AGENDA
Regular Town Board Meeting
July 19, 2021 - 6:00 PM
HUNTERSVILLE RECREATION CENTER (11836 Verhoeff Drive)

1. Call to Order

2. Invocation - Moment of Silence

3. Pledge of Allegiance

4. Mayor and Commissioner Reports-Staff Questions

5. Public Comments, Requests, or Presentations

6. Agenda Changes

7. Public Hearings

7.A. Request to continue public hearing on Petition #R21-06, North Creek Mixed-Use, a request by Magnolia Development, LLC to Rezone +/- 84.00-acres south of NC 73 and Davidson-Concord Road intersection from Rural to Highway Commercial and Traditional Neighborhood Development - Conditional District for a development consisting of 42,500 commercial sq. ft., 376 multi-family units, 71 attached single-family units and 82 detached single-family units (PINs 01107311, 01126101 & 01126113). *(David Peete)*

7.B. Conduct public hearing on Petition #R21-04, Spring Grove, a request by M/I Homes of Charlotte, LLC to rezone +/- 62.82-acres south of McCord Road and Hagers Road intersection to from General Residential and Neighborhood Residential - Conditional District to Neighborhood Residential - Conditional District for a 138-lot subdivision; (PINs 01101102, 01101110, 01101114, 01119129 & 01119132). *(David Peete)*

7.C. Conduct public hearing on Petition #R21-03 Billings Property, a request by Skybrook West LLC to rezone +/- 21.04-acres north of Eastfield Road, just west of the Cabarrus County boundary, from Rural to Neighborhood Residential - Conditional District for a

47-lot subdivision; (Meck. Co. PIN 02111116 & Cabarrus Co. PIN 46703589660000). *(David Peete)*

7.D. Conduct public hearing on Petition #R21-08, a request by the property owners of Parcel IDs 01704216, 01704208, 01704225, 01704220, 01704228, 01704209, 01704207, 01704227, 01704226, 01704210 and 01704215, to rezone the subject properties from Corporate Business to Corporate Business Conditional District to modify the ordinance buffer requirements for the proposed industrial development. *(Brad Priest)*

7.E. Conduct public hearing on Petition #TA 21-05, a request by Metrolina Greenhouses to allow dormitories with a special use permit in the Rural and Transitional residential zoning districts, subject to specific criteria. *(Jack Simoneau)*

7.F. Conduct public hearing on Petition #ANNEX 21-01, a request by Carver Bowman, LLC and Beverly Buchanan & Miriam Smith to annex 42.578-acres (Oak Grove Hill) into the Town of Huntersville. (David Peete)

8. Other Business

8.A. Consider adopting Ordinance approving Petition #ANNEX 21-01, a request by Carver Bowman, LLC and Beverly Buchanan & Miriam Smith to annex 42.578-acres (Oak Grove Hill) into the Town of Huntersville. *(David Peete)*

8.B. Ratify previous action of the Town Board taken in Closed Session allowed under the North Carolina Open Meetings law to award a $10,000 bonus for the Town Manager based on a performance evaluation. *(Mayor Aneralla)*

9. Consent Agenda

9.A. Approve the minutes of the April 19, 2021 Regular Town Board Meeting. *(Janet Pierson)*

9.B. Approve the minutes of the May 3, 2021 Regular Town Board Meeting. *(Janet Pierson)*

9.C. Approve the minutes of the May 17, 2021 Regular Town Board Meeting. *(Janet Pierson)*

9.D. Approve the minutes of the June 7, 2021 Regular Town Board Meeting. *(Janet Pierson)*

9.E. Approve the minutes of the June 21, 2021 Regular Town Board Meeting. *(Janet Pierson)*

9.F. Adopt Resolution Approving Interlocal Cooperation Agreement for Fire Protection Services. *(Emily Sloop)*

9.G. Call a public hearing for Monday, August 16, 2021 at 6:00 p.m. at Huntersville Town Hall, on Petition #TA21-09, a request by the Huntersville Planning Department to amend the requirements of Article 7.5.3 of the Huntersville Zoning Ordinance to allow flexibility for CB/SP/CI buffers along public streets and rights-of-way. (Brad Priest)

9.H. Call a public hearing for Monday, August 16, 2021 at 6:00 p.m. at Huntersville Town Hall, on Petition #TA21-09, a request by Strategic Capital Partners to amend the requirements of Article 8.25 of the Huntersville Zoning Ordinance to allow flexibility for SWIM buffer requirements and mitigation in conditional zoning and Corporate Business developments. *(Jack Simoneau)*

10. Closing Comments

11. Adjourn

Town of Huntersville
Town Board
July 19, 2021

To: Town Board

From: David Peete, Principal Planner

Date: July 19, 2021

Subject: Petition #R21-06 - North Creek Mixed-use

EXPLAIN REQUEST:

Request to continue public hearing on Petition #R21-06, North Creek Mixed-Use, a request by Magnolia Development, LLC to Rezone +/- 84.00-acres south of NC 73 and Davidson-Concord Road intersection to rezone from Rural to Highway Commercial & Traditional Neighborhood Development - Conditional District (HC & TND-R-CD) for a development consisting of 42,500 commercial sq. ft., 376 multi-family units, 71 attached single-family units and 82 detached single-family units (PINs 01107311, 01126101 & 01126113).

ACTION RECOMMENDED:

Call a Public Hearing.

FINANCIAL IMPLICATIONS:

n/a

ATTACHMENTS:

1. NorthCreekMixedUseRequestContinuation

IRVIN LAW GROUP

office: 19726 ZION AVENUE, CORNELIUS, NC 28031
mailing: P.O. BOX 2376, DAVIDSON, NC 28036
p: 704.896.0820 f: 704.896.0875

July 12, 2021

The Honorable Mayor and
Board of Commissioners of the Town of Huntersville
Mr. Jack Simoneau, Planning Director
Town of Huntersville
P.O. Box 64
101 Huntersville-Concord Road
Huntersville, NC 28070

RE: R21-06 North Creek Mixed Use

Dear Mayor, Commissioners and Jack:

The purpose of this letter is to respectfully request a continuance of the public hearing for the above referenced matter, currently scheduled for July 19, 2021, to August 16, 2021. Applicant requests this continuance in order to review additional matters with Town Planning Staff.

We appreciate your consideration of this request.

Very truly yours,

Susan Keahey Irvin
for the Firm

cc: Stephen Vinson
Brian C. Jenest

Town of Huntersville
Town Board
July 19, 2021

To: Town Board

From: David Peete, Principal Planner

Date: July 19, 2021

Subject: Petition #R21-04 - Spring Grove

EXPLAIN REQUEST:
Conduct a Public Hearing on Petition #R21-04 Spring Grove, a request by M/I Homes of Charlotte, LLC to Rezone +/- 62.82-acres south of McCord Road and Hagers Road intersection from General Residential (GR) & Neighborhood Residential - Conditional District (NR-CD) to Neighborhood Residential - Conditional District (NR-CD) for a 138-lot subdivision; (PINs 01101102, 01101110, 01101114, 01119129 & 01119132).

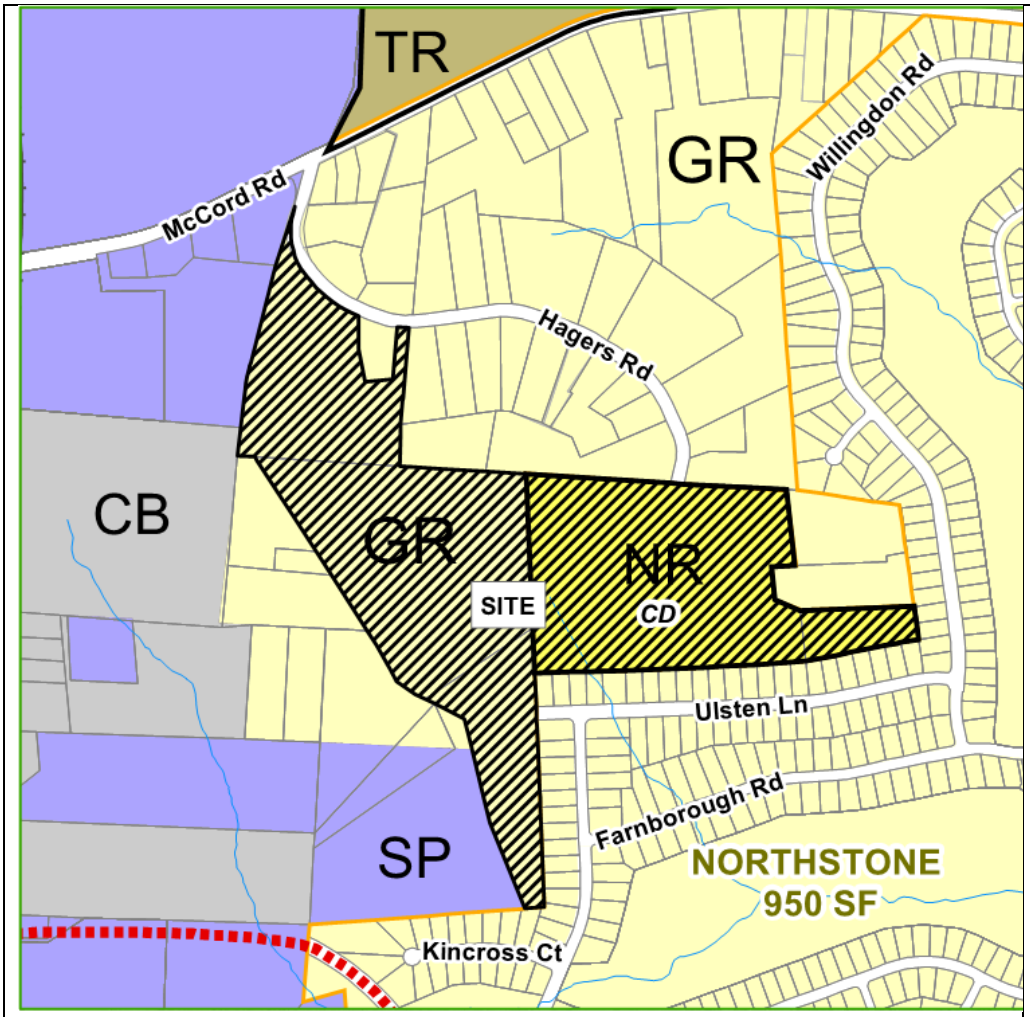
ACTION RECOMMENDED:
Conduct Public Hearing.

FINANCIAL IMPLICATIONS:
n/a

ATTACHMENTS:
1. R21-04 Public Hearing Staff Report 7-19-21
2. Attachment A - Rezoning Application
3. Attachment B - Spring Grove CD Rezoning Plan
4. Attachment C - Spring Grove - Neighborhood Mtg Report
5. Attachment D - CMS Report - Spring Grove Subdivision
6. Attachment E - Citizen Comments

Petition R21-04
Spring Grove Conditional District Rezoning

PART 1: PROJECT SUMMARY



Applicant: MI Homes of Charlotte, LLC

Property Owners: Judy Ann Hager Collins, Robert Brice Lowrance, Mason A. Lowrance & Robert Brice Lowrance, & Fort Myers Real Estate Group, LLC, (see Attachment A).

Property Address: 10320 Hagers Road

Project Size: (+/-) 62.82-acres

Parcel Numbers:

01101102, 01101110, 01101114, 01119129 & 01119132

Current Zoning: General Residential (GR) & Neighborhood Residential – Conditional District (NR-CD).

Current Land Use: vacant.

Proposed Zoning: Neighborhood Residential — Conditional District (NR-CD).

Proposed Land Use: 130 Single-family lots (NR permitted uses).

Proposed Density: 2.17 units/ac.

1. Purpose: Petition to rezone 62.82-acres generally located at 10320 Hagers Road – south of McCord Road - from the General Residential (GR) and Neighborhood Residential – Conditional District (NR-CD) Zoning District to (a new) Neighborhood Residential – Conditional District (HC-CD) to create a 130-lot single-family subdivision (see Attachments B). <u>If the CD Rezoning Plan is approved,</u> <u>a corresponding Subdivision Sketch Plan will be reviewed by staff for compliance.</u>
2. Adjoining Zoning and Land Uses.
   <u>North</u>: *General Residential (GR) – Large-lot, single-family homes (along Hagers Rd.) & vacant*.
   <u>South</u>: *General Residential (GR) & Special Purpose (SP) – Small-lot, single-family subdivision (Northstone), & Soil, mulch & gravel sales (Soil Supply).*

East: *General Residential (GR) –Two (2) large-lot, single-family homes & – Small-lot, single-family subdivision (Northstone).*
West: *General Residential (GR), Special Purpose (SP) & Corporate Business (CB) – Storage, Soil, mulch & gravel sales (Soil Supply), Building supplies (84 Lumber) & vacant.*

3. One (1) neighborhood meeting was held on May 19, 2021. A report of the meeting is available in Attachment C.
4. Notice of this CD-Rezoning request was provided via postcards sent to all property owners within 250 ft. of the project; a legal ad placed in the Charlotte Observer; and posting of public hearing signs on the property in three (3) locations (McCord Rd. & Hagers Rd., end of Hagers Rd. & end of Ulsten Ln.).

PART 2: REZONING/SITE PLAN ISSUES

The proposed Conditional District Rezoning Plan is generally compliant with the Zoning Ordinance and Subdivision Regulations. Significant elements include:

- Proposed Uses: 130 Single-Family Homes.
- There are four (4) Urban Open Spaces proposed: two (2) parks, one (1) dog park and one (1) community garden.
- New and additional right-of-way (more than likely) to be dedicated along McCord Road and Hagers Road, as required by NCDOT and Town. New public streets (and all required right-of-way) are proposed, as are a new connection on the eastern end of Hagers Road into the development and a connection to Ulsten Lane (in NorthStone). (see Part 3 for details).
- Minimum Tree Preservation in the NR Zoning District is 10% and the proposed development looks to save 10% of existing canopy (6.173 acres). Specimen tree save in the NR zoning district is also 10% and the proposed development looks to save 37 existing specimen trees (22.29%).
- If the Rezoning Plan is approved, Staff, at the construction document phase, will review the plans for compliance with the Water Quality Ordinance, Erosion Control Ordinance and Stream Buffer Requirements, as found in the Zoning Ordinance.
- The subdivision is to be developed as one (1) phase.

The Conditional District Rezoning Plan has <u>several issues that must be addressed</u>:

- Proposed Public residential street cross-sections in front of 52 ft. wide lots must provide on-street parking on (at least) one side of the road;
  <u>Comment:</u> Either the cross-section for one-side, on-street parking is incorporated throughout the Plan or sufficient alternative parking areas must be provided.
- The Caughman lot (at the east end of the subdivision) must have minimum frontage on new public street/cul-de-sac.
- Note #4 on Sheet RZ-201 should add “subject to the definition of major subdivision”, as outlined in Article 2.100 of the Subdivision Ordinance.
- <u>RECOMMENDATION</u>: Due to the proximity of Soil Supply along the western boundary, a planted berm within the buffer along the future thoroughfare would help screen noise, odor and dust.

PART 3: TRANSPORTATION ISSUES

Traffic Impact Analysis (TIA)

A TIA Determination of Need was completed for the proposed CD Rezoning and based on the TIA determination for proposed uses and intensities, a TIA for the Town was required. After completion of the scoping process, a TIA was submitted on 6/18/21. After staff review, several items needed to be addressed in the TIA and a resubmittal is required. As of 7/8/21, a resubmittal of the TIA has not been received.

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

- The Future Land Use Map, located on page 53, identifies this area as "Town Core", which is defined in the Plan as including "a variety of neighborhoods containing a mix of residential 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 to 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."

- **Policy LU-2:** Encourage residential development that follows the pattern outlined in the future land use map.
    - **Policy LU-2.1:** Higher intensity residential uses will be focused generally within two miles of the I-77/NC-115 corridor…"

  Comment: The Spring Grove Subdivision would be located approximately 0.30-miles from NC-115 and its' proposed density of 2.17-units per acre is adjacent to the Northstone subdivision (on the east & south), which has a similar density of 1.65-units per acre and a similar lot size and width. The density of NorthStone is greatly impacted by the golf course open space. To the north, the Hagers Road area, which developed under the Meck. County's regulations has a much lower density of approximately 0.54-units per acre. Further north across McCord Road, the Northbrook Subdivision (zoned TR) has a density of 1.49 units/acre. Lastly, the previously approved "Hawk's Landing" CD Rezoning (which still applies to half of this subdivision) was approved with a density of 1.95 units/acre.

- **Policy LU-5: Focus more intense development in locations that can support growth**.
    - LU 5.1: Allow more intense development only where transportation infrastructure and utilities already exist.

  Comment: This property is located less than a half-mile from NC 115 and nearly abuts McCord Road – to thoroughfares that offer access to several areas of the Town. The connection into NorthStone will offer secondary access and the dedication of right-of-way for a portion of the future thoroughfare, which will connect McCord Road to Ramah Church Road, will create new connection points. All utilities are currently located nearby of in the vicinity and can be connected to serve this development.

- **Policy LU-7: Require new development to follow design principles that reinforce the vision for the Town as expressed in this plan and other adopted plans.**
    - **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 (Urban) Open Space.
            - Streets should be connected, have short blocks and sidewalks on both sides of the street.

- Improve connectivity, particularly for pedestrians and vehicles.
- Parking lots, if required, should be predominately located behind buildings screened from view and larger lots should be broken by buildings and/or landscape features.
- Accommodate a mix of uses and/or housing types.

Comment: All proposed homes front on public streets. The public streets connect to other public streets and all blocks are under 800 feet in length. Connectivity is provided via three (3) connections to existing streets and three (3) additional stubs are provided to adjoining property.

- **Policy LU-9: New residential development should follow appropriate housing design principles**.
  - **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 (Urban) open space.
    - Front porches and recessed garages are encouraged.
    - On-street parking is required in new developments that have lot widths below 60'.

Comment: All proposed homes front on public streets. Floorplans have not been provided, therefore it cannot be determined if porches or recessed garages are provided. The proposed residential street cross-section does not provide on-street parking on (at least) one side of the road, as required for lots under 60' in width.

- **Policy LU-11: Protect Exiting Housing Stock**.
  - **LU 11.1: Protect and enhance the unique character of Huntersville's neighborhoods by using planning tools to safeguard from potentially negative impacts of development and redevelopment.**

Comment**:** The required minimum buffers along the external boundary of the subdivision is 20 feet. This development provides a minimum 40 feet adjacent to the NorthStone subdivision. In addition, the lots abutting NorthStone are the wider lots, to match the width of those in NorthStone. The minimum buffer along the larger-lot homes on Hagers Road is also 20 feet, but there is additional open space behind the minimum buffer, therefore, the buffers can be widened to provide more transition area.

  - **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**.

Comment: At the connection to both Hagers Road and Ulsten lane, the new homes are not oriented to match the existing housing pattern; however, the development has added buffers to define the transition from the existing developments into the new subdivision.

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

Comment: The right-of-way dedication along the western side of the subdivision is for the future residential thoroughfare cross-section, which includes a 12 ft. wide multi-path on one side of the street to connect this area to greenway and multi-paths within the area.

- **Policy T-3: Improve connectivity throughout the study area.**
  - **T 3.1: Continue to enhance street connectivity by requiring connections among different uses**.

- Continue to require street connectivity among residential, commercial, employment, recreational and institutional uses.
- Context-sensitive street design should be applied.

Comment: Direct connections are proposed to Hagers Road near McCord Road and to the end of Hagers Road, as well as to Ulsten Lane in NorthStone. There are three (3) additional street stubs for future connections – 2 along the western edge and one along the eastern edge.

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

- **Policy LU-10: Encourage a diversity of housing options.**
  - **LU 10.1: Align housing options with resident needs and promote attainable housing options**.
    - Accommodate a mix of housing by type, tenure and location to serve a growing and increasingly diverse population. Housing offerings should align with workforce opportunities, including management, professional positions and service positions.
  - **LU 10.2: Continue to encourage a mix of lot sizes in new developments**.

Comment: Only two (2) lot types are proposed and the homes located on them are assumed to be similar throughout. The proposed development does not provide a range of housing types.

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 Conditional District Rezoning for the Spring Grove Conditional District Rezoning is supported by the 2040 Comprehensive Plan, as the property is designated "Town Core". Proposed density is 2.17-units per acre, which is higher than nearby developments, however the 2040 Community Plan designates this area as "Town Core" which permits increased density, where appropriate, while ensuring that adequate land use and densities transitions are provided. The Neighborhood Residential zoning district does not have a density limit, however, through the conditional district rezoning process, a maximum density limit can be established.

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:
   - A Transportation Impact Analysis was required – see Part 3 of this report.
   - Storm water plan approval, water and sewer and refuse disposal and a Willingness-to-serve from Charlotte Water, must all be provided.
   - The Conditional District Rezoning site plan was reviewed by Charlotte-Mecklenburg School District (CMS). CMS indicates the proposed Rezoning Plan would add approximately 69 students to the schools in this area and indicate approval of the project "may increase overcrowding and/or reliance upon mobile classrooms…" (see below & see Attachment D for the full CMS report). While the proposed rezoning is consistent with the 2040 Community Plan's support for higher-density development in the area defined as "town core", the challenge of over-crowded CMS schools still applies.

This development may add 69 students to the schools in this area.

The following data is as of 20th Day of the 2020-21 school year.

Schools Affected	*Total Classroom Teachers*	*Building Classrooms/ Teacher Stations*	*20th Day, Enrollment (non-ec)*	*Building Classroom/ Adjusted Capacity (Without Mobiles)*	*20th Day, Building Utilization (Without Mobiles)*	*Additional Students As a result of this development*	*Utilization As of result of this development (Without Mobiles)*
HUNTERSVILLE ELEMENTARY	47	37	734	578	127%	27	**132%**
BAILEY MIDDLE	76.6	57	1454	1081	134%	17	**136%**
WILLIAM A HOUGH HIGH	118.5	100	2485	2097	119%	25	**120%**

The total estimated capital cost of providing the additional school capacity for this new development is $2,647,000; calculated as follows:

Elementary School: **27** x $34,000 = $918,000
Middle School: **17** x $37,000 = $629,000
High School: **25** x $44,000 = $1,100,000

RECOMMENDATION
Adequacy of existing school capacity is a significant problem. We are particularly concerned about a case where school utilization exceeds 100% since the proposed development may exacerbate the situation. Approval of this petition may increase overcrowding and/or reliance upon mobile classrooms at the schools listed above.

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

Staff can support approval of the Spring Grove CD-Rezoning with the following addressed:

- TIA must be re-submitted and requirements of the TIA added to plan;
- Proposed Public residential street cross-sections in front of 52 ft. wide lots must provide on-street parking on (at least) one side of the road;
- The Caughman lot must abut and have minimum frontage on public street/cul-de-sac;
- Note #4 on Sheet RZ-201 should add "subject to the definition of major subdivision", as outlined in Article 2.100 of the Subdivision Ordinance.
- All outstanding redline comments must be addressed.
- RECOMMEND: Due to the proximity of Soil Supply along the western boundary, a planted berm within the buffer along the future thoroughfare would help screen noise, odor and dust.

PART 6: PUBLIC HEARING COMMENTS

Public Hearing scheduled for Monday, July 19, 2021.

PART 7: PLANNING BOARD RECOMMENDATION

Planning Board scheduled to review on July 27, 2021.

PART 8: ATTACHMENTS/ENCLOSURES

Attachments

A – Rezoning Application.
B – Proposed CD Rezoning Plan.
C - Neighborhood Meeting Report from June 2, 2021.
D – CMS Report.
E - Citizen comments

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Town of Huntersville
NORTH CAROLINA

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 ☐ 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 February 26, 2021

Name of Project : MI Homes Spring Grove Development Phase # (if subdivision) _____

Project Address: 10320 Hagers Road, Huntersville, North Carolina

Parcel Identification Number(s) (PIN) 01101102, 01101110, 01101114, 01119129, 01119132

Current Zoning District: GR and NR(CD) Proposed District (for rezoning only) NR (CD)

Property Size (acres) 63.10 Acres Street Frontage (feet) See Attachment

Current Land Use Vacant

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

Explain the nature of this request. If a separate sheet is necessary, please attach to this application.
To accomodate development of approximately 138 single family homes, as more particulary described on the Rezoning Plan.

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 MI Homes of Charlotte, LLC - Chad Lloyd, VP Phone 704-597-4581

☐ Corporation ☒ Limited Liability Company ☐ Trust ☐ Partnership ☑ Other: Mobile - 828-450-5049

☒ 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 DocuSigned by: Chad Lloyd 012D50E7C7564D1... Printed Name: Chad Lloyd

Title VP, Land Acquisition Email clloyd@MIHOMES.com

Address of Applicant 5350 77 Center Drive 100 Charlotte, NC 28217

7. Property Owner (if different than applicant)

*Printed Name See Attachment 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 See attachment Printed Name See attachment

Title See attachment Email See attachment

Address of Property Owner See attachment

* 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

MI Homes of Charlotte, LLC	Chad Lloyd	Mobile - 828-450-5049	clloyd@MIHOMES.com
Development Firm	Name of Contact	Phone	Email
Timmons Group	Katie Bradley (Project Manager)	704-227-1567	katie.bradley@timmons.com
Design Firm	Name of Contact	Phone	Email

Contact Information

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

DocuSign Envelope ID: B048F992-4136-4FF3-A26B-A24BD963A250

Exhibit A to Rezoning Application

Additional Project Data

Project Addresses, Parcel IDs and Current Zoning District

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DocuSign Envelope ID: 0616F663-F66C-44B1-B29E-B7B0200CDEF7

Tax Parcel # 01101102

Address: NA
Owner: Judy Ann Hager Collins
124 Red Cedar Drive
Myrtle Beach, SC 29588
Zoning: GR

The undersigned, as the owner of the parcel of land in Mecklenburg County, North Carolina that is designated as Parcel Identification Number 01101102 on the Mecklenburg County Tax Map and which is the subject of the attached Conditional Rezoning Process, hereby joins and gives permission to MI Homes of Charlotte, LLC to request and file this Application with the Town of Huntersville for the Parcel referenced above. I do hereby further agree, on behalf of my heirs, their heirs, successors and assigns, to any modifications to the Application, as determined by Applicant, during the Application review and approval process through the Town of Huntersville.

This the 23rd day of February 2021.

By: Judy Ann Hager Collins
(Owner Signature)

~~North Carolina~~ Florida,

County of Orange

Judy Ann Hager Collins appearing before the undersigned
Name of property owner (printed)

Notary and being duly sworn, says that:

1. I am the owner of the property described above
2. All statements above are true and correct

Property Owners Signature

Sworn to (or affirmed) and subscribed before me this the 23rd day of Feb, 2021.

(Official Seal)

JASMIN VARGAS
Commission # GG 930326
Expires November 7, 2023
Bonded Thru Budget Notary Services

Jasmin Vargas
Official Signature of Notary

DocuSign Envelope ID: 0616F663-F66C-44B1-B29E-B7B0260CDEF7

Tax Parcel # 01101114

Address: 10399 Hagers Rd, Huntersville, NC 28078
Owner: Robert Brice Lowrance
19018 Mountainview Drive
Cornelius, NC 28036
Zoning: GR

The undersigned, as the owner of the parcel of land in Mecklenburg County, North Carolina that is designated as Parcel Identification Number 01101114 on the Mecklenburg County Tax Map and which is the subject of the attached Conditional Rezoning Process, hereby joins and gives permission to MI Homes of Charlotte, LLC to request and file this Application with the Town of Huntersville for the Parcel referenced above. I do hereby further agree, on behalf of my heirs, their heirs, successors and assigns, to any modifications to the Application, as determined by Applicant, during the Application review and approval process through the Town of Huntersville.
This the __ day of February 2021.

By: Robert Brice Lowrance
(Owner Signature)

North Carolina
County of Iredell
Robert Brice Lowrance, appearing before the undersigned
Name of property owner (printed)
Notary and being duly sworn, says that:
1. I am the owner of the property described above
2. All statements above are true and correct
Property Owners Signature
Sworn to (or affirmed) and subscribed before me this the 23 day of February 2021.
(Official Seal)

Deborah Fox
Notary Public
Iredell County
North Carolina
My Commission Expires 3/25/2021

Deborah Fox
Official Signature of Notary

DocuSign Envelope ID: 0616F663-F66C-44B1-B29E-B7B0260CDEF7

Tax Parcel # 01101110

Address: 10320 Hagers Rd, Huntersville, NC 28078
Owner: Mason A. Lowrance, Jr. and Robert Brice Lowrance
19018 Mountainview Drive
Cornelius, NC 28036
Zoning: GR

The undersigned, as the owner of the parcel of land in Mecklenburg County, North Carolina that is designated as Parcel Identification Number 01101102 on the Mecklenburg County Tax Map and which is the subject of the attached Conditional Rezoning Process, hereby joins and gives permission to MI Homes of Charlotte, LLC to request and file this Application with the Town of Huntersville for the Parcel referenced above. I do hereby further agree, on behalf of my heirs, their heirs, successors and assigns, to any modifications to the Application, as determined by Applicant, during the Application review and approval process through the Town of Huntersville.

This the 22 day of February 2021.

By: Robert Brice Lowrance By: Mason A Lowrance Jr
(Owner Signature) (Owner Signature)

North Carolina,
County of Iredell

Robert Brice Lowrance, and Mason A. Lowrance appearing before the undersigned
Name of property owner (printed)
Notary and being duly sworn, says that:
1. I am the owner of the property described above
2. All statements above are true and correct
Property Owners Signature
Sworn to (or affirmed) and subscribed before me this the 22 day of January 2021.
(Official Seal)

Deborah Fox
Notary Public
Iredell County
North Carolina
My Commission Expires 3/25/2021

Deborah Fox
Official Signature of Notary

DocuSign Envelope ID: 0616F663-F66C-44B1-B29E-B7B0260CDEF7

Tax Parcel # 01119129

Address 9800 Hagers Rd, Huntersville, NC 28078
Owner: Fort Myers Real Estate Group, LLC
5229 N Hiatus Rd
Sunrise, Florida 33351
Zoning: NR (CD)

The undersigned, as the owner of the parcel of land in Mecklenburg County, North Carolina that is designated as Parcel Identification Number 01119129 on the Mecklenburg County Tax Map and which is the subject of the attached Conditional Rezoning Process, hereby joins and gives permission to MI Homes of Charlotte, LLC to request and file this Application with the Town of Huntersville for the Parcel referenced above. I do hereby further agree, on behalf of my heirs, their heirs, successors and assigns, to any modifications to the Application, as determined by Applicant, during the Application review and approval process through the Town of Huntersville.

This the 23 day of February 2021.

By: _____
(Owner Signature)

Florida
~~North Carolina~~

County of _____

Jocelyn Boulanger, appearing before the undersigned
Name of property owner (printed)

Notary and being duly sworn, says that:

1. I am the owner of the property described above
2. All statements above are true and correct

Property Owners Signature

Sworn to (or affirmed) and subscribed before me this the 23 day of Feb., 2021.

(Official Seal)

Notary Public State of Florida
Barbara I Massana
My Commission GG 102764
Expires 09/06/2021

_____
Official Signature of Notary

DocuSign Envelope ID: 0616F663-F66C-44B1-B29E-B7B0280CDEF7

Tax Parcel # 01119132

Address: NA
Owner: Fort Myers Real Estate Group, LLC
5229 N Hiatus Rd
Sunrise, Florida 33351
Zoning: NR (CD)

The undersigned, as the owner of the parcel of land in Mecklenburg County, North Carolina that is designated as Parcel Identification Number 01119129on the Mecklenburg County Tax Map and which is the subject of the attached Conditional Rezoning Process, hereby joins and gives permission to MI Homes of Charlotte, LLC to request and file this Application with the Town of Huntersville for the Parcel referenced above. I do hereby further agree, on behalf of my heirs, their heirs, successors and assigns, to any modifications to the Application, as determined by Applicant, during the Application review and approval process through the Town of Huntersville.
This the __ day of February 2021.

By: _____
(Owner Signature)

Florida
~~North Carolina~~
County of Broward
Jocelyn Boulanger, appearing before the undersigned
Name of property owner (printed)
Notary and being duly sworn, says that:
1. I am the owner of the property described above
2. All statements above are true and correct
Property Owners Signature
Sworn to (or affirmed) and subscribed before me this the 23 day of Feb., 2021.
(Official Seal)

Notary Public State of Florida
Barbara I Massana
My Commission GG 102764
Expires 09/06/2021

_____
Official Signature of Notary

DocuSign Envelope ID: 0616F663-F66C-44B1-B29E-B7B0260CDEF7

Official Signature of Notary

Rezoning Site Street Frontage (approximate)

739 'on Hagers Road

170' on McCord Road

SPRING GROVE

CONDITIONAL DISTRICT REZONING / SKETCH PLAN

10320 HAGERS ROAD

HUNTERSVILLE, NORTH CAROLINA

EPM PROJECT NO. 419726

VICINITY MAP

SCALE: 1" = 250'

Sheet List Table

Sheet Number	Sheet Title
C-000	COVER
C-100	EXISTING CONDITIONS
C-101	TREE SURVEY
C-102	ADJACENT PROPERTY OWNERS
C-103	ADJACENT PROPERTY OWNERS INFORMATION
C-104	EXISTING SLOPE ANALYSIS
C-200	REZONING PLAN
C-201	SITE NOTES AND DETAILS
C-202	SITE NOTES AND DETAILS
C-300	CONCEPTUAL GRADING AND DRAINAGE PLAN
C-400	CONCEPTUAL PLANTING PLAN
C-401	CONCEPTUAL PLANTING PLAN ENLARGEMENTS

MCCORD ROAD IMPROVEMENTS

- RIGHT TURN LANE WITH 100 LF STORAGE
- LEFT TURN LANE WITH 150 LF STORAGE

** TO BE PROVIDED AS REQUIRED BY TIA.

NORTH CAROLINA PROFESSIONAL SEAL 049803 ENGINEER CHRISTOPHER J. TODD
04/23/2021

PRELIMINARY FOR REVIEW PURPOSES ONLY

THIS DRAWING PREPARED AT THE
CHARLOTTE OFFICE
Suite 100, 5371 Creek Rd. Charlotte, NC 28202
610 E. Morehead Street, Suite 285, Charlotte, NC 28202
TEL 704.602.8600 FAX 704.376.1076 www.timmons.com
North Carolina License No. C-1652
Project Contact Email Address: chris.todd@timmons.com

M I HOMES
Welcome to Better

M/I HOMES OF CHARLOTTE, LLC
5350 77 CENTER DRIVE, SUITE 100
CHARLOTTE, NC 28217

DATE	REVISION DESCRIPTION
04/09/2021	REVISED PER TOWN COMMENTS
04/23/2021	REVISED PER TOWN COMMENTS
----	----
----	----
----	----

DATE: 03/01/2021
DRAWN BY: A. DALE
DESIGNED BY: K. BRADLEY
CHECKED BY: C. TODD
SCALE: AS SHOWN

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.
NORTH CAROLINA LICENSE NO. C-1652

SPRING GROVE
HUNTERSVILLE, NORTH CAROLINA
COVER

JOB NO. 47854
SHEET NO. C-000

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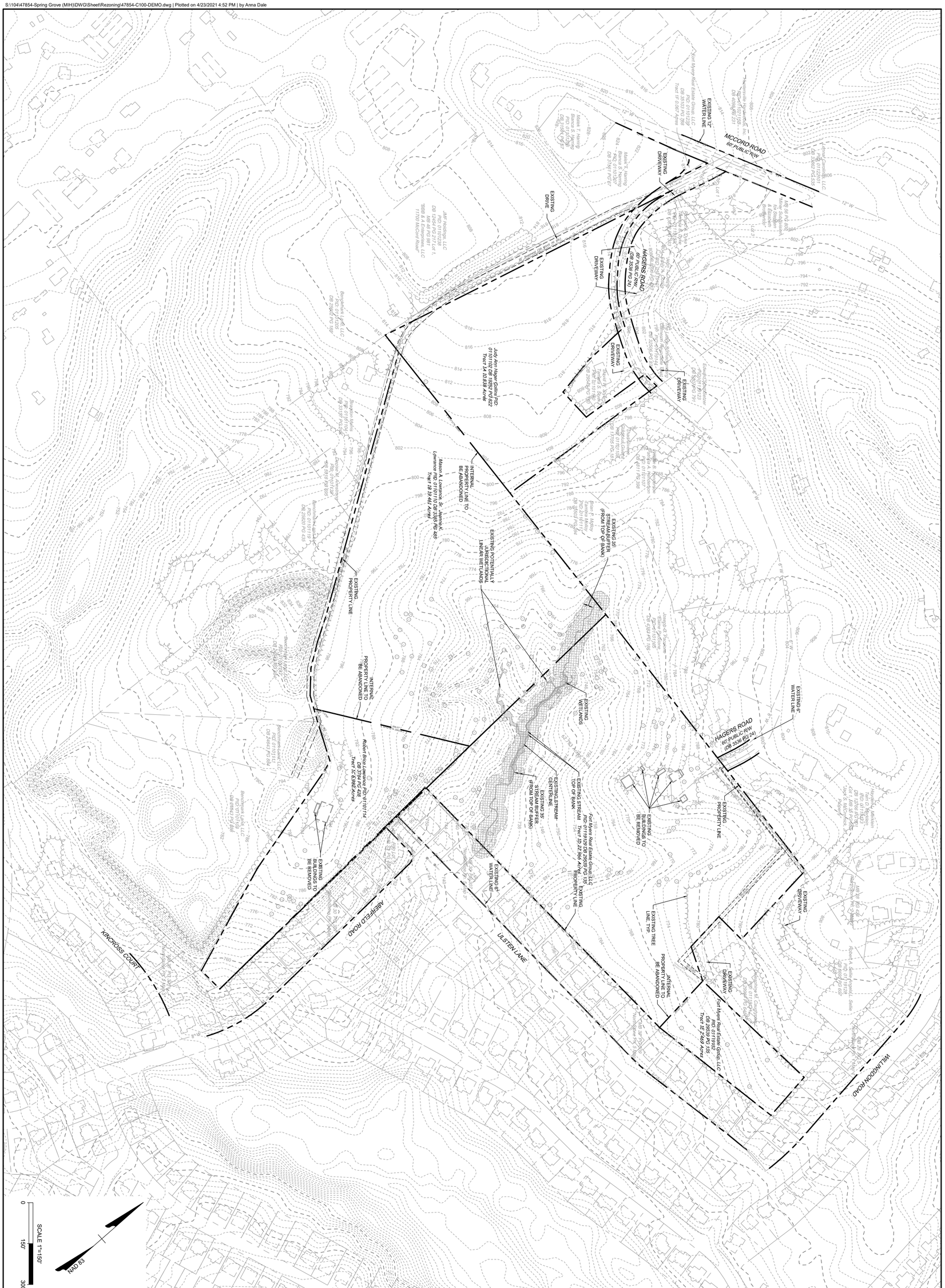
S:\10641\47854-Spring Grove (MIH)\DWG\Sheet\Rezoning\47854-C000-COVR.dwg | Plotted on 4/23/2021 4:51 PM | by Anna Dale

S:\104\47854-Spring Grove (MIH)\DWG\Sheet\Rezoning\47854-C100-DEMO.dwg | Plotted on 4/23/2021 4:52 PM | by Anna Dale



TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

YOUR VISION ACHIEVED THROUGH OURS.

M I HOMES
Welcome to Better

M/I HOMES OF CHARLOTTE, LLC
5350 77 CENTER DRIVE, SUITE 100
CHARLOTTE, NC 28217

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610 E. Morehead Street, Suite 250 | Charlotte, NC 28202
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Project Contact Email Address: chris.todd@timmons.com

PRELIMINARY FOR REVIEW PURPOSES ONLY

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 047854 CHRISTOPHER TODD
4/23/2021

SPRING GROVE

HUNTERSVILLE, NORTH CAROLINA

EXISTING CONDITIONS

SHEET NO.	JOB NO.	SCALE	CHECKED BY	DESIGNED BY	DRAWN BY	DATE
C-100	47854	AS SHOWN	C. TODD	K. BRADLEY	A. DALE	03/01/2021

DATE	REVISION DESCRIPTION
04/09/2021	REVISED PER TOWN COMMENTS
04/23/2021	REVISED PER TOWN COMMENTS
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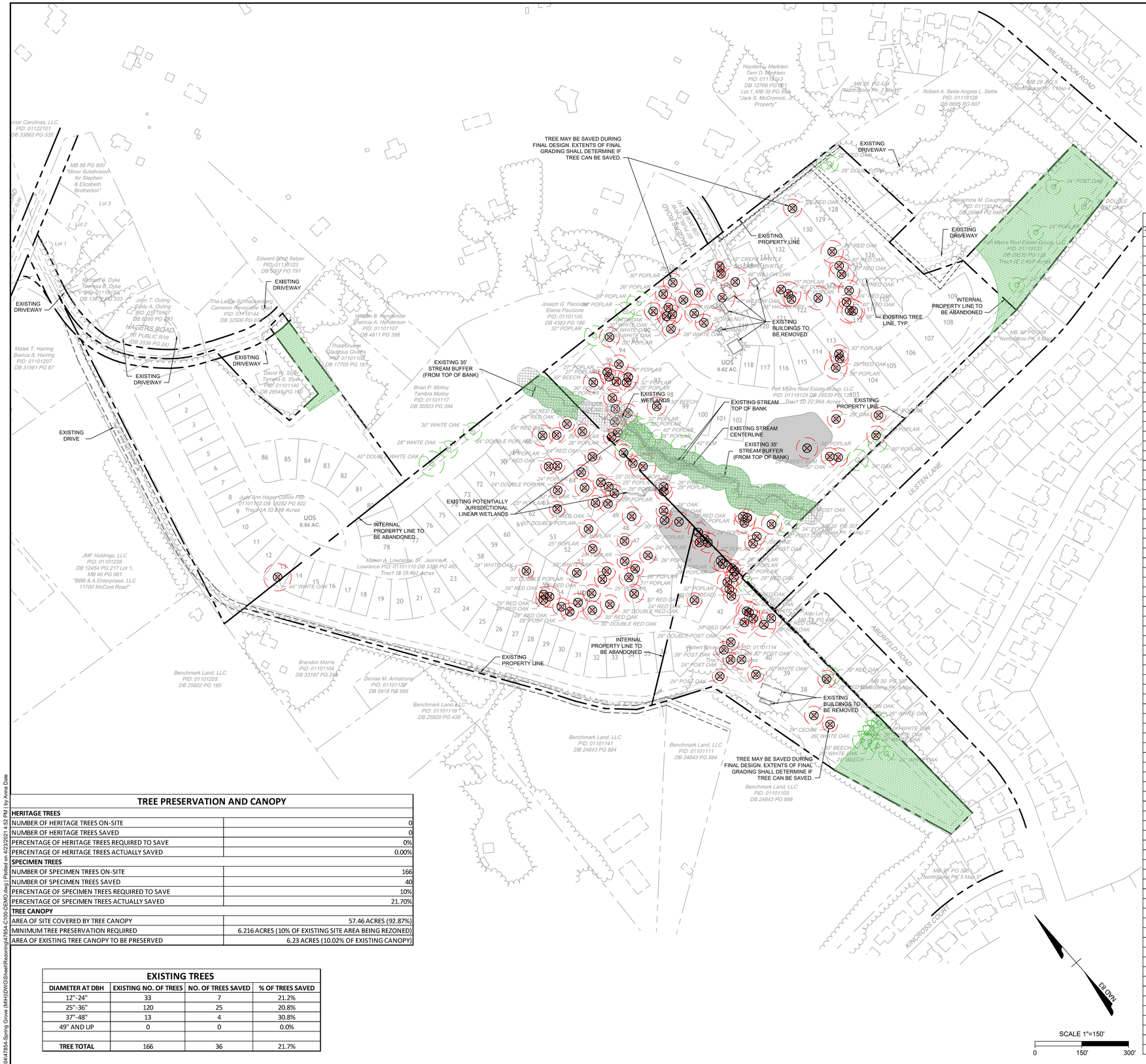

LEGEND

- REMOVE EXISTING TREE
- APPROXIMATE TREE CANOPY PRESERVATION*
- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO REMAIN

NOTES:

1. FINAL LIMITS OF TREE PRESERVATION TO BE DETERMINED DURING CONSTRUCTION DOCUMENT PHASE.
2. TREES TO BE REMOVED SHALL BE MITIGATED AS REQUIRED PER THE TOWN OF HUNTERSVILLE ORDINANCE.

