Hardwood
18	Oak	12	Pine	12	Cedar
20	Oak	18	Pine	12	Hardwood
16	Oak	16	Pine	10	Hardwood
32	Poplar	12	Pine	14	Oak
18	Oak	12	Pine	14	Oak
34	Oak	10	Pine	16	Oak
16	BEECH	14	Oak	16	Oak
20	BEECH	12	BEECH	16	Oak
20	Poplar	18	Pine	14	Oak
20	Oak	12	Cedar	18	Oak
10	Hardwood	10	Pine	22	Hardwood
10	Hardwood	16	Oak	12	Hardwood
26	Oak	20	Oak	20	Oak
12	Poplar	16	Oak	20	Oak
12	Maple	12	Maple	12	Oak
16	BEECH	16	Oak	16	Oak
24	Poplar	14	Sweetgum	20	Oak
20	Sycamore	12	Sweetgum	14	Oak
18	Poplar	12	Hickory	20	Oak
22	Poplar	13	Cedar	14	Oak
14	Poplar	10	Cedar	16	Oak
16	Poplar	12	Cedar	12	Oak
20	Poplar	12	Hardwood	30	Oak
18	Poplar	10	Hardwood	24	Oak
14	BEECH	10	Pine	12	Hardwood
22	Poplar	10	Hardwood	10	Hardwood
20	Poplar	12	Cedar	12	Oak
16	Sweetgum	16	Cedar	14	Oak
16	Poplar	16	Hardwood	16	Oak
12	Sycamore	18	Cedar	16	Hickory
12	BEECH	18	Oak	14	Oak
24	Poplar	10	Oak	20	Oak
12	BEECH	12	Oak	22	Oak
26	Poplar	24	Oak	20	Oak
10	Hardwood	10	Oak	18	Oak
18	Sycamore	18	Oak	16	Oak
16	Poplar	16	Oak	18	Oak
20	Poplar	26	Oak	16	Oak
10	Hardwood	14	Hardwood	24	Oak
18	Maple	12	Oak	12	Oak
16	Poplar	14	Oak	16	Oak
12	Maple	14	Oak	20	Oak
12	Poplar	10	Hardwood	20	Oak
24	Hardwood	14	Oak	12	Oak
13	Sweetgum	16	Hardwood	20	Oak
16	Poplar	12	Hickory	18	Oak
24	Poplar	16	Oak	10	Oak
12	Poplar	10	Oak	10	Oak
10	Hardwood	14	Oak	16	Oak
26	Poplar	14	Cedar	16	Hardwood
14	Poplar	14	Oak	16	Oak
15	Poplar	10	Cedar	18	Oak
10	Hardwood	20	Oak	16	Oak
16	Sycamore	14	Oak	18	Sweetgum
30	Poplar	12	Hickory	16	Hardwood
16	Poplar	14	Oak	14	Oak
12	Maple	12	Cedar	22	Oak
12	Poplar	12	Oak	14	Hardwood
14	Poplar	16	Oak	18	Oak
20	Poplar	24	Oak		

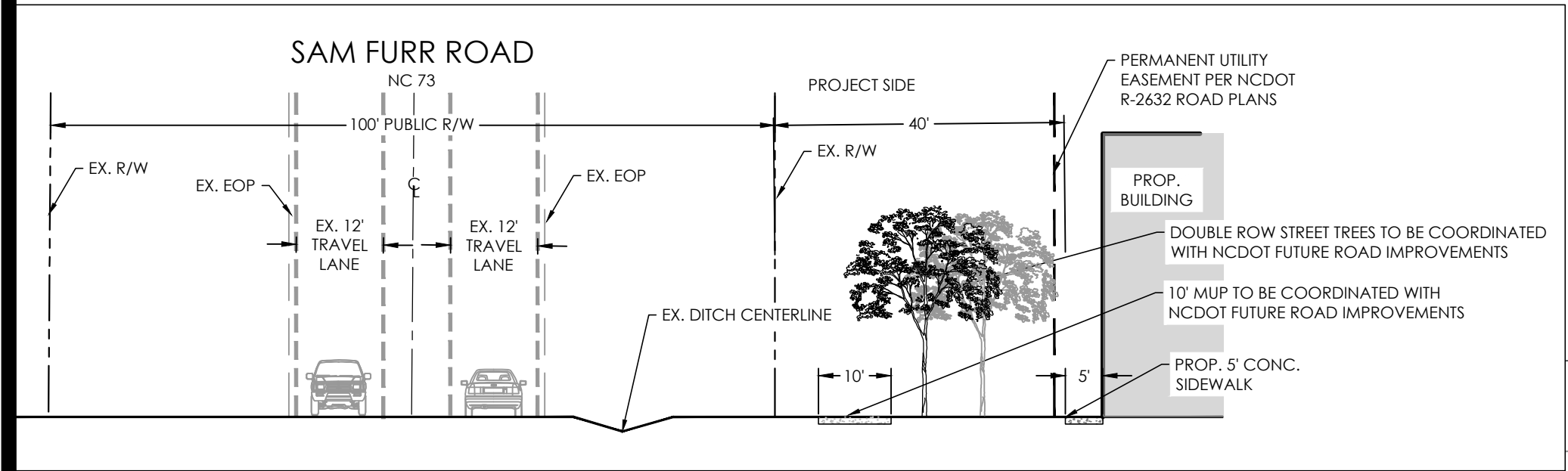


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[illegible]



VICINITY MAP
SCALE: N.T.S.



SITE DATA	
LOCATION: 11500 SAM FURR RD HUNTERVILLE, MECKLENBURG COUNTY 28078	(PARCEL ID: 01122115)
CURRENT ZONING: CB	PROPOSED ZONING: SP (CD)
CURRENT USE: VACANT	PROPOSED USE: INDOOR STORAGE
CONTACT: W&A ENGINEERING (TESS FALLOVA) 704-875-1615 EXT. 310	
ITEM	PROVIDED
TOTAL PARCEL AREA	3.64 ACRES (158,570 SF)
PRINCIPAL USE(S)	INDOOR STORAGE
LOT & BUILDING TYPE	HIGHWAY COMMERCIAL
MAX. BUILDING HEIGHT	36'
PROP. BUILDING HEIGHT	20' (AT STREET LEVEL)
OVERLAY DISTRICT	N/A
BUILD TO LINE	15' SIDE & REAR - 0'
CORNER SETBACK	REPLICATE FRONTAGE CONDITIONS
WATERSHED	CLARKE
FEMA MAP NUMBER	3710465200K
FEMA EFFECTIVE DATE	11/16/2018
RIVER BASIN	YADKIN PEE-DEE
STREAM CLASSIFICATION	TRIBUTARY OF RAMAH CREEK CLASSIFICATION 'C'
PROPOSED DISTURBED LIMITS	2.08 ACRES
PERCENT IMPERVIOUS PROPOSED	32.91%

2/16/24, 8:30 AM

Print Preview

4.5 Lot Type / Highway Commercial

Building Placement/Parking/Vehicle Access.

- Buildings shall be placed on the lot within zone represented by the hatched area. In most cases, the build to line will be 15' behind street ROW. Special site conditions such as topography, pattern of lot widths, or setbacks of existing buildings permit a larger setback.
- Setbacks may vary according to setting within limits indicated.
- Building facades shall be generally parallel to frontage property lines.
- Parking shall be located to the rear and/or side of the building. Except in the VS District, sideyard parking may occupy no more than 45% of the principal frontage line. In the VS District, sideyard parking may occupy 50% of the principal frontage line. Parking shall not be placed in any sideyard abutting an intersecting street. Where dimensions of existing lots restrict parking behind buildings, the limitations on sideyard parking may be modified.
- Points of permitted access to the parking indicated by arrows.
- Hedges, garden walls, or fences may be built on property lines or as the continuation of building walls. A garden wall, fence, or hedge (min. 3' in height) shall be installed along any street frontage adjacent to parking areas.
- Parking areas on adjacent lots shall be connected wherever practicable.
- Trash containers shall be located in a rear parking area (see Parking Regulations).
- Mechanical and utility equipment at ground level shall be placed in the side or rear yard and shall be screened from view by opaque screening from grade level along any public street or adjacent property (Article 7.6.2). Buildings that front on more than one public street may have mechanical and utility equipment located within a street facing yard, provided it is visually screened using compatible building materials and design as the principal structure. This is applicable only where no other reasonable option exists as determined by the Administrator. Examples of features limiting the location of mechanical and utility equipment may include, but not limited to, the physical layout of existing building, the presence of easements, elevation changes, etc.

https://huntersville.municipalcodeonline.com/book/print?type=zoning&name=4.5_Lot_Type_/_Highway_Commercial

1/2

2/16/24, 8:31 AM

Print Preview

4.6 Building Type / Highway Commercial

Permitted Height and Uses.

- Building height shall be measured as the vertical distance from the highest finished grade relative to the street frontage, up to the eaves or the highest level of a flat roof.
- The height of parapet walls may vary depending upon the need to screen mechanical equipment.
- Building height to the ridge may vary depending on the roof pitch.
- Permitted uses are indicated above, and are further controlled by zoning district standards.
- Hotels in the Highway Commercial (HC) zoning district may exceed the maximum building height (shown above), not to exceed six (6) stories, subject to the provisions of Article 9.4.5.

Architectural Standards.

Principles.

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

Configurations.

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

Techniques.

https://huntersville.municipalcodeonline.com/book/print?type=zoning&name=4.6_Building_Type_/_Highway_Commercial

1/2

PARKING CALCULATIONS	
TOTAL REQUIRED PARKING SPACES WAREHOUSE (0.25/1000 S.F.) 99,300/1000= (99.3 X 0.25) = 24.8	25 PARKING SPACES
TOTAL REQUIRED ADA PARKING SPACES	1 ACCESSIBLE ADA SPACES (1 VAN)
TOTAL PROVIDED PARKING SPACES	25 PARKING SPACES
TOTAL PROVIDED ADA PARKING SPACES	1 ACCESSIBLE ADA SPACES (1 VAN)

IMPERVIOUS SUMMARY - SITE			
ITEM	SQUARE FOOT	ACRES	PERCENTAGE OF TOTAL SITE
TOTAL PARCEL AREA	158,570 SF	3.64 AC	N/A
TOTAL EXISTING IMPERVIOUS	0 SF	0.00 AC	0.00 %
TOTAL PROPOSED IMPERVIOUS	52,190 SF	1.20 AC	32.91 %
TOTAL PROPOSED PERVIOUS	106,380 SF	2.44 AC	67.09 %

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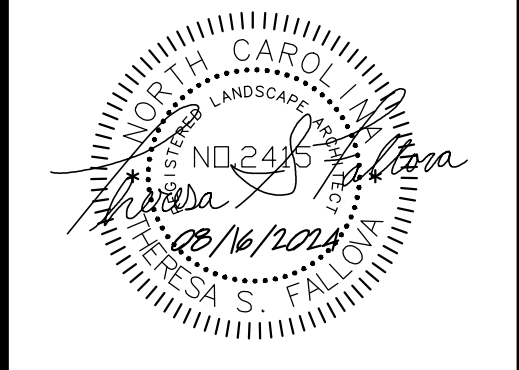
NORTHBROOK STORAGE FACILITY

PARCEL: 01122115

11500 SAM FURR RD, HUNTERVILLE, NC 28078

Know what's below. Call before you dig.	
REVISIONS	
DATE	COMMENT

INITIAL SUB. DATE: ####
ISSUANCE DATE: ####

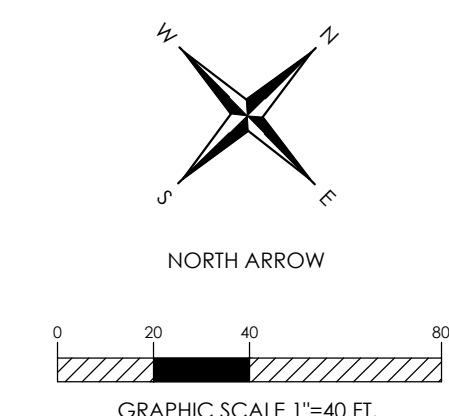


HFI PROJECT #: 223084

INDOOR STORAGE
REZONING PLAN

Z07

NC ENGINEERING BOARD LICENSE #: P-2743
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TREE TABLE			
SIZE (IN)	SPECIES	SIZE (IN)	SPECIES
12	MAPLE	20	Poplar
30	POPLAR	20	Poplar
16	POPLAR	18	Poplar
17	POPLAR	13	HARDWOOD
18	POPLAR	18	HARDWOOD
20	POPLAR	12	Poplar
20	POPLAR	12	Poplar
30	POPLAR	16	Poplar
28	OAK	16	Poplar
16	POPLAR	14	Oak
18	Poplar	20	Poplar
18	Poplar	18	Sweetgum
16	POPLAR	12	Sweetgum
18	Sweetgum	18	Sweetgum
16	Sweetgum	12	Sycamore
20	Sycamore	12	Poplar
20	Poplar	28	OAK
20	POPLAR	30	OAK
12	Maple	14	OAK
26	Poplar	16	OAK
11	PINE	10	HARDWOOD
10	PINE	20	Oak
12	PINE	12	Silk Tree
12	PINE	18	Oak
10	PINE	14	Sweetgum
10	PINE	16	Oak
12	PINE	14	Oak
24	OAK	12	Oak
14	Sweetgum	48	OAK
14	Poplar	14	POPLAR
12	Hickory	10	MAPLE
24	Sweetgum	24	OAK
24	Sycamore	18	Oak
14	Poplar	22	HARDWOOD
18	Poplar	30	OAK
12	Poplar	18	Oak
12	Hickory	20	Oak
14	PINE	10	HARDWOOD
10	PINE	20	Poplar
10	PINE	14	Oak
10	PINE	12	Sweetgum
10	PINE	12	Poplar
14	POPLAR	16	OAK
12	PINE	12	Sweetgum
14	PINE	10	HARDWOOD
12	Poplar	12	Maple
12	HARDWOOD	18	Sweetgum
10	HARDWOOD	20	Poplar
12	Sweetgum	22	Poplar
12	PINE	13	Poplar
10	HARDWOOD	12	Sweetgum
18	OAK	12	Maple
14	Poplar	24	Sweetgum
24	Poplar	20	Sweetgum
10	HARDWOOD	16	OAK
16	POPLAR	20	Sweetgum
24	HARDWOOD	30	POPLAR
16	Sweetgum	18	POPLAR
16	Maple	15	Poplar
14	Sweetgum	10	HARDWOOD
10	HARDWOOD	18	Poplar
18	HARDWOOD	10	HARDWOOD
10	MAPLE	12	Maple
14	POPLAR	15	Poplar
14	POPLAR	14	Poplar
18	Sycamore	12	Poplar
18	Poplar	12	Poplar
14	HARDWOOD	16	Oak
24	Sycamore	12	Maple
20	Poplar	12	Maple
11	HARDWOOD	18	OAK
10	HARDWOOD	12	MAPLE
11	HARDWOOD	14	Poplar
10	HARDWOOD	20	OAK
20	Sweetgum	16	OAK
20	Sweetgum	12	OAK
22	Oak	12	POPLAR
16	Poplar	12	OAK/DBLE
14	Oak	12	Maple
12	PINE	18	Poplar
14	Oak	20	OAK
12	PINE	16	Poplar
12	Oak	16	POPLAR
12	Oak	22	OAK
18	Oak	12	BEECH
14	PINE	20	OAK
18	Oak	22	BEECH
16	HARDWOOD	12	OAK
12	HARDWOOD	16	OAK
10	PINE	20	OAK
20	OAK	14	Poplar
14	OAK	12	Poplar
22	OAK	20	Poplar
18	OAK	10	BEECH
18	HARDWOOD	16	Sweetgum
14	Poplar	16	Sweetgum
16	Poplar	14	Poplar
20	Oak	20	POPLAR
16	Poplar	20	POPLAR
12	Oak	10	BEECH
12	Sweetgum	14	BEECH
20	Oak	12	Maple
16	Sweetgum	22	Maple
10	HARDWOOD	12	BEECH
12	Poplar	22	POPLAR

TREE PROTECTION NOTES:

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

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.

F. LIMIT CUT AND FILLS TO 1/4 TO 1/2 THE AREA WITHIN THE DRIPLINE.

G. AVOID CUT AND FILL AROUND ENTIRE CIRCUMFERENCE OF TRUNK.

H. WHERE GRADING LEAVES ROOTS EXPOSED, CUT ROOTS CLEAN.

I. AVOID FILLING WITHIN THE DRIPLINE OF A TREE WITHOUT SOME MECHANISM TO ALLOW AIR AND WATER TO REACH THE ROOTS.

SPECIMEN TREE TABLE		
SIZE (IN)	SPECIES	INVENTORY
30	Poplar	Keep
30	Poplar	Keep
28	Oak	Keep
26	Poplar	Remove
24	Oak	Remove
24	Sweetgum	Remove
24	Sycamore	Remove
24	Poplar	Remove
24	Sycamore	Keep
24	Sycamore	Keep
28	Oak	Remove
30	Oak	Remove
48	Oak	Remove
24	Oak	Remove
30	Oak	Remove
24	Sweetgum	Remove
30	Poplar	Remove

TREE SAVE CALCULATIONS	
EXISTING CANOPY REQUIRED TO BE SAVED - 0%	
EXISTING SPECIMEN TREES REQUIRED TO BE SAVED - 30% (CB)	
EXISTING SPECIMEN TREES ON SITE	17 SPECIMEN TREES
EXISTING SPECIMEN TREES REQUIRED TO BE SAVED	0.3x 17 = 5.1 SPECIMEN TREES (6 TREES)
SPECIMEN TREES TO BE SAVED	5 SPECIMEN TREES
SPECIMEN TREES TO BE MITIGATED	1 SPECIMEN TREE (AVG. CALIPER OF TREES REMOVED) = 28" CALIPER
MITIGATION SHALL BE PROVIDED BY THE PLANTING OF (1) 4" CALIPER TREES OF SIMILAR VARIETY TO THE ONES REMOVED OR A FEE IN LIEU PAYMENT TO THE HUNTERVILLE TREE FUND/BANK IF SPACE IS NOT AVAILABLE ON SITE	
NOTE: NO HERITAGE TREES FOUND ON SITE	

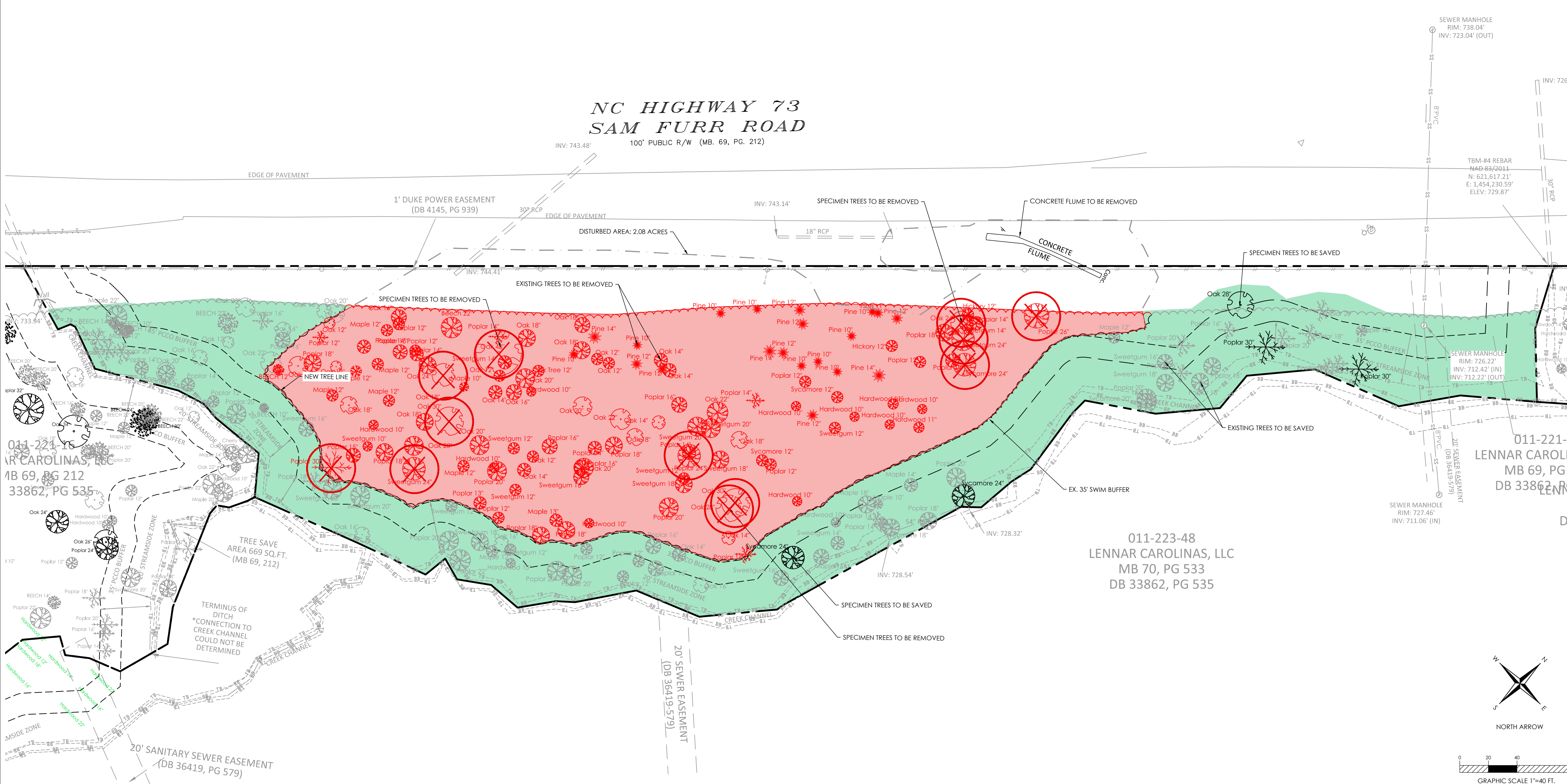
LEGEND

TREE CANOPY SAVED

TREE CANOPY REMOVED

SPECIMEN TREES TO BE SAVED

SPECIMEN TREES TO BE REMOVED



11-223-46
CAROLINAS, LLC
69, PG 939
3862, PG 535

NC ENGINEERING BOARD LICENSE #: P-2743
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SC ENGINEERING BOARD LICENSE #: COA 7055
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NORTHBROOK STORAGE FACILITY

