

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

November 20, 2024 - 6:30 PM

TOWN HALL (101 Huntersville-Concord Road)

Live stream available via YouTube

[@townofhuntersvillenc28078](https://www.youtube.com/@townofhuntersvillenc28078)

- 1. Call to Order/Roll Call**
- 2. Approval of Minutes**
 - 2.A. Consider approval of the October 22, 2024, regular meeting minutes
- 3. Public Comments**
- 4. Action Agenda**
 - 4.A. Consider a recommendation on #R24-09 located west of NC115 along Gilead Rd. Project Name Town Center General Rezoning.
 - 4.B. Consider a recommendation on #R24-12 located south of Ramah Church Rd. Project Name Walden Berm Revision.
 - 4.C. Consider a recommendation on Petition #R24-06 Rosedale Infill, a request by Antiquity Woods LLC - Joe Roy to rezone approximately 0.186 acres of land located at 9923 Ansonborough Square from NR (TND-O) to NR (TND-O) CD to develop four townhome units.
 - 4.D. Consider a recommendation on Petition #R24-08, a request by Stephen A. McLane to rezone approximately 0.591 acres from Corporate Business to Neighborhood Residential.
 - 4.E. Consider making a recommendation on Petition #R24-05 Hillco Skilled Nursing Facility, a request by Novant Health Inc. to rezone approximately 13.9 acres of land from Corporate Business to Campus Institutional Conditional District to develop a Skilled Nursing Facility. The property is located at 13600 Reese Boulevard East in the Huntersville Business Park. (*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.



Request for Board Action

November 20, 2024

To: The Honorable Mayor and Board of Commissioners

From:

Subject:

EXPLAIN REQUEST:

ACTION RECOMMENDED:

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

1. October 22, 2024 Minutes

Minutes of the Town of Huntersville Planning Board

The Town of Huntersville Planning Board met at 6:30 p.m. on Tuesday, October 22, 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. Henson, S. Hensley, L. Hallman, G. Baber, M. Pollard & T. Loomis

Absent: J. Wright

Chairman J. Sny reminded the Board that their next meeting is scheduled for Wednesday, November 20, 2024, due to the holidays.

Approval of Minutes

Item 2A. Consider approval of the September 24, 2024, Regular Meeting Minutes

Motion: C. Boyd made a Motion to Approve the Amended September 24, 2024, minutes. M. Pollard seconded the motion.

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

Public Comments:

A. Kargbo, Huntersville

Action Items

Item 4A: Consider a recommendation on text amendment TA24-14 to align the Towns Soil Erosion and Sedimentation Control Ordinance with state law

B. Bleich, Planner II entered her 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 and the State statute changes which prompted this proposed amendment.

S. Hensley asked Staff to explain what an at-risk building permit consists of. Staff confirmed that the states definition of at-risk building permit would be used to define this.

J. Sny asked if Staff is aware if any other municipalities have amended their ordinances as of yet and if Staff has any concerns. Legal department commented that we did not investigate if any other municipalities had adopted this as of yet and Legal and Staff confirmed that we do not have any concerns with the proposed language.

Motion: T. Loomis made a motion to recommend Approval of TA24-14 based on the amendment aligning with the Town Soil and Erosion Control Sedimentation Ordinance and being compliant with the state law. It is reasonable and in the public interest as it will bring us in compliance with state law. J. Henson seconded the motion.

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

Item 4B: Consider a decision on the proposed berm along Beatties Ford Road within the Courtyards at Walters Farm (approved as EPCON - Beatties Ford Road)

L Speight, Senior Planner entered her staff report into the record, a copy of which is attached hereto as Exhibit B and incorporated herein by reference. Staff reviewed the previously approved rezoning for this parcel and presented the berm approval request.

Motion: L. Hallman made a motion to approve the proposed berm within the landscape easement for Beatties Ford Road with the Courtyards at Walters Farm. The Planning Board finds the proposal as generally compliant with the Town of Huntersville’s requirements in Article 7.4.2.g for berms along thoroughfares in a landscape easement adjacent to residential development devoid of existing vegetation or vegetation not worthy of preservation. Conditions for approval would be the minor staff site review comments are addressed. It is reasonable and in the public interest to approve the berm along Beatties Ford Road for the Courtyards at Walter Farm development because the berm is consistent with Article 7.4.g of the Zoning Ordinance, the landscape buffer requirement for the Transitional Residential (TR) zoning district, and the approved rezoning R23-07. G. Baber seconded the motion.

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

Adjourn

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

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

Approved this ____ day of _____ 2024.

Chairman or Vice Chairman

Board Secretary



Request for Board Action

November 20, 2024

To: Board Members

From: Brian Richards, Planning Director

Date: November 20, 2024

Subject: R24-09 Town Center General Rezoning

EXPLAIN REQUEST:

Consider a recommendation on #R24-09 located west of NC115 along Gilead Rd. Project Name Town Center General Rezoning

ACTION RECOMMENDED:

Consider a recommendation on #R24-09 located west of NC115 along Gilead Rd. Project Name Town Center General Rezoning

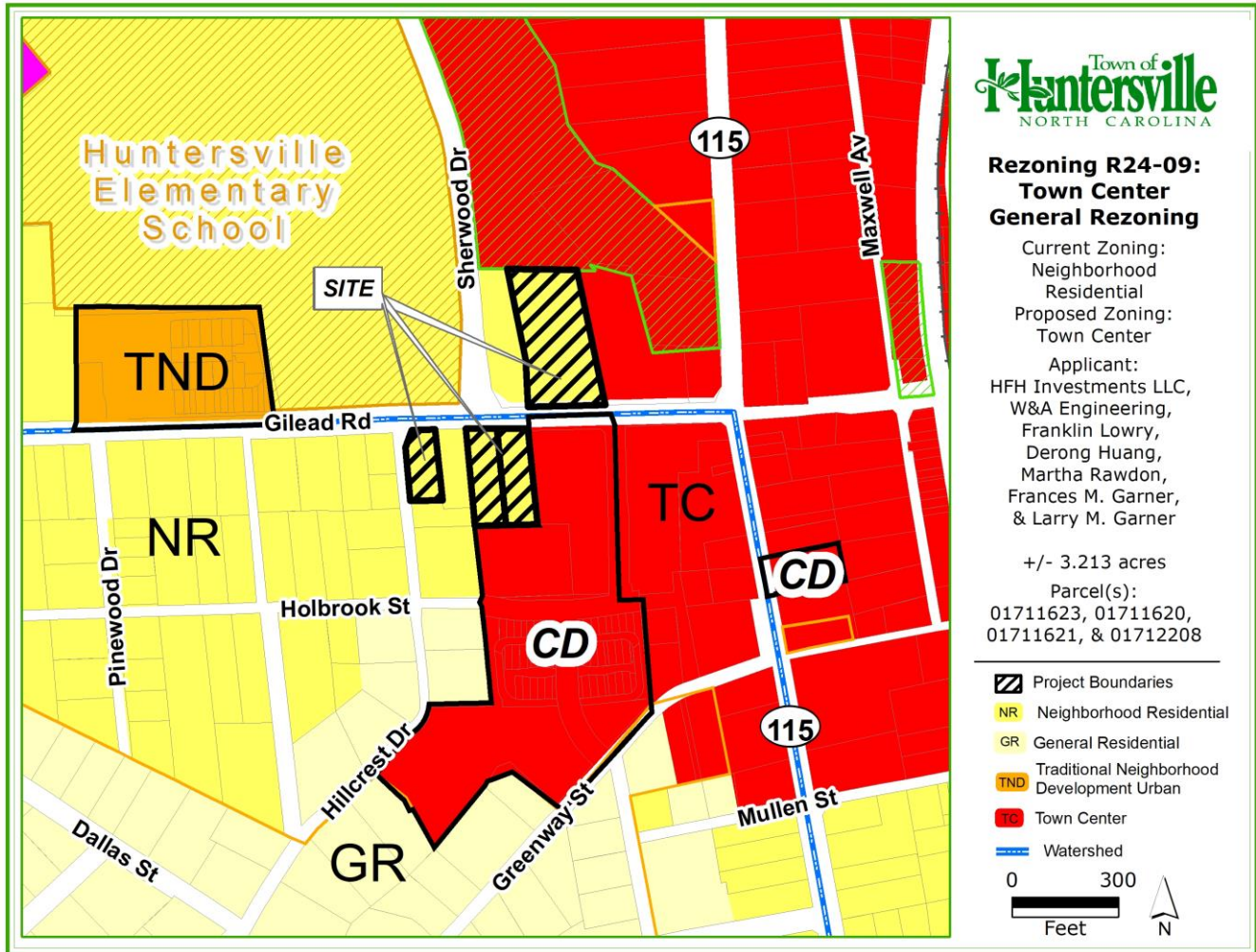
FINANCIAL IMPLICATIONS:

ATTACHMENTS:

1. R24-09 PB Staff Report
2. A - Applications
3. B - Rezoning Map

Petition R24-09: Town Center General Rezoning

PART 1: PROJECT SUMMARY



Application Summary:

- Petition #R24-09 is a request by HFH Investments, Franklin Lowery, Derong Huang, Martha Rawdon, Frances & Larry Garner owners of Parcels 01711623, 01711620, 01711621, & 01712208 to rezone the properties from Neighborhood Residential to Town Center.
- Adjoining Zoning and Land Uses
 - North: Town Center (TC) & Neighborhood Residential (NR) - Park, School, & Residential.
 - South: Town Center (TC) Neighborhood Residential (NR), General Residential (GR) – Mixed Use, Commercial, & Residential.
 - East: Town Center (TC) – Mixed Use & Commercial.
 - West: Neighborhood Residential (NR) – Residential, Commercial, & School.

3. The Planning Staff certifies the required notifications were made for the public hearing. Notice was advertised in the Charlotte Observer, adjacent property owner notice post cards were sent and a sign was installed at the subject property per state statute requirements.

PART 2: REZONING/SITE PLAN ISSUES

- Since this is a general rezoning, there are no site specific issues with this rezoning application as there is no site plan attached to the request. Any proposed future development would have to comply with the Town Center zoning district and all applicable requirements of the Zoning and Subdivision Ordinances.
- The Huntersville 2040 Plan shows this property is located within the Town Core & Mixed Use designation.



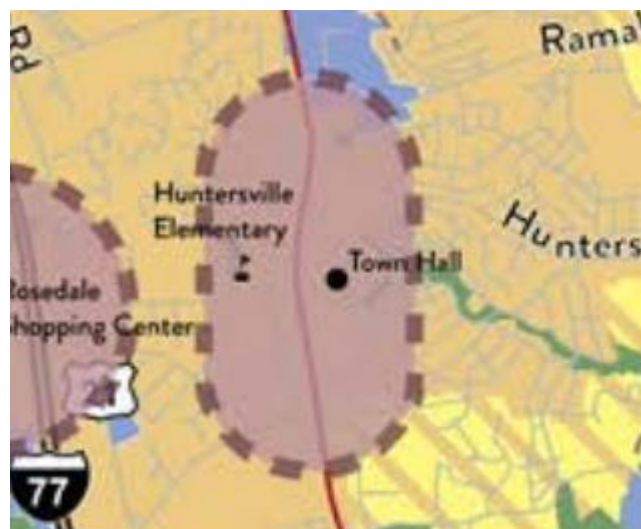
Town Core

The Town Core designation includes a variety of neighborhoods containing a mix of residential housing types, including single-family homes, townhomes, and apartments. Their design focuses on traditional neighborhood planning principles, including short blocks, connected streets, streetscape standards, and other features that improve walkability. These areas are denser than the “Moderate Density” and “Residential Edge” character areas and may include non-residential development as specified in small area plans and at other sites that meet locational criteria.



Mixed-Use Centers

Mixed-Use Centers contain vertical mixed-use along key frontages. New development includes wide sidewalks, buildings are close to the street with high levels of transparency, and parking is located in the rear. A mix of housing is allowed, including urban options throughout (apartments, townhomes, cottage homes, etc.). Downtown has specific requirements for streetscape and development intensity, including a maximum first floor footprint.



- The 2040 Plan also shows this property is located within the Tier 1 & 2 designations. These areas call for a mixture of uses.



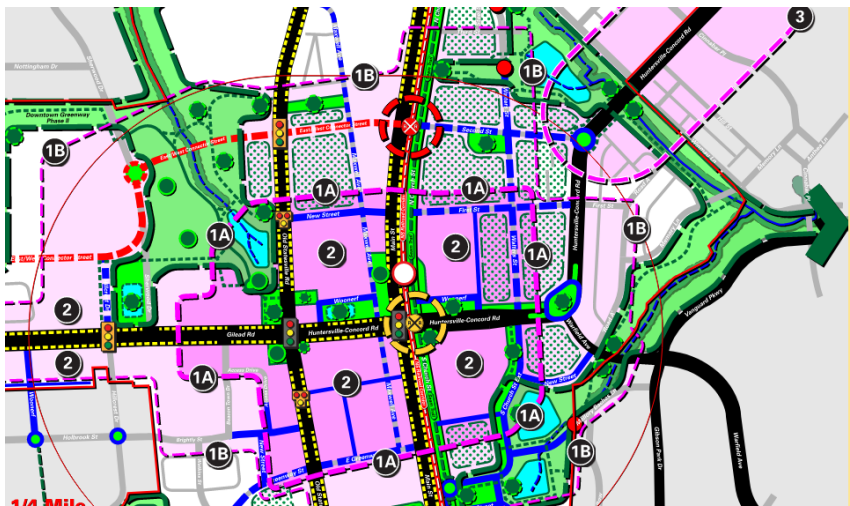
Downtown - Tier 1

Encourage commercial, office and/or residential. Shopfronts, urban workplaces and apartment buildings are allowed. Generally 2-4 stories.

Downtown - Tier 2

Generally 2-3 stories. Predominately residential with some small-scale commercial and/or office. Reuse of structures on main roads. Residential can include townhomes, duplexes, triplexes, quadplexes, and urban single-family home types, including alley-loaded bungalows, pocket neighborhoods and cottage courts.

- The 2022 Downtown Master Plan calls for Gathering areas to be developed in the Primary & Secondary areas.



Area B. The Primary Gathering Area is expanded as the approximate 1/4-Mile walkable district to encompass several blocks on both sides of NS Railroad Corridor, and extend along Gilead Rd between the West Gateway and Downtown Core.

- New Commercial Development is limited to feasible locations within the Primary Gathering Area.

Note: This does mean that the entire Primary Gathering Area (A or B) would or should contain Commercial Development.

- Secondary Gathering Areas are focused around the North, South, East and West Downtown Gateways.

- New Commercial Development is limited to locations within the Secondary Gathering Areas defined in each Downtown Gateway.

General Note: Opportunities for convening outdoor activities and events (Post-COVID) within unique gathering areas should be provided including, but not limited to elevated parking decks, roof tops, and open air adaptive structures and venues.

PART 3: TRANSPORTATION ISSUES

- No Transportation issues. Any new development may be subject to TIA requirements.

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”.

STAFF COMMENT – Staff finds the proposed rezoning consistent with the following policies of the **2040 Huntersville Community Plan**:

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

Policy LU 6.2: Commercial uses are encouraged in the Town Core and as specified in adopted Small Area Plans.
LU 6.3: Small scale, neighborhood-serving commercial and office uses may be allowed in Town Core and Moderate Density areas specified on the Future Land Use map at key locations if designed in a context sensitive manner.

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.

EV 2.2: Leverage Downtown as a unique destination.

- By focusing on events, future business mix, and easy parking, the Town should promote Downtown and its Historic District as the heart of the community that offers a unique amenity to residents, employees, and visitors.

EV 2.3: Attract businesses to Downtown.

- Encourage new businesses that help Downtown meet the 10|10|10 goal of having 10 places that serve food, 10 retail establishments (non-chain and not thrift stores) and 10 businesses open after 6 pm.
- Coordinate advocacy and align resources to support and attract economic development opportunities to Downtown Huntersville.
- New resources could include a downtown business guide covering zoning, parking, signage, building codes and resources for prospective businesses and landowners.
- Identify and consider offering community resources that could be leveraged to support growth, including grants and other incentives.

STAFF COMMENT – Staff finds the proposed rezoning consistent with the Organizing Principle – Gathering from the **2022 Downtown Plan**:

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 overall character of the existing development in the immediate vicinity of the subject properties is commercial, residential, & mixed use in nature. The Town Center (TC) district uses would be consistent with the surrounding development.

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 are no public facility concerns for a general rezoning application. Any traffic impact or public facility needs will be reviewed during the subsequent site plan review for any proposed development.

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 resources.

PART 5: PUBLIC HEARING

The Public Hearing was held on November 4th, 2024.

PART 6: STAFF RECOMMENDATION

Staff recommends approval of the rezoning application as the Town Center (TC) district is consistent with envisioned development patterns in the 2040 Community Plan & 2022 Downtown Plan. The General Rezoning is consistent with policies LU 6.1, 6.2, EV 1.2, 2.2, 2.3 and the Gathering Principle of the 2022 Downtown Master Plan.

PART 7: PLANNING BOARD RECOMMENDATION

The Planning Board meeting is scheduled for November 20, 2024.

ATTACHMENTS:

1. Applications
2. Rezoning Map

PART 8: CONSISTENCY STATEMENT – R24-09 Town Center GENERAL REZONING

Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed rezoning of Petition R24-09, Town Center General Rezoning Planning Staff finds that the rezoning is consistent with Policy LU 6.1, 6.2, EV 1.2, 2.2, 2.3, and the Gathering Principle of the 2022 Downtown Master Plan. The Town Center district will be consistent with the character and uses adjacent to the subject properties.	APPROVAL: (insert applicable plan reference) (Explain)	APPROVAL: (insert applicable plan reference) (Explain)
DENIAL: N/A	DENIAL: (consistent OR inconsistent with (insert applicable plan reference)). <u>It is not reasonable and in the public interest to approve the Rezoning Plan because ... (Explain)</u>	DENIAL: (consistent OR inconsistent with (insert applicable plan reference)). <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 June 26, 2024

Name of Project 106 Gilead Rezone Phase # (if subdivision) _____

Project Address 106 Gilead Rd, Huntersville, NC 28078

Parcel Identification Number(s) (PIN) 01712208

Current Zoning District NR Proposed District (for rezoning only) TC

Property Size (acres) 1.727 AC Street Frontage (feet) 217.64 FT

Current Land Use Single Family Residential

Proposed Land Use(s) Single Family Residential

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

3. Description of Request

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

Rezone request from Neighborhood Residential (NR) to Town Center (TC)

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 Martha M. Rawdon

Phone _____

☐ 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 Martha M. Rawdon

Title Owner

Email mrrmmr@windstream.net

Address of Applicant 189 Scalybark Trail, Concord, NC 28027

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

Design Firm

Name of Contact

Phone

Email

Contact Information

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

Phone:

704-875-7000

Fax:

704-992-5528

Physical Address:

105 Gilead Road, Third Floor

Website:

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

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 Larry W. Garner (Trustee of Garner Living Trust) Phone _____
☐ 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 Larry W. Garner, Trustee
Title Owner Email garnerlwg0@aol.com

Address of Applicant 189 Scalybark Trail, Concord, NC 28027 & 7417 Fox Chase Dr, Trinity, NC 27370

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.**

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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

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 Frances M. Garner (Trustee of Garner Living Trust) Phone _____
☐ 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 Frances M. Garner, Trustee
Title Owner Email garnerlwg0@aol.com

Address of Applicant 189 Scalybark Trail, Concord, NC 28027 & 7417 Fox Chase Dr, Trinity, NC 27370

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 _____

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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



General Application

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- ☐ 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 5/30/24

Name of Project 115 Gilead Rd Rezone Phase # (if subdivision) _____

Project Address 115 Gilead Rd Huntersville, NC 28078

Parcel Identification Number(s) (PIN) 01711620

Current Zoning District NR Proposed District (for rezoning only) TC

Property Size (acres) 0.554 AC Street Frontage (feet) 87.58 FT

Current Land Use Single Family Residential

Proposed Land Use(s) Single Family Residential

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

3. Description of Request

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

Rezone request from Neighborhood Residential (NR) to Town Center (TC)

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 W&A Engineering Phone 704-875-1615
☒ 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 _____

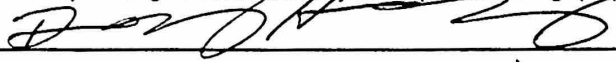
Title Director of Operations Email jhenson@waengineering.com

Address of Applicant 121 Gilead Rd Huntersville, NC 28078

7. Property Owner (if different than applicant)

*Printed Name Derong Huang Phone 704-421-4409
☐ 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 Owner Email hronq79@gmail.com

Address of Property Owner 223 Cessna Rd Concord, NC 28027

* 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	Kristen James	704-875-1615	kjames@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



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 5/30/24

Name of Project 117 Gilead Rd Rezone Phase # (if subdivision) _____

Project Address 117 Gilead Rd, Huntersville, NC 28078

Parcel Identification Number(s) (PIN) 01711621

Current Zoning District NR Proposed District (for rezoning only) TC

Property Size (acres) 0.535 AC Street Frontage (feet) 86.4 FT

Current Land Use Commercial - Day Care

Proposed Land Use(s) Permitted Town Center Uses

Is the project within Huntersville's corporate limits?
Yes ☒ 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.

Request to rezone to Town Center (TC) from Neighborhood Residential (NR)

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 Franklin Lowry

Phone _____

☐ 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 Franklin M. Lowry

Title Owner Email frank@findbgc.com

Address of Applicant 9140 Cantrell Way Huntersville, NC 28078

7. Property Owner (if different than applicant) same as 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 _____

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8. Development/Design Firm Contact Information

Development Firm	Name of Contact	Phone	Email
W&A Engineering	Kristen James	704-875-1615	kjames@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



General Application

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1. Application Type

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- ☐ 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 5/30/24

Name of Project 121 Gilead Rd Rezone Phase # (if subdivision) _____

Project Address 121 Gilead Rd

Parcel Identification Number(s) (PIN) 01711623

Current Zoning District NR Proposed District (for rezoning only) TC

Property Size (acres) 0.397 AC Street Frontage (feet) 268.74 FT

Current Land Use Commercial Office

Proposed Land Use(s) Commercial Office

Is the project within Huntersville's corporate limits?
Yes ☒ 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.

Rezone request from Neighborhood Residential (NR) to Town Center (TC)

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 HFH Investments LLC Phone 704-577-4561
☒ 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 Member/Manager Email jhenson@waengineering.com

Address of Applicant 121 Gilead Rd Huntersville, NC 28078

7. Property Owner (if different than applicant)

*Printed Name HFH Investments LLC Phone 704-577-4561
☐ 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 Managing Member Email jhenson@waengineering.com

Address of Property Owner 121 Gilead Rd Huntersville, NC 28078

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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
<u>W&A Engineering</u>	<u>Kristen James</u>	<u>704-875-1615</u>	<u>kjames@waengineering.com</u>
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



Rezoning R24-09: Town Center General Rezoning

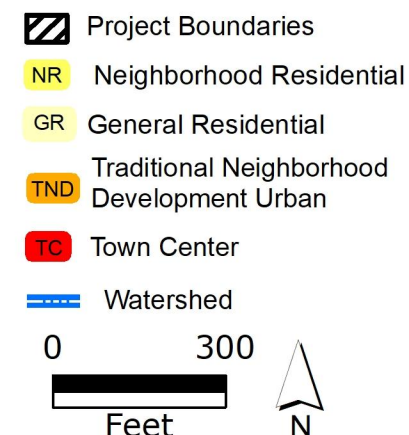
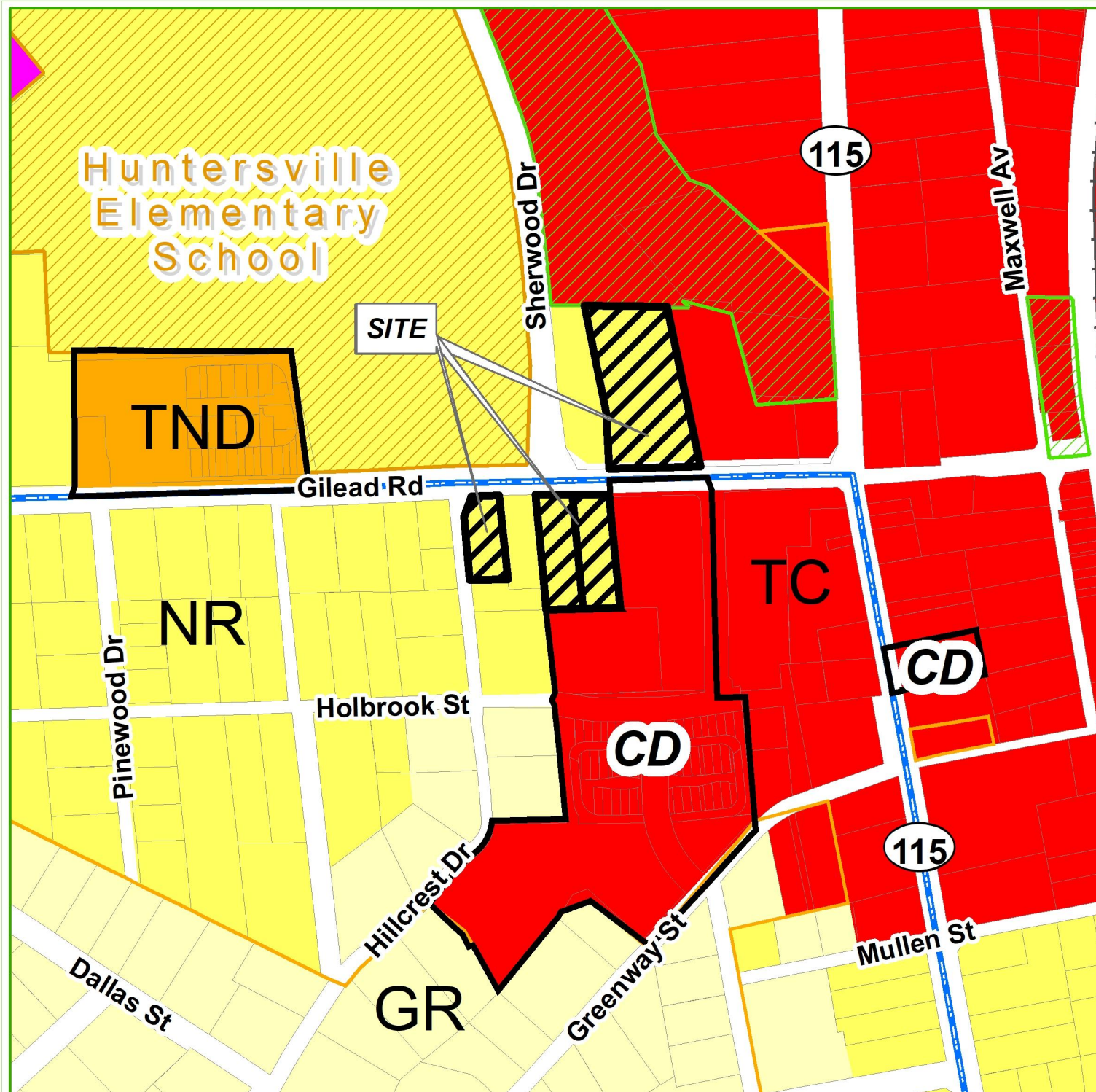
Current Zoning:
Neighborhood
Residential

Proposed Zoning:
Town Center

Applicant:
HFH Investments LLC,
W&A Engineering,
Franklin Lowry,
Derong Huang,
Martha Rawdon,
Frances M. Garner,
& Larry M. Garner

+/- 3.213 acres

Parcel(s):
01711623, 01711620,
01711621, & 01712208





Request for Board Action

November 20, 2024

To: Board Members

From: Brian Richards, Planning Director

Date: November 20, 2024

Subject: R24-12 Walden Berm Revision

EXPLAIN REQUEST:

Consider a recommendation on #R24-12 located south of Ramah Church Rd. Project Name Walden Berm Revision.

ACTION RECOMMENDED:

Consider a recommendation on #R24-12 located south of Ramah Church Rd. Project Name Walden Berm Revision.

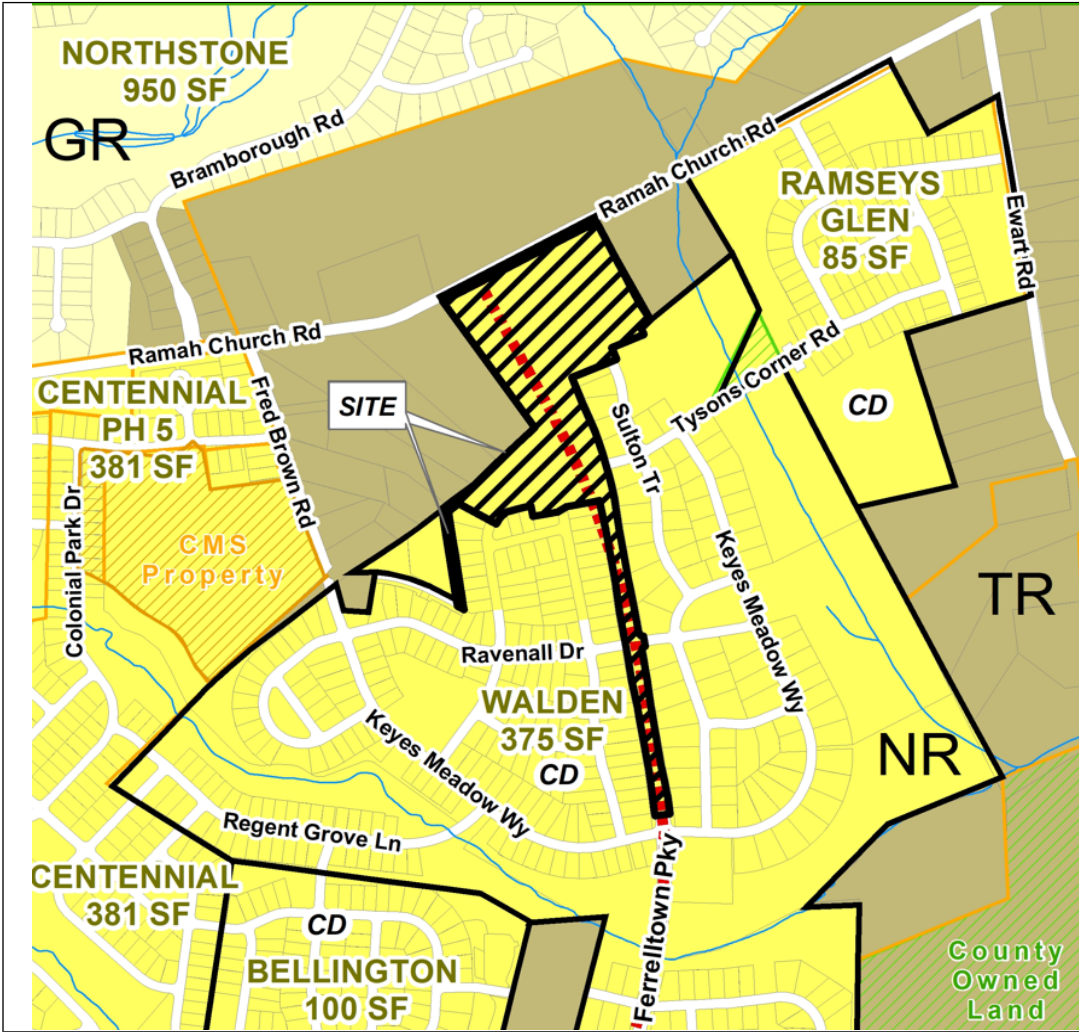
FINANCIAL IMPLICATIONS:

ATTACHMENTS:

1. R24-12 Walden Berm Revision PB Staff Report
2. A Application R 24-12
3. B Propsed CD Rezoning RTAP 11.7.2024
4. C Walden Community Meeting Report

Petition R24-12 Walden Berm Revision

PART 1: PROJECT SUMMARY



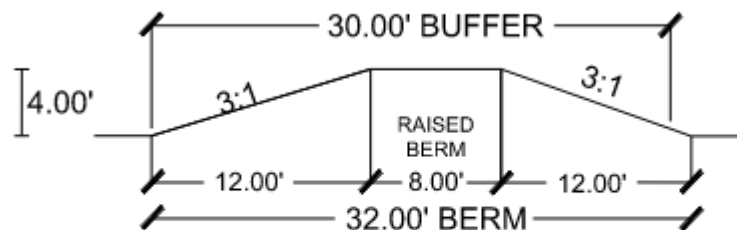
Applicant: TF Walden LP
Property Owner: TF Walden LP
Property Address: 15140 Fred Brown Rd.
Project Size: (+/-) 21.509 Acres
Parcel Numbers: 01943117 & 01943169
Current Zoning: Neighborhood Residential Conditional District (NR-CD)
Current Land Use: Vacant/Residential
Proposed Zoning: Neighborhood Residential-Conditional District (NR-CD)
Proposed Land Use: Residential

1. Purpose: Rezone 21.509 acres south of Ramah Church Rd. from Neighborhood Residential Conditional District (NR-CD) to a revised Neighborhood Residential Conditional District (NR-CD) to modify the berm dimension standards in Article 7.5.4 Additional Buffer Yard Standards. The applicant is seeking relief due to design challenges for the berm that was accepted as a condition of approval for rezoning R18-04 Walden Revision - Boovey.
2. Adjoining Zoning and Land Uses.
 - North: Transitional Residential- Residential
 - South: Neighborhood Residential - Residential
 - East: Transitional Residential & Neighborhood Residential Conditional District- Residential
 - West: Transitional Residential & Neighborhood Residential - Residential
3. A community meeting was held on Monday, November 4, 2024 and the questions asked by attendees are summarized in the Community Meeting Report (see Attachment C).
4. Notice for this rezoning petition was sent via postcard to adjoining property owners; a legal ad placed in the Charlotte Observer; and posting of rezoning signs in the vicinity.

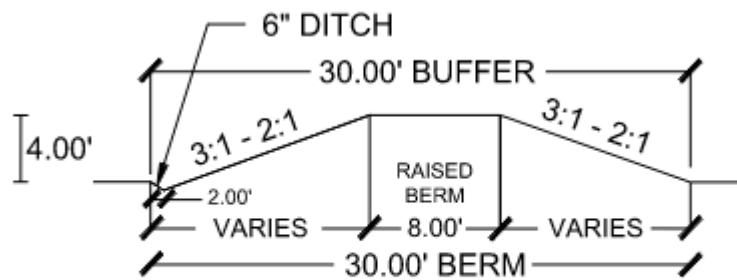
PART 2: REZONING/SITE PLAN

The proposed Conditional District Rezoning Plan is generally compliant with the Zoning Regulations. There is one modification request detailed herein. Significant elements include:

- As part of R18-04 Walden Revision – Boovey the adjacent property owners requested an increased buffer width (30' vs the ordinance standard 20') and to include a 4' high berm. Both were agreed to by the applicant and approved by the Town Board. **Modification request** to allow for variable slope dimensions to allow for the 4' high berm to be installed within a 30' buffer width. Strict adherence to ordinance standards would require a 32' to 35' buffer width.
- The buffer and berm approved as part of R18-04 does not accommodate for offsite drainage and did not account for the dimension standards of Article 7.5.4. A berm designed to the Ordinance standards would need to be a minimum of 32' in width (see below).



APPROVED REZONING BERM SECTION



MODIFIED REZONING BERM SECTION

Staff Comment: Staff supports the modification request for a variable slope given the oversight of the berm design during the 2018 rezoning process. The intent of the buffer and berm are being met. Staff recommends that additional evergreen trees be added to the berm to enhance screening from the adjacent properties.

PART 3: TRANSPORTATION ISSUES

N/A

PART 4: REZONING CRITERIA

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

2040 Huntersville Community Plan

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

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.

- Encourage coordination with neighborhoods to address infrastructure needs such as sidewalks and drainage.

Staff Comment: *The proposal as mentioned achieves a 30’ wide buffer with a 4’ high berm similar to the design standards outlined in Article 7.5.4 . This achieves the ordinances’ objective to create spatial separation and to minimize any adverse impacts on adjacent properties*

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

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

STAFF COMMENT: The proposed rezoning for the Walden subdivision is consistent with the overall character of the approved development. The requested modification is in keeping with the nature and intent as approved in the 2018 rezoning R18-04.

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

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

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

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

PART 5: STAFF RECOMMENDATION

In considering the proposed rezoning petition R24-012 Walden Berm Revision, staff recommends approval with the conditions outlined below and that all minor staff comments remaining are addressed. The proposal is consistent with the Huntersville 2040 Community Plan policy LU 11.1.

Conditions for Approval:

- 1) Modification request to allow for variable slope widths. Staff recommends approval of a variable slope of 2:1 -3:1 as proposed.
- 2) A revision to approved plans (RTAP) is submitted and approved to update the current Preliminary Plan set.
- 3) Additional evergreen trees are added to the berm to enhance screening from adjacent properties.

- 4) A drainage swale is installed and maintained by the developer and HOA.

PART 6: PUBLIC HEARING COMMENTS

A Public Hearing is scheduled for November 19, 2024.

PART 7: PLANNING BOARD RECOMMENDATION

Planning Board Meeting is scheduled for November 20, 2024.

PART 8: TOWN BOARD RECOMMENDATION

Town Board Meeting is scheduled for December 3, 2024.

PART 9: ATTACHMENTS

- A – Rezoning Application
- B – Proposed CD Rezoning RTAP
- C – Neighborhood Meeting Report

PART 10: CONSISTENCY STATEMENT – R23-09 Golden Cow

Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed rezoning petition R24-012 Walden Berm Revision, staff recommends approval with the conditions outlined below and that all minor staff comments remaining are addressed. The proposal is consistent with the Huntersville 2040 Community Plan policy LU 11.1. 1) Modification request to allow for variable slope widths. Staff recommends approval of a variable slope of 2:1 – 3:1 as proposed. 2) A revision to approve plans (RTAP) is submitted and approved to update the current Preliminary Plan set. 3) Additional evergreen trees are added to the berm to enhance screening from adjacent properties. 4) a drainage swale is installed and maintained by the developer & HOA. <u>It is reasonable and in the public interest to approve the Rezoning Plan because the berm modifications do not erode the efficacy and intent of berm. Additional evergreen trees will enhance the screening of the buffer from adjacent properties.</u>	APPROVAL: APPROVAL: In considering the proposed rezoning application R24-12 Walden Berm Revision, the Planning Board recommends approval based on the Plan being consistent with <u>(insert applicable plan reference)</u>. <u>It is reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>	APPROVAL: APPROVAL: In considering the proposed rezoning application R24-12 Walden Berm Revision, the Town Board recommends approval based on the Plan being consistent with <u>(insert applicable plan reference)</u>. <u>It is reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>
	DENIAL: In considering the proposed rezoning application R24-12 Walden Berm Revision, the Planning Board recommends denial based on the Plan being <u>(consistent OR inconsistent) with (insert applicable plan reference)</u>. <u>It is not reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>	DENIAL: DENIAL: In considering the proposed rezoning application R24-12 Walden Berm Revision, the Town Board recommends denial based on the Plan being <u>(consistent OR inconsistent) with (insert applicable plan reference)</u>. <u>It is not reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>



General Application

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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 # 385072
- ☐ 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 October 21, 2024

Name of Project Walden Subdivision Sketch RTAP Phase # (if subdivision) Sketch

Project Address SE of the t-intersection of Ramah Church Road & Fred Brown Road

Parcel Identification Number(s) (PIN) 01943117 & 01943169

Current Zoning District NR (CD) Proposed District (for rezoning only) NR (CD)

Property Size (acres) 219.698 Street Frontage (feet) Varies

Current Land Use Single Family Residential

Proposed Land Use(s) Single Family Residential

Is the project within Huntersville's corporate limits?
Yes YES 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.

Revise berm grading requirements based on actual field conditions.

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 TF Walden, LP (Craig Campbell) Phone 303-720-4436
☐ 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 Land Development Manager Email ccampbell@starwoodland.com

Address of Applicant 8433 Enterprise Cir Suite 100, Bradenton, FL 34202

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.