TREE PRESERVATION AND CANOPY

HERITAGE TREES	
NUMBER OF HERITAGE TREES ON-SITE	0
NUMBER OF HERITAGE TREES SAVED	0
PERCENTAGE OF HERITAGE TREES REQUIRED TO SAVE	0%
PERCENTAGE OF HERITAGE TREES ACTUALLY SAVED	0.00%
SPECIMEN TREES	
NUMBER OF SPECIMEN TREES ON-SITE	166
NUMBER OF SPECIMEN TREES SAVED	40
PERCENTAGE OF SPECIMEN TREES REQUIRED TO SAVE	10%
PERCENTAGE OF SPECIMEN TREES ACTUALLY SAVED	21.70%
TREE CANOPY	
AREA OF SITE COVERED BY TREE CANOPY	57.46 ACRES (92.87%)
MINIMUM TREE PRESERVATION REQUIRED	6.216 ACRES (10% OF EXISTING SITE AREA BEING REZONED)
AREA OF EXISTING TREE CANOPY TO BE PRESERVED	6.23 ACRES (10.02% OF EXISTING CANOPY)

EXISTING TREES

DIAMETER AT DBH	EXISTING NO. OF TREES	NO. OF TREES SAVED	% OF TREES SAVED
12"-24"	33	7	21.2%
25"-36"	120	25	20.8%
37"-48"	13	4	30.8%
49" AND UP	0	0	0.0%
TREE TOTAL	166	36	21.7%

EXISTING TREE LIST

TREE DBH (IN.)	TREE SPECIES	SAVED (YES/NO)
18	CREPE MYRTLE	NO
24	POST OAK	YES
24	POPLAR	YES
24	PINE	YES
24	RED OAK	NO
24	POPLAR	NO
24	POPLAR	NO
24	WHITE OAK	YES
24	BEECH	YES
24	WHITE OAK	YES
24	CEDAR	NO
24	CREPE MYRTLE	NO
24	POST OAK	NO
24	POST OAK	NO
24	RED OAK	NO
24	OAK (DEAD)	NO
24	POPLAR	NO
24	POPLAR	NO
24	OAK	NO
24	RED OAK	NO
24	RED OAK	NO
24	RED OAK	NO
24	DOUBLE POPLAR	NO
24	RED OAK	NO
24	RED OAK	NO
24	POPLAR	NO
24	POPLAR	NO
24	DOUBLE POPLAR	NO
24	RED OAK	NO
24	POPLAR	NO
24	WHITE OAK	NO
24	RED OAK	NO
24	POPLAR	NO
24	POPLAR	NO
25	POPLAR	NO
25	RED OAK	NO
25	DOUBLE POPLAR	NO
25	POPLAR	NO
25	POPLAR	NO
25	RED OAK	NO
25	POPLAR	NO
25	POPLAR	NO
26	POST OAK	NO
26	SYCAMORE	YES
26	POPLAR	NO
26	WHITE OAK	YES
26	WHITE OAK	YES
26	WHITE OAK	YES
26	WHITE OAK	YES
26	WALNUT	NO
26	POPLAR	NO
26	WHITE OAK	NO
26	POST OAK	NO
26	DOUBLE POST OAK	NO
26	RED OAK	NO
26	POPLAR	NO
26	OAK	NO
26	PINE	NO
26	POPLAR	NO
26	POPLAR	NO
26	POPLAR	NO
26	RED OAK	YES
27	POPLAR	NO
27	POPLAR	NO
28	RED OAK	YES
28	DOUBLE OAK	YES
28	RED OAK	NO
28	OAK	NO
28	SWEET GUM	NO
28	PINE	NO
28	POPLAR	NO
28	RED OAK	NO
28	RED OAK	YES
28	OAK	NO
28	WALNUT	NO
28	WHITE OAK	NO
28	WHITE OAK	NO
28	WHITE OAK	NO
28	POPLAR	NO
28	POPLAR	NO
28	POPLAR	NO
28	POPLAR	NO
28	WHITE OAK	YES
28	POPLAR	NO

EXISTING TREE LIST

TREE DBH (IN.)	TREE SPECIES	SAVED (YES/NO)
24	POPLAR	NO
24	POPLAR	NO
24	OAK	NO
24	RED OAK	YES
24	RED OAK	NO
24	RED OAK	NO
24	DOUBLE POPLAR	NO
24	RED OAK	NO
24	RED OAK	NO
24	WHITE OAK	NO
24	RED OAK	NO
24	POPLAR	NO
24	POPLAR	NO
25	RED OAK	NO
25	DOUBLE POPLAR	NO
25	POPLAR	NO
25	POPLAR	NO
25	RED OAK	NO
25	POPLAR	NO
25	POPLAR	NO
26	POPLAR	NO
26	OAK	NO
26	PINE	NO
26	POPLAR	NO
26	RED OAK	NO
26	POPLAR	NO
26	POPLAR	NO
26	POPLAR	NO
26	RED OAK	NO
27	POPLAR	NO
28	POPLAR	NO
28	POPLAR	NO
28	POPLAR	NO
28	POPLAR	NO
28	POPLAR	NO
28	POPLAR	NO
28	WHITE OAK	YES
28	POPLAR	NO
28	RED OAK	NO
28	RED OAK	NO
28	WHITE OAK	NO
29	POPLAR	NO
30	WHITE OAK	YES
30	POPLAR	NO
30	BEECH	NO
30	OAK	NO
30	POPLAR	YES
30	POPLAR	NO
30	DOUBLE POPLAR	NO
30	POPLAR	NO
30	RED OAK	NO
30	DOUBLE RED OAK	NO
30	RED OAK	NO
30	DOUBLE RED OAK	NO
31	POPLAR	NO
32	POPLAR	NO
32	POPLAR	NO
32	RED OAK	NO
32	POPLAR	YES
32	POPLAR	NO
32	BEECH	NO
32	POPLAR	NO
32	POPLAR	YES
32	POPLAR	YES
32	DOUBLE POPLAR	NO
34	POPLAR	NO
34	RED OAK	NO
36	POPLAR	NO
40	ELM	YES
40	DOUBLE WHITE OAK	YES
40	POPLAR	YES
41	RED OAK	NO
44	WHITE OAK	NO

*TREE MAY BE SAVED DURING FINAL DESIGN. EXTENTS OF FINAL GRADING SHALL DETERMINE IF TREE CAN BE SAVED.

NORTH CAROLINA PROFESSIONAL SEAL 049403 LANDSCAPE ARCHITECT CHRISTOPHER J. TODD
04/23/2021

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610 E. Morehead St., Suite 300, Charlotte, NC 28202
TEL 704.602.8600 FAX 704.376.1076 www.timmons.com
North Carolina License No. C-1652
Project Contact Email Address: chris.todd@timmons.com

M I HOMES
Welcome to Detail
M/I HOMES OF CHARLOTTE, LLC
5350 77 CENTER DRIVE, SUITE 100
CHARLOTTE, NC 28217

DATE	REVISION DESCRIPTION
04/09/2021	REVISED PER TOWN COMMENTS
04/23/2021	REVISED PER TOWN COMMENTS
----	----
----	----
----	----

DATE 03/01/2021
DRAWN BY A. DALE
DESIGNED BY K. BRADLEY
CHECKED BY C. TODD
SCALE AS SHOWN

YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP

SPRING GROVE

NORTH CAROLINA LICENSE NO. C-1652

HUNTERSVILLE, NORTH CAROLINA

TREE SURVEY

JOB NO. 47854
SHEET NO. C-101

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S:\10\47854-Spring Grove (MH)\2DWG\Sheet\Rezoning\47854-C100-DEMO.dwg | Plotted on 4/22/2021 4:52 PM | by Ayana Dale

SEE SHEET ##### FOR ADJACENT PROPERTY OWNER INFORMATION

NORTH CAROLINA PROFESSIONAL SEAL 049803 ENGINEER CHRISTOPHER J. TODD

04/23/2021

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610 E. Morehead Street, Suite 300, Charlotte, NC 28202
TEL 704.602.8600 FAX 704.376.1076 www.timmons.com
North Carolina License No. C-1652
Project Contact Email Address: chris.todd@timmons.com

DATE	REVISION DESCRIPTION
04/09/2021	REVISED PER TOWN COMMENTS
04/23/2021	REVISED PER TOWN COMMENTS
----	----
----	----

M I HOMES
Welcome to Delaer

M/I HOMES OF CHARLOTTE, LLC
5350 77 CENTER DRIVE, SUITE 100
CHARLOTTE, NC 28217

DATE: 03/01/2021
DRAWN BY: A. DALE
DESIGNED BY: K. BRADLEY
CHECKED BY: C. TODD
SCALE: AS SHOWN

YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

SPRING GROVE

HUNTERSVILLE, NORTH CAROLINA

ADJACENT PROPERTY OWNERS

JOB NO. 47854

SHEET NO. C-102

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S:\10\47854-Spring Grove (MHI)\DWG\Sheet\Rezoning\47854-C200-SITE.dwg | Plotted on 4/23/2021 4:52 PM | by Anna Dale

Lennar Carolinas, LLC PID: 01122101 DB 33882 PG 535

MB 56 PG 800 "Minor Subdivision for Stephen & Elizabeth Brotherton"

Huntersville Hardwoods, Inc. PID: 01102158 DB 4098 PG 231

Fort Myers Real Estate Group, LLC PID: 01101239 DB 35103 PG 788 Tract 1F 0.067 Acres

Richard A. Dyke Theresa B. Dyke PID: 01119133 DB 13672 PG 333

John T. Outing Emily A. Outing PID: 01119147 DB 6590 PG 602

Edward Scott Setzer PID: 01119123 DB 5007 PG 791

The Ladue Schnackenberg Cameron Revocable Trust PID: 01119121 DB 32606 PG 414

William B. Henderson Patricia A. Henderson PID: 01101107 DB 4811 PG 398

Joseph G. Paccione Elaine Paccione PID: 01101105 DB 4383 PG 186

Thad Givens Gaudelus Givens PID: 01101108 DB 11705 PG 181

David W. Styer Tamera S. Styer PID: 01101140 DB 29546 PG 167

Brian P. Molloy Tambra Molloy PID: 01101117 DB 35503 PG 394

Malek T. Harring Bianca S. Harring PID: 01101207 DB 31561 PG 67

Malek T. Harring Bianca S. Harring PID: 01101206 DB 31561 PG 67

JMF Holdings, LLC PID: 01101238 DB 12454 PG 217 Lot 1, MB 46 PG 981 "BBB & A Enterprises, LLC 11700 McCord Road"

Benchmark Land, LLC PID: 01101205 DB 25602 PG 185

Brandon Morris PID: 01101104 DB 33157 PG 246

Denise Ann Armstrong PID: 01101139 DB 5918 PG 695

Benchmark Land, LLC PID: 01101119 DB 25820 PG 435

Benchmark Land, LLC PID: 01101141 DB 24643 PG 884

Benchmark Land, LLC PID: 01101111 DB 24643 PG 884

Benchmark Land, LLC PID: 01101103 DB 24643 PG 888

Hayden L. Merklein Terri D. Merklein PID: 01119113 DB 12766 PG 001 Lot 1, MB 35 PG 955 "Jack S. McCromick, Jr. Property"

MB 28 PG 424 "NorthStone Ph. 2 Map 2"

Robert A. Sellie Angela L. Sellie PID: 01119128 DB 9695 PG 607

MB 28 PG 5 "NorthStone Ph. 1 Map 1"

Delesphine M. Loughman PID: 011191311 DB 29967 PG 649

MB 32 PG 309 "NorthStone Ph. 5 Map 2"

MB 30 PG 305 "NorthStone Ph. 4 Map 3"

Alfo Lot 1 MB 31 PG 198

MB 30 PG 395 "NorthStone Ph. 5 Map 3"

MB 30 PG 395 "NorthStone Ph. 5 Map 3"

20' UNDISTURBED BUFFER

15' EASEMENT (DB 4069 PG 396)

20' UNDISTURBED BUFFER

20' UNDISTURBED BUFFER

20' UNDISTURBED BUFFER

40' BUFFER (20' WIDTH ALONG PROPERTY LINE UNDISTURBED)

20' UNDISTURBED BUFFER

UOS 0.62 AC.

UOS 0.54 AC.

UOS 0.74 AC.

PROPOSED SCM

PROPOSED SCM

MCCORD ROAD 60' PUBLIC R/W

HAGERS ROAD 60' PUBLIC R/W (DB 3536 PG 24)

HAGERS ROAD 60' PUBLIC R/W (DB 3536 PG 24)

WILLINGDON ROAD

ULSTEN LANE

ABERFELD ROAD

KINCROSS COURT

SCALE 1"=150'

0 150' 300'

99 OWN

ADJACENT PROPERTY OWNERS

PARCEL	PARCEL NO.	OWNER	MAILING ADDRESS	ZONING
1	1119131	DELEAPHINE M CAUGHMAN	9804 HAGERS RD., HUNTERSVILLE, NC 28078	GR
2	1119128	ROBERT A SELLIE & ANGELA L SELLIE	9808 HAGERS RD., HUNTERSVILLE, NC 28078	GR
3	1117918	STEVEN HAEMMERLE & KIMBERLY HAEMMERLE	12302 BRAELOCH CT., HUNTERSVILLE, NC 28078	GR
4	1117919	RICHARD A MOBLEY & PAULA C MOBLEY	12301 BRAELOCH CT., HUNTERSVILLE, NC 28078	GR
5	1117920	CHAD KEENE & KATHLEEN KEENE	12305 BRAELOCH CT., HUNTERSVILLE, NC 28078	GR
6	1119113	HAYDEN L MERKLEIN & TERRI D MERKLEIN	9816 HAGERS RD., HUNTERSVILLE, NC 28078	GR
7	1119147	LIA R LUCERO SMITH & JOEL SMITH	9824 HAGERS RD., HUNTERSVILLE, NC 28078	GR
8	1101105	JOSEPH G PACCIONE & ELAINE PACCIONE	9825 HAGERS RD., HUNTERSVILLE, NC 28078	GR
9	1101109	HENRY KENNETH BURGESS & ANNIE LEE	9907 HAGERS RD., HUNTERSVILLE, NC 28078	GR
10	1101101	JEANNE L DAMBROGIO, SUSAN L LENENTINE, RAYMOND A LABRECQUE, & LYNNE L MAES	10001 HAGERS RD., HUNTERSVILLE, NC 28078	GR
11	1101106	GIBRAN MEZA & ILA MYER	10021 HAGERS RD., HUNTERSVILLE, NC 28078	GR
12	1101118	DAVID L MCNAUGHT & DEBORAH H MCNAUGHT	10039 HAGERS RD., HUNTERSVILLE, NC 28078	GR
13	1101115	CYNTHIA ELIZABETH KERNS	PO BOX 172, HUNTERSVILLE, NC 28078	GR
14	1101116	BRIAN P MOLLOY & TAMBRA MOLLEY	10101 HAGERS RD., HUNTERSVILLE, NC 28078	GR
15	1101107	WILLIAM B HENDERSON & PATRICIA A HENDERSON	10113 HAGERS RD., HUNTERSVILLE, NC 28078	GR
16	1101108	THAD GIVENS & GLADIOLUS GIVENS	10123 HAGERS RD., HUNTERSVILLE, NC 28078	GR
17	1101140	DAVID W STYER & TAMARA S STYER	10225 HAGERS RD., HUNTERSVILLE, NC 28078	GR
18	1119123	EDWARD SCOTT SETZER	10112 HAGERS RD., HUNTERSVILLE, NC 28078	GR
19	1119144	REVOCABLE TRUST THE LAURIE SCHNACKENBERG CAMERON	10016 HAGERS RD., HUNTERSVILLE, NC 28078	GR
20	1119122	KENNETH J CHELCUN & SUZANNE F CHELCUN	102010 MCCORD RD., HUNTERSVILLE, NC 28078	GR
21	1119107	JOHN T OUTING & EMILY A OUTING	10216 HAGERS RD., HUNTERSVILLE, NC 28078	GR
22	1119133	RICHARD A DYKE & THERESA B DYKE	10230 HAGERS RD., HUNTERSVILLE, NC 28078	GR
23	1119106	WILLIAM M HAIGLER & JERRI P HAIGLER	PO BOX 3533, HUNTERSVILLE, NC 28070	GR
24	1119150	WILLIAM M HAIGLER & JERRI P HAIGLER	PO BOX 3533, HUNTERSVILLE, NC 28070	GR
25	1101207	MALEK T HARRING & BIANCA S HARRING	11120 HERITAGE GREEN DR., CORNELIUS, NC 28031	SP
26	1101206	MALEK T HARRING & BIANCA S HARRING	11120 HERITAGE GREEN DR., CORNELIUS, NC 28031	SP
27	1101238	JMF HOLDINGS LLC	18746 GREYTON LN., DAVIDSON, NC 28036	SP
28	1101205	BENCHMARK LAND LLC	PO BOX 1248, HUNTERSVILLE NC 28270	CB
29	1101104	BRANDON MORRIS	10319 HAGERS RD., HUNTERSVILLE, NC 28078	GR
30	1101139	DENISE M ARMSTRONG	256 NE 65TH ST., OAK ISLAND, NC 28465	GR
31	1101141	BENCHMARK LAND LLC	PO BOX 1248, HUNTERSVILLE, NC 28270	GR
32	1101111	BENCHMARK LAND LLC	PO BOX 1248, HUNTERSVILLE, NC 28270	GR
33	1101103	BENCHMARK LAND LLC	PO BOX 1248, HUNTERSVILLE, NC 28270	GR
34	1120327	NELSON WILLIAM & FELICIA WILLIAM	11721 KINROSS CT., HUNTERSVILLE, NC 28078	GR
35	1120328	JESSE F III GREGG & MARLENE C GREGG	11725 KINROSS CT., HUNTERSVILLE, NC 28078	GR
36	1120329	PATRICK GREGORY YARBROUGH & KAY LYNN YARBROUGH	11729 KINROSS CT., HUNTERSVILLE, NC 28078	GR
37	1120315	BRADLEY D HAYMORE & TRUDY P HAYMORE	11726 KINROSS CT., HUNTERSVILLE, NC 28078	GR
38	1120314	GLENN LEBBY & TERESA A LEBBY	11730 KINROSS CT., HUNTERSVILLE, NC 28078	GR
39	1120313	TUCKER ZANE WHITTAKER & ASHLEIGH RHIANNON WHITTAKER	11734 KINROSS CT., HUNTERSVILLE, NC 28078	GR
40	1120312	2018-4 IH BORROWER LP C/O INVITATION HOMES	1717 MAIN ST., STE 2000, DALLAS, TX 75201	GR
41	1120330	AGUS P LOEKMAN & EMANUELLA C LOEKMAN	11733 KINROSS CT., HUNTERSVILLE, NC 28078	GR
42	1120331	VICTOR T BLASUCCI & ALLYSON H BLASUCCI	15501 ABERFELD RD., HUNTERSVILLE, NC 28078	GR
43	1120332	CLAES G STROEM & AASA STROEM	15507 ABERFELD RD., HUNTERSVILLE, NC 28078	GR
44	1120333	RICHARD C SAMPSON & SANDI K SAMPSON	15513 ABERFELD RD., HUNTERSVILLE, NC 28078	GR

ADJACENT PROPERTY OWNERS

PARCEL	PARCEL NO.	OWNER	MAILING ADDRESS	ZONING
45	1120334	JOSEPH MANUEL RODRIGUEZ & HELEN ANN RODRIGUEZ	15519 ABERFELD RD., HUNTERSVILLE, NC 28078	GR
46	1120529	STEPHEN M PERRY & NANCY L PERRY	15506 ABERFELD RD., HUNTERSVILLE, NC 28078	GR
47	1120528	TRAVIS TYNDALL & ERIN CALLAHAN	15512 ABERFELD RD., HUNTERSVILLE, NC 28078	GR
48	1120527	NICHOLAS D ADAMS & JEAMARIE ADAMS	15518 ABERFELD RD., HUNTERSVILLE, NC 28078	GR
49	1120526	WARREN T VIGUS & MANDY VIGUS	15524 ABERFELD RD., HUNTERSVILLE, NC 28078	GR
50	1120525	ANGELA D COPEN & PHILIP L WHITE	15530 ABERFELD RD., HUNTERSVILLE, NC 28078	GR
51	1120524	MORGAN BURWELL TEMPLE & MORGAN BURWELL TEMPLE	15536 ABERFELD RD., HUNTERSVILLE, NC 28078	GR
52	1120335	CHRISTOPHER J CUSICK& TRACEY L CUSICK	15525 ABERFELD RD., HUNTERSVILLE, NC 28078	GR
53	1120336	MATHEW D SCHERER	15531 ABERFELD RD., HUNTERSVILLE, NC 28078	GR
54	1120337	CHESTER A WILLIS & DIATRICIA B WILLIS	15537 ABERFELD RD., HUNTERSVILLE, NC 28078	GR
55	1120338	PAUL STEEN	15603 ABERFELD RD., HUNTERSVILLE, NC 28078	GR
56	1120339	CYNTHIA DUKES	15609 ABERFELD RD., HUNTERSVILLE, NC 28078	GR
57	1120667	DAVID A THOMPSON & PATRICIA A THOMPSON	15608 ABERFELD RD., HUNTERSVILLE, NC 28078	GR
58	1120666	SWH 2017-1 BORROWER LP	8665 EAST HARTFORD DR., SUITE 200, SCOTTSDALE, AZ 85255	GR
59	1120340	JAMES KENNETH JR TIGHE & CHRISTA S TIGHE	15615 ABERFELD RD., HUNTERSVILLE, NC 28078	GR
60	1120341	2018-4 IH BORROWER LP	1717 MAIN ST., STE 2000, DALLAS, TX 75201	GR
61	1120665	PAULINE DIBIA& JOHN GRENAWAY	15620 ABERFELD RD., HUNTERSVILLE, NC 28078	GR
62	1120664	KHARY ARTHUR MENDEZ	15626 ABERFELD RD., HUNTERSVILLE, NC 28078	GR
63	1120342	LUIS D YEPEZ & YINETT GUADALIPE Y MORALES	15627 ABERFELD RD., HUNTERSVILLE, NC 28078	GR
64	1120343	DWIGHT L STEWART & KIMBERLY E STEWART	15633 ABERFELD RD., HUNTERSVILLE, NC 28078	GR
65	1120663	MATTHEW DAVID MITCHINER & JESSICA POWELL	15634 ABERFELD RD., HUNTERSVILLE, NC 28078	GR
66	01120344	JAMES R JR GRAHAM & DIANE Z GRAHAM	15639 ABERFELD RD., HUNTERSVILLE, NC 28078	GR
67	1120662	JEREMY DEGNAN & AMANDA JO DEGNAN	15640 ABERFELD RD., HUNTERSVILLE, NC 28078	GR
68	1120601	ADAM D FILIPPONI & LAUREN E FILIPPONI	11829 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
69	1120602	TRUST GALLAGHER FAMILY REVOCABLE	11833 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
70	1120603	GRAHAM H MAYFIELD & JANEEN P MAYFIELD	11901 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
71	1120604	WILLIAM BENZ & KIMBERLY BENZ	11905 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
72	1120605	MICHEAL R DUCEY & KATHERINE A DUCEY	11909 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
73	1120606	JOHN K BEZEK & WENDY B BEZEK	11913 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
74	1120607	RICHARD LUTTRELL & VIRGINIA LUTTRELL	11917 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
75	1120608	DONALD L MUNDY & SHARON G MUNDY	11921 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
76	1120609	AMH NC PROPERTIES LP	30601 AGOURA RD., STE 200, AGOURA HILLS, CA 91301	GR
77	1120610	ROGER NICOLAS LEONARD & DAWN LEONARD	11929 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
78	1120611	THOMAS FRANCIONE & STEPHANIE FRANCIONE	12003 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
79	1120612	STEPHEN E HALSTEAD & GRETCHEN D CAMERON	12007 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
80	1120613	RYAN S MERRITT & RITHMARIE MERRITT	12011 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
81	1120614	ANN T GREESON	12015 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
82	1120615	SUSAN A GONZALES & JOHNR GONZALES	12019 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
83	1120616	NATHAN KOLOVICH & AMY KOLOVICH	12023 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
84	1120617	JUANA M COLON	12027 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
85	1120618	COSTANTINO MARCUCCI & ALESSANDRA ADDATI	12111 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
86	1120619	MICHAEL A II BARNHART	12115 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
87	1120620	KENNETH S TULLER & ALLISON E TULLER	12119 ULSTEN LN.,HUNTERSVILLE, NC 28078	GR
88	1120621	BRIAN FREEMAN & BRIAN FREEMAN	12123 ULSTEN LN., HUNTERSVILLE, NC 28078	GR

ADJACENT PROPERTY OWNERS

PARCEL	PARCEL NO.	OWNER	MAILING ADDRESS	ZONING
89	1120622	SHANNON E ARMSTRONG	12127 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
90	1120623	GUY J LEMKE & DEBRA LEMKE	12131 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
91	1120661	CHANG ZHOU & JACQUELINE ZHOU	11914 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
92	1120660	ANTHONY BELLOFATTO & ALISON BELLOFATTO	11918 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
93	1120659	PATRICK M CASEY & CHRISTINE J CASEY	11922 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
94	1120658	ANGELA BASSO & JOHN BASSO	11926 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
95	1120657	ROBERT MITCHELL ELLINGTON JR & STEPHANIE L ELLINGTON	11930 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
96	1120656	MATTHEW DAVID NUIJENS & MARIA L NUIJENS	12006 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
97	1120655	JEFFREY LEVINE & CHRISTINE LEVINE	12010 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
98	01120654	LAURA R BLABLO & ROBERT M LA SCALA	12014 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
99	1120653	DAVID E ROBERTS & MICHELLE R ROBERTS	12018 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
100	1120652	YOUSEEF FAKHREDDINE & PATRICIA FAKHREDDINE	6910 HART LN., APT 703, AUSTIN, TX 78731	GR
101	1120651	GREGORY C SCHULTZ & CARMEN G SCHULTZ	12026 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
102	01120650	RAQUEL DO AMARAL BOMBONATTI & JEFFREY A CARLINO	12030 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
103	1120649	JAMES D ORMISTON & FRANCES L ORMISTON	12110 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
104	1120648	AVI RAM & MONICA D RAM	12114 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
105	1120647	MEGAN E GLOVER	12118 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
106	1120646	BRIAN HOPPE & BOBBI HOPPE	12122 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
107	1120645	JEREMY SCOTT WEBER & JENNIFER ALLEN	12126 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
108	1120644	LANCE E MURPHY & AMY L MURPHY	12130 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
109	1120643	ROBERT A GOULDER & LORI P GOULDER	12136 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
110	1117645	ZACHARY J NELLAS & KRISTINE G NELLAS	12000 WILLINGDON RD., HUNTERSVILLE, NC 28078	GR
111	1117644	TODD R STROUP	1529 WOOD AVE., ST. SIMONS ISLAND, GA 31522	GR
112	01117643	CHRISTYN STEVENS & DAVID MAUTONE	12008 WILLINGDON RD., HUNTERSVILLE, NC 28078	GR
113	1117642	ILBER GASHI & VJOLLCA GASHI	12012 WILLINGDON RD., HUNTERSVILLE, NC 28078	GR
114	1117641	BOBBIE G MYERS	12016 WILLINGDON RD., HUNTERSVILLE, NC 28078	GR
115	1117640	NICHOLAS G SEMPERT & KIMBERLY A SEMPERT	12020 WILLINGDON RD., HUNTERSVILLE, NC 28078	GR
116	1117639	JAMES POOLE & ERIN POOLE	12022 WILLINGDON RD., HUNTERSVILLE, NC 28078	GR
117	01117638	JAMES V O`NEILL & LINDA S O`NEILL	12026 WILLINGDON RD., HUNTERSVILLE, NC 28078	GR
118	1117901	DERON S SIMMONS	12005 WILLINGDON RD., HUNTERSVILLE, NC 28078	GR
119	1117902	ERIK KIKUT & VICTORIA R KIKUT	12009 WILLINGDON RD., HUNTERSVILLE, NC 28078	GR
120	1117903	THOMAS F CROW & MARY S CROW	12013 WILLINGDON RD., HUNTERSVILLE, NC 28078	GR
121	1117904	DAVID M BOONE & MIKA S BOONE	12017 WILLINGDON RD., HUNTERSVILLE, NC 28078	GR
122	01117905	JAMES W ALEXANDER & AMANDA J ALEXANDER	12021 WILLINGDON RD., HUNTERSVILLE, NC 28078	GR
123	01117906	JOHN WILLIAM DIXON & ROBIN NEELY DIXON	12025 WILLINGDON RD., HUNTERSVILLE, NC 28078	GR
124	1117907	JEFFREY MARCHANT & LUZ ANGELA QUIROZ BARONA	12029 WILLINGDON RD., HUNTERSVILLE, NC 28078	GR
125	1117908	JULIA NICKLES & ELLIOT NICKLES	12101 WILLINGDON RD., HUNTERSVILLE, NC 28078	GR
126	1101117	BRIAN P MOLLOY & TAMBRA MOLLEY	10101 HAGERS RD., HUNTERSVILLE, NC 28078	GR
127	1102115	HUNTERSVILLE HARDWOODS INC	PO BOX 666, HUNTERSVILLE, NC 28078	SP
128	1101201	DONALD R SHEW & VICKI L SHEW	PO BOX 1248, HUNTERSVILLE, NC 28078	GR
129	1119117	TED CLIFTON MULLIS & ROSE JOHNSTON	9900 HAGERS RD., HUNTERSVILLE, NC 28078	GR
130	1101119	BENCHMARK LAND LLC	PO BOX 1248, HUNTERSVILLE, NC 28270	GR
131	1119124	REVOCABLE TRUST THE LAURIE SCHNACKENBERG CAMERON	10016 HAGERS RD., HUNTERSVILLE, NC 28078	GR

PRELIMINARY FOR REVIEW PURPOSES ONLY

THIS DRAWING PREPARED AT THE
CHARLOTTE OFFICE
Timmons Group
610 E. Morehead Street, Suite 300, Charlotte, NC 28202
TEL 704.602.8600 FAX 704.376.1076 www.timmons.com
North Carolina License No. C-1652
Project Contact Email Address: chris.todd@timmons.com

REVISION DESCRIPTION	DATE
REVISED PER TOWN COMMENTS	04/09/2021
REVISED PER TOWN COMMENTS	04/23/2021
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M I HOMES
Welcome to Better

M/I HOMES OF CHARLOTTE, LLC
5350 77 CENTER DRIVE, SUITE 100
CHARLOTTE, NC 28217

DATE	03/01/2021
DRAWN BY	A. DALE
DESIGNED BY	K. BRADLEY
CHECKED BY	C. TODD
SCALE	AS SHOWN

YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

SPRING GROVE

HUNTERSVILLE, NORTH CAROLINA

ADJACENT PROPERTY OWNERS INFORMATION

JOB NO.	47854
SHEET NO.	C-103

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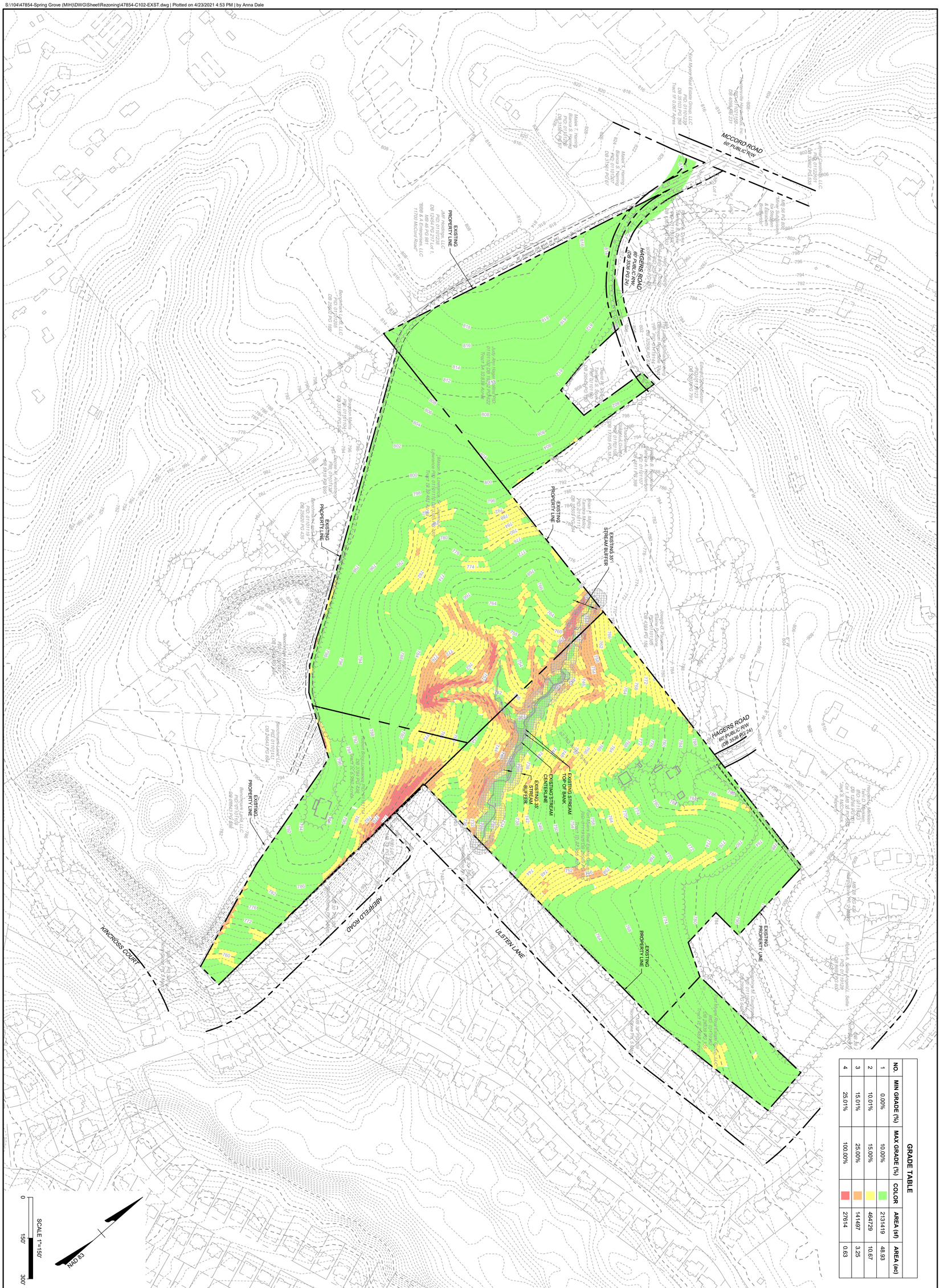
S:\10\47854-Spring Grove (MH)\DWG\Sheet\Rezoning\47854-C205-SITE.dwg | Plotted on 4/23/2021 4:53 PM | by Anna Dale



GRADE TABLE					
NO.	MIN GRADE (%)	MAX GRADE (%)	COLOR	AREA (sf)	AREA (ac)
1	0.00%	10.00%		2131419	48.93
2	10.01%	15.00%		464729	10.67
3	15.01%	25.00%		141487	3.25
4	25.01%	100.00%		27614	0.63

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

YOUR VISION ACHIEVED THROUGH OURS.

M I HOMES
Welcome to Better

M/I HOMES OF CHARLOTTE, LLC
5350 77 CENTER DRIVE, SUITE 100
CHARLOTTE, NC 28217

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 042102 CHRISTOPHER TODD

4/23/2021

SPRING GROVE

HUNTERSVILLE, NORTH CAROLINA

EXISTING SLOPE ANALYSIS

SHEET NO.	JOB NO.	SCALE	CHECKED BY	DESIGNED BY	DRAWN BY	DATE
C-104	47854	AS SHOWN	C. TODD	K. BRADLEY	A. DALE	03/01/2021

DATE	REVISION DESCRIPTION
04/09/2021	REVISED PER TOWN COMMENTS
04/23/2021	REVISED PER TOWN COMMENTS
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SEE SHEET C-201 AND C-202 FOR REZONING NOTES AND DETAILS

WILLINGDON ROAD

MCCORD ROAD
60' PUBLIC R/W

HAGERS ROAD
80' PUBLIC R/W
(DB 3536 PG 24)

HAGERS ROAD
80' PUBLIC R/W
(DB 5008 PG 62)

ABERFELD ROAD

ULSTEN LANE

KINCROSS COURT

Lennar Carolinas, LLC
PID: 01122101
DB 33862 PG 535

MB 56 PG 800
"Minor Subdivision for Stephen & Elizabeth Brotherton"

Huntersville Hardwoods, Inc.
PID: 01102158
DB 4098 PG 231

Lot 1
Lot 2
Lot 3

FULL MOVEMENT DRIVEWAY ROAD IMPROVEMENTS TO BE PROVIDED IN ACCORDANCE WITH TIA FINDINGS
"Fort Myers Real Estate Group, LLC
PID: 01101239
DB 35103 PG 788
Tract 1F 0.067 Acres

EXISTING RESIDENTIAL DRIVEWAY TO BE SHORTENED TO CONNECT TO FUTURE THOROUGHFARE

0.14±ACRES OF EXISTING R/W TO BE ABANDONED AND DEEDED TO OTHERS.

EXISTING RESIDENTIAL DRIVEWAY TO BE REALIGNED TO CONNECT TO FUTURE ALIGNMENT OF HAGERS ROAD

Richard A. Dyke
Theresa B. Dyke
PID: 01119133
DB 13672 PG 333

John T. Outing
Emily A. Outing
PID: 01119402
DB 6890 PG 691

Edward Scot Setzer
PID: 01119123
DB 5007 PG 791

The Ladue Schnackenberg Cameron Revocable Trust
PID: 01119144
DB 32906 PG 844

William B. Henderson
Patricia A. Henderson
PID: 01101107
DB 4811 PG 398

Joseph G. Paccione
Elaine Paccione
PID: 01101105
DB 4383 PG 186

Malek T. Harring
Blanca S. Harring
PID: 01101207
DB 31561 PG 67

Malek T. Harring
Blanca S. Harring
PID: 01101208
DB 31561 PG 67

ThadGivens
Gadolus Givens
PID: 01101108
DB 11705 PG 181

David W. Styer
Tamera S. Styer
PID: 01101140
DB 29544 PG 167

TREE SAVE AREA

TIE INTO EXISTING STREET

R430'
R400'

0.09±ACRES TO BE DEEDED TO OTHERS AND WILL NOT BE REZONED.

FUTURE CONNECTION

PROPOSED TEMPORARY CONNECTION FOR EXISTING DRIVE UNTIL FUTURE THOROUGHFARE IS CONSTRUCTED

EXISTING DRIVE

FUTURE 70' R/W TO BE DEDICATED FOR FUTURE ROAD EXTENSION

EXISTING 25' EASEMENT (DB 16545 PG 216)

JMF Holdings, LLC
PID: 01101238
DB 12454 PG 217 Lot 1,
MB 46 PG 981
"BBB & A Enterprises, LLC
11700 McCord Road"

ON-STREET PARKING, TYP.

CBU LOCATION

PARK - 1
UOS
0.54 AC.

COMMUNITY GARDEN
UOS
0.74 AC.

PROPERTY LINE

20' UNDISTURBED BUFFER

1' SIDEWALK EASEMENT

35' STREAM BUFFER

Brian P. Molloy
Tambra Molloy
PID: 01101117
DB 35503 PG 394

Hayden L. Merklein
Terri D. Merklein
PID: 01119113
DB 12766 PG 001
Lot 1, MB 35 PG 955
Jack S. McCromick, Jr.
Property"

0.29±ACRES TO BE DEEDED TO OTHERS AND WILL NOT BE REZONED.

EXISTING DRIVEWAY TO REMAIN

15' EASEMENT (DB 4069 PG 396)

EXISTING PROPERTY LINE

PROPOSED PROPERTY LINE

TIE INTO EXISTING STREET

MB 28 PG 424
"NorthStone Ph. 2 Map 2"

Robert A. Sellie Angela L. Sellie
PID: 01119128
DB 8695 PG 607

STUB FOR FUTURE CONNECTION

HAMMERHEAD TURNAROUND WITH ACCESS EASEMENT PER TOWN OF HUNTERSVILLE STANDARD DRAWING NO. 280.2 TO BE REMOVED UPON FUTURE ROAD EXTENSION

EXISTING RESIDENTIAL DRIVEWAY TO BE REALIGNED TO CONNECT TO PROPOSED CULDESAC

Delphine M. Caughran
PID: 01119131
DB 29967 PG 648

TREE SAVE AREA

EXISTING DRIVEWAY TO BE REMOVED

PARK - 2
UOS
0.18± AC.

PROPOSED 20' ACCESS EASEMENT

MB 32 PG 508
"NorthStone PH. 5 Map 1"

DOG PARK
UOS
0.62 AC.

PROPOSED SCM

40' BUFFER (20' WIDTH ALONG PROPERTY LINE UNDISTURBED)

20' UNDISTURBED BUFFER

EXISTING STREAM CENTERLINE

EXISTING WETLANDS TO BE REMOVED TYP.

EXISTING TOP OF BANK

MB 30 PG 305
"NorthStone PH. 3 Map 3"

Hdp Lot 1
MB 33 PG 198

TIE INTO EXISTING STREET

Benchmark Land, LLC
PID: 01101205
DB 25602 PG 185

Brandon Morris
PID: 01101104
DB 5157 PG 246

Denise M. Armstrong
PID: 01101139
DB 5918 PG 695

Benchmark Land, LLC
PID: 01101119
DB 25820 PG 435

EXISTING PROPERTY LINE

PROPOSED PROPERTY LINE

0.67±ACRES TO BE DEEDED TO OTHERS AND WILL NOT BE REZONED.