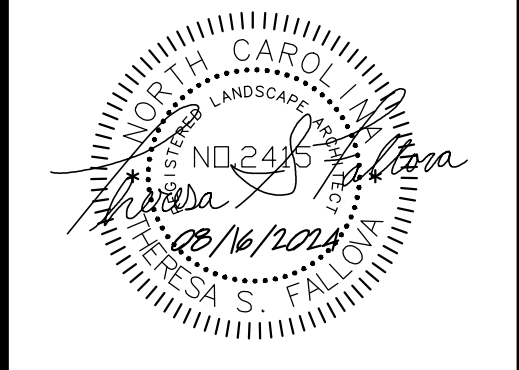
PARCEL: 01122115

11500 SAM FURR RD, HUNTERVILLE, NC 28078

REVISIONS	
DATE	COMMENT

INITIAL SUB. DATE: ####

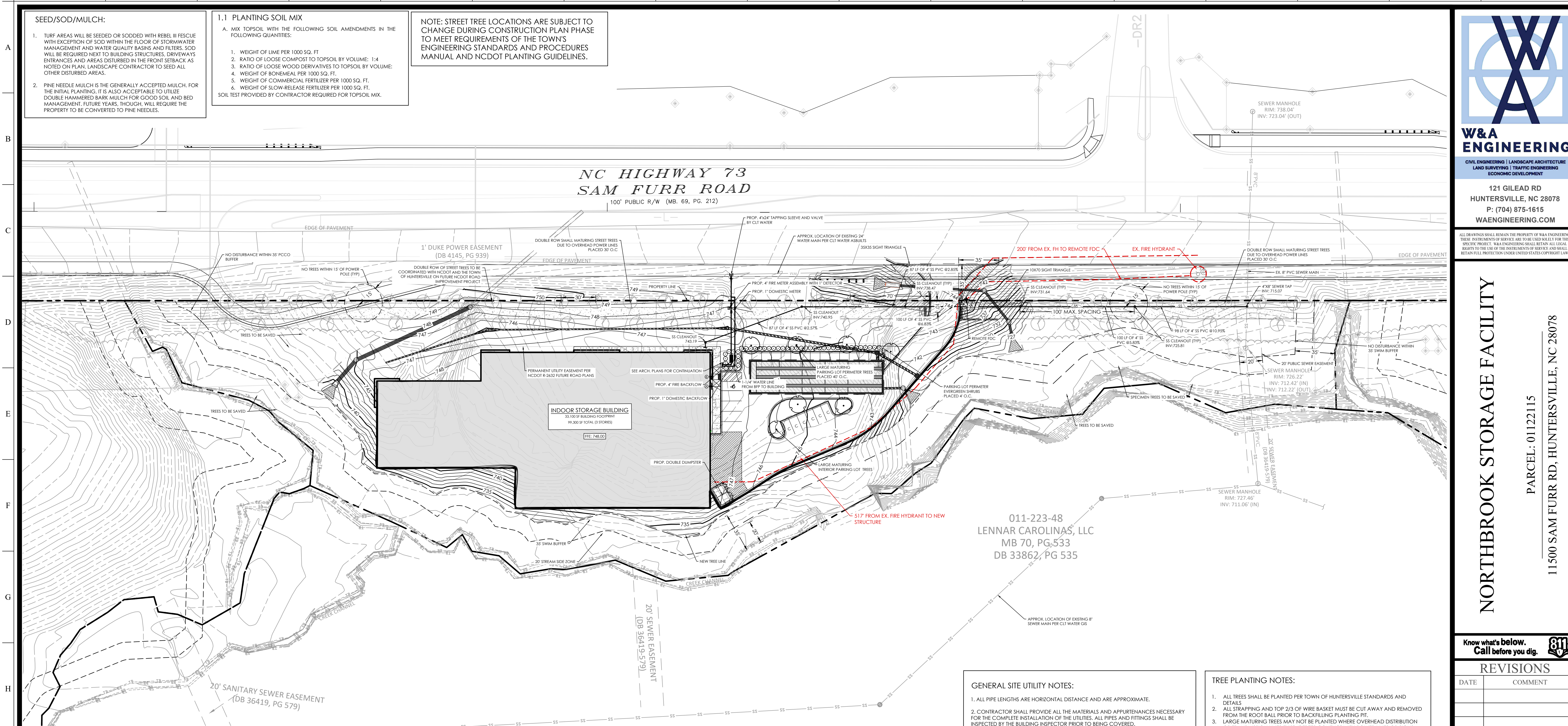
ISSUANCE DATE: ####



HFI PROJECT #: 223084

**INDOOR STORAGE
TREE SAVE PLAN**

Z07.1



SEED/SOD/MULCH:

- TURF AREAS WILL BE SEED/ED OR SODDED WITH REBEL III 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.

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 BONEMEAL PER 1000 SQ. FT.
- WEIGHT OF COMMERCIAL FERTILIZER PER 1000 SQ. FT.
- WEIGHT OF SLOW-RELEASE FERTILIZER PER 1000 SQ. FT.

SOIL TEST PROVIDED BY CONTRACTOR REQUIRED FOR TOPSOIL MIX.

NOTE: STREET TREE LOCATIONS ARE SUBJECT TO CHANGE DURING CONSTRUCTION PLAN PHASE TO MEET REQUIREMENTS OF THE TOWN'S ENGINEERING STANDARDS AND PROCEDURES MANUAL AND NCDOT PLANTING GUIDELINES.

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 AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "Y" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.
SHRUBS: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.
- ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED, FREE OF DISEASE, INSECT EGGS, AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS.
- ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TIPS WHICH ARE GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION. ALL ROOT BOUND PLANTS SHALL BE REJECTED.
- GROUPS OF SHRUBS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE FOLLOWING THE CONTOUR OF THE PLANT MASS. TREES LOCATED WITHIN FOUR FEET OF SHRUB BEDS SHALL SHARE SAME MULCH BED.
- CONTRACTOR TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED SO AS TO NOT IMPEDE DRAINAGE AWAY FROM BUILDINGS. IF SIGNIFICANT RELOCATIONS ARE REQUIRED, CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH RELOCATIONS KNOWN TO THE OWNER'S REPRESENTATIVE WILL RESULT IN CONTRACTOR'S LIABILITY 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 CURBS, 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. CONTACT OWNER'S REPRESENTATIVE FOR A COORDINATED SOLUTION FOR ANY UTILITY CONFLICTS. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES.
- REFER TO PLANTING DETAILS FOR ADDITIONAL PLANTING INFORMATION.
- ALL PLANTINGS SHALL COMPLY WITH CURRENT LOCAL ORDINANCES AND GUIDELINES.
- LANDSCAPE AREAS TO BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM.

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 ADJUTING PROPERTIES, BY A LANDSCAPED OPAQUE SCREEN

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

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 NURSERYMAN (AAN).
- NEW AND EXISTING TREES ARE PERMITTED WITHIN SITE TRIANGLE, BUT MUST BE LINED UP TO 6' HEIGHT CLEARANCE PER ADA REQUIREMENTS.
- SIMILAR CRITERIA FOR TREE PLACEMENT AND PRUNING UP SHOULD BE CONSIDERED AT DRIVEWAY/STREET INTERSECTIONS.
- CONTRACTOR TO MAINTAIN CLEAR LEVEL BETWEEN 30" AND 72" ABOVE STREET. AREA MUST BE TREE OF LIMBS AND FOLIAGE FOR SAFE CROSS VISIBILITY.

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 4" 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://CHARLOTTE.NC.GOV/WATER/PAGES/BACKFLOWCONSTRUCTIONGUIDELINES.ASPX](http://CHARLOTTE.NC.GOV/WATER/PAGES/BACKFLOWCONSTRUCTIONGUIDELINES.ASPX). PLEASE CONTACT JAMIE HYDE AT 704.428.4008 FOR MORE INFORMATION. ANY REVISION TO TAP AND/OR METER LOCATIONS MAY BE SUBJECT TO RE-SUBMITTAL TO BACKFLOW FOR REVIEW

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 "ELED" TO 2'-0" ABOVE FINISH GRADE AND CAPPED.
- CONTRACTOR SHALL FURNISH THE IRRIGATION DESIGNER WITH AN "AS-BUILT" DRAWING SHOWING ALL SLEEVES AND THE RESPECTIVE DEPTHS BELOW THE FINISH GRADE AND/OR PAVEMENT.
- EXTEND ALL SLEEVES TO 2'-0" BEYOND THE EDGE OF ALL PAVEMENT.
- ADD 4" DIAMETER SLEEVES TO ALL ISOLATED PLANTING AREAS NOT SHOWN ON THIS DRAWING, OR UNDER PAVEMENT ADDED AFTER THIS PLAN WAS COMPLETED.
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TREE PLANTING NOTES:

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- 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.
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- GUY WIRES ARE NOT PERMITTING IN THE STREET RIGHT-OF-WAY.
- ALL TREES AND SHRUBS SHALL MEET THE NORMAL REQUIREMENTS FOR THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN (AAN).
- NEW AND EXISTING TREES ARE PERMITTED WITHIN SITE TRIANGLE, BUT MUST BE LINED UP TO 6' HEIGHT CLEARANCE PER ADA REQUIREMENTS.
- SIMILAR CRITERIA FOR TREE PLACEMENT AND PRUNING UP SHOULD BE CONSIDERED AT DRIVEWAY/STREET INTERSECTIONS.
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- 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.
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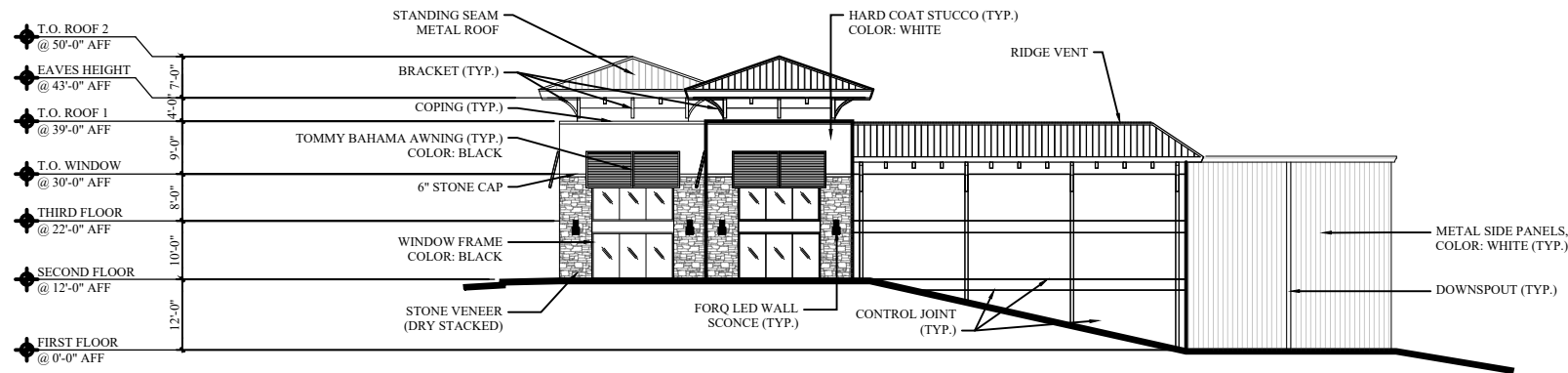
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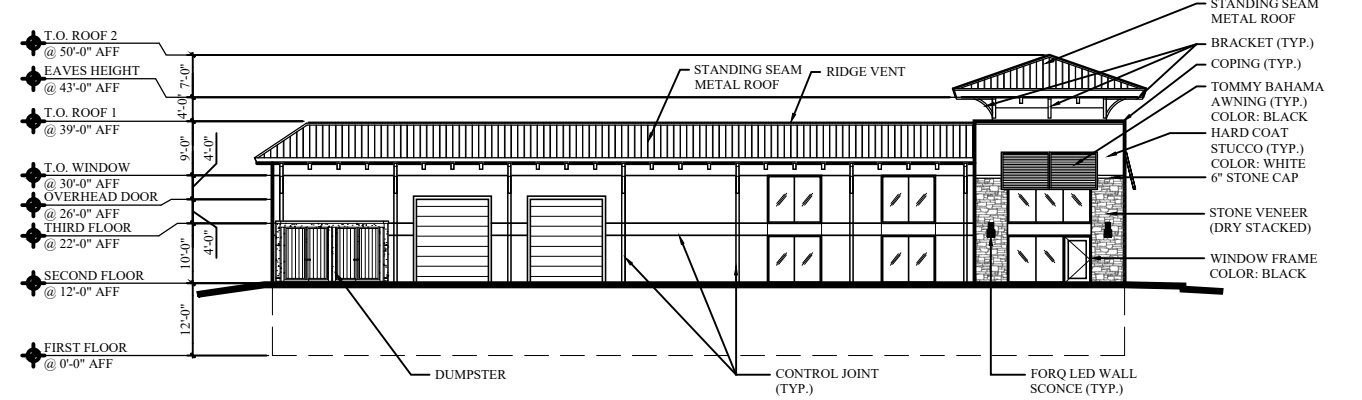
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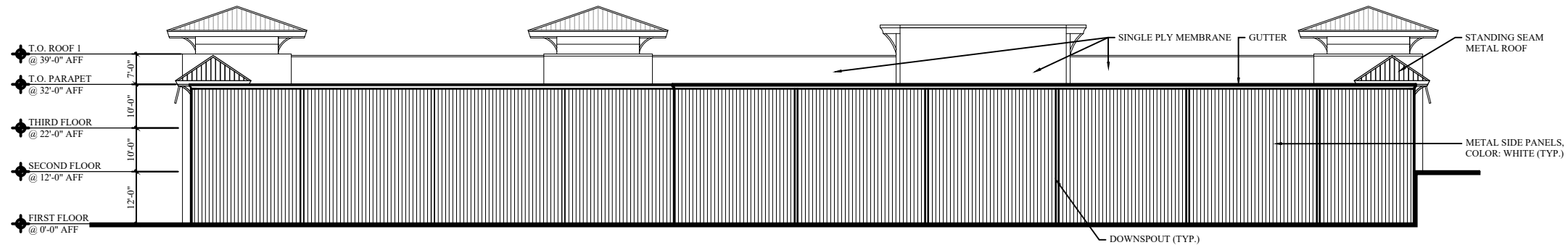
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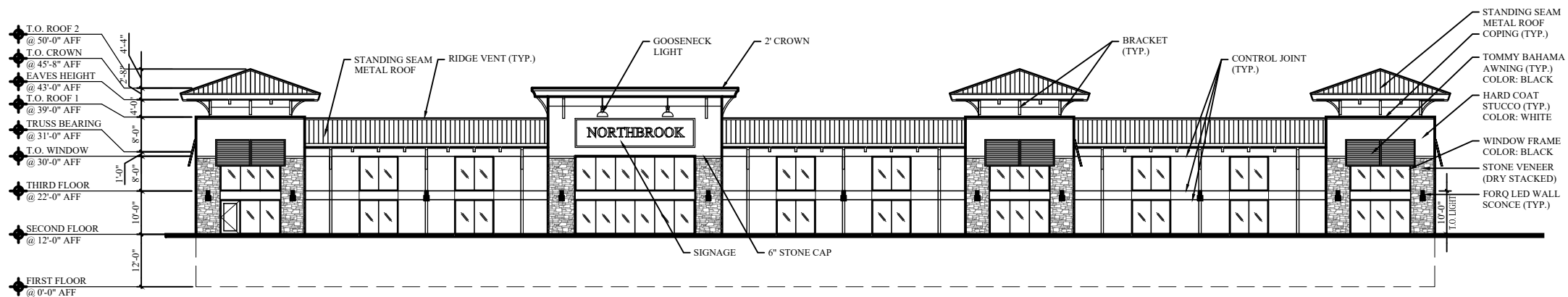
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1/32" = 1' - 0"



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NORTHBROOK
INDOOR
STORAGE
BUILDING
HUNTERVILLE, NC
23 - 037



This is conceptual site plan only. Do not purchase site until reviewed by local planner & civil engineer. Your civil engineer must verify the zoning, setbacks, utility location and sizes, green space requirements parking requirements, landscape requirements and grading for ADA accessibility with the city/county/state prior to getting started with engineering.

03/22/24



NORTHBROOK INDOOR STORAGE BUILDING - HUNTERSVILLE, NC





**Town Engineering Rezoning Comment Summary
R24-04 Northbrook Storage Facility (CSP-500021)
PID 01122117, 01122116, 01122115, and 01122114
Huntersville, NC 28078**

General Project Information

This proposed rezoning consists of 4 parcels on the south side of NC-73, located approximately between Maple Branch Drive and Oak Farm Lane. This rezoning additionally includes a sketch plan for a proposed storage facility on PID 01122115, with one proposed driveway to NC 73.

Engineering Staff Comments

Traffic Impact Analysis (TIA):

- 1) A TIA is required as part of this proposed rezoning. The TIA was deferred to NCDOT and is currently in review. The TIA was submitted to NCDOT on 7/5/24. Attached are pages 5-7 of the draft TIA. The following improvements are recommended in the TIA as the responsibility of the developer in should the developer decide to build the development prior to the NCDOT project (pre-STIP scenario):
 - a. Construction of an extension of the exclusive westbound left-turn lane on NC73 at Maple Branch Drive to include 300 feet of storage.
 - b. Construction of a U-turn bulb on NC73 at Maple Branch Drive to accommodate development traffic U-turns.
 - c. Construction of improvements to restrict access at the mini storage driveway to NC73 as right-in/out only (median likely required)
 - d. Construction of a U-turn bulb on NC73 at Oak Farm Lane to accommodate development traffic U-turns.

Transportation and Stormwater:

- 1) Street tree locations subject to change during the construction plan phase to meet requirements of the Town's Engineering Standards and Procedures Manual and NCDOT Planting Guidelines.
- 2) ADA compliant ramps to be provided at the driveway of "Parcel C" on NC 73.
- 3) Stormwater pipe within existing or proposed right-of-way to be Reinforced Concrete Pipe (RCP) unless otherwise permitted by NCDOT.