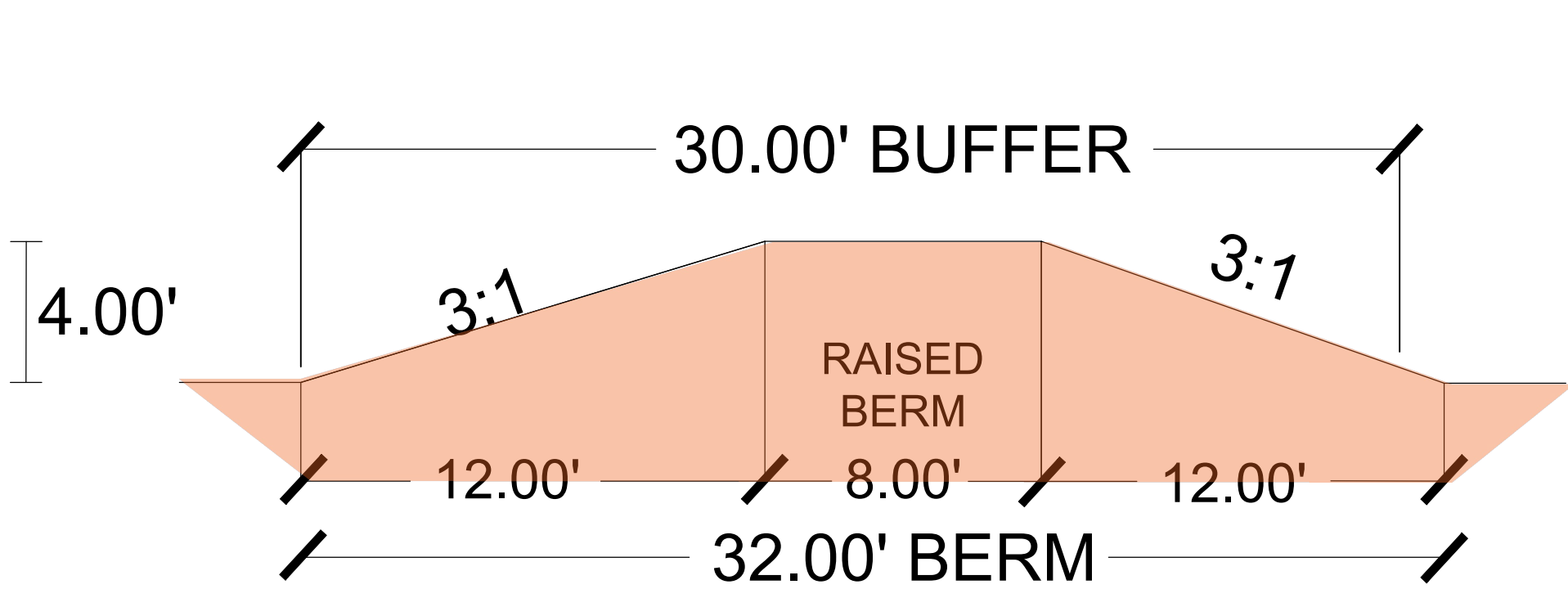
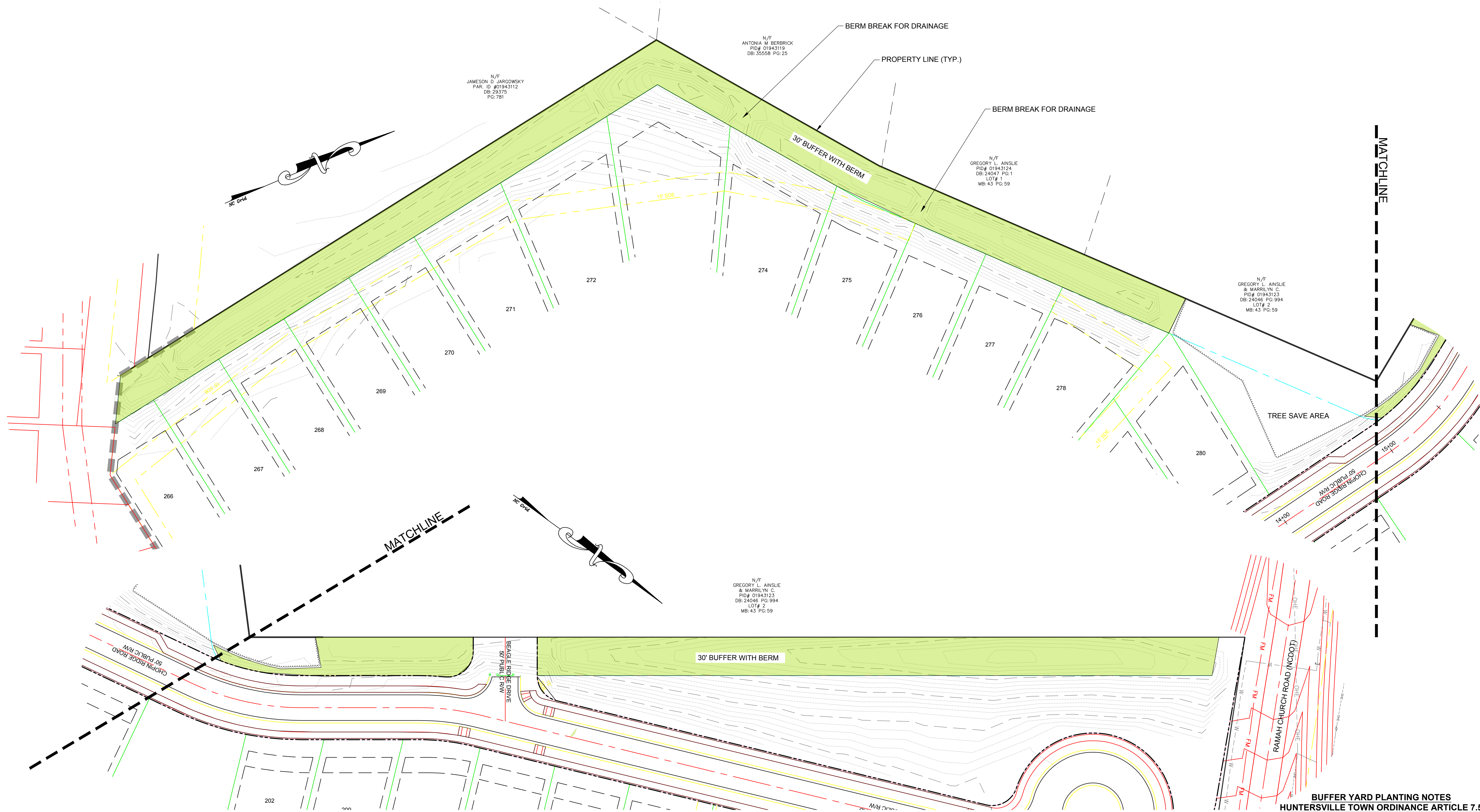
Every owner of each parcel included in this application, or the owner (s) duly authorized agent, must sign this application. If signed by an agent on behalf of the Owner, this application **MUST** be accompanied by a notarized Limited Power of Attorney signed by the property owner (s), specifically authorizing 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

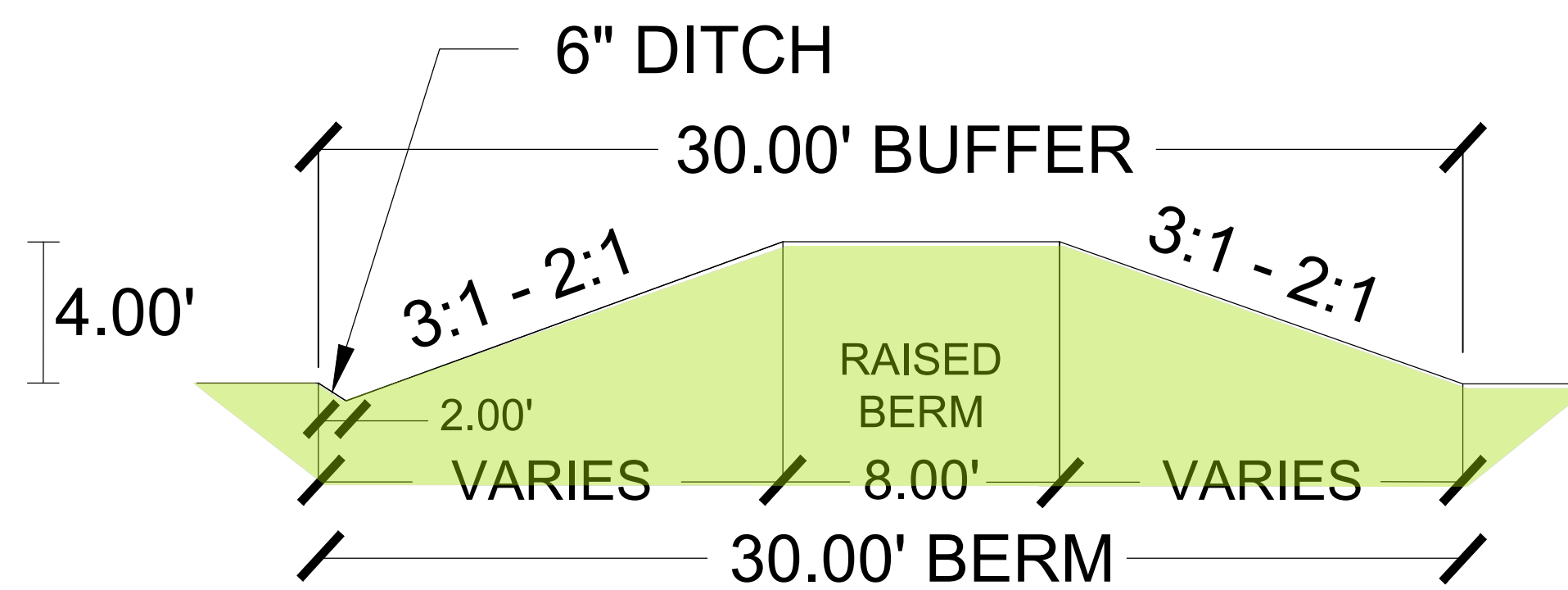
Starwood Land	Craig Campbell	303-720-4436	ccampbell@starwoodland.com
Development Firm	Name of Contact	Phone	Email
R Joe Harris & Associates	Daniel Gates	803-802-1799	dgates@rjoeharris.com
Design Firm	Name of Contact	Phone	Email

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



APPROVED REZONING BERM SECTION



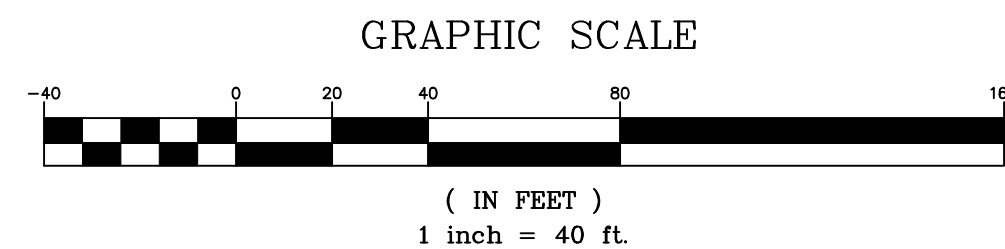
MODIFIED REZONING BERM SECTION

**BUFFER YARD PLANTING NOTES
HUNTERVILLE TOWN ORDINANCE ARTICLE 7.5**

**30' SUPPLEMENTAL RESIDENTIAL BUFFER YARD
LANDSCAPING ALONG ABUTTING PROPERTIES**

TOTAL LENGTH = 33.33 LINEAR FEET X 30 LINEAR FEET = 1,000 SF

- REQUIRED PLANTING RATIO (30' BUFFER YARD)**
- 25% EVERGREEN TREES PER 1,000 SF
 - 25% CANOPY TREES PER 1,000 SF (LARGE MATURING)
 - 25% UNDERSTORY TREES PER 1,000 SF (SMALL MATURING)
 - 3 TREES PER 1,000 SF
 - 10 SHRUBS PER 1,000 SF (100% EVERGREEN)
- NUMBER OF TREES & SHRUBS SHOWN MUST BE THE MINIMUM NUMBER PLANTED. TYPE AND ACTUAL LOCATION MAY VARY.
- EXISTING TREES AND SHRUBS CAN COUNT TOWARDS PLANTING REQUIREMENTS, AS LONG AS THEY MEET THE REQUIRED SIZE.
- BUFFER TO BE INCREASED TO 30' AT THE BACK OF LOT 266, SHALL RUN ALONG THE BACK OF LOTS 266 TO 278, AND SHALL TURN TO RUN ADJACENT TO CHOPIN RIDGE RD. BUFFER SHALL INCLUDE 4' BERM RUNNING ENTIRE LENGTH OF 30' BUFFER, APPROXIMATELY 1,925 LF. BERM SHALL UNDULATE AS NECESSARY TO ALLOW DRAINAGE TO PASS THROUGH, WHERE MATURE TREE VEGETATION EXISTS, SAVING THE MATURE VEGETATION SHALL BE FIRST AND ADDING A BERM IS SECONDARY.



DATE	ISSUED FOR	REV



Engineer:

RJH

R. Joe Harris & Associates, Inc.

Engineering • Land Surveying • Planning Management

1186 Stonemont Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799

www.rjoe-harris.com

This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.

Corporate Seal	Engineer's Seal

Project Manager D. Gates	Drawn D. Gates
Department Manager B. Pridemore	Checked D. Gates
Print/Plot Date November 4, 2024	
Asbuilt Drawn -	Asbuilt Date -
Client TF Walden, LP 8433 Enterprise Cir Suite 100, Bradenton, FL 34202 P: 9413880707	
Project: Walden Phase 8 & 9	
Drawing Title: Rezoning RTAP Berm Modification	
Project No. 2524	Drawing No. BERM
DWG File Name: Walden Berm Rezoning RTAP	

Walden Neighborhood Meeting Summary

Meeting Details:

- **Date:** November 4, 2024
- **Time:** 6:00 PM
- **Location:** Huntersville
- **Attendees:** David Peete (Plan Approval), Developer, Engineers, and Neighbors

Representatives:

- David Peete, PE
- Daniel Gates, PE & Swati Patel (Engineers from RJH), presenting Walden Rezoning RTAP (Modification of Berm)
- Sean T. Calloway, PE, discussing the design with neighbors

Key Discussion Points:

- **Neighbor Concerns:** Neighbors expressed concern that the berm is not functioning as intended. Issues include standing water, which is leading to soil erosion, accumulation of dirt on properties, foul odors, and increased mosquito activity.
- **Questions from Neighbors:** A primary question from the neighbors was regarding the berm's effectiveness. Specifically, they asked if the berm isn't performing as expected, how the development received initial approval.



Request for Board Action

November 20, 2024

To: Board Members

From: Nathan Farber, Senior Planner

Date: November 20, 2024

Subject: #R24-06

EXPLAIN REQUEST:

Consider a recommendation on Petition #R24-06 Rosedale Infill, a request by Antiquity Woods LLC - Joe Roy to rezone approximately 0.186 acres of land located at 9923 Ansonborough Square from NR (TND-O) to NR (TND-O) CD to develop four townhome units.

ACTION RECOMMENDED:

Make a recommendation.

FINANCIAL IMPLICATIONS:

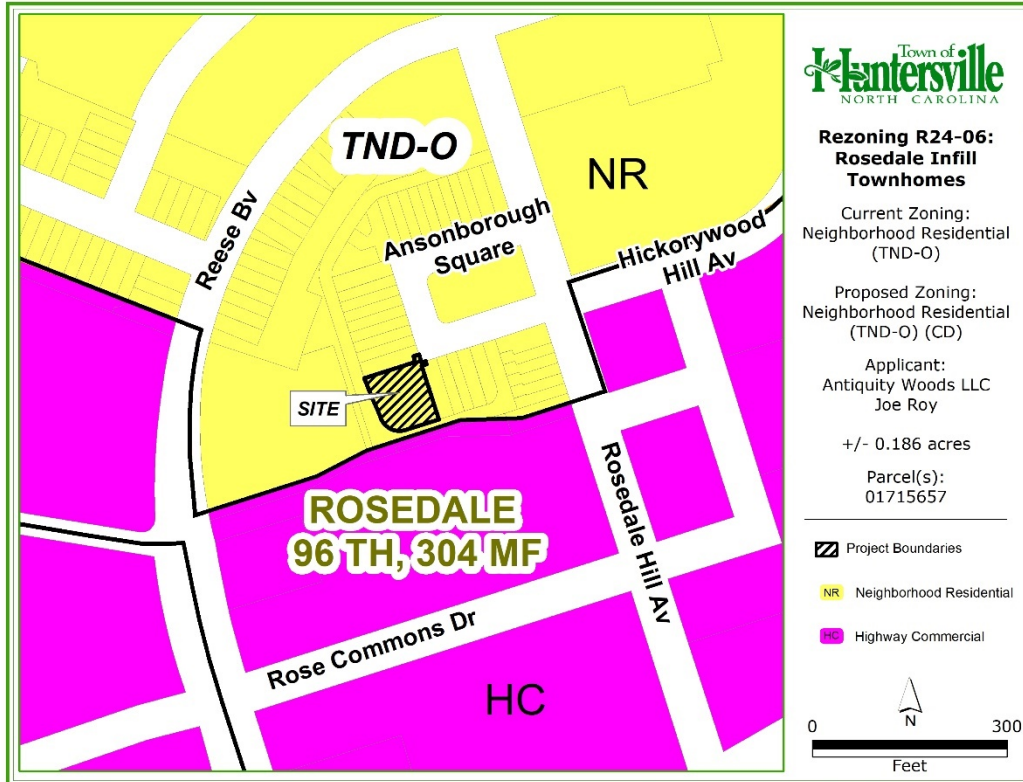
NA

ATTACHMENTS:

1. R24-06 PB Staff Report
2. A - Application
3. B - Rezoning Plan
4. C - Neighborhood Meeting Report
5. D - APO Notification
6. E - R98-12 Rezoning Plan
7. F - R01-13 Rezoning Plan
8. G - Engineering Staff Statements/Comments

Petition R24-06 Rosedale Infill

PART 1: PROJECT SUMMARY



Applicant: Antiquity Woods LLC – Joe Roy

Property Owner: Antiquity Woods LLC – Joe Roy

Property Address: 9923 Ansonborough Square

Project Size: (+/-) 0.186 acres

Parcel Numbers: 01715657

Current Zoning: NR (TND-O)

Current Land Use: Residential (Vacant Open Space)

Proposed Zoning: NR (TND-O)(CD)

Proposed Land Use: Single Family Attached

- Purpose: Rezone +/- 0.186 acres South west of Ansonborough Square from Neighborhood Residential and Traditional Neighborhood Development (NR (TND-O)) to Neighborhood Residential and Traditional Neighborhood Development Conditional District (NR(TND-O)(CD)) for four single family attached townhomes.
- Project Background: The Rosedale mixed-use development was approved as part of the R98-12 “Rosedale” rezoning in 1999 (See Attachment E). Two years later, Meeting Street Homes submitted R01-13 “Rosedale Townhomes” as an amendment to a 3.147-acre portion of Rosedale (See Attachment F). The Rosedale Townhomes development was approved to include 33 total units made up of 26 townhomes, 7 live-work units, and three open spaces. The three open spaces are made up of one large forecourt and two common open spaces.
- The applicant is proposing to modify the existing R01-13 site plan by replacing 0.186 acres of common open space with four single family attached townhomes. The Townhomes will front on urban open space and will utilize the existing private alley way for vehicular parking.
- Adjoining Zoning and Land Uses.
 - North: Neighborhood Residential and Traditional Neighborhood Development – Currently Single Attached Townhomes.
 - South: Highway Commercial – Currently Rosedale Shopping Center.
 - East: Neighborhood Residential and Traditional Neighborhood Development – Currently Single Attached Townhomes.
 - West: Neighborhood Residential and Traditional Neighborhood Development – Currently Daycare Center.

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

PART 2: REZONING/SITE PLAN

The proposed Rosedale Infill Conditional District Rezoning Plan is summarized as follows:

- The applicant is proposing to modify the existing approved R01-13 rezoning plan (See Attachment E and F).
- The original R98-12 “Rosedale” rezoning required a single Urban Open Space, as required by the Traditional Neighborhood Overlay (TND-O), to be provided for the Rosedale Townhomes development. The existing forecourt open space fulfills the open space requirements for the subdivision and will continue to fulfill the requirements as it will not be removed. The applicant is proposing to remove the existing common open space and replace it with four Single-Family Attached homes (Townhomes). The removal of the existing common open space is not detrimental to the R98-12 or R01-13 rezoning plan, as the ordinance at that time only required urban open space in TND areas. The forecourt in Ansonborough Square by itself satisfies the open space requirement for this section of Rosedale.
- R01-13 was approved for a total of 33 units. The applicant is proposing to add four additional townhomes, which would increase the total units to 37. Each home will be located on its own parcel.
- R01-13 has a max Attached House height of 30’. The applicant has proposed that the max height of the four homes will remain compliant at 30’. This is measured from the highest finished grade to the eaves.
- The Townhomes will front on an urban open space Plaza as allowed by Article 8.1.4 of the zoning ordinance as the current parcel does not front on a public road. The urban open space Plaza will include a seating area using pea gravel and benches that will be surrounded by landscaping, a circuitous walking path to each home, and a sculpture in the center. This area will be located in between the new and existing Townhomes.
- A pedestrian connection between the front of the homes and Ansonborough Square will be provided via a sidewalk.
- An encroachment agreement will be required with the Town of Huntersville as the proposed sidewalk will run through a 15’ Public Drainage Easement and Public ROW.
- Vehicular access will be provided via the existing private alleyway in the rear.
- Minimum parking requirements for Residential dwelling units with more than one bedroom is 1.5 spaces. The overall development will require a total of 6 spaces. The developer is providing 7 spaces made up of a mix of parking options that are specific to each townhome which include a driveway, two separate parking areas, and one unit will have a garage.
- Tree preservation was not a requirement as part of the original R98-12 and R01-13 rezonings.
- The applicant has requested for new utilities to be routed through an existing public drainage easement. The applicant has requested this as a modification. Staff has recommended that this modification be removed from the modification list as it is not an ordinance requirement. Staff is working with the applicant to resolve this request (See Attachment G).
- Please see Attachment G for Stormwater and Impervious information.
- The applicant has submitted preliminary construction documents to be reviewed simultaneously as the rezoning.
- Planning, Transportation, and Storm Water Engineering staff have outstanding site plan comments that need to be addressed before final plan approval.
- One (1) Ordinance Modification is proposed:
 1. Article 4.11: Lot Type/Attached House – Building Placement/Parking/Vehicle Access – Requires buildings to be placed on the lot within zones represented by the hatched area. Building facades are to be generally parallel to front property lines. All buildings shall front onto a public street.
APPLICANT PROPOSAL – The applicant is requesting to place the homes on the existing property while not fronting a public street or generally parallel to the front property line.
STAFF COMMENT –Staff SUPPORTS this modification request as it is consistent with the Zoning Ordinance. The proposed homes will be oriented towards Ansonborough similar to existing units, in so doing, the catty-

corner orientation creates the urban open space that connects the units to the public street (Ansonborough). This proposed design meets the spirit of the ordinance.

PART 3: TRANSPORTATION ISSUES

Please see Attachment G for all Engineering comments.

PART 4: REZONING CRITERIA

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

2040 Huntersville Community Plan



STAFF COMMENT – The 2040 Huntersville Community Plan DOES SUPPORT this project through the following sections:

- **LU 2.1:** Higher intensity residential uses will be focused generally within two miles of the I-77/ NC-115 corridor and future activity centers in the eastern and western areas of Huntersville’s zoning jurisdiction. **STAFF COMMENT:** The proposed intensification is located within two miles of I-77/ NC-115 corridor.
- **LU 5.1:** Allow more intense development only where transportation infrastructure and utilities already exist. **STAFF COMMENT:** LU 5.1 does support the rezoning as the proposed residential increase in density is being placed in a location using already existing road infrastructure and utilities.
- **LU 7.1:** Require all new development to adhere to the following design principles:

- In Mixed-Use Centers, Activity Centers, Town Core, and Moderate Density Areas, streets and sidewalks are meant to be attractive and inviting. New development in these areas shall follow these principles:

- All buildings shall front a public street or open space.

STAFF COMMENT: LU 7.1 supports the rezoning as the project will be using urban open spaces as it's frontage as it is not possible to front on the existing public street. This urban open space will provide a gathering place for the new and existing residents.

- **LU 9.1:** In higher intensity areas including Mixed Use Centers, Activity Centers, the Town Core, and Moderate Density areas neighborhoods should adhere to the following design principles:

- All homes must front a public street or open space.
 - Front porches and recessed garages are encouraged.
 - On-street parking is required in new developments that have lot widths below 60'. Alley-loading is also encouraged in these cases.

STAFF COMMENT: LU 9.1 supports the rezoning as the proposed project is located within a Mixed-Use Center and will utilize the recommended design principles. The Townhomes will front on urban open space and will be alley-loaded. Existing on-street parking is located on Ansonborough Square.

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

STAFF COMMENT: LU 11.2 supports the proposed rezoning as the new buildings will maintain similar spacing, massing and scale as the existing surrounding Townhomes. The street frontage relationships will be different from the existing Townhomes but will provide urban open space that benefits both the new and existing homes.

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

- **LU 8.2:** Evaluate and strengthen incentives to encourage the achievement of higher design standards
 - Consider incentives that allow applicants to demonstrate excellence in design and exceptional public benefit for projects in key areas.
 - Offer flexibility using performance standards, guided by the design principles.
 - Specify intended outcomes and how site or building-specific design solutions can better achieve desired outcomes.
 - Evaluate incentives periodically to determine their value given shifting market and neighborhood conditions.
 - Incentives that could include:
 - Modification of height limit.
 - Increase in percent of allowable attached residential.
 - Reduced parking requirements.
 - Reduced buffer yard requirements.

STAFF COMMENT: The rezoning did not originally contemplate housing units in this specific area, as open space was established. The applicant is asking for a modification to amend the original rezoning to allow the increase in units at the proposed site. To allow this increase staff recommends a higher design standard over and above the minimum standards of the ordinance per Policy 8.2 of the Huntersville 2040 Plan. While the rezoning site plan shows an urban open space that could meet this higher level of design, staff would recommend the applicant commit to the proposed improvements and design through the inclusion of a conditional statement at a minimum

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

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

STAFF COMMENT:

The property is surrounded by residential properties such that the higher intensity proposed use would be consistent with existing development in the immediate vicinity of the subject property. The proposed townhomes will stylistically differ from the existing townhomes as they will use a white Hardie board versus the existing brick. While the style will differ, Staff finds that the proposed structures will be consistent with the existing townhomes as they will maintain a similar massing and scale. The proposed rezoning for the Rosedale Infill project is consistent with envisioned uses and development patterns set forth in the 2040 Community Plan.

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

STAFF COMMENT:

- A Transportation Impact Analysis was not required – see Attachment G.
- The property will be served by public drainage, water, and wastewater.
- The property will be served by Charlotte Water.

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

STAFF COMMENT:

Planning staff has no indication that the request will adversely affect known archeological, environmental, or cultural resources. Currently, the site is not encumbered by any historic easements or deed restrictions.

PART 5: STAFF RECOMMENDATION

In considering the proposed rezoning petition R24-06, Rosedale Infill, Staff supports the rezoning and the additional four units with the following condition:

- That the applicant provide a conditional note stating their commitment to formalizing the urban open space.

PART 6: PUBLIC HEARING COMMENTS

The Town Board heard the public hearing for R24-06 on November 4, 2024. During the hearing, a concern was raised regarding the plan not including a sidewalk to the existing mailboxes. Staff is working with the applicant to review the feasibility of adding sidewalk to the mailboxes.

PART 7: PLANNING BOARD RECOMMENDATION

Planning Board is scheduled for November 20, 2024.

PART 8: TOWN BOARD CONSIDERATION

Town Board consideration is scheduled for December 17, 2024.

PART 9: ATTACHMENTS/ENCLOSURES

Attachments

- A – Rezoning Application
- B – R24-06 Rezoning Plan
- C – Neighborhood Meeting Report (September 20, 2024)
- D – APO Notification

E - R98-12 Approved Site Plan
F – R01-13 Approved Site Plan
G – Engineering Staff Statement/Comments

PART 10: CONSISTENCY STATEMENT – R24-06 Rosedale Infill

Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed rezoning application R24-06, Rosedale Infill, the Planning Department recommends approval based on the Plan being consistent with the Huntersville 2040 Community Plan, specifically, Policies LU 2.1, LU 5.1, LU 7.1, LU 9.1 and LU 11.2. It is reasonable and in the public interest to approve the Rezoning Plan because it is consistent with existing development patterns in the vicinity and because the requested modification #1 is keeping with the spirit of the ordinance.	APPROVAL: In considering the proposed rezoning application R24-06, Rosedale Infill, the Planning Board recommends approval based on the Plan being consistent with <u>(insert applicable plan reference)</u>. <u>It is reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>	APPROVAL: In considering the proposed rezoning application R24-06, Rosedale Infill, the Town Board recommends approval based on the Plan being consistent with <u>(insert applicable plan reference)</u>. <u>It is reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>
DENIAL: NA	DENIAL: In considering the proposed rezoning application R24-06, Rosedale Infill, the Planning Board recommends denial based on the Plan being <u>(consistent OR inconsistent) with (insert applicable plan reference)</u>. <u>It is not reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>	DENIAL: In considering the proposed rezoning application R24-06, Rosedale Infill, the Town Board recommends denial based on the Plan being <u>(consistent OR inconsistent) with (insert applicable plan reference)</u>. <u>It is not reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>



General Application

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

1. Application Type

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

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

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

2. Project Data

Date of Application July 31, 2024

Name of Project Rosedale Infill Phase # (if subdivision) _____

Project Address 9923 Ansonborough Square (per Address Verification)

Parcel Identification Number(s) (PIN) 01715657

Current Zoning District NR (TND-O) Proposed District (for rezoning only) NR (TND-O) CD

Property Size (acres) 0.186 AC Street Frontage (feet) 0' (PUBLIC), 166' (PRIVATE)

Current Land Use UNDEVELOPED, COMMON OPEN SPACE

Proposed Land Use(s) SINGLE FAMILY ATTACHED (TOWNHOMES)

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 applicant is seeking to rezone the property in order to provide 4 new townhomes within a previously approved CD zoned project that contains a master stormwater pond and originally designated the parcel as common open space. The project will include a new small urban plaza space between the proposed townhomes and the existing townhomes on adjacent parcels.

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 Antiquity Woods LLC - Joe Roy Phone 704-714-3077
☐ 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 Manager Email royjt@meetingstreet.net

Address of Applicant 19925 Jane Crump Ln Cornelius, NC 28031

7. Property Owner (if different than applicant)

*Printed Name Antiquity Woods LLC - Joe Roy Phone 704-714-3077
☐ 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 Manager Email royjt@meetingstreet.net

Address of Property Owner 19925 Jane Crump Ln Cornelius, NC 28031

* 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

Meeting Street Homes & Communities	Joe Roy	704-714-3077	royjt@meetingstreet.net
Development Firm	Name of Contact	Phone	Email
W&A Engineering	Kristen James	704-875-1615	kjames@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	SURVEY
Z02A	SLOPE ANALYSIS
Z02B	DEMO + TREE SAVE PLAN
Z03	REZONING PLAN
Z04	PRELIM GRADING PLAN
Z04A	DRAINAGE EXHIBIT
Z04B	DRAINAGE EXHIBIT CONT.
Z05	LANDSCAPE AND UTILITY PLAN
Z06	SITE PLAN + OPEN SPACE RENDER
Z07	ELEVATIONS

CONDITIONAL REZONING PLANS

FOR

ROSEDALE INFILL

LOT 35, ANSONBOROUGH SQUARE

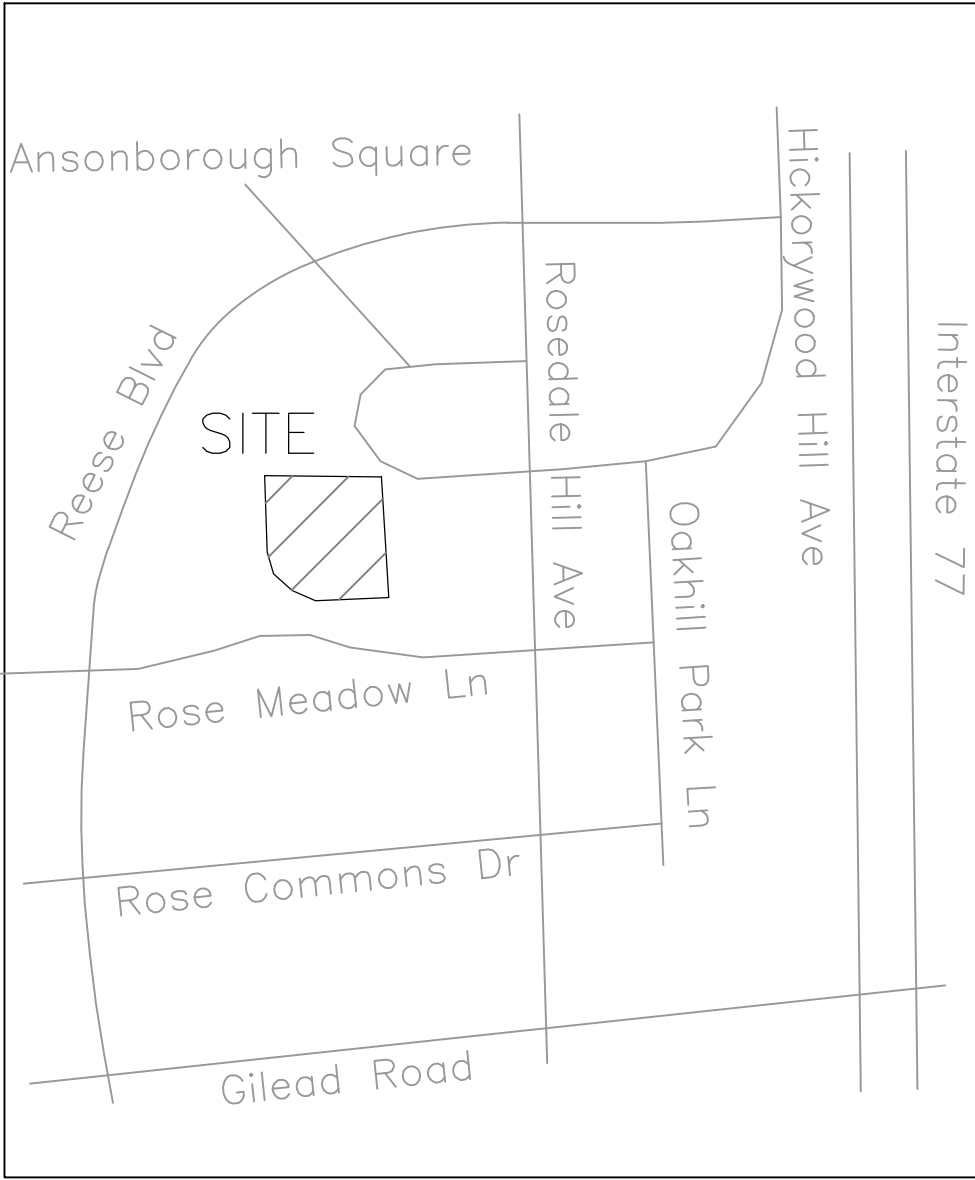
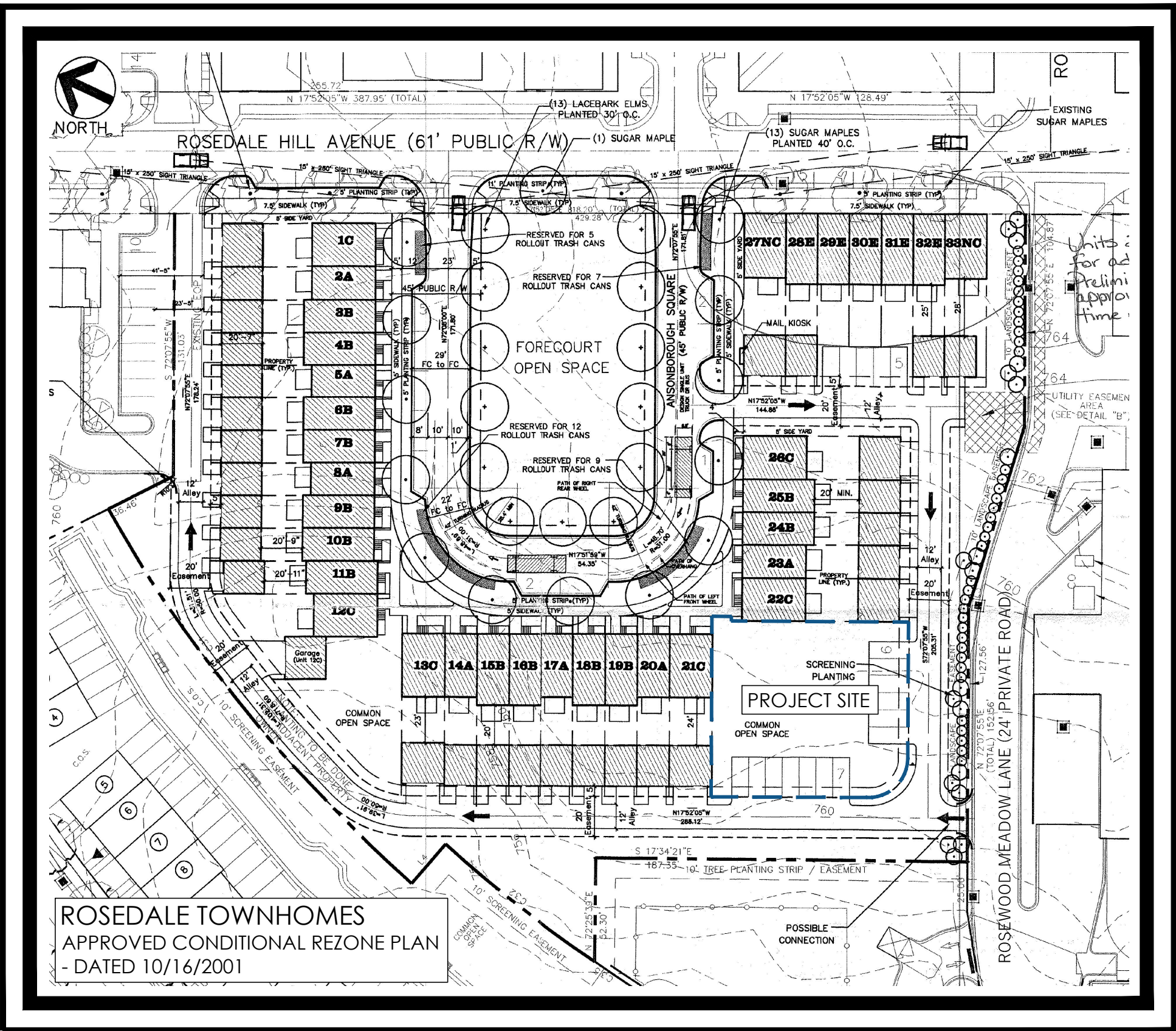
HUNTERSVILLE, MECKLENBURG COUNTY, NC

0.19-ACRE SITE

ISSUED XX/XX/XX

HFI PROJECT # 223057

MUNICIPAL PROJECT #: R24-06



VICINITY MAP
NTS



W&A
ENGINEERING

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

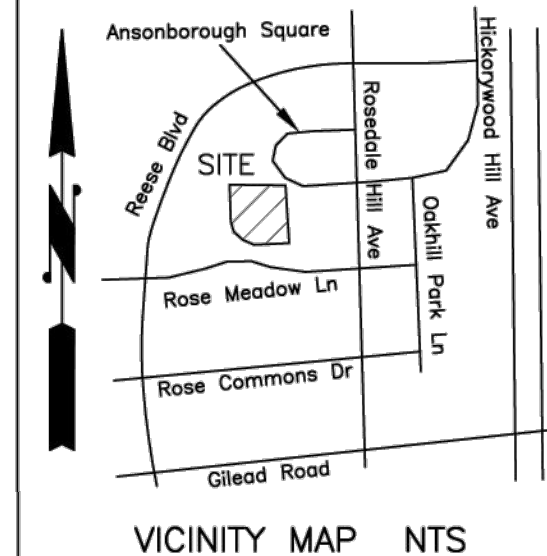
121 Gilead Rd, Huntersville, NC 28078
P: (704) 875-1615
WAENGINEERING.COM
Building Better Communities, One Project at a Time.

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





North Ref. NC GRID NAD83/2011



CALL TABLE

Course	Bearing	Distance
L1	N 17°47'52" W	9.00'
L2	N 72°12'08" E	9.00'
L3	S 17°47'52" E	12.80'
L4	N 72°12'08" E	5.26'
L5	S 17°47'52" E	5.00'
L6	S 72°12'08" W	8.00'

CURVE TABLE

Curve	Radius	Chord	Chord Bear.
C1	31.00'	42.70'	N 64°17'16" W
C2	310.00'	26.58'	N 23°14'31" W
C3	290.00'	39.96'	N 21°44'55" W

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

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

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

SURVEY BY:
ALLEN GEOMATICS, P.C.
PO BOX 89
ADVANCE, NC 27006
PH: 336-998-0218

NOTES:

- PIN: 01715657
- DB 38 PG 790
- MB 37 PG 741, MB 38 PG 479
- Zoned NR (TNB-O)
- Total Area: 0.186 Acres
- Elevations are NAVD88
- Location of PSDE and PDE are based on centerline of existing Storm Sewer Structures and scaled in from MB 37 PG 741.

LEGEND

PT CALCULATED POINT (NOT SET)
EIR EXISTING IRON REBAR
IRS #4 REBAR SET
EP EDGE OF PAVEMENT
BC BACK OF CURB
LP LIGHT POLE
EM ELECTRIC METER
TF TRANSFORMER
GM GAS METER
R/W RIGHT-OF-WAY
PIN PARCEL IDENTIFICATION NUMBER
DB DEED BOOK
MB MAP BOOK
PG PAGE
NAD NORTH AMERICAN DATUM
NAVD NORTH AMERICAN VERTICAL DATUM
NTS NOT TO SCALE
FFE FINISH FLOOR ELEVATION
TP TELEPHONE PEDISTAL
WM WATER METER
DI DROP INLET
YI YARD INLET
CI CURB INLET
INV INVERT
STMH STORM SEWER MANHOLE
CO CLEANOUT
SSMH SANITARY SEWER MANHOLE
RCP REINFORCED CONCRETE PIPE
PVC POLYVINYL CHLORIDE PIPE
PSDE PUBLIC STORM DRAINAGE EASEMENT
PDE PRIVATE DRAINAGE EASEMENT
MB MAIL BOX KIOSK

SYMBOL LEGEND

MAIL BOX KIOSK
ELECTRIC METER
LIGHT POLE
SPOT GRADE LOCATION SIGN
TELEPHONE PEDISTAL
GAS METER
PET WASTE
WATER METER
CLEANOUT
FFE LOCATION
SURVEY CONTROL
GRID MONUMENT
BUSH
TREE
STORM SEWER MANHOLE
CURB INLET
DROP/YARD INLET
SANITARY SEWER MANHOLE

LINETYPE LEGEND

CONCRETE
LANDSCAPED AREA
PSDE/PDE AREA
EXISTING BUILDINGS
EXISTING BRICK PORCH AND STEPS

LINETYPE LEGEND

PROPERTY LINE
EASEMENT
PUBLIC R/W
LINES NOT SURVEYED (ADJOINERS)
FENCE
TIE LINE
SETBACK LINE
STORM SEWER LINE
SANITARY SEWER LINE

PIN: 01715657
0.186 Acres

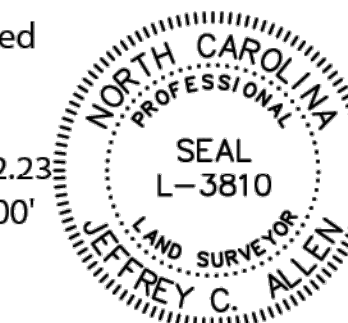
I certify that this map was drawn under my direct and responsible charge from an actual ground survey made under my supervision; that this ground survey was performed at the 95 percent confidence level to meet Federal Geographic Data Committee Standards; that the original data was obtained 02/08/24 to 02/15/24; that all elevations are based on NAVD88; that the boundary survey references the deed description recorded in Deed Book 33693 Page 790, Map Book 37 Page 741, and Map Book 38 Page 479; that the ratio of precision does not exceed 1:10,000; that this map meets the requirements of the Standards of Practice for Land Surveying in North Carolina (Title 21 NCAC 56.1600); and that the Global Positioning System (GPS) survey and the following information was used to perform the "Class A" GPS survey: RTK Network procedure on 02/08/24; NAD83 Datum / Epoch 2011 / GEOID18; Checked Published NCGS Monument "LEAD"; Positional accuracy < 0.10'; US Survey Feet Combined Grid Factor 0.99984421.