20' UNDISTURBED BUFFER

Benchmark Land, LLC
PID: 01101141
DB 24643 PG 884

Benchmark Land, LLC
PID: 01101111
DB 24643 PG 884

Benchmark Land, LLC
PID: 01101103
DB 24643 PG 888

STUB FOR FUTURE CONNECTION

TREE SAVE AREA

HAMMERHEAD TURNAROUND WITH ACCESS EASEMENT PER TOWN OF HUNTERSVILLE STANDARD DRAWING NO. 280.2 TO BE REMOVED UPON FUTURE ROAD EXTENSION.

POTENTIAL ALIGNMENT OF FUTURE THOROUGHFARE EXTENSION.

POTENTIAL ALIGNMENT OF FUTURE THOROUGHFARE EXTENSION.

MB 30 PG 305
"NorthStone PH. 5 Map 5"

59 GRN

SCALE 1"=150'
0 150' 300'

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 39803 CHRISTOPHER J. TODD
04/23/2021

PRELIMINARY FOR REVIEW PURPOSES ONLY

THIS DRAWING PREPARED AT THE
CHARLOTTE OFFICE
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610 E. Morehead Street, Suite 300 Charlotte, NC 28202
TEL 704.602.8600 FAX 704.376.1076 www.timmons.com
North Carolina License No. C-1652
Project Contact Email Address: chris.todd@timmons.com

DATE	REVISION DESCRIPTION
04/09/2021	REVISED PER TOWN COMMENTS
04/23/2021	REVISED PER TOWN COMMENTS
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M I HOMES
Welcome to Delart

M/I HOMES OF CHARLOTTE, LLC
5350 77 CENTER DRIVE, SUITE 100
CHARLOTTE, NC 28217

DATE 03/01/2021
DRAWN BY A. DALE
DESIGNED BY K. BRADLEY
CHECKED BY C. TODD
SCALE AS SHOWN

YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

SPRING GROVE

HUNTERSVILLE, NORTH CAROLINA

REZONING PLAN

JOB NO. 47854
SHEET NO. C-200

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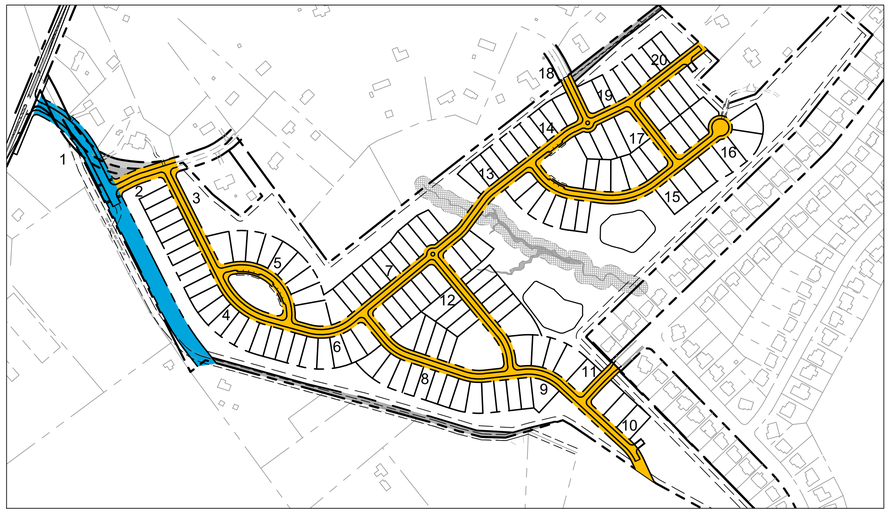
S:\10447\47854-Spring Grove (MH)\CDWG\Sheet\Rezoning\47854-C200-SITE.dwg | Plotted on 4/23/2021 4:53 PM | by Anna Dale



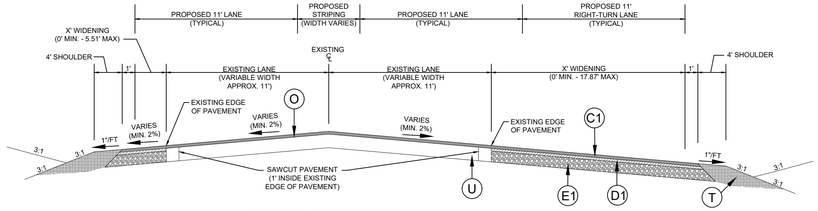
BLOCK LENGTH DIAGRAM AND STREET TYPE MAP

BLOCK NUMBER	BLOCK LENGTH (FT)
1	594
2	301
3	486
4	394
5	459
6	336
7	382
8	714
9	336
10	351 (FUTURE CONNECTION)
11	228
12	610
13	556
14	292
15	711
16	236
17	333
18	213
19	195
20	375 (FUTURE CONNECTION)

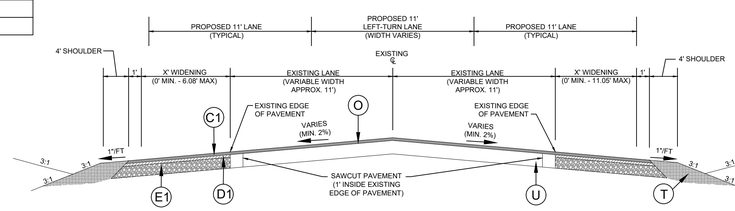
70' RESIDENTIAL THOROUGHFARE

51' LOCAL RESIDENTIAL

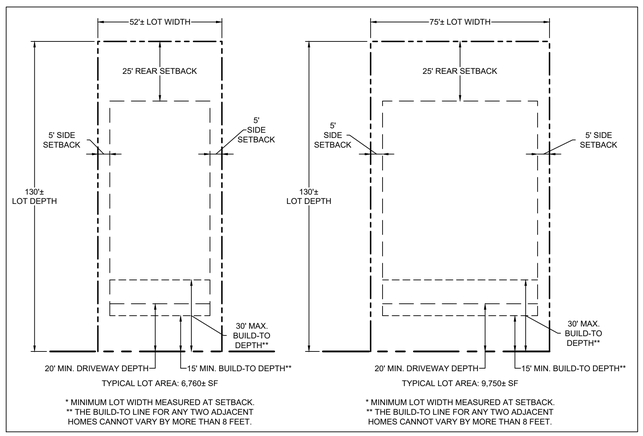
MCCORD ROAD PAVEMENT SCHEDULE	
C1	ASPHALT SURFACE COURSE (1.5" OF S9.5C, 2 LIFTS, RATE 112 LBS/SY/INCH)
D1	ASPHALT INTERMEDIATE COURSE (2.5" OF I19.0C, RATE 114 LBS/SY/INCH)
E1	ASPHALT BASE COURSE (8" OF B25.0C, 2 LIFTS, FIRST 5" EXTENDING 6" BEHIND CURB, SECOND LIFT 3", RATE 114 LBS/SY/INCH)
O	ASPHALT OVERLAY (1.5" S9.5C, RATE 112 LBS/SY/INCH)
T	EARTH MATERIAL
U	EXISTING PAVEMENT



MCCORD ROAD CROSS-SECTION A-A



MCCORD ROAD CROSS-SECTION B-B



TYPICAL LOT DIAGRAMS

1" = 20'

GENERAL PROVISIONS

1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING APPLICATION FOR EPM PROJECT NO. 419726 FILED BY MI HOMES OF CHARLOTTE, LLC (THE "PETITIONER") ON MARCH 1, 2021 (THE "FILING DATE") FOR AN APPROXIMATELY 62.82 ACRE SITE LOCATED NEAR THE INTERSECTION OF MCCORD ROAD AND HAGERS ROAD, IN HUNTERSVILLE, NORTH CAROLINA, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 01101102, 01101110, 01101114, 01119129, AND 01119132. THE CURRENT ZONING OF THE SITE IS GENERAL RESIDENTIAL (GR) AND NEIGHBORHOOD RESIDENTIAL (CD). THE PURPOSE OF THE REZONING PLAN IS TO CONVERT THE ZONING CLASSIFICATION OF THE ENTIRE SITE TO NR(CD).
2. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE IN PLACE ON THE FILING DATE (THE "ORDINANCE").
3. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH OTHER STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE NEIGHBORHOOD RESIDENTIAL ("NR") ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.
4. THE LOTS AND PROPOSED IMPROVEMENTS, INCLUDING LOCATION OF STREETS, DRIVEWAYS, AND COMMON AREAS, SHOWN ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND, SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, MAY BE ALTERED, OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES 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. ANY MINOR MODIFICATIONS OR ALTERATIONS OF THESE ALIGNMENTS MAY TAKE PLACE DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES. THE DEVELOPMENT OF THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN MAY BE PHASED. ANY PROPOSED PHASING MUST ALIGN WITH REQUIRED INFRASTRUCTURE AND STORMWATER IMPROVEMENTS; PROVIDED, HOWEVER, EACH PHASE OR SEQUENCE OF IMPROVEMENTS IN THE SITE WILL MEET ALL ORDINANCE REQUIREMENTS IN THE UTILITIES, INFRASTRUCTURE, AND GRADING SHALL BE DELIVERED TO EACH INDIVIDUAL PHASE AS EACH IS DEVELOPED.
5. THE PARCELS OF LAND THAT COMPRISE THE SITE MAY BE RECOMBINED OR FURTHER SUBDIVIDED PROVIDED THAT ANY SUCH RECOMBINATION OR SUBDIVISION MEETS THE REQUIREMENTS OF THE ORDINANCE. IN ADDITION, A REDUCTION IN THE NUMBER OF PARCELS MAY OCCUR IN ACCORDANCE WITH THE REGULATIONS OF THE ORDINANCE.
6. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF THE ORDINANCE; PROVIDED, HOWEVER, IN THE EVENT ANY PORTION OF THE SITE IS CONVEYED TO A THIRD PARTY, PETITIONER MAY REQUEST AN AMENDMENT TO THE REZONING PLAN WITHOUT THE WRITTEN CONSENT OF ANY OTHER OWNER OF ALL OR ANY PORTION OF THE SITE UNLESS SUCH AMENDMENT CONSTITUTES A CHANGE IN THE BUILDING OR USE OF THE PORTION OF THE SITE OWNED BY SUCH OWNER. ALL REQUIREMENTS IN CONNECTION WITH THE AMENDMENT WILL BE CALCULATED ON THE SITE AS A WHOLE IN THE SAME MANNER SUCH REQUIREMENTS WERE CALCULATED AT THE TIME OF THE INITIAL APPROVAL.
7. THE REZONING PLAN IS A SITE-SPECIFIC DEVELOPMENT PLAN, AND APPROVAL THEREOF CONSTITUTES VESTED RIGHTS IN THE REZONING PLAN. NOTWITHSTANDING ANY OTHER PROVISIONS OF THESE DEVELOPMENT STANDARDS, IF, AT SOME POINT, MODIFICATIONS ARE MADE TO THE TOWN'S ZONING ORDINANCE BY THE TOWN BOARD, PETITIONER MAY VOLUNTARILY AGREE TO APPLY SUCH MODIFICATIONS TO THE REZONING PLAN IN A MANNER CONSISTENT WITH THE ORDINANCE AS IT CHANGES FROM TIME TO TIME, AND WITHOUT PURSUING A REZONING, PROVIDED ORDINANCE MODIFICATIONS DO NOT CONSTITUTE A MAJOR AMENDMENT. SUCH MODIFICATIONS TO THE ORDINANCE SHALL IN NO WAY IMPACT THE PETITIONER'S VESTED RIGHTS.
8. APPROVAL OF THE REZONING PLAN SHALL CONSTITUTE ESTABLISHMENT OF VESTED RIGHTS IN THE LANDOWNER (AND ITS SUCCESSORS AND ASSIGNS) FOR A PERIOD OF THREE YEARS PURSUANT TO N.C. GEN. STAT. ℄160A-385.1.

PERMITTED USES

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

TRANSPORTATION/ACCESS/STREET IMPROVEMENTS

1. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF EACH VEHICULAR ACCESS POINT ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE TOWN OF HUNTERSVILLE AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
2. THE ALIGNMENTS OF THE INTERNAL DRIVES AND PARKING AREAS TO BE LOCATED ON THE SITE ARE SUBJECT TO ANY MINOR MODIFICATIONS OR ALTERATIONS REQUIRED DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PERMITTING PROCESSES.
3. PETITIONER SHALL INSTALL SIDEWALKS, STREET TREES, PLANTING STRIPS, BICYCLE LANES, OR OTHER STREET IMPROVEMENTS AS SHOWN ON THE REZONING PLAN.

LANDSCAPING /BUFFERS

1. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE LANDSCAPING AND SCREENING REQUIREMENTS OF THE ORDINANCE.
2. BUFFER YARDS ARE INTENDED TO BE NATURAL, UNDISTURBED WOODED AREAS AND, WHERE POSSIBLE, SHALL COUNT TOWARD THE PROVISION OF OPEN SPACE AND TREE SAVE FOR THE DEVELOPMENT WHERE THE BUFFER IS NOT PLATTED AND MADE PART OF AN INDIVIDUAL, PRIVATELY OWNED LOT. ONLY PORTIONS OF UNDISTURBED BUFFER YARDS WITH EXISTING TREE COVER SHALL BE COUNTED AS TREE SAVE. AREAS OF THE PERIMETER BUFFER AND LANDSCAPE AREA THAT ARE DISTURBED SHALL BE REPLANTED ACCORDING TO STANDARDS OUTLINED IN CHAPTER 7 OF THE ORDINANCE. EXISTING VEGETATION MAY BE INCLUDED TO SATISFY BUFFER REQUIREMENTS. PETITIONER SHALL SHOW WALKING PATHS WITHIN OPEN SPACE AND URBAN OPEN SPACE AS SCHEMATICALLY SHOWN ON THE REZONING PLAN. THE ACTUAL LOCATION AND DETAILS OF SUCH PATHS AND URBAN OPEN SPACE TO BE DETERMINED DURING THE CONSTRUCTION DOCUMENT PHASE.
3. 20' PERIMETER BUFFER WITHOUT EXISTING VEGETATION MAY BE DISTURBED IN ORDER TO PLANT NEW VEGETATION.

BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

1. 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.
2. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

ZONING CODE SUMMARY:

PARCELS	01101102	10.81 ACRES OWNER: JUDY ANN HAGER COLLINS
	01101110	19.56 ACRES OWNER: MASON & JEANNE LOWRANCE
	01101114	7.01 ACRES OWNER: ROBERT BRICE LOWRANCE
	01119129	22.97 ACRES OWNER: FORT MEYERS REAL ESTATE GROUP LLC
	01119132	2.47 ACRES OWNER: FORT MEYERS REAL ESTATE GROUP LLC

TOTAL: 62.82± ACRES

TOTAL AREA TO BE DEEDED TO OTHERS: 1.05 ACRES

TOTAL AREA TO BE REZONED: 61.77 ACRES

EXISTING ZONING: GR AND NR(CD)

PROPOSED ZONING: NR(CD)

EXISTING LAND USE: SINGLE FAMILY RESIDENTIAL

PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL

BUILDING TYPE: SINGLE FAMILY DETACHED

PROPOSED DENSITY: 2.17 DUA

TOTAL PROPOSED LOTS: 134 LOTS
52' WIDTH, TYP. 124 LOTS
75' WIDTH, TYP. 10 LOTS

TYPICAL LOT SIZE: 52' X 130' (124 LOTS)
75' X 130' (10 LOTS)
NOTE: LOT WIDTH MEASURED AT GARAGE SETBACK LINE

FRONT BUILD-TO LINE
MINIMUM: 15'
MAXIMUM: 30'
NOTE: THE BUILD-TO LINE FOR ANY TWO ADJACENT HOMES CANNOT VARY BY MORE THAN 8 FEET.

REQUIRED SETBACKS
GARAGE: 20'
SIDE: 5'
CORNER: 10'
REAR: 25'

REQUIRED BUFFER: 20' UNDISTURBED BUFFER

PROVIDED OPEN SPACE: 21.76± ACRES (35%)
URBAN OPEN SPACE: 2.08± ACRES (3.4%)
COMMON OPEN SPACE: 19.55± ACRES (31.65%)

SOILS: CeB2, CeD2, PaE

WATERSHED: CLARKE

IMPERVIOUS AREA:

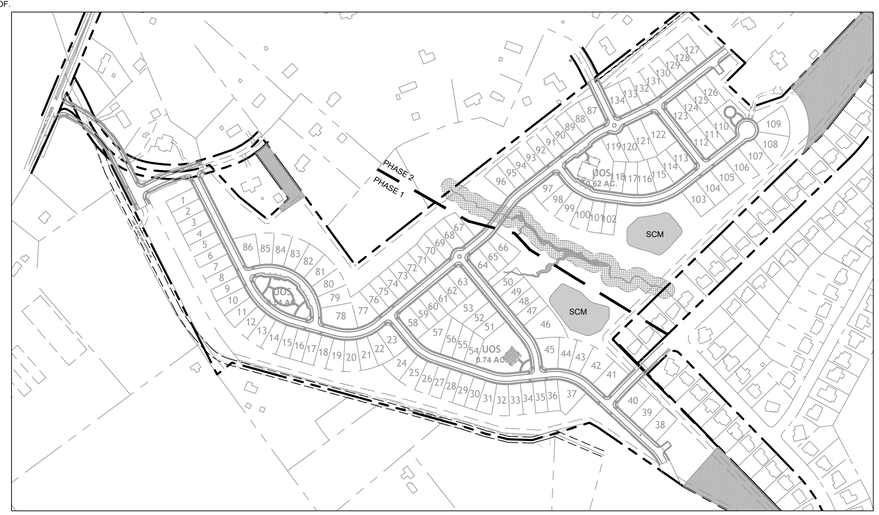
IMPERVIOUS AREA INSIDE LOTS: 673,515 SF (15.5 AC.)
BUILDING / FUTURE IMPROVEMENTS*: 620,315 SF (14.2 AC.)
DRIVEWAYS: 53,200 SF (1.2 AC.)

*1.00% OF LOT AREA (BUT NOT LESS THAN 150 SF PER LOT) RESERVED FOR ADDITIONS OF FUTURE IMPERVIOUS AREA.

IMPERVIOUS AREA INSIDE RIGHT-OF-WAY: 423,194 SF (9.72 AC.)

TOTAL SITE IMPERVIOUS AREA: 1,096,709 SF (25.18 AC.)

NOTE: BREAKDOWN OF IMPERVIOUS AREA TO BE ALLOCATED FOR EACH LOT TO BE PROVIDED WITH CALCULATIONS AND ON CONSTRUCTION PLAN SET.



SITE PHASING MAP

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610 E. Morehead St, Suite 300, Charlotte, NC 28202
TEL 704.602.8600 FAX 704.376.1076 www.timmons.com
North Carolina License No. C-1652
Project Contact Email Address: chris.todd@timmons.com

DATE	REVISION DESCRIPTION
04/09/2021	REVISED PER TOWN COMMENTS
04/23/2021	REVISED PER TOWN COMMENTS
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M I HOMES
Welcome to Solari
M/I HOMES OF CHARLOTTE, LLC
5350 77 CENTER DRIVE, SUITE 100
CHARLOTTE, NC 28217

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049403 CHRISTOPHER J. TODD 04/23/2021

PRELIMINARY FOR REVIEW PURPOSES ONLY

DATE: 03/01/2021
DRAWN BY: A. DALE
DESIGNED BY: K. BRADLEY
CHECKED BY: C. TODD
SCALE: AS SHOWN

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TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

SPRING GROVE

HUNTERSVILLE, NORTH CAROLINA

SITE NOTES AND DETAILS

JOB NO. 47854

SHEET NO. C-201

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S:\10\47854-Spring Grove (MHI)\DWG\Sheet\Rezoning\47854-C209-SITE.dwg | Plotted on 4/23/2021 4:53 PM | by Anna Dale

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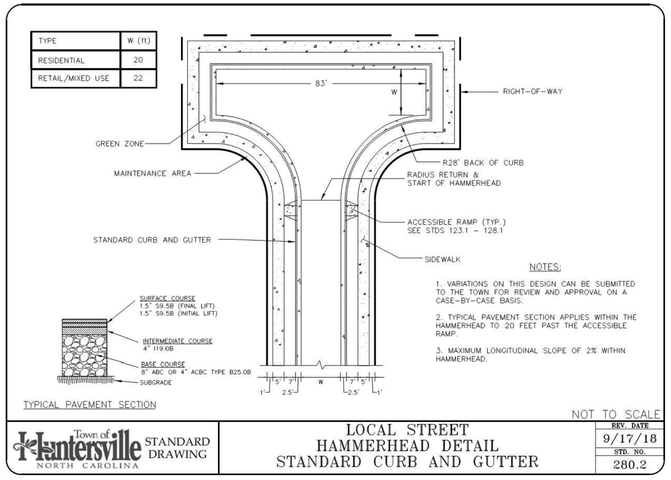


TYPICAL PAVEMENT SECTION

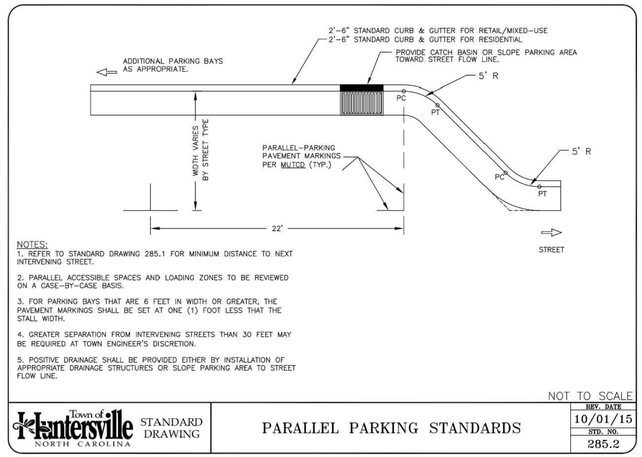
NOT TO SCALE

Town of Huntersville NORTH CAROLINA STANDARD DRAWING

LOCAL STREET
HAMMERHEAD DETAIL
STANDARD CURB AND GUTTER

REV. DATE
9/17/18
STD. NO.
280.2

LOCAL STREET HAMMERHEAD DETAIL NTS



NOT TO SCALE

Town of Huntersville NORTH CAROLINA STANDARD DRAWING

PARALLEL PARKING STANDARDS

REV. DATE
10/01/15
STD. NO.
285.2

PARALLEL PARKING STANDARDS NTS

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049803 CHRISTOPHER J. TODD
04/23/2021

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Project Contact Email Address: chris.todd@timmons.com

M I HOMES
Welcome to Status
M/I HOMES OF CHARLOTTE, LLC
5350 77 CENTER DRIVE, SUITE 100
CHARLOTTE, NC 28217

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04/23/2021	REVISED PER TOWN COMMENTS
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CHECKED BY C. TODD
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SPRING GROVE
HUNTERSVILLE, NORTH CAROLINA
SITE NOTES AND DETAILS

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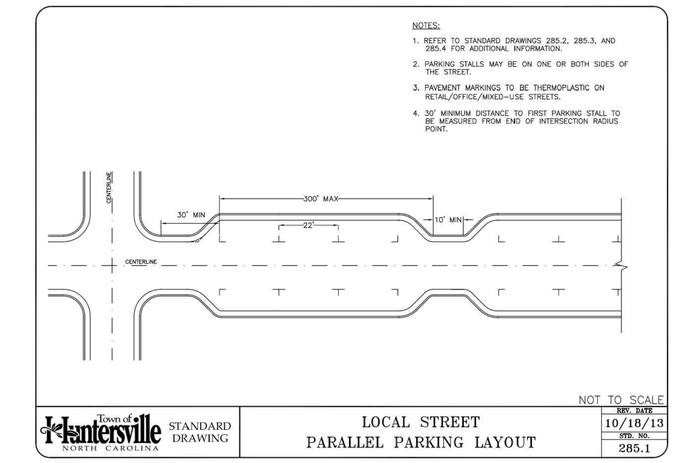
RESIDENTIAL THOROUGHFARE TYPICAL SECTION NTS



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Town of Huntersville NORTH CAROLINA STANDARD DRAWING

LOCAL STREET
PARALLEL PARKING LAYOUT

REV. DATE
10/18/13
STD. NO.
285.1

LOCAL STREET PARALLEL PARKING LAYOUT NTS

NOT IN USE NTS

NOT TO SCALE

Town of Huntersville NORTH CAROLINA STANDARD DRAWING

RESIDENTIAL LOCAL STREET
NO ON STREET PARKING
TYPICAL SECTION

REV. DATE
10/01/15
STD. NO.
200.3

RESIDENTIAL LOCAL STREET NO ON-STREET PARKING TYPICAL SECTION NTS

NOT TO SCALE

Town of Huntersville NORTH CAROLINA STANDARD DRAWING

RESIDENTIAL LOCAL STREET
PARKING ON ONE SIDE OF STREET
TYPICAL SECTION

REV. DATE
10/01/15
STD. NO.
200.2

RESIDENTIAL LOCAL STREET PARKING ON ONE SIDE OF STREET TYPICAL SECTION NTS

NOT IN USE NTS

RESIDENTIAL LOCAL STREET NO ON-STREET PARKING TYPICAL SECTION NTS

RESIDENTIAL LOCAL STREET PARKING ON ONE SIDE OF STREET TYPICAL SECTION NTS

S:\10447854-Spring Grove (MH)\2DW\GIS\sheet\Rezoning\47854-C200-SITE.dwg | Plotted on 4/23/2021 4:54 PM | by Anna Dale

LEGEND

- PROPOSED STORM DRAINAGE PIPE
- PROPOSED OUTLET CONTROL STRUCTURE
- PROPOSED MANHOLE
- PROPOSED YARD INLET
- PROPOSED CATCH BASIN
- PROPOSED FLARED END SECTION

REZONING/SKETCH PLAN GRADING NOTES

1. PROPOSED GRADING IS CONCEPTUAL AND SUBJECT TO CHANGE DURING FULL DESIGN PHASE.
2. GRADING SHALL ALLOW FOR USE OF URBAN OPEN SPACE AS INDICATED ON THIS PLAN. IN THE EVENT THAT FINAL GRADING IMPEDES VIABILITY OF A SPECIFIC TYPE OF URBAN OPEN SPACE AS INDICATED, SPECIFIED TYPE MAY SWAP LOCATIONS WITH ANOTHER URBAN OPEN SPACE TYPE INDICATED ON PLAN. THE NUMBER AND LOCATION OF URBAN SPACES PROVIDED SHALL NOT CHANGE. ALL URBAN OPEN SPACES SHALL BE PROVIDED IN ACCORDANCE WITH ARTICLE 7.7 OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE.
3. RETAINING WALLS MAY BE NECESSARY TO AVOID STEEP SLOPES. RETAINING WALL LOCATIONS WILL BE EVALUATED DURING CONSTRUCTION DOCUMENT PROCESS.
4. REAR YARD DRAINAGE WILL BE ROUTED TO INLETS VIA SWALES DURING CONTRUCTION DOCUMENT PHASE.
5. DRAINAGE PATTERNS SHALL BE SHOWN TO ENSURE THAT RUNOFF DOES NOT BYPASS THE SCM DURING THE CONSTRUCTION DOCUMENT PHASE.
6. GRADED ACCESS TO PONDS ARE SHOWN. EXACT LOCATION MAY BE ALTERED DURING CONSTRUCTION DOCUMENT PHASE.
7. GRADED SLOPES ON SITE SHALL BE NO STEEPER THAN 2:1.
8. OFFSITE DRAINAGE SHALL BE CONSIDERED DURING CONSTRUCTION DOCUMENT PHASE.

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049803 CHRISTOPHER J. TODD
04/23/2021

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NORTH CAROLINA LICENSE NO. C-1652

SPRING GROVE

HUNTERSVILLE, NORTH CAROLINA

CONCEPTUAL GRADING AND DRAINAGE PLAN

JOB NO. 47854
SHEET NO. C-300

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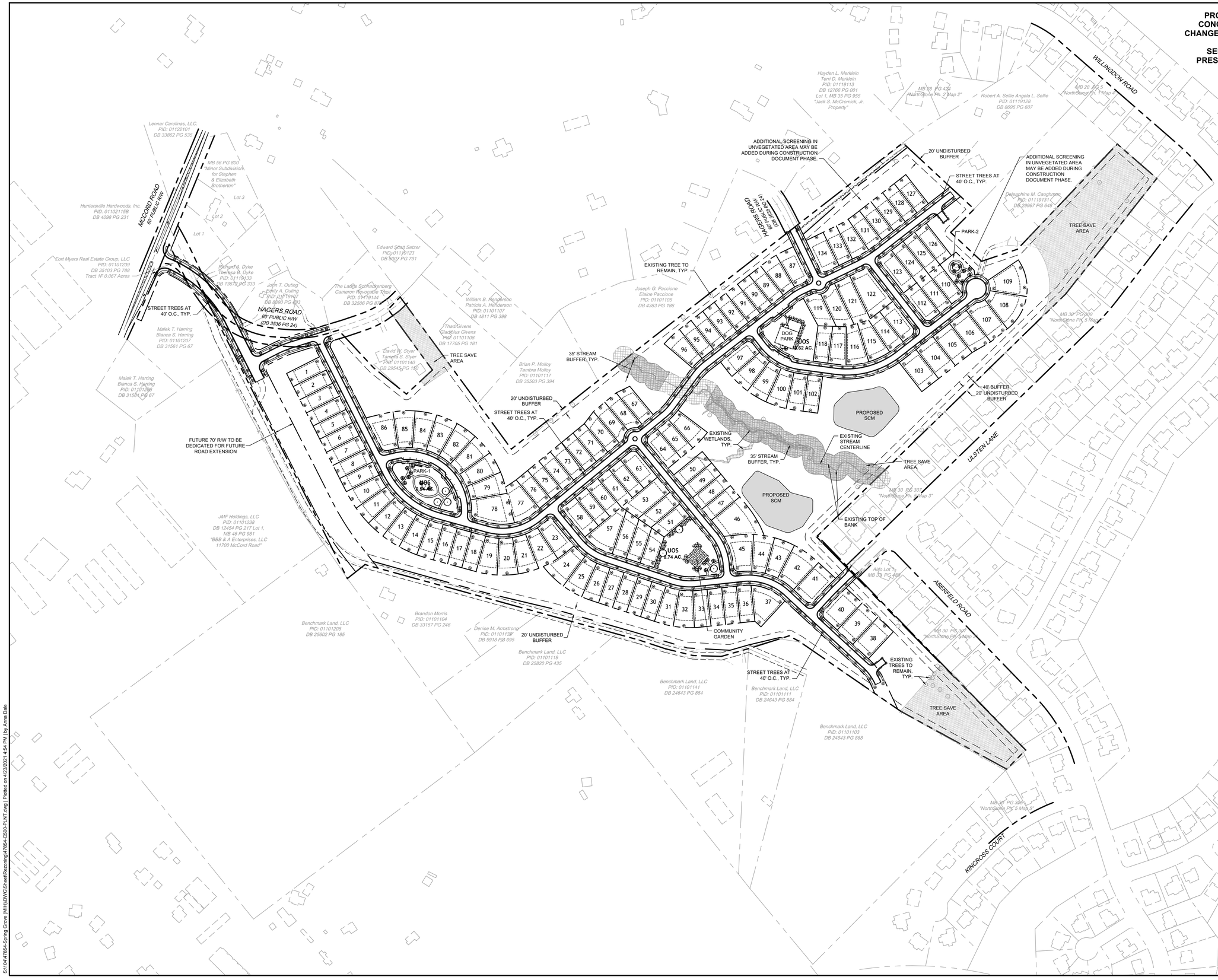
S:\10447\854-Spring Grove (MI\HDW\GIS\sheet\Rezoning\47854-C400-GRAD.dwg | Plotted on 4/23/2021 4:54 PM | by Anna Dale

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

SEE SHEET C-101 FOR TREE PRESERVATION REQUIREMENTS.



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610 E. Morehead Street, Suite 300 Charlotte, NC 28202
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NORTH CAROLINA PROFESSIONAL SEAL 039403 ENGINEER CHRISTOPHER J. TODD
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NORTH CAROLINA LICENSE NO. C-1652

SPRING GROVE

HUNTERSVILLE, NORTH CAROLINA

CONCEPTUAL PLANTING PLAN

JOB NO. 47854
SHEET NO. C-400

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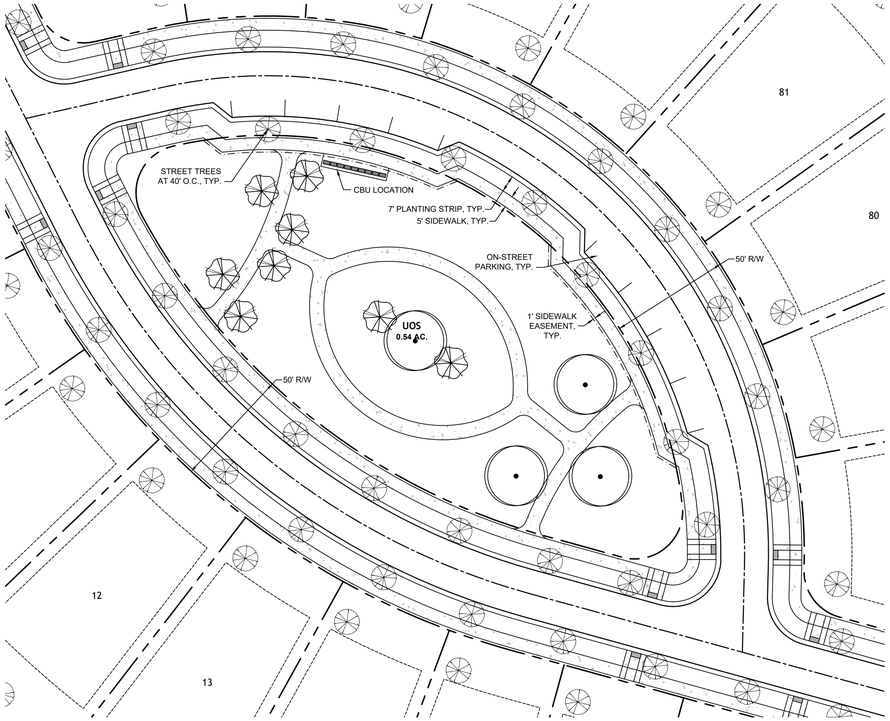
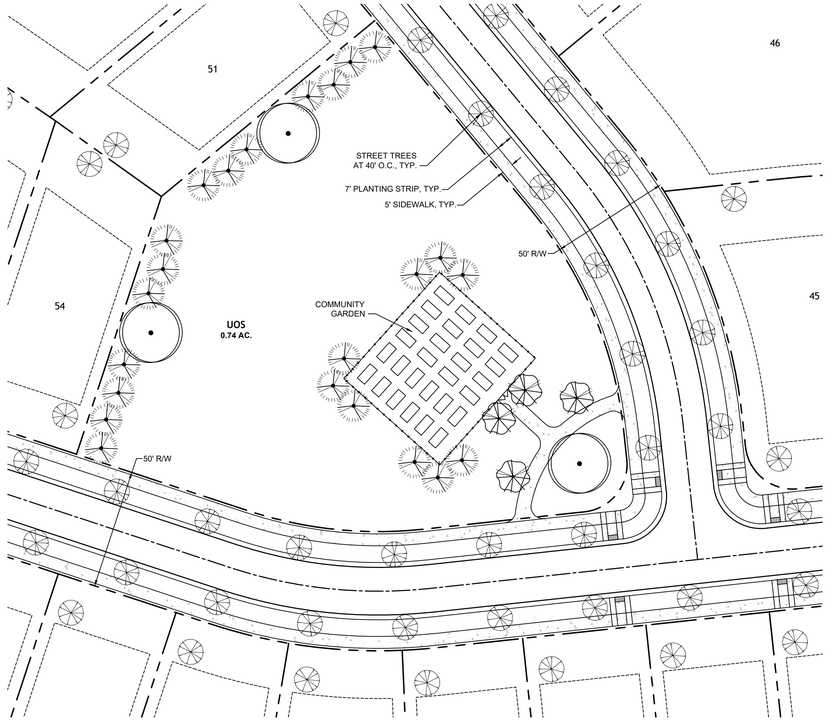


PARK 1 1" = 30'



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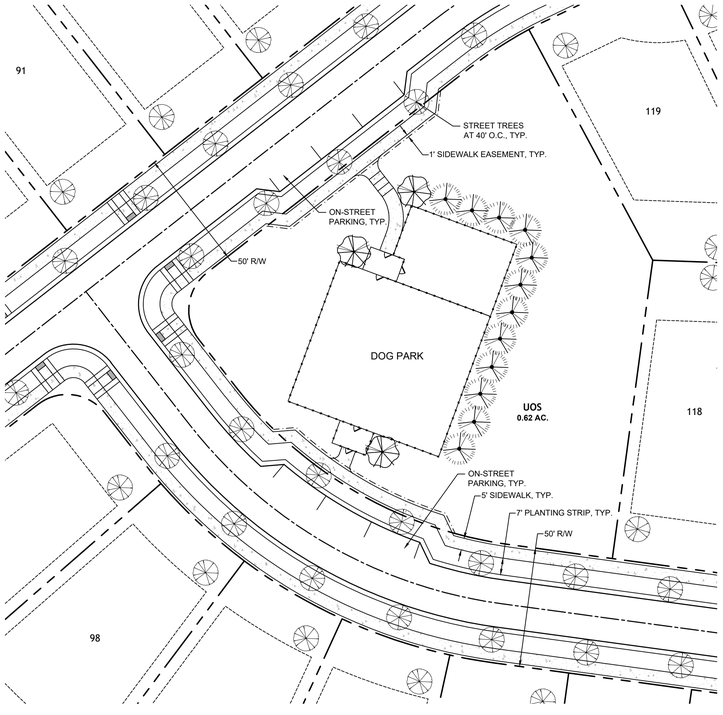

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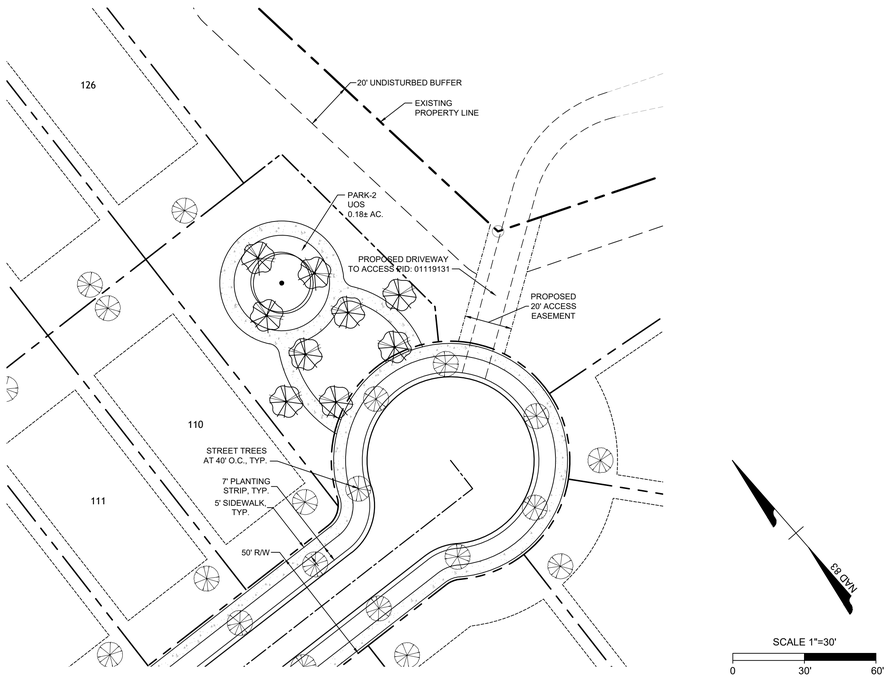

PARK - 2 1" = 30'

THIS DRAWING PREPARED AT THE
CHARLOTTE OFFICE
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610 E. Morehead Street, Suite 215, Charlotte, NC 28202
TEL 704.602.8600 FAX 704.376.1076 www.timmons.com
North Carolina License No. C-1652
Project Contact Email Address: chris.todd@timmons.com

M/I HOMES OF CHARLOTTE, LLC
5350 77 CENTER DRIVE, SUITE 100
CHARLOTTE, NC 28217

M I HOMES
Welcome to Better

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049803 CHRISTOPHER J. TODD
04/23/2021

PRELIMINARY FOR
REVIEW PURPOSES ONLY

DATE	REVISION DESCRIPTION
04/09/2021	REVISED PER TOWN COMMENTS
04/23/2021	REVISED PER TOWN COMMENTS
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DATE
03/01/2021

DRAWN BY
A. DALE

DESIGNED BY
K. BRADLEY

CHECKED BY
C. TODD

SCALE
AS SHOWN

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

NORTH CAROLINA LICENSE NO. C-1652

SPRING GROVE
HUNTERSVILLE, NORTH CAROLINA

CONCEPTUAL PLANTING PLAN ENLARGEMENTS

JOB NO.
47854

SHEET NO.
C-401

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Spring Grove Subdivision – Neighborhood Meeting Summary

The neighborhood meeting for the Cook Farm Subdivision project was held virtually, through Zoom, on May 19th at 6:00 p.m. Chad Lloyd, Cody Simoneaux, Jeremy Horton, and Morgan Rushnell were in attendance representing M/I Homes. Chris Todd and Katie Bradley, with Timmons Group, were also in attendance. Nick Burns, the traffic engineer with Impact Designs, and Cindy Reid, with Irvin Law Group, attended as well. David Peete was present, representing the Town of Huntersville.

The meeting began at 6:00pm and the presentation did not start until 6:05 to allow time for participants to enter the virtual setting. Katie Bradley opened the meeting by greeting the attendees and discussed the format of the presentation and question/answer session. Katie then turned the meeting over to Chad Lloyd with M/I Homes to review who M/I homes is and their development region. Katie presented the site location, the 2040 Community Plan, the typical lots, and the current site plan. Nick Burns spoke about the proposed improvements to the intersection at McCord road and the traffic impacts of the development. Chad reviewed the proposed home elevations and provided contact information. Katie then reviewed the anticipated timeline for town action, closed the meeting, and opened the question/answer session. Chad Lloyd, Nick Burns, and David Peete joined Katie in answering questions.

Questions/Responses

Residents inquired about the project schedule and which area would be built first?

> The development team indicated that construction for the proposed development is planned to begin in 2022. Phase 1 is expected to be completed in 2023 and phase 2 is expected to be complete in 2024. The first phase will include the area to the west of the existing stream.

A few residents expressed concern over the connections to the existing Hagers Road and Ulsten Lane. The residents are concerned that these connections will increase cut-through traffic. One resident asked if it would be possible to remove the connection to the end of the existing Hagers Road so it can remain a dead end.

> The development team indicated that the road connections are required by the Town of Huntersville and cannot be removed. The future thoroughfare plan provides thoroughfare connections from McCord Road and Stumptown Road, creating opportunities for traffic to be redirected once that connection is made.