Table A – Recommended Improvements Summary

INTERSECTION	Pre-STIP Scenario	Post-STIP Scenario
Sam Furr Road at Maple Branch Drive ¹	- Extend westbound left turn lane to provide 300 feet of storage and appropriate deceleration and taper length. The left turn lane currently has approximately 125 feet of storage. - Provide u-turn bulb on southeast quadrant of intersection to serve westbound-to-eastbound u-turns. The anticipated design vehicle for this u-turn is a single-unit truck, based on expected mini-storage site traffic.	No improvements recommended. (STIP R-2632AB improvements adequate)
Sam Furr Road at Proposed Mini-Storage Access	- Configure access as right in / right out - Design access according to NCDOT standards	No improvements recommended. (STIP R-2632AB improvements adequate)
Sam Furr Road at Oak Farm Lane ¹	Provide u-turn bulb on northwest quadrant of intersection to serve eastbound-to-westbound u-turns. The anticipated design vehicle for this u-turn is a single-unit truck, based on expected mini-storage site traffic.	No improvements recommended. (STIP R-2632AB improvements adequate)
Sam Furr Road at WB-to-EB U-turn East of Maple Branch Drive		No improvements recommended. (STIP R-2632AB improvements adequate)
Sam Furr Road at EB-to-WB U-turn West of Oak Farm Lane		No improvements recommended. (STIP R-2632AB improvements adequate)
Sam Furr Road at WB-to-EB U-turn East of Oak Farm Lane		No improvements recommended. (STIP R-2632AB improvements adequate)

¹ U-turn bulbs are required to accommodate mini-storage turning movements. In the event that the mini-storage component (Area 3) delays in construction until after STIP R-2632AB is built, the u-turn improvements may not be needed.



LEGEND	
	SIGNAL
	STOP
	ROADWAY
	TRAFFIC MOVEMENT
	U-TURN BULB
BLACK = EXISTING BLUE = PROPOSED	
IPS = INTERNAL PROTECTED STEM	

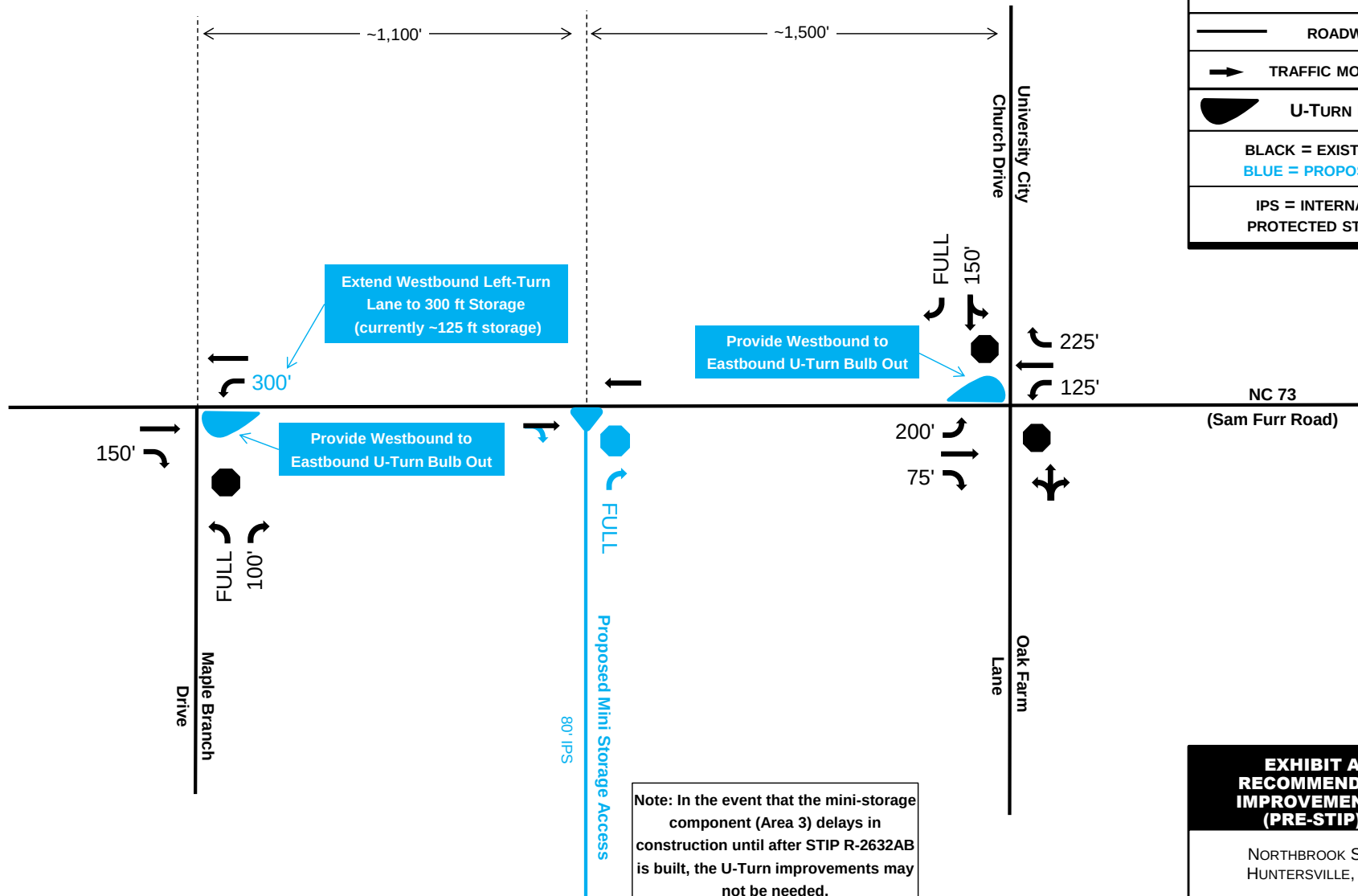


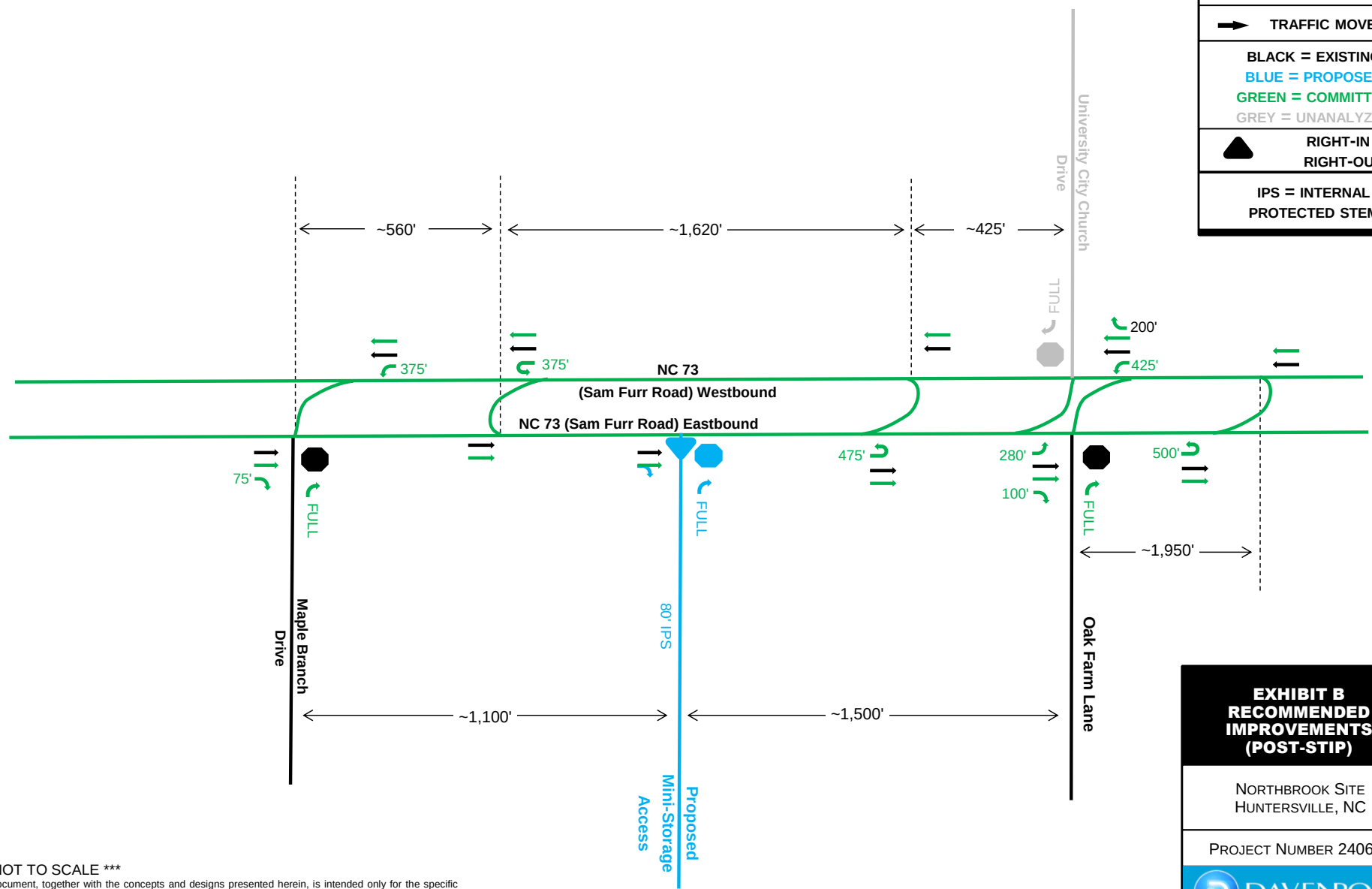
EXHIBIT A RECOMMENDED IMPROVEMENTS (PRE-STIP)	
NORTHBROOK SITE HUNTERSVILLE, NC	
PROJECT NUMBER 240600	
DAVENPORT	

*** NOT TO SCALE ***

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of, or improper reliance on, this document by others without written authorization and adaptation by DAVENPORT, shall be without liability to DAVENPORT, and shall be a violation of the agreement between DAVENPORT and the client.



LEGEND	
	STOP
	ROADWAY
	TRAFFIC MOVEMENT
BLACK = EXISTING BLUE = PROPOSED GREEN = COMMITTED GREY = UNANALYZED	
	RIGHT-IN / RIGHT-OUT
IPS = INTERNAL PROTECTED STEM	



*** NOT TO SCALE ***

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EXHIBIT B
RECOMMENDED
IMPROVEMENTS
(POST-STIP)

NORTHBROOK SITE
HUNTERSVILLE, NC

PROJECT NUMBER 240600

DAVENPORT

Community Meeting Notices

Project Name	Northbrook Storage R24-04
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Pursuant to Huntersville Subdivision Ordinance 6.320.3 a list of all persons and organizations contacted about the meeting shall be submitted to the Planning Department and incorporated into the application for this project.

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

First and Last Name	Parcel ID	Date Sent	Method Sent	Reason Sent
MCCORD DEVELOPMENT LLC	01102115A & B	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
GGG&B LLC	01102125	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
THE TOWN OF HUNTERSVILLE	01102132	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
CRLDC LLC	01105262	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
DONCO PROPERTIES LLC	01121107	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
MDH FI HUNTERSVILLE JV LLC	01121108	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
MDH F2 HUNTERSVILLE JV LLC	01121110	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
BI PART DEVELOPMENT LLC	01122114	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
BI PART DEVELOPMENT LLC	01122115	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
BI PART DEVELOPMENT LLC	01122116	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
BI PART DEVELOPMENT LLC	01122117	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
RICHARD & BARBARA WEIS	01122206	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
DEBORA & DAVID ELLISON	01122207	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
SUONG NGUYEN	01122208	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
KIRAN GANGEGOWDA	01122217	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
JERATHEN & CORRINA TILLMAN	01122218	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
SOOYON CHEONG & SOKHUN MOON	01122219	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
NORTHBROOK POA	01122281	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
NORTHBROOK POA	01122282	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
GAJAPATHY KRISHNASAMY	01122301	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
LYNN NGUYEN	01122302	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
BALAPRATHIMA YELLAPRAGADA	01122303	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
ANAND GNANAMOORTHY	01122304	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
FERNANDO STROBEL	01122305	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
ELIZABETH & EDWARD MCCORMICK	01122306	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
DAVID & WILLIAM SOSA-OLIVER	01122307	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
NORTHBROOK POA	01122346	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
NORTHBROOK POA	01122348	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
NORTHBROOK POA	01122349	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
WORKMANSHIP LLC	01123131	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
WORKMANSHIP LLC	01123132	6/11/2024	USPS CERTIFIED	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
OAK FARM HOA	-	6/11/2024	USPS CERTIFIED	Neighborhood association, property woner association, and hom
WILLOWBROOK POA	-	6/11/2024	USPS CERTIFIED	Neighborhood association, property woner association, and hom

Community Meeting Attendance Log

Project Name:	NORTHBROOK STORAGE R24-04
Location of Meeting:	HUNTERSVILLE ARTS & CULTURAL CENTER
Date:	6/24/2024
Time:	6-7 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	DAN SHEPARD	26	TERESA JULIAN
2	JOAN SHEPARD	27	NICK WALSH
3	EDWARD MCCORMICK	28	SHRINIVAS HOSUR
4	ELIZABETH MCCORMICK	29	MICHAEL DOEBLER
5	KIRK HAHN	30	LACY YAMAVCHI
6	ROBYN HAHN	31	NICK GALLO
7	NATHANIEL RENNINGER	32	ROBYN GALLO
8	SUNANDAN SOORA	33	YOSHIKA RANKIN
9	ROSALYNN HANDLER	34	KUSHAGRA KAPOOR
10	BETHANNE NOLAN	35	DIVYA KAPOOR
11	BARBARA RUSSELL	36	DARON HENSON
12	TOM RUSSELL	37	AMANDA HENSON
13	JUDY BOYD	38	
14	CAROL POWER	39	
15	BILL POWER	40	
16	AISSA HAMIM	41	
17	ADARSHAKARANTHA RAO	42	
18	SENTHILKUMAR GNANASEKARN	43	
19	BRUCE KLEIN	44	
20	BARBARA KLEIN	45	
21	CHRISTINE DUPRIEST	46	
22	WILL DUPRIEST	47	
23	RICHARD WEIS	48	
24	JAY TILLMAN	49	
25	RON JULIAN	50	

Northbrook Storage Rezoning – R24-04
Neighborhood Meeting
06/24/2024

The meeting was called to order at 6:02 PM by Jake Palillo, Project Owner/Developer. Also in attendance were Tess Fallova, W&A Engineering and Jesse James, Town Planner. Approximately 44 people attended in-person. Mr. Palillo gave a presentation of the overall rezoning request and the indoor storage plans on Parcel C. He then opened up the floor to questions.

Most of the questions/concerns centered on the 80' buffer reduction and the need for building height increase. Several homeowners noted already have traffic problems as well and how these developments were going to be increasing traffic.

Below are a few questions that were asked and they were addressed:

-Stormwater concerns on Northbrook property, existing sediment basins overflowing.

Response: This sounds like an engineering problem for the original Northbrook plans. Our sites would not affect these prior issues. We are required to capture and detain our runoff on-site and it will leave the site equal to or below pre-development conditions.

-Special purpose district is labeled as undesirable, hazardous, or toxic uses.

Response: The applicant has agreed to exclude such uses as a part of this rezoning. This is shown on the most recent Town Submittal.

-Why do you have to reduce the 80' buffer?

Response: The applicant requests that the buffer be reduced to provide developable space. These properties are shallow to begin with and the 80' rear property buffer eats up a drastic amount of area.

-Why do you need to modify the height restrictions?

Response: The height restrictions are based off "building type" as described in the ordinance. The one chosen is max. 36', however we are able to chose another that would be max 45' if needed.

-There are already so many accidents and issues getting out of the subdivisions. Concern that this will only make it worse.

Response: The uses proposed are considered less intense than that of commercial/retail, so it will not increase traffic that drastically. The pre-existing traffic issues on Oak Farm Ln and Maple Branch Dr should be expressed to the Town but is not the responsibility of the applicant to address.

-Further concerns about traffic and accidents on Sam Furr

Response: Pre-existing traffic conditions are not the responsibility of the applicant. NCDOT

has road improvement plans in place that will more than likely address all these issues, this development will only be providing 1 entrance/exit onto Sam Furr.

-Residents want by-right uses + proposed exclusions sent via email

Response: These will be compiled and sent out to all attendees per request

-Why mini-storage? Why not offices or businesses they want (ie. Irish Pub)?

Response: The types of commercial/retail uses suggested are considered a higher intense use in relation to traffic which could trigger a previous comment about traffic concerns. The applicant would like to propose less intense traffic near residential and leave these types of suggested uses for commercial/retail centers and hubs like Northcross Business Park

-Is there really a need for more indoor storage?

Response: Yes, market studies have been done proving this.

-Concern that this is going to decrease the value of our homes. This was all trees when we bought, we want it to stay that way.

Response: There are no indications that this will devalue the price of any of the homes in the area. When the original Northbrook Subdivision was done, these four parcels were planned to be CB – Corporate Business and would allow for offices, distributive businesses, warehouses, manufacturing + assembly, etc. These parcels were never planned to always remain treed per the rezoning.

-Why can't we just rezone this property to what we want so it remains trees?

Response: You can't rezone property you don't own or have written authority from the owner to do so.

The meeting was adjourned at 7:12 pm .

TA24-06 – Farmhouse Cluster Changes

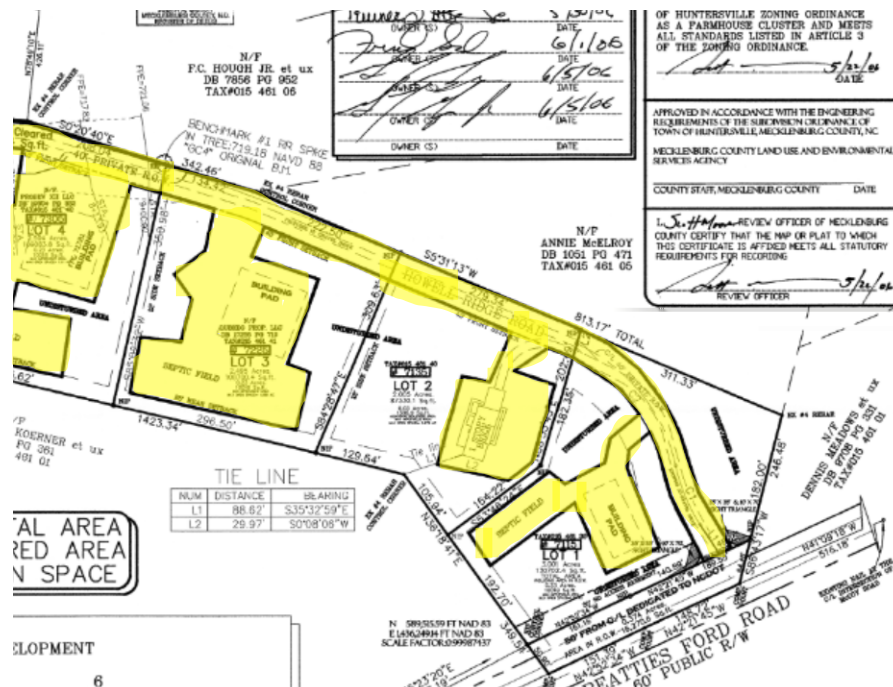
PART 1: DESCRIPTION

TA2-06 is a text amendment request by the Town of Huntersville Planning Department to make changes to the Farmhouse Cluster Subdivision requirements. These changes include requiring an 80ft buffer along the public road and removing the ability to place tree save and open space within private buildable lots.

PART 2: BACKGROUND

Farmhouse Clusters allow the ability to create subdivisions that sensitively integrate within the rural environment. In the Rural and Transition Residential zoning district Farmhouse Clusters allow you to add more density than a minor subdivision without having to go through the major subdivision process. The trade-off required is to provide quality open space and tree preservation while maintaining the rural character of the zoning districts and scenic country roads.

The type of open space used within a farmhouse cluster needs to correspond to the physical conditions of the lot at approval. This often results in the bulk of the open space being natural open space, which requires this space not to be disturbed. Today, Farmhouse Clusters allow the required open space and tree save to be located within the private buildable lots (See below photo. Everything outside of the yellow is open space within a private buildable lot). This often results in the disturbance of the required open space and tree save, because homeowners often assume that they can do anything within the bounds of their property. These disturbances result in increased pressure on enforcement and the loss of mature protected vegetation. Staff proposes to remove the ability to place open space and tree save in private lots to ensure that homeowners can do what they want within their property while protecting the rural character of the subdivision. This change is consistent with Major Subdivisions as they have always been required to keep tree save and open space out of private lots.



Farmhouse Clusters also require that “The project shall maintain a generally rural appearance from public road(s)”. This requirement was created to ensure that the town's scenic country roads are protected. In practice, this has translated to staff negotiating for at least a 60 ft vegetated buffer to meet this requirement. To clarify the Town's expectations and make communication easier between applicants and staff, staff is proposing to codify an 80 ft buffer. This proposal aligns with the already existing 80 ft buffer required for major subdivisions.