Witness my original signature, license number and seal this 23rd day of February, 2024.

PROFESSIONAL LAND SURVEYOR L-3810

Jeffrey C. Allen

Digitally signed by Jeffrey C. Allen
Date: 2024.02.23 16:22:06 -05'00'



Boundary & Topographic Survey Lot 35 Rosedale

Ansonborough Square
Huntersville - Mecklenburg County
NORTH CAROLINA

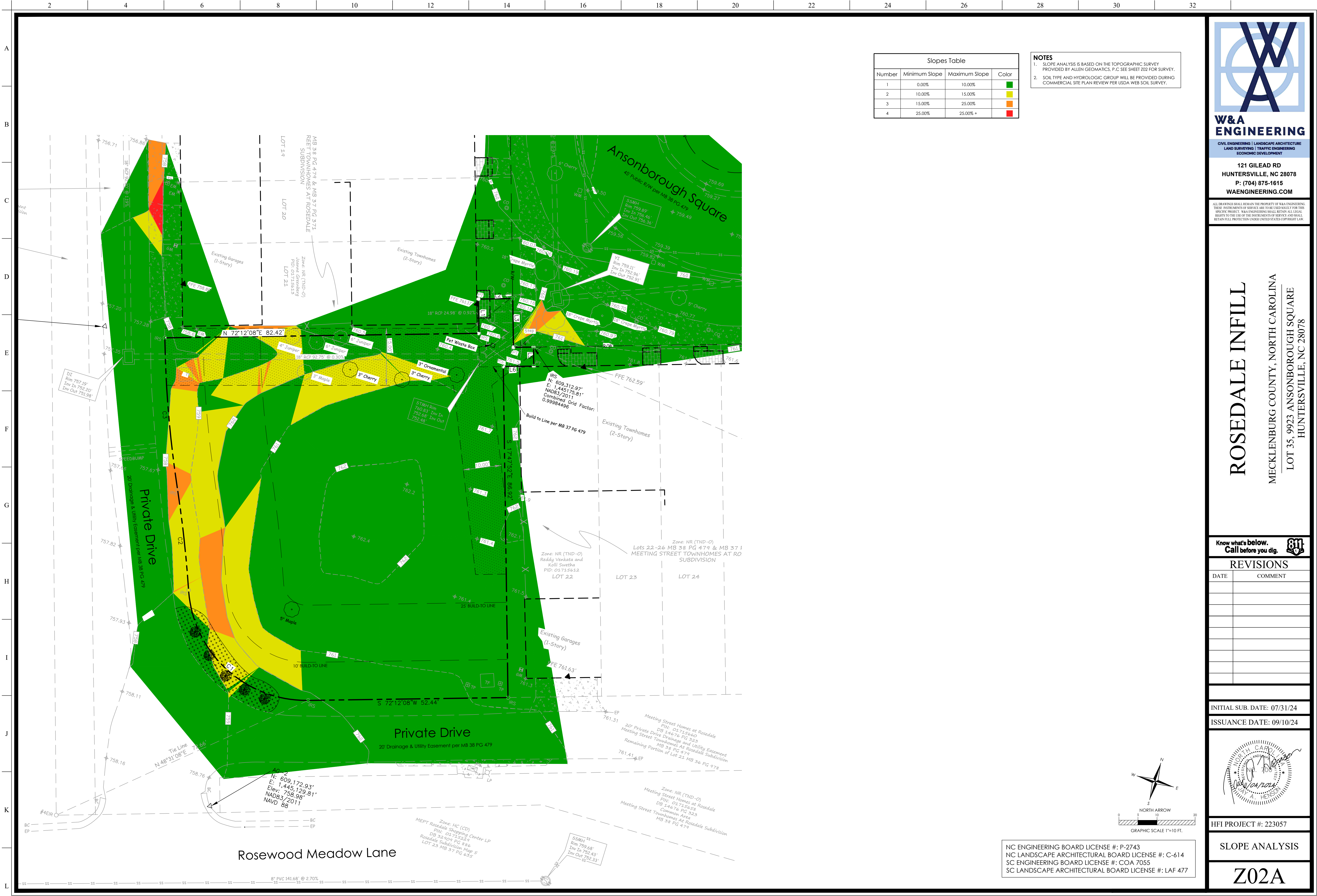
10' 5' 0 10' 20' 30'

SCALE 1"=10' DATE 02/23/24 JOB # 1927 DRAWN BRS

Allen geomatICS
LAND SURVEYING

OWNER:
Antiquity Woods LLC
19925 Jane Crump Lane
Cornelius, NC 28031

Allen Geomatics, P.C. (C-3191)
PO Box 89, Advance, NC 27006
(336) 998-0218
www.AllenGeomatics.com



Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	10.00%	Green
2	10.00%	15.00%	Yellow
3	15.00%	25.00%	Orange
4	25.00%	25.00% +	Red

NOTES
1. SLOPE ANALYSIS IS BASED ON THE TOPOGRAPHIC SURVEY PROVIDED BY ALLEN GEOMATICS, P.C. SEE SHEET 202 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

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ROSEDALE INFILL

MECKLENBURG COUNTY, NORTH CAROLINA
LOT 35: 9923 ANSONBOROUGH SQUARE
HUNTERSVILLE, NC 28078

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REVISIONS

DATE	COMMENT

INITIAL SUB. DATE: 07/31/24

ISSUANCE DATE: 09/10/24

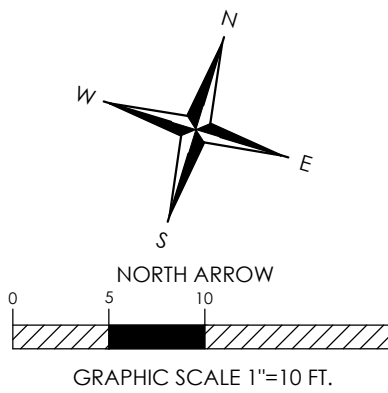


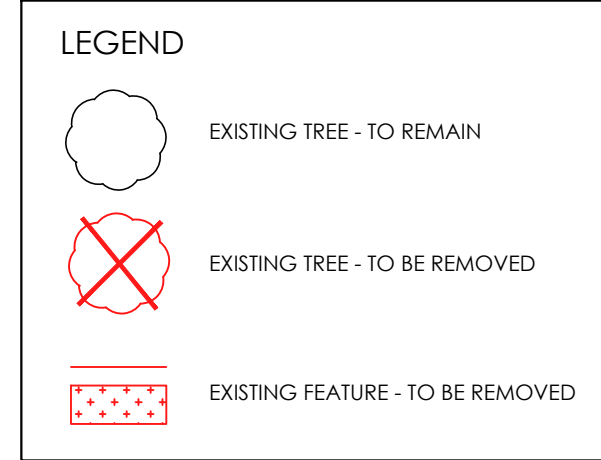
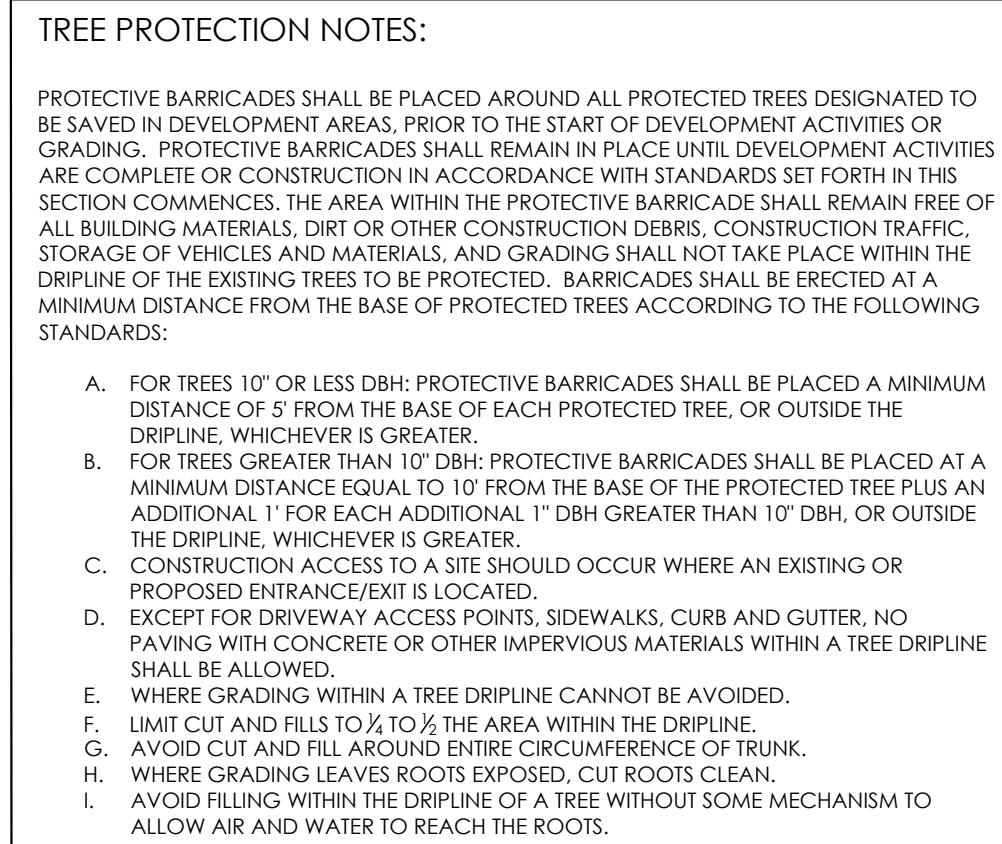
HFI PROJECT #: 223057

SLOPE ANALYSIS

Z02A

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





ANY ADDITIONAL PAVEMENT OR CURB NOT LOCATED
BY SURVEY OR THAT CONFLICTS WITH PROPOSED
PAVEMENT & CURB AND GUTTER MUST BE REMOVED

ALL PAVEMENT AND CURB TO BE REMOVED SHALL BE
SAW CUT AT THE PROPOSED JOINT LOCATION

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

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

SURVEY BY:
ALLEN GEOMATICS, P.C
PO BOX 89
ADVANCE, NC 27006
PH: 336-998-0218

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ROSEDALE INFILL

MECKLENBURG COUNTY, NORTH CAROLINA
 LOT 35, 9923 ANSONBOROUGH SQUARE
 HUNTERSVILLE, NC 28078

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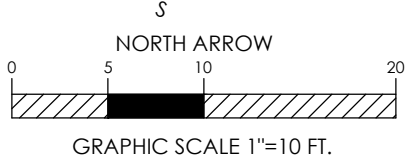
ISSUANCE DATE: 09/10/24



HFI PROJECT #: 223057

DEMO + TREE SAVE
PLAN

Z02B



THE APPLICANT IS SEEKING A CONDITIONAL REZONE OF PARCEL 01715657 [ZONED NR-TND], ALSO KNOWN AS LOT 35 OF THE ANSONBOROUGH SQUARE SUBDIVISION, TO AN UPDATED NR-TND ZONE THAT WILL ALLOW FOR THE PROPOSED DEVELOPMENT. THE ALLOWED USE OF THE LOT PER THE PREVIOUSLY APPROVED CONDITIONAL REZONING PLAN FOR THE ROSDALE TOWNHOMES IS COMMON OPEN SPACE. WITH THIS CONDITIONAL REZONE THERE IS FOUR TOWNHOMES PROPOSED IN PLACE OF THE COMMON OPEN SPACE. THE HOMES WILL BE ANGLED TO CREATE AN URBAN PLAZA SPACE BETWEEN THE FRONT OF THE PROPOSED TOWNHOMES AND THE SIDES OF THE EXISTING TOWNHOMES ON ADJACENT LOTS.

IMPERVIOUS SUMMARY			
ITEM	SQUARE FOOT	ACRES	PERCENTAGE OF PROJECT SITE
DEVELOPMENT SITE AREA	137,083 SF	3.147 AC	N/A
G ALLOCATED IMP. CVG	51,836 SF	1.190 AC	N/A
OBJECT SITE AREA	8,102 SF	0.186 AC	N/A
PROPOSED BUILDING	2,432 SF	0.06 AC	30.02 %
PAVED CONCRETE/PAVERS	1,684 SF	0.04 AC	20.78 %
PROJECT IMPERVIOUS	4,116 SF	0.09 AC	50.80 %
PROJECT REMAINING VULNERABLE VEG ALLOCATION	47,720 SF	1.10 AC	N/A
IMPERVIOUS AREA ALLOCATED FOR THIS PARCEL IN THE COMMON PLAN OF DEVELOPMENT FOR TRAFFIC LIGHTS/TOWNSHIPS (1.19 AC REMAINING AVAILABLE) FALLS WITHIN DRAINAGE AREA 'A' PER THE EXHIBIT INCLUDED ON SHEET Z04A AND Z04B.			

1. Buildings shall be placed on the lot within zone represented by the hatched area.
2. Along new streets, the build-to-line will range from 10' to 25' behind street ROW. Special site conditions such as topography or lot widths permit a larger setback. Along existing streets, front build-to-lines shall typically be equal to the average setbacks for buildings on the same side of the street within 300 feet. However, in more urban conditions, dwellings may be set up to the property line at the sidewalk.
3. Building facades shall be generally parallel to front property lines. All buildings shall front onto a public street.
4. Front loaded garages, if provided, shall meet the standards of Section 8.16.
5. Points of permitted access to parking indicated by arrows.

1. **REZONING PETITION.** THESE REZONING NOTES COMPRISE THE DEVELOPMENT STANDARDS ("DEVELOPMENT STANDARDS") ASSOCIATED WITH THE REZONING PETITION, AND THE ("REZONING PETITION") BY MEETING STREET HOMES & CO., INC. ("PETITIONER"), APPROXIMATELY 0.166 ACRES TRACT OF LAND IDENTIFIED ON THIS SITE PLAN AS ROSDALE INFILL (THE "PROJECT"), IN CONNECTION WITH TAX PARCEL 007115657 (THE "PROPERTY"). THE PURPOSE OF THE REZONING PETITION IS TO UPDATE THE ALLOWABLE USE ON THE LOT UNDER THE EXISTING CONDITIONAL ZONING ORDINANCE TO ACCOMMODATE THE PROPOSED SPACING OF SINGLE-FAMILY RESIDENTS ATTACHED IN ACCORDANCE OF THE PROVISIONS OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE (THE "ORDINANCE").

2. **DEVELOPMENT STANDARDS.** DEVELOPMENT OF THE PROPERTY WILL BE GOVERNED BY THESE DEVELOPMENT STANDARDS, WHICH ARE PART OF THE REZONING PETITION, AND THE APPLICABLE PROVISIONS OF THE ORDINANCE IN PLACE ON THE DATE OF SUBMITTAL OF THE REZONING PETITION. UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS (S), OR UNLESS OTHERWISE SPECIFICALLY PROVIDED IN THE REZONING PLAN, THE DEVELOPMENT OF THE PROPERTY SHALL BE ESTABLISHED UNDER THE ORDINANCE IN PLACE ON THE DATE OF SUBMITTAL OF THE REZONING PETITION FOR THE TRANSITIONAL NEIGHBORHOOD DEVELOPMENT (NR TND-O) ZONING GOVERN DEVELOPMENT OF THE PROPERTY AS SHOWN ON THE REZONING PLAN.

3. **SCHEMATIC NATURE OF REZONING PLAN.** THE PROPOSED IMPROVEMENTS SHOWN ON THE REZONING PLAN ARE SCHEMATIC IN NATURE. MINOR MODIFICATIONS TO THE PLAN MAY OCCUR DURING DESIGN, ENGINEERING AND CONSTRUCTION PHASES OF THE DEVELOPMENT. THE PETITIONER'S INTENTION IS TO ACCOMPLISH THE IMPROVEMENTS IS GENERALLY COMPLETED AS SHOWN ON THE REZONING PLAN.

4. **VESTED RIGHTS.** THIS REZONING PLAN IS A SITE-SPECIFIC DEVELOPMENT PLAN AND APPROVAL THEREOF IS SUBJECT TO THE COMPLETION OF THE REZONING PETITION. THE REZONING PETITION OR THE ORDINANCE, NOTWITHSTANDING ANY OTHER PROVISIONS OF THESE DEVELOPMENT STANDARDS, IF, AT SOME POINT, MODIFICATIONS ARE MADE TO THE ORDINANCE BY THE TOWN BOARD, PETITIONER MAY VOLUNTARILY AGREE TO APPLY SUCH MODIFICATIONS TO THE REZONING PETITION. HOWEVER, THE REZONING PETITIONER SHALL NOT BE REQUIRED TO AGREE TO SUCH MODIFICATIONS WITHOUT PURSUING A REZONING, SUCH MODIFICATIONS TO THE ORDINANCE SHALL IN NO WAY IMPACT THE PETITIONER'S VESTED RIGHTS.

5. **USE AND COMPATIBILITY.** THE SITE IS LOCATED WITHIN THE EXISTING ROSDALE TOWNHOMES ZONING DEVELOPMENT, ZONED NR (TND-O). IN CONDITIONAL REZONING PLAN R01-13, THE SITE FALLS ON A CORNER LOT (J35) WITH TWO SIDES ALONG THE EXISTING 12' ALLEY THAT IN TURN BRANCHES OFF OF ROSEWOOD MEADOW LN. A 24' PRIVATE ROAD CONNECTING RESE BLVD TO ROSDALE HILL RD. WILL BE THE ONLY LOT UNDER THE CONDITIONAL REZONING PLAN. THE PROPERTY WAS DESIGNATED AS COMMON OPEN SPACE FOR THE DEVELOPMENT, WITH 13 AUXILIARY PARKING SPACES THOUGH THE PARKING WAS NEVER ALLOWED, THE APPLICANT IS ASKING TO MODIFY THE ORIGINAL REZONE CONDITIONS TO ALLOW THE PROPERTY TO BE DEVELOPED WITH FOUR (4) TOWNHOMES AND REQUIRED PARKING, AND A SMALL URBAN PLAZA TO MINOR THE SURROUNDING DEVELOPMENT.

6. **PERMITTED USES.** ARTICLE 3.2.4.0 - SINGLE FAMILY HOMES (PERMITTED BY RIGHT)

A. "DWELLING UNIT - SINGLE FAMILY HOME" INCLUDES AN ATTACHED OR DETACHED DWELLING UNIT WITHIN AN INDIVIDUAL LOT DESIGNATED FOR AND OCCUPIED EXCLUSIVELY BY ONE FAMILY.

B. PERMITTED BUILDING AND LOT TYPE: ATTACHED HOME - THE ATTACHED HOME IS A ROWHOUSE, TOWNHOUSE, DUPLEX, TRIPLEX, OR QUADRIPEX. GENERALLY DEVELOPED SIDE BY SIDE WHERE LAND IS SOLD WITH THE DWELLING UNIT, EXCLUDING THE DWELLINGS FROM THE DEFINITION OF MULTI-FAMILY DWELLINGS, NEW BUILDINGS SHALL REFLECT THE GENERAL SPACING OF STRUCTURES, BUILDING MASS AND SCALE, AND STREET FRONTAGE RELATIONSHIPS OF EXISTING BUILDINGS

7. **ACCESS.** THE PRIMARY VEHICULAR ACCESS TO THE PROPERTY WILL BE FROM THE EXISTING 12' PRIVATE ALLEY (LOCATED IN A 20' DRAINAGE AND UTILITY EASEMENT) THAT SERVES THE ADJACENT TOWNHOMES. UNDER THE ORDINANCE, ALL BUILDINGS SHALL FRONT ONTO A PUBLIC STREET OR DRIVEWAY. THE PROPERTY IS LOCATED IN A LOT IN WHICH A LOT FOR RESIDENTIAL USE MAY BE SERVED BY A PRIVATE AND EXCLUSIVE RECORDED EASEMENT OF AT LEAST 15' IN WIDTH PROVIDED THAT IT IS SERVED BY A DRIVEWAY LOCATED ON SAID EASEMENT.

8. **AMENDMENT.** IN THE EVENT ANY PORTION OF THE PROPERTY IS CONVEYED TO A THIRD PARTY, THE PETITIONER MAY REQUEST AN AMENDMENT TO THE REZONING PLAN WITHOUT THE WRITTEN CONSENT OF ANY OTHER OWNER OF ALL OR ANY PORTION OF THE PROPERTY UNLESS SUCH AMENDMENT CONSTITUTES A CHANGE IN THE BUILDING OR USE OF THE PORTION OF THE PROPERTY THAT IS OWNED BY THE PERSON WHO REQUESTS THE AMENDMENT. THE REZONING PLAN RECORDED PRIVATE RESTRICTIVE COVENANTS THAT GOVERN THE PROJECT. ALL REQUIREMENTS IN CONNECTION WITH THE AMENDMENT WILL BE CALCULATED ON THE PROPERTY AS A WHOLE IN THE SAME MANNER SUCH REQUIREMENTS WERE CALCULATED AT THE TIME OF THE INITIAL APPROVAL. THIS NOTE SHALL BE SHOWN ON THE FINAL PLAN WHEN RECORDED.

9. **STORMWATER REQUIREMENTS.** BUILT-UPON AREAS SHALL BE IN ACCORDANCE WITH THE ORDINANCE AS REQUIRED FOR THE NEIGHBORHOOD RESIDENTIAL DISTRICT AND THE WATERSHED DISTRICT. THE REZONING PLAN SHALL BE IN ACCORDANCE WITH THE ORDINANCE AS REQUIRED FOR DEVELOPMENT AND THE ADDITIONAL BUILT-UPON AREA PROPOSED UNDER THIS PROJECT FALLS WITHIN THE ALLOWABLE REMAINING AREA FOR THE EXISTING POND. SO NO NEW DETENTION WILL BE REQUIRED.

10. **MODIFICATION.** DESIGN ELEMENTS THAT EXCEED THE REQUIREMENTS OF THE ORDINANCE HAVE BEEN INCLUDED IN THIS REZONING PLAN TO ACHIEVE EXCEPTIONAL DESIGN. TOWN BOARD APPROVAL OF THIS REZONING PLAN CONSTITUTES APPROVAL OF UNIQUE DESIGN ELEMENTS THAT EXCEED THE REQUIREMENTS OF THE ORDINANCE. THE REZONING PLAN DOES NOT INCLUDE, INCLUDING, BUT NOT LIMITED TO:

1. THE PETITIONER REQUESTS THAT THE REQUIREMENTS FOR THE FRONT BUILD-TOE LINE AND THE FRONT SETBACK LINE UNDER THE ORDINANCE BE MODIFIED TO BE **AMENDED TO ALLOW STRUCTURES TO EXIST ON THE SITE AS SHOWN** IN ORDER TO BETTER REFLECT THE ORIENTATION OF THE EXISTING BUILDINGS ON ADJACENT LOTS AND TO PROVIDE A BETTER RELATIONSHIP BETWEEN THE DEVELOPMENTS.

10. **TRASH.** GARBAGE SERVICES WILL BE PROVIDED IN ROLL OUT TRASH CONTAINERS FOR RESIDENTIAL UNITS. THESE CONTAINERS SHALL BE SCREENED BY EVERGREEN SHUBS OR FENCE.

DATE	COMMENT
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[illegible]

INITIAL SUB. DATE: 07/31/24

ISSUANCE DATE: 09/10/24



HFI PROJECT #: 223057

REZONING PLAN

Z03



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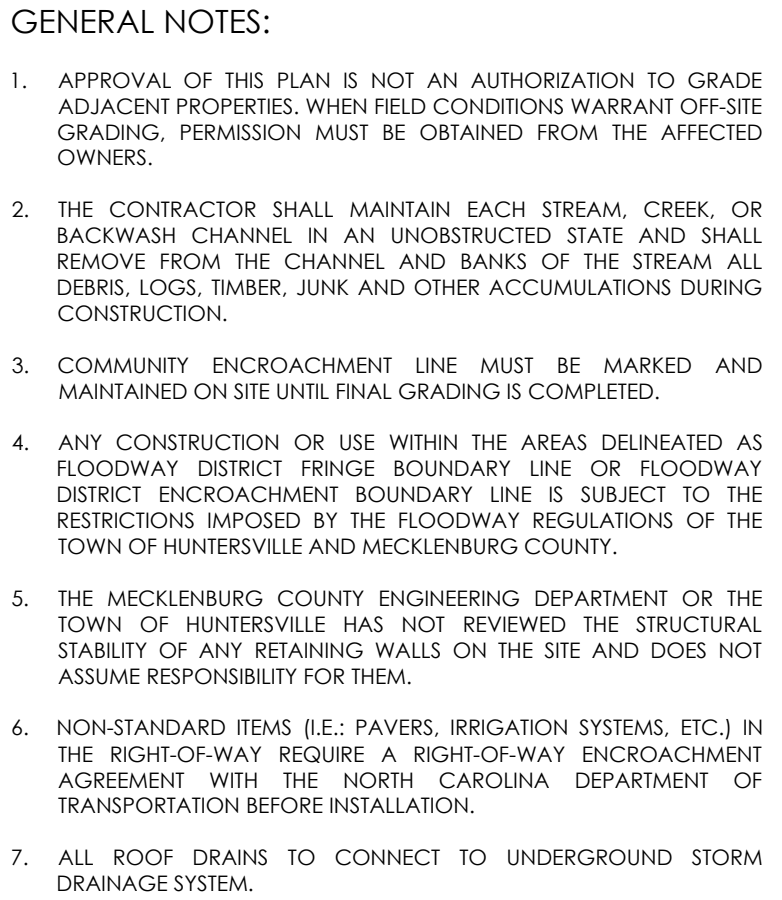
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ROSEDALE INFILL

MECKLENBURG COUNTY, NORTH CAROLINA

LOT 35, 9923 ANSONBOROUGH SQUARE



DISTURBED LIMITS: 0.20 ACRES

NOTE: WHERE PIPES ARE CALLED OUT TO BE CLASS III OR IV RCP, THEY MAY BE SUBSTITUED FOR ADS N-12.



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9923 ANSONBOROUGH SQUARE
HUNTERSVILLE, NC 28078

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INITIAL SUB. DATE: 07/31/24

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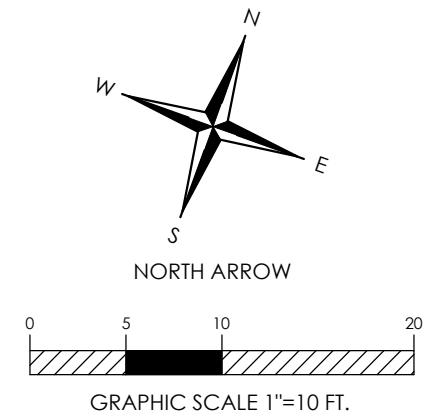


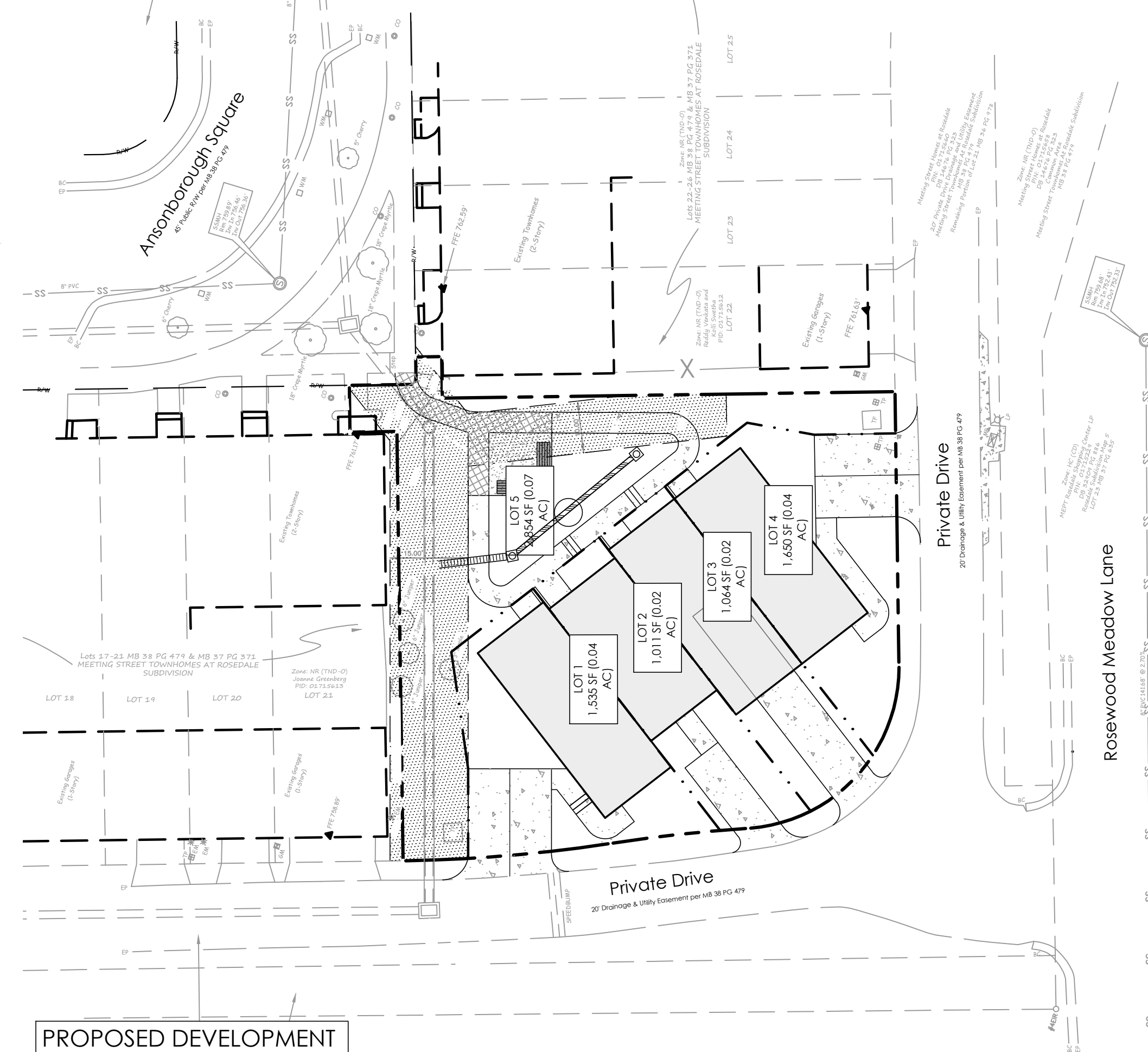
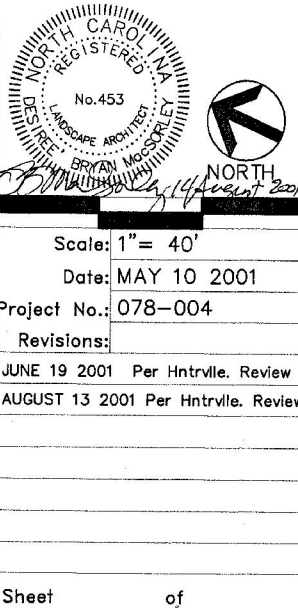
HFI PROJECT #: 223057

PRELIM GRADING PLAN

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

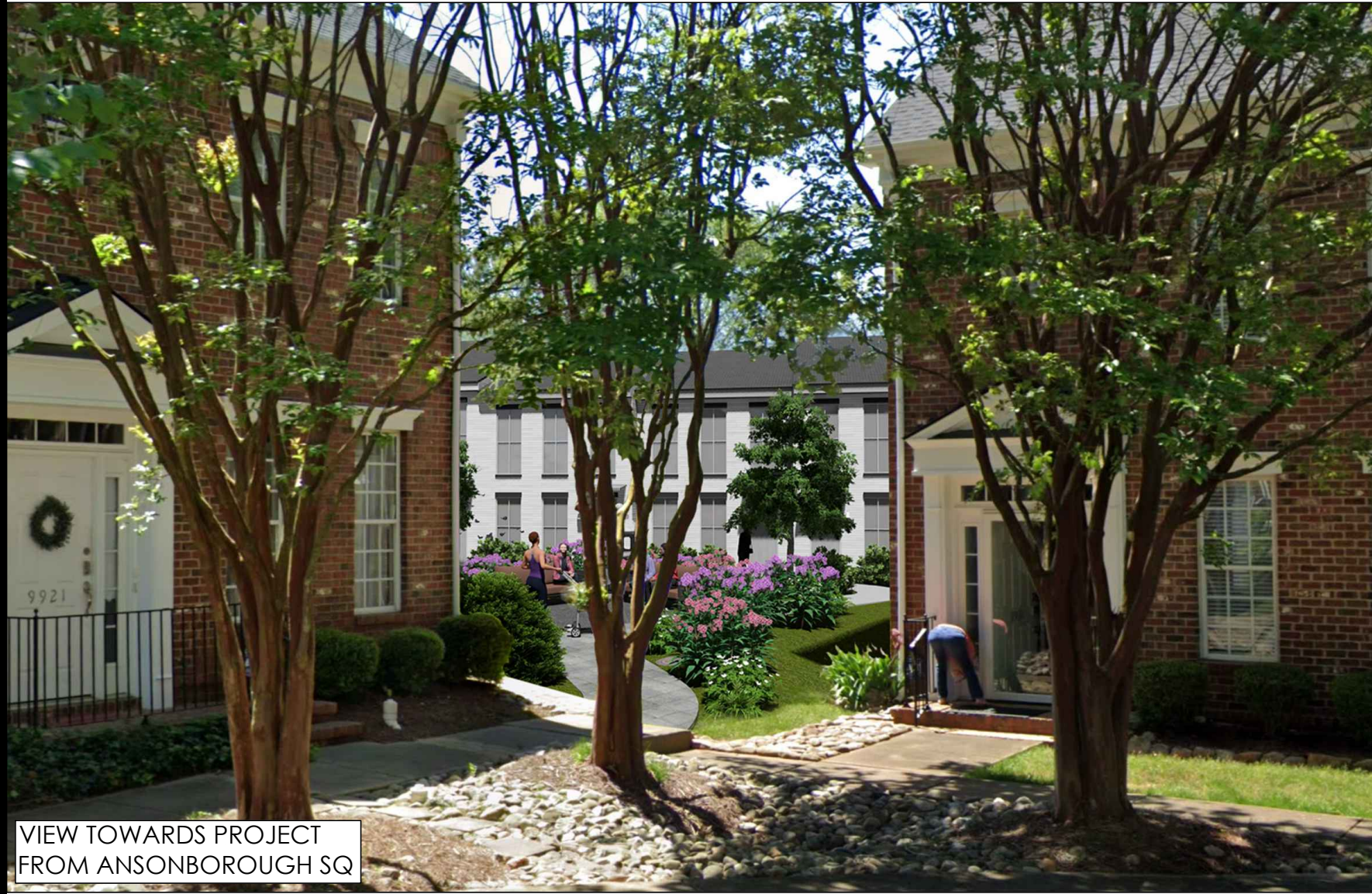




Now what's below.
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TIAL SUB. DATE: 07/31/24DRAINAGE EXHIBIT
CONT.

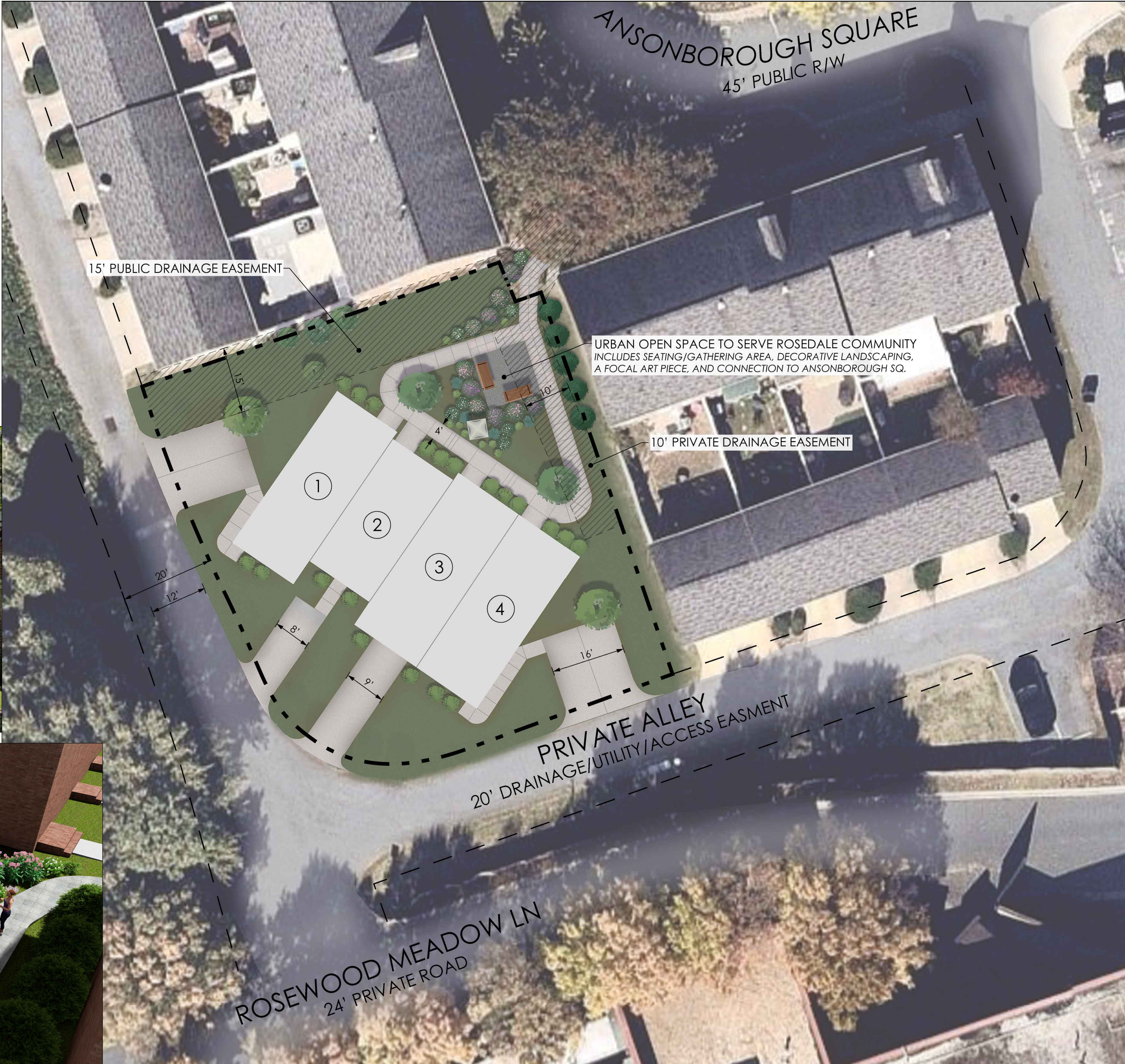
Z04B



VIEW TOWARDS PROJECT
FROM ANSONBOROUGH SQ.



OVERHEAD VIEW OF URBAN OPEN SPACE
BETWEEN NEW AND EXISTING TOWNHOMES





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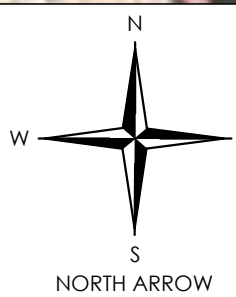
ISSUANCE DATE: ####



HFI PROJECT #: 223057

SITE PLAN + OPEN
SPACE RENDER

Z06



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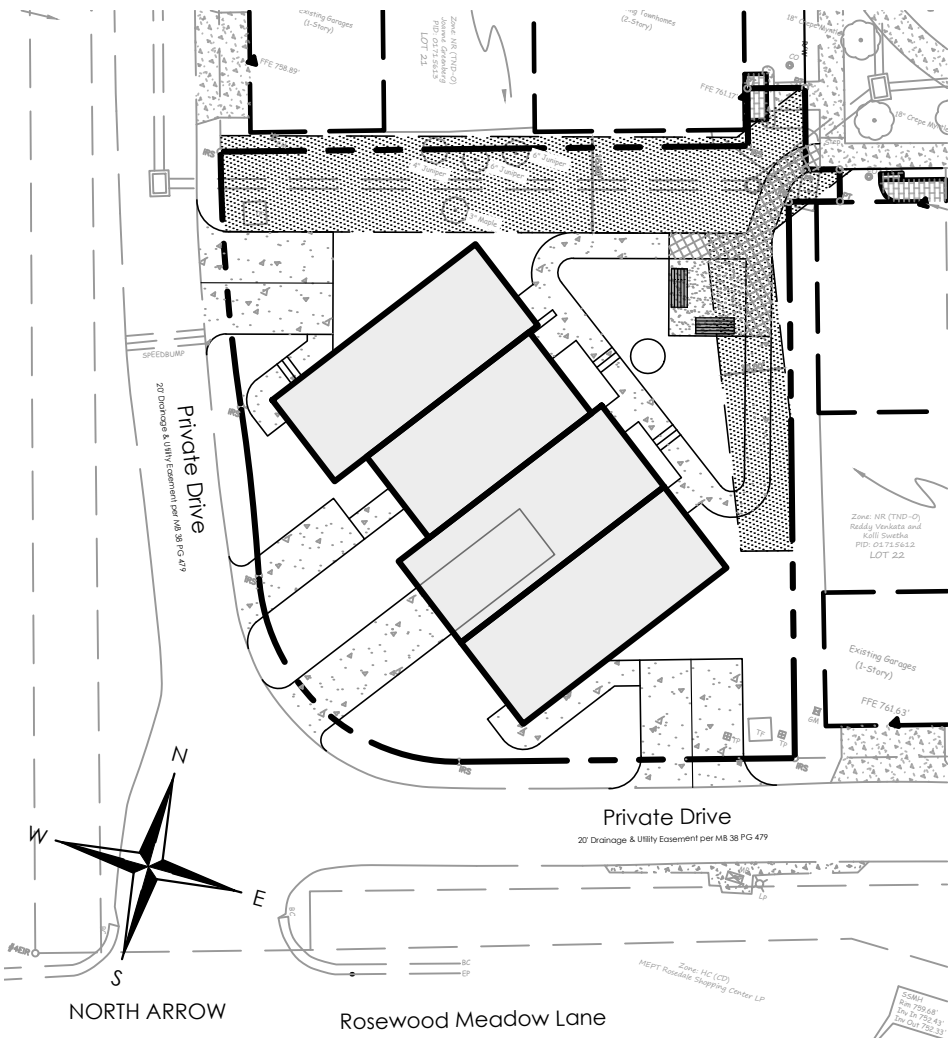
CONCEPTUAL
ELEVATIONS

NOT FOR
CONSTRUCTION USE

HFI PROJECT #: 223057

CONCEPT
ELEVATIONS

Z07



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

COMMUNITY MEETING REPORT

Petitioner: Joe Roy

Rezoing/Conditional Use Petition No. R-24-06

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

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time, and location of the Community Meeting to the individuals and organizations set out in Exhibit A attached hereto by depositing such notice in the US Mail (sent Certified) on August 23, 2024. A copy of the written notice (along with other items mailed) is attached hereto as Exhibit B.