Residents asked if the TIA would include impacts to the existing portion of Hagers Road, Ulsten Road and Aberfeld Lane?

> The development team indicated that the TIA analyzes the expected traffic from the proposed development and how it will affect existing streets in the area.

Multiple residents asked if there would be any improvements made to the existing Hagers Road?

The development team indicated that, at this time, there are not any proposed improvements to the existing Hagers Road. The proposed streets will tie into the existing pavement.

Residents asked if a traffic circle was being considered for the intersection of the future thoroughfare and McCord Road.

The development team indicated that a roundabout is not likely to be warranted at the intersection of the future thoroughfare and MCCord Road by the TIA.

There is a development going in across McCord Road. Residents asked if the traffic that will be generated from that development taken into consideration when conducting the TIA for the Spring Grove Subdivision.

The development team indicated that there are multiple projects in the Huntersville area, including the development across the street, included in the traffic analysis.

One resident asked if any improvements would be made to the railroad crossing on McCord Road?

The development team indicated that there are no planned improvements to the railroad crossing on McCord Road at this time. However, this could change as our traffic engineer moves through the TIA. Additionally, the development across the street is already required to add a right turn lane on McCord Road heading NB onto NC 115.

Residents asked if speed bumps would be added to the existing Hagers Road or within the proposed development.

The development team indicated that speed bumps are not currently planned to be added to the existing Hagers Road or within the proposed development. Traffic-mini circles are currently shown in two locations within the proposed development.

Residents asked if the fact that many people are still working from home considered when collecting traffic counts for the TIA.

The development team indicated that the traffic counts were conducted while school was in session and are confident that this accurately reflects the traffic, even while people may still be working from home. The team pointed out that the reduction in traffic due to remote working is likely offset by the parents who are driving their children to school instead of allowing them to take the bus due to the pandemic. The Town of Huntersville also has a bevy of historical data that the recent counts will be compared to for accuracy.

Residents asked when the TIA would be completed and if it will be available on the Town of Huntersville website.

A draft of the TIA will be submitted to the town one month prior to the public hearing. It will be available on the town website for review.

Some residents expressed concern that taxpayer money would be used to fund the road improvements and wondered who would be responsible for paying for the road improvements?

The development team stated that the developer would be responsible for the cost of the road improvements.

Residents asked if the new road connecting to McCord Road still be named Hagers Road?

The development team indicated that the road connecting to McCord Road would likely not be named Hager's Road since it is part of a future thoroughfare extension shown in the comprehensive transportation plan. The existing Hagers road will be realigned to tee into the new proposed road.

Residents wondered why there were different buffer widths along different sides of the property and if there could be a larger buffer along the residents of Hagers Road.

The development team indicated that the Town of Huntersville required a minimum 20' buffer around the entire perimeter of the site. The development team indicated that the current site plan provides separation between the existing property line and the proposed lot lines in excess of the required 20' buffer.

Some residents asked about the DUA of the area around Hagers Road and how it related to the proposed development and surrounding area?

The development team indicated that the density of the area along the existing Hagers Road was between 0.5 and 0.75 dwelling units per acre (DUA). Many subdivisions developments in the area have a DUA between 1.5 DUA and 3.0 DUA. The proposed development is located in an area designated as Town Core in the Town of Huntersville 2040 Community Plan which calls for denser residential housing types, including single family homes, townhomes, and apartments. The proposed Spring Grove Subdivision only proposed single family homes and has a proposed density of 2.22.

Residents asked if there will there be parking on the side of the streets in the proposed development?

The development team indicated that there will be on street parking spaces along portions of the urban open space areas.

One resident asked if majority of the proposed lots be 52 feet wide or 75 feet wide?

The development team indicated that a majority of the lots will be 52 feet wide.

One resident asked if there would be any single-story floor plans?

The development team indicated that they are not planning to provide any single story floor plans at this time.

One resident asked if a future buyer could fit a pool in the backyard of the lots?

The development team indicated that this would depend on the grading within each lot so some lots may be able to accommodate a pool, while others will be more restricted.

Residents were curious about the proposed price point of these homes?

The development team indicated that prices will reflect market conditions at the time of sale and they anticipate that these homes will be prices in the mid to upper $300 thousands to $400 thousands.

One resident asked if a playground would be provided in any of the urban open spaces?

The development team indicated that they have not committed to building a playground at this time and will look into the feasibility of building a playground within on of the urban open space areas.

Some residents expressed concern over potential flooding due to this development, especially since the existing stream on site is conveyed through the Northstone development.

The development team indicated that the development is required to control runoff to meet predevelopment conditions for specific storm events as required by the Town ordinance. There are proposed dry detention ponds on site that will collect water during a storm event and release it slowly over a specific period in order to reduce the risk of flooding for downstream neighbors.

One Resident asked who would be responsible for maintaining the drainage ponds.

The development team indicated that ponds would be maintained by the developer and contractor during construction and the Spring Grove neighborhood HOA would be responsible for maintenance after construction is complete.

Residents were curious about what safety barriers would be put in place around proposed ponds to prevent drowning of children.

The development team indicated that the Town of Huntersville ordinance does not allow for wet ponds and that any water that builds up in the detention ponds is required to drain during a specified time period after a storm event. All on site stormwater facilities will be designed to meet requirements in the Town of Huntersville Ordinance.

Some residents questioned the purpose of the elevation change around the perimeter of the development. They wondered if it was needed to provide screening from neighboring properties and if it would be planted?

The development team explained that the reason for elevation change around the perimeter of the site is done to balance the earthwork. The site is graded in order to minimize the amount of dirt that needs to be moved on site, while still complying with regulations. There are minimum and maximum road slope requirements which limit the elevation change within the site. Any elevation change seen around the perimeter of the site is primarily a result of the internal grading of the site. In some cases, it also serves as a screening mechanism from adjacent properties and buffer vegetation may be planted around the perimeter of the site.

One resident asked if the current ordinance for NR requires a 1/2-mile walking distance to a town center.

The development team indicated that the requirement for a development to be located within ½ mile walking distance of a town center district only applies to particular uses within the NR zoning district. The proposed use (single family detached homes) is not required to be within ½ mile walking distance form a town center.

One resident inquired about how soil supply would access their driveway during construction.

The development team indicated that a phasing plan would be provided during the construction document phase and care would be taken to ensure that all property owners will have access to their properties throughout construction.

Planning Services
4421 Stuart Andrew Blvd.
Charlotte, NC 28217
Phone: 980-343-6246
Email: planning@cms.k12.nc.us

Town of Huntersville: Spring Grove Subdivision

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: 134 single family detached dwellings under zoning NR (CD).

CMS Planning Area: North

Average Student Yield per Unit: 0.5118

This development may add 69 students to the schools in this area.

The following data is as of 20th Day of the 2020-21 school year.

Schools Affected	*Total Classroom Teachers*	*Building Classrooms/ Teacher Stations*	*20th Day, Enrollment (non-ec)*	*Building Classroom/ Adjusted Capacity (Without Mobiles)*	*20th Day, Building Utilization (Without Mobiles)*	*Additional Students As a result of this development*	*Utilization As of result of this development (Without Mobiles)*
HUNTERSVILLE ELEMENTARY	47	37	734	578	127%	27	**132%**
BAILEY MIDDLE	76.6	57	1454	1081	134%	17	**136%**
WILLIAM A HOUGH HIGH	118.5	100	2485	2097	119%	25	**120%**

The total estimated capital cost of providing the additional school capacity for this new development is $2,647,000; calculated as follows:

Elementary School: **27** x $34,000 = $918,000
Middle School: **17** x $37,000 = $629,000
High School: **25** x $44,000 = $1,100,000

RECOMMENDATION

Adequacy of existing school capacity is a significant problem. We are particularly concerned about a case where school utilization exceeds 100% since the proposed development may exacerbate the situation. Approval of this petition may increase overcrowding and/or reliance upon mobile classrooms at the schools listed above.

We purchased our home from the original owners Harold and Carolyn McGuire, at the end of last year. They have built a legacy of 40+ years in this beautiful neighborhood, and we hope to build the same beautiful memories with our own family.

With that being said, the news of the proposed development was not surprising to us. Hagers Road is a beautiful preservation of Huntersville. We purchased this home because we wanted to live among the liveliness of Huntersville but be able to step out into the quiet calm of this beautiful neighborhood. We are reasonable people who understand that Hunterville is growing. Development happens. However, changing the zoning and street is incredibly unfair and disregarding to the current residents of Hagers Road. We purchased on this street because of it "being the road less traveled." We did not want to be in the bustle and traffic of newly developed areas. We did not choose a new housing development neighborhood for a reason.

Our concerns:

- Changing the zoning not to include a 60 feet tree buffer
- Making our street a thru street rather than a dead-end street

As we said, we are reasonable people. However, making the changes listed above disregards current residents for unknown future residents. We have no relation to Northstone, nor did we want to be a part of Northstone. If we wanted that, we could have easily purchased in that neighborhood. Creating a thru street, putting their neighborhood closer to ours, encroaches on Hagers Road and its preservation. Develop and grow Huntersville, but do not dismiss the residents already here and have made financial investments into a residential community. Just like we preserve other historical areas, let's be purposeful to preserve the history of Hagers Road.

Sincerely,

Brian and Tambra Molloy
10101 Hagers Road
Huntersville, NC 28078
tambrade@yahoo.com

Hi Chad,
We would like to go on record as officially requesting the buffer we discussed on our call on March 2nd between your Spring Grove Development and our property located at 10225 Hagers Road. In the preliminary design drawings submitted to the Town Planning Department on March 1st, it appears you assumed our property line was the tree line (see sheet 101) because you were initially unable to find the corner stake on the west side of our property. Since we have been maintaining approximately 20 feet of the Hager-Collins property to the tree line, your preliminary design assumed a 40 ft buffer from our actual property line. If you will provide that additional 20 ft undisturbed buffer into the trees, this will provide a much-needed screen between your development and our property, especially during construction. We believe this request will not negatively affect your final design and is very important to us as we are apparently the most impacted property on Hagers Road.

We feel this is a reasonable request and wanted to provide this information to you well in advance of the final design. We look forward to your positive response on this matter.
Sincerely,
Tami and Dave Styer

Ask A Planner

First Name	Kendra
Last Name	Brotze
Address	9928 Hagers Road
City	Huntersville
State	NC
Zip Code	28078
Phone Number	704-488-0039
Email Address	skbrotze@adelphia.net
Enter your Planning/Zoning question or comment below.	In regards to the proposed Spring Grove subdivision, I am concerned by the destruction of the tree canopy. Many of the existing trees that they have marked to be removed in their proposal are very very large, old heritage trees that are beautiful and very healthy. 18 inch crepe myrtles, several oaks (including two willow oaks: one 46 inches and the other 40 inches that the developer DID NOT LIST in the existing tree list but is marked for removal on the plans) Just seeing the information on paper does not do these trees justice. You need to see them to appreciate how old and beautiful they are not to mention they are homes to several large hawks and owls. I would hope the town would adhere to the ordinances and require the builder to design around the biggest of the heritage trees as opposed to allowing the current proposal of clearing all of them, leaving a few (not even the oldest/biggest) around the property border.

Town of Huntersville
Town Board
July 19, 2021

To: Town Board

From: David Peete, Principal Planner

Date: July 19, 2021

Subject: Petition #R21-03 - Billings Property

EXPLAIN REQUEST:
Conduct a Public Hearing on Petition #R21-03 Billings Property, a request by Skybrook West LLC to Rezone +/- 21.04-acres north of Eastfield Road, just west of the Cabarrus County boundary to rezone from Rural (R) to Neighborhood Residential - Conditional District (NR-CD) for a 47-lot subdivision; (Meck. Co. PIN 02111116 & Cabarrus Co. PIN 46703589660000).

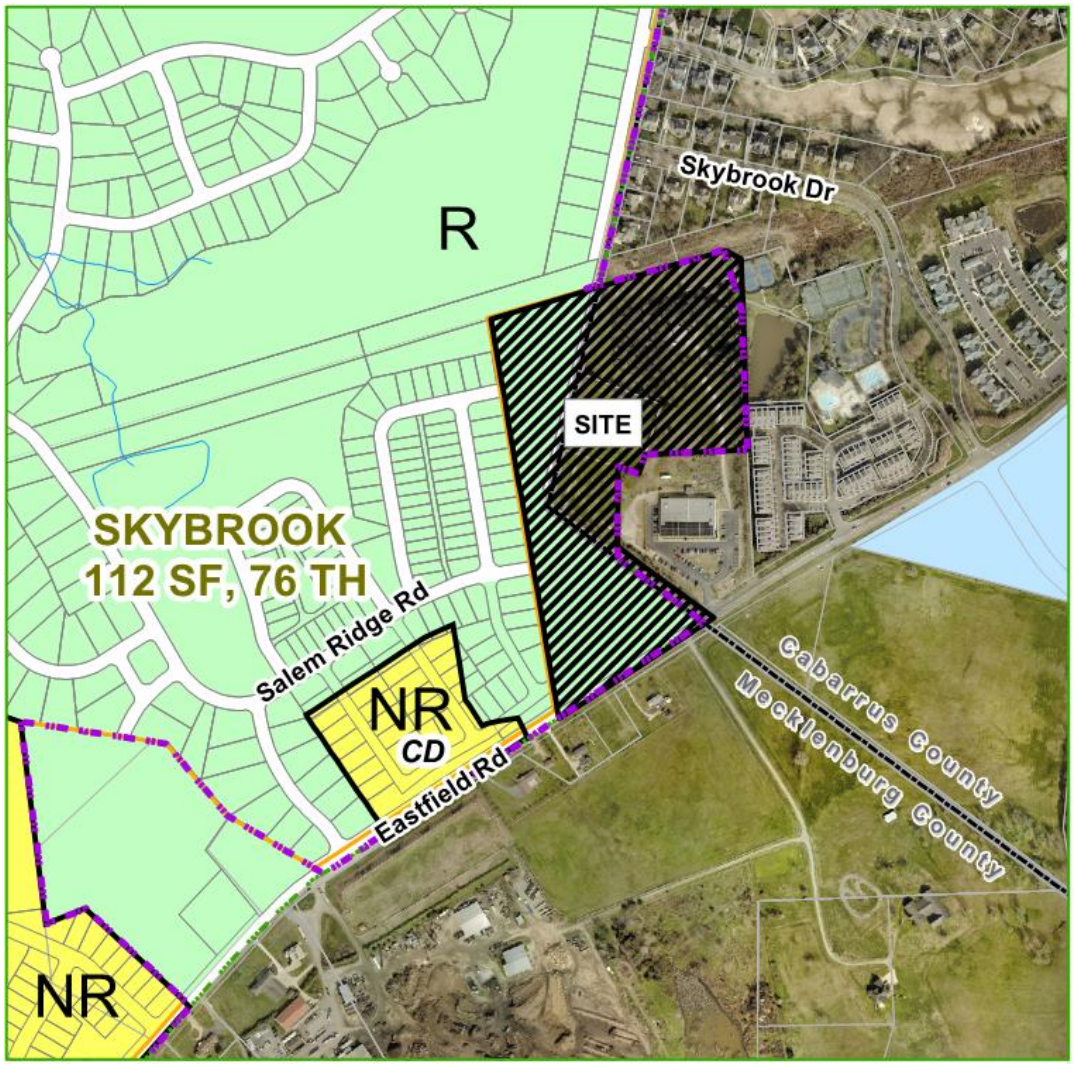
ACTION RECOMMENDED:
Conduct a Public Hearing.

FINANCIAL IMPLICATIONS:
n/a

ATTACHMENTS:
1. R21-03 Public Hearing Staff Report 7-19-21
2. Attachment A - Rezoning Application (Skybrook - Billings Property)
3. Attachment B - Proposed Rezoning Plan (Skybrook - Billings Property)
4. Attachment C - Neighborhood Meeting - 7-2-21 (Skybrook - Billings Property)
5. Attachment D - CMS Report - (Skybrook - Billings Property)

Petition R21-03
Skybrook – Billings Property Conditional District Rezoning

PART 1: PROJECT SUMMARY



Applicant: Skybrook West, LLC

Property Owner: Myra's Dream, LLC (see Attachment A).

Property Address: 17705 Davidson-Concord Road

Project Size: (+/-) 21.04-acres

Parcel Numbers:

Meck Co. 02111116 & Cabarrus Co. 46703589660000

Current Zoning: Rural (R).

Current Land Use: vacant / one (1) cell tower.

Proposed Zoning: Neighborhood Residential — Conditional District (NR-CD).

Proposed Land Use: 47 Single-family lots.

1. Purpose: Petition to rezone 21.04-acres generally located at 14647 Eastfield Road – at the Cabarrus County boundary - from the Rural (R) Zoning District to Neighborhood Residential – Conditional District (NR-CD) to create a 47-lot single-family subdivision (see Attachments B). <u>If the CD Rezoning Plan is approved, a corresponding Subdivision Sketch Plan will be reviewed by staff for compliance.</u>
2. Adjoining Zoning and Land Uses.

   <u>North</u>: Town of Huntersville: *Rural (R) & Cabarrus County: Medium Density Residential (MDR) – one single-family subdivision (Skybrook).*

   <u>South</u>: *City of Charlotte: Residential (R-3) – Eastfield Road, single-family homes & vacant land.*

   <u>East</u>: *Cabarrus County: Medium Density Residential (MDR) – Townhomes & aquatic center (NOMAD Aquatics & Fitness Center).*

   <u>West</u>: Town of Huntersville: *Rural (R) – Single-family subdivision (Skybrook – Phase 10).*

3. One (1) neighborhood meeting was held on July 1, 2021. A report of the meeting is available in Attachment C.
4. Notice of this CD-Rezoning request was provided via postcards sent to all property owners within 250 ft. of the project; a legal ad placed in the Charlotte Observer; and posting of public hearing signs on the property in four (4) locations (Eastfield Rd., Skyscape Dr., Salem Ridge Rd. & Sky Vista Dr.).

PART 2: REZONING/SITE PLAN ISSUES

The proposed Conditional District Rezoning Plan is generally compliant with the Zoning Ordinance and Subdivision Regulations. Significant elements include:

- Proposed Uses: 47 Single-Family Homes.
- Urban Open Space is provided via one (1) 500 sf community garden.
- Additional right-of-way to be dedicated along Eastfield Road, as required by NCDOT and CDOT (City of Charlotte). New public streets (and all required right-of-way) are proposed: Skyscape Road, Salem Ridge Drive and Sky Vista Drive are to be extended to the east; and a new street will be added. (see Part 3 for details).
- Minimum Tree Preservation for Specimen Trees in the NR zoning district is 10%. The proposed CD Rezoning Plan indicates 10% of existing specimen trees are to be saved, however tree save data is not provided and the location of tree save is not clear. The vast majority of the site is cleared and does not have trees.
- If the Rezoning Plan is approved, Staff, at the construction document phase, will review the plans for compliance with the Water Quality Ordinance, Erosion Control Ordinance and Stream Buffer Requirements, as found in the Zoning Ordinance.
- The subdivision is to be developed as one (1) phase.

The Conditional District Rezoning Plan has <u>several issues that must be addressed</u>:

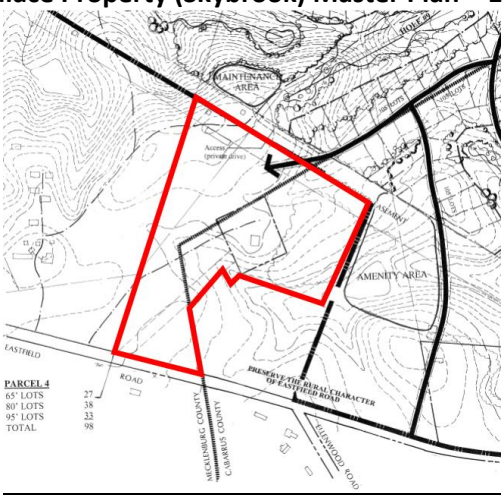
- The new north/south public street or the extension of Skyscape Drive must connect to Eastfield Road.
  STAFF COMMENT: <u>The connection is required by the Fire Marshal, as well as supported by the Town's connectivity policy.</u>

- Tree preservation data is not clear. The Existing Features Plan (Sheet L-103) does not show compliance for tree save or specimen tree-save.
  STAFF COMMENT: <u>A tree survey is required, as well as a tree save analysis</u>.

- The only Urban Open Space is not located ¼ mile or less from all lots in the development.
  STAFF COMMENT: <u>All lots must be located within ¼ mile (using public streets) of an Urban Open Space, as defined in Article 7.7. Additional Urban Open Space must be provided within the development. Furthermore, the proposed lots are large enough to allow for gardens on each individual lot, which questions the provision of a community garden in this context. Lastly, this subdivision abuts the Skybrook Swim & Racquet Club property and a trail from this development to the Skybrook amenity center should be provided.</u>

- A connection to Linksland Drive, to the north, should be provided.
  STAFF COMMENT: The overall Skybrook is very large and includes a golf course, which makes inter-connectivity challenging. The original layout for Skybrook identified a future connection for Linksland Drive to the south (see below). Connectivity is a key component of all development in Huntersville and is critical to providing multiple access points for residents, services and public safety. Policy T-3 of the Huntersville 2040 Community Plan also supports connectivity between developments – especially, within the same development.

[**Wallace Property (Skybrook) Master Plan – 1998**]



- Cell tower on site required to have 200 ft. minimum setback from new proposed lots.
  STAFF COMMENT: Art. 9.9.10 requires a 200 ft. setback for towers. However, as this tower was constructed in Cabarrus County, and their setbacks are respected and certified engineering documentation that the tower is designed to collapse and does not require a fall-zone equivalent to its height, an Ordinance modification request may be appropriate.

- Lot 31 (Sheet L-101) cannot provide required building placement to the street.
  STAFF COMMENT: This lot will need to be re-designed to create required relationship to the public street.

- RECOMMENDATION: A trail connection to the north should be provided to connect to either the informal trail within the power line easement or to Linksland Drive (or both).

- RECOMMENDATION: Sidewalk running through the berm along Eastfield Road should meander (similar to the existing section to the west) to provide visibility from both Eastfield Road and Skyscape Drive.

PART 3: TRANSPORTATION ISSUES

Traffic Impact Analysis (TIA)

A TIA Determination of Need was completed for the proposed Conditional District Rezoning and based on the land uses and intensities proposed, a TIA was NOT required.

PART 5: 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 – The **2040 Huntersville Community Pla**n DOES SUPPORT this project through the following sections:

- **Policy LU-11: Protect Exiting Housing Stock**.
  - **LU 11.1: Protect and enhance the unique character of Huntersville's neighborhoods by using planning tools to safeguard from potentially negative impacts of development and redevelopment.**

  Comment**:** The external buffers surrounding the Skybrook – Billings Property subdivision are the Ordinance-minimum 20 ft. in width to create transition from the adjoining Skybrook _ Phase 10, but as this development is seen as an extension of that existing subdivision, no additional buffers are necessary. Ideally, Skybrook – Phase 10 and the proposed Skybrook – Billings Property will appear to be one development.

  - **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**.

  Comment: Where Skybrook – Billings Property connects into Skybrook – Phase 10 at Skyscape Drive, Salem Ridge Road and Sky Vista Drive, the lot patterns are very similar. Rear lots abut rear lots, and transitions are made to accommodate street extensions.

- **Policy T-3: Improve connectivity throughout the study area.**
  - **T 3.1: Continue to enhance street connectivity by requiring connections among different uses**.
    - Continue to require street connectivity among residential, commercial, employment, recreational and institutional uses.
    - Street connectivity should be emphasized during the review of all development proposals for consistency with the proposed street map and the Zoning Ordinance.
    - Context-sensitive street design should be applied.

  Comment: The three (3) existing stub streets located along the western border of the subdivision are all proposed to be extended. In addition, a full street connection must be made to Eastfield Road for primary access. And it is also strongly recommended that a connection to Linksland Drive to the north is provided.

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

- The Future Land Use Map, located on page 53, identifies this area as "Rural Conservation", which is defined in the Plan as areas to "to preserve rural character. They balance open space conservation and some residential development. Development form is farms and associated structures, Farmhouse Clusters and low-density Conservation Subdivisions (if access to utilities exists). New development has a 0.9 unit/acre maximum and typically 45% open space is required." While the 2040 Plan calls for Rural development, it should also be acknowledged that the adjacent Skybrook – Phase 10 was designed to expand into this property and continue its lot pattern. Skybrook – Phase 10 was developed under the Town's former OPS Zoning District, which no longer exists, but was viewed as appropriate for this area and this would be a logical extension of the existing development.

- **Policy LU-3: Manage residential growth in the eastern and western parts of Huntersville's planning jurisdiction.**
    - **Policy LU-3.1: Discourage rezonings to higher intensity residential districts in the Residential Edge and Rural Conservation future land use character areas.**

  Comment: While the Skybrook – Billings Property Subdivision is located within the Rural Conservation area, it's alignment with the existing Skybrook – Phase 10 and the support from the more detailed Eastfield Road Small Area Plan (see below) makes this development's proposed density of 2.23-units/acre appropriate to consider in this location. The proposed density would be the highest in the immediate area, as the adjacent Skybrook – Phase 10 development has a density of 1.65 units/acre. Skybrook overall, has a density of 1.32 (which is greatly impacted by the golf course open space) and the recently approved Eastfield Farm subdivision has a density of 2.0 units/acre.

- **Policy LU-5: Focus more intense development in locations that can support growth**.
    - **LU 5.1: Allow more intense development only where transportation infrastructure and utilities already exist**.

  Comment: All required utilities for subdivision development exist in this area and with proposed and recommended street connections providing adequate connectivity, higher-intensity development can be supported.

- **Policy LU-7: Require new development to follow design principles that reinforce the vision for the Town as expressed in this plan and other adopted plans.**
    - **LU 7.1: Require all new development to adhere to the following design principles**:
        - In lower intensity areas (including MD, RE, RC & CW) preservation of rural character and natural resources are prioritized.

  Comment: While the property is located in the Rural Conservation area, the context of the properties location between the adjacent Skybrook-Phase 10 subdivision and a medium-density townhome development and an aquatics center (both in Cabarrus County), this develop is seen as completing a development that started back in 2008. In addition, as there is no "rural character" to preserve, save for the cleared-land, the extension of the same subdivision pattern as Skybrook – Phase 10 is seen as appropriate. All proposed homes will front on public streets.

All proposed streets connect to existing public streets and all blocks are under 800 feet in length. Connectivity is provided via three (3) connections to existing streets and one (1) fire-access-only connect is proposed. By converting the fire-access connection to a full street connection and stubbing to Linksland Drive to the north, the 2040 Community Plan's new development design principles will be in place.

- **Policy LU-9: New residential development should follow appropriate housing design principles**.
    - **LU 9.2: Within lower intensity areas including Moderate Density, Residential Edge, Rural Conservation and Critical Watershed area conservation design & farmhouse clusters are encouraged**:
        - Scenic nature of roadways should be preserved.
        - Development should be clustered away from key natural features.
        - Site design should minimize grading and maximize preservation of existing stands of mature, native trees.

  Comment: This proposed subdivision is viewed as an extension of the adjoining Skybrook – Phase 10 and re-creates its development pattern. In addition, as the parcels in question are flat with virtually no existing trees, there are few (if any) natural features to preserve.

- **Policy LU-10: Encourage a diversity of housing options.**
    - **LU 10.1: Align housing options with resident needs and promote attainable housing options**.
        - Accommodate a mix of housing by type, tenure and location to serve a growing and increasingly diverse population. Housing offerings should align with workforce opportunities, including management, professional positions and service positions.

    - **LU 10.2: Continue to encourage a mix of lot sizes in new developments**.

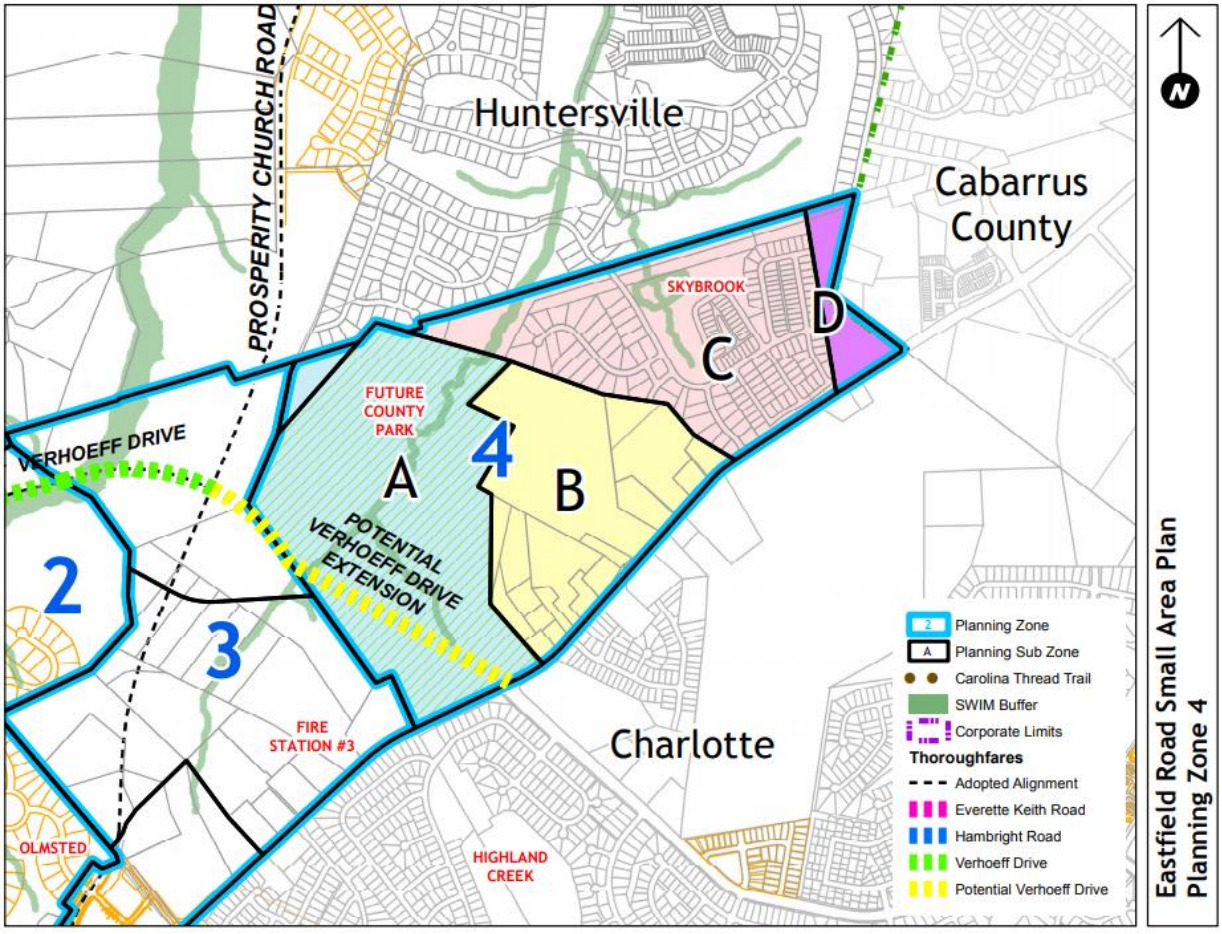
  Comment: The majority of the lots in this development are between 60 – 70 ft. wide, which will generally provide similar housing types. Other than oddly-shaped lots designed to accommodate street variations, this subdivision does not proposed to provide a mix of housing types.

- **EOS-2: Encourage conservation subdivision design in Residential Edge and Rural Conservation areas.**
    - **EOS 2.1: Continue to require and incentivize open space reservation in Moderate Density, Residential Edge, Rural Conservation and Critical Watershed areas.**
        - Encourage new development to have at least 40% open space in new developments in these areas.
            - The Residential Edge and Rural Conservation areas on the Future Land Use map are associated with the Transitional and Rural zoning districts. These zoning districts offer a sliding scale in allowable density depending on the amount of open space preserved.

Comment: The existing conditions on the Billings Property are characterized as flat land, with very few trees. The proposed subdivision currently has 38% open space (located primarily around the cell tower).

STAFF COMMENT – The **Eastfield Road Small Area Plan** DOES SUPPORT this project through the following sections:

- The Future Land Use Map, located on page 25, identifies this property as "Low Density Residential & Civic", which is a reflection of its location in the Rural portion of the Town's jurisdiction. The Eastfield Small Area Plan further divides its study area into four (4) Planning Zones, of which, the Skybrook – Billings Property is located in Planning Zone 4 – Area D (see below). This area is described as "East of Skybrook to the County line, it is recommended that the existing Rural zoning designation be maintained. However, residential densities consistent with those of the adjoining Skybrook development, with appropriate transitions between proposed and existing development, may be appropriate for consideration."
  STAFF COMMENT: the proposed density of Skybrook – Billings Property (2.23 units/acre) is nearly identical to the adjacent Skybrook – Phase 10 (2.2 units/acre). Furthermore, no additional transitions are needed between the two developments, as they are essentially the same land type.



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 density and layout of the Skybrook – Billings Property subdivision is viewed as an extension of the adjacent Skybrook – Phase 10 development. The lots sizes and street extensions and treatment along Eastfield Road will give the impression that Skybrook – Phase 10 and Skybrook – Billings Property are all one unified development. The Skybrook – Billings Property development abuts a large utility easement along the north with no development within it. To the east, in Cabarrus County, is a commercial aquatics center and the Skybrook townhome 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:

   - A Transportation Impact Analysis was required – see Part 3 of this report.
   - Storm water plan approval, water and sewer and refuse disposal and a Willingness-to-serve from Charlotte Water, must all be provided.
   - The Conditional District Rezoning site plan was reviewed by Charlotte-Mecklenburg School District (CMS). CMS indicates the proposed Rezoning Plan would add approximately 15 students to the schools in this area and indicate approval of the project "may increase overcrowding and/or reliance upon mobile classrooms at the schools listed above". (see below & see Attachment D for the full CMS report).

     CMS schools within Huntersville's jurisdiction are at or over-capacity, and the while the 2040 Community Plan call for Rural development for this property, the proposal is consistent with the Eastfield Road Small Area Plan within respect to the appropriateness of development matching the density of the adjacent Skybrook development.

This development may add 15 students to the schools in this area.

The following data is as of 20th Day of the 2020-21 school year.

Schools Affected	*Total Classroom Teachers*	*Building Classrooms/ Teacher Stations*	*20th Day, Enrollment (non-ec)*	*Building Classroom/ Adjusted Capacity (Without Mobiles)*	*20th Day, Building Utilization (Without Mobiles)*	*Additional Students As a result of this development*	*Utilization As of result of this development (Without Mobiles)*
LEGETTE BLYTHE ELEMENTARY	53	50	871	822	106%	6	**106%**
JM ALEXANDER MIDDLE	48	54	938	1055	89%	4	**89%**
NORTH MECKLENBURG HIGH	116.5	108	2146	1989	108%	5	**108%**

The total estimated capital cost of providing the additional school capacity for this new development is $424,000; calculated as follows:

Elementary School: 6 x $34,000 = $204,000
High School: 5 x $44,000 = $220,000

RECOMMENDATION
Adequacy of existing school capacity is a significant problem. We are particularly concerned about a case where school utilization exceeds 100% since the proposed development may exacerbate the situation. Approval of this petition may increase overcrowding and/or reliance upon mobile classrooms at the schools listed above.

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 6: STAFF RECOMMENDATION

Staff can support approval of the Skybrook – Billings Property CD-Rezoning with the following addressed:

- The new north/south public street or the extension of Skyscape Drive must connect to Eastfield Road;
- A connection to Linksland Drive, to the north, should be provided;
- Tree preservation data is not clear. The Existing Features Plan (Sheet L-103) does not show compliance for tree save or specimen tree-save;
- The only Urban Open Space is not located ¼ mile or less from all lots in the development;
- Cell tower on site required to have 200 ft. minimum setback from new proposed lots;
- Lot 31 (Sheet L-101) cannot provide required building placement to the street;
- A Charlotte Water – Willingness to Serve letter must be provided;
- All outstanding redline comments must be addressed.

- RECOMMENDATION: A trail connection to the north should be provided to connect to either the informal trail within the power line easement or to Linksland Drive (or both).
- RECOMMENDATION: Sidewalk running through the berm along Eastfield Road should meander (similar to the existing section to the west) to provide visibility from both Eastfield Road and Skyscape Drive.

PART 7: PUBLIC HEARING COMMENTS

Public Hearing scheduled for Monday, July 19, 2021.

PART 8: PLANNING BOARD RECOMMENDATION

Planning Board scheduled to review on July 27, 2021.

PART 9: ATTACHMENTS/ENCLOSURES

Attachments

A – Rezoning Application.
B – Proposed CD Rezoning Plan.
C - Neighborhood Meeting Reports from July 1, 2021.
D – CMS Report.

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 April 20, 2021

Name of Project TBD (Billings Property) Phase # (if subdivision) _____

Project Address 14647 Eastfield Road, Huntersville, NC 28078

Parcel Identification Number(s) (PIN) 02111116 (Meck. Co.) 46703589660000 (Cabarrus Co.)

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

Property Size (acres) +/-10.19 (Meck Co.) +/-10.85 (Cabarrus Co.) Street Frontage (feet) +/-605 LF

Current Land Use Vacant (Meck. Co.) SF Home (Cabarrus Co.)

Proposed Land Use(s) Subdivision - Single Family Detached

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

3. Description of Request

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

Request to rezone +/-21 acres located at the Mecklenburg / Cabarrus County line on Eastfield Road from Rural (R) to NR (CD) to permit 47 single-family detached homes. Requesting that the +/-10.85 acres located within Cabarrus Co. be annexed into the Town of Huntersville due to the belief that the City of Concord would not annex the Cabarrus county portion of the development into the City of Concord due to other recent requests in addition to concerns about accessing the site and providing city services should an annexation be approved.

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 Skybrook West, LLC Phone 704 995 2507

☐ 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 _____ Printed Name: Scott Moore

Title Manager Email scott@bpropnc.com

Address of Applicant 630 Skybrook Dr. Huntersville, NC 28078

7. Property Owner (if different than applicant)

*Printed Name Myra's Dream, LLC Phone (704) 875-9495

☐ 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 Steven G. Billings Printed Name Steven G. Billings
Myra W. Billings Myra W. Billings

Title owners Email 2retiredbillings@gmail.com

Address of Property Owner 14647 Eastfield Rd, Huntersville, NC 28078

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

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

8. Development/Design Firm Contact Information

Skybrook West, LLC	**Scott Moore**	**704.995.2507**	**scott#bpropnc.com**
Development Firm	Name of Contact	Phone	Email
Skybrook West, LLC	Scott Moore	704.995.2507	scott#bpropnc.com
Landworks Design Group	**Scott Wilson**	**704.841.1604 x 715**	**scott.wilson@landworkspa.com**
Design Firm	Name of Contact	Phone	Email
Landworks Design Group	Scott Wilson	704.841.1604 x 715	scott.wilson@landworkspa.com

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

LEGEND

- PROPERTY LINE
- PROPOSED CURBING
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED R/W LINE
- PROPOSED CENTERLINE
- EXISTING DUKE POWER CO. EASEMENT
- EXISTING COUNTY LINE
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED OPEN SPACE

NOTE: ENTIRE SITE WILL BE ANNEXED INTO THE HUNTERSVILLE TOWN LIMITS.

SITE DATA

ADDRESS	14647 EASTFIELD ROAD HUNTERSVILLE, NC 28078
PARCEL NUMBERS	
MECKLENBURG COUNTY	02111116
CABARRUS COUNTY	4670359660000
SITE ACREAGE	
HUNTERSVILLE (MECKLENBURG)	10.19 ACRES
CONCORD (CABARRUS)	10.85 ACRES
PRINCIPAL USES	SINGLE FAMILY DETACHED
BUILDING TYPE	RESIDENTIAL
EXISTING ZONING	
HUNTERSVILLE	R
CABARRUS	MDR
PROPOSED ZONING	
HUNTERSVILLE	NR(CD)
PERCENTAGE OF IMPERVIOUS ALLOWED:	PER BMP DESIGN
PERCENTAGE OF IMPERVIOUS SHOWN:	29.7%
LOT COUNT	47
TOTAL NUMBER OF DWELLINGS	47
LOT SIZE RANGE	
7,500 - 10,000 SF	36
10,001 - 20,000 SF	11
LOT WIDTHS RANGE	
<70'	39
70' - 79'	4
80' - 89'	1
90' - 99'	3
>100'	0
SETBACKS	
FRONT SETBACK	10'
CORNER SETBACK	7.5'
REAR SETBACK	25'
SIDE SETBACKS	5'
PROPOSED DENSITY	
HUNTERSVILLE	2.23 DUA
OPEN SPACE REQUIRED	
HUNTERSVILLE	42,000 SF
OPEN SPACE PROVIDED	
HUNTERSVILLE	347,608 SF
WATERSHED INFORMATION	
DISTRICT	LOWER CLARKE
DENSITY	HIGH
TREE SAVE	
HUNTERSVILLE	10% (SITE IS CLEARED)
WASTE MANAGEMENT	PRIVATE HAULER
SEWER AND WATER	CHARLOTTE WATER
STREETS	PUBLIC
BLOCK LENGTHS	
BLOCK A	284'
BLOCK B	178'
BLOCK C	280'
BLOCK D	134'
BLOCK E	569'
BLOCK F	233'
BLOCK G	318'

LOCATION MAP
SCALE: NOT TO SCALE

This Plan Is A Preliminary Design. NOT Released For Construction.

N

0' 60' 120' 240'

SCALE: 1" = 60'

REVISIONS:

No.	Date	By	Description

Landworks Design Group, PA
CREATING SPACES TO LIVE, WORK AND PLAY
7621 Little Avenue, Suite 111
Charlotte, NC 28226
tel: 704-841-1604
fax: 704-841-1604

BILLINGS PROPERTY

TOWN OF HUNTERSVILLE / CITY OF CONCROD,
MECKLENBURG / CABARRUS COUNTY, NORTH CAROLINA
PACE DEVELOPMENT GROUP

OVERALL SITE PLAN

NORTH CAROLINA LANDSCAPE ARCHITECTURE C-253 LANDWORKS DESIGN GROUP, P.A.

NORTH CAROLINA LANDSCAPE ARCHITECT 1834 SCOTT D. WILSON

4-26-2021

CORPORATE CERTIFICATIONS
NC PE : C-2930 NC LA : C-253
SC ENG : NO. 3599 SC LA : NO. 211

Project Manager:	SDW
Drawn By:	SDW
Checked By:	MDL
Date:	04/26/2021
Project Number:	20039

Sheet Number:

L-101

SHEET # 1 OF 4

P:\2020 Jobs\20039 - Billings Property - Pace\CAD\Sketch Planning\20039 - billings.dwg

SKYSCAPE DRIVE

SKYTOP DRIVE

SALEM RIDGE ROAD

SKY VISTA DRIVE

EXISTING SIDEWALK

PROPOSED LANDSCAPED BERM

ROAD 1
(PUBLIC STREETS, TYP.)