Staff is also proposing to allow greater flexibility in the design of the 80 ft buffer. If there is no existing wooded area along the street, any meadow or pasture can be used if it maintains a generally rural appearance and contains at least one softscape or hardscape element, and the homes are to be minimally screened from the street. This could include providing a split rail fence and trees along the front of the buffer. This gives applicants the ability to choose to not use the standard buffer plantings which often give a manicured appearance that does not align with the existing rural surroundings.

PART 3: RELEVANT SECTIONS OF THE HUNTERSVILLE 2040 COMMUNITY PLAN

LU 9.2: Within lower intensity areas including Moderate Density, Residential Edge, Rural Conservation, and Critical Watershed areas conservation design & farmhouse clusters are encouraged.

- Scenic nature of roadways should be preserved
- Development should be clustered away from key natural features.
- Site design should minimize grading and maximize preservation of existing stands of mature, native trees.

Staff Comment: The proposed text amendment proposes to further build upon already existing language to ensure the required buffer, open space, and tree save are of a higher quality and protected from disturbance.

EOS 6.1: Enforce existing standards and evaluate new design standards to preserve the character of scenic country roads.

- McCauley Road, Black Farms Road, Beatties Farm Road, and Ramah Church Road have been identified as scenic resources and should have corridor-specific design controls that preserve scenic beauty.
- Current regulations require a preserved buffer of trees in some areas and open space requirements encourage the protection of key features, such as views, fields, and historical structures.

Staff Comment: The proposed text amendment will allow flexibility in determining the best way to provide a buffer while ensuring the character of scenic country roads are preserved. The removal of open space and tree save from private buildable lots will allow higher quality preservation of existing trees and natural space while reducing the risk of disturbance in the future. This change will also make preservation consistent with other sections of the code.

EOS 3.1: Make mature, native forest an open space priority, especially near streams.

- Review and update tree preservation and open space requirements to prioritize natural open space and specifically stands of native, mature forest, especially those forests located proximal to streams

Staff Comment: The proposed text amendment prioritizes open space and tree save by requiring these items to be placed outside of private lots. This will ensure that a higher quality of natural space will be prioritized as it will remove the risk of future disturbance.

PART 4: STAFF RECOMMENDATION

Staff recommends approval of the proposed text amendment TA24-06 based on consistency with policies LU 9.2, EOS 3.1, and EOS 6.1 of the Huntersville 2040 Community Plan.

PART 5: HUNTERSVILLE ORDINANCE ADVISORY BOARD-

On May 2, 2024, The Huntersville Ordinances Advisory Board (HOAB) recommended approval (7-1). See attachment 3.

PART 6: PUBLIC HEARING

The Public Hearing took place on August 6, 2024.

PART 7: PLANNING BOARD RECOMMENDATION

The Planning Board is scheduled to take place on August 27, 2024.

PART 8: ATTACHMENTS

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

PART 9: STATEMENT OF CONSISTENCY – TA23-06

Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed amendment TA24-06, Planning Staff recommends approval based on consistency with policies LU 9.2, EOS 3.1, and EOS 6.1 of the Huntersville 2040 Community Plan. It is reasonable and in the public interest to amend the Zoning Ordinance because it provides higher quality open space while ensuring the preservation of rural character which complies with the Huntersville 2040 Community Plan.	APPROVAL: In considering the proposed amendment TA24-06, the Planning Board recommends approval based on the amendment being consistent with <u>(insert applicable plan reference)</u> It is reasonable and in the public interest to amend the Zoning Ordinance because...(Explain)	APPROVAL: In considering the proposed amendment TA24-06, the Town Board recommends approval based on the amendment being consistent with <u>(insert applicable plan reference)</u> It is reasonable and in the public interest to amend the Zoning Ordinance because...(Explain)
DENIAL: N/A	DENIAL: In considering the proposed amendment TA24-06, the Planning Board recommends denial based on the amendment being <u>(consistent OR inconsistent)</u> with <u>(insert applicable plan reference)</u>.	DENIAL: In considering the proposed amendment TA24-06, the Town Board recommends denial based on the amendment being <u>(consistent OR inconsistent)</u> with <u>(insert applicable plan reference)</u>.

	It is not reasonable and in the public interest to amend the Zoning Ordinance because.... <i>(Explain)</i>	It is not reasonable and in the public interest to amend the Zoning Ordinance because.... <i>(Explain)</i>
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Text Amendment Application

Date of Application 5/1/2024

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): Zoning Article(s): 3.2.1, 3.22, 12.2.1 Section(s): Please see attached

Current Ordinance

Please see attached

Proposed Text

Please see attached

**Reason for Proposed
Change**

Please see attached

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 Planning Staff

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

Signature Nathan Farber Date 5/1/2024

Title Senior Planner Email nfarber@huntersville.org

Address of Applicant 105 Gilead Rd Floor 3, Huntersville, NC 28078

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 ARTICLE 3.2.1 and 3.2.2, Farmhouse Clusters
Changes**

Section 1. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 3.2.1 and 3.2.2, section (e) Special Requirements: Farmhouse Cluster Developments of the Zoning Ordinance is hereby amended as follows:

Special Requirements: Farmhouse Cluster Developments. A **Farmhouse Cluster** permits the subdivision of land for up to six house lots accessed by way of a shared private drive when the following conditions have been met:

1. Minimum project size and frontage on public road: 10 acres with a minimum of 30 feet of frontage on a public road either by fee simple ownership or by exclusive easement.
2. There shall be no more than two farmhouse cluster developments permitted per tract.
3. Private drives shall be paved in accordance with the Town of Huntersville construction standards. The private street right-of-way or easement shall be of sufficient width to accommodate drainage/water quality treatment associated with the private drive. Further, the recorded easement shall have at least 30' of frontage on a public street. In the event two farmhouse clusters are established, the private drive serving those farmhouse clusters may be connected provided:
 - a) The subdivision plat and associated deeds shall clearly state such drive shall remain private and will not be taken over by a public entity in the future unless such street complies with the construction standards of that public entity.
 - b) Where feasible, there shall be two means of ingress and egress into the combined farmhouse cluster development. Only in the event the original tract does not have the adequate frontage on a public road to obtain two driveway permits would one private drive be allowed to serve the combined farmhouse cluster development;
4. An association of all property owners shall be established for maintenance of all commonly held spaces, if any. Where there are no commonly held spaces except for a shared driveway or private street, a legally binding shared driveway and/or private street use and maintenance agreement shall be filed at the Register of Deeds of Mecklenburg County. Furthermore, the shared driveway or private road shall be shown, along with all appropriate and necessary easements, on a recorded plat and a note shall be attached thereto stipulating the use and maintenance of the driveway and referencing the recorded agreement(s).
5. The location of building sites shall be determined through a site analysis which identifies features to be preserved as open space;

6. No minimum lot size or width is required, so long as the project meets all other standards of the district. Detached garages in farmhouse clusters shall be placed in the side or rear yard of home lots. Farmhouse clusters must include an opaque vegetative buffer from the public street for the placement of detached garages in the side yard of home lots.
7. At least 50% of the tract shall be designated as open space. Open space preservation shall be irrevocable. A metes and bounds description of the space to be preserved and limits on use shall be recorded on the subdivision plat and on individual deeds when open space lands are not held entirely in common. Open space lands may be part of a deeded lot so long as it reflects an irrevocable conservation or open space easement requiring such portions of individual lots to remain and be used as open space as provided in this section.
8. Permitted uses of open space lands to be preserved shall correspond generally to physical conditions at the time of subdivision approval. Restrictive covenants shall limit uses to the continuation of certain agricultural activities (pastureland, crop cultivation) or recreation uses that preserve the view from public streets of rural heritage features to be preserved. For example, fields or pasture land preserved as required open space may continue to support cultivation or grazing; however existing woodlands may not be clear-cut. In order to ensure septic tanks are located on the most suitable soils, septic fields may be located in the common open space provided a maintenance easement is established for access.
9. **Private building lots, or any portion thereof, shall not be used to satisfy tree save requirements or open space requirements.**
10. The project shall maintain a generally rural appearance from public road(s) **by providing an 80 foot opaque landscaped buffer of native vegetation along the property street frontage.**
11. Where a farmhouse cluster would eliminate a planned street connection or a street connection indicated on a plan adopted by the Town of Huntsville or the Charlotte-Mecklenburg Thoroughfare Plan, and no alternate alignment can reasonably provide the connection, the design of the farmhouse cluster shall provide for said connection by the dedication of right-of-way for streets less than 70 feet in width and by the reservation of right-of-way for streets 70 feet or wider.
12. A Farmhouse Cluster requires an approved **Farmhouse Cluster subdivision plan**, according to the requirements of the Huntersville Subdivision Ordinance including approval by the Planning Staff and shall meet all other requirements for review and approval, which may include preliminary plan approval prior to approval of a final plat.

Section 2. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 3.2.1(d)3(c) and 3.2.2(d)3(c) of the Zoning Ordinance is hereby amended as follows:

Open Space. Designated open space includes that parcel or parcels of land, which shall be set aside in perpetuity and shall have no buildings or permanent structures constructed within its perimeters except as provided for in this section. There are four types of open space in the Rural District – agriculture, common, natural, and recreation. Open space shall meet the provisions of this section and the provisions for open space established in Article 7, Part B.

- a. Areas containing buildings and other impervious surfaces in excess of 100 sq. ft., shall not be counted as open space. This shall include, but not be limited to, barns, storage buildings, parking lots, clubhouses and tennis courts,
- b. Open Space that is dedicated and accepted by the general public shall be maintained and managed by the Town of Huntersville or Mecklenburg County. The town and county have the right to accept or deny the dedication of open space to the public.
- c. In the ~~Farmhouse Cluster and in the~~ Conservation Subdivision, open space may also include portions of private building lots subject to a conservation or open space easement.
- d. Open space preservation shall be irrevocable. A metes and bounds description of the space to be preserved and limits on use shall be recorded on the subdivision plat, in homeowner covenants, and on individual deeds when open space lands are not held entirely in common. Alternative means of permanent open space preservation may include acceptance by a land conservation trust or a unit of government. Private management alternatives which ensure the open space preservation required by this section will also be permitted. Restrictive covenants shall limit uses to the continuation of certain agricultural activities (pastureland, crop cultivation) or recreation uses that preserve the view from public streets of rural heritage features to be preserved. Upon verification by the town that restriction of development has been established by a permanent and irrevocable instrument, a letter so nothing shall be simultaneously issued to the property owner(s) and to the Mecklenburg County Tax Administrator, Office of Real Estate Appraisal.

Section 3. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 12.2.1 “General Definitions” of the Zoning Ordinance is hereby amended as follows:

Open Space. Any area which is not divided into private or civic building lots, streets, rights-of-way, parking, or easements for purposes other than open space conservation. Unless specifically allowed by this ordinance in ~~the Farmhouse Cluster~~, Conservation Subdivisions, and Minor Subdivisions. Reference Article 7.11 Urban, Agricultural, Common, Natural and Recreational Open Space for specific qualitative criteria.

Section 3. This ordinance shall become effective upon adoption.

HUNTERSVILLE ORDINANCE ADVISORY BOARD: 4/4/2024

PUBLIC HEARING DATE: DATE

PLANNING BOARD MEETING: DATE

TOWN BOARD DECISION: DATE

AN ORDINANCE TO AMEND ARTICLE 3.2.1, 3.2.2 and 12.2.1, Farmhouse Clusters Changes

Section 1. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 3.2.1 and 3.2.2, section (e) Special Requirements: Farmhouse Cluster Developments of the Zoning Ordinance is hereby amended as follows:

Special Requirements: Farmhouse Cluster Developments. A **Farmhouse Cluster** permits the subdivision of land for up to six house lots accessed by way of a shared private drive when the following conditions have been met:

1. Minimum project size and frontage on public road: 10 acres with a minimum of 30 feet of frontage on a public road either by fee simple ownership or by exclusive easement.
2. There shall be no more than two farmhouse cluster developments permitted per tract.
3. Private drives shall be paved in accordance with the Town of Huntersville construction standards. The private street right-of-way or easement shall be of sufficient width to accommodate drainage/water quality treatment associated with the private drive. Further, the recorded easement shall have at least 30' of frontage on a public street. In the event two farmhouse clusters are established, the private drive serving those farmhouse clusters may be connected provided:
 - a) The subdivision plat and associated deeds shall clearly state such drive shall remain private and will not be taken over by a public entity in the future unless such street complies with the construction standards of that public entity.
 - b) Where feasible, there shall be two means of ingress and egress into the combined farmhouse cluster development. Only in the event the original tract does not have the adequate frontage on a public road to obtain two driveway permits would one private drive be allowed to serve the combined farmhouse cluster development;
4. An association of all property owners shall be established for maintenance of all commonly held spaces, if any. Where there are no commonly held spaces except for a shared driveway or private street, a legally binding shared driveway and/or private street use and maintenance agreement shall be filed at the Register of Deeds of Mecklenburg County. Furthermore, the shared driveway or private road shall be shown, along with all appropriate and necessary easements, on a recorded plat and a note shall be attached thereto stipulating the use and maintenance of the driveway and referencing the recorded agreement(s).
5. The location of building sites shall be determined through a site analysis which identifies features to be preserved as open space;

6. No minimum lot size or width is required, so long as the project meets all other standards of the district. Detached garages in farmhouse clusters shall be placed in the side or rear yard of home lots. Farmhouse clusters must include an opaque vegetative buffer from the public street for the placement of detached garages in the side yard of home lots.
7. At least 50% of the tract shall be designated as open space. Open space preservation shall be irrevocable. A metes and bounds description of the space to be preserved and limits on use shall be recorded on the subdivision plat and on individual deeds when open space lands are not held entirely in common. Open space lands may be part of a deeded lot so long as it reflects an irrevocable conservation or open space easement requiring such portions of individual lots to remain and be used as open space as provided in this section.
8. Permitted uses of open space lands to be preserved shall correspond generally to physical conditions at the time of subdivision approval. Restrictive covenants shall limit uses to the continuation of certain agricultural activities (pastureland, crop cultivation) or recreation uses that preserve the view from public streets of rural heritage features to be preserved. For example, fields or pasture land preserved as required open space may continue to support cultivation or grazing; however existing woodlands may not be clear-cut. In order to ensure septic tanks are located on the most suitable soils, septic fields may be located in the common open space provided a maintenance easement is established for access.
9. **Private building lots, or any portion thereof, shall not be used to satisfy tree save requirements or open space requirements.**
10. The project shall **provide an 80-foot landscaped buffer along the property street frontage. The buffer shall consist of:**
 - a) **Vegetated plantings consisting of four (4) trees per 1,000 sf/ft of buffer area; 75% large maturing; 50% evergreen; 25% small maturing and five (5) shrubs per 1,000 sq/ft; 75% evergreen; or**
 - b) **Softscape (i.e. street trees, meadow, or pastures) and hardscape elements (i.e. stone walls or split rail fencing). Residential structures must not be visible from the public road using an opaque screening (Article 7.6.2).**
11. Where a farmhouse cluster would eliminate a planned street connection or a street connection indicated on a plan adopted by the Town of Huntsville or the Charlotte-Mecklenburg Thoroughfare Plan, and no alternate alignment can reasonably provide the connection, the design of the farmhouse cluster shall provide for said connection by the dedication of right-of-way for streets less than 70 feet in width and by the reservation of right-of-way for streets 70 feet or wider.

12. A Farmhouse Cluster requires an approved **Farmhouse Cluster subdivision plan**, according to the requirements of the Huntersville Subdivision Ordinance including approval by the Planning Staff and shall meet all other requirements for review and approval, which may include preliminary plan approval prior to approval of a final plat.

Section 2. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 3.2.1(d)3(c) and 3.2.2(d)3(c) of the Zoning Ordinance is hereby amended as follows:

Open Space. Designated open space includes that parcel or parcels of land, which shall be set aside in perpetuity and shall have no buildings or permanent structures constructed within its perimeters except as provided for in this section. There are four types of open space in the Rural District – agriculture, common, natural, and recreation. Open space shall meet the provisions of this section and the provisions for open space established in Article 7, Part B.

- a. Areas containing buildings and other impervious surfaces in excess of 100 sq. ft., shall not be counted as open space. This shall include, but not be limited to, barns, storage buildings, parking lots, clubhouses and tennis courts,
- b. Open Space that is dedicated and accepted by the general public shall be maintained and managed by the Town of Huntersville or Mecklenburg County. The town and county have the right to accept or deny the dedication of open space to the public.
- c. In the ~~Farmhouse Cluster and in the~~ Conservation Subdivision, open space may also include portions of private building lots subject to a conservation or open space easement.
- d. Open space preservation shall be irrevocable. A metes and bounds description of the space to be preserved and limits on use shall be recorded on the subdivision plat, in homeowner covenants, and on individual deeds when open space lands are not held entirely in common. Alternative means of permanent open space preservation may include acceptance by a land conservation trust or a unit of government. Private management alternatives which ensure the open space preservation required by this section will also be permitted. Restrictive covenants shall limit uses to the continuation of certain agricultural activities (pastureland, crop cultivation) or recreation uses that preserve the view from public streets of rural heritage features to be preserved. Upon verification by the town that restriction of development has been established by a permanent and irrevocable instrument, a letter so nothing shall be simultaneously issued to the property owner(s) and to the Mecklenburg County Tax Administrator, Office of Real Estate Appraisal.

Section 3. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 12.2.1 “General Definitions” of the Zoning Ordinance is hereby amended as follows:

Open Space. Any area which is not divided into private or civic building lots, streets, rights-of-way, parking, or easements for purposes other than open space conservation, Unless specifically allowed by this ordinance in ~~the Farmhouse Cluster~~, Conservation Subdivisions, and Minor Subdivisions. Reference Article 7.11 Urban, Agricultural, Common, Natural, and Recreational Open Space for specific qualitative criteria.

Section 3. This ordinance shall become effective upon adoption.

HUNTERSVILLE ORDINANCE ADVISORY BOARD: 4/4/2024

PUBLIC HEARING DATE: 7/16/2024

PLANNING BOARD MEETING: 7/23/2024

TOWN BOARD DECISION: 8/20/2024

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, May 2, 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. Pollard, J. Palillo, J. Kluttz, S. Harrington, S. Hensley, and H. Whittaker

Voting Members Absent: M. Jones

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 March 7, 2024, Regular Meeting Minutes

Motion: S. Harrington made a Motion to Approve the March 7, 2024, regular meeting minutes as amended. H. Whittaker seconded the motion.

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

Public Comments

None

Action Agenda

4A. TA24-06: Proposed amendment to require farmhouse clusters to provide an 80-foot vegetative buffer and place open space and tree save outside of private buildable lots.

N. Farber, Planner II reviewed the proposed text amendment.

The Board confirmed the proposed buffer is only the buffer along the street frontage and not side or rear buffers, requirement would include landscaping the buffer with native plants, how the open space is currently enforced, and how this would adjust the flexibility of what the homeowner would be able to utilize the land that they purchase.

Motion: M. Pollard made a motion to recommend Approval of TA24-06. K. Jones seconded the motion.

S. Hensley commented that generally he is not in support of limiting personal property rights, but he can see the benefit of what is being proposed for the homeowner to be able to use their property and for the expectations of the trees that will remain.

Vote: The motion passed (7-1) with J. Palillo opposed.

4B. TA24-07: Proposed amendment to remove reference of family-only occupancy requirement for ADU's from the General Residential zoning district regulations to achieve consistency with the rules governing ADU's in other residential zoning districts.

P. Patterson, Planner I reviewed the proposed text amendment.

The Board confirmed the allowed uses for the ADU, if there were any limitations regarding short-term rental and ADU's, and approximately how much General Residential zoning still remains in town, and what caused the text amendment to be proposed.

Motion: M. Pollard made a motion to recommend Approval of TA24-07. J. Palillo seconded the motion.

Vote: The motion passed (7-1) with A. Hallman opposed.

4C. TA 24-08: Proposed amendment to update language to clarify where an existing Family Care Home's exclusive one-half mile radius limit is measured from.

P. Patterson, Planner I reviewed the proposed text amendment that is not a required update due to North Carolina General Statutes.

The Board reviewed the current methodology and proposed changes, why this regulation exists, and expressed concern about the existing distance requirements as this is an important solution for an aging population seeking affordable housing.

Motion: S. Harrington made a motion to recommend Approval of TA24-08. J. Palillo seconded the motion.

A. Hallman commented that it does appear that this Board is being asked to recommend a text amendment in full and not in part even though a portion of the text amendment is not being heard by the Board as it relates to statute changes.