DATE, TIME, AND LOCATION OF MEETING

The Community Meeting was held on September 20, 2024 at 5:30 p.m. at the Huntersville Arts and Cultural Center.

SUMMARY OF PRESENTATION/DISCUSSION:

Sonny Crater, representing the petitioner, welcomed the attendees. Mr. Crater explained that the subject property, lot 35, had been designated for future building when the development was first begun in 2002, as also stated in the Declaration of Covenants, Conditions, and Restrictions for Meeting Street at Rosedale (Article I section 3). He explained that at the time of the original construction of the existing townhomes, that sales were not great, and that it was decided to wait until a later date to build on the lot. Mr. Roy, the Petitioner added that when the original developer rezoned the property that lot 35 was excluded from the rezoning petition, as showing townhomes on the subject lot.

Mr. Crater explained that Meeting Street was founded on the building of high quality, affordable townhomes, with architecturally correct designs. He went on to say that in the 24+ years of existents Meeting Street had never varied from those founding principles, and that the proposed townhomes for lot 35 would also adhere to those guiding principles. He informed the attendees that the proposed townhomes would have sizes from approximately 1000-1200 heated square feet, similar to the existing townhomes. He also stated that the townhomes would be "affordable" by todays standards, selling from about \$300,000 up to \$350,000. It was mentioned that the last resale townhome sold in 2022 for \$300,000.

Mr. Crater used display boards to show how the builder had done similar buildings in the Antiquity development in Cornelius, and that it fits in very well. He introduced the building layouts on the site, including placement of the buildings, and plantings designed to shield 9921 Ansonborough Square. He also pointed out the plans and designs for a small plaza/park in front of the townhomes, and facing Ansonborough Square intended for the enjoyment of the community. He explained that there would be benches in a seating area, with a backdrop of landscape plantings, and a permanent piece of art.

An attendee asked about parking. Mr. Crater explained that two of the townhome would have two surface parking spaces each. He said another townhome would have a single garage plus a driveway suitable for parking, and that the fourth townhome would have a single surface parking space. An Attendee also asked about guest parking. Mr. Crater pointed out that guest could use spaces already provided, and also use on-street parking around Ansonborough Square. The attendee expressed concern that this would not be enough guest parking. Crater responded by pointing out that in addition to the parking on Ansonborough Square there was also additional on-street parking along Rosedale Hill Avenue and other public spaces nearby. There was still further objection as it was stated that those spaces stayed occupied most of the time. Mr. Crater pointed out that those parking areas serve the commercial areas during business hours, but should be plentiful after business hours and on weekends.

Another attendee asked if there would be access through the property to reach the mailboxes that are located on the backside of lot 35 to reach the community cluster mailboxes. Mr. Roy, stated there it was not intended to have through access, though a couple attendees stated that they walk across the lot to reach the mailboxes. Mr. Roy and Mr. Crater questioned this because the Homeowners association had installed a white picket fence in a way to discourage pedestrian traffic through that area.

The question was asked about the exterior materials. Mr. Roy explained that while the exterior elevation design would be the same as the existing townhomes, cement fiber siding would be used. He pointed out that James Hardie "Color Plus" siding would be used, as the paint hold up for much longer than paint applied after the siding is installed. Some attendees for not quite sure about that. Mr. Crater responded by referring to photos from Antiquity showing the white townhomes nestled amongst the brick townhomes. One attendee approached the display for closer inspection. To go further, it was pointed out that since the Covid days, many bricks were no longer available and matching the current townhomes would not be possible.

Will the new townhomes be in a separate HOA or join the existing HOA. Mr. Roy said that so far, he had planned to have a separate HOA but was open to joining these townhomes in the current HOA. Some agreed it would be best for them to join the existing HOA.

One attendee asked about the watershed and drainage stating that losing that area seems like it would affect the drainage for the area. It was stated that drainage would be compensated for with plans for the new townhomes.

Another attendee asked Mr. Roy if the alley ways are damaged during construction would he repair them. Mr. Roy said Meeting Street would repair damages to the alleys, and that photos would be taken prior to the start of site construction.

Would the townhomes be sold or rented. Mr. Roy stated that the townhomes would be for sale

As the meeting concluded Mr. Crater reminded everyone that his contact information was included in the meeting invitation and he would be available if there should the neighbors have questions at a later time.

The meeting was concluded at 6:45 p.m.

EXHIBIT A

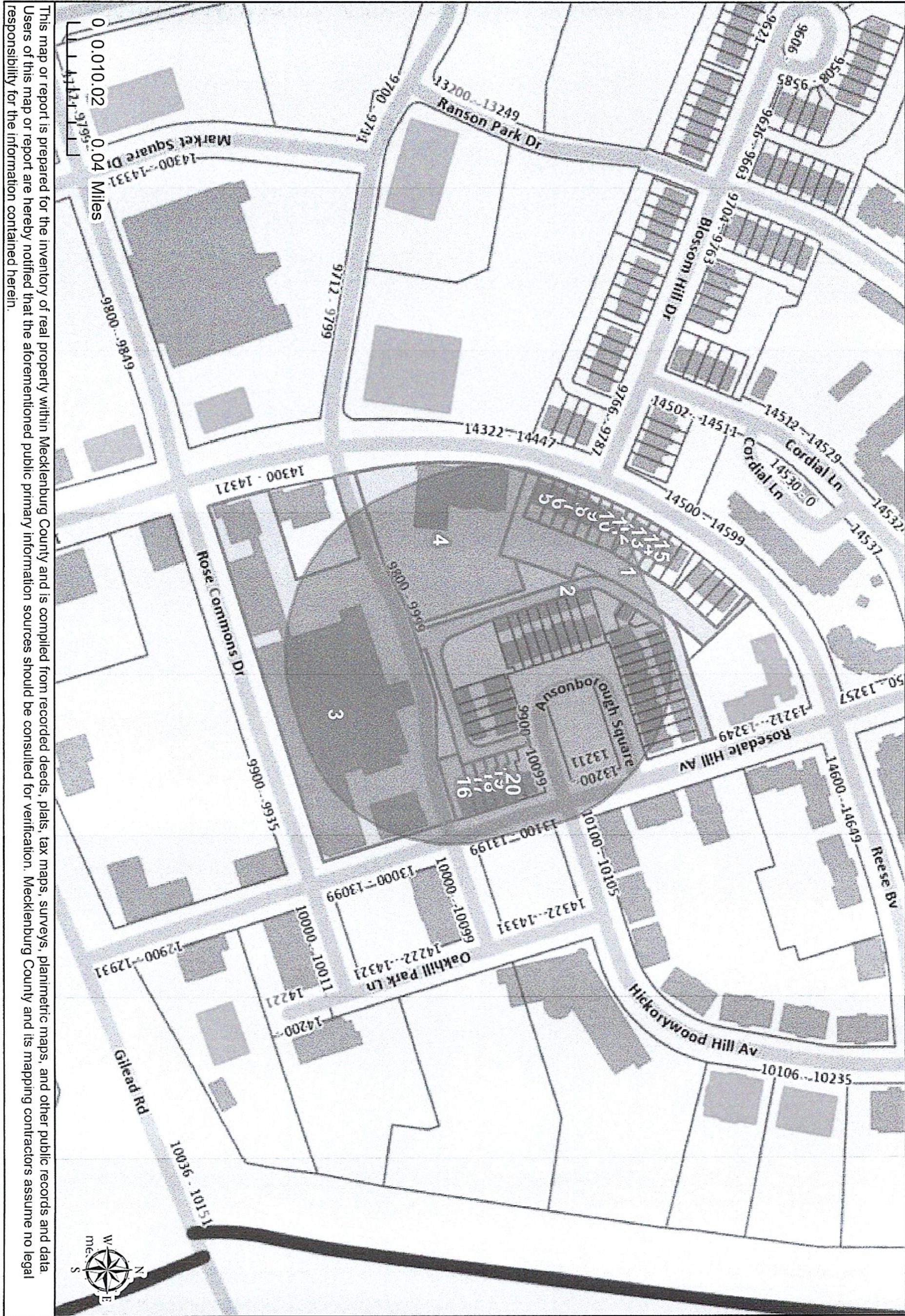
No	Parcel ID	Postal Address	Owner Name
1	01715652	NA	MCALPINE-ROSEDALE HOMEOWNERS ASSOCIATION
2	01715660	9901 ROSEWOOD MEADOW LN HUNTERSVILLE NC 28078	MEETING STREET HOMES AT ROSEDALE
3	01715229	9911 ROSE COMMONS DR A HUNTERSVILLE NC 28078 9931	MEPT ROSEDALE SHOPPING CENTER LP C/O NEWTOWER TRUST COMPANY
4	01715697	14420 REESE BV HUNTERSVILLE NC 28078	HUNTERSVILLE REALTY ASSOCIATES LLC
5	01715651	14430 REESE BV HUNTERSVILLE NC 28078	KELLAM PROPERTIES INC
6	01715650	14434 REESE BV HUNTERSVILLE NC 28078	LI NA LUN HAI
7	01715649	14438 REESE BV HUNTERSVILLE NC 28078	RAMABADRAN RACHANA
8	01715648	14442 REESE BV HUNTERSVILLE NC 28078	REINARTSEN CHRIS
9	01715647	14446 REESE BV HUNTERSVILLE NC 28078	MEDINA CARLOS A
10	01715646	14504 REESE BV HUNTERSVILLE NC 28078	GREENBERG PROPERTIES LLC
11	01715645	14508 REESE BV HUNTERSVILLE NC 28078	BREAULT ERIC R
12	01715644	NA	MCALPINE-ROSEDALE HOMEOWNERS ASSOCIATION
13	01715643	14520 REESE BV HUNTERSVILLE NC 28078	PATTERSON FRANCES M. PATTERSON LIVING TRUST
14	01715642	14524 REESE BV HUNTERSVILLE NC 28078	MIRANDA RAFAEL ANGEL
15	01715641	14528 REESE BV HUNTERSVILLE NC 28078	HERTERICH MICHAEL RALPH HERTERICH MONICA ALEXANDRA
16	01715601	13111 ROSEDALE HILL AV HUNTERSVILLE NC 28078	THOMPSON DAVE F
17	01715602	13115 ROSEDALE HILL AV HUNTERSVILLE NC 28078	KIS ROSEDALE LLC
18	01715603	13119 ROSEDALE HILL AV HUNTERSVILLE NC 28078	CALLICUTT JOSEPH LEE CALLICUTT MARY
19	01715604	13123 ROSEDALE HILL AV HUNTERSVILLE NC 28078	BOCHACKI ZOFIA BOCHACKI JACEK
20	01715605	13127 ROSEDALE HILL AV HUNTERSVILLE NC 28078 13127 R	VANSULA REAL ESTATE LLC
21	01715606	13131 ROSEDALE HILL AV HUNTERSVILLE NC 28078	FISHER CARL M
22	01715607	13135 ROSEDALE HILL AV HUNTERSVILLE NC 28078	ODOM JESSE R
23	01715608	9905 ANSONBOROUGH SQUARE HUNTERSVILLE NC 28078	LENZE KATHLEEN M
24	01715609	9909 ANSONBOROUGH SQUARE HUNTERSVILLE NC 28078	WARREN BRIAN D WARREN JAMIE L
25	01715610	9913 ANSONBOROUGH SQUARE HUNTERSVILLE NC 28078	MONTGOMERY ANTOINETTE
26	01715611	9917 ANSONBOROUGH SQUARE HUNTERSVILLE NC 28078	WATSON JUDY ANN
27	01715612	9921 ANSONBOROUGH SQUARE HUNTERSVILLE NC 28078	BHIMIREDDY VENKATA REDDY KOLLI SWETHA
28	01715613	9931 ANSONBOROUGH SQUARE HUNTERSVILLE NC 28078	GREENBERG JOANNE

29	01715614	9935 ANSONBOROUGH SQUARE HUNTERSVILLE NC 28078	CLUFF KAREN
30	01715615	9939 ANSONBOROUGH SQUARE HUNTERSVILLE NC 28078	ROBINSON LISA
31	01715616	9943 ANSONBOROUGH SQUARE HUNTERSVILLE NC 28078	MILLER COLE W
32	01715617	9947 ANSONBOROUGH SQUARE HUNTERSVILLE NC 28078	GREENBERG PROPERTIES LLC
33	01715618	9951 ANSONBOROUGH SQUARE HUNTERSVILLE NC 28078	AU BECKY
34	01715619	9955 ANSONBOROUGH SQUARE HUNTERSVILLE NC 28078	HILL ELISABETH A
35	01715620	9959 ANSONBOROUGH SQUARE HUNTERSVILLE NC 28078	MCGORTY MATT
36	01715621	9963 ANSONBOROUGH SQUARE HUNTERSVILLE NC 28078	MILLER WALTER PEYTON MILLER ELLA LYNN MILLER SHAW PEYTON
37	01715622	10007 ANSONBOROUGH SQUARE HUNTERSVILLE NC 28078	INFANTE JOSE A DIAZ INFANTE CARINE DIAZ
38	01715623	10011 ANSONBOROUGH SQUARE HUNTERSVILLE NC 28078	GUZAUSKAS MARY JANE
39	01715624	10015 ANSONBOROUGH SQUARE HUNTERSVILLE NC 28078	GREENBERG PROPERTIES LLC
40	01715625	10019 ANSONBOROUGH SQUARE HUNTERSVILLE NC 28078	HUDSON HAROLD L JR
41	01715626	10023 ANSONBOROUGH SQUARE HUNTERSVILLE NC 28078	SMITH MACADAM A SMITH ALISON C
42	01715627	10027 ANSONBOROUGH SQUARE HUNTERSVILLE NC 28078	CARRICK JEFFREY L
43	01715628	10031 ANSONBOROUGH SQUARE HUNTERSVILLE NC 28078	KAPILA NIDHIKA
44	01715629	10035 ANSONBOROUGH SQUARE HUNTERSVILLE NC 28078	JORDAN JAMAL D
45	01715630	10041 ANSONBOROUGH SQUARE HUNTERSVILLE NC 28078	JARVIS SR ROLAND GARY JARVIS NORMA JEAN
46	01715631	10045 ANSONBOROUGH SQUARE HUNTERSVILLE NC 28078	VANZANDT JILL
47	01715632	10049 ANSONBOROUGH SQUARE HUNTERSVILLE NC 28078	ALLEN RODNEY NEAL
48	01715633	10053 ANSONBOROUGH SQUARE HUNTERSVILLE NC 28078	LEE TIMOTHY M
49	01715654	NA	MEETING STREET HOMES AT ROSEDALE
50	01715655	NA	MEETING STREET HOMES AT ROSEDALE
51	01715656	NA	MEETING STREET HOMES AT ROSEDALE
52	01715657	9923 ANSONBOROUGH SQUARE HUNTERSVILLE NC 28078	ANTIQUITY WOODS LLC
53	01715658	NA	MEETING STREET HOMES AT ROSEDALE
54	01715659	NA	MEETING STREET COMPANIES LLC
55	01715288	14316 REESE BV HUNTERSVILLE NC 28078 9810 ROSEWOOD THE BURKHARD GROUP LLC	

Polaris Map – Mecklenburg County, North Carolina

Rosedale.owners 250 ft

Date Printed: 8/9/2024 11:29 AM



This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

9589 0710 5270 0358 2965 10

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Sent to: **DAVE F THOMPSON**
Street and: **PO BOX 1856**
City, State: **HUNTERSVILLE, NC 28078**

Postmark: **AUG 27 2024**

Postage: **\$0.73**

Postage and Fees: **\$0.73**

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Sent to: **BRIAN D WARREN**
Street and: **JAMIE L WARREN**
City, State: **9909 ANSONBOROUGH SQUARE HUNTERSVILLE, NC 28078**

Postmark: **AUG 27 2024**

Postage: **\$0.73**

Postage and Fees: **\$0.73**

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Sent to: **WALTER PEYTON MILLER**
Street and: **ELLA LYNN MILLER**
City, State: **9963 ANSONBOROUGH SQ HUNTERSVILLE, NC 28078**

Postmark: **AUG 27 2024**

Postage: **\$0.73**

Postage and Fees: **\$0.73**

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For delivery information, visit our website at www.usps.com.

Sent to: **THE BURKHARD GROUP LLC**
Street and: **21343 NORMAN SHORES DR**
City, State: **CORNELIUS, NC 28031**

Postmark: **AUG 27 2024**

Postage: **\$1.01**

Postage and Fees: **\$1.01**

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Sent to: **VANSULA REAL ESTATE LLC**
Street and: **104 ROUNDVIEW CT**
City, State: **HOLLY SPRINGS, NC 27540**

Postmark: **AUG 27 2024**

Postage: **\$0.73**

Postage and Fees: **\$0.73**

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Sent to: **ROSEDALE COMMONS PROPERTY OWNERS ASSOC INC**
Street and: **3800 ARCO CORPORATE DR, SUITE 200**
City, State: **CHARLOTTE, NC 28273**

Postmark: **AUG 27 2024**

Postage: **\$0.73**

Postage and Fees: **\$0.73**

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Sent to: **FRANCES M. PATTERSON**
Street and: **TRUST PATTERSON LIVING**
City, State: **700 DEERWOOD DR STOCKBRIDGE, GA 30281**

Postmark: **AUG 27 2024**

Postage: **\$0.73**

Postage and Fees: **\$0.73**

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Sent to: **USA ROBINSON**
Street and: **2553 SELWYN AV**
City, State: **CHARLOTTE, NC 28209**

Postmark: **AUG 27 2024**

Postage: **\$0.73**

Postage and Fees: **\$0.73**

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Sent to: **CHRIS REINARTSEN**
Street and: **PO BOX 545**
City, State: **HUNTERSVILLE, NC 28070**

Postmark: **AUG 27 2024**

Postage: **\$0.73**

Postage and Fees: **\$0.73**

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Sent to: **ROLAND GARY JARVIS SR**
Street and: **NORMA JEAN JARVIS**
City, State: **582 LAURELWOOD DR WILKSBO, NC 28697**

Postmark: **AUG 27 2024**

Postage: **\$0.73**

Postage and Fees: **\$0.73**

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Sent to: **JAMAL D JORDAN**
Street and: **10035 ANSONBOROUGH SQUARE**
City, State: **HUNTERSVILLE, NC 28078**

Postmark: **AUG 27 2024**

Postage: **\$0.73**

Postage and Fees: **\$0.73**

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Sent to: **JESSE R ODOM**
Street and: **13135 ROSEDALE HILL AV**
City, State: **HUNTERSVILLE, NC 28078**

Postmark: **AUG 27 2024**

Postage: **\$0.73**

Postage and Fees: **\$0.73**

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☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent to: MATT MCGORTY
Street and: 13813 HOLLY STREAM DR
City, State, ZIP+4: HUNTERVILLE, NC 28078

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Sent to: CARLOS A MEDINA
Street and: 9446 FOREST CROWN DR
City, State, ZIP+4: FORTSON, GA 31808

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Postage \$0.73

Total Postage and Fees \$5.58

Sent to: KAREN CLUFF
Street and: 9935 ANSONBOROUGH SQ
City, State, ZIP+4: HUNTERVILLE, NC 28078

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Postage \$0.73

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Sent to: NIDHIKA KAPILA
Street and: 10031 ANSONBOROUGH SQ
City, State, ZIP+4: HUNTERVILLE, NC 28078

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Postage \$0.73

Total Postage and Fees \$5.58

Sent to: KIS ROSEDALE LLC
Street and: 14508 WESTGREEN DR
City, State, ZIP+4: HUNTERVILLE, NC 28078

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Postage \$0.73

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Sent to: TIMOTHY M LEE
Street and: 10053 ANSONBOROUGH SQ
City, State, ZIP+4: HUNTERVILLE, NC 28078

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Postage \$0.73

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Sent to: JUDY ANN WATSON
Street and: 9917 ANSONBOROUGH SQUARE UNIT 23
City, State, ZIP+4: HUNTERVILLE, NC 28078

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Postage \$0.73

Total Postage and Fees \$5.58

Sent to: RAFAEL ANGEL MIRANDA
Street and: 14524 REESE BV
City, State, ZIP+4: HUNTERVILLE, NC 28078

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☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

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Sent to: ANTOINETTE MONTGOMERY
Street and: 9913 ANSONBOROUGH SQ
City, State, ZIP+4: HUNTERVILLE, NC 28078

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Postage \$0.73

Total Postage and Fees \$5.58

Sent to: JILL VANZANDT
Street and: 10045 ANSONBOROUGH SQUARE
City, State, ZIP+4: HUNTERVILLE, NC 28078

Postmark Here

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☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent to: RACHANA RAMABADRAN
Street and: 11 HACKETT DR
City, State, ZIP+4: EDISON, NJ 08820

Postmark Here

Date: 08/23/2024

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☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent to: MACADAM A SMITH
Street and: ALISON C SMITH
City, State, ZIP+4: 19701 BUSTLE RD
CORNELIUS, NC 28031

Postmark Here

Date: 08/23/2024

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Extra Services & Fees (check box, add fee as appropriate)

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☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent to JOSE A DIAZ INFANTE

Street and City, State ZIP+4[®]

10007 ANSONBOROUGH SQUARE UNIT 12
HUNTERVILLE, NC 28078

Postmark Here

Date 08/23/2024

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Charlotte, NC 28209

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent to CARL M FISHER

Street and City, State ZIP+4[®]

2553 SELWYN AVE
CHARLOTTE, NC 28209

Postmark Here

Date 08/23/2024

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☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent to MARY JANE GUZASKAS

Street and City, State ZIP+4[®]

10011 ANSONBOROUGH SQ
HUNTERVILLE, NC 28078

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Greenville, SC 29601

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent to HUNTERVILLE REALTY ASSOCIATES LLC

Street and City, State ZIP+4[®]

601 E MCBEE AVE SUITE 201
GREENVILLE, SC 29601

Postmark Here

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☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent to COLE W MILLER

Street and City, State ZIP+4[®]

9943 ANSONBOROUGH SQUARE
HUNTERVILLE, NC 28078

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Date 08/23/2024

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Hunterville, NC 28078

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☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent to HAROLD L JR HUDSON

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10019 ANSONBOROUGH SQUARE
HUNTERVILLE, NC 28078

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☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent to ZOFIA BOCHACKI

Street and City, State ZIP+4[®]

13123 ROSEDALE HILL AV
HUNTERVILLE, NC 28078

Postmark Here

Date 08/23/2024

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☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent to RODNEY NEAL ALLEN

Street and City, State ZIP+4[®]

10049 ANSONBOROUGH SQUARE
HUNTERVILLE, NC 28078

Postmark Here

Date 08/23/2024

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☐ Adult Signature Required	\$0.00
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Postage \$0.73

Total Postage and Fees \$5.58

Sent to MICHAEL RALPH HERTERICH

Street and City, State ZIP+4[®]

14528 REESE BLVD W
HUNTERVILLE, NC 28078

Postmark Here

Date 08/23/2024

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Hunterville, NC 28078

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

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☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent to JEFFREY L CARRICK

Street and City, State ZIP+4[®]

10027 ANSONBOROUGH SQUARE
HUNTERVILLE, NC 28078

Postmark Here

Date 08/23/2024

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Myrtle Beach, SC 29575

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

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☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent to JOSEPH LEE CALLICUTT

Street and City, State ZIP+4[®]

MARY CALLICUTT
1518 GULFSTREAM CT
MYRTLE BEACH, SC 29575

Postmark Here

Date 08/23/2024

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent to ERIC R BREAU

Street and City, State ZIP+4[®]

14508 REESE BV
HUNTERVILLE, NC 28078

Postmark Here

Date 08/23/2024

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Southlake, TX 76092

City, State: **SOUTHLAKE, TX 76092-0102**

For delivery information, visit our website at www.usps.com
Huntersville, NC 28078

HUNTERVILLE, NC 28078

For delivery information, visit our website at www.usps.com
Huntersville, NC 28078

City/State:
HUNTERVILLE, NC 28078

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

City, State, Zip
15400 GROVELAND ST
HUNTERSVILLE, NC 28078

For delivery information, visit our website at www.usps.com
HUNTERSVILLE, NC 28078

City, State, _____

For delivery information, visit our website at www.usps.com
Huntersville, NC 28078

City, State
HUNTERSVILLE, NC 28078

Domestic Mail Only

City, State, Zip
15400 GROVELAND ST
HUNTERSVILLE, NC 28078

HUNTERSVILLE, NC 28078

EXHIBIT B

NOTICE TO INTERESTED PARTIES

OF OFFICIAL COMMUNITY MEETING

Subject: Application for Conditional Rezoning from CB to CB (CD) filed by Meeting Street Homes & Communities to construct four townhomes on +/- 0.19 acres of land located on Lot 35 of the Ansonborough Square Development, Huntersville, Mecklenburg County, NC bearing Parcel ID No. 017-156-57 (the "Site").

Date and Time
of Meeting: **September 20, 2024**
5:30-6:30 p.m.

Place of
Meeting: Huntersville Arts and Cultural Center
14614 Old Statesville Road
Huntersville, NC 28078

Applicant: Meeting Street Homes & Communities

Property Owner: Antiquity Woods, LLC

Application No.: R-24-06

Dear Neighbor:

We are assisting Meeting Street Homes & Communities ("Meeting Street") in the Conditional Rezoning of the Site for proposed development as four 2-story townhomes. The Site will be developed in accordance with the town of Huntersville zoning ordinance. Meeting Street will hold a Community Meeting for this Conditional Rezoning on September 20th, 2024.

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

Meeting Street's representatives look forward to sharing this Conditional Rezoning proposal with you and answering questions you may have. For more information about the Conditional Rezoning process, and to learn more about this Conditional Rezoning, please visit the Town of Huntersville Planning Department's website [link](https://www.huntersville.org/1189/Projects-List) and look for Petition R24-06. To contact a member of the Huntersville planning staff contact Nathan Farber at 704-766-2237 or nfarber@huntersville.org.

<https://www.huntersville.org/1189/Projects-List>

If you are unable to attend the Community Meeting as scheduled, or otherwise have any questions or comments about this matter, please feel free to call Kristen James at 704-875-1615 ext. 303 or email at kjames@waengineering.com, or Sonny Crater at 980-233-1239 or email at sonny.crater@gmail.com

Date Mailed: August 23, 2024

ROSEDALE INFILL CONDITIONAL ZONING

Lot 35 Ansonborough Square, Huntersville NC 28078

Petition R24-06



NORTH

ROSEDALE HILL AVENUE (61' PUBLIC R/W) (1) SUGAR WALK

PLANNED 35' R.O.C.

(3) SUGAR WALK
PLANNED 40' R.O.C.

EXISTING
SUGAR WALK

RO

FORECOURT
OPEN SPACE

ANSONBOROUGH SQUARE

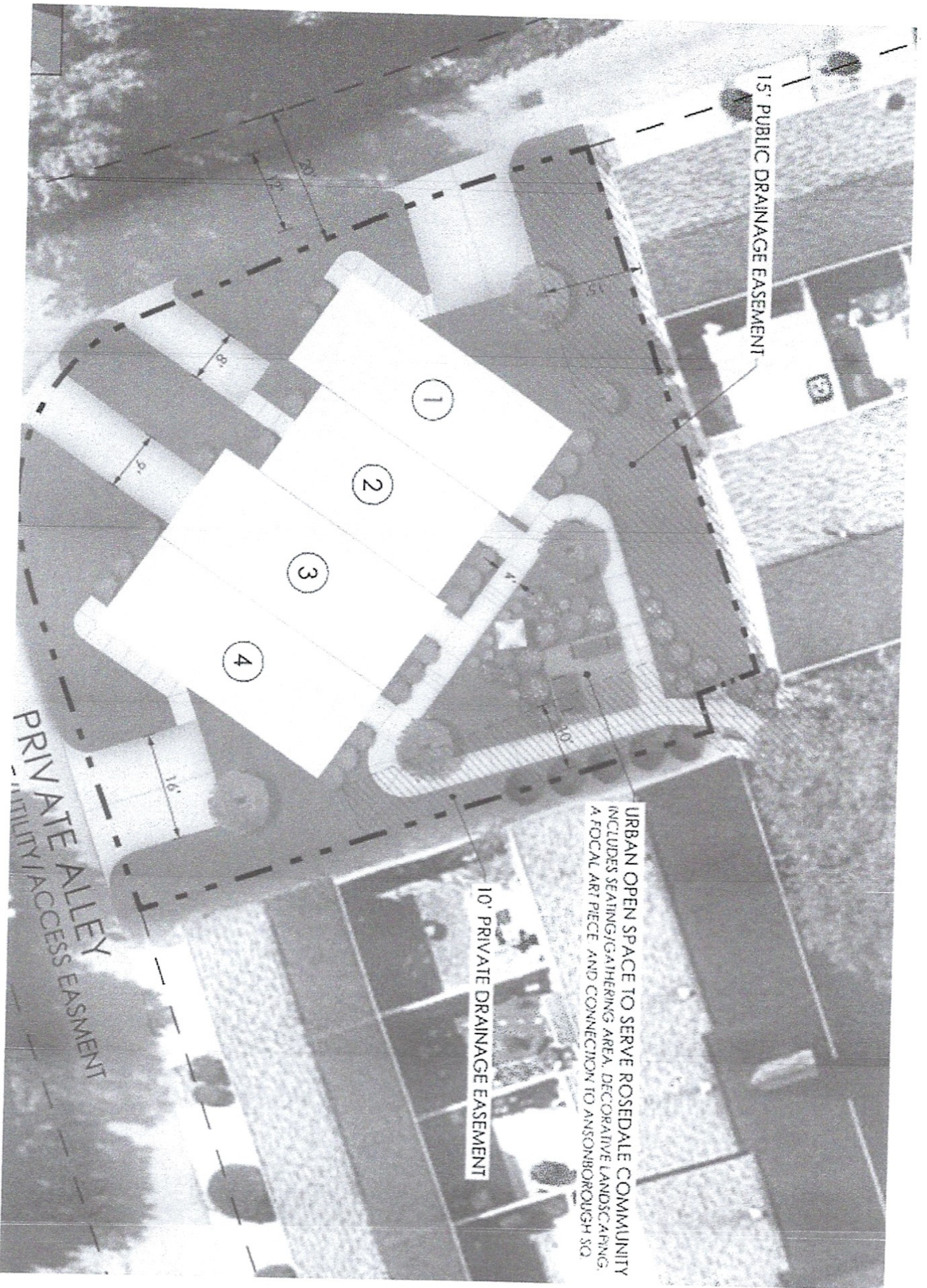
Subject site

ROSEDALE TOWNHOMES

WOOD MEADOW LANE (24' PRIVATE ROAD)

ROSEDALE

Units for 2nd
Prelim
application
Home



15' PUBLIC DRAINAGE EASEMENT

URBAN OPEN SPACE TO SERVE ROSEDALE COMMUNITY
INCLUDES SEATING/GATHERING AREA, DECORATIVE LANDSCAPING,
A FOCAL ART PIECE AND CONNECTION TO ANSONBOROUGH SQ.

10' PRIVATE DRAINAGE EASEMENT

PRIVATE ALLEY ACCESS EASEMENT

EXHIBIT C

Community Meeting Report Sign-In Sheet

Petitioner: Antiquity Woods, LLC

Rezoning Petition No. R24-06, 2024

Friday, September 20, 2024 at 5:30 P.M.

14614 S. Old Statesville Road, Huntersville NC 28078

	<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>EMAIL</u>
1	Jane Garganiers	10011 Ansonborough Sq	520 270-1718	
2	Nathan Farber	Town Staff		
3	Jill VanLandt	10045 Ansonborough Sq.	704 502-7715	
4	Harold Hudson	10019 Ansonborough Sq	980-721- 6257	hhudson70@gmail.com
5	Brian Warren	9909 AS	704-701- 9631	jamicwarren@roadrunner.com
6	Jamal Jordan	10035 Ansonborough Sq.	704-280-1611	jamal.jordan45@gmail.com
7	Rodney Allen	10049 Ansonborough Sq	704-287 2988	rodneyna@hotmail.com
8	Mary Culhewitt	11319 Rosedale Ave	843 902 7974	MaryCulhewitt@aol.com
9				



PO Box 664
Huntersville NC 28070

PUBLIC HEARING

Date: November 4, 2024
Time: 6:00 pm
Location: **In Person:** Huntersville Town Hall 101 Huntersville-Concord Rd.
Live Stream: YouTube User ID: @townofhuntersvillenc28078
Applicant: Antiquity Woods LLC - Joe Roy
Case #: R24-06

YouTube Livestream:



Public Meeting Dates

Meeting Type	Purpose	Date & Time
Community Meeting	Informational	September 20, 2024
Public Hearing	Public Meeting	November 4, 2024 @ 6 pm
Planning Board *	Recommendation	November 20, 2024 @ 6:30 pm
Town Board *	Approval/Denial	December 17, 2023 @ 6 pm

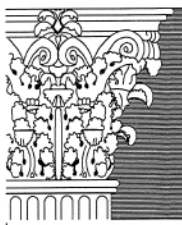
* Tentative—check www.huntersville.org for latest dates

Town of
Huntersville
NORTH CAROLINA



Online: www.huntersville.org - search: **R24-06**

OFFICIAL TOWN OF HUNTERSVILLE PUBLIC HEARING NOTICE



Little & Associates
Architects

5815 Westpark Dr.
Charlotte, NC 28211
704-552-6369
704-552-7889 Fax

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Little & Associates Architects, Inc.

A A C
American Asset Corporation

ROSEDALE
HUNTERVILLE, NC

ZONING PLAN
DETAILS

Project
Sheet Title

Division President
VRETTOS
Job Captain

Drawn By
GLEESON
Date Drawn
9/4/98

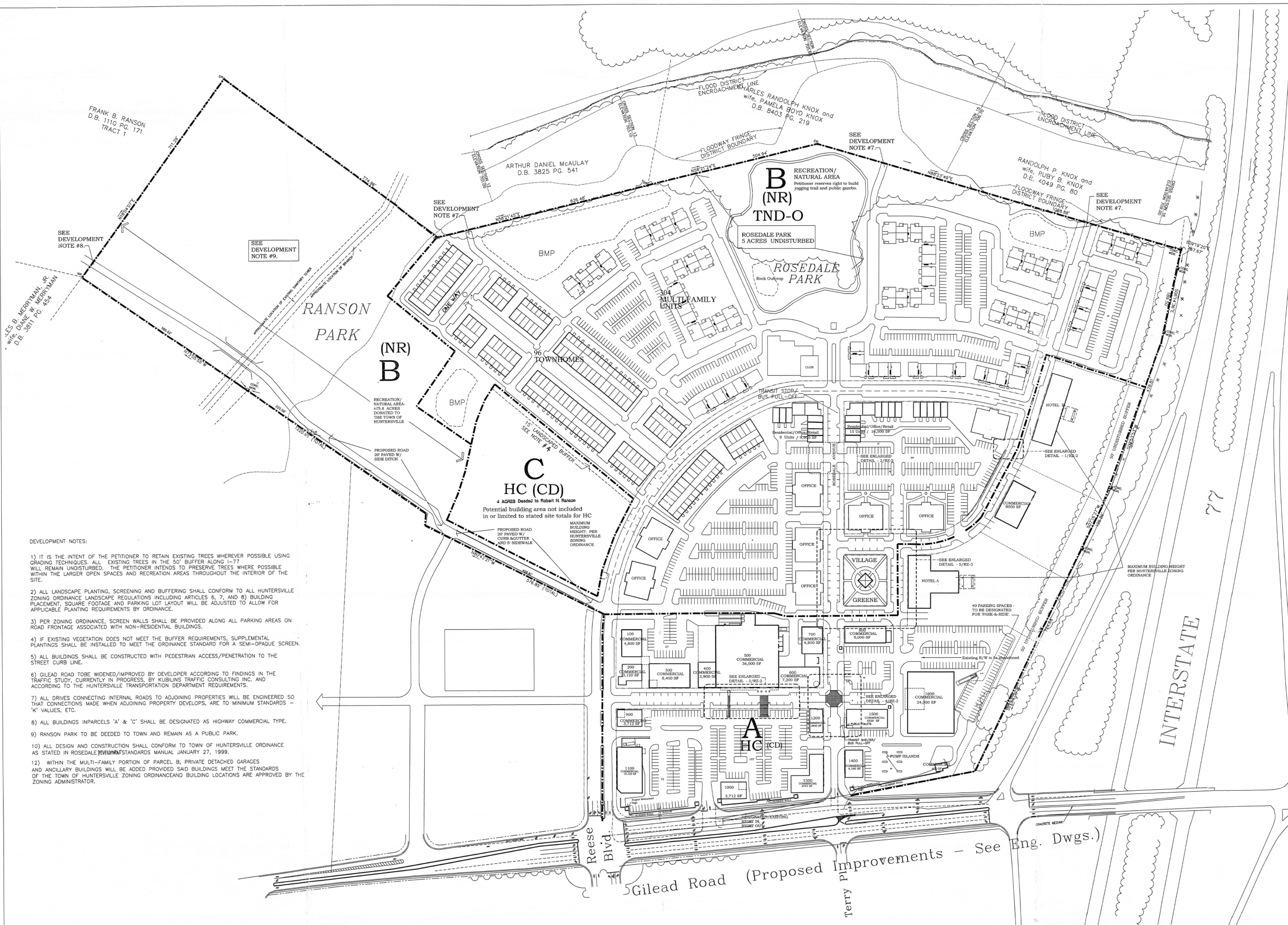
Drawing File Name
03 969100/zoning/rzt

Revisions
No. 1 Date 9/25/98
No. 2 Date 10/2/98
No. 3 Date 10/9/98
No. 4 Date 10/12/98
No. 5 Date 11/13/98
No. 6 Date 11/17/98
No. 7 Date 11/30/98
No. 8 Date 12/18/98
No. 9 Date 1/14/99
No. 10 Date 1/19/99
No. 11 Date 2/4/99

Issue Date:

Project Number
03 9691 01

Sheet Of
RZ-1

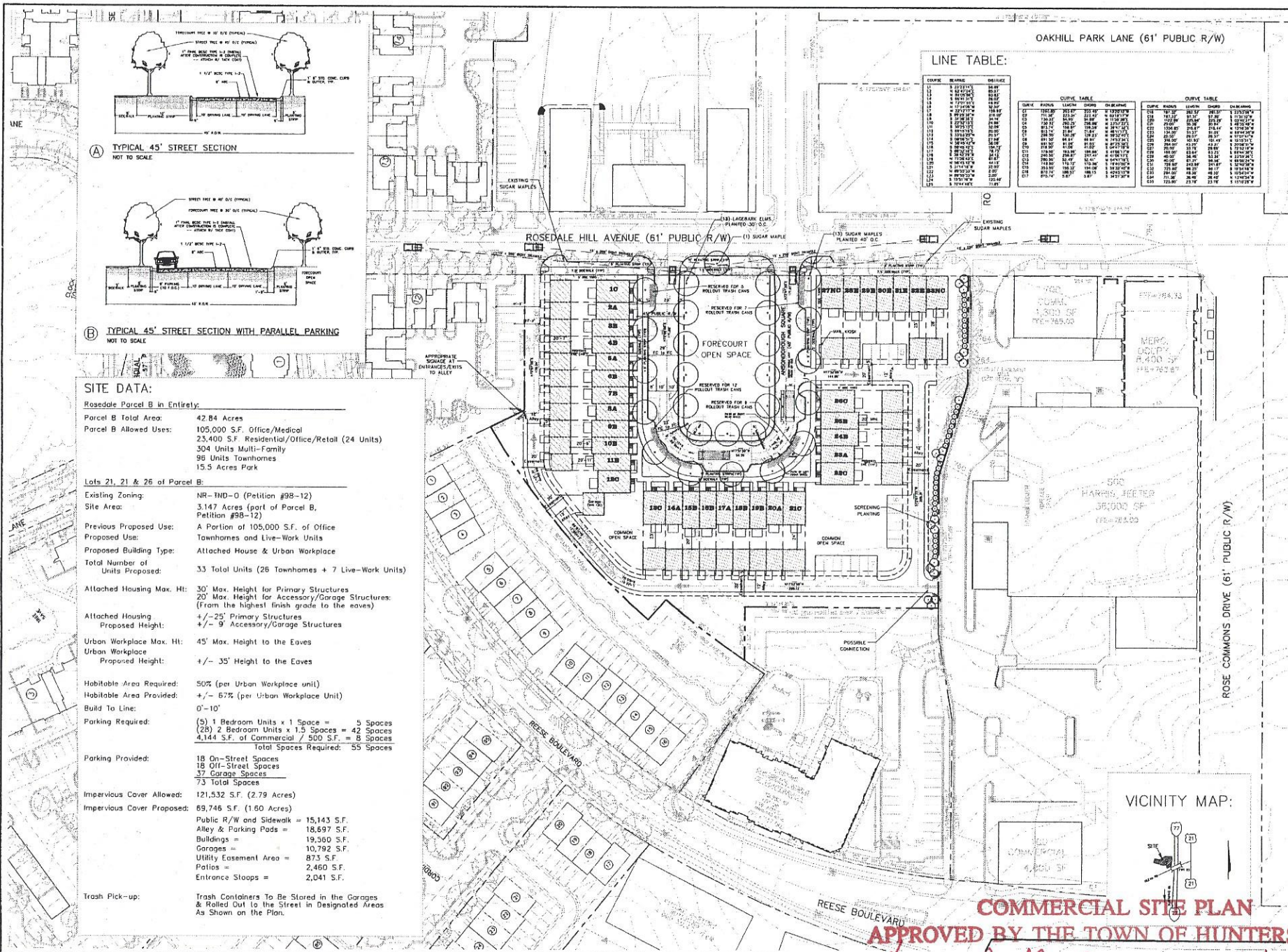


ZONING PLAN

1"=100'

PETITION #98-12
Approved *Hunterville Planning Dept.*
J. Stuart Walker

- DEVELOPMENT NOTES:
- 1) IT IS THE INTENT OF THE PETITIONER TO RETAIN EXISTING TREES WHEREVER POSSIBLE USING GRADING TECHNIQUES. ALL EXISTING TREES IN THE 50' BUFFER ALONG I-77 WILL REMAIN UNDISTURBED. THE PETITIONER INTENDS TO PRESERVE TREES WHERE POSSIBLE WITHIN THE LARGER OPEN SPACES AND RECREATION AREAS THROUGHOUT THE INTERIOR OF THE SITE.
 - 2) ALL LANDSCAPE PLANTING, SCREENING AND BUFFERING SHALL CONFORM TO ALL HUNTERVILLE ZONING ORDINANCE LANDSCAPE REGULATIONS INCLUDING ARTICLES 6, 7, AND 8) BUILDING PLACEMENT, SQUARE FOOTAGE AND PARKING LOT LAYOUT WILL BE ADJUSTED TO ALLOW FOR APPLICABLE PLANTING REQUIREMENTS BY ORDINANCE.
 - 3) PER ZONING ORDINANCE, SCREEN WALLS SHALL BE PROVIDED ALONG ALL PARKING AREAS ON ROAD FRONTAGE ASSOCIATED WITH NON-RESIDENTIAL BUILDINGS.
 - 4) IF EXISTING VEGETATION DOES NOT MEET THE BUFFER REQUIREMENTS, SUPPLEMENTAL PLANTINGS SHALL BE INSTALLED TO MEET THE ORDINANCE STANDARD FOR A SEMI-OPAQUE SCREEN.
 - 5) ALL BUILDINGS SHALL BE CONSTRUCTED WITH PEDESTRIAN ACCESS/PENETRATION TO THE STREET CURB LINE.
 - 6) GILEAD ROAD TO BE WIDENED/IMPROVED BY DEVELOPER ACCORDING TO FINDINGS IN THE TRAFFIC STUDY, CURRENTLY IN PROGRESS, BY KUBILINS TRAFFIC CONSULTING INC. AND ACCORDING TO THE HUNTERVILLE TRANSPORTATION DEPARTMENT REQUIREMENTS.
 - 7) ALL DRIVES CONNECTING INTERNAL ROADS TO ADJOINING PROPERTIES WILL BE ENGINEERED SO THAT CONNECTIONS MADE WHEN ADJOINING PROPERTY DEVELOPS, ARE TO MINIMUM STANDARDS - "K" VALUES, ETC.
 - 8) ALL BUILDINGS IN PARCELS 'A' & 'C' SHALL BE DESIGNATED AS HIGHWAY COMMERCIAL TYPE.
 - 9) RANSON PARK TO BE DEEDED TO TOWN AND REMAIN AS A PUBLIC PARK.
 - 10) ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO TOWN OF HUNTERVILLE ORDINANCE AS STATED IN ROSEDALE ZONING STANDARDS MANUAL JANUARY 27, 1999.
 - 12) WITHIN THE MULTI-FAMILY PORTION OF PARCEL B, PRIVATE DETACHED GARAGES AND ANCLARY BUILDINGS WILL BE ADDED PROVIDED SAID BUILDINGS MEET THE STANDARDS OF THE TOWN OF HUNTERVILLE ZONING ORDINANCE AND BUILDING LOCATIONS ARE APPROVED BY THE ZONING ADMINISTRATOR.