EASTFIELD / HARRIS ROAD
(SR # 3459 / 1419)

MECKLENBURG COUNTY
CABARRUS COUNTY

BASEMENT LOTS OR SITE RETAINING WALL

BASEMENT / CRAWL

NOMAD AQUATICS AND FITNESS

16.83 AC
TO BMP 1

EXISTING CELL TOWER

COMMON OPEN SPACE
7.84 AC

200' DUKE POWER COMPANY R/W

MECKLENBURG COUNTY
CABARRUS COUNTY

PROPOSED WET POND

EXISTING CLT WATER SEWER EASEMENT

RISER, TYP.

EMERGENCY SPILLWAY, TYP.

EXISTING POND

WINDY FALLS DRIVE
(PRIVATE)

GREEN SPRING DRIVE

BRIDGEWATER DRIVE
(PRIVATE)

WET POND SUMMARY
50 YR PRE: ±20 CFS
50 YR POST: ±48 CFS
50 YR ROUTING: ±36 CFS
MAX BUA: ±255,915 S.F.
PRE. D.A.: ±16.83 ac.
PRE. CN: ±60
POST CN: ±80
PRE Tc: ±10 min.
POST Tc: ±10 min.
VOL. DIFF.: ±33,000 cfs
TOP OF DAM: ±730
50 YR. STORM: ±728
OUTLET INV.: ±720.5
MIN. SURFACE AREA
(TOP OF DAM): ±18,169 S.F.

0' 60' 120' 240'

SCALE: 1" = 60'

CONCEPTUAL STAGE / STORAGE TABLE - FOREBAY

ELEVATION	ELEVATION DIFFERENCE	SURFACE AREA (SF)	VOLUME (CF)	CUM. VOLUME (CF)	CUM. VOLUME (AC-FT
719		400		0	0
	1		449		
720		499		449	0,01
	2		1204		
722		711		1652	0,04
	2		1655		
724		950		3308	0,08
	2		2165		
726		1221		5473	0,13

CONCEPTUAL STAGE / STORAGE TABLE

ELEVATION	ELEVATION DIFFERENCE	SURFACE AREA (SF)	VOLUME (CF)	CUM. VOLUME (CF)	CUM. VOLUME (AC-FT
719		5782		0	0
	1		6107		
720		6437		6107	0,14
	2		14216		
722		7801		20323	0,47
	2		17062		
724		9282		37384	0,86
	2		20116		
726		10854		57500	1,32
PP @ 726 (57,500 CF OR 1.32 AC-FT)					
	2		25967		
728		15237		83467	1,92
	2		33363		
730		18169		116830	2,68

NOTE: WET POND DESIGN AND LAYOUT MAY BE MODIFIED AT THE PRELIMINARY/ CONSTRUCTION PHASE OF PLAN DEVELOPMENT.

STORMWATER NOTES:

1. ALL WATER QUALITY AREAS SHALL BE ACCESSIBLE FROM PUBLIC STREETS THROUGH AN ACCESS EASEMENT OR OPEN SPACE, WITH MAXIMUM SLOPE OF 10%. ADEQUATE ACCESS TO EACH BMP SHALL BE REVIEWED MORE CLOSELY IN STORM WATER MANAGEMENT PLAN REVIEW.

NOTES:

1. ALL DEVELOPMENT AND CONSTRUCTION SHALL COMPLY WITH ALL ZONING AND SUBDIVISION STANDARDS OF THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, AND NCDOT, AS APPLICABLE.
2. THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAY OF RECORD.
3. ALL AREAS DESIGNATED AS COMMON AND/OR URBAN OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND DEDICATED FOR PERPETUITY.
4. ACCESS (INGRESS/EGRESS) LOCATION AND DESIGN SHOWN ON THIS SKETCH PLAN AREA SUBJECT TO ACHIEVING VERTICAL AND HORIZONTAL SIGHT DISTANCES, TURN IMPROVEMENTS (INCLUDING RIGHT-OF-WAY) AND INTERSECTION WITH ADJACENT AND OPPOSING ACCESS POINTS. MODIFICATIONS TO PLAN MAY RESULT.
5. LARGE MATURING TREES WILL BE PLANTED 40' O/C WITHIN THE REQUIRED PLANTING STRIP ALONG ALL STREETS WITH THE EXCEPTION OF RURAL PARKWAYS WHERE EXISTING TREES CAN SATISFY THE STREET TREE REQUIREMENT. SMALL MATURING TREES ARE TO BE USED WHERE OVERHEAD POWER LINES EXIST.
6. PROVIDE NOTATIONS ON THE PROCESSES OF MAIL DELIVERY AND GARBAGE PICK-UP.
7. NOTE ARTICLE 8.16.1 & 2 OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE ONLY IF THE SUBDIVISION IS RESIDENTIAL.
8. DIRECT ACCESS FROM LOTS TO A THOROUGHFARE IS PROHIBITED.
9. PLACE THE TOWN OF HUNTERSVILLE OF BUILD TO DEFINITION (ART 12.2.1) ON PLANS (IF APPLICABLE. IF THE SUBDIVISION IS ZONES R OR TR, THERE ARE SETBACKS AND NOT BUILD-TO-LINES.
10. NOTE ANY ADEQUATE PUBLIC FACILITY MITIGATION AS OUTLINED IN THE DETERMINATION OF ADEQUACY.

This Plan Is A Preliminary Design. NOT Released For Construction.

N

REVISIONS:

No.	Date	By	Description

LEGEND

	PROPERTY LINE
	PROPOSED CURBING
	PROPOSED LOT LINE
	PROPOSED R/W LINE
	PROPOSED CENTERLINE
	EXISTING DUKE POWER CO. EASEMENT
	EXISTING COUNTY LINE
752	EXISTING CONTOUR LINE
752	PROPOSED CONTOUR
SS	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED STORM LINE
	PROPOSED STORM STRUCTURE
W	PROPOSED WATER LINE
16.92 AC TO BMP 1	PROPOSED WATER QUALITY BASIN / POST DEVELOPMENT DRAINAGE AREA

PROPOSED CONDITIONS LAND COVER DATA

PERVIOUS AREA (TOTAL): LAWN, FOREST, MEADOW & LANDSCAPE:	±615,092.4 S.F.
IMPERVIOUS AREA (TOTAL):	
ROOFTOPS / BUILDINGS (47 HOUSES):	±141,000 S.F. (±3,000 S.F. PER LOT TYPICAL)
DRIVEWAYS, ROADS, SIDEWALKS (INCLUDING DRIVEWAY AREAS WITHIN STREET R/W BETWEEN CURB AND SIDEWALK); 5' SIDEWALK ADJACENT TO EASTFIELD ROAD; (WITHIN PROPERTY FRONTAGE)	±104,809 S.F.
BUA SET ASIDE FOR FUTURE IMPERVIOUS BY HOMEOWNER:	±3,056 S.F. (±611' X 5' WIDTH)
	150 S.F. MIN. 150 S.F. X 47 LOTS = ±7,050 S.F. EACH LOT SHALL SUBMIT AN IMPERVIOUS AS-BUILT SURVEY PRIOR TO C.O.
TOTAL IMPERVIOUS:	±255,915 S.F. (±5.88 ACRES) (27.9% OF TOTAL NET SITE AREA: 5.88 / 21.04 AC SITE)
LAND AREA OF STORMWATER MANAGEMENT FACILITIES (BMP'S) (INCLUDING STRUCTURAL AND DESIGN FEATURES):	±29,000 S.F.
AVERAGE IMPERVIOUS AREA ALLOCATED FOR EACH LOT: (INCLUDING ROOFTOP, DRIVEWAY, PATIOS, OTHER IMPERVIOUS, AND BUA SET ASIDE ON EACH LOT):	±5,000 S.F.

Landworks Design Group, PA
CREATING SPACES TO LIVE, WORK AND PLAY
7621 Little Avenue, Suite 111
Charlotte, NC 28226
tel: 704-841-1604
fax: 704-841-1604

BILLINGS PROPERTY

TOWN OF HUNTERSVILLE / CITY OF CONCROD,
MECKLENBURG / CABARRUS COUNTY, NORTH CAROLINA
PACE DEVELOPMENT GROUP

OVERALL GRADING AND UTILITY PLAN

NORTH CAROLINA LANDSCAPE ARCHITECTURAL REGISTRATION BOARD C-253 LANDWORKS DESIGN GROUP, P.A.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1834 SCOTT D. WILSON

CORPORATE CERTIFICATIONS
NC PE : C-2930 NC LA : C-253
SC ENG : NO. 3599 SC LA : NO. 211

Project Manager: SDW
Drawn By: SDW
Checked By: MDL
Date: 04/26/2021
Project Number: 20039

Sheet Number:

L-102

SHEET # 2 OF 4

P:\2020 Jobs\20039 - Billings Property - Pace\CAD\Sketch Planning\20039 - billings.dwg

SITE ANALYSIS NOTES

SITE DESCRIPTION:

1. THE MAJORITY OF THE SITE IS OPEN FIELD.
2. THERE ARE SEVERAL EXISTING STRUCTURES ON THE SITE, INCLUDING ONE RESIDENTIAL HOME WITH VARIOUS ACCESSORY STRUCTURES. THE HOME IS CONNECTED TO THE ADJACENT ROAD BY A GRAVEL ROAD.
3. THERE ARE SEVERAL EXISTING UTILITIES FOUND ON SITE, INCLUDING MOST NOTABLY A CELL TOWER AND TRANSMISSION TOWERS. THE CELL TOWER IS CONNECTED TO THE NOMAD AQUATICS AND FITNESS BY A GRAVEL ROAD IN A UTILITY EASEMENT. THE TRANSMISSION TOWER IS WITHIN THE 200' DUKE POWER COMPANY R.O.W.
4. THE MAJORITY OF THE SLOPES ON SITE ARE UNDER 10%. A SIGNIFICANT PORTION FALLS BETWEEN 0-25% RANGE AND ONLY A SMALL FRACTION EXCEEDS 25%.

SKYSCAPE DRIVE
SKYTOP DRIVE
SALEM RIDGE ROAD
SKY VISTA DRIVE
EASTFIELD / HARRIS ROAD (S.R. 2482 / 149)
LINKSLAND DRIVE
WINDY FALLS DRIVE (PRIVATE)
GREEN SPRING DRIVE
BRIDGEWATER DRIVE (PRIVATE)
EXISTING TRAIL
EXISTING GRAVEL DRIVE
NATURAL DRAINAGEWAY
OPEN FIELD
LAWN
EXISTING HOUSE (2,890 S.F.)
EXISTING TRANSMISSION TOWER
EXISTING CELL TOWER (6,400 S.F.)
EXISTING GRAVEL DRIVE AND 20' ACCESS / UTILITY EASEMENT
EXISTING CLT WATER SEWER EASEMENT
200' DUKE POWER COMPANY R.O.W.
EXISTING POND
NOMAD AQUATICS AND FITNESS
MECKLENBURG COUNTY / CABARRUS COUNTY

SKYBROOK HOMEOWNERS ASSOCIATION, INC 830 SKYBROOK DRIVE HUNTERSVILLE, NC 28078 PID: 02111789 ZONING: R
FAIRCLOTH, LEA C 14905 SKYSCAPE DRIVE HUNTERSVILLE, NC 28078 PID: 02111488 ZONING: R
THOMPSON, HARRY S & THOMPSON, MEREDITH A 11120 SKYTOP DRIVE HUNTERSVILLE, NC 28078 PID: 02111487 ZONING: R
GRYCZKO JR, GERALD ANTHONY 11128 SKYTOP DRIVE HUNTERSVILLE, NC 28078 PID: 02111486 ZONING: R
McLEOD, JEANNE & McLEOD, RODERICK G 11134 SKYTOP DRIVE HUNTERSVILLE, NC 28078 PID: 02111485 ZONING: R
HOWARD, SHERRI IVEY & HOWARD III, KELWAY L. 11138 SKYTOP DRIVE HUNTERSVILLE, NC 28078 PID: 02111484 ZONING: R
HORTON, GEORGE & BATTS, ALETA 11204 SKYTOP DRIVE HUNTERSVILLE, NC 28078 PID: 02111449 ZONING: R
IH5 PROPERTY NORTH CAROLINA, LP 11208 SKYTOP DRIVE HUNTERSVILLE, NC 28078 PID: 02111448 ZONING: R
IH5 PROPERTY NORTH CAROLINA LP PARTY 11214 SKYTOP DRIVE HUNTERSVILLE, NC 28078 PID: 02111447 ZONING: R
FRANKLIN, EDWIN LAMONT 11220 SKYTOP DRIVE HUNTERSVILLE, NC 28078 PID: 02111446 ZONING: R
FINISTERRE, GLADYS A, SANTIAGO, SHAVON SIMONE, & FINISTERRE, ISAIAH ARMAND 11226 SKYTOP DRIVE HUNTERSVILLE, NC 28078 PID: 02111445 ZONING: R
JOSEPH & ESTHER S JOHNSON R/T, TRUST 11232 SKYTOP DRIVE HUNTERSVILLE, NC 28078 PID: 02111444 ZONING: R
CUTHBERTSON, MARGARET & CUTHBERTSON, LAYNE 11238 SKYTOP DRIVE HUNTERSVILLE, NC 28078 PID: 02111443 ZONING: R
BOHOL, BRENNON GUMOC & GEORGE BOHOL, A SWEETIE 11244 SKYTOP DRIVE HUNTERSVILLE, NC 28078 PID: 02111442 ZONING: R
TONEY, KENNETH R & TONEY, GLORIA K 11250 SKYTOP DRIVE HUNTERSVILLE, NC 28078 PID: 02111441 ZONING: R
CAPELLA, ELIZABETH & CAPELLA, ANTHONY 11254 SKYTOP DRIVE HUNTERSVILLE, NC 28078 PID: 02111440 ZONING: R
WILSON, MURIEL R & WILSON, DANIEL C 10009 SKY VISTA DRIVE HUNTERSVILLE, NC 28078 PID: 02111439 ZONING: R
SKYBROOK HOMEOWNERS ASSOCIATION, INC 830 SKYBROOK DRIVE HUNTERSVILLE, NC 28078 PID: 02111483 ZONING: R
SKYBROOK GOLF LLC 14720 NORTHGREEN DR HUNTERSVILLE, NC 28078 PID: 02111114 ZONING: GOLF
SKYBROOK HOMEOWNERS ASSOCIATION, INC 830 SKYBROOK DRIVE HUNTERSVILLE, NC 28078 PID: 02111115 ZONING: R
JONES, TODD D 9715 LINKSLAND DR HUNTERSVILLE, NC 28078 PID: 02111401 ZONING: R
GOODWIN-PHILLIPS, MAJE D AND PHILLIPS, MICHAEL C 9722 LINKSLAND DR HUNTERSVILLE, NC 28078 PID: 467036962500000 ZONING: LDR
SKYBROOK HOMEOWNERS ASSOCIATION, INC 9712 LINKSLAND DR HUNTERSVILLE, NC 28078 PID: 467036958600000 ZONING: LDR
BOURG, PAUL AND BOURG, CHRISTINA 516 SKYBROOK DR HUNTERSVILLE, NC 28078 PID: 467046079600000 ZONING: LDR
SKYBROOK HOMEOWNERS ASSOCIATION, INC 540 SKYBROOK DR HUNTERSVILLE, NC 28078 PID: 467046354100000 ZONING: LDR
FOWLER, JASON AND FOWLER, MELINDA 526 SKYBROOK DR HUNTERSVILLE, NC 28078 PID: 467046270600000 ZONING: LDR
WOODLEY WALLACE FARMS, LLC 14410 EASTFIELD RD HUNTERSVILLE, NC 28078 PID: 02924103 ZONING: HOMESITE
ETHAN AND AUSTIN PROPERTIES, LLC 11202 HARRIS ROAD HUNTERSVILLE, NC 28078 PID: 4670-45-1661 ZONING: O-SU
SKYBROOK SIGNATURE TOWNHOMES OWNERS ASSOC, INC. 852 WINDY FALLS DR HUNTERSVILLE, NC 28078 PID: 467045664000000 ZONING: LDR
SKYBROOK HOMEOWNERS ASSOCIATION, INC 540 SKYBROOK DR HUNTERSVILLE, NC 28078 PID: 467046354100000 ZONING: LDR
SKYBROOK SWIM & RACQUET CLUB 830 SKYBROOK DR HUNTERSVILLE, NC 28078 PID: 467046272900000 ZONING: LDR

LEGEND

- PROPERTY LINE
- PROPOSED R/W LINE
- EXISTING DUKE POWER CO. EASEMENT
- EXISTING COUNTY LINE
- EXISTING CONTOUR LINE
- SOIL TYPE BOUNDARY
- 0-10% SLOPE
- 10-15% SLOPE
- 15-25% SLOPE
- >25% SLOPE

SOIL ANALYSIS

SOIL ID	SOIL TYPE & DESCRIPTION
EnD	Enon sandy loam, 8 to 15 percent slopes
IdA	Iredell loam, 0 to 2 percent slopes
IdB	Iredell loam, 2 to 6 percent slopes
IrA	Iredell fine sandy loam, 0 to 1 percent slopes
IrB	Iredell fine sandy loam, 1 to 8 percent slopes

This Plan Is A Preliminary Design. NOT Released For Construction.

N

0' 60' 120' 240'

SCALE: 1" = 60'

REVISIONS:

No.	Date	By	Description

P:\2020 Jobs\20039 - Billings Property - Parcel\CAD\Sketch Planning\20039 - billings.dwg

Landworks Design Group, PA
CREATING SPACES TO LIVE, WORK AND PLAY
7621 Little Avenue, Suite 111
Charlotte, NC 28226
tel:704-841-1604
fax:704-841-1604

BILLINGS PROPERTY

TOWN OF HUNTERSVILLE / CITY OF CONCROD,
MECKLENBURG / CABARRUS COUNTY, NORTH CAROLINA
PACE DEVELOPMENT GROUP

EXISTING FEATURES PLAN

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECTURAL CORPORATION C-253 LANDWORKS DESIGN GROUP, P.A.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1834 SCOTT D. WILSON

4-26-2021

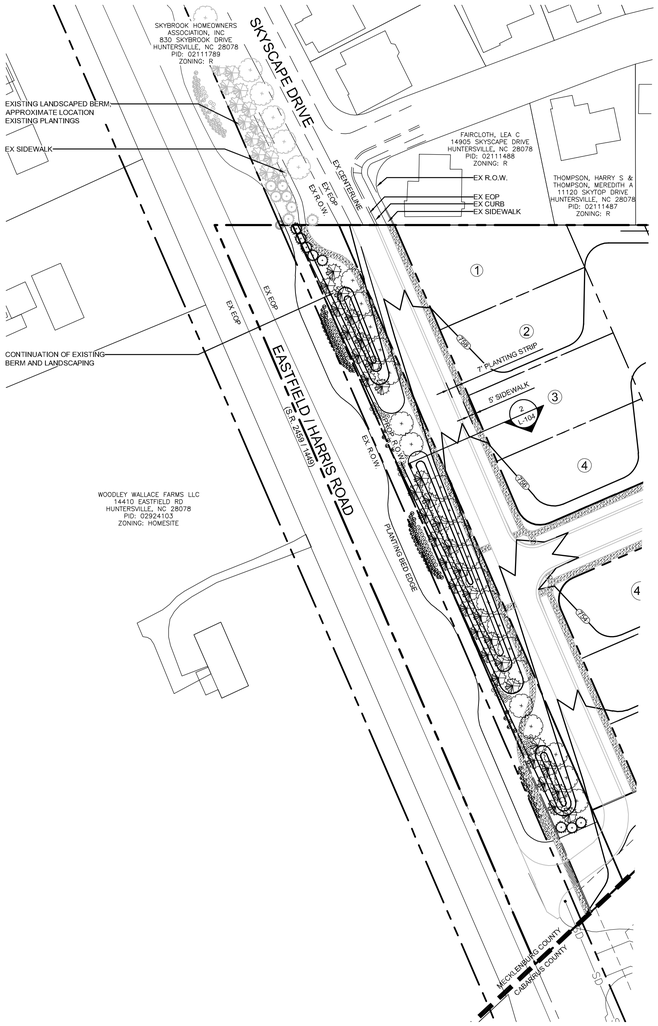
CORPORATE CERTIFICATIONS
NC PE : C-2930 NC LA : C-253
SC ENG : NO. 3599 SC LA : NO. 211

Project Manager: SDW
Drawn By: SDW
Checked By: MDL
Date: 04/26/2021
Project Number: 20039

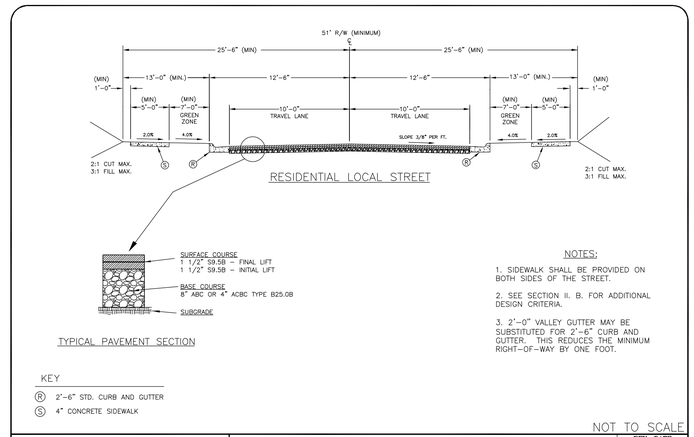
Sheet Number:

L-103

SHEET # 3 OF 4



1 L-104 EXHIBIT: EXISITNG BERM AND ROAD CONNECTION
SCALE: 1" = 60'



3 L-104 RESIDENTIAL LOCAL STREET DETAIL
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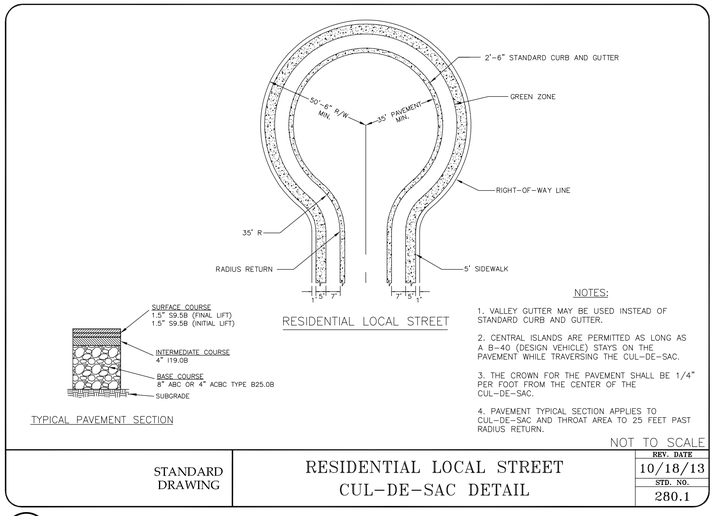
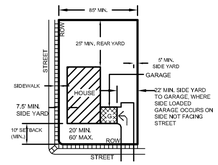
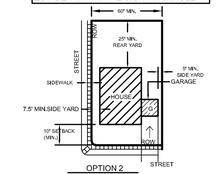


4 L-104 RESIDENTIAL LOCAL STREET CUL-DE-SAC DETAIL
SCALE: NOT TO SCALE



OPTION 1 (SIDE LOADED GARAGE)
TYPICAL LOT
NOTE: MAX DRIVEWAY WIDTH AT ROW SHALL BE 20'

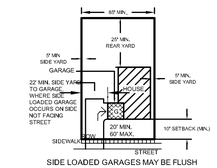
IN NO CASE SHALL THE DRIVEWAY OR HOUSE / STRUCTURE FOR A CORNER LOT BE WITHIN THE SIGHT TRIANGLE



OPTION 2

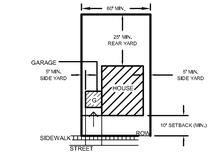
SIDE LOADED GARAGES MAY BE FLUSH WITH FRONT FACADE OF HOUSE AS LONG AS DRIVEWAYS EXTEND AT LEAST 20' FEET FROM A PUBLIC RIGHT-OF-WAY AND PUBLIC SIDEWALK EASEMENT

CORNER LOT TYPE / DETACHED HOUSE
(SIDE OR FRONT LOADED GARAGE)
NOTE: MAX DRIVEWAY WIDTH AT ROW FOR LOTS 60' WIDE OR LESS SHALL BE 14'



SIDE LOADED GARAGES MAY BE FLUSH WITH FRONT FACADE OF HOUSE AS LONG AS DRIVEWAYS EXTEND AT LEAST 20' FEET FROM A PUBLIC RIGHT-OF-WAY AND PUBLIC SIDEWALK EASEMENT

OPTION 1 (SIDE LOADED GARAGE)
TYPICAL LOT
NOTE: MAX DRIVEWAY WIDTH AT ROW SHALL BE 20'



OPTION 2

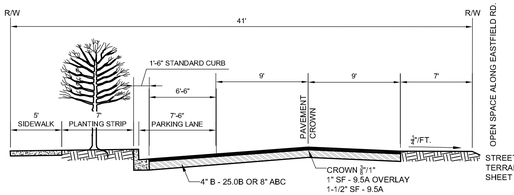
MID-BLOCK LOT TYPE / DETACHED HOUSE
(SIDE OR FRONT LOADED GARAGE, NO ALLEY)

NOTE: MAX DRIVEWAY WIDTH AT ROW FOR LOTS 60' WIDE OR LESS SHALL BE 14'

TYPICAL LOT DETAIL
SCALE: NOT TO SCALE

SKYSCAPE DRIVE

NOTE: A VARIANCE REQUEST WILL BE MADE TO MATCH THE SKYBROOK PHASE 10 SKYSCAPE DRIVE CROSS SECTION THROUGH THIS REZONING PROCESS.



2 L-104 TYPICAL SECTION FOR NEIGHBORHOOD PARKWAY ADJOINING OPEN SPACE
NOT TO SCALE

This Plan Is A Preliminary Design. NOT Released For Construction.

N

0' 60' 120' 240'
SCALE: 1" = 60'

REVISIONS:

No.	Date	By	Description

Landworks Design Group, PA
CREATING SPACES TO LIVE, WORK AND PLAY
7621 Little Avenue, Suite 111
Charlotte, NC 28226
tel: 704-841-1604
fax: 704-841-1604

BILLINGS PROPERTY

TOWN OF HUNTERSVILLE / CITY OF CONCROD,
MECKLENBURG / CABARRUS COUNTY, NORTH CAROLINA
PACE DEVELOPMENT GROUP

EXHIBIT AND DETAILS

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT C-253 LANDWORKS DESIGN GROUP, P.A.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1834 SCOTT D. WILSON

4-6-2021

CORPORATE CERTIFICATIONS
NC PE : C-2000 NC LA : C-253
SC ENG : NO. 3599 SC LA : NO. 211

Project Manager: SDW
Drawn By: SDW
Checked By: MDL
Date: 04/26/2021
Project Number: 20039

Sheet Number:

L-104

SHEET # 4 OF 4

P:\2020 Jobs\20039 - Billings Property - Parcel\CAD\Sketch Planning\20039 - billings.dwg

July 2, 2021

To: Janet Pierson, Town of Huntersville

From: Scott Moore, Skybrook Project Manager

CC: David Peete, Town of Huntersville

RE: Community Meeting Minutes for Rezoning Case R#21-03 (Billings Property)

The R#21-03 community meeting was held at the Huntersville Town Hall on Wednesday, July 1, 2021 and was opened at 6:34 PM.

In attendance, representing the Petitioners:
Scott Moore, Skybrook Project Manager

In attendance, representing the Town of Huntersville:
David Peete, Principal Planner
Nick Walsh, Board of Commissioner

Representing the Adjacent Property Owners and/or Homeowners Associations:
Craig Sandhaus- Skybrook HOA President
30+ Skybrook Homeowners (Sign- In Sheet Attached)

Scott Moore provided an overall review of Skybrook's History and accounted for all the review processes of the Billing's property with the following highlights:

- The petitioner is the original developer of Skybrook and has worked with the Wallace family dating back to the late 1990's. The rezoning is taking place on the Billing's Property (daughter & son in law of Woodley Wallace).
- There has been a previous informal proposal brought to planning staff showing a combination of single family and townhomes with a total of 78 units. The current proposal is for 47 single family homes only and the proposal will match the same lots sizes (60's) that are provided in Skybrook Ph. 10.
- All twenty-one acres of the proposal was annexed into the Town of Huntersville in May 2021. Ten of those acres are in Mecklenburg County and eleven of those acres are in Cabarrus County. Scott gave an overview of working with Cabarrus County, City of Concord, and the Town of Huntersville. A unified decision was made by all of the municipalities to develop all the property within Huntersville and per their regulations.
- There will be interconnectivity with Skybrook Ph. 10 and site access off of Eastfield Road. The proposal will extend all three public street stubs from Skybrook Ph. 10 and the proposal will have a right-in, right-out access to Eastfield.
- The site plan shows a matching extension of the current Ph. 10 Eastfield Road berm and streetscape including a sidewalk extension of Skyscape drive to the NOMAD property. The proposal is showing a community garden and will be compliant with all the town's open space requirements.
- The developer annexation period within the Skybrook CC&Rs has expired meaning this property would not automatically be annexed or become part of the Skybrook HOA. If the site is approved, the developer and the Skybrook HOA have agreed to evaluate and determine if annexing this property is in the best interest of the community. If it is not annexed, then the property will have a separate HOA.
- No builder has been determined for the site, but the goal is to have the development aged targeted but not aged restricted.
- Scott concluded that the town staff is still reviewing the current proposal.

The adjacent owners in attendance provided the following questions and/or feedback:

- There are concerns over the current conditions of stacking at peak hours at Wallace Pond and making a left turn from the existing entrance.
    - During the course of the review, the 47 lots did not warrant a traffic impact analysis nor has staff indicated that an access would be required. Regardless, the petitioner has been speaking with the HOA and is voluntarily placing a right in right out on Eastfield Road. We feel this will alleviate some of the stacking problems at the entrance by providing an additional access for over 80 existing Phase 10 homes that currently utilize Wallace Pond Drive as their primary access.

- Question to staff: With all the new developments Epcon, Billings, Venture Park, will consideration be made for a traffic light at Wallace Pond?

    - Staff- Eastfield Road is within the Charlotte DOT and they are responsible for any additional improvements. We recommend that the HOA and members of the community request that CDOT review the situation and recommend any possible improvements. Staff will assist the homeowners in all ways possible with this endeavor. Staff have also evaluated that when these types of roads are widen to 4 lane divided highways (which matches the CDOT input on the Eastfield Road Small Area Plan) that all left hand turns are being eliminated to help traffic flow.

- Will the future Eastfield widening affect the Phase 10 berm?
    - It is difficult to determine at this point, but if it is affected and since there is additional room outside of the right of way, then the HOA can come back and rebuild areas to provide a buffer from Eastfield Road. Ideally when roads are widened the city will look at widening on both sides of the road within the right of way, which could assist with less impact to the existing berm.

- Concerns were voiced over this property potentially not being annexed and residents using HOA parks and playgrounds.

    - The developer and the HOA will evaluate all costs associated with this project and the developer will rely on direction from the HOA. The development of this property requires BMPs for water quality. The HOA president mentioned that the ongoing yearly maintenance of these facilities is at a significant cost to the HOA. While there is benefit of receiving additional HOA dues from these residents, the costs of maintenance may be completely utilized on the proposed site. The HOA president confirmed that they will work with the developer.

- Why was the Cabarrus County portion not developed in Cabarrus County?
    - We spoke with all the planning directors of all the municipalities during this review. Cabarrus County simply did not have the zoning to create a plan that would closely resemble the proposal and they recommended that we annex into Concord. Concord could satellite annex the property but that city council was willing to allow Huntersville to annex and develop under one set of rules and regulations. Huntersville agreed that would be the best and most effective option for developing the property. We agreed to develop all within the Town of Huntersville.

- There was a concern that internal Skybrook traffic could cut through (heading east) to the Billings entrance, if drivers see stacking on Wallace Pond. Can anything be done about this potential problem?
    - Any and all adjustments including traffic calming devices would have to take place on existing Huntersville streets (Salem Ridge Road). The HOA president offered to work with the town on addressing any issues should they arise, similar to what was provided on the Salem Ridge Road going into the community.

- Is the site reviewed for capacity issues with water/sewer and will there be adequate coverage with fire and police?
    - Yes, the site is reviewed during this process and Charlotte Water would provide water and sewer service. They will conduct their reviews and issue permits based on capacity. That portion is worked out and confirmed during construction plan review. Staff gave an overview of how the Fire Marshal reviews these proposals and how they determine access points for adequate service.

- Can we have a turn lane added to Wallace Pond?
    - Any improvements with Wallace Pond are off site and would have to be provided by Charlotte DOT. Staff will work with the HOA on making a request.

- Is speeding looked at and taken into consideration with this review?
    - The Skybrook HOA president said that there have been 4 traffic studies conducted on Skybrook streets. One of which initiated the placement of speed humps on Salem Ridge Road. The HOA has been working with the town to address safety concerns on the community streets and will continue to do so.

- Do the owners have a say in this review process?
    - Yes, staff explained that the neighborhood meeting is the first step of public input process and then explained how residents can participate at the upcoming public meetings and how they will be notified. Staff also explained that they can reach out to staff and voice concerns which will be made as part of the public record and for the Town Boards to consider.

- There are concerns about possible stacking at Skyscape with the new entrance.
    - The petitioner will work with CDOT and the Town on making sure that all roads and entrances meet the required regulations.

- A participant was thankful that this proposal did not include townhomes or apartments and then asked if this proposal is not approved, what could be built? Could commercial be provided?
    - Staff explained that the property is currently zoned Rural and could be developed with any of the uses allowed by this zoning district which could include a church or a school and each could carry their own set of traffic concerns/issues. Given the surrounding development, residential development of this parcel is could be the best option in terms of traffic impact. Commercial is not currently allowed in Rural, but if not approved, the owner could always propose a rezoning which could carry a similar process for development.

- Can we have Wallace Pond stripped internally as drivers are in the middle of the road trying to exit the community?
    - That would have to be handled outside of this request. Staff will put in a request to transportation to review and they will be in touch with the Skybrook HOA.

- Why are you not providing a left turn lane into Billings?
    - When we decided that townhomes would not be a part of the development and that single family was the best option for the community, we gave up density that would otherwise bring in more capital which is needed for additional improvements. We are also voluntarily building an entrance when one is not required through review. We feel that the improvements being made will not only address the proposal but will improve conditions at the existing entrance. We also feel we are making improvements above what is proportionate to our proposal.

- Can you build smaller ponds to address water quality and realize savings in that regard?
    - Unfortunately, we have to build these facilities in accordance with the town's regulations to properly address run-off and storm water.

- Does Skyscape end at the NOMAD facility?
    - Yes, that road is being stubbed to the property and will be available should redevelopment occur. The petitioner requested an access with NOMAD in order to upgrade of their drive to a public street, but the owner's declined any allowances or improvements.

- What is the difference in aged targeted versus age restricted?
    - Staff commented that age restricted is regulated by the state and that aged targeted is a preference. A real estate broker in attendance also gave feedback on the differences when it comes to homes and options when targeting this buyer.

- Can you provide what the square footages will be on the homes?
    - We cannot because we do not have a builder selected and we couldn't provide any restrictions at this stage. We can provide more once we have a builder selected.

- What is the timeline for development?
    - We have to obtain approvals through the rezoning process. The track right now is set for a final action by the Board of Commissioners in August. If this proposal is approved, then we have to obtain construction drawing plan approval, which can take several months. There is not a set date on when we will break ground, but we are targeting Spring/Summer of 2022 as a start date. All is dependent on review schedules and the market at that time.

- Are you planning on phasing the development?
    - We don't know at this point as development is all market driven. If the market remains as it is currently, there is a potential that we will develop and sell all 47 lots in one phase.

- Are you proposing to interfere with the 18' access next to our home (last house on Sky Vista adjacent to a stub street)?
    - No, we are not making any improvements on existing Skybrook property.

- There is a wire fence on the rear of all the Phase 10 lots, what will become of that?
    - We haven't reviewed that but it is likely we will remove that when we clear and grade the lots.

- Staff informed all the residents that the site will be posted for rezoning and letters will go out to adjacent property owners as well as to the HOA regarding upcoming meetings. All residents are invited to attend and participate in the meetings.

The meeting was adjourned at 7:47 PM.

All neighborhood meeting notifications, materials, and minutes along with all items described in Article 11.4.3 (d) were delivered to the Huntersville Town Clerk's office on July 2, 2021.

SKYBROOK

June 9, 2021

Re: Rezoning Case R#21-02 Billings Property Conditional District Rezoning Plan
21.509 Acres on Eastfield in Huntersville, NC. (Mecklenburg County Parcel ID# 021-111-16; Cabarrus County Parcel IDs# 46703589660000 & 46704602880000)

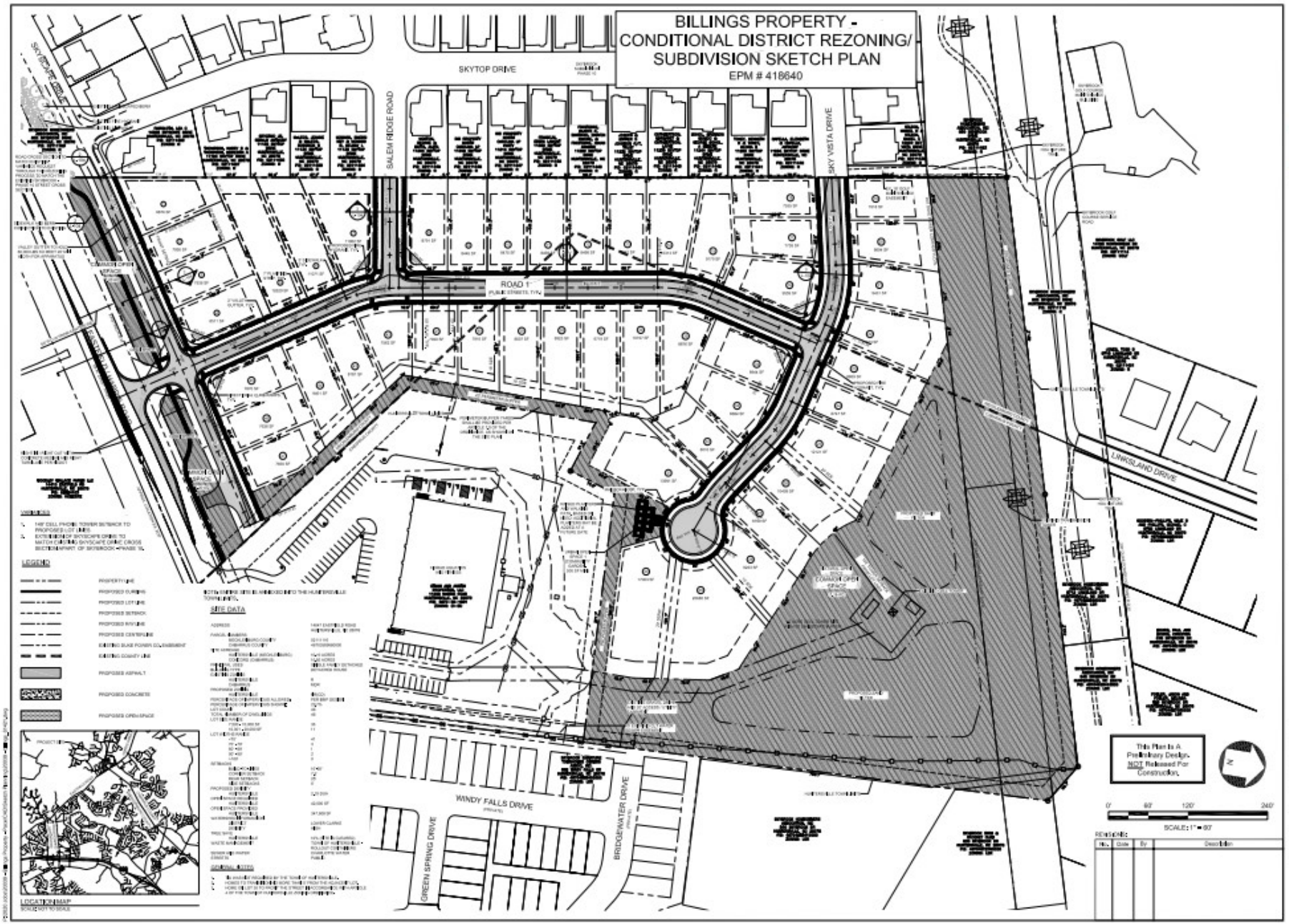
Dear Property Owner,

On behalf of the applicants, we would like to invite you to attend a Neighborhood Meeting scheduled for July 1, 2021 at 6:30 PM at the Huntersville Town Hall (101 Huntersville-Concord Road) in Huntersville, NC to review a proposed rezoning and subdivision sketch plan on the above-referenced properties. These plans are currently being reviewed by the Town of Huntersville Planning Staff to provide 47 single family lots and open space on 21.509 acres. Please note that we have attached a site plan of the proposal on the back of this letter for your review.

If you have any questions or need additional information, please call me at 704.995.2507 or email me at scott@bpropnc.com. We look forward to seeing you at the meeting.