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

4D. TA24-09: Proposed amendment to Article 8.10 "Building Separation" and Article 12, Section 12.2.1, to align with fire-separation distance as defined in the North Carolina State Building Code.

P. Patterson, Planner I reviewed the proposed text amendment.

The Board confirmed that the full and complete building code outlines the requirements and must be met through a building permit.

Motion: J. Palillo made a motion to recommend Approval of TA24-09. J. Klutz seconded the motion.

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

Other Business

J. Palillo announced his resignation from the Ordinance Advisory Board due to personal time conflicts effective immediately. He thanked everyone for the opportunity to be on the Board. The Board thanked him for his service and commented on the value of his first-hand experience to the discussions.

Adjourn

Motion: J. Palillo made a Motion to Adjourn. M. Pollard seconded the motion.

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

Approved this ____ day of _____ 2024.

Chair or Vice Chair

Board Secretary

TA24-07 Accessory Dwelling Units (ADU's) in General Residential

PART 1: DESCRIPTION

TA24-07 is a text amendment request by the Town of Huntersville Planning Department to amend Article 3.2.3(c) of the Huntersville Zoning Ordinance to remove the family-only occupancy requirement from the General Residential (GR) zoning district regulations to achieve consistency with the rules governing ADUs in other residential zones.

PART 2: BACKGROUND

Accessory Dwelling Units (ADUs) are conditionally permitted in every residential district of the Town of Huntersville. Notably, in the General Residential (GR) zoning district, ADUs are currently restricted for use exclusively by family members (related person(s)). This “family only” restriction does not apply to other residential districts. Planning staff proposes eliminating this family-only occupancy requirement from the GR district regulations to achieve consistency with the rules governing ADUs in other residential zones.

PART 3: RELEVANT SECTIONS OF THE HUNTERSVILLE 2040 COMMUNITY PLAN

LU 10.1: Align housing options with resident needs and promote attainable housing options. Accommodate a mix of housing by type, tenure, and location to serve a growing and increasingly diverse population. Housing offerings should align with workforce opportunities, including management, professional positions, and service positions.

Comment: The proposed text amendment seeks to increase attainable housing options and accommodate a mix of housing types, satisfying one of the land use policies of the Huntersville 2040 Community Plan.

PART 4: STAFF RECOMMENDATION

Staff recommends approval of the proposed text amendment TA24-07 to achieve consistency with the rules governing ADUs in other residential zones.

PART 5: HUNTERSVILLE ORDINANCE ADVISORY BOARD RECOMMENDATION

On March 7, 2024, The Huntersville Ordinance Advisory Board recommended approval of TA24-07 with a vote of (7-1).

PART 6: PUBLIC HEARING

The Public Hearing was performed on August 6th, 2024, with one member of the public speaking against the proposed text amendment.

Link to livestream below.

<https://www.youtube.com/watch?v=5Wx6wgzRyQk&t=9082s>

PART 7: PLANNING BOARD RECOMMENDATION

The Planning Board is scheduled for August 27th, 2024.

PART 8: ATTACHMENTS

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

PART 9: STATEMENT OF CONSISTENCY – TA24-07

Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed amendment TA24-07, Planning Staff recommends approval based on consistency with L.U. 10.1 of the Huntersville 2040 Community Plan. It is reasonable and in the public interest to amend the Zoning Ordinance because it will make General Residential (GR) consistent with other residential districts and increase housing choices for residents of Huntersville.	APPROVAL: In considering the proposed amendment TA24-07, the Planning Board recommends approval based on the amendment being consistent with <u>(insert applicable plan reference)</u> It is reasonable and in the public interest to amend the Zoning Ordinance because...<i>(Explain)</i>	APPROVAL: In considering the proposed amendment TA24-07, the Town Board recommends approval based on the amendment being consistent with <u>(insert applicable plan reference)</u> It is reasonable and in the public interest to amend the Zoning Ordinance because...<i>(Explain)</i>
DENIAL: N/A	DENIAL: In considering the proposed amendment TA24-07, the Planning Board recommends denial based on the amendment being <u>(consistent OR inconsistent)</u> with <u>(insert applicable plan reference)</u>. It is not reasonable and in the public interest to amend the Zoning Ordinance because.... <i>(Explain)</i>	DENIAL: In considering the proposed amendment TA24-07, the Town Board recommends denial based on the amendment being <u>(consistent OR inconsistent)</u> with <u>(insert applicable plan reference)</u>. It is not reasonable and in the public interest to amend the Zoning Ordinance because.... <i>(Explain)</i>



Text Amendment Application

Date of Application 4/19/2024

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): Zoning Ordinance Article(s): See Attached Section(s): See Attached

Current Ordinance

See Attached

Proposed Text

See Attached

Reason for Proposed
Change

To update the General Residential (GR) zoning district ADU restrictions to be
consistent with all other residential zoning districts

Applicant

Printed Name Town of Huntersville Planning Department Staff

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

Signature  Date 4/22/21

Title Planning Director Email brichard@huntersville.org

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 HUNTERSVILLE ZONING ORDINANCE TO
REMOVE RELATED PERSON(S) REQUIREMENTS FROM THE GENERAL
RESIDENTIAL ZONING DISTRICT**

Section 1. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 3.2.3(c), Zoning Ordinance is hereby amended as follows:

(c) Permitted Accessory Uses.

- accessory dwellings ~~for use by related person(s)~~, (9.1)
- day care home (small), (9.11)
- home occupations, (9.19)
- marinas, (9.42)
- solar facility, minor non-residential (9.54)
- solar energy facility, minor residential (9.54)
- accessory uses permitted in all districts (8.11)

Section 2. This ordinance shall become effective upon adoption.

HUNTERSVILLE ORDINANCE ADVISORY BOARD: 5/2/24

PUBLIC HEARING DATE:

PLANNING BOARD MEETING:

TOWN BOARD DECISION:

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, May 2, 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. Pollard, J. Palillo, J. Kluttz, S. Harrington, S. Hensley, and H. Whittaker

Voting Members Absent: M. Jones

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 March 7, 2024, Regular Meeting Minutes

Motion: S. Harrington made a Motion to Approve the March 7, 2024, regular meeting minutes as amended. H. Whittaker seconded the motion.

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

Public Comments

None

Action Agenda

4A. TA24-06: Proposed amendment to require farmhouse clusters to provide an 80-foot vegetative buffer and place open space and tree save outside of private buildable lots.

N. Farber, Planner II reviewed the proposed text amendment.

The Board confirmed the proposed buffer is only the buffer along the street frontage and not side or rear buffers, requirement would include landscaping the buffer with native plants, how the open space is currently enforced, and how this would adjust the flexibility of what the homeowner would be able to utilize the land that they purchase.

Motion: M. Pollard made a motion to recommend Approval of TA24-06. K. Jones seconded the motion.

S. Hensley commented that generally he is not in support of limiting personal property rights, but he can see the benefit of what is being proposed for the homeowner to be able to use their property and for the expectations of the trees that will remain.

Vote: The motion passed (7-1) with J. Palillo opposed.

4B. TA24-07: Proposed amendment to remove reference of family-only occupancy requirement for ADU's from the General Residential zoning district regulations to achieve consistency with the rules governing ADU's in other residential zoning districts.

P. Patterson, Planner I reviewed the proposed text amendment.

The Board confirmed the allowed uses for the ADU, if there were any limitations regarding short-term rental and ADU's, and approximately how much General Residential zoning still remains in town, and what caused the text amendment to be proposed.

Motion: M. Pollard made a motion to recommend Approval of TA24-07. J. Palillo seconded the motion.

Vote: The motion passed (7-1) with A. Hallman opposed.

4C. TA 24-08: Proposed amendment to update language to clarify where an existing Family Care Home's exclusive one-half mile radius limit is measured from.

P. Patterson, Planner I reviewed the proposed text amendment that is not a required update due to North Carolina General Statutes.

The Board reviewed the current methodology and proposed changes, why this regulation exists, and expressed concern about the existing distance requirements as this is an important solution for an aging population seeking affordable housing.

Motion: S. Harrington made a motion to recommend Approval of TA24-08. J. Palillo seconded the motion.

A. Hallman commented that it does appear that this Board is being asked to recommend a text amendment in full and not in part even though a portion of the text amendment is not being heard by the Board as it relates to statute changes.

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

4D. TA24-09: Proposed amendment to Article 8.10 "Building Separation" and Article 12, Section 12.2.1, to align with fire-separation distance as defined in the North Carolina State Building Code.

P. Patterson, Planner I reviewed the proposed text amendment.

The Board confirmed that the full and complete building code outlines the requirements and must be met through a building permit.

Motion: J. Palillo made a motion to recommend Approval of TA24-09. J. Klutz seconded the motion.

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

Other Business

J. Palillo announced his resignation from the Ordinance Advisory Board due to personal time conflicts effective immediately. He thanked everyone for the opportunity to be on the Board. The Board thanked him for his service and commented on the value of his first-hand experience to the discussions.

Adjourn

Motion: J. Palillo made a Motion to Adjourn. M. Pollard seconded the motion.

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

Approved this ____ day of _____ 2024.

Chair or Vice Chair

Board Secretary

TA24-08 Family Care Homes

PART 1: DESCRIPTION

TA24-08 is a text amendment request by the Town of Huntersville Planning Department to amend Article 12 Section 12.2.1 of the Huntersville Zoning Ordinance to update the language to specify where a Family Care Home's one-half mile radius distance is measured from.

PART 2: BACKGROUND

Family Care Homes are allowed in all residential districts, with certain conditions attached to the use. One of the conditions is a separation requirement between Family Care Homes. The definition of Family Care Home defines the distance as one-half mile between Family Care Homes, but does not state where the distance is measured from. Staff is looking to clarify the language to specify where a Family Care Home's one-half mile radius distance is measured from.

Staff is also making changes to language found in the "Family Care Home" definition to closer match current state statutes.

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 TA24-08 as it specifies where a Family Care Home's one-half mile radius distance is measured from.

PART 5: HUNTERSVILLE ORDINANCE ADVISORY BOARD RECOMMENDATION

On March 7, 2024, The Huntersville Ordinance Advisory Board recommended approval of TA24-08 with a vote of (8-0).

PART 6: PUBLIC HEARING

The Public Hearing took place on August 6th, 2024. During the Public Hearing, Town Board member Bergsman discussed reconsidering the existing one-half mile radius restriction for Family Care Homes. Planning staff has since conducted research of surrounding municipalities to find out how they regulate Family Care Homes.

Link to livestream below.

<https://www.youtube.com/watch?v=5Wx6wgzRyQk&t=9082s>

PART 7: PLANNING BOARD RECOMMENDATION

The Planning Board is scheduled for August 27, 2024.

PART 8: ATTACHMENTS

1. Text Amendment Application
2. Proposed Ordinance
3. HOAB Minutes
4. GS 160D-907 “Family Care Homes”

PART 9: STATEMENT OF CONSISTENCY – TA24-08

Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed amendment TA24-08, Planning Staff recommends approval based on consistency with all policies of the Huntersville 2040 Community Plan and compliance with State Statutes It is reasonable and in the public interest to amend the Zoning Ordinance because it will provide further clarification to the language.	APPROVAL: In considering the proposed amendment TA24-08, the Planning Board recommends approval based on the amendment being consistent with <u>(insert applicable plan reference)</u> It is reasonable and in the public interest to amend the Zoning Ordinance because...<i>(Explain)</i>	APPROVAL: In considering the proposed amendment TA24-08, the Town Board recommends approval based on the amendment being consistent with <u>(insert applicable plan reference)</u> It is reasonable and in the public interest to amend the Zoning Ordinance because...<i>(Explain)</i>
DENIAL: N/A	DENIAL: In considering the proposed amendment TA24-08, the Planning Board recommends denial based on the amendment being <u>(consistent OR inconsistent)</u> with <u>(insert applicable plan reference)</u>. It is not reasonable and in the public interest to amend the Zoning Ordinance because....<i>(Explain)</i>	DENIAL: In considering the proposed amendment TA24-08, the Town Board recommends denial based on the amendment being <u>(consistent OR inconsistent)</u> with <u>(insert applicable plan reference)</u>. It is not reasonable and in the public interest to amend the Zoning Ordinance because....<i>(Explain)</i>

**AN ORDINANCE TO AMEND THE HUNTERSVILLE ZONING ORDINANCE, ARTICLE
12, SECTION 12.2.1**

Section 1. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 12, Section 12.2.1 of the Zoning Ordinance is hereby amended by modifying Article 12, Section 12.2.1 “Family Care Home” as follows:

A home with support and supervisory personnel that provides room and board, personal care, and habilitation services in a family environment for not more than six resident persons with disabilities. Persons with disabilities shall mean a person with a temporary or permanent physical, emotional, or mental disability, including, but not limited to, ~~mental retardation~~ an intellectual or other developmental disability, cerebral palsy, epilepsy, autism, hearing and sight impairments, emotional disturbances, and orthopedic impairments but not including ~~mentally ill~~ persons with a mental illness who are dangerous to others as defined in G.S. 122C-3(11)(b). Family care homes are permitted in any district which allows residential use, however, no new family care home is permitted within a one-half mile radius of an existing family care home, measured from the nearest property lines.

Section 2. This ordinance shall become effective upon adoption.

HUNTERSVILLE ORDINANCE ADVISORY BOARD: 5/2/24

PUBLIC HEARING DATE:

PLANNING BOARD MEETING:

TOWN BOARD DECISION:



Text Amendment Application

Date of Application 4/19/2024

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): Zoning Ordinance Article(s): 12 Section(s): 12.2.1

Current Ordinance

See Attached

Proposed Text

See Attached

Reason for Proposed Change

Staff is looking to update the language to specify where a Family Care Home's on-half mile radius distance is measured from.

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 Planning Department Staff

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

Signature  Date _____

Title Planning Director Email brichod@huntersville.org

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: _____

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, May 2, 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. Pollard, J. Palillo, J. Kluttz, S. Harrington, S. Hensley, and H. Whittaker

Voting Members Absent: M. Jones

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 March 7, 2024, Regular Meeting Minutes

Motion: S. Harrington made a Motion to Approve the March 7, 2024, regular meeting minutes as amended. H. Whittaker seconded the motion.

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

Public Comments

None

Action Agenda

4A. TA24-06: Proposed amendment to require farmhouse clusters to provide an 80-foot vegetative buffer and place open space and tree save outside of private buildable lots.

N. Farber, Planner II reviewed the proposed text amendment.

The Board confirmed the proposed buffer is only the buffer along the street frontage and not side or rear buffers, requirement would include landscaping the buffer with native plants, how the open space is currently enforced, and how this would adjust the flexibility of what the homeowner would be able to utilize the land that they purchase.

Motion: M. Pollard made a motion to recommend Approval of TA24-06. K. Jones seconded the motion.

S. Hensley commented that generally he is not in support of limiting personal property rights, but he can see the benefit of what is being proposed for the homeowner to be able to use their property and for the expectations of the trees that will remain.

Vote: The motion passed (7-1) with J. Palillo opposed.

4B. TA24-07: Proposed amendment to remove reference of family-only occupancy requirement for ADU's from the General Residential zoning district regulations to achieve consistency with the rules governing ADU's in other residential zoning districts.

P. Patterson, Planner I reviewed the proposed text amendment.

The Board confirmed the allowed uses for the ADU, if there were any limitations regarding short-term rental and ADU's, and approximately how much General Residential zoning still remains in town, and what caused the text amendment to be proposed.

Motion: M. Pollard made a motion to recommend Approval of TA24-07. J. Palillo seconded the motion.

Vote: The motion passed (7-1) with A. Hallman opposed.

4C. TA 24-08: Proposed amendment to update language to clarify where an existing Family Care Home's exclusive one-half mile radius limit is measured from.

P. Patterson, Planner I reviewed the proposed text amendment that is not a required update due to North Carolina General Statutes.

The Board reviewed the current methodology and proposed changes, why this regulation exists, and expressed concern about the existing distance requirements as this is an important solution for an aging population seeking affordable housing.

Motion: S. Harrington made a motion to recommend Approval of TA24-08. J. Palillo seconded the motion.

A. Hallman commented that it does appear that this Board is being asked to recommend a text amendment in full and not in part even though a portion of the text amendment is not being heard by the Board as it relates to statute changes.

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

4D. TA24-09: Proposed amendment to Article 8.10 "Building Separation" and Article 12, Section 12.2.1, to align with fire-separation distance as defined in the North Carolina State Building Code.

P. Patterson, Planner I reviewed the proposed text amendment.

The Board confirmed that the full and complete building code outlines the requirements and must be met through a building permit.

Motion: J. Palillo made a motion to recommend Approval of TA24-09. J. Klutz seconded the motion.

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

Other Business

J. Palillo announced his resignation from the Ordinance Advisory Board due to personal time conflicts effective immediately. He thanked everyone for the opportunity to be on the Board. The Board thanked him for his service and commented on the value of his first-hand experience to the discussions.

Adjourn

Motion: J. Palillo made a Motion to Adjourn. M. Pollard seconded the motion.

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

Approved this ____ day of _____ 2024.

Chair or Vice Chair

Board Secretary

§ 160D-907. Family care homes.

(a) The General Assembly finds it is the public policy of this State to provide persons with disabilities with the opportunity to live in a normal residential environment.

(b) As used in this section, the following definitions apply:

- (1) Family care home. – A home with support and supervisory personnel that provides room and board, personal care, and habilitation services in a family environment for not more than six resident persons with disabilities.
- (2) Person with disabilities. – A person with a temporary or permanent physical, emotional, or mental disability, including, but not limited to, an intellectual or other developmental disability, cerebral palsy, epilepsy, autism, hearing and sight impairments, emotional disturbances, and orthopedic impairments but not including persons with a mental illness who are dangerous to others as defined in G.S. 122C-3(11)b.

(c) A family care home is deemed a residential use of property for zoning purposes and is a permissible use in all residential districts. No local government shall require that a family care home, its owner, or operator obtain, because of the use, a special use permit or variance from any such zoning regulation; however, a local government may prohibit a family care home from being located within a one-half mile radius of an existing family care home.

(d) A family care home is deemed a residential use of property for the purposes of determining charges or assessments imposed by local governments or businesses for water, sewer, power, telephone service, cable television, garbage and trash collection, repairs or improvements to roads, streets, and sidewalks, and other services, utilities, and improvements. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, s. 51(a), (b), (d); 2021-88, s. 9(k).)

TA24-09 Building Separation

PART 1: DESCRIPTION

TA24-09 is a text amendment request by the Town of Huntersville Planning Department to amend Article 8.10 and Article 12.2.1 of the Huntersville Zoning Ordinance to closer align Huntersville Zoning regulations regarding building separation to North Carolina Building Code Standards and North Carolina Residential Code Standards.

PART 2: BACKGROUND

Article 8.10 of the Huntersville Zoning Ordinance contains requirements regarding building separation for principal and accessory structures. Staff is seeking to change building separation standards stated in the Huntersville Zoning Ordinance to reflect the North Carolina State Building Codes or North Carolina Residential Codes for building separation. This will simplify the zoning ordinance by referring to building code requirements for building separation and ensures that Huntersville won't need to amend the ordinance whenever building code standards are updated.

Additionally, the text amendment adds the definition of "Fire Separation Distance" into the ordinance, and replace all instances of "Building Separation" with "Fire Separation Distance." This adjustment is necessary because the North Carolina State Building Code and North Carolina Residential Code do not explicitly define building separation and instead define it as "Fire Separation Distance".

PART 3: RELEVANT SECTIONS OF THE HUNTERSVILLE 2040 COMMUNITY PLAN

LU 10.1: Continue to encourage a mix of lot sizes in new developments.

Comment: The proposed text amendment seeks to increase attainable housing options and accommodate a mix of lot sizes, satisfying one of the land use policies of the Huntersville 2040 Community Plan.

PART 4: STAFF RECOMMENDATION

Staff recommends approval of the proposed text amendment TA24-09 as it simplifies our zoning ordinance by deferring to North Carolina State Building Code Standards

PART 5: HUNTERSVILLE ORDINANCE ADVISORY BOARD RECOMMENDATION

On March 7, 2024, The Huntersville Ordinance Advisory Board recommended approval of TA24-09 with a vote of (8-0).

PART 6: PUBLIC HEARING

The Public Hearing was conducted on August 6th, 2024. No one from the public spoke for or against text amendment.

Link to livestream below.

<https://www.youtube.com/watch?v=5Wx6wgzRyQk&t=9082s>

PART 7: PLANNING BOARD RECOMMENDATION

The Planning Board is scheduled for August 27th, 2024.