(A) TYPICAL 45' STREET SECTION
NOT TO SCALE

(B) TYPICAL 45' STREET SECTION WITH PARALLEL PARKING
NOT TO SCALE

SITE DATA:

Rosedale Parcel B in Entirety:
 Parcel B Total Area: 42.84 Acres
 Parcel B Allowed Uses: 105,000 S.F. Office/Medical
 23,400 S.F. Residential/Office/Retail (24 Units)
 304 Units Multi-Family
 98 Units Townhomes
 15.5 Acres Park

Lots 21, 21 & 26 of Parcel B:
 Existing Zoning: NR-THD-0 (Petition #98-12)
 Site Area: 3.147 Acres (part of Parcel B, Petition #98-12)
 Previous Proposed Use: A Portion of 105,000 S.F. of Office Townhomes and Live-Work Units
 Proposed Use: Attached House & Urban Workplace
 Proposed Building Type: Attached House & Urban Workplace
 Total Number of Units Proposed: 33 Total Units (26 Townhomes + 7 Live-Work Units)

Attached Housing Max. Ht: 30' Max. Height for Primary Structures
 20' Max. Height for Accessory/Garage Structures (From the highest finish grade to the eaves)
 Attached Housing Proposed Height: +/- 25' Primary Structures
 +/- 9' Accessory/Garage Structures

Urban Workplace Max. Ht: 45' Max. Height to the Eaves
 Urban Workplace Proposed Height: +/- 35' Height to the Eaves

Habitable Area Required: 50% (per Urban Workplace unit)
 Habitable Area Provided: +/- 67% (per Urban Workplace Unit)
 Build to Line: 0'-10'

Parking Required: (5) 1 Bedroom Units x 1 Space = 5 Spaces
 (26) 2 Bedroom Units x 1.5 Spaces = 42 Spaces
 4,144 S.F. of Commercial / 500 S.F. = 8 Spaces
 Total Spaces Required: 55 Spaces

Parking Provided: 18 On-Street Spaces
 18 Off-Street Spaces
 37 Garage Spaces
 73 Total Spaces

Impervious Cover Allowed: 121,532 S.F. (2.79 Acres)
 Impervious Cover Proposed: 69,746 S.F. (1.60 Acres)
 Public R/W and Sidewalk = 15,143 S.F.
 Alley & Parking Pads = 18,597 S.F.
 Buildings = 19,360 S.F.
 Garages = 10,792 S.F.
 Utility Easement Area = 873 S.F.
 Patios = 2,460 S.F.
 Entrance Stoops = 2,041 S.F.

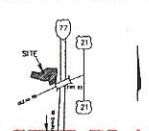
Trash Pick-up: Trash Containers to Be Stored in the Garages & Rolled Out to the Street in Designated Areas As Shown on the Plan.

LINE TABLE:

STATION	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE
1+00	S 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00
1+10	S 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00
1+20	S 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00
1+30	S 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00
1+40	S 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00
1+50	S 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00
1+60	S 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00
1+70	S 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00
1+80	S 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00
1+90	S 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00
2+00	S 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00

STATION	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE
1+00	S 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00
1+10	S 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00
1+20	S 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00
1+30	S 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00
1+40	S 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00
1+50	S 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00
1+60	S 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00
1+70	S 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00
1+80	S 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00
1+90	S 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00
2+00	S 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00

VICINITY MAP:



COMMERCIAL SITE PLAN

APPROVED BY THE TOWN OF HUNTERSVILLE

Jelly C. Neal
 Planning Staff

10/16/01
 Date

ROSEDALE TOWNHOMES
 HUNTERSVILLE, NORTH CAROLINA

DEVELOPED BY
 MEETING STREET HOMES
 301 E. MOREHEAD STREET, SUITE 4
 CHARLOTTE, NC 28202

DRG Resource Group
 1230 West Morehead Street, Suite 214
 Charlotte, NC 28208
 704.343.0608 fax 704.358.3093
 www.drg.com

- Landscape Architecture
- Urban Design
- Civil Engineering
- Land Planning

DRG

CONDITIONAL
 REZONING
 PLAN

REGISTERED PROFESSIONAL ENGINEER
 No. 453
 JUNE 19 2001
 Scale: 1" = 40'
 Date: MAY 10 2001
 Project No.: 078-004
 Revisions:
 JUNE 19 2001 Per Hntbille. Review
 AUGUST 13 2001 Per Hntbille. Review



Town Engineering Rezoning Comment Summary
R24-06 Rosedale Infill (CSP-500027)
9923 Ansonborough Square (PID 01715657)
Huntersville, NC 28078

General Project Information

This proposed rezoning is located within the Rosedale development on Ansonborough Square and consist of four (4) multi-family units. No driveways are proposed from an existing Town or NCDOT road. This development is proposed to be accessed from an existing private alley.

Engineering Staff Comments

Traffic Impact Analysis (TIA):

- 1) A TIA was not required as part of this proposed rezoning due to not meeting trip generation thresholds.

Transportation and Stormwater:

- 1) Applicant is requesting that a 6" sanitary sewer service, four (4) ¾" water services, one (1) 2" water service and a water meter vault be allowed to be installed in an existing public drainage easement due to accessibility to the existing utility mains.
 - a. Engineering staff are in support of the proposed utilities encroaching the public drainage easement given the following:
 - i. The proposed water meter vault is traffic rated, so as not to be damaged if the Town were to access the drainage easement with equipment.
 - ii. Any proposed utilities crossing the existing storm water pipe cross with adequate vertical clearance and at a 90° angle.
 - iii. The property owner and future homeowners understand that the Town is not liable for any damage or disruption in utility service that occurs within the public drainage easement.



Request for Board Action

November 20, 2024

To: Board Members

From: Nathan Farber, Senior Planner

Date: November 20, 2024

Subject: #R24-08

EXPLAIN REQUEST:

Consider a recommendation on Petition #R24-08, a request by Stephen A. McLane to rezone approximately 0.591 acres from Corporate Business to Neighborhood Residential.

ACTION RECOMMENDED:

Consider a recommendation.

FINANCIAL IMPLICATIONS:

NA

ATTACHMENTS:

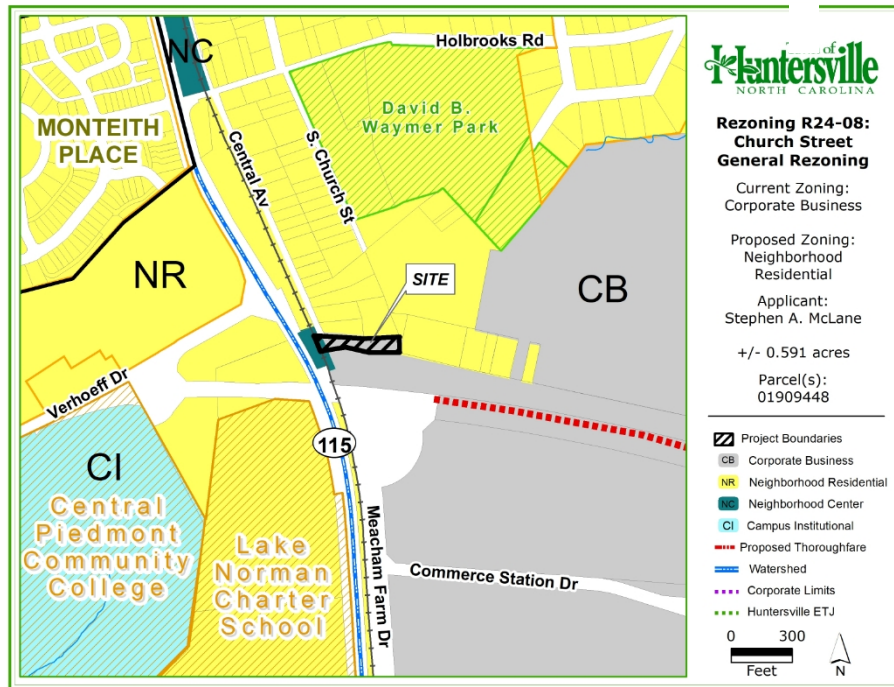
1. R24-08 PB staff report
2. Full Application
3. R24-08 Church Street Zoning Map
4. Surveys
5. Steve McLane Special Warranty Deed

Petition R24-08: 12936 S. Church Street General Rezoning

PART 1: PROJECT SUMMARY

Application Summary:

1. Petition #R24-08 is a request by the property owners of Parcel ID 01931109 to rezone 0.591 acres of Parcel ID 01931109 from Corporate Business to Neighborhood Residential.



Applicant: Stephen A. McLane

Property Owner: Same

Property Address: 12936 S. Church Street

Project Size: 0.591 acres

Parcel Numbers:
01909448

Existing Zoning:
Corporate Business (CB)

Proposed Zoning:
Neighborhood Residential (NR)

2. Adjoining Zoning and Land Uses

North: Neighborhood Residential (NR), Single Family Residential.

South: Corporate Business (CB), Currently vacant.

East: Neighborhood Residential (NR), Currently vacant.

West: Neighborhood Center (NC), Commercial

3. The 0.591 acres of Parcel ID 01540105 can be referenced through the attached survey (attachment 3) and the attached Deed (attachment 4).
4. The applicant, Stephen McLane, purchased 0.591 acres of Parcel ID 01540105 from the Town of Huntersville earlier this year to recombine with his existing Parcel ID 01909440. This new parcel has been assigned the Parcel ID 01909448 by Mecklenburg County. Parcel ID 01540105 is Town owned land that was once part of the right-of-way needed for the Verhoeff Drive bridge extension into Commerce Station industrial park, this project was completed in 2012 and the remaining ROW was no longer needed. The applicant submitted an official bid to purchase 0.591 acres on June 17, 2024, and the Town Board later approved this bid.
5. The applicant is proposing a general rezoning to remove Corporate Business so that the future recombined land will be entirely within the Neighborhood Residential zoning district. This will allow the applicant to subdivide the land and permit a new residential structure. Because this is a General Rezoning, the application does not have a

- The Huntersville 2040 Plan shows this property is located within the Employment Center district, though it is directly on the edge of the Moderate Density District.

2040 Plan Future Land Use Map



Employment Center

Employment centers contain a mix of uses including office, industrial, and institutional. Modern employment campuses and cutting -edge employers are now incorporating some retail and residential to create a live, work, and play environment. These areas offer workspace where innovation can grow while meeting employee lifestyle needs.



Moderate Density

This area is meant to accommodate a mix of conventional residential subdivisions with larger lots and traditional neighborhood development with a mix of lot sizes, including smaller unit types and occasional attached housing. Average gross density is generally 1-3 units per acre. It may have some smaller-scale commercial or nonresidential activity at key intersections. Exact density of future development should vary based on context and site constraints including potential conflicts with adjacent development, access, and the presence of natural and/or cultural resources.

PART 3: TRANSPORTATION ISSUES

- No Transportation issues.

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”.

STAFF COMMENT – Staff finds the proposed rezoning consistent with the following policies of the 2040 Huntersville Community Plan:

- **Policy LU 2.1 – Higher intensity residential uses will be focused generally within two miles of the I-77/NC-115 corridor and future activity centers in the eastern and western areas of Huntersville’s zoning jurisdiction . STAFF COMMENT:** The property in question is located directly next to the Moderate Density future land use character area and is also about 1 mile east of I-77.

STAFF COMMENT – Staff finds the proposed rezoning not consistent with the following policies of the 2040 Huntersville Community Plan:

- **Policy LU 1.1 – Utilize the Future Land Use Map during development approval process to ensure compatibility with long-range plans. STAFF COMMENT:** Staff find that the proposed rezoning is not consistent with the Employment Center Land Use Character Area that it is currently located in.

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 overall character of the existing development in the immediate vicinity of the subject property is residential in nature. The uses along S Church Street include single family residential lots. The Neighborhood Residential (NR) district uses established on the subject property would be consistent with the surrounding development. The commercial uses are mainly located south of Verheoff Drive, which makes a good separation between residential and commercial.

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 are no public facility concerns for a general rezoning application. Any traffic impact or public facility needs will be reviewed during the subsequent site plan review for any proposed development.

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 resources.

PART 5: PUBLIC HEARING

The Public Hearing took place on November 4, 2024.

PART 6: STAFF RECOMMENDATION

Staff recommends approval of the rezoning application as the Neighborhood Residential (NR) district is consistent with adjacent development north of Verhoeff Drive. Staff would also recommend updating the Future Land Use Map from Employment Center to Moderate Density in order to be consistent with the surrounding residential properties in the vicinity.

PART 7: PLANNING BOARD RECOMMENDATION

The Planning Board meeting is scheduled for November 20, 2024.

PART 8: ATTACHMENTS

1. Application
2. Rezoning Map
3. Survey
4. Deed of Property

PART 9: CONSISTENCY STATEMENT – R24-08: 12936 S. Church Street GENERAL REZONING

Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed rezoning of Petition R24-08, 12936 S. Church Street, Planning Staff finds that the rezoning is consistent with Policy LU 2.1 of the Town of Huntersville 2040 Community Plan. Staff recommends rezoning the property from Corporate Business (CB) to Neighborhood Residential (NR). It is reasonable and in the public interest to rezone this property because the NR district will be consistent with the character and uses adjacent to the subject property and the entire property would have one zoning district.	APPROVAL: In considering the proposed rezoning of Petition R24-08, 12936 S. Church Street, Planning Board finds that the rezoning is consistent with the Town of Huntersville 2040 Community Plan. The Board recommends rezoning the property from Corporate Business (CB) to Neighborhood Residential (NR). It is reasonable and in the public interest to rezone this property because...(explain)	APPROVAL: In considering the proposed rezoning of Petition R24-08, 12936 S. Church Street, Town Board finds that the rezoning is consistent with the Town of Huntersville 2040 Community Plan. The Board recommends rezoning the property from Corporate Business (CB) to Neighborhood Residential (NR). It is reasonable and in the public interest to rezone this property because...(explain)

DENIAL: N/A	DENIAL: In considering the proposed rezoning of Petition R24-08, 12936 S. Church Street, the Planning Board finds that the rezoning is not consistent with the Town of Huntersville 2040 Community Plan. We recommend denial of Rezoning Petition R24-08. It is not reasonable and not in the public interest to rezone this property because..... <i>(Explain)</i>	DENIAL: In considering the proposed rezoning of Petition R24-08, 12936 S. Church Street, the Town Board finds that the rezoning is not consistent with the Town of Huntersville 2040 Community Plan. We recommend denial of Rezoning Petition R24-08. It is not reasonable and not in the public interest to rezone this property because..... <i>(Explain)</i>
--------------------	---	---



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 8/16/24

Name of Project South Church Street NR Rezoning Phase # (if subdivision) _____

Project Address 12936 S. Church Street

Parcel Identification Number(s) (PIN) [REDACTED] 019311091

Current Zoning District CB R04-05 Proposed District (for rezoning only) NR

Property Size (acres) .591 Street Frontage (feet) 67.97

Current Land Use Comercial VACANT - CB R04-05

Proposed Land Use(s) Residential NR

Is the project within Huntersville's corporate limits?
Yes ☒ 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.

☒ I AM REQUESTING TO REZONE .591 ACRES OF PARCEL 01931109 THAT WAS RECENTLY SOLD TO ME BY THE TOWN.
DEED BOOK #39003 INSTRUMENT#2024075992. FROM CB TO NR

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 Stephen A. McLane Phone 704-577-7339
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: Resident

☒ 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 Stephen A. McLane
Title _____ Email SMCLane@GilbertFoods.com
Address of Applicant 12936 South Church Street 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 _____
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
------------------	-----------------	-------	-------

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

Application Information

Date of Application 8/16/24 EPM Number _____
Name of Project S. Church Street Parcel Phase # (if subdivision) _____
Parcel Identification Number(s) (PIN) [REDACTED] 01931109

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

* ^ Printed Name of Signer Stephen A McLane Phone Number 704-577-7339
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

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

Signature Steph A McLane

Title Owner Email smclane@gilbertfoods.com

Address of Property Owner/Applicant 12936 S. Church Street, Huntersville, 28078

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

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

Signature _____

Title _____ Email _____

Address of Property Owner/Applicant _____

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

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

Signature _____

Title _____ Email _____

Address of Property Owner/Applicant _____

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^ 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.

Exhibit A

Description of Request-

A portion of Parcel 01931109 was purchased from the town of Huntersville. Zoned Commercial land for the development of overpass bridge and industrial property for South Wire and Pactiv. This parcel was not used for the project.

The portion of Parcel was surveyed and sold to Stephen A Mclane adjacent to parcel 019-094-40 owned by Stephen A Mclane. With the intention of residential rezoning to match existing residential neighborhood.

The proposed combined parcel. Depicting a smaller parcel for 019-094-40 and slightly larger for the newly formed parcel 01931109.

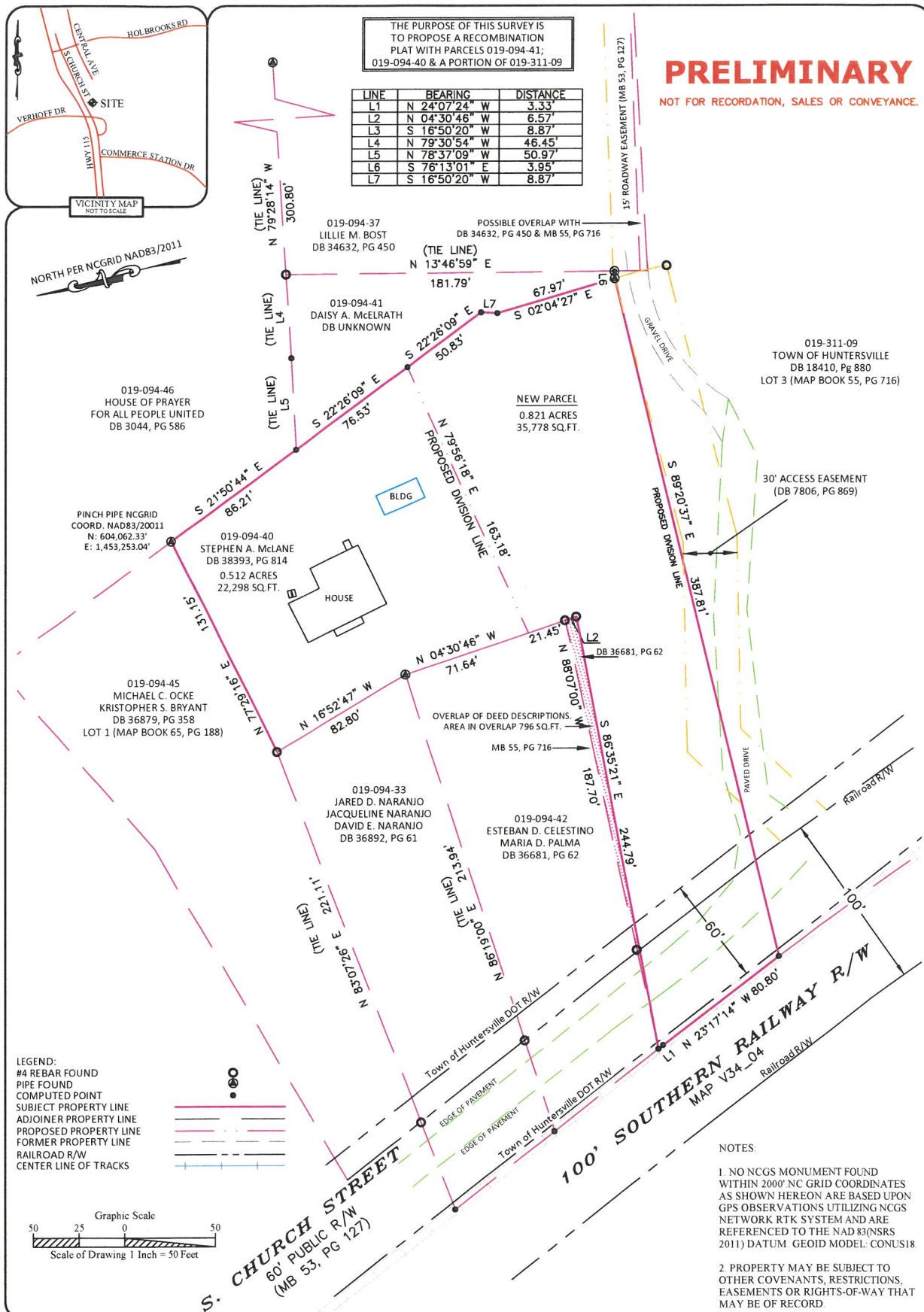
Exhibit B

List of Adjoining property owners with in 250 feet

**Lilli M Bost
Parcel 019-094-37
DB 34632. Pg 450**

**Stephen A Mclane
019-094-40
Db 38393 pg 814**

**Estaban D Celestino
Maria D Palma
DB 36681 pg 62**



Proposed Recombination Survey of 12936 South Church Street



Professional
Surveyors, Inc.
18335 Old Statesville Road Ste. A
Cornelius, N.C. 28031
704-765-5134 Phone/Fax
Firm License: C-3666

Property of:
Stephen R. McLane

As Recorded in:
Deed Book 38393, Pg 814

Site Address:
12936 South Church Street
Huntersville, NC 28078
Iredell County

101923-02
Job No.

JML
Prepared By

≥ 1:10,000
Error of Closure

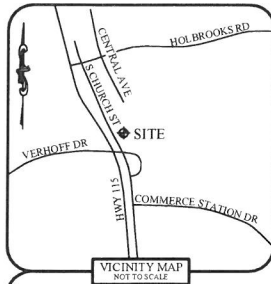
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Drawing Scale

019-094-40
Tax Parcel Number

McLane
Drawing File Name

REVISION 1
Sheet Number

8/12/2024
Date



THE PURPOSE OF THIS SURVEY IS
TO DETERMINE THE AREA FOR THE
PROPOSED SALE OF LAND FROM TOWN
OF HUNTERVILLE TO STEPHEN A. McLANE.

LINE	BEARING	DISTANCE
L1	N 24°07'24" W	3.33'
L2	N 04°30'46" W	6.57'
L3	S 16°50'20" W	8.87'
L4	N 79°30'54" W	46.45'
L5	N 78°37'09" W	50.97'

019-094-37
LILLIE M. BOST
DB 34632, PG 450

POSSIBLE OVERLAP WITH
DB 34632, PG 450 & MB 55, PG 716

Digitally Signed by Daryl W. Long
Professional Property Surveyors, Inc. 10/12/23



DARYL W. LONG, P.L.S.
18335 OLD STATESVILLE ROAD
SUITE A
CORNELIUS, N.C. 28031
(704) 765-5134

019-311-09
TOWN OF HUNTERVILLE
DB 18410, PG 880
LOT 3 (MAP BOOK 55, PG 716)

NORTH PER NCGRID NAD83/2011

019-094-46
HOUSE OF PRAYER
FOR ALL PEOPLE UNITED
DB 3044, PG 586

PINCH PIPE NCGRID
COORD. NAD83/20011
N: 604,062.33'
E: 1,453,253.04'

019-094-45
MICHAEL C. OCKE
KRISTOPHER S. BRYANT
DB 36879, PG 358
LOT 1 (MAP BOOK 65, PG 188)

019-094-40
STEPHEN A. McLANE
DB 38393, PG 814
0.661 ACRES
28,803 SQ. FT.

019-094-33
JARED D. NARANJO
JACQUELINE NARANJO
DAVID E. NARANJO
DB 36892, PG 61

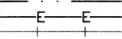
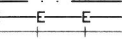
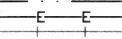
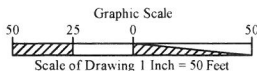
019-094-42
ESTEBAN D. CELESTINO
MARIA D. PALMA
DB 36681, PG 62

30' ACCESS EASEMENT
(DB 7806, PG 869)

4RBF NCGRID
COORD. NAD83/20011
N: 603,813.86'
E: 1,453,068.48'

LEGEND:

#4 REBAR FOUND
PIPE FOUND
COMPUTED POINT
SUBJECT PROPERTY LINE
ADJOINER PROPERTY LINE
PROPOSED PROPERTY LINE
RAILROAD R/W
CENTER LINE OF TRACKS



NOTES:

1. NO NCGS MONUMENT FOUND
WITHIN 2000' NC GRID COORDINATES
AS SHOWN HEREON ARE BASED UPON
GPS OBSERVATIONS UTILIZING NCGS
NETWORK RTK SYSTEM AND ARE
REFERENCED TO THE NAD 83(NSRS
2011) DATUM. GEOID MODEL: CONUS18

2. PROPERTY MAY BE SUBJECT TO
OTHER COVENANTS, RESTRICTIONS,
EASEMENTS OR RIGHTS-OF-WAY THAT
MAY BE OF RECORD.

3. THE PROPERTY DOES NOT LIE IN A
SPECIAL FLOOD HAZARD AREA PER
FEMA PANEL MAP #3710465000K,
DATED 11/16/2018

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AGENCY FOR PREVAILING LAND
DEVELOPMENT AND ZONING
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CONSTRUCTION OF ANY
IMPROVEMENTS

Proposed Division Line Survey of 12936 South Church Street

 Professional Property Surveyors, Inc. 18335 Old Statesville Road Ste. A Cornelius, N.C. 28031 704-765-5134 Phone/Fax Firm License: C-3666	Property of: Stephen R. McLane	As Recorded in: Deed Book 38393, Pg 814	Site Address: 12936 South Church Street Huntersville, NC 28078 Iredell County
101923-02 Job No.	JML Prepared By	≥ 1:10,000 Error of Closure	1"=50' Drawing Scale
		019-094-40 Tax Parcel Number	McLane Drawing File Name
		1 of 1 Sheet Number	10/12/2023 Date



Rezoning R24-08: Church Street General Rezoning

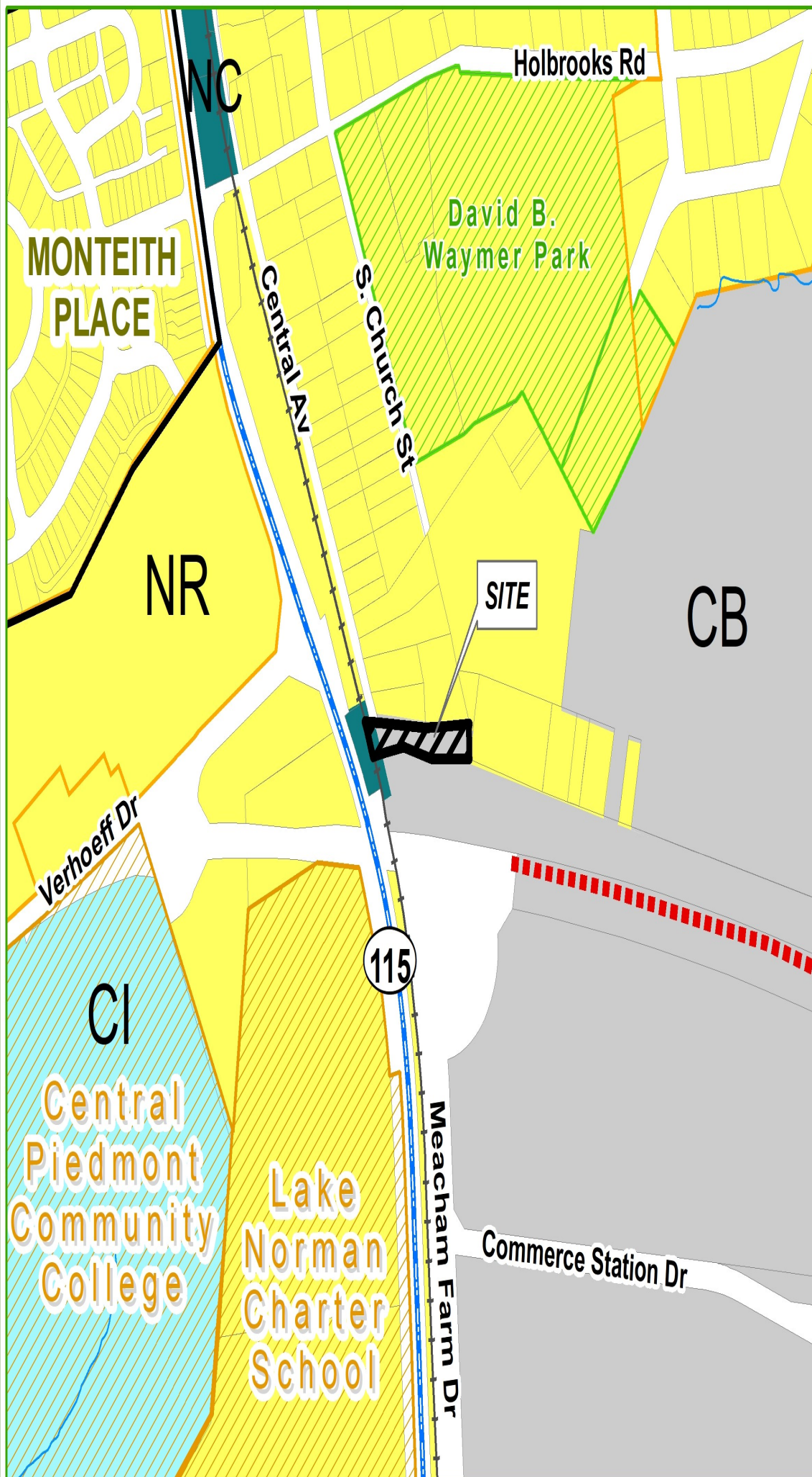
Current Zoning:
Corporate Business

Proposed Zoning:
Neighborhood
Residential

Applicant:
Stephen A. McLane

+/- 0.591 acres

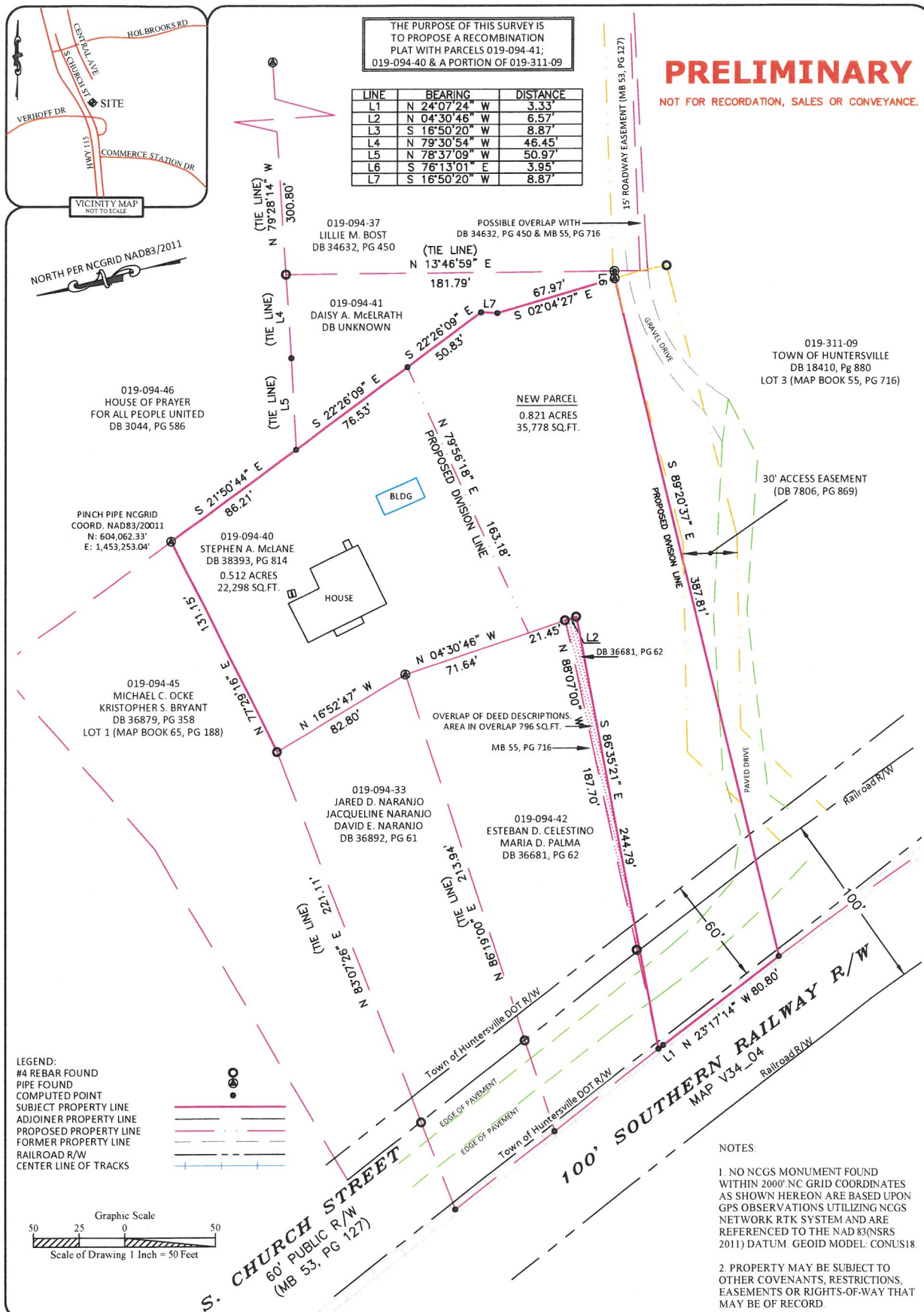
Parcel(s):
01909448



- Project Boundaries
- Corporate Business
- Neighborhood Residential
- Neighborhood Center
- Campus Institutional
- Proposed Thoroughfare
- Watershed
- Corporate Limits
- Huntersville ETJ

0 300
Feet





Proposed Recombination Survey of 12936 South Church Street



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Surveyors, Inc.
18335 Old Statesville Road Ste. A
Cornelius, N.C. 28031
704-765-5134 Phone/Fax
Firm License: C-3666

Property of:
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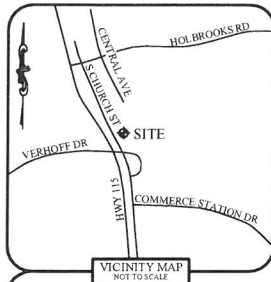
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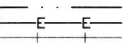
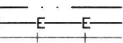
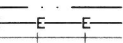
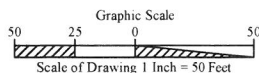
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101923-02 Job No.	JML Prepared By	≥ 1:10,000 Error of Closure	1"=50' Drawing Scale
		019-094-40 Tax Parcel Number	McLane Drawing File Name
		1 of 1 Sheet Number	10/12/2023 Date

For Registration
Fredrick Smith
Register of Deeds
Mecklenburg County, NC
Electronically Recorded
2024 Aug 13 10:47 AM RE Excise Tax: \$ 57.00
Book: 39003 Page: 40 - 42 Fee: \$ 26.00
Instrument Number: 2024075992

Fredrick Smith

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax:	\$57.00
Parcel ID:	Portion of 01931109
Mail/Box to:	Grantee
Prepared by:	The Town of Huntersville, PO Box 664, Huntersville, NC 28070
Brief description for the Index:	0.591 acre portion of 01931109

THIS SPECIAL WARRANTY DEED ("Deed") is made on the 12 day of August, 2024, by and between:

GRANTOR	GRANTEE
Town of Huntersville A North Carolina Municipal Corporation P.O. Box 664 Huntersville, NC 28070	Stephen Arthur McLane 12936 South Church St Huntersville, NC 28078

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the Town of Huntersville, Mecklenburg County, North Carolina and more particularly described as follows (the "Property"):

See Exhibit A attached hereto for description of the Property.

All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Map Book __ at Page __.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor shall warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

All valid and enforceable easements, restrictions (including those set forth in Exhibit B), reservations, rights of way and other conditions which may appear in the record chain of title.

NEITHER THE INDIVIDUAL NOR LAW FIRM PREPARER OF THIS INSTRUMENT PERFORMED ANY TITLE EXAMINATION WORK, NOR CONDUCTED OR PARTICIPATED IN ANY CLOSING RELATED TO THE TRANSACTION INVOLVING THIS INSTRUMENT.

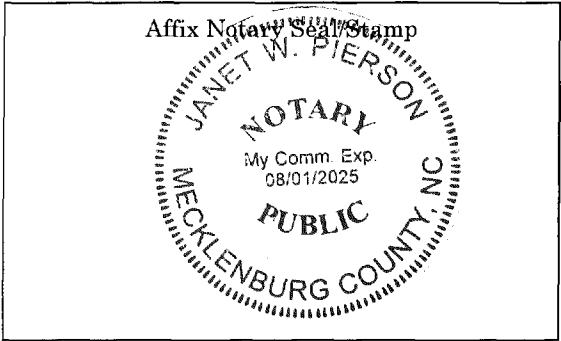
IN WITNESS WHEREOF, Grantor has duly executed this North Carolina Special Warranty Deed, if an entity by its duly authorized representative.

Town of Huntersville
Entity Name

By: Christy Clark
Name: Christy Clark
Title: Town Mayor, Authorized Signer

STATE OF NORTH CAROLINA, COUNTY OF mecklenburg

I, the undersigned Notary Public, certify that the following person(s) personally appeared before me on the 2nd day of August 2024 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Christy Clark as Town Mayor/Authorized Signer for the Town of Huntersville.