Sincerely,

Scott Moore
Project Manager
Skybrook Subdivision



Landworks Design Group, PA
CREATING SPACES TO LIVE, WORK AND PLAY

BILLINGS PROPERTY
TOWN OF HUNTERSVILLE / CITY OF CONCORD,
MECKLENBURG / CABARRUS COUNTY, NORTH CAROLINA
PACE DEVELOPMENT GROUP

OVERALL SITE PLAN

Project Manager:	SDW
Drawn By:	SDW
Checked By:	MDL
Date:	07/01/2021
Project Number:	20039

Sheet Number:

L-101

SHEET 8 / 1 OF 5

MEETING SIGN-IN SHEET

Project:	R21-03	**Meeting Date:**	7/1/21
Facilitator:	Scott Moore	**Place/Room:**	Town of Huntersville

Name	Address	Phone	E-Mail
Ron & Barbara Shipley	9822 Sky Vista Dr	704 2749757	ronship@bellsouth.net
Mike + Cathy Miller	9900 Sky Vista	704-609-8727	MikeCMiller@aol.com
Roy Grogan	14033 Salem Ridge	704-351-7619	grogan1@bellsouth.net
Carolyn & Mike SHEET	9818 SKY VISTA DR	704-912 3192	cmnisbets2@aol.com
David & Patricia Hall	14820 Salem Ridge	804-301-6807	dhall424@aol.com
Mable Redic	11223 Skytop Dr.	(704)330-9148	mableredic@att.net
Bill Keller Cavanaugh	11249 Highcrest Dr	7047286038	ellerican1776 @msn.com
Chris Cox	9410 Wallace Pond Dr Huntersville NC 28078	678-699-9943	chriscox1936@yahoo.com
Dustin & Allison Grannis	14841 Skyscape Dr. Huntersville, NC 28078	513-334-9220	allison.grannis@gmail.com
Muriel Wilson	10009 Sky Vista Dr.	704-992-9211	Dannopes@gmail
Dan Wilson	" "	"	"
Jeanne McKeon	11134 Skytop Dr	914 450 1577	mckeonive@yahoo.com
Margellon Moreira	9830 Sky Vista	407-592-9754	margellonmac2007@yahoo
Heidi + Craig Sandiraus	11255 Skytop Dr	914-320-3633	sandiraus@aol.com
Jenna Melanie Le Roux	11427 Skytop Drive	845-820-2576	—
Dawn Wiles	11235 Skytop DR	704-614-2510	dwilesnc@carolina.rr.com
Robert & Kerra Kincaid	9824 Sky Vista Dr	915-539-1407	RoyKincaid@attbi.com
DAVID RODRIGUEZ	9933 SKY VISTA DR.	704.904.5128	drodriguez.nc@gmail.com
Dr & Mrs Robert J Allen	11000 Emerald Woods Dr	704-727-0065	rAllen7177@gmail.com

MEETING SIGN-IN SHEET

Project:	R21-03	**Meeting Date:**	7/1/21
Facilitator:	Scott Moore	**Place/Room:**	Town of Huntersville

Name	Address	Phone	E-Mail
CHRIS HAZEN	14119 SALEM RIDGE RD	704.249.7397	hazenrcw@gmail.com
Kiya Cunningham		864-684-7404	Kiya.Cunningham1@yahoo.com
Phillip Andrews	14411 Salem Ridge Rd	2674811695	Gchocole24@Comcast.net
Tiffani Bui			tiffani.p.bui@gmail
Aleta Batts			aletabatts@gmail
Natasha Campbell	14803 Skyscape		natasha.camp80@gmail
Marcio Laural	10708 Brandie Mel Ln	917-418-4087	RanD98 @ aol.com
Julia Vertreese	14815 Skyscape Dr	7046517244	Julia.Vertreese@outlook.com
Greg Beirne	14202 Timbergreen Dr.		beirne@outlook.com
Therese Moreley	14109 Timbergreen	980 3197907	tmoreley@gmail
James Moreley	"	"	"

R#21-03 Billings Property Neighborhood Meeting- Mailout List (Mailed USPS: 6/11/21)

Town of Huntersville Properties - 250' Buffer				
HATHCOCK, STEVEN B	10001 SKY VISTA DR	HUNTERSVILLE	NC	28078
TRUSTEE THE JOHNSON-WALKER,	10005 SKY VISTA DR	HUNTERSVILLE	NC	28078
WILSON, DANIEL C|WILSON, MURIEL R	10009 SKY VISTA DR	HUNTERSVILLE	NC	28078
DHINGRA, HARDIP S|DHINGRA, SURINDERPAL K	11113 SKYTOP DR	HUNTERSVILLE	NC	28078
SHREVE, BRIAN PAUL|SHREVE, MEGAN LYNN	11119 SKYTOP DR	HUNTERSVILLE	NC	28078
THOMPSON, HARRY S|THOMPSON, MEREDITH A	11120 SKYTOP DR	HUNTERSVILLE	NC	28078
DAVIDSON, STEVEN C|DAVIDSON, ASHLEY M	11125 SKYTOP DR	HUNTERSVILLE	NC	28078
GRYCZKO JR, GERALD ANTHONY	11128 SKYTOP DR	HUNTERSVILLE	NC	28078
MCLEOD, RODERICK G|MCLEOD, JEANNE	11134 SKYTOP DR	HUNTERSVILLE	NC	28078
HOWARD, SHERRI IVEY|HOWARD III, KELWAY L	11138 SKYTOP DR	HUNTERSVILLE	NC	28078
CURRENCE, DAVID	11203 SKYTOP DR	HUNTERSVILLE	NC	28078
BATTS, ALETA|HORTON, GEORGE	11204 SKYTOP DR	HUNTERSVILLE	NC	28078
BARNES, JOHN|BARNES, NANCY	11207 SKYTOP DR	HUNTERSVILLE	NC	28078
STUKES, ALJOSEPH|STUKES, MARY E	11211 SKYTOP DR	HUNTERSVILLE	NC	28078
MUSSER, RODNEY A	11215 SKYTOP DR	HUNTERSVILLE	NC	28078
WALKER, VERONICA	11219 SKYTOP DR	HUNTERSVILLE	NC	28078
FRANKLIN, EDWIN LAMONT	11220 SKYTOP DR	HUNTERSVILLE	NC	28078
REDIC, MABLE A	11223 SKYTOP DR	HUNTERSVILLE	NC	28078
FINISTERRE, GLADYS KIANA	11226 SKYTOP DR	HUNTERSVILLE	NC	28078
CUNNINGHAM, SHARKIYA L	11231 SKYTOP DR	HUNTERSVILLE	NC	28078
JOHNSON SR, JOSEPH R	11232 SKYTOP DR	HUNTERSVILLE	NC	28078
WILES, CHARITY DAWN	11235 SKYTOP DR	HUNTERSVILLE	NC	28078
CUTHBERTSON, LAYNE|	11238 SKYTOP DR	HUNTERSVILLE	NC	28078
BENORE, KAREN A	11239 SKYTOP DR	HUNTERSVILLE	NC	28078
HERTZOG, ROBERT	11243 SKYTOP DR	HUNTERSVILLE	NC	28078
BOHOL, BRENNON GUIMOC	11244 SKYTOP DR	HUNTERSVILLE	NC	28078
LAPIERRE, JAMES	11247 SKYTOP DR	HUNTERSVILLE	NC	28078
TONEY, KENNETH R	11250 SKYTOP DR	HUNTERSVILLE	NC	28078
TAROLLI, HOLLY B	11251 SKYTOP DR	HUNTERSVILLE	NC	28078
CAPELLA, ANTHONY	11254 SKYTOP DR	HUNTERSVILLE	NC	28078
SANDHAUS, CRAIG	11255 SKYTOP DR	HUNTERSVILLE	NC	28078
MYRA`S DREAM LLC,	14324 EASTFIELD RD	HUNTERSVILLE	NC	28078
ANDERSON, JAMES A JR	14624 EASTFIELD RD	HUNTERSVILLE	NC	28078
EEG HOLDINGS LLC,	14700 EASTFIELD RD	HUNTERSVILLE	NC	28078
HENDERSON, BENJAMIN LEE JR	14814 SALEM RIDGE RD	HUNTERSVILLE	NC	28078
HALL, LOUIE DAVID	14820 SALEM RIDGE RD	HUNTERSVILLE	NC	28078
BARNHARD, JENNIFER S	14829 SKYSCAPE DR	HUNTERSVILLE	NC	28078
PATEL, SANDEEP	14833 SKYSCAPE DR	HUNTERSVILLE	NC	28078
MIDDLETON, ALEXANDER JR	14837 SKYSCAPE DR	HUNTERSVILLE	NC	28078
GRANNIS, LAURA	14841 SKYSCAPE DR	HUNTERSVILLE	NC	28078
WOODLEY WALLACE FARMS LLC,	14842 EASTFIELD RD	HUNTERSVILLE	NC	28078
FAIRCLOTH, LEA C	14905 SKYSCAPE DR	HUNTERSVILLE	NC	28078
HASSEY, ANNE	36 TOWNPATH DR	WILMINGTON	MA	O1887
SKYBROOK GOLF LLC,	400 MARKET ST STE 115	CHAPEL HILL	NC	27516
IH5 PROPERTY NORTH CAROLINA LP PARTY	9335 HARRIS CORNERS PKY STE 100	CHARLOTTE	NC	28269
JONES, AUDREY K	9715 LINKSLAND DR	HUNTERSVILLE	NC	28078
KRISS, RICHARD J	9732 LINKSLAND RD	HUNTERSVILLE	NC	28078
SARGEANT, STEPHANIE C	9833 SKYBLUFF CIR	HUNTERSVILLE	NC	28078
ALFORD, MONTEZ	9941 SKY VISTA DR	HUNTERSVILLE	NC	28078

Cabarrus County Properties- 250' Buffer				
GOODWIN-PHILLIPS MAJE D	9722 LINKSLAND DR	HUNTERSVILLE	NC	28078
COVINGTON JEFFREY TODD	9730 LINKSLAND DRIVE	HUNTERSVILLE	NC	28078
AMH ROMAN TWO NC LLC	9738 LINKSLAND DR	HUNTERSVILLE	NC	28078
BOURG PAUL	518 SKYBROOK DR	HUNTERSVILLE	NC	28078
FOWLER JASON	526 SKYBROOK DR	HUNTERSVILLE	NC	28078
BARNETT STEPHEN P	534 SKYBROOK DR	HUNTERSVILLE	NC	28078
SKYBROOK SWIM & RACQUET CLUB	830 SKYBROOK DR	HUNTERSVILLE	NC	28078
FRAHM ANDREW DAVID	11214 BRIDGEWATER DR	HUNTERSVILLE	NC	28078
CARR MONALITA M	11210 BRIDGEWATER DR	HUNTERSVILLE	NC	28078
VECCHIO JONATHAN M	11206 BRIDGEWATER DR	HUNTERSVILLE	NC	28078
BROWN CECILIA L	11202 BRIDGEWATER DR	HUNTERSVILLE	NC	28078
HPA JV BORROWER 2019-1 ATH LLC	11198 BRIDGEWATER DR	HUNTERSVILLE	NC	28078
WHITESIDE MEGAN	11194 BRIDGEWATER DR	HUNTERSVILLE	NC	28078
SUBRAMANIAM SUDHAKAR	11190 BRIDGEWATER DR	HUNTERSVILLE	NC	28078
DARRENKAMP WILLIAM J JR	11186 BRIDGEWATER DR	HUNTERSVILLE	NC	28078
SALLEY JOHN L	838 WINDY FALLS DR	HUNTERSVILLE	NC	28078
KANKIPATI NITYANAND	842 WINDY FALLS DR	HUNTERSVILLE	NC	28078
GROGAN TERRENCE	846 WINDY FALLS DR	HUNTERSVILLE	NC	28078
RAWOOL DAYANAND VIJAY	850 WINDY FALLS DR	HUNTERSVILLE	NC	28078
PAGUNURAN GILBERT	854 WINDY FALLS DR	HUNTERSVILLE	NC	28078
BAKONG CHRYSTEL R	858 WINDY FALLS DR	HUNTERSVILLE	NC	28078
BSMNS LLC	862 WINDY FALLS DR	HUNTERSVILLE	NC	28078
PRINCE ADAM	866 WINDY FALLS DR	HUNTERSVILLE	NC	28078
WHITE KENNETH COREY	870 WINDY FALLS DR	HUNTERSVILLE	NC	28078
ALSOP MICHAEL	874 WINDY FALLS DR	HUNTERSVILLE	NC	28078
LONG DONALD STEPHEN	878 WINDY FALLS DR	HUNTERSVILLE	NC	28078
SHUCK MATTHEW WILLIAM	833 WINDY FALLS DR	HUNTERSVILLE	NC	28078
DAWSON SEAN	837 WINDY FALLS DR	HUNTERSVILLE	NC	28078
SHARMA ANKIT	841 WINDY FALLS DR	HUNTERSVILLE	NC	28078
KASU BATSIRAI NELIAH	845 WINDY FALLS DR	HUNTERSVILLE	NC	28078
JALIGAM SANDHYA RANI	849 WINDY FALLS DR	HUNTERSVILLE	NC	28078
WHITE KENNETH COREY	853 WINDY FALLS DR	HUNTERSVILLE	NC	28078
WYSOWSKI JANICE MARY	857 WINDY FALLS DR	HUNTERSVILLE	NC	28078
GETTINGER ZACHARY T	11200 GREEN SPRING DR	HUNTERSVILLE	NC	28078
LUCKETT JANICE T	11196 GREEN SPRING DR	HUNTERSVILLE	NC	28078
PRICE WILLIAM ANTHONY SR	11192 GREEN SPRING DR	HUNTERSVILLE	NC	28078
ALLEN NICOLE	11188 GREEN SPRING DR	HUNTERSVILLE	NC	28078
AURILIA CHRISTY T	11184 GREEN SPRING DR	HUNTERSVILLE	NC	28078
HOOSE ROBERT H	11180 GREEN SPRING DR	HUNTERSVILLE	NC	28078
GOLDEN MICHAEL J	840 SKYBROOK FALLS DR	HUNTERSVILLE	NC	28078
DELGROSSO CHRISTINE	844 SKYBROOK FALLS DR	HUNTERSVILLE	NC	28078
TALTON JOSEPH G	848 SKYBROOK FALLS DR	HUNTERSVILLE	NC	28078
BERRY RAINA MONET	852 SKYBROOK FALLS DR	HUNTERSVILLE	NC	28078
HOA Notifications- 250' Buffer				
EDISON SQUARE TOWNHOMES ASSOCIATION INC	P.O. Box 1329	CORNELIUS	NC	28031
SKYBROOK HOMEOWNERS ASSOCIATION INC,	PO BOX 481349	CHARLOTTE	NC	28269
PARKSIDE AT SKYBROOK NORTH HOA	1201 STALLINGS ROAD	MATTHEWS	NC	28104

R#21-03 BILLINGS REZONING
NEIGHBORHOOD MEETING EMAIL LIST
EMAILED OUT: 6/11/21 5:35 PM

Mayor John Aneralla
janeralla@huntersville.org

Commissioner Melinda Bales
mbales@huntersville.org

Commissioner Lance Munger
lmunger@huntersville.org

Commissioner Brian Hines
bhines@huntersville.org

Commissioner Stacy Phillips
sphillips@huntersville.org

Commissioner Nick Walsh
nwalsh@huntersville.org

Commissioner Dan Boone
dboone@huntersville.org

Jennifer Davis
jenniferdavis078@gmail.com

Catherine Graffy
cgraffy@outlook.com

Scott Hensley
hensleyscott1@gmail.com

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Jackie Huffman
jhuffman@huntersville.org

Planning Services
4421 Stuart Andrew Blvd.
Charlotte, NC 28217
Phone: 980-343-6246
Email: planning@cms.k12.nc.us

Town of Huntersville: Billings Property

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: 30 single family detached dwellings, worst case scenario, under zoning NR(CD).

CMS Planning Area: North

Average Student Yield per Unit: 0.5118

This development may add 15 students to the schools in this area.

The following data is as of 20th Day of the 2020-21 school year.

Schools Affected	*Total Classroom Teachers*	*Building Classrooms/ Teacher Stations*	*20th Day, Enrollment (non-ec)*	*Building Classroom/ Adjusted Capacity (Without Mobiles)*	*20th Day, Building Utilization (Without Mobiles)*	*Additional Students As a result of this development*	*Utilization As of result of this development (Without Mobiles)*
LEGETTE BLYTHE ELEMENTARY	53	50	871	822	106%	6	**106%**
JM ALEXANDER MIDDLE	48	54	938	1055	89%	4	**89%**
NORTH MECKLENBURG HIGH	116.5	108	2146	1989	108%	5	**108%**

The total estimated capital cost of providing the additional school capacity for this new development is $424,000; calculated as follows:

Elementary School: 6 x $34,000 = $204,000

High School: 5 x $44,000 = $220,000

RECOMMENDATION

Adequacy of existing school capacity is a significant problem. We are particularly concerned about a case where school utilization exceeds 100% since the proposed development may exacerbate the situation. Approval of this petition may increase overcrowding and/or reliance upon mobile classrooms at the schools listed above.

Town of Huntersville
Town Board
July 19, 2021

To: Town Board

From: Brad Priest, Principal Planner

Date: July 19, 2021

Subject: Petition #R21-08 - Beltway 77 Industrial

EXPLAIN REQUEST:
Petition #R21-08 is a request by the property owners of Parcel IDs 01704216, 01704208, 01704225, 01704220, 01704228, 01704209, 01704207, 01704227, 01704226, 01704210 and 01704215 to rezone the subject properties from Corporate Business to Corporate Business Conditional District to modify the ordinance buffer requirements for the proposed industrial development.

ACTION RECOMMENDED:
Consider holding a public hearing for R21-08 on July 19, 2021.

FINANCIAL IMPLICATIONS:

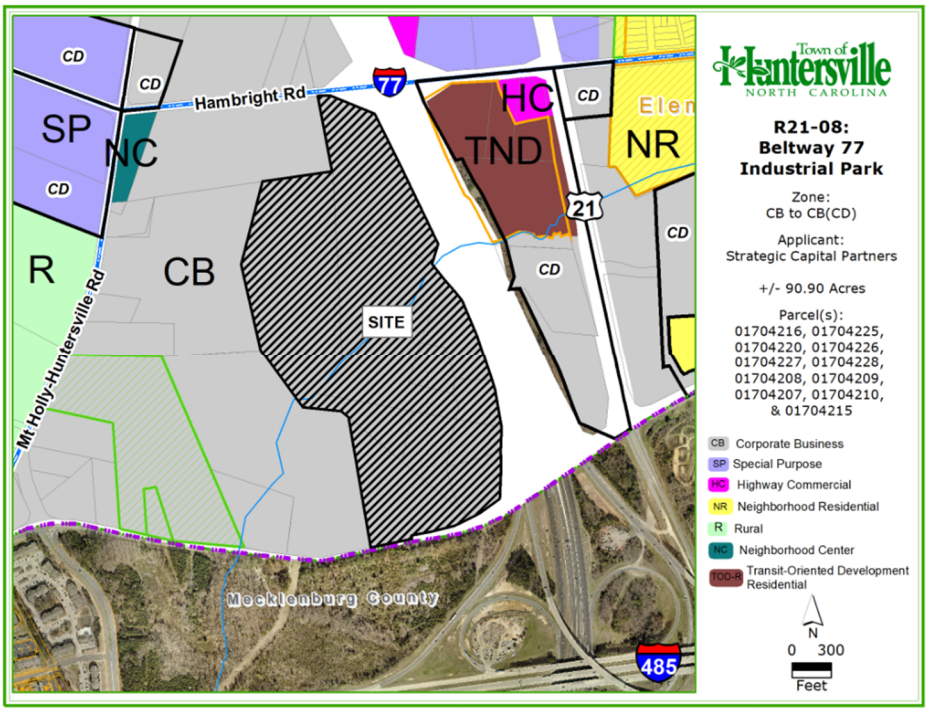
ATTACHMENTS:
1. R21-08 Beltway 77 Industrial - PH 7 19 21
2. Beltway 77 Industrial Park - Continuation Request - 7 13 21
3. BELTWAY_77_Conditional_Rezoning_Plans 7 19 21
4. Building_Elevations_Beltway_77_-_Rev2
5. Beltway_77_Tree_Survey
6. Completed TIA_Determination_Form
7. Community meeting minutes
8. Updated Adjacent Property Owner Listing 5-18-21
9. Approved Call - 6 7 21
10. Legal Ad Confirmation
11. Rezoning Application - Owner Signatures
12. General_Application_Form_-_Signed

Petition R21-08: Beltway 77 Industrial

PART 1: PROJECT SUMMARY

Application Summary:

- Petition #R21-08 is a request by the property owners of Parcel IDs 01704216, 01704208, 01704225, 01704220, 01704228, 01704209, 01704207, 01704227, 01704226, 01704210 and 01704215 to rezone the subject properties from Corporate Business to Corporate Business Conditional District to modify the ordinance buffer requirements for the proposed industrial development.



Applicant: Strategic Capital Partners

Property Owners: See application attached in the agenda packet.

Property Address: N/A

Project Size: 90.9 acres

Parcel Numbers:
01704216
01704208
01704225
01704220
01704228
01704209
01704207
01704227
01704226
01704210
01704215

Existing Zoning:

Corporate Business (CB)

Proposed Zoning:

Corporate Business Conditional District (CB-CD)

1. Adjoining Zoning and Land Uses
   North: *Corporate Business (CB),* Future CATS Park and Ride Facility (currently vacant), warehouse and race shop.
   South: *Charlotte Zoning – (R17-MFCD)*, Future Multi-family development (currently vacant).
   East: I-77, *Traditional Neighborhood Development Conditional District (TND-CD),* Future Statesville Road Mixed Use Development, multi-family development (currently vacant).
   West: *Corporate Business (CB), Single family large lot residential, Northlake Memorial Gardens Cemetery.*
2. The application submitted is to develop a 1,062,610 ft² warehouse and light industrial facility. The development would preliminarily consist of 3 buildings on 3 separate lots.
3. The proposed development includes the construction of a required public street for the interior buildings to front on per Article 8.1 of the Huntersville Zoning Ordinance. The addition of the public street, and the sharing of storm water facilities across separate lots makes the development a major subdivision as defined in Article 2.100 of the Huntersville Subdivision Ordinance.

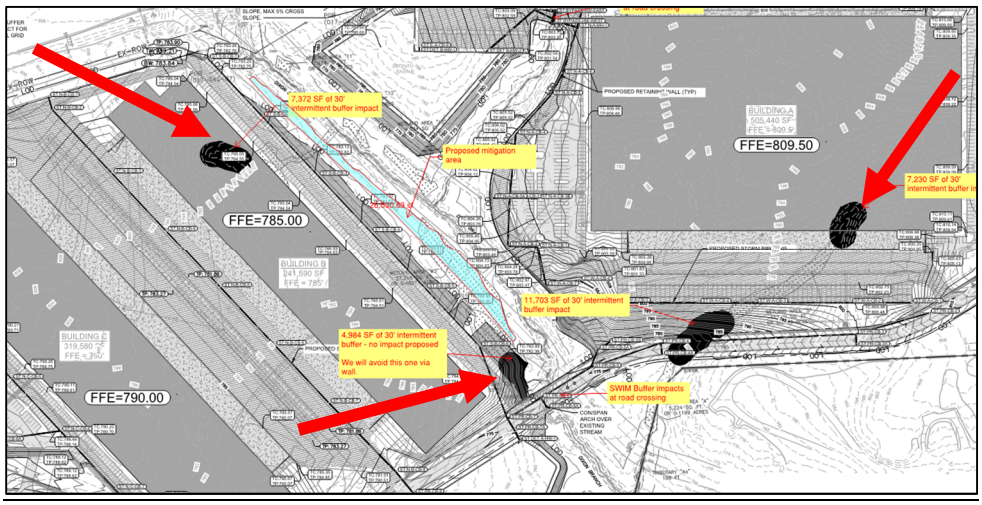
4. Article 6.320 of the Huntersville Subdivision Ordinance allows staff to review major subdivision sketch plans administratively which are consistent with conditional rezoning plans approved by the Town Board. If this rezoning application is approved, staff would therefore subsequently approve the consistent subdivision sketch plan administratively.
5. As this is a major subdivision plan, urban open space is required to be added to the development. The applicants have proposed a plaza open space design along the future public street. The design is shown on sheet C502 of the rezoning plan set.
6. The purpose of the conditional district rezoning application is to seek modifications to the required buffers of Article 7.5.3 of the Zoning Ordinance. Article 7.5.3 requires buildings in the Corporate Business district to establish an 80 foot undisturbed buffer along the fronting public street if the buildings do not architecturally front the street. It also requires a 50 foot undisturbed buffer along Interstate 77. The applicants are requesting the Town Board modify those requirements through the conditional rezoning process in order to disturb the buffers and establish less buffer than required along the new public street. Please see Part 2 below for more information on the buffers.
7. As a condition of the application, the conceptual architectural elevations of the proposed buildings have been submitted. Please find them attached in the agenda packet. However, please see the schematic design note concern on page 4 below.
8. A neighborhood meeting for this application was advertised for and held both in person and virtually on Wednesday June 2nd, 2021. An invitation list and meeting summary are included in the agenda packet.
9. A Traffic Impact Analysis (TIA) Determination of Need form was submitted and reviewed by Transportation Staff for the proposed application. Upon review by engineering staff, it was found that a Traffic Impact Analysis was required. The completed TIA determination form is attached in the agenda packet.
10. Brad Priest of the Planning Staff certifies that the required notifications were made for the application's public hearing. Notice was advertised in the local paper, 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

- Please see the proposed rezoning plan below on page 5.
- Buffer Modification – Along New Public Street: Article 7.5 of the Zoning Ordinance requires CB uses establish an 80 foot buffer along public streets unless the building architecturally fronts the street per Article 4. The proposed buildings will not meet Article 4 of the ordinance therefore an 80 foot buffer is required. As allowed in Article 11.4.7 K of the Zoning Ordinance the applicant is seeking buffer modifications/reductions through the conditional rezoning process throughout the development. The modification requests and the notes on the plan if approved would allow the following:
    - Completely grade and disturb the 80 foot buffer. Article 7.5.8 requires buffers remain undisturbed. The applicants would remove mature vegetation and replant with new landscaping.
    - Reduction of the buffer to 20 feet at "pinch points". Most of the areas would establish the required 80 foot buffer along the street, however some specific locations near the parking lots and buildings will encroach to up to 20 feet. Notes on the plan state that at minimum the buffer along the entire street would average 60 feet in width.
    - Allow future flexibility of the pinch points. The modification note on the plan states that the site may change as shown on the current plan. The note would allow the modification in other locations with other designs as long as the buffer averages 60 feet overall along the street.
- Buffer Modification – Interstate 77: Article 7.5.8 requires all buffers be undisturbed. The applicants are requesting to disturb the 77 buffer up to 25 feet. The 50 foot buffer would be established, with 25 feet mature vegetation (and supplemented if needed) and 25 feet with new landscaping.

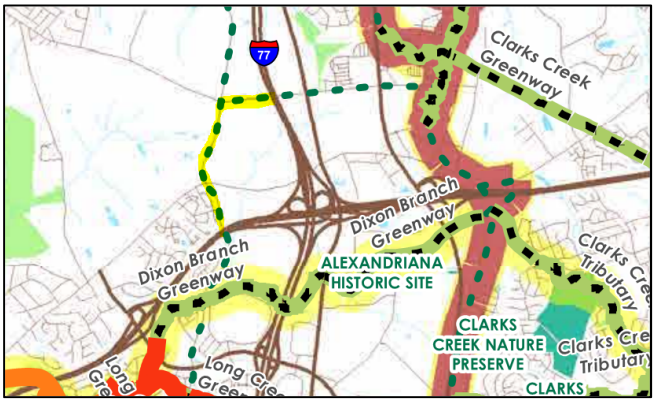
  - Staff supports the intent of the buffer modifications but would like to continue to work with the applicant to ensure the plan effectively achieves the intent of the ordinance. Article 11.4.7.K allows modifications to the ordinance if "the spirit of the regulations are maintained". With the topography proposed and large buildings close to the street, there's a concern that achieving an opaque buffer between the uses and street may be difficult. Additionally, the 77 buffer is proposed to be disturbed by more than 25 feet in the latest plan (in conflict with the notes on the plan). Staff will continue to work with the applicant to achieve the intent of the ordinance.

- Tree Save Requirement: Article 7.4 of the Zoning Ordinance requires that CB developments save 30% of their specimen trees. 215 specimen trees exist on the site therefore 65 trees are required to remain. The applicants proposing to save 42 (19%). While tree save mitigation is permitted, staff recommends the applicant continue to look for ways to increase mature tree save on the site. Saving more of the I-77 buffer may also save more specimen trees. Some trees along the perimeter of the grading plan could perhaps be saved with minor changes.
  - Tree Mitigation Plan: With the current development plan submitted, the tree mitigation for the development would be as follows:
    - 23 trees removed over and above the ordinance requirement.
    - 23 trees X average 24 inch specimen tree caliper width = 552 calipers of tree required to be mitigated.
    - 552 inches tree caliper / 3" new planted tree = *184 trees* required to either be planted on site or contributed to the tree fund bank for planting elsewhere in the community.
    - Staff recommends a separate "Tree Mitigation Plan" be submitted summarizing the planting requirements and showing where the mitigation trees will be safely planted on site. Staff will then publicize the tree mitigation plan on the website as required.
- SWIM Buffer Requirement: Article 8.25.5 of the Zoning Ordinance requires that all intermittent streams be protected by establishing a 30 foot buffer around their perimeter. The applicant's wetlands survey of the property found multiple areas on the site outside of the County GIS delineated streams that also qualify as intermittent streams. Please see below. The areas that qualify as intermittent streams are shown below in black with red arrows. The zoning ordinance requires that modifications or variances to the SWIM buffer requirements be handled by the Board of Adjustment. Therefore the site plan proposed will not be conforming to the zoning ordinance unless either a variance is granted by the Board of Adjustment or a text amendment to the Zoning Ordinance is approved by the Town Board allowing development and grading on intermittent streams.

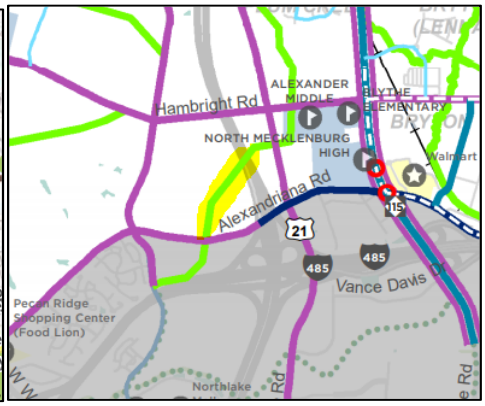


- Street Design: Article 5B of the Zoning Ordinance requires that new streets have sidewalks on both sides of the street. The applicants are asking for a modification to the ordinance to place sidewalk and street trees only on one side of the street (eastern side), and to not install sidewalks and street trees on the street stub to the western property.
    - Staff does not support modifying the ordinance requirement for the proposed street. Although environmental and land use constraints may limit development immediately along the western frontage, the general area in question has the potential to be highly pedestrian. The future CATS park and ride facility will be located on Hambright Road to the north, and multifamily development is currently proposed in Charlotte to the south. Staff recommends that to accommodate future pedestrian uses in the area, sidewalk and street trees be placed on both sides of the street.
- Schematic Design Notes: The notes on the plan seem to indicate that essentially all aspects of the zoning plan; the number of buildings, number of lots, building size, configuration, location, architecture, etc can be administratively changed as long as the changes would be allowed in the ordinance. Staff consistently recommends that flexibility be built in to rezoning plans to allow administrative minor amendments to the plan during construction. However the complete flexibility of the notes proposed render the design shown on the rezoning plan itself inconsequential. As staff understands the notes intent, everything as shown can be changed.
    - Staff recommends that the notes on the plan be amended and/or clarified to allow flexibility but to preserve the general design as presented to the public and to the Town Board. In addition, modifications that are requested to elements such as the buffers may be appropriate in the shown configuration, but inappropriate in another. Staff recommends that significant changes to the general concept proposed be processed through amending the conditional rezoning plan.
- Greenway – The 2020 Bike Plan and the 2014 Master Plan call for a future greenway to run along the stream through the subject property. However Mecklenburg County recently updated their greenway plan to reroute the greenway along Mt. Holly Huntersville Road and down Hambright Road. See both highlighted below. It is staff's understanding that the Park and Recreation Department intends to initiate an amendment of the Town's plans to match the county's update this year. Staff supports the removal of the greenway therefore though the subject property.
- Block Length - Article 5A.A of the Zoning Ordinance requires industrial developments have a block length no greater than 1,500 feet. The proposed plan includes a distance of 2,300 feet from Alexandriana Road to the closest street stub. The ordinance however also allows the Town Board to approve larger block lengths where appropriate and when consistent with the intent of the ordinance. Immediately to the west of the subject property from Alexandriana Road to the proposed stub street include a cemetery, intermittent stream, wetlands, and the proposed BMP. None of these areas are conducive for connectivity. Therefore staff supports a proposed modification to allow the increased block length.

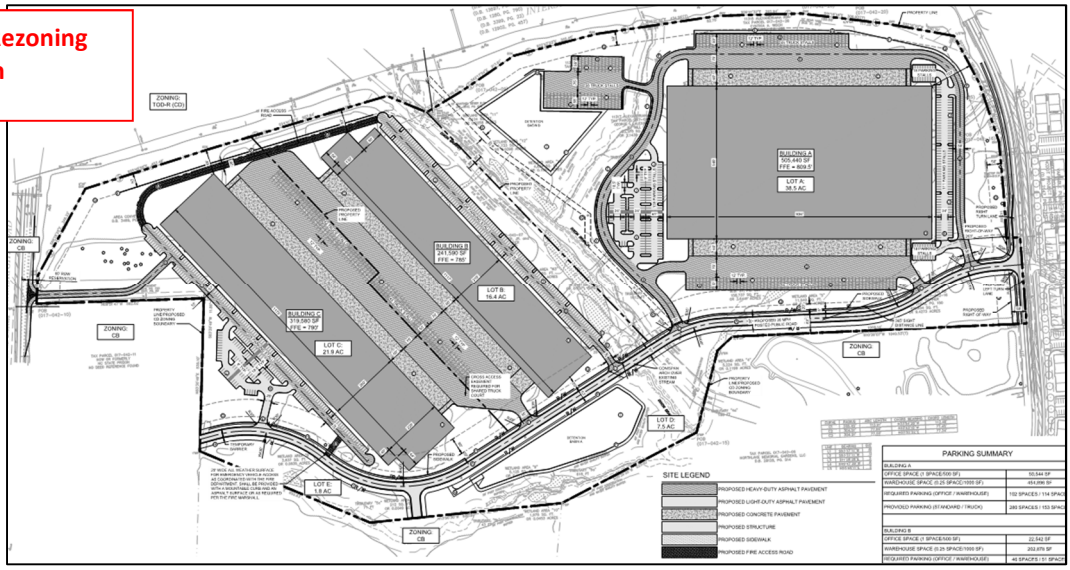
County Greenway Plan:



Huntersville 2020 Bike Plan

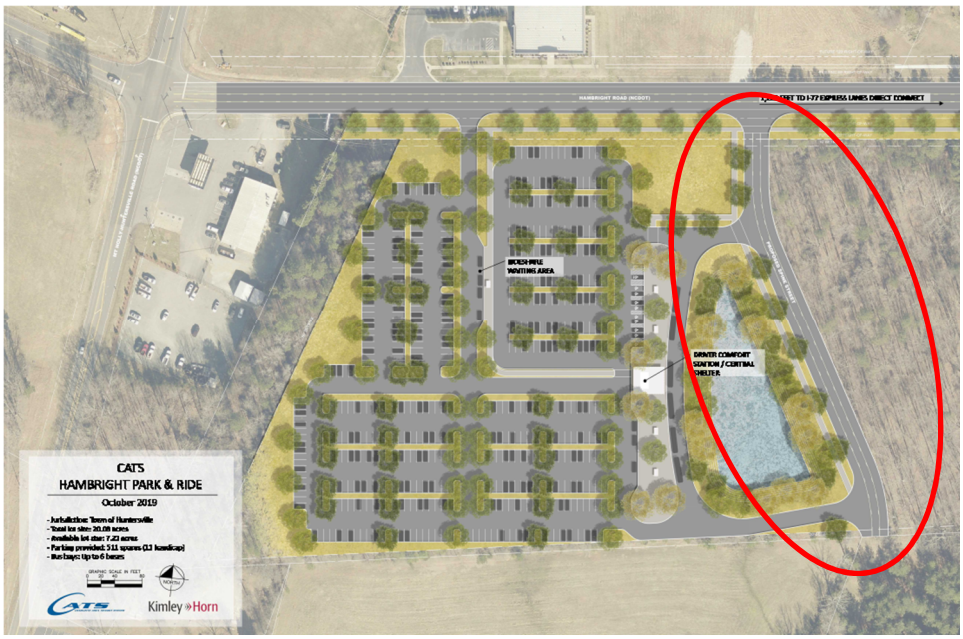


Proposed Rezoning Plan



PART 3: TRANSPORTATION ISSUES

- Traffic Impact Analysis (TIA): A first draft of the Traffic Impact Analysis (TIA) was submitted to Huntersville Engineering Staff on June 2nd, 2021. However the TIA draft has been deemed as incomplete by staff. A scoping package for a new TIA that includes the connection to Hambright Road through the CATS property to the north (see Hambright Connection comment below) has also been submitted and is under review. At this time it is not clear if the applicants are going to submit a revised TIA for the original scope, pursue a TIA draft for the new scope under review or for both. Staff will endeavor to update the Board on the TIA status at the public hearing.
- Hambright Connection: As part of the Charlotte Area Transit System (CATS) Park and Ride design, a private road/driveway will be constructed by CATS to the northern property line of the proposed development. Please see the concept plan from CATS below (connection circled in red) on page 6. Huntersville staff has worked with CATS staff and the applicants in an effort to connect the CATS road with the applicant's new proposed street. The intent is to create one complete public street connection from Hambright Road to Alexandriana Road. Such a connection would be highly desirable due to connecting two thoroughfares and providing a north/south traffic movement between them. Here are some facts regarding the status of the potential connection.
    - CATS has agreed to design their road as a public street per Town of Huntersville design standards.
    - NCDOT currently owns the Hambright property and has agreed to donate the land to CATS for public use. However as part of their agreement, NCDOT has determined that in order for the property to be converted as public right of way (ROW), they would need to be reimbursed at market value for the ROW. The Lake Norman EDC has had the CATS Hambright property surveyed and based on the results, staff has estimated that the ballpark cost needed to reimburse NCDOT is about $67,000.
    - CATS has agreed to provide the survey and paperwork needed to identify the ROW and complete the transaction with NCDOT. Thus the only known obstacle at this point to finalizing the street connection is the outstanding cost of the NCDOT reimbursement.
    - The applicants have notified staff that they may amend their TIA scope to include the potential connection to Hambright Road. Including the Hambright study in the TIA may distribute traffic better and could reduce potential mitigation required to be installed by the applicant.
    - At this time, the applicant has not volunteered to participate with the cost of connecting the street to Hambright Road.



- TIA Recommendation – Protected Stem Length: The draft TIA submitted recommended that the new street connection to Alexandriana Road have a protected stem length of 815 feet. This would limit any driveways 815 feet from Alexandriana Road. The proposed plan shows two driveways located within the protected stem length.

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".

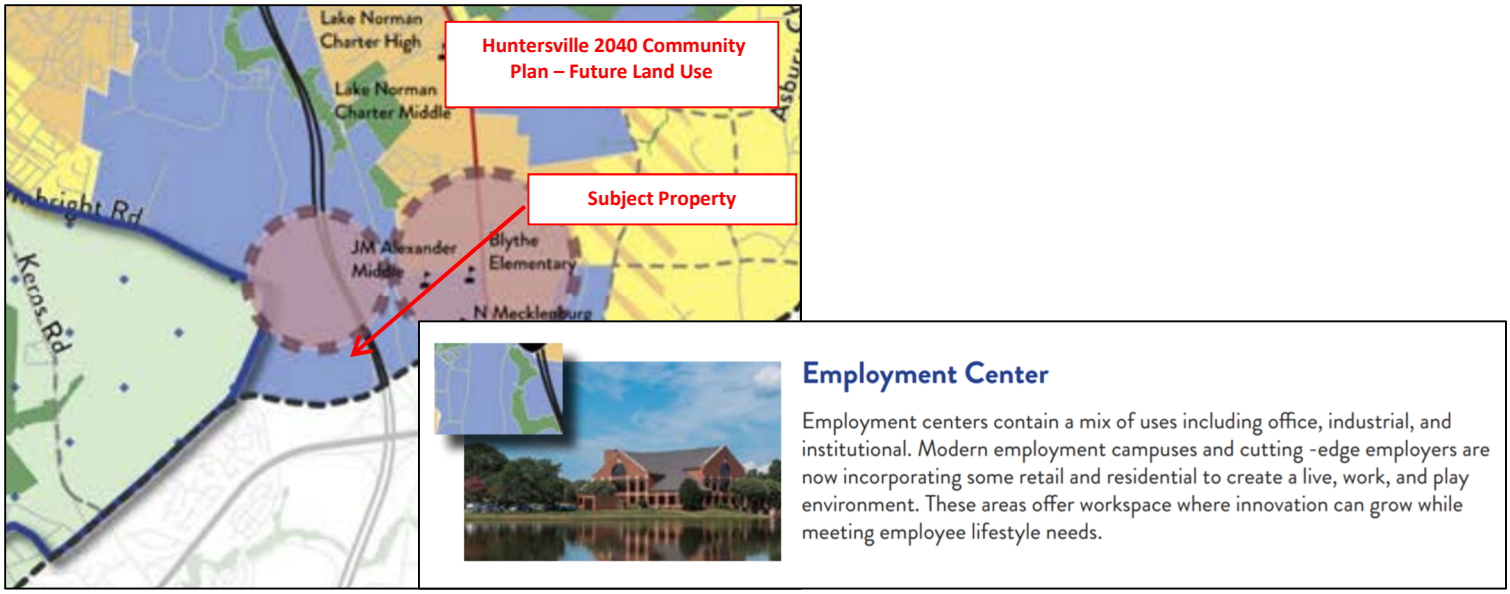
STAFF COMMENT – Staff finds the proposed use consistent with the following policies of the ***Huntersville 2040 Community Plan***:

- **Policy LU 1.1 –** *Utilize the Future Land Use Map during development approval process to ensure compatibility with long-range plans.* STAFF COMMENT: The application proposed includes office, light industrial, warehousing, and distribution uses in the appropriate Employment Center character area of the 2040 plan. This area is intended to accommodate such employment generating uses. Please see the Employment Center description below on page 7.
- **Policy LU 5.1 –** *Allow more intense development only where transportation infrastructure and utilities already exist.* STAFF COMMENT: The development in question is a large sized development which will produce a significant increase in truck traffic. The location of the proposed development is appropriately located in between two thoroughfares and immediately adjacent to Interstate 77.
- **Policy LU 7.1 -** *Require new development to adhere to the following design principles: In defined employment centers some flexibility in the form-based design principles is allowed including: Exceptions to building frontage requirements and public street requirements may be allowable for internal streets in an industrial park or near interstates.* STAFF COMMENT: The rezoning application is located in an identified employment center and is seeking flexibility from the fronting public street buffer requirement. The location of the property is adjacent to the interstate and is located "interior" to a proposed business park, off of the thoroughfares located to the north and south.

- **Economic Development Goal –** *Maintain or exceed the current percentage of tax revenue from non-residential uses.* STAFF COMMENT: The large commercial development would add to the Town's commercial tax base.