PART 8: ATTACHMENTS

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

PART 9: STATEMENT OF CONSISTENCY – TA24-09

Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed amendment TA24-09, Planning Staff recommends approval based on consistency with L.U. 10.2 of the Huntersville 2040 Community Plan. It is reasonable and in the public interest to amend the Zoning Ordinance because it encourages a mix of lot sizes in new developments and increases site design flexibility.	APPROVAL: In considering the proposed amendment TA24-09, the Planning Board recommends approval based on the amendment being consistent with <u>(insert applicable plan reference)</u> It is reasonable and in the public interest to amend the Zoning Ordinance because...<i>(Explain)</i>	APPROVAL: In considering the proposed amendment TA24-09, the Town Board recommends approval based on the amendment being consistent with <u>(insert applicable plan reference)</u> It is reasonable and in the public interest to amend the Zoning Ordinance because...<i>(Explain)</i>
DENIAL: N/A	DENIAL: In considering the proposed amendment TA24-09, the Planning Board recommends denial based on the amendment being <u>(consistent OR inconsistent)</u> with <u>(insert applicable plan reference)</u>. It is not reasonable and in the public interest to amend the Zoning Ordinance because....<i>(Explain)</i>	DENIAL: In considering the proposed amendment TA24-09, the Town Board recommends denial based on the amendment being <u>(consistent OR inconsistent)</u> with <u>(insert applicable plan reference)</u>. It is not reasonable and in the public interest to amend the Zoning Ordinance because....<i>(Explain)</i>

**AN ORDINANCE TO AMEND ARTICLE 8, SECTION 10 “BUILDING SEPARATION”
AND ARTICLE 12, SECTION 12.2.1**

Section 1. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 8, Section 10 of the Zoning Ordinance is hereby amended as follows:

8.10 Building Separation-Fire-Separation Distance

All ~~detached~~ principal and accessory structures and buildings in all districts shall preserve a minimum ~~building separation~~ fire-separation distance of 10 feet compliant with North Carolina State Building Code requirements or NC Residential Code requirements, whichever may apply. ~~The requirement of the district to conform to an existing pattern of building spacing along a street may require a greater separation or the provision of specified side yards. All detached accessory structures in all districts shall maintain a minimum building separation of 4 feet, as measured from the overhang.~~

Section 2: Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 12, Section 12.2.1 of the Zoning Ordinance is hereby amended as follows:

Fire Separation Distance. The distance measured from the building face to one of the following:

1. To the closest interior lot line.
2. To the centerline of a street, an alley or public way.
3. To an imaginary line between two buildings on the lot.

The distance shall be measured at a right angle from the face of the wall.

Section 3: This ordinance shall become effective upon adoption.

HUNTERSVILLE ORDINANCE ADVISORY BOARD: 5/2/24

PUBLIC HEARING DATE:

PLANNING BOARD MEETING:

TOWN BOARD DECISION:

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, May 2, 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. Pollard, J. Palillo, J. Kluttz, S. Harrington, S. Hensley, and H. Whittaker

Voting Members Absent: M. Jones

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 March 7, 2024, Regular Meeting Minutes

Motion: S. Harrington made a Motion to Approve the March 7, 2024, regular meeting minutes as amended. H. Whittaker seconded the motion.

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

Public Comments

None

Action Agenda

4A. TA24-06: Proposed amendment to require farmhouse clusters to provide an 80-foot vegetative buffer and place open space and tree save outside of private buildable lots.

N. Farber, Planner II reviewed the proposed text amendment.

The Board confirmed the proposed buffer is only the buffer along the street frontage and not side or rear buffers, requirement would include landscaping the buffer with native plants, how the open space is currently enforced, and how this would adjust the flexibility of what the homeowner would be able to utilize the land that they purchase.

Motion: M. Pollard made a motion to recommend Approval of TA24-06. K. Jones seconded the motion.

S. Hensley commented that generally he is not in support of limiting personal property rights, but he can see the benefit of what is being proposed for the homeowner to be able to use their property and for the expectations of the trees that will remain.

Vote: The motion passed (7-1) with J. Palillo opposed.

4B. TA24-07: Proposed amendment to remove reference of family-only occupancy requirement for ADU's from the General Residential zoning district regulations to achieve consistency with the rules governing ADU's in other residential zoning districts.

P. Patterson, Planner I reviewed the proposed text amendment.

The Board confirmed the allowed uses for the ADU, if there were any limitations regarding short-term rental and ADU's, and approximately how much General Residential zoning still remains in town, and what caused the text amendment to be proposed.

Motion: M. Pollard made a motion to recommend Approval of TA24-07. J. Palillo seconded the motion.

Vote: The motion passed (7-1) with A. Hallman opposed.

4C. TA 24-08: Proposed amendment to update language to clarify where an existing Family Care Home's exclusive one-half mile radius limit is measured from.

P. Patterson, Planner I reviewed the proposed text amendment that is not a required update due to North Carolina General Statutes.

The Board reviewed the current methodology and proposed changes, why this regulation exists, and expressed concern about the existing distance requirements as this is an important solution for an aging population seeking affordable housing.

Motion: S. Harrington made a motion to recommend Approval of TA24-08. J. Palillo seconded the motion.

A. Hallman commented that it does appear that this Board is being asked to recommend a text amendment in full and not in part even though a portion of the text amendment is not being heard by the Board as it relates to statute changes.

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

4D. TA24-09: Proposed amendment to Article 8.10 "Building Separation" and Article 12, Section 12.2.1, to align with fire-separation distance as defined in the North Carolina State Building Code.

P. Patterson, Planner I reviewed the proposed text amendment.

The Board confirmed that the full and complete building code outlines the requirements and must be met through a building permit.

Motion: J. Palillo made a motion to recommend Approval of TA24-09. J. Klutz seconded the motion.

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

Other Business

J. Palillo announced his resignation from the Ordinance Advisory Board due to personal time conflicts effective immediately. He thanked everyone for the opportunity to be on the Board. The Board thanked him for his service and commented on the value of his first-hand experience to the discussions.

Adjourn

Motion: J. Palillo made a Motion to Adjourn. M. Pollard seconded the motion.

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

Approved this ____ day of _____ 2024.

Chair or Vice Chair

Board Secretary



Text Amendment Application

Date of Application 4/19/2024

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

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

Description of Change

Proposed text amendment will affect the following:

Ordinance(s): Zoning Ordinance Article(s): See Attached Section(s): See Attached

Current Ordinance

See Attached

Proposed Text

See Attached

Reason for Proposed Change

Amend building separation distance to match building code standards

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 Planning Department Staff

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

Signature [Signature] Date 4/22/24

Title Planning Director Email b.nichols@huntersville.org

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: _____



Request for Board Action

August 27, 2024

To: The Honorable Mayor and Board of Commissioners

From: Brad Priest, Assistant Planner Director

Subject: TA24-12: Special Use Permit Use Amendments

EXPLAIN REQUEST:

Petition #TA24-12 is a request by the Huntersville Planning Department for a text amendment to modify uses requiring a Special Use Permit, affecting Articles 3 and 9 of the Huntersville Zoning Ordinance.

ACTION RECOMMENDED:

Make a recommendation to the Town Board on TA24-12

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. TA24-12 Staff Report PB - 8 27 24
2. TA24-12 SUP Ordinance - PB
3. TA24-12 Application

TA24-12 Special Use Permit Uses – Process Amendment

PART 1: DESCRIPTION

TA24-12 is a request by the Huntersville Planning Department to amend several sections of the Huntersville Zoning Ordinance. The purpose of the amendment is to transfer selected uses from being permitted by Special Use Permit, to permitted by Conditional District Rezoning, with Conditions, and to delete some uses permitted by Special Use Permit.

PART 2: BACKGROUND

For a few years, the Town Board has expressed their desire for staff to look for ways to reduce the amount of quasi-judicial applications appearing before the Board. Quasi-judicial reviews and applications have specific legal mandates on how they are to be conducted. These legal requirements from the North Carolina General Statutes make it more difficult for both applicants and adjacent property owners to give and receive meaningful feedback to or from the Town Board outside of the quasi-judicial hearing. This limits the applicant's ability to get preliminary feedback on their application, and adjacent property owners from expressing their concerns to the Board. In addition, adjacent property owners may not be permitted to be involved in the quasi-judicial hearing if they do not meet the very specific standards of becoming a "Party" to the application.

Therefore, in August 2022, the Town Board approved a text amendment from staff changing the approval of major subdivisions from a quasi-judicial review to an administrative review approved by staff. This amendment expedited major subdivision reviews and removed the need for large subdivisions of land to go before the Town Board. Currently, many uses in the zoning ordinance are still only allowed with the issuance of a Special Use Permit (SUP), which are also quasi-judicial reviews. These uses are generally regarded as potentially having a greater than normal effect on adjacent properties, and thus require a higher standard of review by the Town Board.

Thus, continuing the effort to reduce quasi-judicial applications as much as possible, staff is proposing to change how some of these uses are processed. Many Special Use Permit uses that are likely to have an environmental impact, or larger than normal effect on adjacent properties are proposed to stay as Special Use Permit uses. Uses such as Halfway Houses, Wind Energy Facilities, Landfills, etc. would still be required to obtain a permit from the Town Board. However, uses with less of an impact, and which already have a substantial number of conditions attached to them in Article 9 of the ordinance would change. Uses such as Hotels, Dormitories, Banquet Facilities, Schools, and others are proposed to be modified.

Staff understands that some uses which may have a reduced effect on adjacent properties may still be appropriate for a Town Board review. Rather than reviewing these uses through a quasi-judicial process such as an SUP however, staff proposes these uses be reviewed through the legislative Conditional District Rezoning process. For instance, the condition for Hotels in the Highway Commercial (HC) district in Article 9 states that the hotel property must be 250 feet from a residentially zoned lot. If it's closer than that, the proposed amendment would make that use application a Conditional District Rezoning review. This would still be a Town Board review, but not quasi-judicial. Other uses such as Banquet Facilities in the Rural (R) district are proposed to be approved with conditions only (an administrative review by staff) due to the conditions associated with those uses being extensive. Such conditions would substantially protect adjacent property

owners, making Special Use Permit review redundant. Other uses such as Country Inn Developments staff proposes to delete as they've never been used or developed since the use was added into the ordinance.

In summary, the proposed amendment would reduce Special Use Permit reviews that may not be needed and modify other uses as Conditional District Rezoning that may merit additional Town Board review.

PART 3: RELEVANT SECTIONS OF THE HUNTERSVILLE 2040 COMMUNITY PLAN

TA-24-12 is consistent with the following Huntersville 2040 Community Plan policies.

- **LU-8: Emphasize form and flexibility in Mixed-Use Centers, Employment Centers, the Town Core, and Activity Centers.** *Staff Comment:* The proposed amendment would transfer some reviews from Special Use Permit to Conditional District Rezoning reviews. This change for certain uses increases ordinance flexibility because through the CD Rezoning process, the Town Board can modify ordinance standards for excellent design and projects with public benefit.

PART 4: STAFF RECOMMENDATION

Staff recommends approval of the proposed text amendment due to its consistency with policies LU-8 of the Huntersville 2040 Plan. TA24-12 would provide greater flexibility to specific uses through the conditional rezoning process while at the same time encouraging extraordinary design.

It is reasonable and in the public interest to approve the application because it will allow both the applicant and adjacent property owners greater ability to discuss the application with the Town Board as needed, while at the same time making sure appropriate review processes are in place for uses that may have a greater than normal effect on adjacent properties.

PART 5: HUNTERSVILLE ORDINANCE ADVISORY BOARD-

On July 11, 2024, the Huntersville Ordinance Advisory Board unanimously recommended to approve the application. (Minutes for this meeting are pending.)

PART 6: PUBLIC HEARING

The Public Hearing was held on August 6, 2024. No one from the public spoke for or against the application. Please find the youtube link to the meeting attached. <https://www.youtube.com/watch?v=5Wx6wgzRyQk>

PART 7: PLANNING BOARD RECOMMENDATION

The Planning Board review is scheduled for August 27, 2024.

PART 8: ATTACHMENTS

1. Text Amendment Application
2. Proposed Ordinance

PART 9: STATEMENT OF CONSISTENCY – TA24-12

Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed amendment TA24-12, Planning Staff recommends approval based on consistency with policies LU-8 of the Huntersville 2040 Community Plan. It is reasonable and in the public interest to approve the application because it will allow both the applicant and adjacent property owners greater ability to discuss the application with the Town Board as needed, while at the same time making sure appropriate review processes are in place for uses that may have a greater than normal effect on adjacent properties	APPROVAL: In considering the proposed amendment TA24-12, the Planning Board recommends approval based on the amendment being consistent with <u>(insert applicable plan reference)</u> It is reasonable and in the public interest to amend the Zoning Ordinance because...<i>(Explain)</i>	APPROVAL: In considering the proposed amendment TA24-12, the Town Board recommends approval based on the amendment being consistent with <u>(insert applicable plan reference)</u> It is reasonable and in the public interest to amend the Zoning Ordinance because...<i>(Explain)</i>
DENIAL: N/A	DENIAL: In considering the proposed amendment TA24-12, the Planning Board recommends denial based on the amendment being <u>(consistent OR inconsistent)</u> with <u>(insert applicable plan reference)</u>. It is not reasonable and in the public interest to amend the Zoning Ordinance because.... <i>(Explain)</i>	DENIAL: In considering the proposed amendment TA24-12, the Town Board recommends denial based on the amendment being <u>(consistent OR inconsistent)</u> with <u>(insert applicable plan reference)</u>. It is not reasonable and in the public interest to amend the Zoning Ordinance because.... <i>(Explain)</i>

AN ORDINANCE TO AMEND ARTICLE 3 & ARTICLE 9 OF THE HUNTERSVILLE ZONING ORDINANCE

Section 1. Be it ordained by the Board of Commissioners of the Town of Huntersville that **Article 3, Section 3.2.1(a)** of the Huntersville Zoning Ordinance is hereby amended as follows:

Permitted Uses.

Uses permitted by right.

- bed and breakfast inn
- boarding or rooming houses for up to two roomers
- family care home
- single-family detached homes

Uses permitted with conditions.

- cemeteries, (9.7)
- religious institutions, (9.8)
- commercial communication towers, (9.9)
- duplexes up to 10% of dwelling units in development, (9.13)
- essential services 1 and 2, (9.14)
- government buildings up to 5,000 sq. ft. of gross floor area; fire stations are permitted in government buildings up to 15,000 sq. ft. of gross floor area
- neighborhood and outdoor recreation, (9.21)
- parks, (9.29)
- plant nurseries, (9.46)
- riding academies and/or commercial stables, (9.33)
- schools, (9.35)
- transit shelters, (9.39)
- banquet facility, (9.59)
- dormitory for a bona fide farm (9.62)

Uses permitted with Special Use Permit.

- agricultural industry, (9.3)
- ~~banquet facility, (9.59)~~
- ~~commercial communication towers (9.9)~~
- ~~commercial par 3 golf course and / or golf driving range (9.61)~~
- ~~dormitory for a bona fide farm (9.62)~~
- ~~off-site catering services performed in an agritourism facility (9.60)~~

- solar energy facility, major, (9.54)
- wind energy facility, major, (9.53)
- wind energy facility, minor, accessory (9.53)

Section 2. Be it ordained by the Board of Commissioners of the Town of Huntersville that **Article 3, Section 3.2.2(a)** of the Huntersville Zoning Ordinance is hereby amended as follows:

Permitted Uses.

Uses permitted by right.

- bed and breakfast inns
- boarding or rooming houses for up to two roomers
- family care home
- single family detached homes

Uses permitted with conditions.

- cemeteries, (9.7)
- religious institutions, (9.8)
- duplexes up to 20% of dwelling units in development, (9.13)
- essential services 1 and 2, (9.14)
- government buildings up to 5,000 sq. ft. of gross floor area; fire stations are permitted in government buildings up to 15,000 sq. ft. of gross floor area
- neighborhood and outdoor recreation, (9.21)
- parks, (9.29)
- plant nurseries, (9.46)
- riding academies and/or commercial stables, (9.33)
- schools, (9.35)
- transit shelters, (9.39)
- dormitory for a bona fide farm (9.62)

Uses permitted with Special Use Permit.

- agricultural industry, (9.3)
- ~~• country inn development (9.52)~~
- ~~• dormitory for a bona fide farm (9.62)~~
- solar energy facility, major, (9.54)
- wind energy facility, major, (9.53)
- wind energy facility, minor, accessory, (9.53)

Section 3. Be it ordained by the Board of Commissioners of the Town of Huntersville that **Article 3, Section 3.2.6(b)** of the Huntersville Zoning Ordinance is hereby amended as follows:

a. Permitted Uses.

Uses permitted by right.

- bed and breakfast inns
- boarding or rooming houses for up to six roomers
- civic, fraternal, cultural, community, or club facilities
- commercial uses
- congregate housing designed within the “civic” building type
- family care home
- government buildings
- hotels
- indoor amusement
- nightclubs, music clubs, bars, and similar entertainment facilities
- single family homes

Uses permitted with conditions.

- automobile and/or motorcycle sales, automobile service and repair, up to 2 acres in size, with a principal building of at least 8,000 sq. ft., all damaged vehicles and auto parts to be screened opaque (9.25)
- cemeteries, (9.7)
- religious institutions, (9.8)
- essential services 1 and 2, (9.14)
- neighborhood gasoline stations, excluding major service and repair of motor vehicles (9.22)
- parking lot as principal use (9.28)
- parks, (9.29)
- schools, (9.35)
- temporary mobile food sales (9.37)
- temporary outdoor sales of seasonal agricultural products and customary accessory products (example: farmers’ markets, Christmas tree/pumpkin sales), (9.37)
- transit-oriented parking lots as a principal use, (9.49)
- transit shelters, (9.39)
- multi-family homes (9.64)

Uses permitted with Special Use Permit.

- wind energy facility, minor, accessory, (9.53)

b. Permitted Building and Lot Types.

- apartment
- attached house
- civic
- detached house
- mixed use¹ up to 50,000 sq. ft. of first floor area; larger buildings may be permitted with ~~special-use permit~~ conditional rezoning
- storefront up to 50,000 sq. ft. of first floor area; larger buildings may be permitted with ~~special-use permit~~ conditional rezoning
- workplace up to 50,000 sq. ft. of first floor area; larger buildings may be permitted with ~~special-use permit~~ conditional rezoning

c. Permitted Accessory Uses.

- accessory dwelling, (9.1)
- day care home (small), (9.11)
- drive through windows, excluding those associated with restaurants, (9.12)
- home occupation, (9.19)
- solar facility, minor non-residential (9.54)
- solar energy facility, minor residential (9.54)
- stalls or merchandise stands for outdoor sale of goods at street front (encroachment onto sidewalk may be permitted by agreement with town); outdoor storage expressly prohibited²
- accessory uses permitted in all districts, (8.11)

d. General Requirements. Along existing streets, new buildings shall respect the general spacing of structures, building mass and scale, and street frontage relationships of existing buildings.

1. buildings which adhere to the scale, massing, volume, spacing, and setback of existing buildings along fronting streets exhibit demonstrable compatibility.
2. buildings which exceed the scale and volume of existing buildings may demonstrate compatibility by varying the massing of buildings to reduce perceived scale and volume. The definition of massing in Article 12 illustrates the application of design techniques to reduce the visual perception of size and integrate larger buildings with pre-existing smaller buildings.
3. Subsection 3.2.6(d)(1)(a)-(b) shall not apply to development on parcels where multifamily structures are an allowable use and the development contains two or more affordable housing units for families or individuals with incomes below eighty percent (80%) of the area median income.

4. Nothing in this subsection shall be interpreted to conflict with the building design element provision as found in N.C.G.S. 160D-702(b) for structures subject to the North Carolina Residential Code.

On new streets, allowable building and lot types will establish the development pattern.

1. In major subdivisions and planned developments, the aggregate number of dwelling units contained in attached houses, apartment buildings, and mixed-use buildings shall not exceed 30 percent of the total number of dwelling units in a project.
2. (Reserved)
3. New construction favors retail on first floor, office and/or residential on upper floors.
4. Every building lot shall have frontage upon a public street or urban open space.
5. **Minimum Height.** Mixed Use, Storefront and Workplace Buildings. New construction shall be a minimum of two stories for buildings fronting on the following roads:
 - Gilead Road- From Sherwood Drive to Old Statesville Road (NC 115)
 - Huntersville-Concord Road- From Old Statesville Road (NC 115) to Main Street
 - Old Statesville Road (NC 115) - From 400 feet north of the intersection of Gilead Road/Huntersville-Concord Road to Greenway Drive
 - Main Street- From Huntersville-Concord Road to Greenway Drive
6. See Section 8.16, Standards for Residential Lot Widths, Alleys, Garages and Parking in Residential Districts.