Janet W. Pierson
Notary Public (Official Signature)
My commission expires: 8-1-2025

EXHIBIT A

Lying and being in Huntersville and Mallard Creek Townships, Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING at a #4 rebar found at NCGRID Coordinate NAD83/20011 N: 603,813.86' E: 1,453,068.48' and running thence S 80-10-45 W 124.47 feet to a computed point, thence N 23-17-14 W 80.80 feet to a computed point, thence N 24-07-24 W 3.33 feet to a computed point, thence S 86-35-21 E 244.79 feet to a piece of # 4 rebar found, thence N 04-30-46 W 6.57 feet to a piece of #4 rebar found, thence S 88-07-00 E 76.92 feet to a computed point, thence S 86-59-44 W 100.5 feet to a pipe found, thence S 16-50-20 W 8.87 feet to a pipe found, thence S 02-04-27 E 67.97 feet to a pipe found, thence S 89-42-13 W 152.01 feet to a piece of #4 rebar found, thence N 76-50-05 W 116.17 feet to that #4 rebar found marking the point of beginning.

The above metes and bounds description is drawn from that certain survey entitled “Proposed Division Line Survey of 12936 South Church Street” dated 10/12/2023 and prepared for Stephen R. McLane.



Request for Board Action

November 20, 2024

To: Board Members

From: Brad Priest, Assistant Planning Director

Date: November 20, 2024

Subject: R24-05: Hillco Skilled Nursing Facility

EXPLAIN REQUEST:

Petition #R24-05 is a request by Novant Health Inc. to rezone approximately 13.9 acres of land from Corporate Business (CB) to Campus Institutional Conditional District (CI-CD). The property is located at 13600 Reese Boulevard East in the Huntersville Business Park (PIN 01719110)

ACTION RECOMMENDED:

Make a recommendation to the Town Board on Tuesday November 20th, 2024.

FINANCIAL IMPLICATIONS:

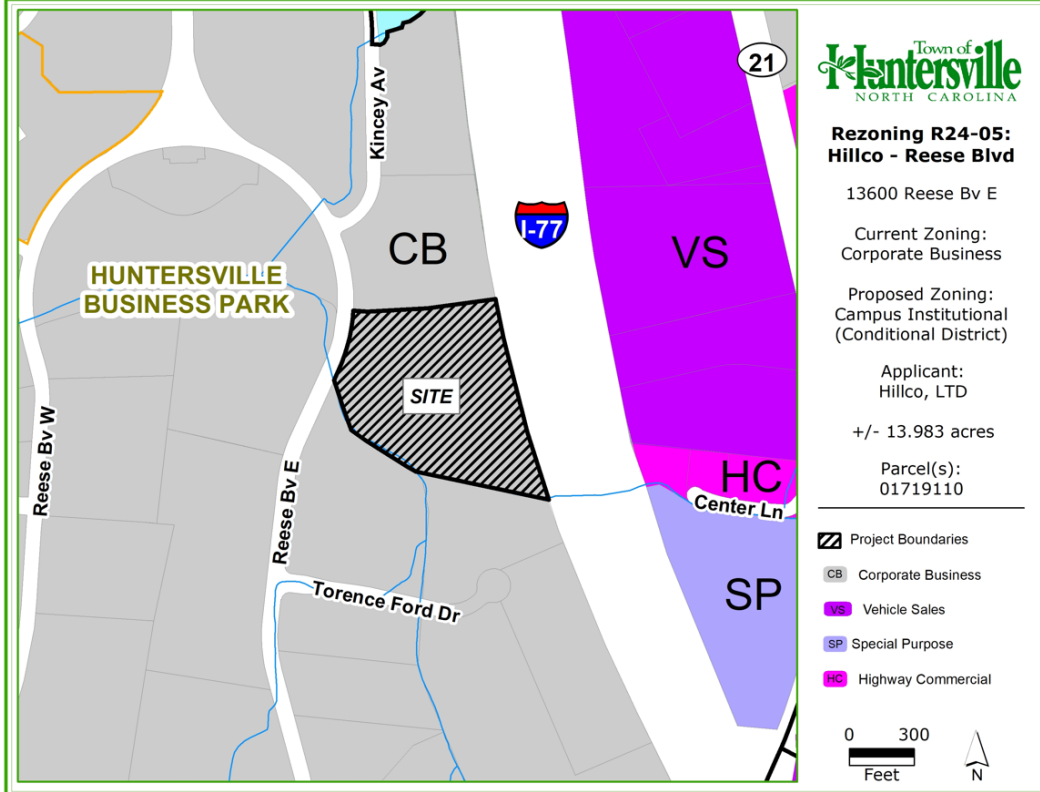
N/A

ATTACHMENTS:

1. R24-03 Hillco Staff Report - PB - 11 20 24
2. RZ24-05_Hillco Reese Blvd_Rezoning Site Plan Package_11.06.24
3. Hillco_Staff Report Eng_10.14.24
4. Hillco Employment Data
5. Community Meeting Package 10.15.24
6. TIA Determination - Hilco Nursing and Rehab 7-10-24
7. Hillco Rezoning_General Application EXECUTED

Petition R24-05 Hillco Skilled Nursing Facility

PART 1: PROJECT SUMMARY



Applicant: Hillco, LTD – Jonathan Rodgers

Property Owner: Novant Health, Inc.

Property Address: 13600 Reese Boulevard East

Project Size: (+/-) 13.98 acres

Parcel Numbers: 01719110

Current Zoning: Corporate Business (CB)

Current Land Use: Vacant

Proposed Zoning: Campus Institutional Conditional District (CI-CD)

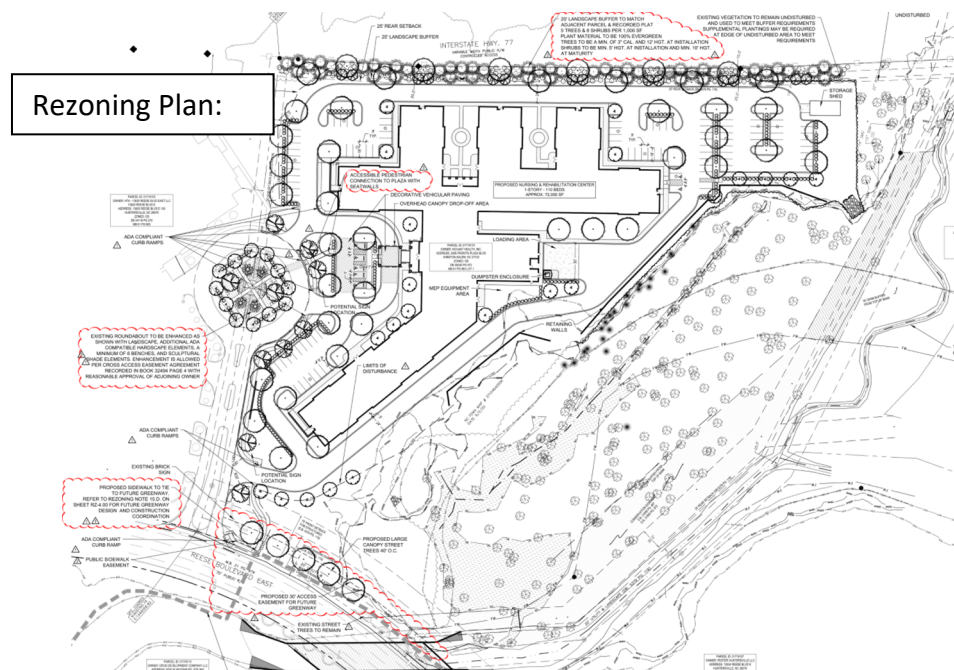
Proposed Land Use: Skilled Nursing Facility

1. Purpose: Petition #R24-05 Hillco Skilled Nursing Facility, a request by Novant Health Inc. to rezone approximately 13.9 acres of land from Corporate Business to Campus Institutional Conditional District to develop a Skilled Nursing Facility. The property is located at 13600 Reese Boulevard East in the Huntersville Business Park.
2. Adjoining Zoning and Land Uses.
 - North: Corporate Business (CB) zoning, general office uses in the Huntersville Business Park.
 - South: Corporate Business (CB) zoning, general office uses in the Huntersville Business Park.
 - East: Interstate 77. East of I-77 is Vehicular Sales (VS), Highway Commercial (HC) zoning with the Hall Honda car dealership and general warehouse commercial along Center Lane.
 - West: Corporate Business (CB) zoning, general office uses in the Huntersville Business Park.
3. A neighborhood meeting was held on September 25, 2024. The invitation list, invitation, attendance list, and summary of the meeting are included in the agenda packet for review.
4. Notice for this rezoning petition was sent via a postcard to adjoining property owners; a legal ad placed in the Charlotte Observer; and posting of a rezoning sign along Reese Boulevard in front of the property.

PART 2: REZONING/SITE PLAN

Site Plan Description

- The applicant is proposing to develop a Nursing and Rehabilitation Center, also known as a Skilled Nursing Facility. The facility is proposed to have 110 beds and be approximately 72,000 sqft in size. This use is not permitted in the Corporate Business current zoning, therefore the rezoning application submitted to Campus Institutional.
- In the Campus Institutional zoning district, the use is categorized as a Congregate Care Facility. Congregate Care is exempted from parking requirements per 6.1 of the Zoning Ordinance.
- The property is located in the Huntersville Business Park which was developed under the 1991 Huntersville Zoning Ordinance. Normally, when a development meets the use allowance of the 1991 ordinance, the use is vested or grandfathered from current code requirements such as tree save, street frontage, buffers, sidewalks, water quality controls etc. However, because the applicant is proposing to rezone the property to permit a different use than was originally allowed, the vesting is lost, and the current ordinance becomes applicable.
- The subject property is encumbered by a significant amount of floodplain due to a branch of Torrance Creek running along the southern property line of the site. Therefore approximately 40% of the development is unbuildable.
 - Due to the floodplain's extent and location near the street, it is not possible to have the building front the street as the zoning ordinance would normally require for this use. However, Article 8.1.4 allows buildings to front on urban open space that meets ordinance requirements. Staff has worked with the applicant to design an alternative frontage using the existing shared driveway roundabout on the northern side of the lot. Therefore, the building is turned and oriented to the north of the site rather than the street. Please see the modification requests and rezoning issues below for more information.
- The development would be required to save 30% of its specimen trees on site. Due to the stream and floodplain on the site the applicants are proposing to save 84% (16 of 19 trees).



Rezoning Issues:

- **Modifications.** The applicants are seeking several modifications from the zoning ordinance for the proposed development. They are as follows:
 - Article 4.1.1: Requires the building to be located at a maximum 15 feet build to line, or a maximum 15 feet from the fronting condition (usually the street). As mentioned above, due to the location of the floodplain, a close building frontage along Reese Boulevard is not possible. Staff has worked with the applicants to design the roundabout to the north of the property into an urban open space, an allowed frontage condition in the ordinance. However, the building proposed is set back further than the required 15-foot build to line from the urban open space as well. Therefore, a modification is needed.
 - Article 4.1.3: Prohibits parking in the front of the building. The proposed plan places much of the building's parking in between the building and the fronting urban open space. A modification is needed for this site design.
 - Article 5.5: Requires sidewalks to be installed along the street frontage of the property. The applicants are asking for a modification to not install the sidewalk along Reese Boulevard.
 - Article 6.1 A: This section also prohibits parking in the front of a building.
 - Article 7.5: Requires a 50-foot-wide opaque buffer along the Interstate 77 right of way. The applicants are asking approval for a 20-foot-wide buffer instead (60% reduction in the buffer width).
 - Article 8.17: Several subsections of our water quality ordinance are being requested for modification. Please see the engineering report attached. The specific sections are:
 - 8.17.12 B -Performance Criteria for High Density Projects
 - #3 – Water Quality Treatment
 - #6 – Storm Water Volume Control
 - #7 – Storm Water Volume Peak Control
 - Due to the challenging topography, the applicants are proposing to only treat about 40% of the site with water quality controls. The other 60% of the site would discharge directly to the stream, as most of the Huntersville Business Park currently does due to their vested condition.
 - Staff Comment: Although the proposed site plan modifications create a design different than other Skilled Nursing facilities in Huntersville, staff is open to the modifications and recommends flexibility considering the complications that arise with the floodplain on the property. Additionally, per Chapter 3.1.2 of the Zoning Ordinance and Policy 8.2 of the Huntersville 2040 Plan, the applicant is proposing a higher design standard by converting the existing roundabout driveway into an attractive, functional, and recreational urban open space as an alternative frontage condition.
- **Alternative Frontage Plaza:** Half of the proposed urban open space that would serve as the alternative frontage condition (alternative to the street) is located on a shared driveway on an adjacent property. Although staff has worked with the applicant on an approvable design, it has not been confirmed that the adjacent property owner has agreed to the modifications to the property. Staff recommends that adjacent property owner permission be secured prior to rezoning approval to ensure the feasibility of the plaza design. In addition, to formalize this needed improvement, staff recommends a specific condition note be added to the plan committing to the improvements of the open space.
 - Update 11/8/24: A more detailed label has been added to the graphic of the site plan concerning the design of the open space. However, staff recommends a specific rezoning note be added on sheet RZ 4.00 outlining these commitments of construction. In addition, staff still recommends a simple written permission from the adjacent property owner be submitted on the design and maintenance of the open space.

- **Proposed Uses:** The property is currently located in the Huntersville Business Park and zoned Corporate Business (CB). Therefore, the intent of the current zoning (and the Huntersville 2040 Plan) is to allow uses that would encourage economic development and employment generation. A conditional rezoning note on the plan proposes to allow all uses in the Campus Institutional (CI) zoning district. Allowing all uses in CI would allow uses that would not achieve those employment generating goals such as Schools, Religious Institutions, Day Care Centers and Parks. Therefore, staff recommends the use of the property be limited to the proposed use; a Skilled Nursing facility, which per the applicant's submittal will create up to 160 medical jobs at the facility.
 - **Update 11/8/24:** The note has been amended to only permit health institutions including congregate care facilities. Staff finds the note acceptable.
- **Building Elevations:** Conceptual building elevations were submitted as part of the rezoning submittal on sheet RZ-4.00. However, these concepts do not give staff clear direction on what the building is committing to construct and will be difficult to later enforce architectural standards by. Additionally, sample elevations were submitted on sheet RZ-4.01 which differ significantly from the conceptual elevation in form, materials, and style. Therefore, to clarify the expectation of the final building design, staff recommends the example elevations on sheet RZ-4.01 be removed, and a new rezoning note be added committing the applicant to build the facility based on the concept drawings. The note would include baseline commitments to materials, variation of materials, use of stone, and modern styling.
 - Committing to unique and modern architectural standards would be another opportunity to achieve excellent design above the minimum ordinance standards per Article 3.1.2 of the Huntersville Zoning Ordinance and Policy 8.2 of the Huntersville 2040 Plan.
 - **Update 11/8/24:** The "sample" elevations have been removed from the submittal. A table list of "example" materials has also been included on sheet RZ-4.00. However, staff recommends the list be modified into a commitment note clearly stating what is committed to, not what an example could be.
- **Greenway Accommodation** – The Torrance Creek Greenway (Town Greenway) is proposed to traverse this property along the frontage on Reese Boulevard. The applicant has agreed to connect their building to the future greenway with a sidewalk. However, considering a sidewalk is required along the street by ordinance and a greenway is very likely to be constructed near where the sidewalk would normally go near the street, constructing the greenway along their frontage (at a later time when the rest of the greenway is built in coordination with Town Staff) would be an excellent opportunity for the applicant to provide public benefit to their application. However, at minimum staff recommends the applicants dedicate an easement back of right of way to allow the construction of the greenway along their frontage.
 - **Update 11/8/24:** A note has been added to sheet RZ-4.00 stating the applicant will dedicate land along the frontage for the greenway and commit to build a 12-foot-wide multi-use path for the greenway along the frontage once the greenway is designed and under construction. This note is being reviewed by legal but is generally acceptable to staff as a commitment.

PART 3: TRANSPORTATION ISSUES

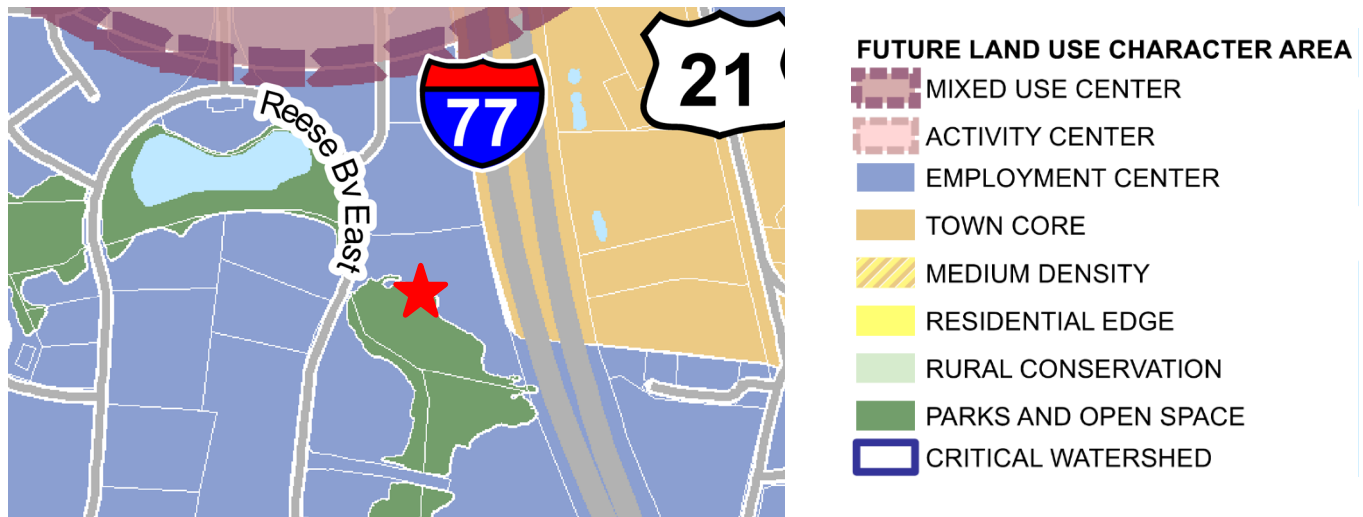
Traffic Impact Analysis (TIA)

- A Town TIA for the proposed project was not required due to the use not producing the threshold number of trips necessary to require the study.
- Please find the TIA Determination from Engineering attached in the agenda packet.

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 – “Employment Center”



Employment Center

Employment centers contain a mix of uses including office, industrial, and institutional. Modern employment campuses and cutting -edge employers are now incorporating some retail and residential to create a live, work, and play environment. These areas offer workspace where innovation can grow while meeting employee lifestyle needs.

STAFF COMMENT – The 2040 Huntersville Community Plan **DOES SUPPORT** this project through the following sections:

- **Policy LU 1.1:** Utilize the Future Land Use Map during development approval process to ensure compatibility with long range plans.
 - **STAFF COMMENT:** The property is located in the Employment Center character area of the Huntersville 2040 Plan. This area is meant to encourage uses and development that support employment generation. According to the applicant’s submittal, the use would generate 160 various nursing jobs at the facility. In addition, this institutional use achieves the recommendation to mix uses in the employment center, rather than having homogenous office/industrial areas. Please see their proposed employment generation information submitted by the applicant attached.
- **Policy LU 5:** Focus more intense development in locations that can support growth.

- STAFF COMMENT: The location of the development is immediately adjacent to Interstate 77 in an established business park, between two thoroughfares. The existing infrastructure supports intensification and growth in the area.
- **Policy LU 6.1**: A mix of land uses is encouraged in Mixed-Use Centers, Activity Centers, Employment Centers identified on the Future Land Use Map.
 - STAFF COMMENT: Adding institutional uses achieves a further mixture of uses in the Huntersville Business Park and is a complimentary use to the Novant Hospital also in the Park.
- **Policy EOS 3.1**: Make mature, native forest an open space priority, especially near streams.
 - STAFF COMMENT: Due to the stream and the floodplain, the development would be able to save a significant amount of tree save area over the minimum requirement (84% versus 30%).
- **Policy LU 8.2**: Evaluate and strengthen incentives to encourage the achievement of higher design standards.
 - STAFF COMMENT: Although the applicants cannot front Reese Boulevard due to the floodplain challenges, the proposal is to go above and beyond the standard business park buffer along the street and provide an alternative frontage condition to the north of the property. The open space proposed would include decorative brick pavers, recreational seating, sculptural shade elements, and enhanced landscaping. Providing this alternative frontage would go above and beyond the standard business park design.

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

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

STAFF COMMENT:

The property is surrounded by office and industrial development in the Huntersville Business Park. However other institutional uses currently exist in the Park as well. The Novant Huntersville Hospital on Gilead Road, the Levine and Dickson Hospice House on Van Story Drive, the Huntersville Health and Rehabilitation Center on Boren Street, and the Huntersville Police Department on Julian Clark Avenue are all existing nearby institutional uses in the Huntersville Business Park. Therefore, the proposed institutional use is consistent with the mixed-use nature of the Huntersville Business Park.

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

STAFF COMMENT:

- A Transportation Impact Analysis was not required.
- Staff has no other indication that the proposed use will adversely affect the adequacy of public facilities.

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

STAFF COMMENT:

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

PART 5: STAFF RECOMMENDATION

Staff recommends approval with the following conditions:

1. A simple note of acceptance from the adjacent property owner is received allowing the upfit of the driveway roundabout into an urban open space, and a conditional note is added to the rezoning notes formalizing the commitment of its design.
2. A rezoning note is added formalizing commitment to the construction of the concept elevations.
3. Minor site plan comments from staff are addressed prior to final approval.

PART 6: PUBLIC HEARING COMMENTS

A Public Hearing was held on November 4th, 2024. No one from the public spoke for or against the application. Please find the meeting recording at the following link: <https://www.youtube.com/watch?v=HmJlxvhvSWQ&t=3895s>

PART 7: PLANNING BOARD RECOMMENDATION

Planning Board is scheduled for November 20, 2024.

PART 8: TOWN BOARD CONSIDERATION

Town Board consideration is scheduled for December 17, 2024.

PART 9: ATTACHMENTS/ENCLOSURES

Attachments

- Rezoning Application
- R24-05 Rezoning Plan
- Neighborhood Meeting Report
- Engineering Report
- TIA Determination
- Hillco Submitted Employment Data

PART 10: CONSISTENCY STATEMENT – R24-05 Hillco Skilled Nursing Facility

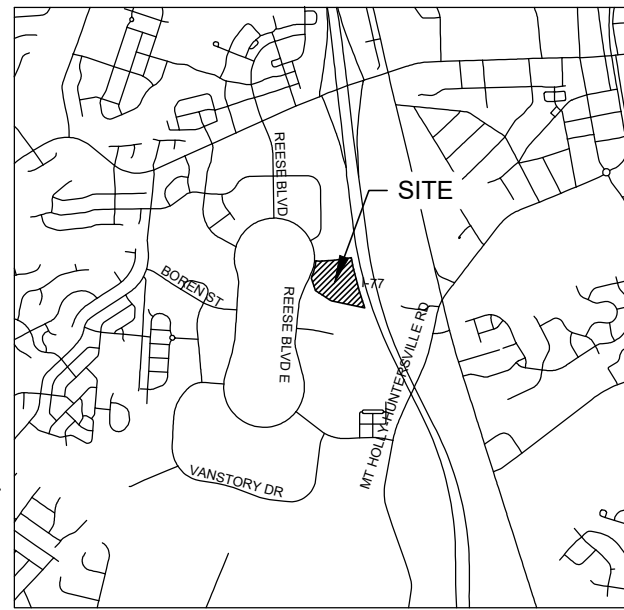
Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed rezoning application R24-05 Hillco Skilled Nursing Facility, staff recommends approval with conditions. With the conditions met, the plan will be consistent with Policies LU-1.1, LU-5, LU-6.1, EOS 3.1, and LU-8.2. It is reasonable and in the public interest to approve the Rezoning Plan because it would further diversify the uses of the Huntersville Business Park, provide for an employment generating use to the Town's inventory, and contribute to the public good of the Town by participating in the construction of a Town greenway.	APPROVAL: In considering the proposed rezoning application R24-05, Hillco Skilled Nursing Facility, the Planning Board recommends approval based on the Plan being consistent with <u>(insert applicable plan reference)</u>. <u>It is reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>	APPROVAL: In considering the proposed rezoning application R24-05, Hillco Skilled Nursing Facility, the Town Board recommends approval based on the Plan being consistent with <u>(insert applicable plan reference)</u>. <u>It is reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>
DENIAL: N/A	DENIAL: In considering the proposed rezoning application R24-05, Hillco Skilled Nursing Facility, the Planning Board recommends denial based on the Plan being <u>(consistent OR inconsistent) with (insert applicable plan reference)</u>. <u>It is not reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>	DENIAL: In considering the proposed rezoning application R24-05 Hillco Skilled Nursing Facility, the Town Board recommends denial based on the Plan being <u>(consistent OR inconsistent) with (insert applicable plan reference)</u>. <u>It is not reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>

HILLCO - REESE BLVD
COMMERCIAL REZONING SITE PLAN PACKAGE
13600 Reese Blvd E, Huntersville, NC 28078
Mecklenburg County Tax Parcel: 01719110
EPM#: CSP-500028

DRAWING INDEX

Sheet Number	Sheet Title
RZ-0.00	COVER SHEET
RZ-1.00	EXISTING CONDITIONS PLAN
RZ-1.01	TREE SAVE EXHIBIT
RZ-2.00	SITE PLAN
RZ-3.00	PRELIMINARY GRADING PLAN
RZ-3.10	PRELIMINARY STORMWATER MANAGEMENT PLAN
RZ-3.20	PRELIMINARY STORM DRAINAGE PLAN
RZ-3.30	PRE DEV. DRAINAGE AREA
RZ-3.40	PST DEV. DRAINAGE AREA
RZ-3.50	PRELIMINARY UTILITY PLAN
RZ-4.00	DEVELOPMENT NOTES & CONDITIONS

VICINITY MAP



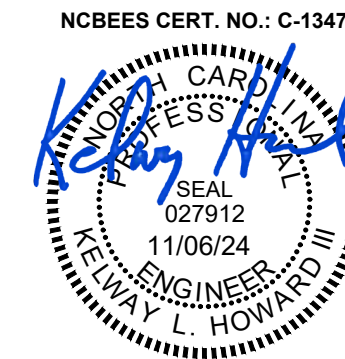
NOT TO SCALE

PROJECT DEVELOPER:
HILLCO, LTD.
1435 HWY 258 N
KINSTON, NC 28054
PH: (919) 779-5095
CONTACT: JON RODGERS, MHA

PROPERTY OWNER:
NOVANT HEALTH, INC.
2085 FRONTIS PLAZA BLVD.
WINSTON-SALEM, NC 27103



SEALS:



PROJECT:

HILLCO - REESE BLVD
13600 REESE BLVD E
HUNTERSVILLE, NC 28078
PARCEL ID: 01719110

CLIENT:

HILLCO, LTD.
1435 HWY 258 N
KINSTON, NC 28054

DATE:	07/31/24
REVISIONS:	
COMMENT REVISIONS	09/20/2024
COMMENT REVISIONS	10/14/2024
COMMENT REVISIONS	11/09/2024

DRAWN: SSH,MBA,ESB
JOB. NO.: 23-190
SHEET TITLE:

COVER SHEET

SCALE: NTS
SHEET NO.:

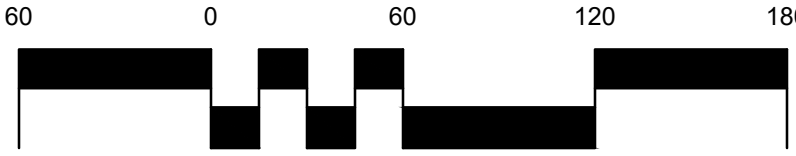
RZ-0.00
© STIMMEL ASSOCIATES, P.A.

RETAINING WALL NOTES

- 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 (DPRIC) LETTERS.



North



SCALE: 1" = 60'

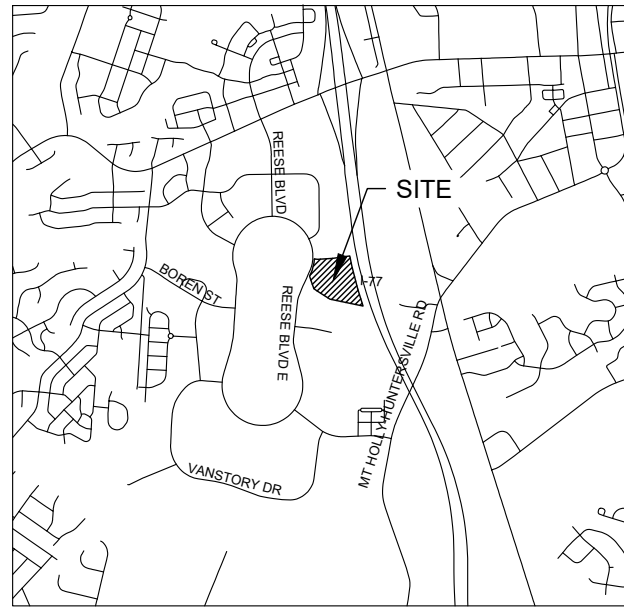
SCALE: 1" = 50'

THE BOUNDARY AND TREE SURVEY INFORMATION HEREIN IS FROM SURVEY INFORMATION SUPPLIED BY REGIONAL LAND SURVEYORS, INC
8642 WEST MARKET ST. SUITE 100
GREENSBORO, NC 27409
(336) 665-8155

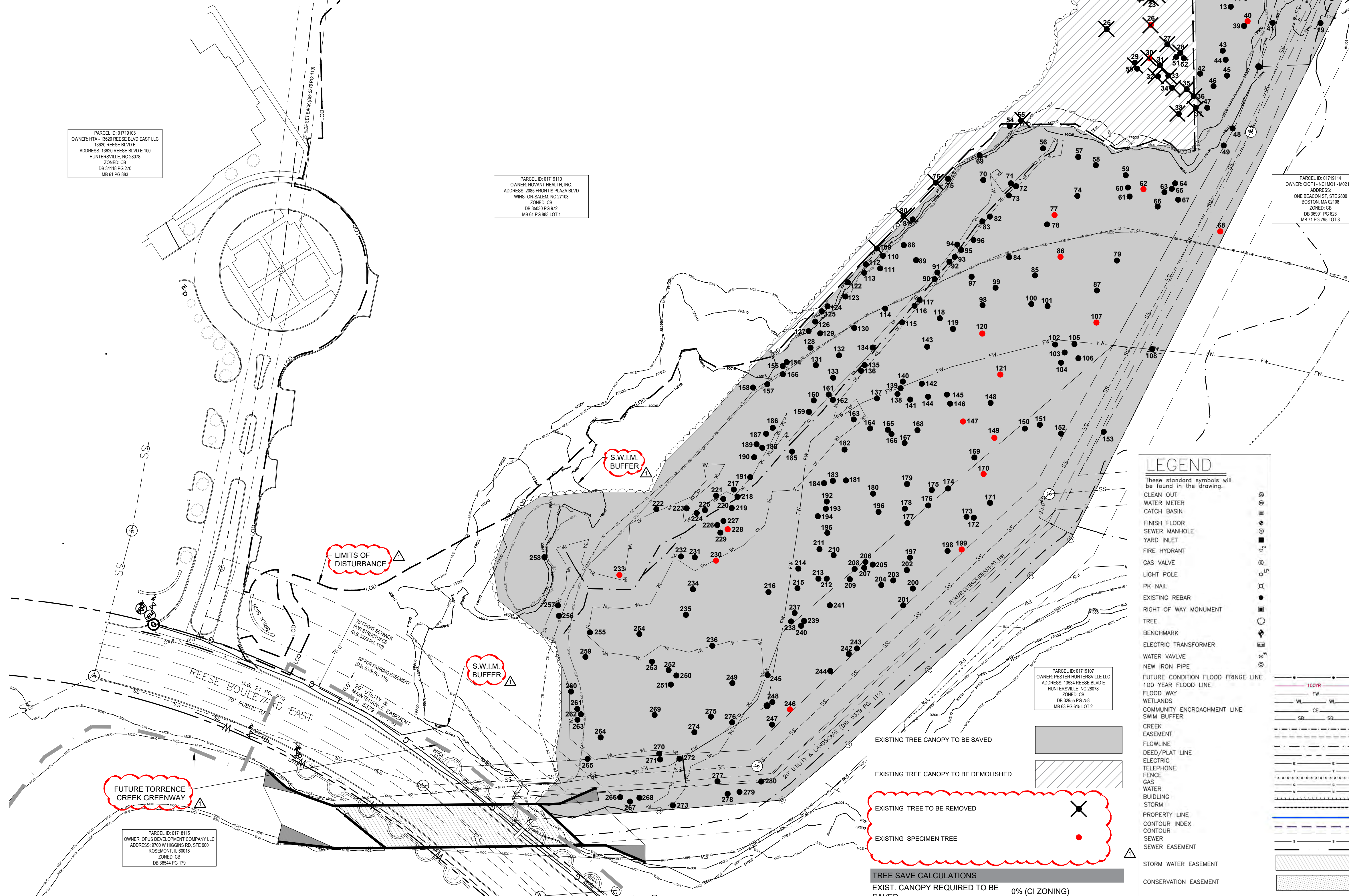
THE TOPOGRAPHIC INFORMATION HEREIN IS FROM SURVEY INFORMATION SUPPLIED BY:
SGRO LAND SURVEYING, PLLC
145 W PARRIS AVE. SUITE 101
HIGH POINT, NC 27262



VICINITY MAP



NOT TO SCALE



SURVEY DISCLAIMER

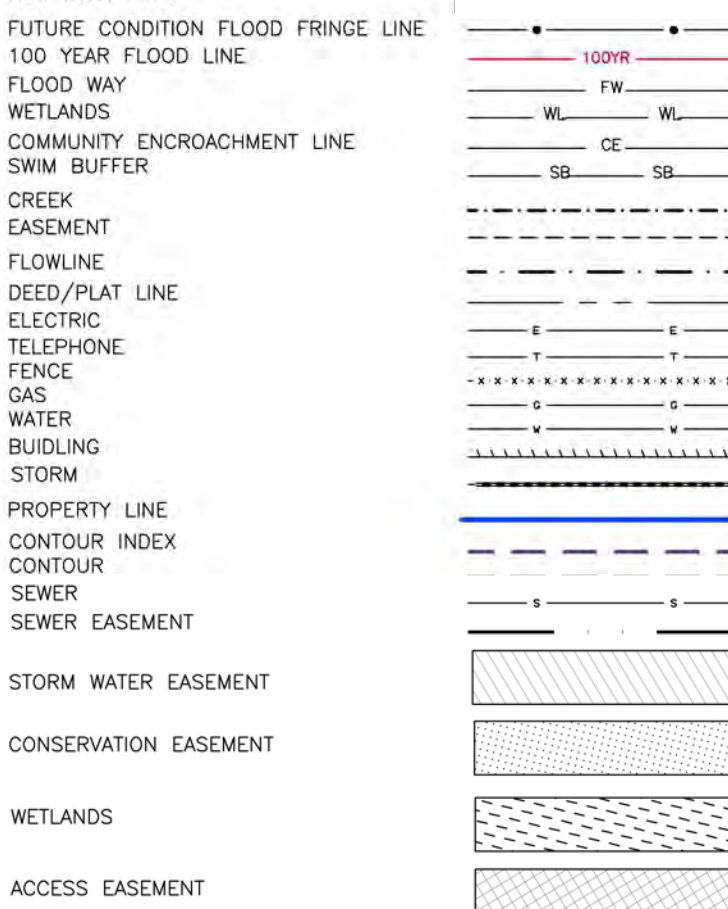
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8642 WEST MARKET ST, SUITE 100
GREENSBORO, NC 27409
(336) 665-8155
THE TOPOGRAPHIC INFORMATION HEREIN IS FROM SURVEY INFORMATION SUPPLIED BY:
SGROI LAND SURVEYING, PLLC
145 W PARRIS AVE, SUITE 101
HIGH POINT, NC 27282

TREE SAVE CALCULATIONS	
EXIST. CANOPY REQUIRED TO BE SAVED	0% (CI ZONING)
EXIST. CANOPY PROPOSED TO BE SAVED	90.61% (5.60 AC SAVED OF 6.18 AC TOTAL)
EXIST. SPECIMEN TREES ON SITE	19 TREES
EXIST. SPECIMEN TREES REQUIRED TO BE SAVED	30% X 19 = 6 TREES
EXIST. SPECIMEN TREES PROPOSED TO BE SAVED	16 SPECIMEN TREES

LEGEND

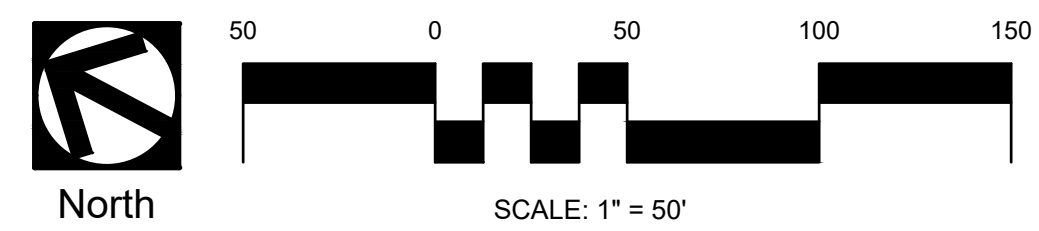
These standard symbols will be found in the drawing.