STAFF COMMENT – Staff finds the proposed use *NOT* consistent with the following policies of the ***Huntersville 2040 Community Plan***:

- **Policy EOS 1.1** – *Support and enhance regulations pertaining to open space design and protection. – Continue to encourage the preservation of floodplains, wetlands, scenic views, wildlife habitat and prominent natural historical features.* STAFF COMMENT: The current development plan is proposed to fill and establish buildings on three portions of wetlands that qualify as intermittent streams. As mentioned in Part 2 above, the applicants would need to receive a variance from the Board of Adjustment or a text amendment to the zoning ordinance to allow the required stream buffer to be removed. The proposed development plan would also not be consistent with **Policy EOS-5**: *Protect water quality,* for similar reasons.
- **Policy EOS 4.1 –** *Require street trees and encourage the preservation of heritage trees*. STAFF COMMENT: The proposed plan is not saving the required 30% of specimen trees located on the site. Only 19% specimen tree save is proposed. Tree mitigation is allowed in the zoning ordinance for the additional removal. However staff recommends the applicant examine the possibility of amending and constricting the proposed grading plan to save additional specimen trees that are very close to the perimeter of the grading limits.
- **Policy EOS 4.3 –** *Plant more trees and continue to require street trees in new developments*. STAFF COMMENT: The applicant is requesting a modification from the ordinance requirement of planting street trees on both sides of the street. The modification would allow planting street trees on only one side. The stub street to the adjacent property to the west is also currently not proposed to include street trees on either side.
- **Policy T 5.1** – *Facilitate Multi-modal transportation - Design street improvements with consideration for the surrounding context and various users*. STAFF COMMENT – The proposed rezoning plan includes a modification request to only have sidewalk on one side of the proposed new street. The stub street to the western property line has no sidewalks proposed. As mentioned in Part 2 above, the context of the area in question has the potential to accommodate significant pedestrian activity. In addition, half of the subject property is located in the "Mixed Use" character area of the 2040 plan. These areas are planned to have mixed use development and pedestrian oriented 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 COMMENTS:

   - The rezoning application would rezone the property from Corporate Business (CB) to Corporate Business Conditional District (CB-CD). The main purpose of the rezoning is to modify the 80 foot buffer requirements. Therefore the underlying zoning category and uses proposed would not change. The uses proposed then are consistent with existing and surrounding development.
   - The proposed development is surrounded by thoroughfares, Interstate 77 and other Corporate Business zoning.
   - Buffers and visual separation between uses can also assist in making uses blend in with the character of existing development. The proposed application proposes to establish modified forms of the required buffers along the interstate and the adjacent thoroughfares.
     - Staff is working with the applicants to amend specific elements of the proposed interior buffers and the buffer modification requests to ensure they will meet the intent of the ordinance.
     - The development is proposed to be adjacent to the Northlake Memorial Gardens Cemetery along the western property line near Alexandriana Road. The cemetery is zoned CB therefore no buffer is required in the zoning ordinance. However the applicant is proposing to establish a 20 foot buffer along the cemetery's property line in an effort to blend the industrial use with the adjacent low intensity use.
   - Considering the information above, staff recommends that the application is consistent with the overall character of existing development in the immediate vicinity of the subject properties.

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:

   - In regard to the roadway system, please see Part 3 above concerning the Traffic Impact Analysis.
   - Staff has no findings to show that there would not be adequate public facilities to service the intended development. The concept plan for storm water drainage systems are currently under review and must meet ordinance requirements. A willingness to serve letter from Charlotte Water will need to be provided for utilities once the applicants submit for the land development permits.

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

   STAFF COMMENT:

   - Please see Part 2 above in regard to the environmental concerns with the current plan. Otherwise, staff has no findings to show that other archeological, environmental, historical or cultural resources will be negatively affected by the application.

PART 5: PUBLIC HEARING

The Public Hearing is scheduled for July 19th, 2021.

PART 6: STAFF RECOMMENDATION

Staff is supportive of the purpose for the conditional rezoning application, which is the modification of the internal street buffer requirements. The 2040 Community Plan specifically calls for flexibility for the buffers in these types of applications. However staff does not support the application at this time due to the outstanding conformance issues that exist with the proposed development plan. Staff recommends that the outstanding items in Part 2 and 3 above be addressed prior to plan approval. The plan is not consistent with Policies EOS 1.1, EOS 4.1, EOS 4.3, EOS 5, and T 5.1 of the Huntersville 2040 Community Plan. It is not reasonable and in the public interest to approve the rezoning due to the inconsistencies with the Huntersville Zoning Ordinance.

On July 13, 2021 staff received a request to continue the public hearing until August 16th, 2021. Please find the applicant's request in the agenda packet.

PART 7: PLANNING BOARD RECOMMENDATION

The Planning Board meeting is tentatively scheduled for July 27, 2021.

PART 8 CONSISTENCY STATEMENT – R21-08: Beltway 77 Industrial

Planning Board:

Approve (Consistent w/ Plans)	**Approve (Inconsistent w/ Plans and Plans Change___?)**	**Deny (Inconsistent w/ Plans)**
In considering the proposed rezoning petition R21-08, the Beltway 77 Industrial, the **Planning Board** recommends approval based on the amendment being consistent with [insert applicable plan reference(s)] It is reasonable and in the public interest to amend the Zoning Ordinance because*…[Explain]*	In considering the proposed rezoning petition R21-08, Beltway 77 Industrial, the Planning Board recommends approval of the amendment but finds the request inconsistent with [insert applicable plan reference(s)], therefore amends [insert plan reference(s) **AND** detail the ways the policy or reference is to be amended]. The Planning Board took into account the following change in conditions in recommending approval to meet the development needs in Huntersville: [List and explain the change in conditions] It is reasonable and in the public interest to amend the approve the rezoning because*…[Explain]*	In considering the proposed rezoning petition R21-08, Beltway 77 Industrial, the Planning Board recommends denial based on the amendment being [consistent OR inconsistent] with [insert applicable plan reference(s)]. It is not reasonable and in the public interest to amend the Zoning Ordinance because*…[Explain]*

Town Board:

Approve (Consistent w/ Plans)	**Approve (Inconsistent w/ Plans and Plans Change___?)**	**Deny (Inconsistent w/ Plans)**
In considering the proposed rezoning Petition R21-08, Beltway 77 Industrial, the **Town Board** recommends approval based on the amendment being consistent with [insert applicable plan reference(s)] It is reasonable and in the public interest to amend the Zoning Ordinance because*…[Explain]*	In considering the proposed rezoning petition R21-08, Beltway 77 Industrial, the Town Board recommends approval of the amendment but finds the request inconsistent with [insert applicable plan reference(s)], therefore amends [insert plan reference(s) **AND** detail the ways the policy or reference is to be amended]. The Town Board took into account the following change in conditions in recommending approval to meet the development needs in Huntersville: [List and explain the change in conditions] It is reasonable and in the public interest to amend the approve the rezoning because*…[Explain]*	In considering the proposed rezoning petition R21-08, Beltway 77 Industrial, the Town Board recommends denial based on the amendment being [consistent OR inconsistent] with [insert applicable plan reference(s)]. It is not reasonable and in the public interest to amend the Zoning Ordinance because…[Explain]

IRVIN LAW GROUP

office: 19726 ZION AVENUE, CORNELIUS, NC 28031
mailing: P.O. BOX 2376, DAVIDSON, NC 28036
p: 704.896.0820 f: 704.896.0875

July 12, 2021

The Honorable Mayor and
Board of Commissioners of the Town of Huntersville
Mr. Jack Simoneau, Planning Director
Town of Huntersville
P.O. Box 64
101 Huntersville-Concord Road
Huntersville, NC 28070

RE: R21-08 Beltway 77 Industrial Park

Dear Mayor, Commissioners and Jack:

The purpose of this letter is to respectfully request a continuance of the public hearing for the above referenced matter, currently scheduled for July 19, 2021, to August 16, 2021. Applicant requests this continuance in order to review additional matters with Town Planning Staff.

We appreciate your consideration of this request.

Very truly yours,

Susan Keahey Irvin
for the Firm

cc: Richard Horn

CONDITIONAL REZONING PLAN

BELTWAY 77 - HUNTERSVILLE

11309 ALEXANDRIA ROAD

TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA

EPM #: 421029 CONDITIONAL REZONING (ACTIVE)
EPM #: XXXXXX COMMERCIAL SITE PLAN

UTILITY AND GOVERNING AGENCIES CONTACT LIST AND MATRIX:

WATER COMPANY
CITY OF CHARLOTTE
INSTALLATION & DEVELOPMENT SERVICES
NEW SERVICES SECTION
5100 BROOKSHIRE BOULEVARD
CHARLOTTE, NC 28216
(704) 336-7600

PLANNING DEPARTMENT
TOWN OF HUNTERSVILLE
PLANNING DEPARTMENT
105 GILEAD ROAD, 3RD FLOOR
HUNTERSVILLE, NC 28070
CONTACT: BRAD PRIEST
(704) 766-2214

SANITARY SEWER COMPANY
CITY OF CHARLOTTE
INSTALLATION & DEVELOPMENT SERVICES
NEW SERVICES SECTION
5100 BROOKSHIRE BOULEVARD
CHARLOTTE, NC 28216
(704) 336-7600

ZONING DEPARTMENT
TOWN OF HUNTERSVILLE
PLANNING DEPARTMENT
105 GILEAD ROAD, 3RD FLOOR'
HUNTERSVILLE, NC 28070
CONTACT: BRAD PRIEST
(704) 766-2214

FIRE MARSHAL
MECKLENBURG COUNTY FIRE MARSHAL
2145 SUTTLE AVENUE
CHARLOTTE, NC 28208
(980) 314-3074
CONTACT: RANDY FRAZIER

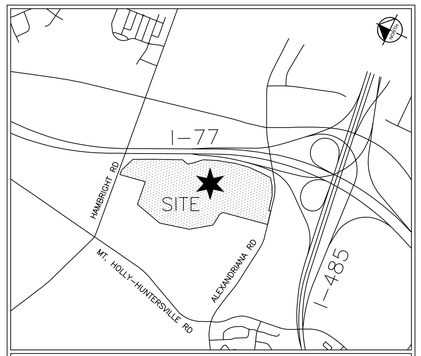
GAS COMPANY
PIEDMONT NATURAL GAS
4720 PIEDMONT ROW DRIVE
CHARLOTTE, NC 28210
(704) 587-6958
CONTACT: GREG COPE

EROSION CONTROL
TOWN OF HUNTERSVILLE
ENGINEERING & PUBLIC WORKS
101 HUNTERSVILLE-CONCORD ROAD
HUNTERSVILLE, NC 28070
(704) 766-2220
CONTACT: MICHAEL MACINTYRE

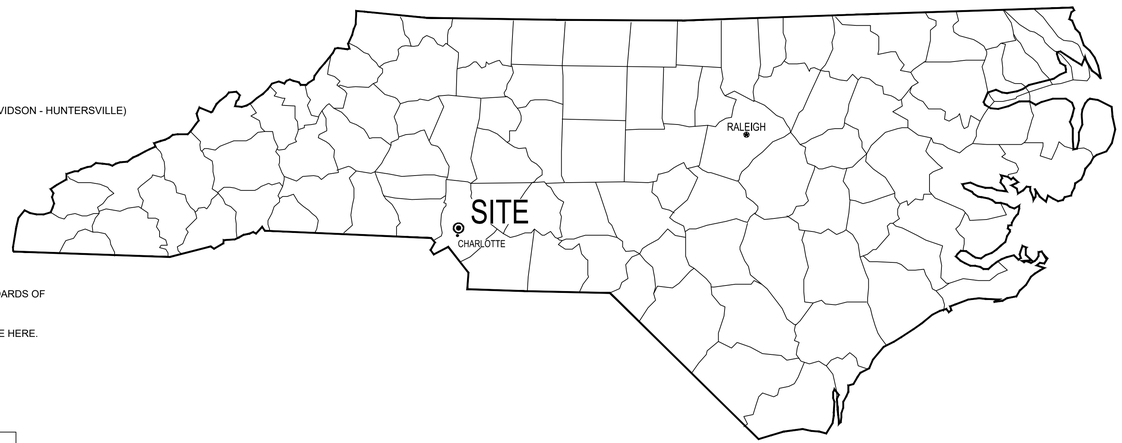
EROSION CONTROL & WATER QUALITY INSPECTOR
TOWN OF HUNTERSVILLE
ENGINEERING & PUBLIC WORKS
101 HUNTERSVILLE-CONCORD ROAD
HUNTERSVILLE, NC 28070
(704) 766-2220
CONTACT: MIKE HELMS

POWER COMPANY
ELECTRICITIES OF NORTH CAROLINA, INC.
11316 SAM FURR ROAD
HUNTERSVILLE, NC 28078
(704) 659-2171
(704) 267-5722
CONTACT: STUART BRITT

ZONING INSPECTOR
MECKLENBURG COUNTY
2145 SUTTLE AVENUE
CHARLOTTE NC 28208
(980) 721-0924
CONTACT: BRIAN SIFFORD (CORNELIUS - DAVIDSON - HUNTERSVILLE)



SITE LOCATION MAP
NOT TO SCALE



SITE DEVELOPMENT NOTES:

1. ALL DEVELOPMENT AND CONSTRUCTION SHALL COMPLY WITH ALL ZONING AND SUBDIVISION STANDARDS OF THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, AND NCDOT, AS APPLICABLE.
2. THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAY OF RECORD.
3. ±XXX ACRES TO BE DEDICATED TO THE TOWN OF HUNTERSVILLE FOR NCDOT ROW EXTENSION NAME HERE. REFERENCE SITE PLAN.
4. A TIA MITIGATION PLAN WILL BE SUBMITTED FOR APPROVAL BY THE TOWN OF HUNTERSVILLE.

NOTE TO DEVELOPER:
LIGHTING PLAN IS REQUIRED TO BE REVIEWED AND APPROVED BY THE TOWN OF HUNTSERSVILLE PRIOR TO CO ISSUANCE. ANY CONFLICT BETWEEN THE INSTALLED INFRASTRUCTURE AND SUBSEQUENTLY APPROVED LIGHTING PLAN PER TOWN ORDINANCE WILL BE THE RESPONSIBILITY OF THE DEVELOPER.

ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING REPRODUCTION PROCESS.

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

KIMLEY-HORN SHALL HAVE NO LIABILITY WHATSOEVER FOR ANY COSTS ARISING OUT OF THE CLIENT'S DECISION TO OBTAIN BIDS OR PROCEED WITH CONSTRUCTION BEFORE THE KIMLEY-HORN HAS ISSUED FINAL, FULLY-APPROVED PLANS AND SPECIFICATIONS. THE CLIENT ACKNOWLEDGES THAT ALL PRELIMINARY PLANS ARE SUBJECT TO SUBSTANTIAL REVISION UNTIL PLANS ARE FULLY APPROVED AND ALL PERMITS OBTAINED.

Kimley»Horn

DEVELOPER:
DEVELOPMENT AND CONSTRUCTION INSIGHT, LLC
2054 KILDAIRE FARM ROAD
SUITE 167
CARY, NC 27518
PHONE (919) 868-5859

CONTACT: JIM TULLY, P.E.

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON STREET
SUITE 200
CHARLOTTE, NORTH CAROLINA 28202
PHONE (704) 333-5131

CONTACT: AUSTIN WATTS, P.E.

SURVEYOR:
R.B. PHARR & ASSOCIATES, P.A.
420 HAWTHORNE LANE
CHARLOTTE, NC 28204
PHONE (704) 376-2816

CONTACT: CHARLES E. BELL, PLS

ARCHITECT:
PAUL WOODY ARCHITECT
447 S. SHARON AMITY ROAD
SUITE 235
CHARLOTTE, NC 28211
PHONE (704) 365-4932

CONTACT: PAUL WOODY

Sheet List Table	
Sheet Number	Sheet Title
C100	COVER SHEET
C200	SURVEY 1 of 2
C201	SURVEY 2 of 2
C202	TREE SURVEY
C300	CONDITIONAL REZONING SITE PLAN
C301	SITE ROAD SECTIONS
C302	REZONING NOTES
C400	PRELIMINARY GRADING & DRAINAGE PLAN
C401	PRE-DEVELOPMENT DRAINAGE MAP
C402	POST-DEVELOPMENT DRAINAGE MAP
C500	PRELIMINARY OVERALL LANDSCAPE PLAN
C501	PRELIMINARY LANDSCAPE PLAN
C502	PRELIMINARY LANDSCAPE PLAN
C503	PRELIMINARY LANDSCAPE PLAN
C504	PRELIMINARY LANDSCAPE PLAN
C505	PRELIMINARY BUFFER PLAN
C506	PRELIMINARY LANDSCAPE PLAN
C507	PRELIMINARY LANDSCAPE PLAN
C508	PRELIMINARY LANDSCAPE PLAN
C509	LANDSCAPE SCHEDULE AND DETAILS
C510	LANDSCAPE BUFFER SCHEDULES
C511	BUFFER SECTIONS
C600	PRELIMINARY UTILITY PLAN

NCDOT REQUIREMENTS:

1. TBD

ADJACENT PROPERTY OWNERS:

NORTH
HAMBRIGHT ROAD

VR PROPERTY DEVELOPMENT LLC
3101 VALENTINE LN
CHARLOTTE NC 28270

SOUTH/SOUTHEAST
ALEXANDERIANA ROAD

PPW ALEXANDRIANA LLC
1341 E MOREHEAD ST STE 201
CHARLOTTE NC 28204

WEST/NORTHWEST

NORTHLAKE MEMORIAL GARDENS LLC
PO BOX 3434
HUNTERSVILLE NC 28078

RANDY C STRICKLAND
500 N HOSKINS RD
CHARLOTTE NC 28216

NC STATE PRISON
PO BOX 605
HUNTERSVILLE NC 28078

EAST
I-77

NO DUKE ENERGY TRANSMISSION ROW SHOWN WITHIN PROJECT LIMITS. IF IMPACTS ARE TO DUKE ENERGY DISTRIBUTION FACILITIES PLEASE CONTACT 800.777.9898 TO HAVE A WORK ORDER SET-UP TO DISCUSS PROJECT WITH A DISTRIBUTION ENGINEER

No.	REVISIONS	DATE	BY
2	SECOND RESUBMITTAL	06/25/21	ALW
1	FIRST RESUBMITTAL	05/13/21	ALW

NOT FOR CONSTRUCTION

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON STREET SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
NC LICENSE #F-0102

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 030861 AUSTIN L. WATTS
06/25/2021

KHA PROJECT 013766000
DATE 04/01/2021
SCALE AS SHOWN
DESIGNED BY ----
DRAWN BY ----
CHECKED BY ----

COVER SHEET

BELTWAY 77
PREPARED FOR
DEVELOPMENT AND
CONSTRUCTION INSIGHTS, LLC
HUNTERSVILLE NORTH CAROLINA

SHEET NUMBER
C100

Plotted By: Watts, Austin Sheet Set: BELTWAY 77 - CR Layout: C100 COVER SHEET June 25, 2021 01:29:08pm C:\Users\austin.watts\KHA\DCI CHARLOTTE - 000 LAND DEVELOPMENT\02 - DWG\PlanSheets\01 CONDITIONAL REZONING\C100 COVER SHEET.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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FIRST AMERICAN TITLE INSURANCE COMPANY

11313, 11307, 11315 ALEXANDRIANA ROAD, HUNTERSVILLE, NC 28078
FILE NO: NCS-1025015-5-INDY
EFFECTIVE DATE: AUGUST 25, 2020, AT 8:00AM

SCHEDULE B - II (EXCEPTIONS)

3. EASEMENT TO STATE HIGHWAY AND PUBLIC WORKS COMMISSION RECORDED IN BOOK 1763, PAGE 429, MECKLENBURG COUNTY REGISTRY. (NO LONGER AFFECTS SUBJECT PROPERTY BASED ON NEW HIGHWAY PLANS)

4. EASEMENT TO COLONIAL PIPELINE COMPANY, A DELAWARE CORPORATION RECORDED IN BOOK 2360, PAGE 493, MECKLENBURG COUNTY REGISTRY. (AFFECTS SUBJECT PROPERTY. BLANKET EASEMENT)

5. EASEMENT TO COLONIAL PIPELINE COMPANY, A DELAWARE CORPORATION RECORDED IN BOOK 2376, PAGE 245, MECKLENBURG COUNTY REGISTRY. (AFFECTS SUBJECT PROPERTY. BLANKET EASEMENT)

6. EASEMENT TO COLONIAL PIPELINE COMPANY, A DELAWARE CORPORATION RECORDED IN BOOK 2376, PAGE 247, MECKLENBURG COUNTY REGISTRY. (THE 50 FT EASEMENT LOCATION CANNOT BE DETERMINED BASED ON DESCRIPTION.)

7. EASEMENT TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY RECORDED IN BOOK 3107, PAGE 48, MECKLENBURG COUNTY REGISTRY. (GENERAL LOCATION CANNOT BE DETERMINED)

8. EASEMENT TO STATE HIGHWAY COMMISSION, AN AGENCY OF THE STATE OF NORTH CAROLINA RECORDED IN BOOK 3456, PAGE 118, MECKLENBURG COUNTY REGISTRY. (NO LONGER AFFECTS SUBJECT PROPERTY BASED ON NEW HIGHWAY PLANS)

9. EASEMENT TO STATE HIGHWAY COMMISSION, AN AGENCY OF THE STATE OF NORTH CAROLINA RECORDED IN BOOK 3456, PAGE 122, MECKLENBURG COUNTY REGISTRY. (NO LONGER AFFECTS SUBJECT PROPERTY BASED ON NEW HIGHWAY PLANS)

10 EASEMENT TO STATE HIGHWAY COMMISSION, AN AGENCY OF THE STATE OF NORTH CAROLINA RECORDED IN BOOK 3456, PAGE 155, MECKLENBURG COUNTY REGISTRY. (RIGHT-OF-WAY AS SHOWN HEREON)

11. EASEMENT TO COLONIAL PIPELINE COMPANY, A DELAWARE CORPORATION RECORDED IN BOOK 4017, PAGE 441, MECKLENBURG COUNTY REGISTRY. (DOES NOT AFFECT SUBJECT PROPERTY)

12 EASEMENT TO MARY E. ALEXANDER AND IRIS J. ALEXANDER RECORDED IN BOOK 4102, PAGE 508, MECKLENBURG COUNTY REGISTRY. (AS SHOWN HEREON)

13 EASEMENT TO DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 12640, PAGE 790, MECKLENBURG COUNTY REGISTRY. (RIGHT-OF-WAY AS SHOWN HEREON)

14 EASEMENT TO DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 13632, PAGE 821, MECKLENBURG COUNTY REGISTRY. (RIGHT-OF-WAY AS SHOWN HEREON)

15 EASEMENT TO DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 13697, PAGE 644, MECKLENBURG COUNTY REGISTRY. (RIGHT-OF-WAY AS SHOWN HEREON)

16 EASEMENTS AND ANY OTHER FACTS AS SHOWN ON PLAT RECORDED IN BOOK 37, PAGE 861, MECKLENBURG COUNTY REGISTRY. (AS SHOWN HEREON)

17. EASEMENT TO CITY OF CHARLOTTE, A MUNICIPAL CORPORATION RECORDED IN BOOK 3642, PAGE 676, MECKLENBURG COUNTY REGISTRY. (DOES NOT AFFECT SUBJECT PROPERTY)

18. EASEMENT(S) SET FORTH IN INSTRUMENT RECORDED IN BOOK 7772, PAGE 505, MECKLENBURG COUNTY REGISTRY. (RIGHT-OF-WAY AS SHOWN HEREON)

19. EASEMENT(S) SET FORTH IN INSTRUMENT RECORDED IN BOOK 7845, PAGE 67, MECKLENBURG COUNTY REGISTRY. (RIGHT-OF-WAY AS SHOWN HEREON)

FIRST AMERICAN TITLE INSURANCE COMPANY

11308 HAMBRIGHT ROAD, HUNTERSVILLE, NC 28078
FILE NO: NCS-1025015-5-INDY
EFFECTIVE DATE: AUGUST 17, 2020, AT 8:00AM

SCHEDULE B - II (EXCEPTIONS)

3. RIGHT OF WAY AGREEMENT TO CITY OF CHARLOTTE, A MUNICIPAL CORPORATION RECORDED IN BOOK 3642, PAGE 676, MECKLENBURG COUNTY REGISTRY. (DOES NOT AFFECT SUBJECT PROPERTY)

4 RIGHT OF WAY EASEMENT TO COLONIAL PIPELINE COMPANY, A DELAWARE CORPORATION RECORDED IN BOOK 4017, PAGE 441, MECKLENBURG COUNTY REGISTRY. (AS SHOWN HEREON)

5. EASEMENT TO MARY E. ALEXANDER AND IRIS J. ALEXANDER RECORDED IN BOOK 4102, PAGE 508, MECKLENBURG COUNTY REGISTRY. (DOES NOT AFFECT SUBJECT PROPERTY)

6. DEED – RIGHT OF WAY IN FAVOR OF THE STATE HIGHWAY COMMISSION RECORDED IN BOOK 3469, PAGE 19, MECKLENBURG COUNTY, REGISTRY. (AREA DESCRIBED IS CURRENTLY PART OF THE EXISTING PARCEL. CONTROLLED ACCESS LIMITS ARE AS SHOWN HEREON.)

7. NOTICE OF ADOPTION OF ROADWAY CORRIDOR OFFICIAL MAP RECORDED IN BOOK 7772, PAGE 505, MECKLENBURG COUNTY, REGISTRY. (RIGHT-OF-WAY AS SHOWN HEREON)

8. NOTICE OF ADOPTION OF ROADWAY CORRIDOR OFFICIAL MAP RECORDED IN BOOK 7845, PAGE 67, MECKLENBURG COUNTY, REGISTRY. (RIGHT-OF-WAY AS SHOWN HEREON)

9 TERMS, CONDITIONS, EASEMENT(S) SET FORTH IN DEED RECORDED IN BOOK 5819, PAGE 733, MECKLENBURG COUNTY REGISTRY. (INCLUDING, BUT NOT LIMITED TO, EASEMENT(S) JOHN MCNITT ALEXANDER BY INSTRUMENT (UNRECORDED) DATED SEPTEMBER 9, 1986, REFERENCED HEREIN) (AS SHOWN HEREON)

FIRST AMERICAN TITLE INSURANCE COMPANY

11311 ALEXANDRIANA ROAD, HUNTERSVILLE, NC 28078
FILE NO: NCS-1025015-5-INDY
EFFECTIVE DATE: AUGUST 25, 2020 AT 8:00AM

SCHEDULE B - II (EXCEPTIONS)

3. RIGHT OF WAY AGREEMENT TO STATE HIGHWAY AND PUBLIC WORKS COMMISSION RECORDED IN BOOK 1763, PAGE 429, MECKLENBURG COUNTY REGISTRY. (NO LONGER AFFECTS SUBJECT PROPERTY BASED ON NEW HIGHWAY PLANS)

4. RIGHT OF WAY EASEMENT OPTION TO COLONIAL PIPELINE COMPANY, A DELAWARE CORPORATION RECORDED IN BOOK 2360, PAGE 483, MECKLENBURG COUNTY REGISTRY. (BLANKET EASEMENT)

5. RIGHT OF WAY EASEMENT OPTION TO COLONIAL PIPELINE COMPANY, A DELAWARE CORPORATION RECORDED IN BOOK 2376, PAGE 245, MECKLENBURG COUNTY REGISTRY. (BLANKET EASEMENT)

6. RIGHT OF WAY EASEMENT OPTION TO COLONIAL PIPELINE COMPANY, A DELAWARE CORPORATION RECORDED IN BOOK 2376, PAGE 247, MECKLENBURG COUNTY REGISTRY. (THE 50 FT EASEMENT LOCATION CANNOT BE DETERMINED BASED ON DESCRIPTION.)

7. GENERAL PERMIT TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY RECORDED IN BOOK 3107, PAGE 48, MECKLENBURG COUNTY REGISTRY. (GENERAL LOCATION CANNOT BE DETERMINED)

8. DEED OF EASEMENT TO STATE HIGHWAY COMMISSION RECORDED IN BOOK 3456, PAGE 118, MECKLENBURG COUNTY REGISTRY. (NO LONGER AFFECTS SUBJECT PROPERTY BASED ON NEW HIGHWAY PLANS)

9. DEED OF EASEMENT TO STATE HIGHWAY COMMISSION RECORDED IN BOOK 3456, PAGE 122, MECKLENBURG COUNTY REGISTRY. (NO LONGER AFFECTS SUBJECT PROPERTY BASED ON NEW HIGHWAY PLANS)

10 DEED OF EASEMENT TO STATE HIGHWAY COMMISSION RECORDED IN BOOK 3456, PAGE 155, MECKLENBURG COUNTY REGISTRY. (RIGHT-OF-WAY IS AS SHOWN HEREON)

11. RIGHT OF WAY EASEMENT TO COLONIAL PIPELINE COMPANY, A DELAWARE CORPORATION RECORDED IN BOOK 4017, PAGE 441, MECKLENBURG COUNTY REGISTRY. (DOES NOT AFFECT SUBJECT PROPERTY)

12 EASEMENT TO MARY E. ALEXANDER AND IRIS J. ALEXANDER RECORDED IN BOOK 4102, PAGE 508, MECKLENBURG COUNTY REGISTRY. (AS SHOWN HEREON)

13 DEED TO DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 13632, PAGE 821, MECKLENBURG COUNTY REGISTRY. (RIGHT-OF-WAY AS SHOWN HEREON)

14 FEE SIMPLE DEED TO DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 13697, PAGE 644, MECKLENBURG COUNTY REGISTRY. (RIGHT-OF-WAY AS SHOWN HEREON)

15 NORTH CAROLINA GENERAL WARRANTY DEED TO DONOVAN MCGRADY III AND WIFE, AND CARRIE W. MCGRADY RECORDED IN BOOK 14239, PAGE 588, MECKLENBURG COUNTY REGISTRY. (ACCESS EASEMENT SHOWN HEREON)

16. EASEMENT AGREEMENT TO CITY OF CHARLOTTE, A MUNICIPAL CORPORATION RECORDED IN BOOK 3642, PAGE 676, MECKLENBURG COUNTY REGISTRY. (DOES NOT AFFECT SUBJECT PROPERTY)

17. NOTICE OF ADOPTION OF ROADWAY CORRIDOR OFFICIAL MAP TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 7772, PAGE 505, MECKLENBURG COUNTY REGISTRY. (RIGHT-OF-WAY AS SHOWN HEREON)

18. NOTICE OF ADOPTION OF ROADWAY CORRIDOR OFFICIAL MAP TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 7845, PAGE 67, MECKLENBURG COUNTY REGISTRY. (RIGHT-OF-WAY AS SHOWN HEREON)

19 EASEMENTS AND ANY OTHER FACTS AS SHOWN ON PLAT RECORDED IN MAP BOOK 37, PAGE 861, MECKLENBURG COUNTY REGISTRY. (AS SHOWN HEREON)

FIRST AMERICAN TITLE INSURANCE COMPANY

11259 HAMBRIGHT ROAD, HUNTERSVILLE, NC 28078
FILE NO: NCS-1025015-5-INDY
EFFECTIVE DATE: AUGUST 18, 2020 AT 8:00AM

SCHEDULE B - II (EXCEPTIONS)

3. RIGHT OF WAY EASEMENT OPTION TO COLONIAL PIPELINE COMPANY, A DELAWARE CORPORATION, ITS SUCCESSORS AND ASSIGNS RECORDED IN BOOK 2360, PAGE 483, MECKLENBURG COUNTY REGISTRY. AS TO FEE AND APPURTENANT EASEMENT (BLANKET EASEMENT)

4. RIGHT OF WAY EASEMENT TO COLONIAL PIPELINE COMPANY, A DELAWARE CORPORATION, ITS SUCCESSORS AND ASSIGNS RECORDED IN BOOK 4017, PAGE 441, MECKLENBURG COUNTY REGISTRY. AS TO APPURTENANT EASEMENT (DOES NOT AFFECT SUBJECT PROPERTY)

5. EASEMENT AGREEMENT TO CITY OF CHARLOTTE, A MUNICIPAL CORPORATION RECORDED IN BOOK 3642, PAGE 676, MECKLENBURG COUNTY REGISTRY. AS TO APPURTENANT EASEMENT (DOES NOT AFFECT SUBJECT PROPERTY)

A THE COMPANY DOES NOT INSURE DIRECT ACCESS TO A PUBLIC RIGHT OF WAY TO AND FROM THIS LAND, BUT OTHER PRIVATE EASEMENT RECORDED IN BOOK 5921, PAGE 60, MECKLENBURG COUNTY REGISTRY. (AS SHOWN HEREON)

FIRST AMERICAN TITLE INSURANCE COMPANY

11323 ALEXANDRIANA ROAD, HUNTERSVILLE, NC 28078
FILE NO: NCS-1025015-5-INDY
EFFECTIVE DATE: AUGUST 17, 2020 AT 8:00AM

SCHEDULE B - II (EXCEPTIONS)

A DEED OF EASEMENT TO STATE HIGHWAY COMMISSION, AN AGENCY OF THE STATE OF NORTH CAROLINA, ITS SUCCESSORS AND ASSIGNS RECORDED IN BOOK 3399, PAGE 21, MECKLENBURG COUNTY REGISTRY. (RIGHT-OF-WAY IS AS SHOWN HEREON) (CONTROLLED ACCESS LIMITS ARE AS SHOWN HEREON.)

4. EASEMENT AGREEMENT TO CITY OF CHARLOTTE, A MUNICIPAL CORPORATION RECORDED IN BOOK 3566, PAGE 321, MECKLENBURG COUNTY REGISTRY. (DOES NOT AFFECT SUBJECT PROPERTY)

B EASEMENT TO MARY E. ALEXANDER AND TO THE SAID IRIS J. ALEXANDER RECORDED IN BOOK 4102,PAGE 508, MECKLENBURG COUNTY REGISTRY. (AS SHOWN HEREON)

6. NOTICE OF ADOPTION OF ROADWAY CORRIDOR OFFICIAL MAP RECORDED IN BOOK 7772, PAGE 505, MECKLENBURG COUNTY REGISTRY. (RIGHT-OF-WAY AS SHOWN HEREON)

7. NOTICE OF ADOPTION OF ROADWAY CORRIDOR OFFICIAL MAP RECORDED IN BOOK 7845, PAGE 67, MECKLENBURG COUNTY REGISTRY. (RIGHT-OF-WAY AS SHOWN HEREON)

C DEED - RIGHT OF WAY RECORDED IN BOOK 12902, PAGE 457, MECKLENBURG COUNTY REGISTRY. (RIGHT-OF-WAY IS AS SHOWN HEREON)

FIRST AMERICAN TITLE INSURANCE COMPANY

NORTHWEST QUADRANT OF I-77 AND ALEXANDRIANA ROAD, HUNTERSVILLE, NC 28078
FILE NO: NCS-1025015-5-INDY
EFFECTIVE DATE: AUGUST 18, 2020 AT 8:00AM

SCHEDULE B - II (EXCEPTIONS)

5. RIGHT OF WAY EASEMENT OPTION TO COLONIAL PIPELINE COMPANY RECORDED IN BOOK 2360, PAGE 483, MECKLENBURG COUNTY REGISTRY. (BLANKET EASEMENT)

D RIGHTS OF WAY TO COLONIAL PIPELINE COMPANY, A DELAWARE CORPORATION RECORDED IN BOOK 4017, PAGE 441, MECKLENBURG COUNTY REGISTRY. (AS SHOWN HEREON)

5. EASEMENT TO SOUTHERN BELL TELEPHONE & TELEGRAPH COMPANY RECORDED IN BOOK 3017, PAGE 48, MECKLENBURG COUNTY REGISTRY. (GENERAL LOCATION CANNOT BE DETERMINED)

E SANITARY SEWER EASEMENT AGREEMENT TO CITY OF CHARLOTTE RECORDED IN BOOK 3642, PAGE 676, MECKLENBURG COUNTY REGISTRY (AS SHOWN HEREON)

F EASEMENTS AND ANY OTHER FACTS AS SHOWN ON PLAT RECORDED IN MAP BOOK 37, PAGE 861, MECKLENBURG COUNTY REGISTRY (AS SHOWN HEREON)

G ACCESS EASEMENT TO MARY E. ALEXANDER AND IRIS J. ALEXANDER RECORDED IN BOOK 4102, PAGE 508, MECKLENBURG COUNTY REGISTRY. (AS SHOWN HEREON)

9. NOTICE OF ADOPTION OF ROADWAY CORRIDOR OFFICIAL MAP BY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 7772, PAGE 505, RE-RECORDED IN BOOK 7845, PAGE 67, MECKLENBURG COUNTY REGISTRY. (RIGHT-OF-WAY AS SHOWN HEREON)

FIRST AMERICAN TITLE INSURANCE COMPANY

11261 ALEXANDRIANA ROAD, HUNTERSVILLE, NC 28078
FILE NO: NCS-1025015-4-INDY
EFFECTIVE DATE: AUGUST 18, 2020 AT 8:00AM

SCHEDULE B - II (EXCEPTIONS)

3. NOTICE OF ROADWAY CORRIDOR RECORDED IN BOOK 7845, PAGE 67; AND (A CORRECTION OF BOOK 7772, PAGE 505). MECKLENBURG COUNTY REGISTRY. (RIGHT-OF-WAY AS SHOWN HEREON)

H MEMORANDUM OF ACTION RECORDED IN BOOK 16969, PAGE 668; AND AS AFFECTED BY CONSENT JUDGMENT IN BOOK 21417, PAGE 375, MECKLENBURG COUNTY REGISTRY. (RIGHT-OF-WAY AS SHOWN HEREON)

FIRST AMERICAN TITLE INSURANCE COMPANY

11317 ALEXANDRIANA ROAD, HUNTERSVILLE, NC 28078
FILE NO: NCS-1025015-4-INDY
EFFECTIVE DATE: AUGUST 25, 2020 AT 8:00AM

SCHEDULE B - II (EXCEPTIONS)

A TERMS AND CONDITIONS OF ACCESS EASEMENT AGREEMENT BY AND BETWEEN GEORGE W. ALEXANDER AND WIFE, ANNIE M. ALEXANDER AND MARY E. ALEXANDER AND IRIS J. ALEXANDER, RECORDED IN BOOK 4102, PAGE 508, MECKLENBURG COUNTY REGISTRY. (AS SHOWN HEREON)

4. POWER OF ATTORNEY FROM GEORGE LEE ALEXANDER TO JOHN MCNITT ALEXANDER, SR. RECORDED IN BOOK 7716, PAGE 616, MECKLENBURG COUNTY REGISTRY. (NOT A SURVEY MATTER)

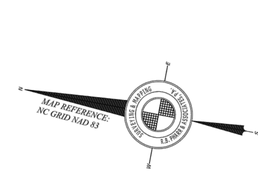
5. POWER OF ATTORNEY FROM MARY E. ALEXANDER TO CYNTHIA A. WISCH RECORDED IN BOOK 6919, PAGE 185, MECKLENBURG COUNTY REGISTRY. (NOT A SURVEY MATTER)

6. POWER OF ATTORNEY FROM IRIS J. ALEXANDER TO JOE M. ALEXANDER RECORDED IN BOOK 7019, PAGE 57, MECKLENBURG COUNTY REGISTRY. (NOT A SURVEY MATTER)

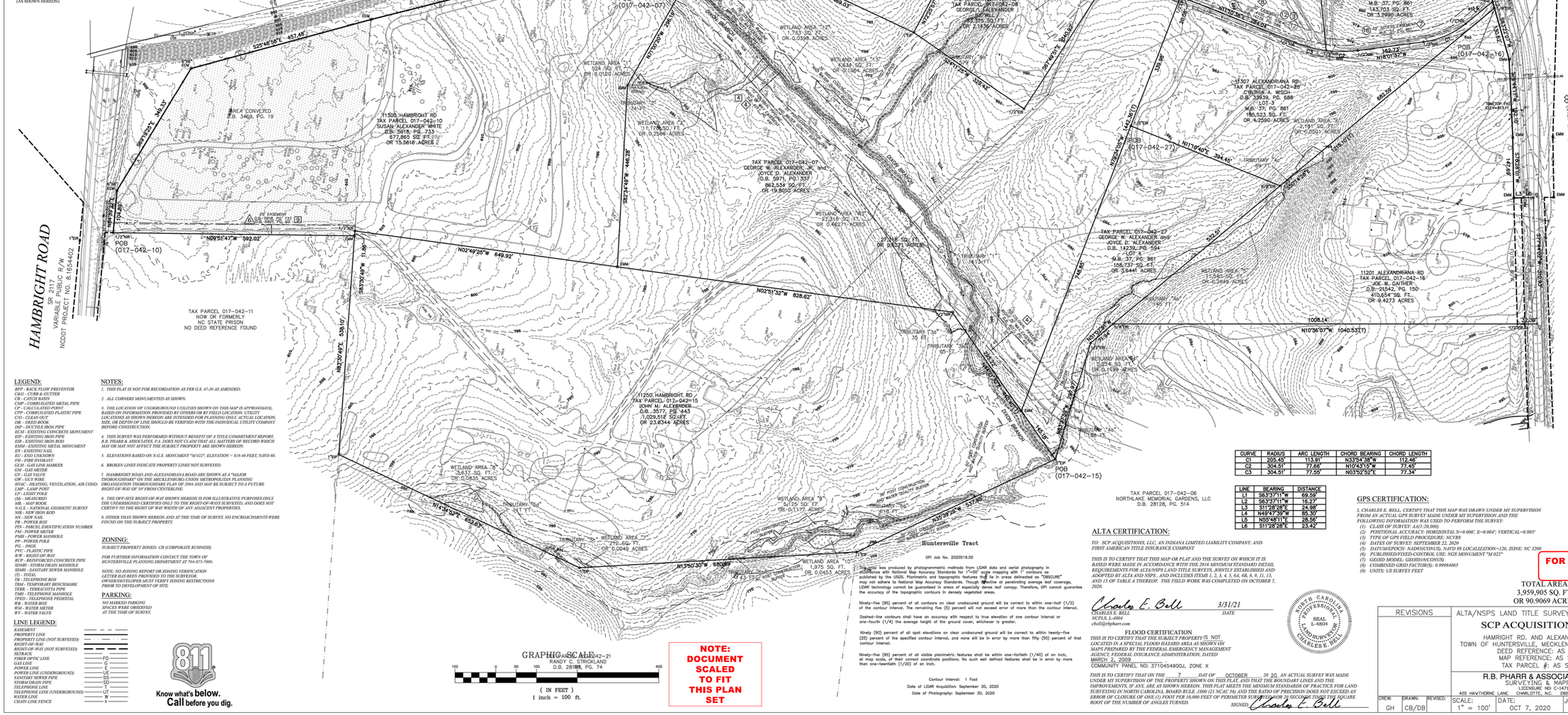
7. NOTICE OF ADOPTION OF ROADWAY CORRIDOR OFFICIAL MAP BY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 7772, PAGE 505; AND RE-RECORDED IN BOOK 7845, PAGE 67, MECKLENBURG COUNTY REGISTRY. (RIGHT-OF-WAY AS SHOWN HEREON)

POSSIBLE ENCROACHMENT TABLE:

#1 RIGHT-OF-WAY FENCE LOCATED A MAXIMUM OF 43' ONTO PARCEL 017-042-20 (11313 ALEXANDRIANA RD.)