¹ The mixed-use building duplicates the shopfront building type and has at least two occupiable stories; at least 50% of the habitable area of the building shall be in residential use, the remainder shall be in commercial use. However, when an existing residential building is redeveloped to a mixed-use, at least 40% of the habitable area shall be in residential use.

² Items for outdoor sales are returned to building at end of each business day; goods not brought in at close of business day are considered outdoor storage.

Section 4. Be it ordained by the Board of Commissioners of the Town of Huntersville that **Article 3, Section 3.2.7(a)** of the Huntersville Zoning Ordinance is hereby amended as follows:

(a) Permitted Uses.

Uses permitted by right.

- amusement facilities: all indoor uses
- armories for meetings and training of military organizations
- auction sales
- boarding or rooming houses for up to six roomers
- religious institutions
- civic, fraternal, cultural, community, or club facilities
- commercial uses
- contractor offices and accessory storage yards, excluding the storage of general construction equipment and vehicles
- family care home
- government buildings
- indoor and outdoor recreation
- nightclubs, music clubs, bars, and similar entertainment facilities
- pawnshops and second-hand shops
- single family homes
- vocational and technical schools
- wholesale sales with related office, storage and warehousing entirely within an enclosed building; truck terminals not permitted

Uses permitted with conditions.

- adult establishments, (9.2)
- amusement facilities, outdoor, limited to par 3 golf courses, golf driving ranges, and archery ranges, (9.5)
- car wash, (9.6)
- commercial marinas, (9.43)
- day care center, (9.11)
- essential services 1 and 2, (9.14)
- gasoline service stations, including service and repair of motor vehicles, (9.22)
- hotels spaced 250' or more from residential or mixed-use zones, (9.45)
- parks, (9.29)
- temporary outdoor sales of seasonal agricultural products (example: Christmas tree/pumpkin sales), (9.37)
- temporary mobile food sales, (9.37)
- transit-oriented parking lots as a principal use, (9.49)
- transit shelters, (9.39)

- vehicle and boat service, rental, cleaning, mechanical repair, and body repair, (9.25; 9.26)
- multi-family homes (9.64)

Uses permitted with special use permit.

- crematoriums, accessory, (9.56)
- halfway houses (9.55)
- ~~• hotels spaced less than 250' from residential or mixed-use zones, (9.45)~~
- ~~• hotels exceeding permitted building height, (9.45)~~
- wind energy facility minor, accessory, (9.53)

Section 5. Be it ordained by the Board of Commissioners of the Town of Huntersville that **Article 3, Section 3.2.9(a)** of the Huntersville Zoning Ordinance is hereby amended as follows:

(a) Permitted Uses.

Uses Permitted by Right.

- office
- distributive businesses
- inns
- laboratories and research facilities
- manufacturing and assembly, excluding heavy manufacturing
- government buildings
- warehouses, except mini-warehouse storage
- wholesale sales
- vocational and technical schools

Uses Permitted With Conditions.

- automotive country club, (9.57)
- day care center, (9.11)
- commercial communication tower, (9.9)
- essential services 1 and 2, (9.14)
- ~~• hotels and motels spaced 250' or more from residential or mixed-use zones, (9.45)~~
- parks, (9.29)
- schools (9.35)
- temporary mobile food sales, (9.37)
- transit-oriented parking lots as a principal use, (9.49)
- transit shelters, (9.39)

Uses Permitted with Special Use Permit.

- ~~hotels and motels spaced less than 250' from residential or mixed use zones (9.45)~~
- ~~schools (9.35)~~
- wind energy facility, minor (accessory) (9.53)

Section 6. Be it ordained by the Board of Commissioners of the Town of Huntersville that **Article 3, Section 3.2.13(a) and 3.2.13(c)** of the Huntersville Zoning Ordinance is hereby amended as follows:

(a) Permitted Uses.

Uses permitted by right.

- bed and breakfast inns
- boarding or rooming houses for up to six roomers
- civic, cultural, and neighborhood recreation facilities up to 15,000 sq. ft. of gross floor area, minimum FAR of .35
- conference centers, up to 15,000 sq. ft. of gross floor area, minimum FAR of .35
- dormitories
- family care home
- financial institutions up to 6,000sq. ft. of gross floor area
- government buildings up to 8,000sq. ft. of gross floor area, minimum FAR of .35
- indoor motions pictures, limited to one (1) screen
- inns
- multi-family homes
- offices, general, medical, professional, minimum FAR of .35
- personal, professional, and technical services up to 8,000 sq. ft. of gross area, minimum FAR of .35
- research and development services, minimum FAR of .35
- restaurants without drive-through windows, up to 8,000 sq. ft. of gross floor area, minimum FAR of .35
- retail establishments, up to 8,000 sq. ft. of gross area, minimum FAR of .35
- greenways
- single family homes
- squares, plazas, or other formal open spaces not exceeding 1/2 acre in area
- stalls or merchandise stands for outdoor sale of goods at street front (encroachment onto sidewalk may be permitted by agreement with town); outdoor storage expressly prohibited¹.
- taverns and bars, up to 6,000 sq. ft. of gross floor area, minimum FAR of .35
- transit stations
- workshops and studios for the design and manufacture of art, craft and artisan products, up to 8,000 sq. ft. of gross area, minimum FAR of .35

Uses permitted with a Special Use Permit.

- ~~any non-residential use permitted by right or with conditions where size of first floor area exceeds 15,000 sq. ft., (9.47)~~
- ~~any permitted non-residential use or collection of non-residential uses that exceeds the maximum permitted in the district by paragraph e) 5) of this section, (9.47)~~
- ~~parking lot or structure as principal use (9.47)~~
- ~~schools (9.35)~~
- ~~wind energy facility, minor, accessory, (9.53)~~

Uses permitted with conditions.

- any non-residential use permitted by right or with conditions where size of first floor area exceeds 15,000 sq. ft., (9.47)
- any permitted non-residential use or collection of non-residential uses that exceeds the maximum permitted in the district by paragraph e) 5) of this section, (9.47)
- ~~banks, up to 6,000 sq. ft. of gross floor area~~
- ~~religious institutions up to 300 seats in the largest place of assembly, (9.8)~~
- ~~civic, cultural, and neighborhood recreation facilities up to 15,000 sq. ft. of gross floor area, minimum FAR of .35~~
- ~~conference centers, up to 15,000 sq. ft. of gross floor area, minimum FAR of .35~~
- ~~day care centers up to 8,000 sq. ft. of gross floor area (9.411)~~
- ~~essential services 1 and 2, (9.14)~~
- ~~government buildings up to 8,000 sq. ft. of gross floor area, minimum FAR of .35~~
- ~~indoor motion pictures, limited to one (1) screen~~
- ~~offices, general, medical, professional, minimum FAR of .35~~
- ~~personal, professional, and technical services up to 8,000 sq. ft. of gross area, minimum FAR of .35~~
- parking lot or structure as principal use (9.479)
- ~~research and development services, minimum FAR of .35~~
- ~~restaurants without drive-through windows, up to 8,000 sq. ft. of gross floor area, minimum FAR of .35~~
- ~~retail establishments, up to 8,000 sq. ft. of gross area, minimum FAR of .35~~
- schools (9.35)
- ~~squares, plazas, or other formal open spaces not exceeding 1/2 acre in area~~
- ~~stalls or merchandise stands for outdoor sale of goods at street front (encroachment onto sidewalk may be permitted by agreement with town); outdoor storage expressly prohibited¹.~~
- ~~taverns and bars, up to 6,000 sq. ft. of gross floor area, minimum FAR of .35~~

- transit shelters, (9.39)
- ~~workshops and studios for the design and manufacture of art, craft and artisan products, up to 8,000 sq. ft. of gross area, minimum FAR of .35~~

(c) Permitted Accessory Uses.

- accessory dwelling, (9.1)
- day care home (small), (9.11)
- home occupation, (9.19)
- parking lot as an accessory to any permitted principal use, on the same lot or on an abutting lot, according to the standards of Article 6
- solar facility, minor non-residential (9.54)
- solar energy facility, minor residential (9.54)
- accessory uses permitted in all districts, (8.11)

Section 7. Be it ordained by the Board of Commissioners of the Town of Huntersville that **Article 3, Section 3.2.14(a)** of the Huntersville Zoning Ordinance is hereby amended as follows:

(a) Permitted Uses.

Uses Permitted by Right.

- financial services
- commercial uses, other than those specifically permitted in this section
- conference centers, up to 15,000 sq. ft. of gross floor area
- greenways
- government offices
- inns
- light manufacturing, (9.48)
- multi-family homes in mixed use buildings
- offices
- professional, personal, and technical services
- squares, plazas, or other urban open spaces not exceeding 1/2 acre in area
- single family attached homes in mixed use buildings
- transit stations
- workshops and studios for the design and manufacture of art, craft, and artisan products, up to 8,000 sq. ft. of gross area

Uses Permitted with Conditions.

- ~~conference centers, up to 15,000 sq. ft. of gross floor area~~
- day care center, (9.11)
- essential services 1 and 2, (9.14)
- hospitals, (9.48)
- light manufacturing, (9.48)
- ~~multi-family homes in mixed use buildings~~
- ~~squares, plazas, or other urban open spaces not exceeding 1/2 acre in area~~
- ~~single family attached homes in mixed use buildings~~
- ~~workshops and studios for the design and manufacture of art, craft, and artisan products, up to 8,000 sq. ft. of gross area~~
- parking lot or parking structure as a principal use, (9.498)

Uses Permitted with a Special Use Permit.

- ~~light manufacturing, on not more than 5 acres, (9.48)~~
- ~~accessory warehousing exceeding 25% of the finished floor area of the principal use, (9.48)~~
- ~~hospitals, (9.48)~~
- wind energy facility, minor, accessory, (9.53)

(b) Permitted Building and Lot Types.

- civic building
- highway commercial (for conference facilities only), minimum FAR of .35
- mixed use¹
- shopfront
- workplace, minimum FAR of .35

(c) Permitted Accessory Uses.

- home occupations, (9.19)
- parking lot as an accessory to any permitted principal use, on the same lot or on an abutting lot according to the standards of Article 6
- retail, restaurant, bars and taverns, personal services, clinics and similar workplace support uses up to 20 percent of first floor area of any building, or of a multi-building project taken as a whole
- solar energy facility free-standing, minor, non-residential, (9.54)
- solar energy facility,, minor non-residential (9.54)
- solar energy facility, minor residential (9.54)
- ~~warehousing not to exceed 25% of the finished floor area of the principal use,~~
(9.48)
- accessory uses permitted in all districts, (8.11)

Section 8. Be it ordained by the Board of Commissioners of the Town of Huntersville that **Article 9, Section 9.9** of the Huntersville Zoning Ordinance is hereby amended as follows:

9.9 Commercial Communication Tower

A Commercial Communication tower is subject to ~~shall meet~~ the following standards conditions:

1. To encourage future shared use of commercial communication towers, the tower owner must demonstrate that the tower will support a specified number of antennas and must file a letter of intent with the town to lease the space to other users in good faith. In turn, the owner may charge users a proportionate share of capital, financing, and operating costs, plus the cost of insulating equipment so that the transmissions do not interfere with one another. To encourage collocation of commercial communication antenna and facilities and to reduce the need for new commercial communication towers, co-location of such antennae and facilities shall be permitted on any commercial communication tower or tower for radio communication for business or governmental purposes of which the tower was in existence on July 20, 2009, regardless of when it was constructed, the underlying zoning district, or any condition of approval for the existing tower other than a condition which was imposed or accepted by the Board of Commissioners. To the extent practical as determined by the Planning Director, all standards of this Section 9.9 shall be applicable.
2. No new commercial communication tower may be established if there is a technically suitable space available on an existing communications tower within the geographic area that the proposed tower is to serve.
3. The entire facility must be aesthetically compatible with its environment. If not otherwise camouflaged, towers shall be of a coloration that will blend with the surroundings. Example: brown/green/gray.
4. Fencing must be provided to secure the communication equipment on site. If chain link or similar fencing material is used on the site, an opaque screen shall be provided on the exterior side of the fence.
5. All obsolete or unused facilities must be removed within 12 months of cessation of operations at the site.
6. Equipment, mobile or immobile, not used in direct support of the transmission or relay facility shall be stored or parked on the site unless repairs to the facility are being made.
7. Towers shall not be artificially lighted except to ensure human safety as required by the Federal Aviation Administration (FAA) regulations. To the extent possible, tower lighting shall be located and directed to avoid flashing or shining into the interior spaces of dwellings.

8. An opaque screen expected to reach minimum 8' height at maturity shall be planted around the perimeter of the area occupied by the tower, security fencing, and auxiliary uses such as parking. In addition, existing onsite trees and other vegetation shall be preserved to the extent possible.
9. No more than one communication tower shall be constructed on a single tract of land.
10. If such a structure is located on a lot adjacent to a lot or lots located in a residential or mixed-use district, it must be located at least 200 feet from all property lines adjacent to the residential or mixed use district(s).
11. To be permitted as an incidental accessory use in any zoning district, a tower shall be camouflaged on, with, or in an existing or proposed conforming structure (e.g., inside religious institution steeple, on utility transmission line tower). A detailed site plan and structural elevations must be submitted to the Planning Department for approval. The affirmative decision of the Planning Department shall be based upon a determination that the proposed tower is so camouflaged as to be unnoticeable to the public; or if placed upon a utility transmission line tower, that the additional equipment would not further diminish the quality of the view from surrounding properties and public streets, nor would additional light(s) intrude upon the private interior or exterior living areas of existing dwellings.
12. Commercial Communication Towers, in addition to satisfying meeting the conditions criteria set forth in 9.9.1-9.9.10, and 9.9.12-9.9.13 may be allowed in the Rural (R) district only if they satisfy meet the following additional conditions criteria and are subject to a Special Use Permit, according to the procedures of Section 11.4.10:
 - a. The height of the commercial communication tower may not exceed 199 feet above ground level;
 - b. The commercial communication tower may only be placed on properties in eight and a half (8.5) acres on a tract that existed as an eight and a half (8.5) acre tract or greater on February 6, 2012;
 - c. The commercial communication tower must be set back a distance of at least 500 feet from any public right-of-way and 200 feet from any property line;
 - d. The commercial communication tower may only be placed on a property where it will not require artificial illumination;
 - e. The commercial communication tower must provide technically-suitable space for at least four (4) users;

- f. The commercial communication tower must be set back a distance of at least the tower's fall zone, as certified by a North Carolina Professional Engineer, from any occupied structure.
 - g. All commercial communication towers in the Rural district shall be constructed using a monopole design.
 - h. A new communication tower cannot be placed within a one-mile radius of an existing tower.
13. Collocation on town-owned utility poles shall be in accordance with N.C.G.S. 160D-937.
14. Nothing in Article 9.9 shall be interpreted to conflict with the provisions of N.C.G.S. 160D-938.

Section 9. Be it ordained by the Board of Commissioners of the Town of Huntersville that **Article 9, Section 9.11** of the Huntersville Zoning Ordinance is hereby amended as follows:

9.11 Day Care Centers And Small Day Care Homes

1. Child Day Care Center.

- a. A center must meet a permitted building and lot type for the district in which it is to be located.
- b. Play space must be provided in accordance with the regulations of North Carolina Department of Human Resources.
- c. Outdoor play space must be enclosed on all sides by building, and/or permitted types of walls or fences; it may not include driveways, parking areas, or land otherwise unsuited for children's play space; play space may not be in the established front yard.
- d. Sufficient stacking lanes for drop-off and pick-up shall be provided onsite so that traffic circulation is not impeded on any public right-of-way.
- e. In the Transit-Oriented Development-Residential (TOD-R) District, day care centers have a limit of 8,000 sq. ft of gross floor area.

2. Adult Day Care Center.

- a. A center must meet a permitted building and lot type for the district in which it is to be located.

- b. There is no limit on the hours of operation of an Adult Day Care Center, but it shall not serve any client on a continuous 24-hour basis.
- c. Sufficient stacking lanes for drop-off and pick-up shall be provided onsite so that traffic circulation is not impeded on any public right-of-way.
- d. In the Transit-Oriented Development-Residential (TOD-R) District, day care centers have a limit of 8,000 sq. ft of gross floor area.

3. Child Day care home, small, accessory.

- a. The day care operation must be located within the residential dwelling unit occupied by the operator of the service. Preschool instruction and daytime care is limited to 6 children not related to the operator.
- b. A Child Day Care home shall meet the following standards:
 - i. Child Day Care Homes must be licensed by the North Carolina Department of Health and Human Services.
 - ii. Play space must be provided in accordance with the regulations of the North Carolina Department of Health and Human Services.
 - iii. Outdoor play space must be fenced or otherwise enclosed on all sides and may not include driveways, parking areas, or land otherwise unsuited for children's play space; Outdoor play space is prohibited in any established building setback from a street.
 - iv. Chain link and similar fencing materials shall be planted on exterior side with evergreen shrubs minimum 3 feet in height and 6 feet on center at installation or be obscured by a comparable screening treatment.
 - v. A day care home must be clearly incidental to the residential use of the dwelling and must not change the essential residential character of the dwelling; all building and lot standards for residential dwellings shall be maintained.
 - vi. There are no specific limitations on the hours of operation of a Day Care Home, but no outdoor play shall be permitted after sundown.

4. Adult Day Care Home, small.

- 1. An Adult Day Care home must be located within the residential dwelling unit occupied by the operator of the service. Care is limited to no more than 6 adults who do not reside in the dwelling.
- 2. An Adult Day Care home shall meet the following standards:

- i. A day care home must be clearly incidental to the residential use of the dwelling and must not change the essential residential character of the dwelling; all building and lot standards for residential dwellings shall be maintained.
- ii. There is no limit on the hours of operation of an Adult Day Care Center, but it shall not serve any client on a continuous 24-hour basis.

Section 10. Be it ordained by the Board of Commissioners of the Town of Huntersville that **Article 9, Section 9.35** of the Huntersville Zoning Ordinance is hereby amended as follows:

9.35 Schools

1. Schools shall conform principal buildings to the standards of Civic Buildings and lots, Article 4. Accessory and incidental buildings may be placed within a street fronting yard if they conform to a building and lot type permitted in the zoning district. Buildings which do not so conform shall be placed within established rear and side yards which do not abut a street.
2. Permanent parking lots associated with schools shall meet the standards of Article 6, Off-Street Parking. However, areas designated for temporary bus parking that also serves as a recreational area shall not be subject to interior parking lot landscaping requirements.
3. Notwithstanding 1. and 2., above, where the safe transport of students requires functional separation of parking and circulation areas (i.e. school bus, auto drop-off, etc.), the location of parking and circulation according to building and lot type may be modified, so long as streets abutting parking and circulation areas are, to the extent practicable, detailed as plazas. Sufficient stacking lanes for drop-off and pick-up shall be provided onsite so that traffic circulation is not impeded on any public right-of-way. Stacking on Town streets may be allowed if all of the following are met:
 - a. Site is zoned TND-R, TND-U or TND-Overlay;
 - b. Maximum enrollment shall not exceed 360 kindergarten to 8th grade students;
 - c. Two-way traffic maintained on Town streets along the entire pick up/drop-off zone;
 - d. Pick-up/drop-off zone shall have a minimum width of eight (8) feet exclusive of the two-way traffic lanes.

- e. The school shall provide at a minimum a 11.5-foot-wide hardscaped area behind the back of curb. Street trees with grates are allowable, but bushes/shrubs in the area are not allowed.
 - f. A traffic impact analysis, including a mandatory circulation plan and queuing analysis must be approved by the Town of Huntersville Engineering & Public Works Department prior to plan approval. Should conditions in the field vary from the analysis, the Town Engineer has the ability to modify the circulation plan.
- 4. Dust-free, pervious surface areas are encouraged for overflow or event parking; such areas need not conform with Article 6 if they are maintained in a natural condition (for example, as a grassed field).
 - 5. Service areas shall be separated by an opaque screen from the view from any street and from abutting properties as described in Section 7.6 of this ordinance.
 - 6. Where chain link and similar fencing material are installed in an established yard abutting a street, such fencing shall be planted on the exterior side with evergreen shrubs minimum 3 feet in height (expected height at maturity minimum 6 feet), 6 feet on center at installation.
 - 7. Outdoor lighting associated with active outdoor recreational facilities shall be designed as follows:
 - a. Facilities shall use fully shielded lighting fixtures except where luminaries are:
 - 1. Provided with internal and/or external glare control louvers and installed so as to minimize up-light and offsite light trespass; and
 - 2. Installed and maintained with aiming angles that permit no greater than five percent (5%) of the light emitted by each fixture to project above the horizontal.
 - b. Lighting plans shall limit light trespass to the maximum extent possible. A maximum of .5 foot-candles at any location on any non-residential property, and .1 foot-candles at any location on any residential property, as measurable from any orientation of the measuring device, shall be met.
 - c. Lighting shall be extinguished after 11:00 p.m. Illumination of the sports facility shall be permitted after this time only to conclude a scheduled event that was unable to conclude before this time due to unusual circumstances.
 - 8. Elementary and Junior High Schools shall be located on streets sized to accommodate traffic volumes of background uses plus the additional traffic projected to be generated by the school(s).
 - 9. Senior high schools shall be on a lot which abuts a minor or major thoroughfare; primary vehicular access shall be provided from the thoroughfare.
 - 10. When permitting temporary classroom units, the entire site shall be reviewed for compliance with applicable codes (i.e. sidewalks, landscaping, turn-lanes).