- CLEAN OUT
- WATER METER
- CATCH BASIN
- FINISH FLOOR
- SEWER MANHOLE
- YARD INLET
- FIRE HYDRANT
- GAS VALVE
- LIGHT POLE
- PK NAIL
- EXISTING REBAR
- RIGHT OF WAY MONUMENT
- TREE
- BENCHMARK
- ELECTRIC TRANSFORMER
- WATER VALVE
- NEW IRON PIPE
- FUTURE CONDITION FLOOD FRINGE LINE
- 100 YEAR FLOOD LINE
- FLOOD WAY
- WETLANDS
- COMMUNITY ENCROACHMENT LINE
- SWIM BUFFER
- CREEK EASEMENT
- DEED/PLAT LINE
- ELECTRIC
- TELEPHONE
- FENCE
- GAS
- WATER
- BUILDING
- STORM
- PROPERTY LINE
- CONTOUR INDEX
- CONTOUR
- SEWER
- SEWER EASEMENT
- STORM WATER EASEMENT
- CONSERVATION EASEMENT
- WETLANDS
- ACCESS EASEMENT

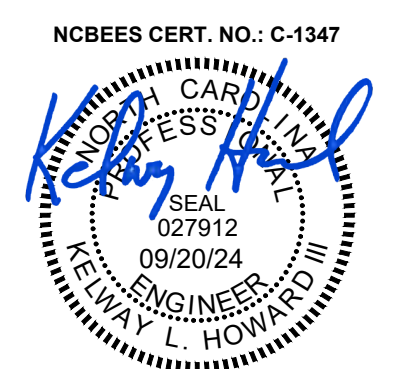


MECK COUNTY ENCROACHMENT LINE
(PROVIDED BY MECKING OPEN MAPPING)
MECK COUNTY COMMUNITY FLOODWAY LINE
(PROVIDED BY MECKING OPEN MAPPING)
FUTURE GREENWAY
(PROVIDED BY MECK CO GREENWAY MASTERPLAN)
LIMITS OF DISTURBANCE

#	TREE TYPE	SIZE	SPECIMEN	KEEP/SAVE/REMOVE	#	TREE TYPE	SIZE	SPECIMEN	KEEP/SAVE/REMOVE
1	SWEETGUM	16"	NO	REMOVE	141	SWEETGUM	14"	NO	SAVE
2	SWEETGUM	16"	NO	REMOVE	142	SWEETGUM	14"	NO	SAVE
3	SWEETGUM	16"	NO	KEEP	143	SWEETGUM	18"	NO	SAVE
4	POPLAR	14"	NO	KEEP	144	SWEETGUM	18"	NO	SAVE
5	CHERRY	16"	YES	REMOVE	145	SWEETGUM	12"	NO	SAVE
6	SWEETGUM	20"	NO	KEEP	146	SWEETGUM	12"	NO	SAVE
7	SWEETGUM	20"	NO	KEEP	147	SYCAMORE	24"	YES	SAVE
8	POPLAR	22"	NO	SAVE	148	SWEETGUM	15"	NO	SAVE
9	SWEETGUM	8"	NO	SAVE (same as 53)	149	SYCAMORE	30"	YES	SAVE
10	SWEETGUM	12"	NO	SAVE	150	SWEETGUM	12"	NO	SAVE
11	SWEETGUM	18"	NO	SAVE	151	SYCAMORE	20"	NO	SAVE
12	SWEETGUM	12"	NO	SAVE	152	ASH	14"	NO	SAVE
13	MAPLE	15"	NO	SAVE	153	WALNUT	15"	NO	SAVE
14	SWEETGUM	16"	NO	SAVE	154	PINE	18"	NO	KEEP
15	SWEETGUM	14"	NO	SAVE	155	PINE	12"	NO	SAVE
16	SWEETGUM	12"	NO	SAVE	156	POPLAR	12"	NO	SAVE
17	SWEETGUM	15"	NO	SAVE	157	PINE	15"	NO	SAVE
18	SWEETGUM	12"	NO	SAVE	158	PINE	14"	NO	SAVE
19	MAPLE	16"	NO	SAVE	159	SWEETGUM	12"	NO	SAVE
20	SWEETGUM	18"	NO	REMOVE	160	SWEETGUM	12"	NO	SAVE
21	MAPLE	15"	NO	REMOVE	161	SWEETGUM	14"	NO	SAVE
22	MAPLE	18"	NO	REMOVE	162	MAPLE	14"	NO	SAVE
23	SWEETGUM	23"	NO	REMOVE	163	SYCAMORE	12"	NO	SAVE
24	SWEETGUM	15"	NO	REMOVE	164	SWEETGUM	14"	NO	SAVE
25	SWEETGUM	15"	NO	REMOVE	165	SWEETGUM	12"	NO	SAVE
26	POPLAR	30"	YES	REMOVE	166	SWEETGUM	12"	NO	SAVE
27	SWEETGUM	22"	NO	REMOVE	167	SWEETGUM	15"	NO	SAVE
28	MAPLE	7"	NO	REMOVE	168	SWEETGUM	12"	NO	SAVE
29	SWEETGUM	15"	NO	REMOVE	169	SWEETGUM	12"	NO	SAVE
30	POPLAR	24"	YES	REMOVE	170	PERSIMMON	12"	YES	SAVE
31	SWEETGUM	15"	NO	REMOVE	171	SYCAMORE	16"	NO	SAVE
32	SWEETGUM	15"	NO	REMOVE	172	SWEETGUM	14"	NO	SAVE
33	SWEETGUM	15"	NO	REMOVE	173	WILLOW OAK	15"	NO	SAVE
34	SWEETGUM	20"	NO	REMOVE	174	SWEETGUM	16"	NO	SAVE
35	SWEETGUM	15"	NO	REMOVE	175	SWEETGUM	12"	NO	SAVE
36	SWEETGUM	14"	NO	REMOVE	176	HICKORY	14"	NO	SAVE
37	SWEETGUM	12"	NO	REMOVE	177	SWEETGUM	16"	NO	SAVE
38	SWEETGUM	15"	NO	REMOVE	178	SWEETGUM	12"	NO	SAVE
39	SWEETGUM	15"	NO	SAVE	179	MAPLE	12"	NO	SAVE
40	SWEETGUM	24"	YES	SAVE	180	SYCAMORE	22"	NO	SAVE
41	POPLAR	12"	NO	SAVE	181	PINE	18"	NO	SAVE
42	SOUTHERN MAGNOLIA	14"	NO	KEEP	182	SWEETGUM	12"	NO	SAVE
43	SWEETGUM	15"	NO	SAVE	183	SWEETGUM	12"	NO	SAVE
44	ELM	14"	NO	SAVE	184	SWEETGUM	14"	NO	SAVE
45	SYCAMORE	12"	NO	SAVE	185	SWEETGUM	15"	NO	SAVE
46	SYCAMORE	12"	NO	SAVE	186	MAPLE	18"	NO	SAVE
47	SWEETGUM	16"	NO	KEEP	187	SYCAMORE	18"	NO	SAVE
48	UNDETERMINED	14"	NO	SAVE	188	SYCAMORE	15"	NO	SAVE
49	ELM	15"	NO	SAVE	189	SWEETGUM	22"	NO	SAVE
50	SWEETGUM	15"	NO	SAVE	190	MAPLE	22"	NO	SAVE
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52	MAPLE	16"	NO	REMOVE	192	SWEETGUM	20"	NO	SAVE
53	SWEETGUM	8"	NO	SAVE (same as 9)	193	MAPLE	12"	NO	SAVE
54	POPLAR	12"	NO	KEEP	194	SWEETGUM	12"	NO	SAVE
55	POPLAR	12"	NO	REMOVE	195	SWEETGUM	15"	NO	SAVE
56	SWEETGUM	14"	NO	SAVE	196	SWEETGUM	15"	NO	SAVE
57	SWEETGUM	14"	NO	SAVE	197	MAPLE	14"	NO	SAVE
58	SWEETGUM	14"	NO	SAVE	198	BIRCH	12"	NO	SAVE
59	SWEETGUM	14"	NO	SAVE	199	PERSIMMON	14"	YES	SAVE
60	SWEETGUM	12"	NO	SAVE	200	POPLAR	14"	NO	SAVE
61	MAPLE	14"	NO	SAVE	201	SWEETGUM	15"	NO	SAVE
62	MAPLE	20"	YES	SAVE	202	SWEETGUM	12"	NO	SAVE
63	MAPLE	18"	NO	SAVE	203	SWEETGUM	12"	NO	SAVE
64	SWEETGUM	12"	NO	SAVE	204	ELM	12"	NO	SAVE
65	SWEETGUM	15"	NO	SAVE	205	SWEETGUM	15"	NO	SAVE
66	ELM	9"	NO	SAVE	206	ELM	9"	NO	SAVE
67	SWEETGUM	12"	NO	SAVE	207	ELM	10"	NO	SAVE
68	SYCAMORE	36"	YES	SAVE	208	ELM	12"	NO	SAVE
69	POPLAR	15"	NO	KEEP	209	SWEETGUM	15"	NO	SAVE
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71	SYCAMORE	14"	NO	SAVE	211	SWEETGUM	15"	NO	SAVE
72	SWEETGUM	12"	NO	SAVE	212	SWEETGUM	14"	NO	SAVE
73	SYCAMORE	18"	NO	SAVE	213	SWEETGUM	14"	NO	SAVE
74	ELM	14"	NO	SAVE	214	ELM	14"	NO	SAVE
75	SWEETGUM	14"	NO	SAVE	215	SWEETGUM	18"	NO	SAVE
76	PINE	16"	NO	REMOVE	216	SWEETGUM	16"	NO	SAVE
77	SYCAMORE	26"	YES	SAVE	217	MAPLE	10"	NO	SAVE
78	SWEETGUM	12"	NO	SAVE	218	MAPLE	10"	NO	SAVE
79	SWEETGUM	12"	NO	SAVE	219	SWEETGUM	22"	NO	SAVE
80	PINE	18"	NO	REMOVE	220	SWEETGUM	12"	NO	SAVE
81	PINE	12"	NO	KEEP	221	MAPLE	16"	NO	SAVE
82	MAPLE	12"	NO	SAVE	222	WILLOW OAK	12"	NO	SAVE
83	SYCAMORE	15"	NO	SAVE	223	MAPLE	12"	NO	SAVE
84	SWEETGUM	12"	NO	SAVE	224	SWEETGUM	18"	NO	SAVE
85	SWEETGUM	18"	NO	SAVE	225	SWEETGUM	12"	NO	SAVE
86	SYCAMORE	24"	YES	SAVE	226	MAPLE	18"	NO	SAVE
87	SWEETGUM	20"	NO	SAVE	227	SYCAMORE	14"	NO	SAVE
88	PINE	15"	NO	SAVE	228	SWEETGUM	24"	YES	SAVE
89	POPLAR	15"	NO	SAVE	229	SWEETGUM	12"	NO	SAVE
90	SYCAMORE	20"	NO	SAVE	230	SWEETGUM	24"	YES	SAVE
91	SYCAMORE	12"	NO	SAVE	231	SWEETGUM	16"	NO	SAVE
92	SWEETGUM	14"	NO	SAVE	232	SWEETGUM	16"	NO	SAVE
93	SWEETGUM	16"	NO	SAVE	233	HORNBEAM	12"	YES	SAVE
94	MAPLE	11"	NO	SAVE	234	SWEETGUM	14"	NO	SAVE
95	MAPLE	15"	NO	SAVE	235	SWEETGUM	15"	NO	SAVE
96	SWEETGUM	16"	NO	SAVE	236	SWEETGUM	18"	NO	SAVE
97	SWEETGUM	14"	NO	SAVE	237	SWEETGUM	16"	NO	SAVE
98	SWEETGUM	16"	NO	SAVE	238	SWEETGUM	14"	NO	SAVE
99	SWEETGUM	15"	NO	SAVE	239	SWEETGUM	14"	NO	SAVE
100	SWEETGUM	15"	NO	SAVE	240	SWEETGUM	16"	NO	SAVE
101	MAPLE	16"	NO	SAVE	241	SWEETGUM	16"	NO	SAVE
102	MAPLE	15"	NO	SAVE	242	POPLAR	14"	NO	SAVE
103	SWEETGUM	16"	NO	SAVE	243	POPLAR	12"	NO	SAVE
104	SWEETGUM	12"	NO	SAVE	244	LOCUST	16"	NO	SAVE
105	MAPLE	15"	NO	SAVE	245	MAPLE	12"	NO	SAVE
106	MAPLE	16"	NO	SAVE	246	MAPLE	24"	YES	SAVE
107	PERSIMMON	14"	YES	SAVE	247	MAPLE	15"	NO	SAVE
108	UNDETERMINED	18"	NO	SAVE	248	UNKNOWN	UNKNOWN	N/A	SAVE
109	PINE	12"	NO	REMOVE	249	MAPLE	16"	NO	SAVE
110	PINE	12"	NO	KEEP	250	ELM	16"	NO	SAVE
111	PINE	12"	NO	SAVE	251	MAPLE	18"	NO	SAVE
112	PINE	16"	NO	KEEP	252	MAPLE	12"	NO	SAVE
113	PINE	12"	NO	KEEP	253	SWEETGUM	22"	NO	SAVE
114	POPLAR	16"	NO	SAVE	254	OAK	16"	NO	SAVE
115	SYCAMORE	15"	NO	SAVE	255	SWEETGUM	18"	NO	SAVE
116	SWEETGUM	14"	NO	SAVE	256	SWEETGUM	18"	NO	SAVE
117	SYCAMORE	16"	NO	SAVE	257	SWEETGUM	12"	NO	SAVE
118	SYCAMORE	14"	NO	SAVE	258	BLACK GUM	18"	NO	SAVE
119	SYCAMORE	15"	NO	SAVE	259	SWEETGUM	18"	NO	SAVE
120	SYCAMORE	24"	YES	SAVE	260	WILLOW OAK	14"	NO	SAVE
121	SYCAMORE	30"	YES	SAVE	261	WILLOW OAK	12"	NO	SAVE
122	PINE	12"	NO	KEEP	262	WILLOW OAK	15"	NO	SAVE
123	PINE	12"	NO	KEEP	263	WILLOW OAK	12"	NO	SAVE
124	PINE	14"	NO	KEEP	264	SWEETGUM	20"	NO	SAVE
125	PINE	14"	NO	KEEP	265	SWEETGUM	16"	NO	SAVE
126	PINE	16"	NO	KEEP	266	POPLAR	12"	NO	SAVE
127	PINE	16"	NO	KEEP	267	SYCAMORE	15"	NO	SAVE
128	PINE	15"	NO	SAVE	268	POPLAR	12"	NO	SAVE
129	PINE	12"	NO	SAVE	269	SWEETGUM	14"	NO	SAVE
130	SYCAMORE	12"	NO	SAVE	270	SWEETGUM	14"	NO	SAVE
131	SYCAMORE	12"	NO	SAVE	271	SWEETGUM	16"	NO	SAVE
132	POPLAR	15"	NO	SAVE	272	POPLAR	12"	NO	SAVE
133	SYCAMORE	14"	NO	SAVE	273	POPLAR	20"	NO	SAVE
134	UNKNOWN	UNKNOWN	N/A	SAVE	274	SWEETGUM	12"	NO	SAVE
135	UNKNOWN	UNKNOWN	N/A	SAVE	275	SWEETGUM	15"	NO	SAVE
136	UNKNOWN	UNKNOWN	N/A	SAVE	276	SWEETGUM	18"	NO	SAVE
137	SWEETGUM	12"	NO	SAVE	277	POPLAR	12"	NO	SAVE
138	SWEETGUM	12"	NO	SAVE	278	SYCAMORE	12"	NO	SAVE
139	SYCAMORE	12"	NO	SAVE	279	POPLAR	18"	NO	SAVE
140	SYCAMORE	14"	NO	SAVE	280	POPLAR	18"	NO	SAVE



SEALS:

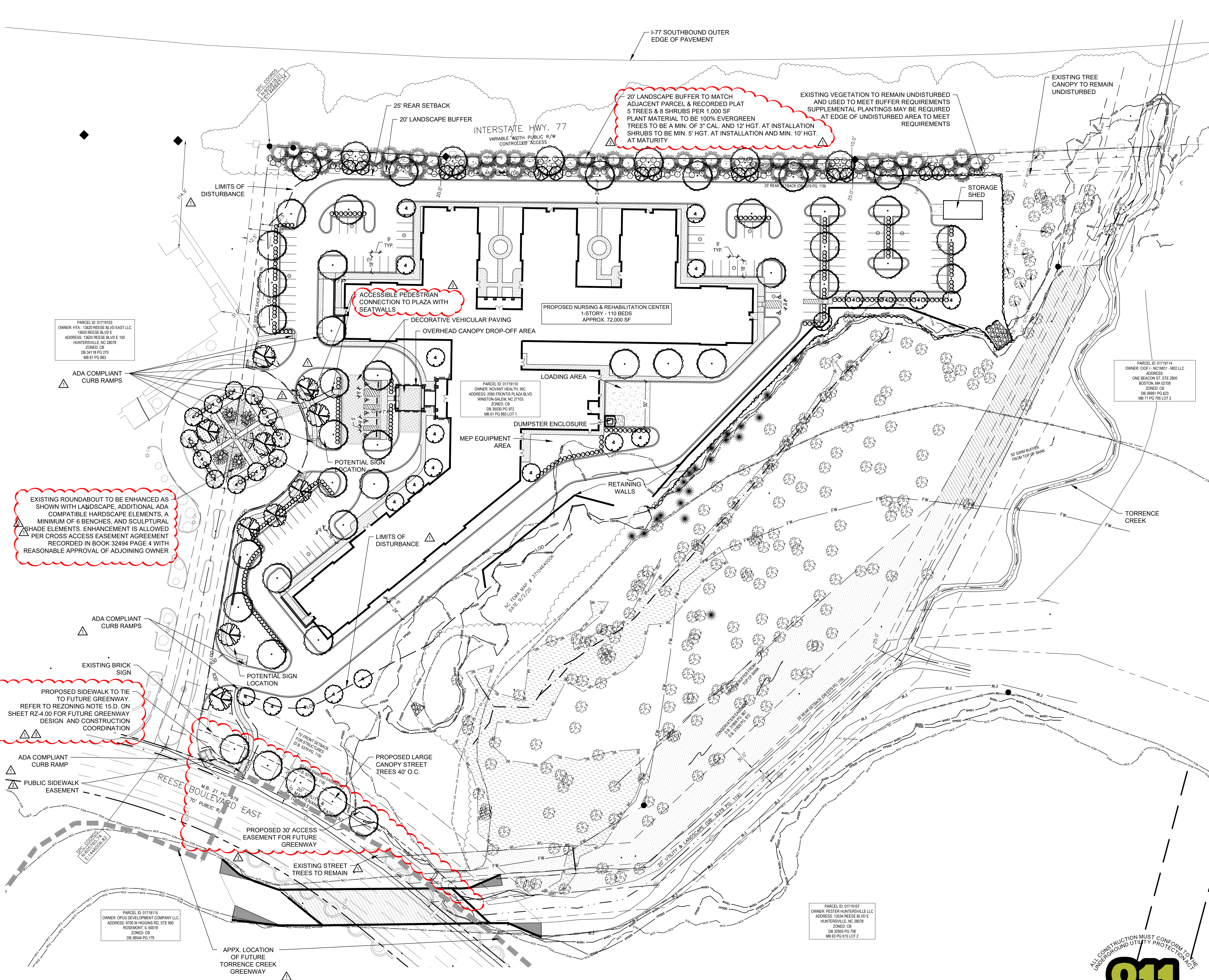


PROJECT:

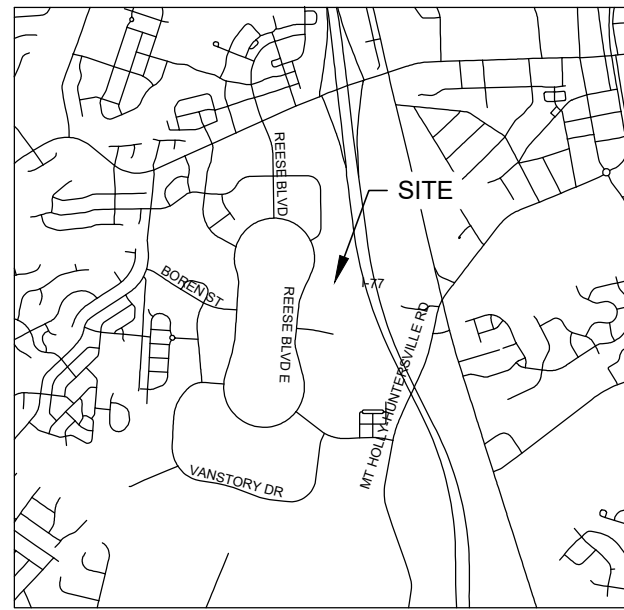
HILLCO - REESE BLVD
13600 REESE BLVD E
HUNTERSVILLE, NC 28078
PARCEL ID: 01719110

CLIENT:

HILLCO, LTD.
1435 HWY 258 N
KINSTON, NC 28054



VICINITY MAP



SITE LEGEND

	WETLANDS
	FEMA FUTURE CONDITION FLOOD FRINGE LINE
	FEMA FLOOD FRINGE LINE
	FEMA COMMUNITY ENCROACHMENT LINE
	FEMA FLOODWAY ENCROACHMENT LINE
	MECK COUNTY ENCROACHMENT LINE (PROVIDED BY MECKING OPEN MAPPING)
	MECK COUNTY COMMUNITY FLOODWAY LINE (PROVIDED BY MECKING OPEN MAPPING)
	SWIM BUFFER
	FUTURE GREENWAY
	SANITARY SEWER LINE
	FLOW LINE

SITE DATA

REFERENCE PARCEL ID: 01719110	ADDRESS 13600 REESE BLVD EAST HUNTERSVILLE, NC MECKLENBURG COUNTY
ZONING INFO EXISTING ZONING: CB PROPOSED ZONING: CI (CD) OVERLAY DISTRICT: PA-2 (MTN ISLAND LAKE WATERSHED)	INFRASTRUCTURE WATER: PRIVATE SEWER: PRIVATE
USES EXISTING USE: VACANT PROPOSED USE: CONGREGATE CARE (HEALTH INSTITUTION IN CI ZONING)	FLOOD MAP MAP: 3710464000K PANEL: 4640 EFFECTIVE DATE: 9/2/2015

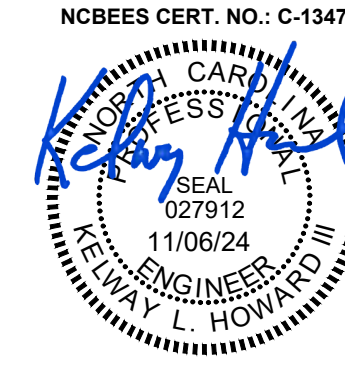
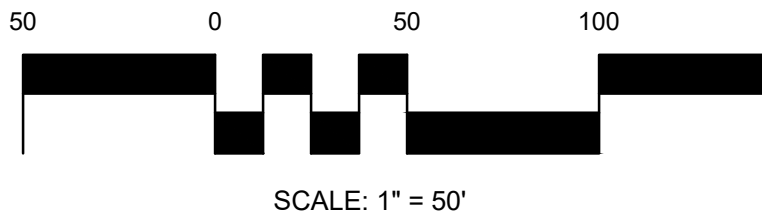
REQUIRED	PROVIDED
TOTAL PARCEL AREA	13.983 AC (609,099.48 SF)
PROP. DISTURBED AREA	6.73 AC (293,259 SF)
BUILDING TYPE	URBAN WORKPLACE
MAX BUILDING HEIGHT	40'
SETBACKS	
FRONT SETBACK	75' (THE PARK COVENANTS)
REAR SETBACK	25' (THE PARK COVENANTS)
RIGHT SIDE SETBACK	25' (THE PARK COVENANTS)
LEFT SIDE SETBACK	25' (THE PARK COVENANTS)
WATERSHED INFORMATION	
WATERSHED	MCDOWELL
LOW DENSITY / HIGH DENSITY	HIGH DENSITY
PERCENTAGE OF BUA ALLOWED	HIGH DENSITY - 70%
EXISTING BUA	0.30 AC BUA (2.14%)
PROPOSED BUA	4.4 AC BUA (31.50%) 2.3 AC BUA TREATED (52% TREATED)
PARKING CALCULATIONS	
MIN REQUIRED PARKING SPACES	NO MIN FOR DEPENDENT LIVING / CONGREGATE HOUSING USE
TOTAL PROPOSED PARKING	108 TOTAL SPACES (INC. 7 ADA SPACES)

SEE SHEET RZ-3.00 FOR PRELIMINARY GRADING, DRAINAGE, AND STORMWATER MANAGEMENT PLAN

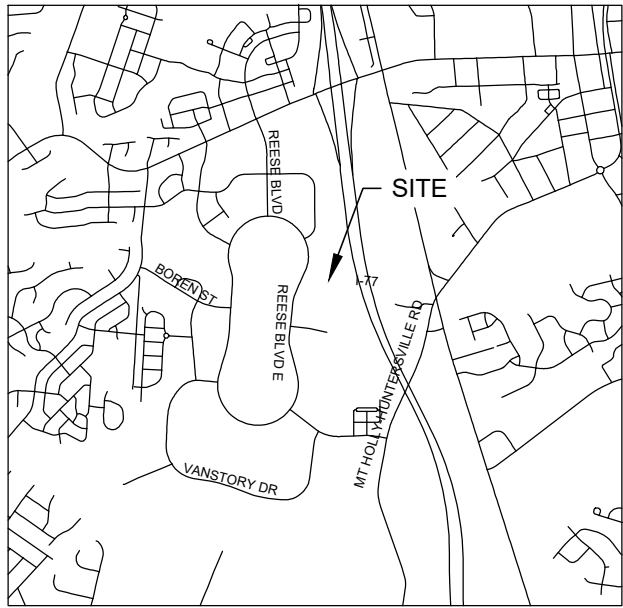
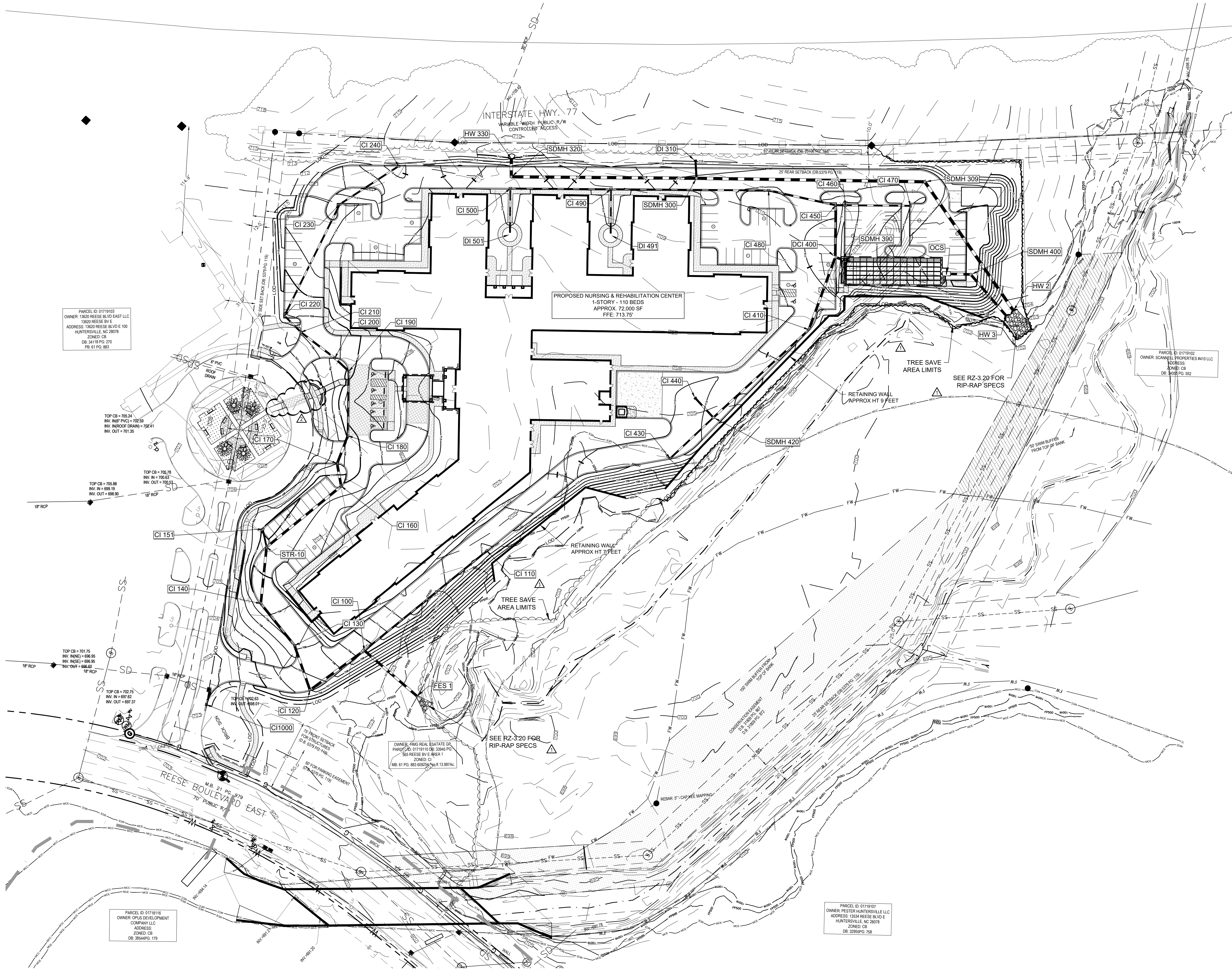
SEE SHEET RZ-4.00 FOR GENERAL REZONING AND DEVELOPMENT NOTES, ARCHITECTURAL IMAGERY, AND I-77 BUFFER SECTIONS

SURVEY DISCLAIMER

THE BOUNDARY AND TREE SURVEY INFORMATION HEREIN IS FROM SURVEY INFORMATION SUPPLIED BY: REGIONAL LAND SURVEYORS, INC. 8642 WEST MARKET ST., SUITE 100 GREENSBORO, NC 27409 (336) 665-8155 THE TOPOGRAPHIC INFORMATION HEREIN IS FROM SURVEY INFORMATION SUPPLIED BY: SGROI LAND SURVEYING, PLLC 145 W PARRIS AVE, SUITE 101 HIGH POINT, NC 27622



F:\23-190\Drawings\SD\23-190 - SD Grading and Drainage Plan.dwg : RZ-3.00 GRADING PLAN 10/14/24 8:18am



VICINITY MAP

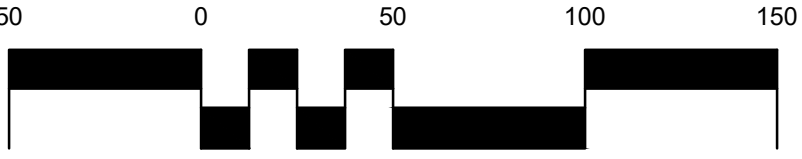
NOT TO SCALE

RETAINING WALL NOTES

1. RETAINING WALLS THAT ARE IN AND/OR AFFECT THE PUBLIC RIGHT-OF-WAY MUST BE REVIEWED AND APPROVED BY THE TOWN.

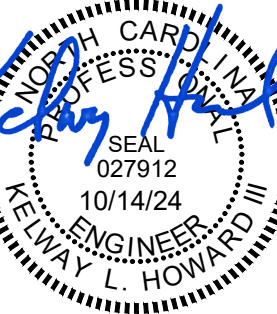
GRADING LEGEND

	WETLANDS
	FEMA FUTURE CONDITION FLOOD FRINGE LINE
	FEMA FLOOD FRINGE LINE
	FEMA COMMUNITY ENCROACHMENT LINE
	FEMA FLOODWAY ENCROACHMENT LINE
	MECK COUNTY ENCROACHMENT LINE (PROVIDED BY MECKING OPEN MAPPING)
	MECK COUNTY COMMUNITY FLOODWAY LINE (PROVIDED BY MECKING OPEN MAPPING)
	SWIM BUFFER
	FUTURE GREENWAY
	SANITARY SEWER LINE
	FLOW LINE
	MAJOR CONTOUR
	MINOR CONTOUR
	LIMITS OF DISTURBANCE



SEALS:

NCBES CERT. NO.: C-1347



PROJECT:

HILLCO - REESE BLVD
13600 REESE BLVD E
HUNTERSVILLE, NC 28078
PARCEL ID: 01719110

CLIENT:

HILLCO, LTD.
1435 HWY 258 N
KINSTON, NC 28054

DATE: 07/31/24

REVISIONS:

COMMENT REVISIONS 09/20/2024

COMMENT REVISIONS 10/14/2024

DRAWN: SSH, MBA, ES

JOB NO.: 23-190

SHEET TITLE:

**PRELIMINARY
GRADING
PLAN**

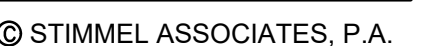
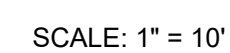
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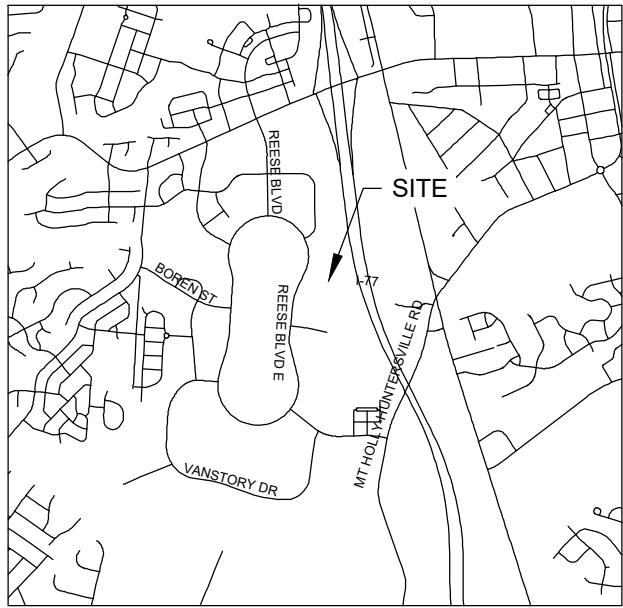
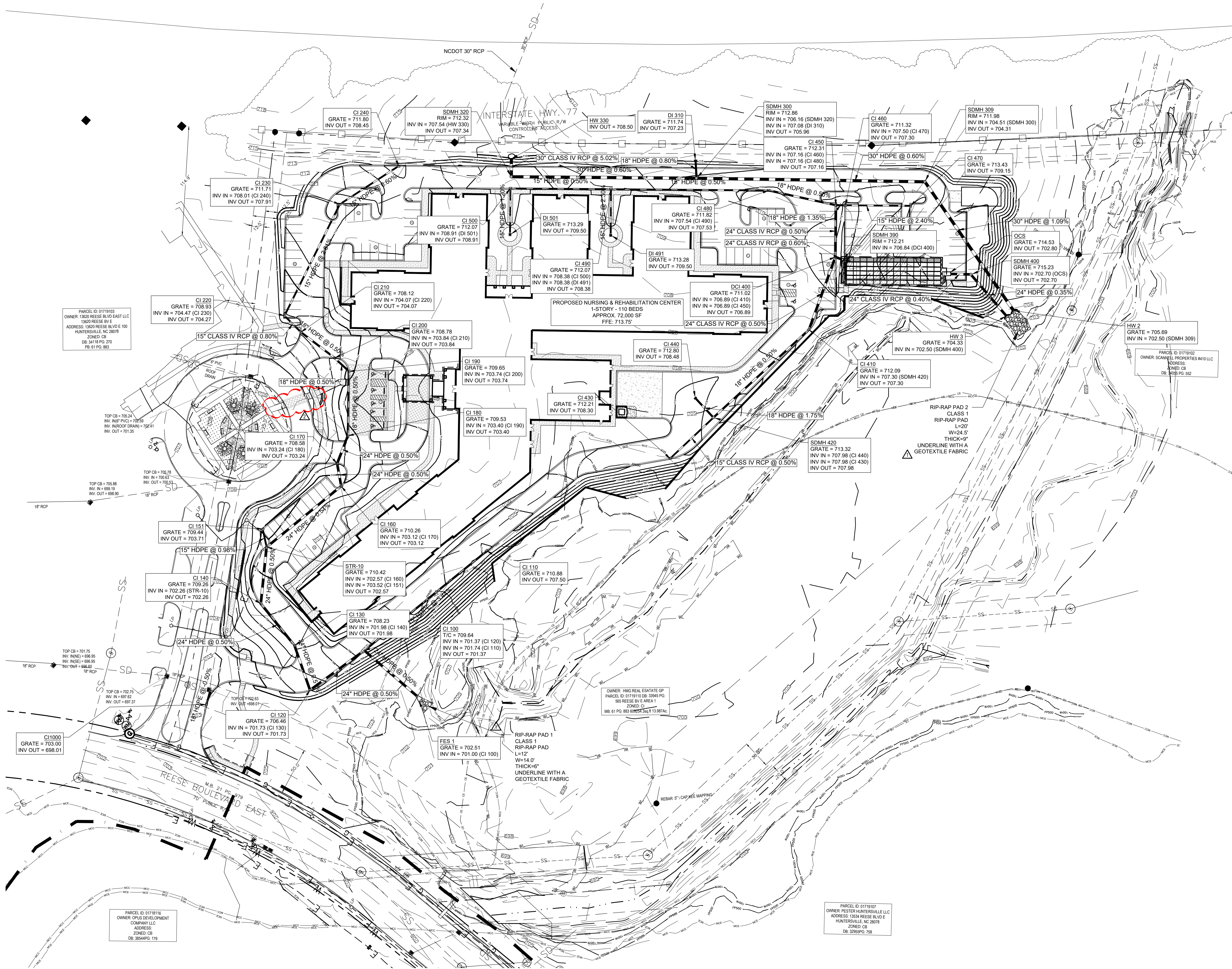
RZ-3.00

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	PROPOSED MAJOR CONTOURS
	PROPOSED MINOR CONTOURS
	PROPOSED STORM DRAINAGE LINE
	PROPOSED ROOF LEADER
	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS
	EXISTING STORM DRAINAGE LINE
	PROPOSED DRAINAGE MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED DROP INLET



F:\23-190\Drawings\SD\23-190 - SD STORM DRAINAGE.dwg - RZ-3.20 STORM DRAINAGE 10/14/24 8:22am

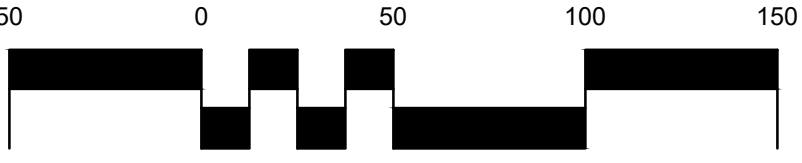


VICINITY MAP

NOT TO SCALE



North



SCALE: 1" = 50'

SEALS:

NCBES CERT. NO.: C-1347



PROJECT:

HILLCO - REESE BLVD
13600 REESE BLVD E
HUNTERSVILLE, NC 28078
PARCEL ID: 01719110

CLIENT:

HILLCO, LTD.
1435 HWY 258 N
KINSTON, NC 28054

DATE: 07/31/24

REVISIONS:

COMMENT REVISIONS	09/20/2024
COMMENT REVISIONS	10/14/2024

DRAWN: SSH,MBA,ESB

JOB. NO.: 23-190

SHEET TITLE:

**PRELIMINARY
STORM
DRAINAGE
PLAN**

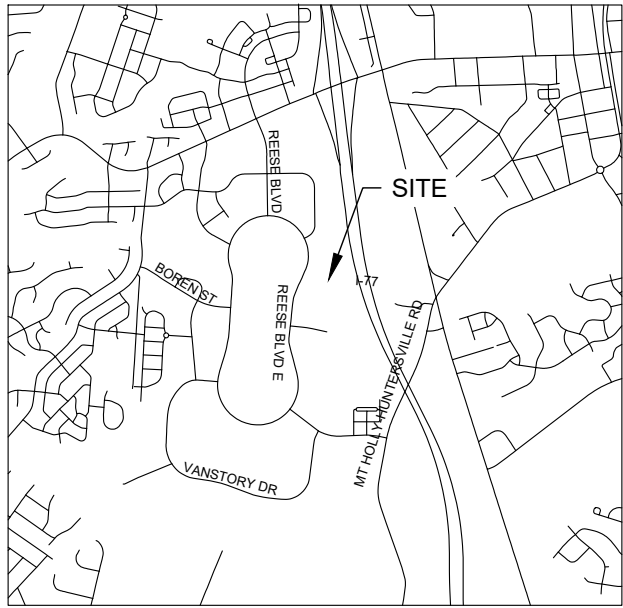
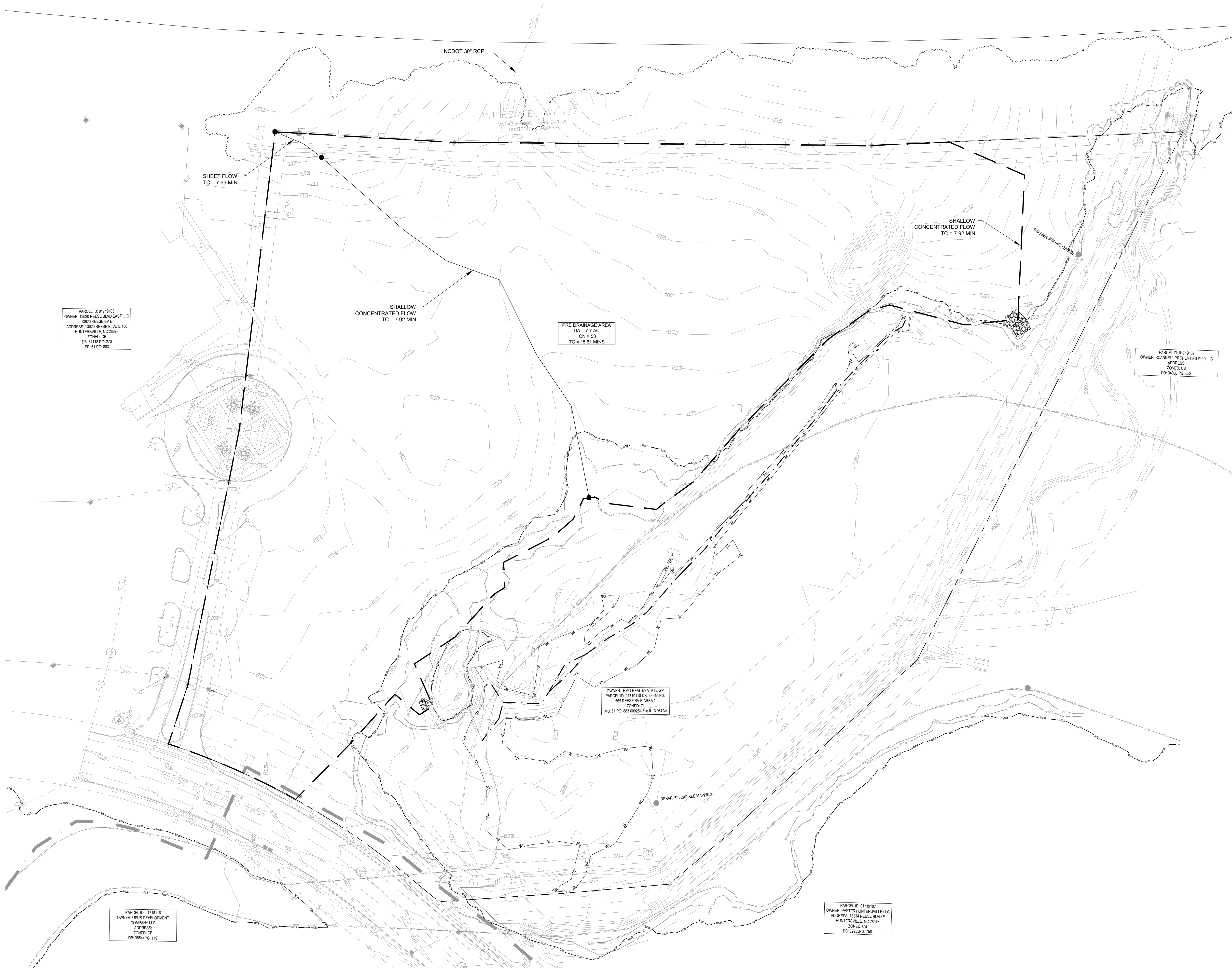
SCALE:

SHEET NO.:

RZ-3.20

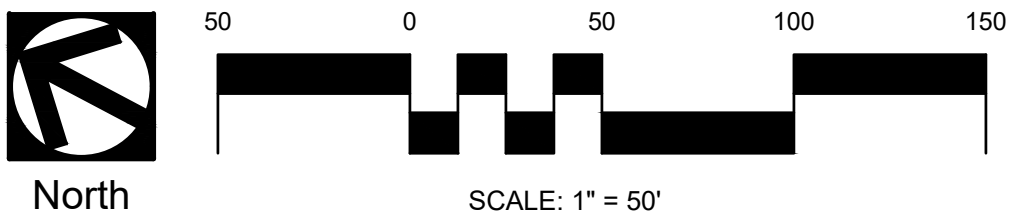
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\\stimmelfile.stimmelpa.com\projects\23-190\Drawings\SD\23-190 - RZ-3.30 PRE & POST.dwg : RZ-3.30 PRE DEV DA 09/19/24 2:58pm



VICINITY MAP

NOT TO SCALE



PROJECT:

HILLCO - REESE BLVD
13600 REESE BLVD E
HUNTERSVILLE, NC 28078
PARCEL ID: 01719110

CLIENT:
HILLCO, LTD.
1435 HWY 258 N
KINSTON, NC 28054

DATE: 07/31/24
REVISIONS:

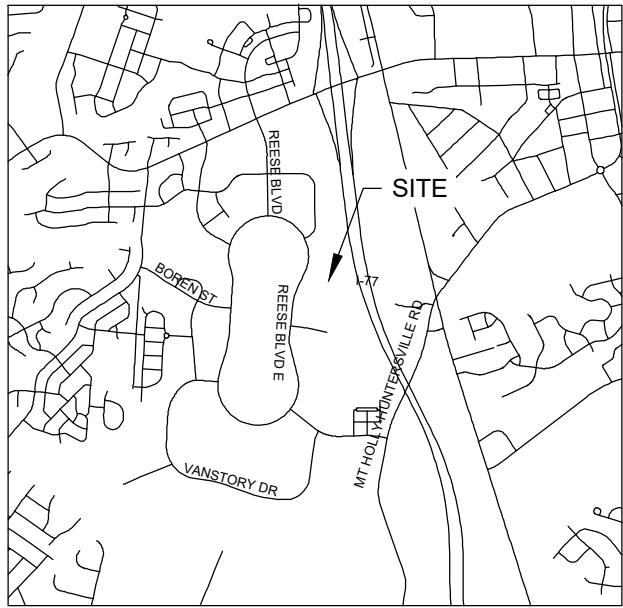
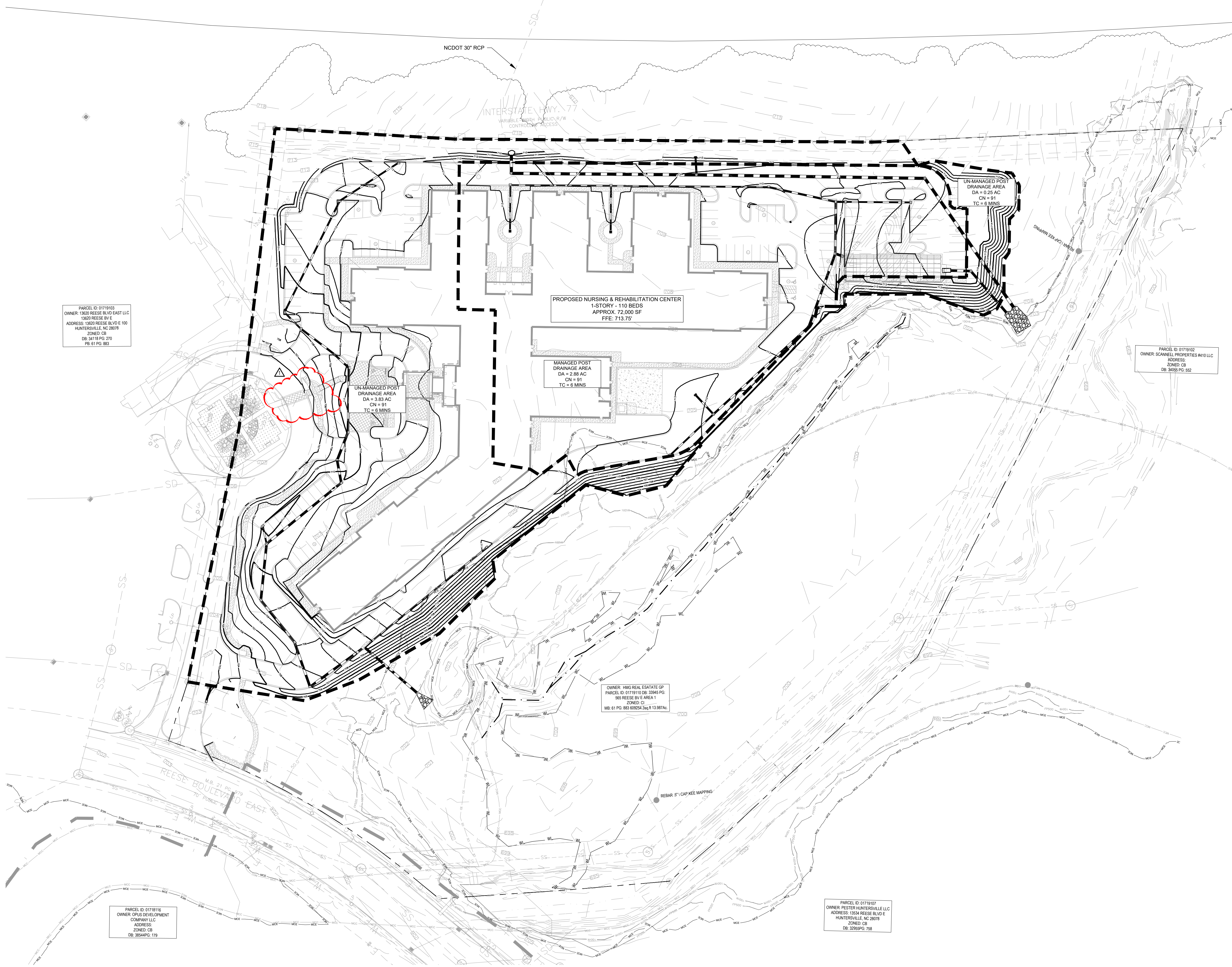
DRAWN: SSH,MBA,ESB
JOB NO.: 23-190
SHEET TITLE:

**PRE DEV.
DRAINAGE
AREA**

SCALE:
SHEET NO.:

RZ-3.30
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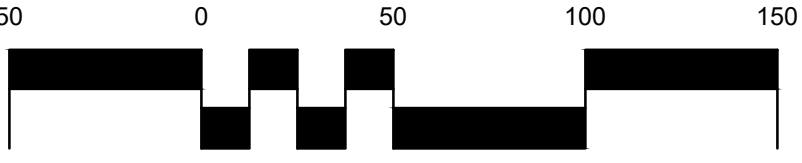


VICINITY MAP

NOT TO SCALE



North



SCALE: 1" = 50'

SEALS:

NCBES CERT. NO.: C-1347



PROJECT:

HILLCO - REESE BLVD

13600 REESE BLVD E
HUNTERSVILLE, NC 28078
PARCEL ID: 01719110

CLIENT:

HILLCO, LTD.
1435 HWY 258 N
KINSTON, NC 28054

DATE: 07/31/24

REVISIONS:

COMMENT REVISIONS 10/14/2024

DRAWN: SSH,MBA,ESB

JOB NO: 23-190

SHEET TITLE:

POST DEV.
DRAINAGE
AREA

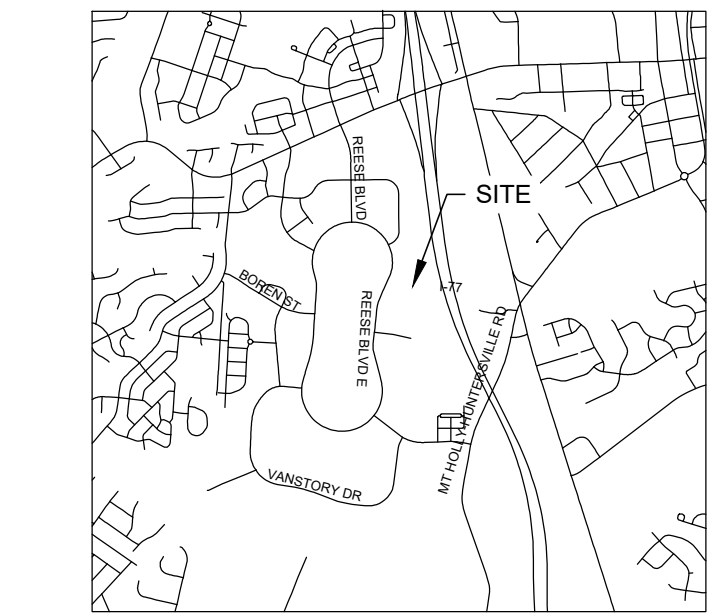
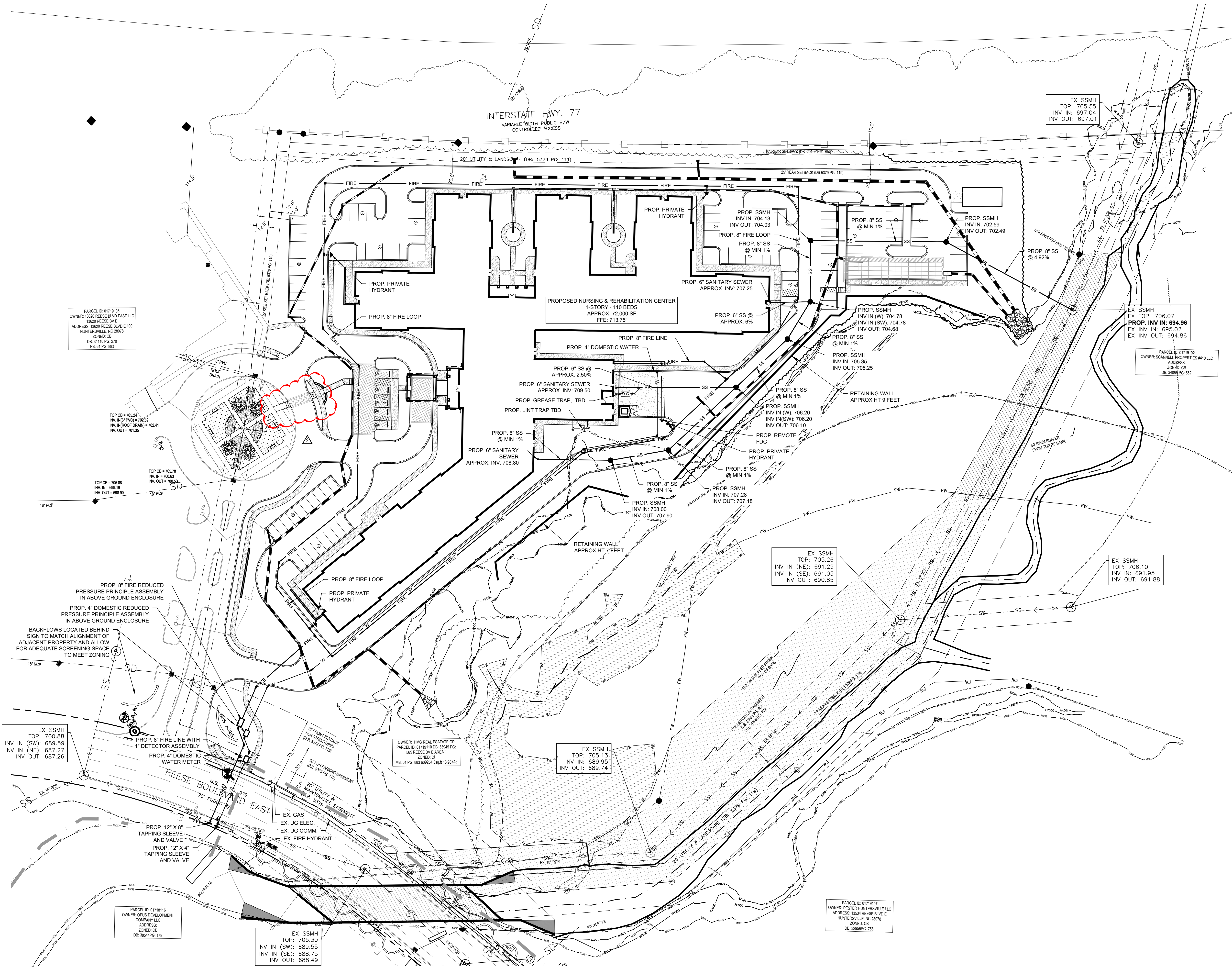
SCALE:

SHEET NO.:

RZ-3.40

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F:\23-190\Drawings\SD\23-190 - RZ-3.50 Prelim Utility Plan.dwg : RZ-3.50 Prelim Utility Plan 10/14/24 12:21pm

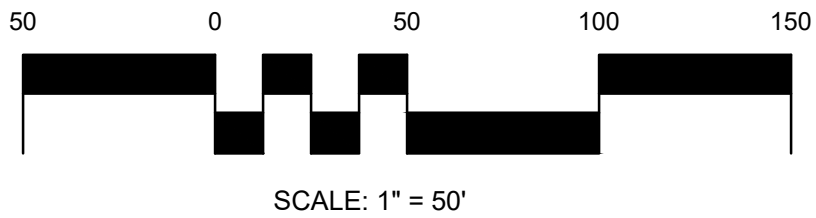


VICINITY MAP

NOT TO SCALE

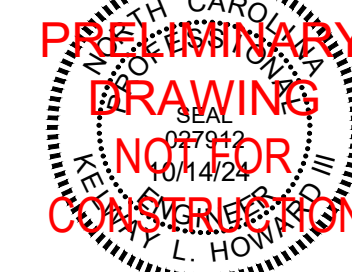
UTILITIES LEGEND

— T —	EXISTING PHONE
— T —	PROPOSED PHONE
— E —	EXISTING POWER
— E —	PROPOSED POWER
— G —	EXISTING NATURAL GAS
— G —	PROPOSED NATURAL GAS
— SS —	EXISTING SANITARY
— SS —	PROPOSED SANITARY
— SD —	EXISTING STORM DRAINAGE
— SD —	PROPOSED STORM DRAINAGE
— W —	EXISTING WATER
— W —	PROPOSED WATER
— X —	MISCELLANEOUS EXISTING UTILITIES
W.L.	WETLANDS
FP500	FEMA FUTURE CONDITION FLOOD FRINGE LINE
FP500	FEMA FLOOD FRINGE LINE
CE	FEMA COMMUNITY ENCROACHMENT LINE
FW	FEMA FLOODWAY ENCROACHMENT LINE
MCC	MECK COUNTY ENCROACHMENT LINE (PROVIDED BY MECKING OPEN MAPPING)
MCC	MECK COUNTY COMMUNITY FLOODWAY LINE (PROVIDED BY MECKING OPEN MAPPING)
SWM	SWIM BUFFER
—	FUTURE GREENWAY
—	FLOW LINE
705	MAJOR CONTOUR
704	MINOR CONTOUR



SEALS:

NCBES CERT. NO.: C-1347



PROJECT:

HILLCO - REESE BLVD
13600 REESE BLVD E
HUNTERSVILLE, NC 28078
PARCEL ID: 01719110

CLIENT:

HILLCO, LTD.
1435 HWY 258 N
KINSTON, NC 28054

DATE: 07/31/24

REVISIONS:

COMMENT REVISIONS 09/20/2024

COMMENT REVISIONS 10/14/2024

DRAWN: SSH,MBA,ESB

JOB NO: 23-190

SHEET TITLE:

**PRELIMINARY
UTILITY
PLAN**

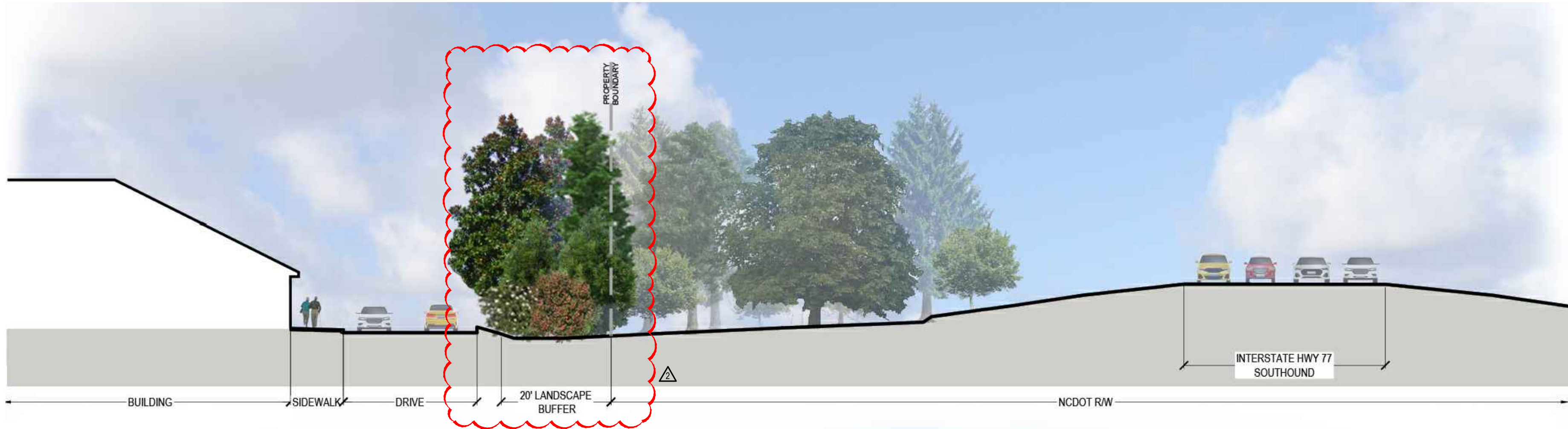
SCALE:

SHEET NO.:

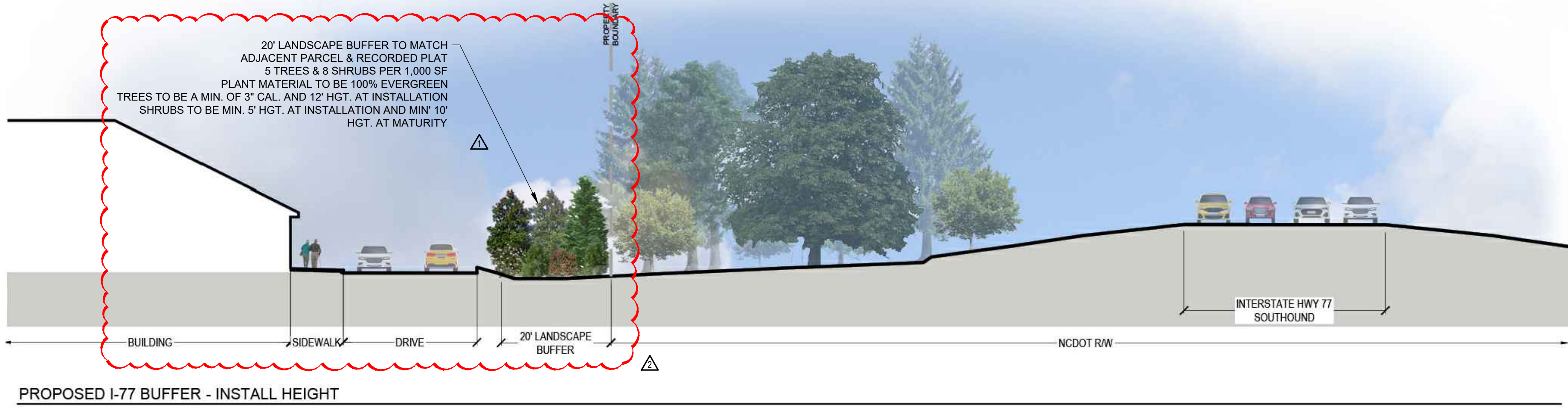
RZ-3.50

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CONCEPTUAL I-77 BUFFER SECTIONS



PROPOSED I-77 BUFFER - FULL MATURE HEIGHT



PROPOSED I-77 BUFFER - INSTALL HEIGHT

CONCEPTUAL ARCHITECTURAL IMAGERY



EXAMPLE OF EXTERIOR MATERIALS:

FACE BRICK	MODULAR SIZE, COLOR AND TEXTURE TO MATCH RENDERINGS
LAP SIDING	HARDIE-BOARD PLANK SIDING, PAINT SCHEME TO MATCH RENDERINGS
TRIM BOARDS	HARDIE-BOARD TRIM, PAINT SCHEME TO MATCH RENDERINGS
SOFFIT/FASCIA	HARDIE-BOARD SOFFIT / FASCIA SYSTEM, PAINT SCHEME TO MATCH RENDERINGS

REZONING NOTES

Hillco Senior Housing

- Rezoning Petition.** These rezoning notes comprise the development standards ("Development Standards") associated with the rezoning petition (the "Rezoning Petition") filed by Hillco Ltd. ("Petitioner") on July 31, 2024 (the "Filing Date") as Rezoning Petition R24-05 (the "Rezoning Plan") for that approximately 13.983 acre tract of land, identified on this Site Plan as Reese Boulevard Senior Housing (the "Project") in connection tax parcel number 017-191-10 (the "Property"). The purpose of the Rezoning Petition is to convert the zoning classification of the Property from the Corporate Business District (CB) to Campus Institutional Conditional District (CI-CD) in accordance with the provisions of the Town of Huntersville Zoning Ordinance (the "Ordinance").
- Development Standards.** Development of the Property will be governed by these Development Standards, which are part of the Rezoning Petition, and the applicable provisions of the Ordinance in place on the date of the filing of the Rezoning Plan. Unless the Rezoning Plan establishes a more stringent standard(s), or unless otherwise noted on the Rezoning Plan or in these Development Standards, the regulations established under the Ordinance in place on the date of the filing of the Rezoning Plan govern development of the Property as shown on the Rezoning Plan.
- Schematic Nature of Rezoning Plan.** The configuration, placement, and size of the buildings and proposed improvements, including parking areas, driveways, common areas and storm ponds, shown on the Rezoning Plan are schematic in nature and exact locations, size, number or quantity and configurations of buildings and improvements may be modified during design, engineering and construction phases of the development so long as such modification is compatible with the approximate layout and location of lots and improvements shown on the Rezoning Plan. The exact alignments of the internal drives and internal public streets have not been determined and are subject to final design and engineering plans, and minor modifications or alterations of these alignments may take place during design development and construction phases. Major amendments are determined by staff for all CD Rezoning and Sketch plans.
- Phasing.** The development of the Property as generally depicted on the Rezoning Plan is intended to be built in one phase, but if determined during the course of construction to be necessary, the Project may be phased in accordance with such determination. Any proposed phasing must align with required infrastructure and stormwater improvements; provided, however, each phase or sequence of improvements in the Project will meet all Ordinance requirements. Utilities, infrastructure, and grading shall be delivered to each individual Phase as each is developed.
- Vested Rights.** This Rezoning Plan is a site-specific development plan and approval thereof constitutes vested rights in the Rezoning Plan pursuant to the provisions of the Ordinance. Notwithstanding any other provisions of these Development Standards, if, at some point, modifications are made to the Ordinance by the Town Board, Petitioner may voluntarily agree to apply such modifications to the Rezoning Plan in a manner consistent with the Ordinance as it changes from time to time, and without pursuing a rezoning. Such modifications to the Ordinance shall in no way impact the Petitioner's vested rights. Due to the size of the project, phasing, and level of investment, approval of this conditional rezoning shall constitute establishment of vested rights in the landowner (and its successors or assigns) for a period of five years as permitted by N.C. Gen. Stat. § 160D-108.1.
- Permitted Uses.** The Property may be developed for the use of a health institution or institutions, including a congregate care facility, and related permitted and accessory uses as shown on the Rezoning Plan and permitted by the Ordinance, subject to the development standards associated with such uses. Any labelling on the Rezoning Plan may be an indication of the current intention on the part of Petitioner but shall not restrict the Property in a manner that conflicts with the provisions of these Development Notes.
- Access.** The connection to Reese Blvd. is an existing driveway. To the extent permitted by applicable driveway permit requirements, any changes to the driveway, access points and road connection may cross the setback and shall not require a rezoning of the Property but shall otherwise comply with applicable driveway permit requirements.
- Frontage Improvements.** Petitioner shall be required to install streets trees and other improvements along the street frontage as specifically shown on the Rezoning Plan and as required by any applicable driveway permit and, subject to the modification set forth in 15.d below, as required by the Zoning Ordinance, Subdivision Ordinance and applicable Huntersville/NCDOT TIA.
- Landscaping/Buffer.** Except as modified herein, landscaping and buffers shall be in accordance with the Ordinance.
- Amendment.** Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner of owners of the Property in accordance with the provisions of the Ordinance; provided, however, in the event any portion of the Property is conveyed to a third party, Petitioner may request an amendment to the Rezoning Plan without the written consent of any other owner of all or any portion of the Property unless such amendment constitutes a change in the building or use of the portion of the Property owned by such owner, provided Petitioner provides for such amendment right in the recorded private restrictive covenants that govern the Project. All requirements in connection with the amendment will be calculated on the Property as a whole in the same manner such requirements were calculated at the time of the initial approval. This note shall be shown on the final plat when recorded.
- Stormwater Design.** The stormwater designs shown on the Rezoning Plan shall be finalized during the construction phase and shall be completed as a part of the infrastructure improvements.
- Binding Effect of the Rezoning Documents and Definitions.** If this Rezoning Application is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
- Elevations.** The elevations are submitted as examples only and are not the actual elevations for this Project. Staff may approve elevations submitted during construction that are generally consistent with the conceptual renderings included with the Rezoning Plan and the example materials provided.
- Employment Center.** Institutional uses such as skilled nursing facilities are contemplated in the Huntersville 2040 plan. This facility is anticipated to create up to 160 jobs in Huntersville and the addition of jobs is in keeping with the goals of the Employment Center.
- Requested Modifications to Standards**

Pursuant to Section 11.4.7(k) of the Ordinance, the standards of the Ordinance to permit the utilization of the Property for use as a congregate care health institution. Because the Property is topographically challenged, the congregate care building footprint can accommodate the topography and configuration of the Property, which presents a challenge to a larger industrial or office use. Security and ADA requirements and limited traffic needs of the congregate care facility utilize the unusual configuration of the Property and the limited frontage. The proposed congregate care facility will be oriented toward the plaza roundabout that is part of the shared driveway with the adjacent northern property. Although the building facade faces the shared plaza roundabout and visitor parking and handicapped parking is located in the front of the building, the parking, which is required to be located near the front entrance for security and ADA reasons, is screened from the street and the orientation of the building is not incompatible with the improvements of the medical office building to the north of the Property. To achieve the design needed for security and ADA purposes and to accommodate the unusual size and configuration of the Property, Petitioner requests the following modifications:

 - a. Article 4.1.1: Building setbacks, including build to line, controlled by "The Park - Huntersville Covenants and Restrictions";
 - b. Article 4.1.2: Building facade not parallel to frontage property line; Project will front on alternative frontage of urban open space;
 - c. Article 4.1.3, Article 6.1.A: Parking located to the front, side and rear of the building;
 - d. Article 5.5: Sidewalks required along street frontage. Sidewalks are not located along the frontage of developments on properties adjacent to or across Reese Boulevard from the Property. Petitioner proposes to dedicate the area of the Property required for construction of the Mecklenburg County greenway along Torrence Creek in order to better accommodate meaningful walkability. After such time as Mecklenburg County has designed and constructed the portions of the greenway connecting to the frontage boundary of the Property along Reese Blvd. and has provided Petitioner with plans for a multi-purpose path up to twelve (12) feet in width along such frontage boundary, Petitioner will construct such multi-purpose path in accordance with such greenway plans;
 - e. Article 6: Parking Ratio Requirements: This "congregate housing" use has no minimum parking requirements;
 - f. Article 7.5: Buffer Yards: Providing a 20' buffer width along I-77 that is consistent with the I-77 buffers of the adjacent property to the north of the Property. The height of the building constructed on the adjacent property is significantly greater (approximately four stories) and the adjacent property does not include an enhanced buffer. Petitioner's proposed improvements are one story in height and therefore are less visible from I-77. Petitioner proposes an enhanced buffer which will contain larger size material than required by the Ordinance and all plantings shall be evergreen.
 - g. Article 8.17 - Water Quality:
 - a. 12.b.3: Storm Water Quality Treatment Volume: Development will capture and treat runoff generated from first inch of rainfall from the portion of the development as shown on the Preliminary Storm Water Report. Portions of the development will drain offsite unmanaged as shown in the Preliminary Storm Water Report;
 - b. Article 8.17.12.b.4: Storm Water Treatment Standard: Proposed storm water control measures designed to achieve an average annual of 85% total suspended solid removal of the captured area as shown in the Preliminary Storm Water Report. There will be no low impact design storm water control measures;
 - c. Article 8.17.12.b.6: Storm Water Volume Control: The storm water control measure will be designed to discharge the captured water quality treatment volume at the 1 year 24-hour predeveloped runoff rate;
 - d. Article 8.17.12.b.7: Storm Water Volume Peak Control: No peak volume control provided based on the downstream hydrologic and hydrologic analysis report;

SEALS:



PROJECT:

HILLCO - REESE BLVD
13600 REESE BLVD E
HUNTERSVILLE, NC 28078
PARCEL ID: 01719110

CLIENT:

HILLCO, LTD.
1435 HWY 258 N
KINSTON, NC 28054

DATE: 07/31/24

REVISIONS:

COMMENT REVISIONS 09/20/2024

COMMENT REVISIONS 11/06/2024

DRAWN: SSH,MBA,ESB

JOB. NO: 23-190

SHEET TITLE:

**DEVELOPMENT
NOTES &
CONDITIONS**

SCALE:

SHEET NO.:

RZ-4.00

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Town Engineering Rezoning Comment Summary
R24-05 Hillco-Reese Blvd (CSP-500028)
13600 Reese Blvd E (PID 01715657)
Huntersville, NC 28078

General Project Information

This proposed rezoning is located in the north-east portion of the Huntersville Business Park development and consists of a new nursing and rehabilitation facility. The development is not proposing a new driveway on Town or NCDOT roads, it is proposed to be accessed from an existing private shared use driveway.

Engineering Staff Comments

Traffic Impact Analysis (TIA):

- 1) A TIA was not required as part of this proposed rezoning due to not meeting trip generation thresholds.

Transportation and Stormwater:

- 1) Applicant is requesting a modification from parts of the Post Construction Stormwater Ordinance due to existing site constraints (including topography, floodplain area, and a high water table elevation). This parcel is currently vested from all three design criteria (water quality, volume control, and peak control) as a part of the Business Park development, however it would lose that vested status with this rezoning.
 - a. Engineering staff (including Stormwater Administrator Rusty Rozelle) are in support of this modification.
 - i. The applicant has met water quality and volume control design criteria on the maximum amount of feasible with their proposed development (approximately 54% of the total built-upon area proposed with this site).
 - ii. The applicant has provided a downstream analysis, sealed by a licensed engineer, to show that the development has negligible impact on the peak flows along Torrance Creek and do not increase the risk of flooding at downstream creek crossings.

Benefits – Employment & Economic

- ❖ Facility will create **160 full-time, part-time and PRN jobs.**
- ❖ According to Huntersville Health and Rehab data the Town is operating at a 90-99% capacity for licensed nursing home beds.
- ❖ Additional capacity will be required because of the new hospital and Huntersville's continued growth.

The Huntersville 2040 Comprehensive Plan contemplates that institutional uses should be included in Employment Centers. The number of jobs offered by this skilled nursing facility is in keeping with the goals of the Employment Center.



Employment Center

Employment centers contain a mix of uses including office, industrial, and institutional. Modern employment campuses and cutting edge employers are now incorporating some retail and residential to create a live, work, and play environment. These areas offer workspace where innovation can grow while meeting employee lifestyle needs.

Hillco Assisted Living (R24-05)

Community Meeting Report

Date: September 25, 2024

Time: 6:00pm – 7:00pm

Location: Huntersville Arts and Cultural Center, 109 S. Old Statesville Road

Roster of Persons in Attendance: **See attached sign-in sheets (no neighbors in attendance)**

Agenda:

1. Applicant presentation & rezoning description
2. Neighborhood attendees' question & answer session

Applicant and the attendees discussed the following comments and questions:

Questions

***Answers in bold**

- The Applicant presented a PowerPoint outlining the project including an overall site plan, area map, topographical challenges, design examples, and economic/employment benefits and the remaining schedule for rezoning.
- How many people will be employed by this facility? **The facility will create 160 full-time, part-time and PRN (on call) jobs.**
- What will be the salaries of the employees? **The salaries will be competitive with the skilled nursing sector and will increase depending on qualifications of Certified Nursing Assistants (CAN), Licensed Practical Nurses (LPN), and Registered Nurses (RN).**
- Will there be any additional enhancements to the entrance of the facility? **Due to the nature of the facility as a skilled nursing facility, additional handicapped spaces and patient drop off locations are required in the front of the building. The Applicant will work with the Town to make sure the entrance is designed to invite pedestrian activity.**
- What are the topographical challenges present on the site? **There is a steep decline on the property that leads to wetlands. This limits development of the site to half of the available land. Previous projects explored this site but the topographical constraints were too significant for other development.**
- Is this type of facility needed in the area? In Huntersville? **Yes, according to Huntersville Health & Rehab data the Town is operating at a 90-99% capacity for licensed nursing home beds. Additional capacity of licensed nursing home beds will be required because of the new hospital and the continued growth of Huntersville.**

Community Meeting Notices

Project Name

Pursuant to Huntersville Subdivision Ordinance 6.320.3 a list of all persons and organizations contacted about the meet

The following persons and organizations were sent notices of the community meeting (first and

First and Last Name
CIOF I - NC1M01-M02 LLC
HTA-13620 REESE BLVD EAST LLC
CIOF I - NCIM01-M02 LLC
OPUS DEVELOPMENT COMPANY LLC
HUNTERSVILLE BUSINESS PROPERTY OWNERS ASSOC INC
NOVANT HEALTH INC
PESTER HUNTERSVILLE LLC
WATERFORD AT THE PARK DE LLC
RESIDENTIAL HOMEOWNERS ASSOCIATION FOR MAGNOLIAWALK MECKLENBURG INC
COLLECTION AT THE PARK LLC THE
MCCOY CROSSING HOMEOWNERS ASSOCIATION
Brad Priest

R24-05 Hillco Assisted Living

ing shall be submitted to the Planning Department and incorporated into the application for this project.

I last name or business name only):

Date Sent	Method Sent	Reason Sent
9/11/2024	Certified Mail	Within 250'
9/11/2024	Certified Mail	Within 250'
9/11/2024	Certified Mail	Within 250'
9/11/2024	Certified Mail	Within 250'
9/11/2024	Certified Mail	Within 250'
9/11/2024	Certified Mail	Within 250'
9/11/2024	Certified Mail	Within 250'
9/11/2024	Certified Mail	Within 250'
9/11/2024	Certified Mail	Within 250'
9/11/2024	Certified Mail	Homeowners' Association
9/11/2024	Certified Mail	Property Owners' Association
9/11/2024	Certified Mail	Planning Staff

Community Meeting Attendance Log

Project Name:	R24-05 Hillco Assisted Living
Location of Meeting:	Huntersville Arts and Cultural Center, 109 S. Old Statesville Road
Date:	Wednesday, September 25, 2024
Time:	6:00 PM

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

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

1	Brad Priest	26	
2	Nick Walsh	27	
3	Robert Irvin	28	
4	Susan Irvin	29	
5	Max Mason	30	
6	Kelway Howard	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	

September 11, 2024

SUBJECT: Notice of community meeting for information related to a Conditional Rezoning of a portion of the property located at 565 Reese Blvd East, Huntersville, NC, shown on the map below and having Parcel ID Number of 01719110. The Applicant for the subject property is Hillco, LTD.

To Whom It May Concern:

Recipients of this letter meet the notification requirements of the Town of Huntersville as being adjacent landowners with at least a portion of their properties located within 250 ft. of the subject property, and neighborhood organizations registered with the Town of Huntersville within 2,000 ft. of any portion of the rezoning site. The purpose of the community meeting is to provide an opportunity for the Applicant to describe the proposed project and to answer any questions you may have. The Applicant is requesting approval from the Town for a Conditional Rezoning from the current zoning of CB to the proposed zoning of CI(CD) to construct a skilled nursing facility on the property.

MEETING DETAILS:

6:00 P.M. to 7:00 P.M.

Wednesday, September 25, 2024

Huntersville Arts and Cultural Center

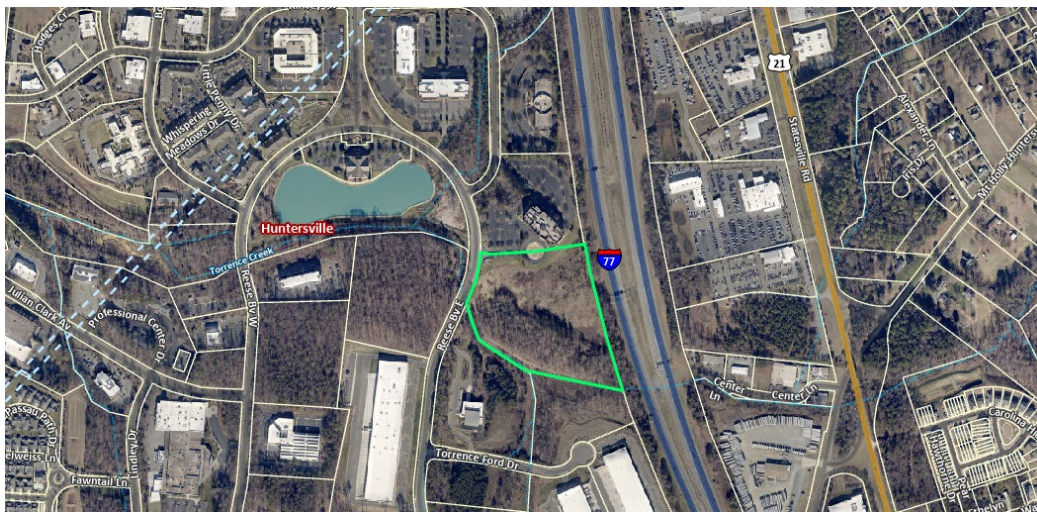
109 S. Old Statesville Road

Huntersville, NC 28078

You are welcome to attend the above-mentioned community meeting. There will be an additional opportunity to ask questions about the proposed development.

Sincerely,

Hillco, LTD



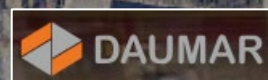
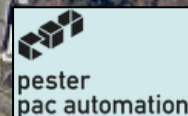
Hillco – Reese Boulevard

R24-05 – Nursing & Rehabilitation Center



N NOVANT
HEALTH





PROPOSED
CLINIC - 100,000 SQ FT
CLINIC - 100,000 SQ FT
CLINIC - 100,000 SQ FT
CLINIC - 100,000 SQ FT
CLINIC - 100,000 SQ FT
CLINIC - 100,000 SQ FT

PROPOSED NURSING &
REHABILITATION CENTER
1-STORY - 110 BEDS
APPROX. 75,000 SF

PROPOSED
CLINIC - 100,000 SQ FT
CLINIC - 100,000 SQ FT
CLINIC - 100,000 SQ FT
CLINIC - 100,000 SQ FT
CLINIC - 100,000 SQ FT
CLINIC - 100,000 SQ FT

TORRENCE CREEK

REESE BOULEVARD EAST

FUTURE TORRENCE
CREEK GREENWAY

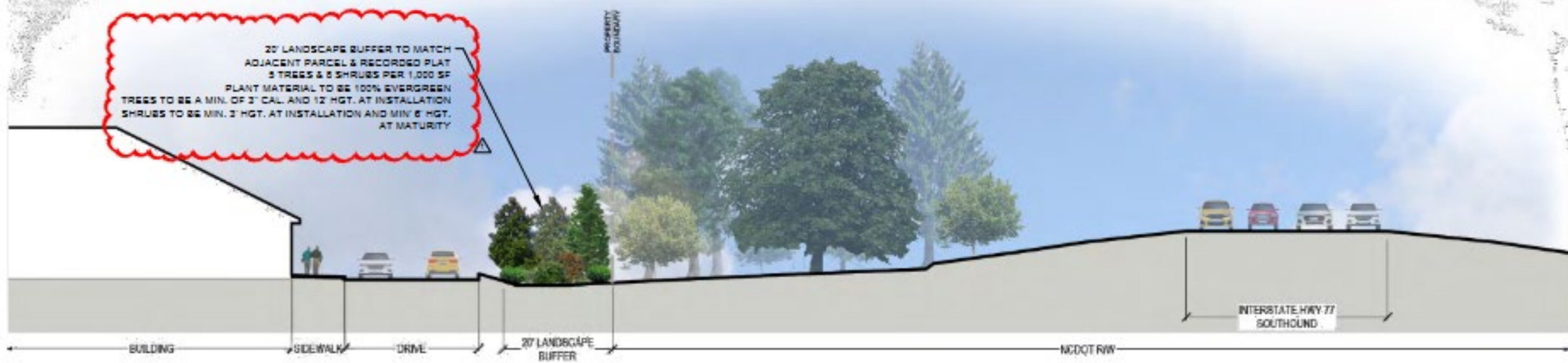








PROPOSED I-77 BUFFER - FULL MATURE HEIGHT



Benefits – Employment & Economic

- ❖ Facility will create **160 full-time, part-time and PRN jobs.**
- ❖ According to Huntersville Health and Rehab data the Town is operating at a 90-99% capacity for licensed nursing home beds.
- ❖ Additional capacity will be required because of the new hospital and Huntersville's continued growth.

The Huntersville 2040 Comprehensive Plan contemplates that institutional uses should be included in Employment Centers. The number of jobs offered by this skilled nursing facility is in keeping with the goals of the Employment Center.



Employment Center

Employment centers contain a mix of uses including office, industrial, and institutional. Modern employment campuses and cutting edge employers are now incorporating some retail and residential to create a live, work, and play environment. These areas offer workspace where innovation can grow while meeting employee lifestyle needs.



Public Meeting Schedule

Community Meeting – September 25

Public Hearing – November 5

Planning Board – November 19

Town Board Vote – December 17

Thank You!

Questions?





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

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

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

Applicant: Jonathan Rodgers, MHA

Project Name: HILLCO - REESE BLVD

Project Address: Reese Blvd East Huntersville, NC

Project Description (including square footage for each proposed land use):

Nursing & Rehabilitation Center

72,000 sf proposed building with 110 Beds

Applicant

Printed Name Jonathan Rodgers, MHA Phone 919-779-5095

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

Signature Jon Rodgers

Title Director of Operations Email Jonathanr@PrincipleLTC.com
Support & Gov't Relations

Contact Information

Town of Huntersville Engineering Department
(704) 766 - 2220

For Town Staff Use Only

Project File # _____

Date Submitted 7/2/24

Daily Trips Anticipated 486

Peak Hour Trips Anticipated AM 40 PM 42

TIA Required (Yes/No) No

Date of Determination: 7/10/24

Comments: Determination based on a 72,000 square foot nursing home.



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 7/31/2024

Name of Project Hillco - Reese Blvd Phase # (if subdivision) _____

Project Address 13600 Reese Blvd East

Parcel Identification Number(s) (PIN) 01719110

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

Property Size (acres) 13.983 Street Frontage (feet) 334

Current Land Use Vacant

Proposed Land Use(s) Skilled Nursing Facility

Is the project within Huntersville's corporate limits?
Yes ☒ 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.

Request to rezone the property to allow the proposed use to be developed. Also requesting some land development conditions due to existing site constraints, as outlined on the rezoning plan sheet RZ-4.00.

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 Hillco, LTD Phone (919) 779-5095
☐ 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 Jonathan F. Rodgers

Title Dir. Ops Support & Govt. Relations Email Jonathanr@PrincipleLTC.com

Address of Applicant 1435 Hwy 258 N, Kinston, NC 28054

7. Property Owner (if different than applicant)

*Printed Name Novant Health, Inc. Phone 336-277-8673 (Nick Eller; Real Estate)
☐ 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 Matt Stiene

Title 9BCFAC883516459... Senior Vice President Email mstiene@novanthealth.org

Address of Property Owner 2085 Frontis Plaza Blvd, Winston-Salem, NC 27103

* 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

Hillco, LTD	Jonathan Rodgers	(919) 779-5095	Jonathanr@PrincipleLTC.com
Development Firm	Name of Contact	Phone	Email
Stimmel Associates	Emily Buehrer	(704) 414-2992	ebuehrer@stimmelpa.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