Applicants are encouraged to bring the site into compliance where deficiencies are identified relative to the intensification of use proposed.

11. Sufficient stacking lanes for drop-off and pick-up shall be provided onsite so that traffic circulation is not impeded on any public right-of-way.
12. In a Corporate Business zoning district, schools shall only be allowed ~~with the issuance of a special use permit~~ subject to the following additional conditions:
 - a. Schools shall only be allowed on existing lots and in existing buildings, ~~as of December 20, 2010, no~~ The school buildings shall be no greater than 50,000 sq. ft. in size. Additions to buildings intended for school use will be limited to 10% of the existing floor area of the building.
 - b. Schools shall be limited to a temporary use in this district. The length of time allowed for the school to operate ~~shall will be determined by the Town Board during the special use permit process;~~ not to exceed three (3) years from the occupancy of the temporary building. If the school does not occupy the building within one (1) year of ~~the special use permit~~ approval, the approval permit will become null and void. A school may reapply for another Special Use Permit allowing an additional two (2) years in the CB district ~~with the approval of the Town Board.~~ At no time shall an individual school be located in the CB district at the same location for more than a total of five (5) years.
 - c. The maximum number of students shall be 300.
 - d. In a CB zoning district, the school site shall be designed, located, and accessed such that primary passenger vehicles routes avoid those that will be primarily ~~heavily~~ used by truck/industrial traffic.

Section 11. Be it ordained by the Board of Commissioners of the Town of Huntersville that **Article 9, Section 9.45** of the Huntersville Zoning Ordinance is hereby amended as follows:

9.45 Hotels And Motels

Hotels are permitted in the Highway Commercial and Corporate Business Districts subject to the requirements below; Motels are permitted in the Corporate Business District only, subject to the requirements below:

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.
- 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.
 - 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 conditional rezoning special use permit subject to the following standards as well as all other standards applicable for special use permits: and
 - c. ~~That~~ Vvehicular access to the use shall ~~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.
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 conditional rezoning Special Use Permit, and the requirements of Article 9.45.2.

Section 12. Be it ordained by the Board of Commissioners of the Town of Huntersville that **Article 9, Section 9.47** of the Huntersville Zoning Ordinance is hereby amended as follows:

9.47 Special Uses In TOD-R Districts

Uses permitted in the TOD-R district that exceed maximum first floor area or exceed the maximum limit for non-residential uses are permitted subject to the following conditions: approval of a Special Use Permit. The procedures of Section 11.4.10 shall be followed. ~~The Town Board shall issue a Special Use Permit for the subject use(s) and building(s) if, but not unless, the evidence presented at the Special Use Permit hearing establishes each of the following:~~

1. ~~That a~~Along any street providing primary pedestrian access to a transit station the following requirements apply:
 1. Street level building edge(s) shall line at least one-half of the approved block length; and
 2. The distance between pedestrian entries at street level shall not exceed 100 feet; and
 3. Aat least thirty percent (30%) of the area of the street level façade shall be composed of windows and doors; and
 4. The standards set forth in this subsection shall be~~above~~ are met by either the principal building, or by the construction of liner buildings along street level.

2. ~~That t~~The proposed buildings and uses shall not substantially increase the demand for automobile access to the transit-oriented development by 50% or more.
3. ~~That t~~The proposed buildings and uses shall meet the Intent statement for the district.

Section 13. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 9, Section 9.48 of the Huntersville Zoning Ordinance is hereby amended as follows:

9.48 Special Uses In TOD-E Districts

Uses permitted in the TOD-E district that have the potential for reducing employment intensity are permitted subject to the following conditions: approval of a Special Use Permit. ~~The procedures of Section 11.4.10 shall be followed.~~

~~The Town Board shall issue a Special Use Permit for the subject use(s) and building(s) if, but not unless, the evidence presented at the Special Use Permit hearing establishes each of the following:~~

1. ~~That t~~The use is in the area between the ¼ mile and the ½ mile walk from the station site.
2. ~~That, f~~For buildings along any street in the district that provides primary pedestrian access to a transit station:
 - a. Street level building edge(s) shall line at least one-half of the approved block length; and
 - b. The distance between pedestrian entries at street level shall not exceed 100 feet; and
 - c. ~~a~~At least thirty percent (30%) of the area of the street level façade shall be composed of windows and doors; and
 - d. The standards ~~above~~ set forth in this subsection shall be ~~are~~ met by either the principal building, or by the construction of liner buildings along street level.
3. ~~That t~~The proposed buildings and uses shall not substantially increase the demand for truck and automobile access through the pedestrian-oriented street system of the TOD by 50% or more.
4. ~~That t~~The proposed buildings and uses meet the Intent statement for the district.
5. Light manufacturing limited to a maximum of 5 acres.
6. Accessory warehousing limited to 25% of the finished floor area of the principal use

Section 14. Be it ordained by the Board of Commissioners of the Town of Huntersville that **Article 9, Section 9.52** of the Huntersville Zoning Ordinance is hereby amended as follows:

9.52 Country Inn Development In The Transitional Residential Zoning District (Reserved)

~~Country Inn Developments are permitted in the Transitional Residential Zoning 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 TR District if, but not unless, the evidence presented at the Special Use Permit hearing establishes:~~

- ~~1. That the use will be located on a lot of at least twenty (20) acres in size; and~~
- ~~2. That the total dwelling rooms do not exceed twenty-four (24) rooms for rental and/or owner/staff occupancy in a maximum of ten buildings (two (2) main inns and up to eight (8) residential cottages); and~~
- ~~3. That the owner/management shall reside onsite.~~
- ~~4. That the use may utilize the Residential Local Street design standards of Article 5; and~~
- ~~5. That the use may utilize a paved private drive. If a private drive is used it shall be constructed on a recorded easement not less than twenty (20) feet in width serving the Country Inn exclusively with the following restrictions:~~
 - ~~a. The recorded easement shall have at least thirty (30) feet of frontage on a public street.~~
 - ~~b. The private paved road must be at least eighteen (18) feet wide and constructed in accordance with the Land Development Standards Manual as it applies to Huntersville. Private drive right of way or easement shall be of such width to accommodate drainage/water quality treatment.~~
 - ~~c. The plat and associated deeds shall clearly state such drive shall remain private and will not be taken over by a public entity in the future; and~~
- ~~6. That special events shall be allowed for the public such as wedding receptions, rehearsal dinners, afternoon tea, parties, business meetings/retreats and similar events with the following restrictions:~~
 - ~~a That hours of operation, including set-up and break-down, for special events will be no earlier than 9:00 a.m. and no later than 11:00 p.m.~~
 - ~~b That special events must comply with the noise restrictions identified in the Town of Huntersville Noise Ordinance; and~~
- ~~7. That there will be a separation of no less than:~~
 - ~~a Parking areas shall be located one hundred (100) feet from arterial roads and thoroughfares, thirty-five (35) feet from internal public streets and driveways and one hundred (100) feet from adjacent properties except when their uses are adjacent to dedicated open spaces, either by deed or easement, in which case, the setback shall be thirty-five (35) feet. Parking areas will be visually buffered from the arterial roads and thoroughfares.~~

- b ~~Special event areas shall be located one hundred (100) feet from any property boundary located in a residential district or developed for residential or mixed-use purposes except when their uses are adjacent to the dedicated open spaces either by deed or easement, in which case the setback shall be thirty-five (35) feet. A thirty (30) foot vegetated buffer along the property line is required for special event areas except when the adjacent property uses are dedicated open spaces either by deed or easement. Additional buffers may be required as part of d) of this section.~~
 - c ~~All newly constructed accessory structures such as: Barns, Green Houses, Vertical Gardens, Agriculture or Farm related structures shall be located one hundred (100) feet from any property located in a residential district or developed for residential or mixed-use purposes except when their uses are adjacent to the dedicated open spaces either by deed or easement in which case the setback shall be thirty-five (35) feet.~~
 - d ~~As each property is unique, the Town Board may modify the buffers for a Country Inn Development based on particular topographical issues and uses of the property. For instance, additional buffer requirements may be appropriate for special event areas and/or reduction in buffer area may be appropriate for farming or pasture areas within the Country Inn project.~~
8. ~~The Country Inn Development shall be rural in nature and considered a single lot development and shall not be required to provide connector roads to or through other residential developments.~~

Section 15. Be it ordained by the Board of Commissioners of the Town of Huntersville that **Article 9, Section 9.59** of the Huntersville Zoning Ordinance is hereby amended as follows:

9.59 Banquet Facility

~~Banquet Facilities are permitted in the Rural Zoning District subject to a Special Use Permit, according to the procedures of Article 11.4.10. the following conditions: Events shall be allowed at Banquet Facilities for the public such as weddings, catered receptions, rehearsal dinners, business meetings/retreats.~~

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

1. ~~That the hours of operation, including set-up and break-down, for events will be no earlier than 8:00 am and no later than midnight (12:00 am).~~

2. That events must comply with the noise restrictions identified in the Town of Huntersville Noise Ordinance ~~whether or not~~ whether the property is located within the Town's corporate limits or the Extraterritorial Zoning Jurisdiction (ETJ).; and
3. ~~That events must comply with the noise restrictions identified in the Town of Huntersville Noise Ordinance or Mecklenburg County Noise Ordinance, whichever is applicable; and~~
3. That the use will be located on a lot of at least 10 acres in size with a minimum of 30 feet of frontage on a public road either by fee simple ownership or by exclusive easement.
4. One residence (single-family detached house) may be located on the site.
5. New buildings shall maintain a rural character and be compatible with surrounding area.
6. Events may take place inside a building, tent, or outdoors. Catered activities and receptions may take place in tents or buildings.
7. Entrance drives, internal drives, parking and service areas may be gravel, crushed stone, or other suitable material approved by the Planning Director. These areas shall be well maintained and kept free of potholes, weeds, etc. The initial 50 feet of driveway from the public roadway connection shall be paved with concrete or asphalt.
8. That there will be a separation of no less than:
 - a. Parking areas shall be located one hundred (100) feet from arterial roads and thoroughfares, and fifty (50) feet from adjacent properties. Parking areas will be visually buffered from arterial roads, thoroughfares and adjoining properties.
 - b. Event areas shall be visually buffered and located sixty (60) feet from any property boundary located in a residential district or developed for residential or mixed-use purposes.
 - c. Any newly constructed accessory structure such as barns, gazebos and Agriculture or Farm related structures shall be located at a minimum of sixty (60) feet from any property boundary located in a residential district or developed for residential or mixed-use purposes.
 - d. As each property is unique, the Town Board may modify the buffers for a Banquet Facility based on particular topographical issues and uses of the property. For instance, additional buffer requirements may be appropriate

for event areas and/or reduction in buffer area may be appropriate for farming or pasture areas. ~~Such modifications requires a rezoning.~~

- ~~9. The facility Applicant shall have adequate off-street parking to accommodate the maximum number of attendees.~~
- ~~10. The method for providing potable water and a system of sanitary sewage collection and disposal for the maximum number of attendees shall be provided.~~
- ~~11. Mobile food/beverage vehicles are allowed on the premises with the following conditions:~~
 - ~~e. The mobile food/beverage vehicles must cater to the guests of invitation only events, for a time period limited to the event, and are not open to public use.~~
 - ~~f. The mobile food/beverage vehicles must park in a designated spot, indicated on the special use plan. This area will be screened from public view and adjacent land owners, by an opaque screen.~~
 - ~~g. No more than three mobile food/beverage vehicles allowed at one time.~~
 - ~~h. No trucks will be stored overnight on the property.~~

Events shall be allowed at Banquet Facilities for the public such as weddings, catered receptions, rehearsal dinners, business meetings/retreats.

Section 16. Be it ordained by the Board of Commissioners of the Town of Huntersville that **Article 9, Section 9.60** of the Huntersville Zoning Ordinance is hereby amended as follows:

9.60 Off-Site Catering Services In An Agritourism Catering Facility (Reserved)

~~Off-site catering services in an Agritourism Catering Facility are permitted in the Rural Zoning District subject to a Special Use Permit according to the procedures of Article 11.4.10. Any Agritourism Catering Facility classified as a bona fide farm pursuant to G.S. 160D-903 shall be exempt from the Special Use Permit requirement.~~

- ~~1. The facility shall be located on a lot of at least twenty (20) acres in size.~~
- ~~2. A principal residence shall be located on site.~~
- ~~3. There shall be no more than twelve (12) employees' present and performing activities for the off-site catering services at any time, excluding on-site resident family members of the facility owner employed in the catering operation. As used in this section 9.60, employees who are present and performing activities for both on-~~

~~site and off-site catering services shall count towards the twelve (12) employee limit. The permit shall specify the number of employees permitted at the facility at the same time.~~

- ~~4. That facility shall have adequate off-street parking for the permitted number of employees and for the vehicles used for off-site catering services. In order to accommodate employees, off-site catering vehicles and visiting clients of the catering operation, there shall be a minimum of 1.5 spaces for each permitted employee and off-site catering service vehicle. As used in this section 9.60, vehicles used for both on-site and off-site catering services are included and subject to these regulations. Such parking shall have a visually opaque buffer at least thirty-five feet in width along the adjacent boundary or a structural screen such as a fence that is augmented with vegetation.~~
- ~~5. There shall be no outside storage or evidence of personal property, materials and equipment used for off-site catering services visible from adjoining residences or streets. As used in this section 9.60, personal property, materials and equipment used for both on-site and off-site catering services are included and subject to these regulations.~~
- ~~6. If any portion of the facility utilized by the off-site catering services is located within the on-site principal residence, such portion shall occupy no more than twenty-five percent (25%) of the total finished square footage of such principal residence. The total square footage of the facility used for off-site catering services may not exceed fifty (50%) of the total finished share footage of such principal residence. As used in this section 9.60, portions of the facility used for both on-site and off-site catering services are included and subject to these regulations.~~
- ~~7. The lot containing the facility shall have (i) a minimum of thirty feet (30') of frontage on a public road, (ii) a thirty foot (30') wide exclusive easement to a public road or (iii) a shared exclusive easement, of a minimum of 40' in width, for use by no more than three adjoining properties at the time of the issuance of a permit.~~
- ~~8. Entrance drives, internal drives, parking and service areas may be gravel, crushed stone, or other suitable material approved by the Planning Director. These areas shall be well-maintained and kept free of potholes, weeds, etc. The initial fifty feet (50') of driveway from the public roadway connection shall be paved with concrete or asphalt.~~

Section 17. Be it ordained by the Board of Commissioners of the Town of Huntersville that **Article 9, Section 9.61** of the Huntersville Zoning Ordinance is hereby amended as follows:

9.61 Par 3 And/Or Golf Driving Range (Reserved)

~~Par 3 and golf driving ranges are permitted in the Rural Zoning District subject to a Special Use Permit according to the procedures of Article 11.4.10.~~

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

- ~~1. Par 3 courses shall not be lit. Outdoor lighting associated with driving ranges in the Rural district shall be designed as follows:~~
 - ~~a. Facility lighting may include floodlights but must be shielded and shall be oriented and directed in such a way as to not produce glare at any off-site location.~~
 - ~~b. Maximum light fixture height shall be 40 feet.~~
 - ~~c. Maximum lighting level is 15 foot-candles measured at grade.~~
 - ~~d. If free standing lighting is proposed, photometric lighting plans shall be submitted at special use permit application. A maximum of .5 foot-candles at any location on any non-residential property and .1 foot-candles at any location on any residential property, as measurable from any orientation of the measuring device shall be met.~~
 - ~~e. Lighting shall be extinguished at 11 pm.~~
 - ~~f. Upon review of the photometric plan, the Town Board may modify the above lighting standards provided the spirit of the ordinance, reducing glare and off-site light trespass is maintained.~~
- ~~2. Vehicular access to the use will be provided only by way of a Boulevard or Major Thoroughfare.~~
- ~~3. A par 3 golf course or driving range must be located on a property at least 20 acres in size.~~
- ~~4. No multi-level buildings or tee boxes are permitted.~~
- ~~5. Hours of operation shall be no earlier than 6 am and no later than 11 p.m.~~
- ~~6. Existing vegetation within 50 feet of the fronting thoroughfare and residential property lines shall remain undisturbed. If no vegetation exists along the property line, an opaque buffer shall be planted per Article 7.6 If there is no existing~~

~~vegetation along the street, the required second row of street trees will be planted using large maturing evergreen trees to maintain an intermittent screen.~~

- ~~a. As each property is unique, the Town Board may modify the buffers for a golf facility based on particular topographical issues and uses of the property. For instance, additional buffer requirements may be appropriate for active commercial areas, while a reduction in buffer area may be appropriate for open natural areas.~~
- ~~7. At no time shall golf balls be permitted to cross on to adjacent property or onto the public street. If course or tee orientation makes it possible for balls to leave the site through standard operating use, netting, buffers, screening or other barrier shall be installed to prohibit off site encroachment. If netting is required, it shall be located behind a vegetative buffer, screening if from any property line.~~
- ~~8. Only accessory retail and commercial uses meant to serve patrons of the golf facility are permitted, such as snack shops and pro shops. No principle use restaurants or retail establishments meant to serve the general public are permitted.~~

Section 18. Be it ordained by the Board of Commissioners of the Town of Huntersville that **Article 9, Section 9.62** of the Huntersville Zoning Ordinance is hereby amended as follows:

9.62 Dormitory

Dormitories for a bona fide farm are permitted in the Rural and Transitional Zoning Districts subject to the following conditions: ~~a Special Use Permit according the procedures of Article 11.4.10. The Town Board shall issue a special use permit for the use in a Rural or Transitional Residential Zoning District if, but not unless, the evidence presented at the Special Use Permit hearing establishes:~~

- ~~1. The use will not endanger health and safety, does not substantially reduce the value of nearby property.~~
1. The use shall does not conflict with long range plans.

TA 24-12: SUP (Special Use Permit) Changes

2. The use ~~shall does not violate constitute a~~ any applicable nuisance to adjoining properties with respect to noise, dust, fumes, odor, and traffic. ordinances or other applicable laws.
3. Buildings, parking, and trash facilities shall be setback at least 100' from any adjoining property line and 500' from any public street right-of-way.
4. The use shall be visual screened year-round from all adjoining properties and public streets.
5. The driveway and parking area shall, at minimum, be ground asphalt
6. The dormitory is located on a bona fide farm ~~of at least 100 contiguous acres~~ and is on the land being farmed by the occupants on a full-time basis.
7. The dormitory cannot exceed two (2) stories in height; 15,000 sq. ft. per building; and five buildings total.
8. Building and housing will be constructed and maintained to meet H-2A program requirements or similar federal programs applicable at the time.

Dormitories located in the Town's ETJ and used for a bona fide farm purpose as defined in N.C.G.S. § 160D-903 are exempt from the conditions set forth above.

HUNTERSVILLE ORDINANCE ADVISORY BOARD: July 11, 2024 (Recommended
Unanimous Approval)

PUBLIC HEARING DATE: Hearing Held August 6, 2024

PLANNING BOARD MEETING: Scheduled for August 27, 2024

TOWN BOARD DECISION: Scheduled for September 17, 2024



Text Amendment Application

Date of Application _____ 5/24/24 _____

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): _____ See attached ordinance _____ Article(s): _____ Several articles
affected _____ Section(s): _____

See attached ordinance

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 _____ Brad Priest _____

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

Signature _____ Date 5/24/24

Title _____ Assistant Planning Director _____

Email _____ bpriest@huntersville.org _____

Address of Applicant _____ 101 Huntersville Concord Road Huntersville, NC 28070 _____

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: _____