VICINITY MAP
NOT TO SCALE


INTERSTATE 77
VARIABLE PUBLIC R/W
NCDOT PROJECT NO. 8.1654402
NCDOT PROJECT NO. 8.1658078
(D.B. 3456, PG. 155)
(D.B. 13632, PG. 821)
(D.B. 13697, PG. 644)
(D.B. 1280, PG. 790)
(D.B. 3399, PG. 22)
(D.B. 12992, PG. 457)
ALEXANDRIANA ROAD
SR 2116
VARIABLE PUBLIC R/W
NCDOT PROJECT NO. 8.1654402
(D.B. 2147, PG. 375)
HAMBRIGHT ROAD
SR 2117
VARIABLE PUBLIC R/W
NCDOT PROJECT NO. 8.1654402
11315 ALEXANDRIANA RD
TAX PARCEL 017-042-28
CYNTHIA A. WISCH
D.B. 33939, PG. 688
LOT 5
M.B. 37, PG. 861
106,346 SQ. FT.
OR 2.4414 ACRES
11311 ALEXANDRIANA RD
TAX PARCEL: 017-042-20
DONOVAN MCGRADY III and
CARRIE W. McGRADY
D.B. 14239, PG. 588
LOT 1
M.B. 37, PG. 861
108,475 SQ. FT.
OR 2.4902 ACRES
11313 ALEXANDRIANA RD
TAX PARCEL: 017-042-25
CYNTHIA A. WISCH
D.B. 33939, PG. 688
LOT 2
M.B. 37, PG. 861
143,703 SQ. FT.
OR 3.2990 ACRES
11307 ALEXANDRIANA RD
TAX PARCEL 017-042-27
CYNTHIA A. WISCH
D.B. 33939, PG. 688
LOT 3
M.B. 37, PG. 861
185,523 SQ. FT.
OR 4.2590 ACRES
11201 ALEXANDRIANA RD
TAX PARCEL 017-042-16
JOE. M. GAITHER
D.B. 21542, PG. 150
410,654 SQ. FT.
OR 9.4273 ACRES
11323 ALEXANDRIANA RD
TAX PARCEL 017-042-08
PATRICIA A. MENGES
D.B. 8587, PG. 45
183,953 SQ. FT.
OR 4.2253 ACRES
11317 ALEXANDRIANA RD
TAX PARCEL 017-042-08
GEORGE J. ALEXANDER
LIFE ESTATE
183,953 SQ. FT.
OR 7.1435 ACRES
11308 HAMBRIGHT RD
TAX PARCEL 017-042-10
SUSAN ALEXANDER WHITE
D.B. 5918, PG. 733
677,860 SQ. FT.
OR 15.5616 ACRES ±
AREA CONVEYED
D.B. 3469, PG. 19
TAX PARCEL 017-042-07
GEORGE W. ALEXANDER, JR. and
JOYCE D. ALEXANDER
D.B. 5971, PG. 337
862,556 SQ. FT.
OR 19.8010 ACRES
TAX PARCEL 017-042-11
NOW OR FORMERLY
NC STATE PRISON
NO DEED REFERENCE FOUND
11250 HAMBRIGHT RD
TAX PARCEL 017-042-15
JOHN M. ALEXANDER
D.B. 3577, PG. 443
1,029,512 SQ. FT.
OR 23.6344 ACRES
TAX PARCEL 017-042-06
NORTHLAKE MEMORIAL GARDENS, LLC
D.B. 28128, PG. 514
POB (017-042-01)
POB (017-042-02)
POB (017-042-03)
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POB (017-042-15)
POB (017-042-16)
POB (017-042-20)
POB (017-042-25)
POB (017-042-27)
POB (017-042-28)
WETLAND AREA "A" 1,733 SQ. FT. OR 0.0398 ACRES
WETLAND AREA "B" 4,636 SQ. FT. OR 0.1064 ACRES
WETLAND AREA "C" 27,318 SQ. FT. OR 0.6271 ACRES
WETLAND AREA "D" 1,124 SQ. FT. OR 0.0258 ACRES
WETLAND AREA "E" 1,975 SQ. FT. OR 0.0453 ACRES
WETLAND AREA "F" 5,654 SQ. FT. OR 0.1298 ACRES
WETLAND AREA "G" 15,540 SQ. FT. OR 0.3568 ACRES
WETLAND AREA "H" 5,224 SQ. FT. OR 0.1199 ACRES
WETLAND AREA "I" 5,150 SQ. FT. OR 0.1182 ACRES
WETLAND AREA "J" 1,150 SQ. FT. OR 0.0264 ACRES
WETLAND AREA "K" 1,113 SQ. FT. OR 0.0255 ACRES
WETLAND AREA "L" 5,233 SQ. FT. OR 0.1201 ACRES
TRIBUTARY "A" 99 FT
TRIBUTARY "B" 279 FT
TRIBUTARY "C" 227 FT
TRIBUTARY "D" 35 FT
TRIBUTARY "E" 65 FT
TRIBUTARY "F" 189 FT
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TRIBUTARY "IH" 59 FT
TRIBUTARY "II" 59 FT

Plotted By:Watts, Austin Sheet Set:BELTWAY 77 - CR Layout:C201 EXISTING CONDITIONS June 25, 2021 12:57:59pm C:\Users\austin.watts\VKH\DCI CHARLOTTE - DOC LAND DEVELOPMENT\02 - DWG\PlanSheets\01 CONDITIONAL REZONING\C200 EXISTING CONDITIONS.dwg

PLOTTED: 1/4/2021
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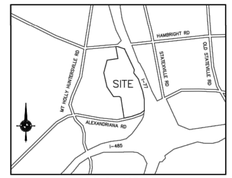


VICINITY MAP
NOT TO SCALE

AS-SURVEYED PROPERTY DESCRIPTIONS

Alexandriana Rd.
Parcel 017-042-07

Being that certain parcel of land lying and being in the Town of Huntersville, Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING at a 1/2" new iron rod located on the western margin of the right-of-way of Interstate 77 (a variable width, controlled access public right-of-way, said point also located at the southeast corner of the Susan Alexander White Property as described in Deed Book 5918, Page 733; thence with the margin of Interstate 77 South 39°08'30" East a distance of 149.45 feet to an existing concrete monument located at the northern corner of the Patricia A. Monges Property as described in Deed Book 8567, Page 40; thence with the aforesaid Monges Property South 14°34'00" West a distance of 460.03 feet to a 1" existing iron pipe located at the northwest corner of the George L. Alexander Property now or formerly; thence with the aforesaid Alexander Property the following two (2) courses and distances: 1) South 24°11'25" West a distance of 329.43 feet to a 1/2" existing iron rod; 2) South 11°09'54" West a distance of 107.79 feet to a 1/2" existing iron rod located at the northeast corner of Lot 3 as described in Map Book 37, Page 861; thence with the aforesaid Lot 3 North 79°34'05" West a distance of 339.98 feet to a 1/2" existing iron rod located at the northeast corner of Lot 4 as described in Map Book 37, Page 861; thence with the aforesaid Lot 4 North 79°34'05" West a distance of 748.85 feet to an existing metal monument located at a southeast corner of the John M. Alexander Property as described in Deed Book 3577, Page 443; thence with the aforesaid Alexander Property the following two (2) courses and distances: 1) North 44°21'30" East a distance of 295.22 feet to a 1/2" new iron rod; 2) North 02°51'32" West a distance of 928.62 feet to an existing metal monument located at the southwest corner of the aforesaid Susan Alexander White Property; thence with the aforesaid White Property the following two (2) courses and distances: 1) North 82°34'49" East a distance of 448.28 feet to an existing metal monument; 2) South 7°00'20" East a distance of 296.19 feet to the point and place of beginning, having an area of 862,533 square feet (19.8010 acres), as shown on a survey by R.B. Pharr & Associates, P.A. dated October 7, 2020. Job No. 92044.

11317 Alexandriana Rd.
Parcel 017-042-08

Being that certain parcel of land lying and being in the Town of Huntersville, Mecklenburg County, North Carolina and being more particularly described as follows:

BEGINNING at an existing iron pipe located at the northwest corner of Lot 5 as described in Map Book 37, Page 861; thence with the aforesaid Lot 5 South 09°05'39" West a distance of 116.67 feet to a 5/8" existing iron rod located at an eastern corner of the George W. and Joyce D. Alexander Property as described in Deed Book 5971, Page 337; thence with the aforesaid Alexander Property the following two (2) courses and distances: 1) North 67°49'51" West a distance of 340.92 feet to a 1/2" existing iron rod; 2) North 24°11'25" East a distance of 329.43 feet to a 1" existing iron pipe located at a western corner of the Patricia A. Monges Property as described in Deed Book 8567, Page 40; thence with the aforesaid Monges Property the following two (2) courses and distances: 1) South 72°25'37" East a distance of 192.80 feet to a 1" existing iron pipe; 2) South 03°09'03" East a distance of 262.07 feet to the point and place of beginning, having an area of 93,373 square feet (2.1436 acres), as shown on a survey by R.B. Pharr & Associates, P.A. dated October 7, 2020. Job No. 92044.

11323 Alexandriana Rd.
Parcel 017-042-09

Being that certain parcel of land lying and being in the Town of Huntersville, Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING at an existing concrete monument located on the western margin of the right-of-way of Interstate 77 (a variable width, controlled access public right-of-way), said point also being located at a northeast corner of the George W. and Joyce D. Alexander Property as described in Deed Book 5971, Page 337; thence with the margin of Interstate 77 the following three (3) courses and distances: 1) South 42°17'54" East a distance of 217.61 feet to an existing concrete monument; 2) South 22°47'03" East a distance of 302.40 feet to an existing metal monument; 3) South 16°31'30" East a distance of 351.84 feet to a 1/2" new iron rod located at the northeast corner of Lot 5 as described in Map Book 37, Page 861; thence with the aforesaid Lot 1 North 89°39'28" West a distance of 283.42 feet to an existing iron pipe located at an eastern corner of the George L. Alexander Property now or formerly; thence with the aforesaid Alexander Property the following two (2) courses and distances: 1) North 03°09'03" West a distance of 262.07 feet to a 1" existing iron pipe; 2) North 72°25'37" West a distance of 192.80 feet to a 1" existing iron pipe located at an eastern corner of the aforesaid George W. and Joyce D. Alexander Property; thence with the aforesaid Alexander Property North 14°34'00" East a distance of 460.03 feet to the point and place of beginning, having an area of 183,183 square feet (4.2053 acres), as shown on a survey by R.B. Pharr & Associates, P.A. dated October 7, 2020 Job No. 92044.

11300 Hambright Rd.
Parcel 017-042-10

Being that certain parcel of land lying and being in the Town of Huntersville, Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING at a 1/2" new iron rod located on the southern margin of the right-of-way of Hambright Road (a variable width public right-of-way), said point also located on an eastern line of the NC State Prison Property now or formerly; thence with the margin of Hambright Road North 84°39'22" East a distance of 104.89 feet to an existing concrete monument located at the intersection of the southern margin of the right-of-way of Hambright Road and the western margin of the right-of-way of Interstate 77 (a variable width, controlled access public right-of-way); thence with the margin of Interstate 77 the following four (4) courses and distances: 1) South 69°19'25" East a distance of 349.33 feet to an existing concrete monument; 2) South 25°48'58" East a distance of 457.48 feet to an existing concrete monument; 3) South 24°41'29" East a distance of 657.84 feet to an existing metal monument; 4) South 14°19'26" West a distance of 151.44 feet to a 1/2" new iron rod located at a northeast corner of the George W. and Joyce D. Alexander Property as described in Deed Book 5971, Page 337; thence with the aforesaid Alexander Property the following two (2) courses and distances: 1) North 71°00'26" West a distance of 296.19 feet to an existing metal monument; 2) South 82°34'49" West a distance of 448.28 feet to an existing metal monument located on the eastern line of the John M. Alexander Property as described in Deed Book 3577, Page 443; thence with the aforesaid Alexander Property the following two (2) courses and distances: 1) North 02°49'25" West a distance of 649.92 feet to a 1/2" new iron rod; 2) South 83°30'49" West a distance of 11.86 feet to an existing metal monument located at the southeast corner of the aforesaid NC State Prison Property; thence with the aforesaid NC State Prison Property North 09°51'47" West a distance of 592.02 feet to the point and place of beginning, having an area of 677,865 square feet (15.5616 acres), as shown on a survey by R.B. Pharr & Associates, P.A. dated October 7, 2020. Job No. 92044.

11250 Hambright Rd.
Parcel 017-042-15

Being that certain parcel of land lying and being in the Town of Huntersville, Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING at a the western most corner of Lot 4 as described in Map Book 37, Page 861, said point also located at an eastern corner of the Northlake Memorial Gardens, LLC Property as described in Deed Book 28128, Page 514; thence with the aforesaid Northlake Memorial Gardens, LLC Property North 35°39'25" West a distance of 537.40 feet to a 1" existing iron pipe located at the southeast corner of the Rondo C. Strickland Property as described in Deed Book 28193, Page 74; thence with the aforesaid Strickland Property the following two (2) courses and distances: 1) North 13°59'30" West a distance of 680.99 feet to a 1" existing iron pipe; 2) North 14°34'52" East a distance of 652.63 feet to a 1" existing iron pipe located on a southern line of the NC State Prison Property now or formerly; thence with the aforesaid NC State Prison Property North 83°30'49" East a distance of 538.10 feet to an existing metal monument located at a western corner of the Susan Alexander White Property as described in Deed Book 5918, Page 733; thence with the aforesaid White Property the following two (2) courses and distances: 1) North 83°30'49" East a distance of 11.86 feet to a 1/2" new iron rod; 2) South 02°49'25" East a distance of 649.92 feet to an existing metal monument located at the northwest corner of the George W. and Joyce D. Alexander Property as described in Deed Book 5971, Page 337; thence with the aforesaid Alexander Property the following two (2) courses and distances: 1) South 82°51'32" East a distance of 928.62 feet to a 1/2" new iron rod; 2) South 44°21'30" West a distance of 295.22 feet to an existing metal monument located at the northwest corner of the aforesaid Lot 4; thence with the aforesaid Lot 4 South 44°21'30" West a distance of 145.18 feet to the point and place of beginning, having an area of 1,8295.11 square feet (23.5343 acres), as shown on a survey by R.B. Pharr & Associates, P.A. dated October 7, 2020. Job No. 92044.

11201 Alexandriana Rd.
Parcel 017-042-16

Being that certain parcel of land lying and being in the Town of Huntersville, Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING at a 5/8" existing iron rod located on the northern margin of the right-of-way of Alexandriana Road (a variable width public right-of-way); thence with the margin of Alexandriana Road the following three (3) courses and distances: 1) South 63°22'07" West a distance of 130.62 feet to an existing metal monument; 2) South 76°47'17" West a distance of 192.10 feet to an existing metal monument; 3) South 78°28'01" West a distance of 147.69 feet to an existing metal monument; thence South 11°28'28" East a distance of 24.98 feet to an existing metal monument; thence South 11°28'28" East a distance of 23.42 feet to a calculated point in the centerline of Alexandriana Road; thence with the centerline of Alexandriana Road South 77°44'02" West a distance of 310.93 feet to a calculated point located on an eastern line of the Northlake Memorial Gardens, LLC Property as described in Deed Book 28128, Page 514; thence with the aforesaid Northlake Memorial Gardens, LLC Property North 10°36'07" West crossing a 1/2" existing iron rod at a distance of 32.39 feet for a total distance of 1040.53 feet to a 5/8" existing iron rod located on a southern line of Lot 4 as described in Map Book 37, Page 861; thence with the aforesaid Lot 4 South 50°14'28" East a distance of 532.51 feet to a 5/8" existing iron rod located at the southwest corner of Lot 3 as described in Map Book 37, Page 861; thence with the aforesaid Lot 3 South 50°14'28" East a distance of 682.59 feet to the point and place of beginning, having an area of 410,654 square feet (9.4273 acres), as shown on a survey by R.B. Pharr & Associates, P.A. dated October 7, 2020. Job No. 92044.

11313 Alexandriana Rd.
Parcel 017-042-20

Being that certain parcel of land lying and being in the Town of Huntersville, Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING at a 5/8" existing iron rod located on the western margin of the right-of-way of Interstate 77 (a variable width controlled access public right-of-way), said point also being located at the southeast corner of Lot 1 as described in Map Book 37, Page 861; thence with the margin of Interstate 77 the following two (2) courses and distances: 1) South 01°18'18" East a distance of 117.25 feet to an existing metal monument; 2) South 02°16'20" West a distance of 240.79 feet to a 1/2" new iron rod located at the intersection of the western margin of Interstate 77 and the northern margin of the right-of-way of Alexandriana Road (a variable width controlled access public right-of-way); thence with the margin of Alexandriana Road the following two (2) courses and distances: 1) South 53°56'21" West a distance of 190.87 feet to an existing metal monument; 2) South 63°57'11" West a distance of 69.59 feet to a 1/2" new iron rod located at the southeast corner of Lot 3 as described in Map Book 37, Page 861; thence with the aforesaid Lot 3 the following four (4) courses and distances: 1) North 49°47'39" West a distance of 85.30 feet to a 1/2" new iron rod; 2) along the arc of a curve to the right, having a radius of 205.45 feet, an arc length of 113.91 feet, having a chord of North 33°54'38" West 112.46 feet to a 1/2" new iron rod; 3) North 18°01'37" West a distance of 162.73 feet to a 1/2" new iron rod; 4) along the arc of a curve to the right, having a radius of 304.51 feet, an arc length of 77.66 feet, having a chord of North 10°43'03" West 77.45 feet to a 1/2" new iron rod located at the southwest corner of the aforesaid Lot 1; thence with the aforesaid Lot 1 North 73°49'45" East a distance of 433.65 feet to the point and place of beginning, having an area of 143,703 square feet (3.2990 acres), as shown on a survey by R.B. Pharr & Associates, P.A. dated October 7, 2020. Job No. 92044.

11307 Alexandriana Rd.
Parcel 017-042-25

Being that certain parcel of land lying and being in the Town of Huntersville, Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING at a 1/2" new iron rod located on the northern margin of the right-of-way of Alexandriana Road (a variable width public right-of-way), said point also being located at the southwest corner of Lot 2 as described in Map Book 37, Page 861; thence with the margin of Alexandriana Road South 63°57'11" West a distance of 14.27 feet to a 5/8" existing iron rod located at a southeast corner of the Joe W. Gaither Property as described in Deed Book 21542, Page 150; thence with the aforesaid Gaither Property North 50°14'28" West a distance of 682.59 feet to a 5/8" existing iron rod located at the southeast corner of Lot 4 as described in Map Book 37, Page 861; thence with the aforesaid Lot 4 North 11°19'40" East a distance of 394.45 feet to a 1/2" existing iron rod located on the southern line of the George W. and Joyce D. Alexander Property as described in Deed Book 5971, Page 337; thence with the aforesaid Alexander Property South 79°34'05" East a distance of 339.98 feet to a 1/2" existing iron rod located at the southwest corner of Lot 5 as described in Map Book 37, Page 861; thence with the aforesaid Lot 5 South 79°34'05" East a distance of 20.08 feet to a 1/2" new iron rod located at the northwest corner of Lot 1 as described in Map Book 37, Page 861; thence with the aforesaid Lots 1 & 2 the following seven (7) courses and distances: 1) South 35°48'11" West a distance of 28.56 feet to a 1/2" new iron rod; 2) South 11°19'38" West a distance of 284.04 feet to a 1/2" new iron rod; 3) along the arc of a curve to the left, having a radius of 304.51 feet, an arc length of 77.55 feet, having a chord of South 03°52'41" West 77.34 feet to a 1/2" new iron rod; 4) along the arc of a curve to the left, having a radius of 304.51 feet, an arc length of 77.66 feet, having a chord of South 10°43'03" East 77.45 feet to a 1/2" new iron rod; 5) South 18°01'37" East a distance of 162.73 feet to a 1/2" new iron rod; 6) along the arc of a curve to the left, having a radius of 205.45 feet, an arc length of 113.91 feet, having a chord of South 33°54'38" East 112.46 feet to a 1/2" new iron rod; 7) South 49°47'39" East a distance of 85.30 feet to the point and place of beginning, having an area of 185,523 square feet (4.2590 acres), as shown on a survey by R.B. Pharr & Associates, P.A. dated October 7, 2020. Job No. 92044.

11311 Alexandriana Rd.
Parcel 017-042-26

Being that certain parcel of land lying and being in the Town of Huntersville, Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING at an existing metal monument on the western margin of the right-of-way of Interstate 77 (a variable width, controlled access public right-of-way), said point also being located at the southeast corner of Lot 5 as described in Map Book 37, Page 861; thence with the margin of Interstate 77 South 01°18'18" East a distance of 189.68 feet to a 5/8" existing iron rod located at the northeast corner of Lot 2 as described in Map Book 37, Page 861; thence with the aforesaid Lot 2 South 73°49'45" West a distance of 433.65 feet to a 1/2" new iron rod located on an eastern line of Lot 3 as described in Map Book 37, Page 861; thence with the aforesaid Lot 3 the following three (3) courses and distances: 1) along the arc of a curve to the right, having a radius of 304.51 feet, an arc length of 77.55 feet, having a chord of North 03°52'41" East 77.34 feet to a 1/2" new iron rod; 2) North 11°19'38" East a distance of 284.04 feet to a 1/2" new iron rod; 3) North 35°48'11" East a distance of 28.56 feet to a 1/2" new iron rod located on the southern line of the aforesaid Lot 5; thence with the aforesaid Lot 5 South 79°34'05" East a distance of 333.45 feet to the point and place of beginning, having an area of 108,473 square feet (2.4902 acres), as shown on a survey by R.B. Pharr & Associates, P.A. dated October 7, 2020. Job No. 92044.

Alexandriana Rd.
Parcel 017-042-27

Being that certain parcel of land lying and being in the Town Of Huntersville, Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING at a 1/2" existing iron rod located at the northwest corner of Lot 3 as described in Map Book 37, Page 861; thence with the aforesaid Lot 3 South 11°19'40" West a distance of 394.45 feet to a 5/8" existing iron rod located on the eastern line of the Joe W. Gaither Property as described in Deed Book 24542, Page 150; thence with the aforesaid Gaither Property North 50°14'28" West a distance of 532.51 feet to a 5/8" existing iron rod located at an eastern corner of the Northlake Memorial Gardens, LLC Property as described in Deed Book 28128, Page 514; thence with the aforesaid Northlake Memorial Gardens, LLC Property the following two (2) courses and distances: 1) North 51°07'51" West a distance of 71.94 feet to a 1/2" existing iron rod; 2) North 03°37'59" West a distance of 297.97 feet to a 2" existing iron pipe located at the southern corner of the John M. Alexander Property as described in Deed Book 3577, Page 443; thence with the aforesaid Alexander Property North 44°21'30" East a distance of 145.18 feet to an existing metal monument located at the southwest corner of the George W. and Joyce D. Alexander Property as described in Deed Book 5971, Page 337; thence with the aforesaid Alexander Property South 79°34'05" East a distance of 748.85 feet to the point and place of beginning, having an area of 158,737 square feet (3.6441 acres), as shown on a survey by R.B. Pharr & Associates, P.A. dated October 7, 2020. Job No. 92044.

11315 Alexandriana Rd.
Parcel 017-042-28

Being that certain parcel of land lying and being in the Town of Huntersville, Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING at a 1/2" new iron rod located on the western margin of the right-of-way of Interstate 77 (a variable width, controlled access public right-of-way), said point also located at the southeast corner of the Patricia A. Monges Property as described in Deed Book 8567, Page 40; thence with the margin of Interstate 77 the following two (2) courses and distances: 1) South 16°31'30" East a distance of 82.75 feet to an existing metal monument; 2) South 09°41'32" East a distance of 292.94 feet to an existing metal monument located at the northeast corner of Lot 1 as described in Map Book 37, Page 861; thence with the aforesaid Lot 1 North 79°34'05" West a distance of 353.53 feet to a 1/2" existing iron rod located at the southeast corner of the George W. and Joyce D. Alexander Property as described in Deed Book 5971, Page 337; thence with the aforesaid Alexander Property the following two (2) courses and distances: 1) North 11°09'54" East a distance of 107.79 feet to a 5/8" existing iron rod; 2) North 26°57'03" West a distance of 103.55 feet to a 5/8" existing iron rod located at the southeast corner of the George L. Alexander Property now or formerly; thence with the aforesaid Alexander Property North 09°05'30" East a distance of 110.67 feet to an existing iron pipe located at the southwest corner of the aforesaid Monges Property; thence with the aforesaid Monges Property South 89°20'28" East a distance of 283.42 feet to the point and place of beginning, having an area of 106,346 square feet (2.4414 acres), as shown on a survey by R.B. Pharr & Associates, P.A. dated October 7, 2020. Job No. 92044.

NOTE: DOCUMENT SCALED TO FIT THIS PLAN SET

FOR REFERENCE ONLY

SHEET 2 OF 2

REVISIONS	ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:
	SCP ACQUISITIONS, LLC
	HAMRIGHT RD. AND ALEXANDRIANA RD. TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, NC DEED REFERENCE: AS SHOWN MAP REFERENCE: AS SHOWN TAX PARCEL #: AS SHOWN
	R.B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING LICENSURE NO C-1471
	420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL. (704) 376-2186

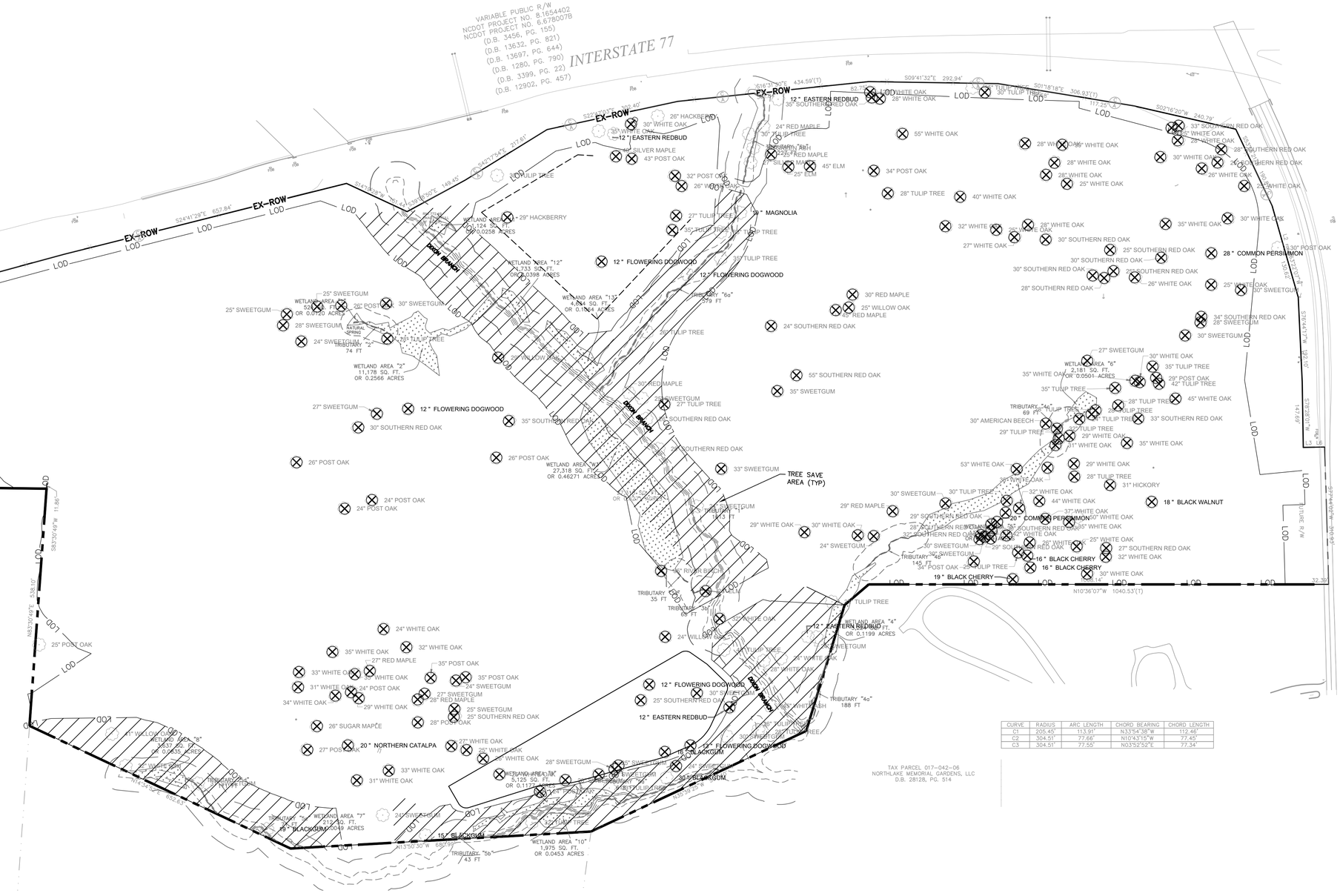
CREW:	DRAWN:	REVISED:	SCALE:	DATE:	JOB NO:
GH	CB/DB		1" = 100'	OCT 7, 2020	92044

NORTH CAROLINA PROFESSIONAL SEAL L-4804 LAND SURVEYOR CHARLES E. BELL

Charles E. Bell

SURVEY 2 OF 2

C201



TOWN OF HUNTERSVILLE NOTES

APPLICABILITY

A TREE AND ROOT PRESERVATION PLAN DELINEATING AREAS OF TREE SAVE SHALL BE INCORPORATED AS PART OF THE LANDSCAPING, GRADING, AND EROSION CONTROL PLANS. THE FOLLOWING MEASURES SHALL BE FOLLOWED TO PROTECT EXISTING TREES ON A DEVELOPING SITE:

1. PRIOR TO DEMOLITION, CLEARING, CONSTRUCTION, GRADING, AND INSTALLATION OF EROSION CONTROL MEASURES; TREE PROTECTIVE BARRIERS MUST BE INSTALLED AROUND ALL TREE SAVE AREAS BY THE DEVELOPER AND APPROVED BY THE TOWN.
2. THE TREE PROTECTION FENCE SHALL BE LOCATED ALONG THE PERIMETER OF THE TREE SAVE AREA (DRIP LINE PLUS 5 FEET). TREE PROTECTION FENCING FOR A FOREST CANOPY STANDS AREA IS TO BE LOCATED ALONG THE PERIMETER OF THE TREE SAVE AREA AROUND THE FOREST EDGE. TREE PROTECTION FENCING SHALL CONSIST OF ORANGE SAFETY FENCING OR A COMBINATION OF ORANGE SAFETY FENCING WITH SILT FENCING AT A MINIMUM OF 4 FEET IN HEIGHT ON METAL OR WOOD POSTS.
3. ALL TREE PROTECTION AREAS MUST BE DESIGNATED AS SUCH WITH "TREE SAVE AREA SIGNS" POSTED IN ADDITION TO THE REQUIRED PROTECTIVE FENCING. SIGNS REQUESTING SUBCONTRACTOR COOPERATION AND COMPLIANCE WITH TREE PROTECTION STANDARDS ARE RECOMMENDED FOR SITE ENTRANCES.
4. NO SOIL DISTURBANCE OR COMPACTION, STOCK PILING OF SOIL OR OTHER CONSTRUCTION MATERIAL, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT AND MATERIALS ARE ALLOWED WITHIN THE TREE SAVE AREA.
5. NO ROPES, SIGNS, WIRES, UNPROTECTED ELECTRICAL INSTALLATION OR OTHER DEVICE OR MATERIAL, SHALL BE SECURED OR FASTENED AROUND OR THROUGH A TREE OR SHRUB.
6. ALL PROTECTIVE MEASURES SHALL BE MAINTAINED THROUGHOUT THE LAND DISTURBING AND CONSTRUCTION PROCESS, AND SHALL NOT BE REMOVED UNTIL FINAL LANDSCAPING IS INSTALLED.

LEGEND	
#" XX	EXISTING SPECIMEN TREE ## = SIZE (INCHES) XX = SPECIES ABBREVIATION
⊗	EXISTING SPECIMEN TREE TO BE REMOVED
LOD LOD	PROPOSED LIMITS OF DISTURBANCE REFERENCE GRADING PLAN

TREE PRESERVATION SUMMARY	
HAS THIS SITE BEE FORESTED OR CLEARED IN THE PAST THREE YEARS?	NO
SPECIMEN TREE CALCULATIONS	
EXISTING SPECIMEN TREES ONSITE	215
SPECIMEN TREES SAVED	42
SPECIMEN TREES REMOVED	173
SPECIMEN TREES SAVED (%)	19.5%

GRAPHIC SCALE IN FEET
0 60 120 240

NORTH

NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY
2	SECOND RESUBMITTAL	06/25/21	
1	FIRST RESUBMITTAL	05/13/21	ALW

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON STREET SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
NC LICENSE #F-0102

NORTH CAROLINA PROFESSIONAL ENGINEER AUSTIN LEE WATTS SEAL 030861
06/25/2021

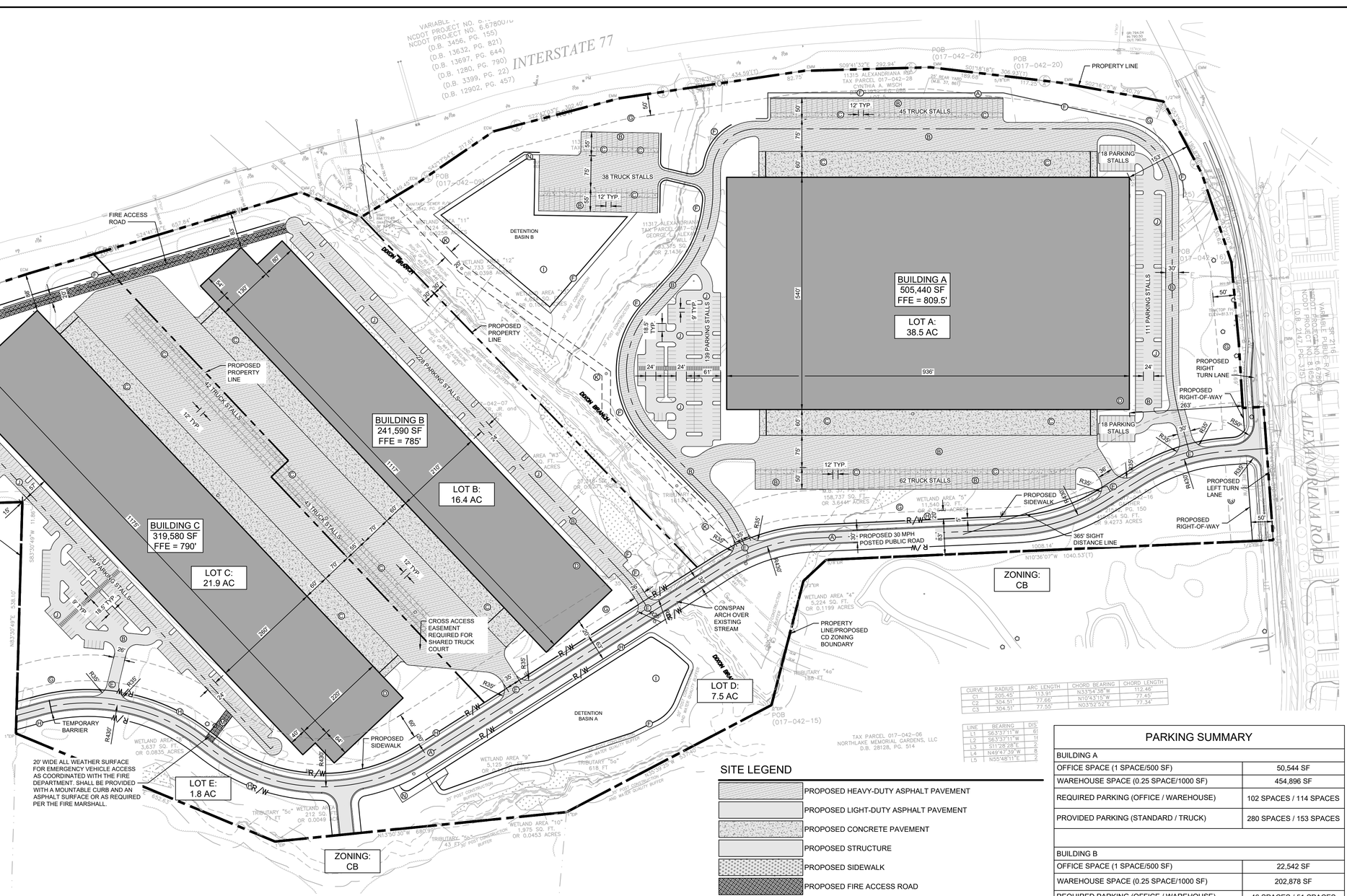
KHA PROJECT 013766000
DATE 04/01/2021
SCALE AS SHOWN
DESIGNED BY ------
DRAWN BY ------
CHECKED BY ------

TREE SURVEY

BELTWAY 77
PREPARED FOR
DEVELOPMENT AND
CONSTRUCTION INSIGHTS, LLC
NORTH CAROLINA
HUNTERSVILLE

SHEET NUMBER
C202

Plotted By: Watts, Austin Sheet Set: BELTWAY 77 – CR Layout: C202 TREE SURVEY June 25, 2021 12:58:22pm C:\Users\austin.watts\KHA\DGI CHARLOTTE – 009 LAND DEVELOPMENT\02 – DWG\PlanSheets\01 CONDITIONAL REZONING\C202 TREE SURVEY.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	205.45'	113.91'	N33°54'38"W	112.46'
C2	304.51'	77.66'	N10°43'15"W	77.45'
C3	304.51'	77.55'	N03°52'52"E	77.34'

LINE	BEARING	DIS
L1	S63°37'11"W	61
L2	S63°37'11"W	11
L3	S11°28'28"E	4
L4	N49°47'39"W	8
L5	N55°48'11"E	2

SITE LEGEND

A	PROPOSED CONCRETE CURB AND GUTTER
B	PROPOSED ASPHALT PAVEMENT
C	PROPOSED CONCRETE PAVEMENT
D	PROPOSED STRUCTURE
E	PROPOSED FULL ACCESS DRIVEWAY
F	PROPOSED RETAINING WALL
G	LANDSCAPE BUFFER
H	APPROXIMATE LOCATION OF FUTURE RIGHT-OF-WAY
I	PROPOSED STORMWATER BMP
J	PROPOSED EMPLOYEE PARKING STALLS, TYP.
K	PROPOSED 20' PUBLIC SANITARY SEWER EASEMENT
L	NOT USED
M	20' WIDE ALL WEATHER SURFACE FOR EMERGENCY VEHICLE ACCESS. AS COORDINATED WITH THE FIRE DEPARTMENT. SHALL BE PROVIDED WITH AN ASPHALT SURFACE.
N	15' WIDE MAINTENANCE ACCESS. MAX 15% LONGITUDINAL SLOPE, MAX 5% CROSS SLOPE.

SITE PLAN DATA TABLE

TOTAL ACREAGE	90.9 AC
TOTAL SQUARE FEET	3,959,905 SF
PRINCIPAL USE(S)	OFFICE/LIGHT INDUSTRIAL/ WAREHOUSE
BUILDING TYPE	WORKPLACE
PROPOSED ZONING DISTRICT	CB-CD
OVERLAY DISTRICT, IF APPLICABLE	N/A
PERCENTAGE OF IMPERVIOUS ALLOWED	70%
PERCENTAGE OF IMPERVIOUS SHOWN	60%
TOTAL SQUARE FOOTAGE OF NON-RESIDENTIAL	1,066,610 SF
WATERSHED INFORMATION	
IS THE PROPERTY IN A REGULATED WATERSHED DISTRICT?	NO
WATERSHED DISTRICT	HUNTERSVILLE
LOW DENSITY/HIGH DENSITY	HIGH
PERCENTAGE OF ALLOWABLE IMPERVIOUS AREA	70%
PERCENTAGE OF PROPOSED IMPERVIOUS AREA	60%

SITE PLAN DATA TABLE

PROPOSED BUFFERS (PARCEL #1 - SOUTH)	
FRONT BUFFER (PROPOSED PUBLIC ROAD)	80 FT MAX - 20 FT MIN
REAR BUFFER (I-77)	50 FT
SIDE BUFFER (NORTH)	N/A
SIDE BUFFER (SOUTH) (I-77 / ALEXANDERIANA)	50 FT / 80 FT
PROPOSED BUFFERS (PARCEL #2 - MIDDLE)	
FRONT BUFFER (PROPOSED PUBLIC ROAD)	80 FT MAX - 20 FT MIN
REAR BUFFER (I-77)	50 FT
SIDE BUFFER (NORTH)	N/A
SIDE BUFFER (SOUTH)	N/A
PROPOSED BUFFERS (PARCEL #3 - NORTH)	
FRONT BUFFER (PROPOSED PUBLIC ROAD)	80 FT MAX - 20 FT MIN
REAR BUFFER (I-77)	50 FT
SIDE BUFFER (NORTH) (HAMBRIGHT / I-77)	80FT / 50 FT
SIDE BUFFER (SOUTH)	N/A

SITE LEGEND

- PROPOSED HEAVY-DUTY ASPHALT PAVEMENT
- PROPOSED LIGHT-DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED STRUCTURE
- PROPOSED SIDEWALK
- PROPOSED FIRE ACCESS ROAD

PARKING SUMMARY

BUILDING A	
OFFICE SPACE (1 SPACE/500 SF)	50,544 SF
WAREHOUSE SPACE (0.25 SPACE/1000 SF)	454,896 SF
REQUIRED PARKING (OFFICE / WAREHOUSE)	102 SPACES / 114 SPACES
PROVIDED PARKING (STANDARD / TRUCK)	280 SPACES / 153 SPACES
BUILDING B	
OFFICE SPACE (1 SPACE/500 SF)	22,542 SF
WAREHOUSE SPACE (0.25 SPACE/1000 SF)	202,878 SF
REQUIRED PARKING (OFFICE / WAREHOUSE)	46 SPACES / 51 SPACES
PROVIDED PARKING (STANDARD / TRUCK)	228 SPACES / 43 SPACES
BUILDING C	
OFFICE SPACE (1 SPACE/500 SF)	29,788 SF
WAREHOUSE SPACE (0.25 SPACE/1000 SF)	268,092 SF
REQUIRED PARKING (OFFICE / WAREHOUSE)	60 SPACES / 67 SPACES
PROVIDED PARKING (STANDARD / TRUCK)	232 SPACES / 42 SPACES

NOTE: PARKING CALCULATIONS PROVIDED ARE PRELIMINARY IN NATURE. PARKING SHALL MEET THE REQUIREMENTS OF THE TOWN OF HUNTERSVILLE CODE OF ORDINANCES. OFFICE/WAREHOUSE SQUARE FOOTAGES SHOWN MAY VARY.

GRAPHIC SCALE IN FEET
0 60 120 240

NORTH

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 030861 AUSTIN L. WATTS
06/25/2021

KHA PROJECT 013766000
DATE 04/01/2021
SCALE AS SHOWN
DESIGNED BY MTA
DRAWN BY GTF
CHECKED BY RBD

CONDITIONAL REZONING SITE PLAN

BELTWAY 77

PREPARED FOR DEVELOPMENT AND CONSTRUCTION INSIGHTS, LLC

HUNTERSVILLE NORTH CAROLINA

SHEET NUMBER C300

Plotted By: Watts, Austin Sheet Set: BELTWAY 77 – CR Layout: C300 CONDITIONAL REZONING SITE PLAN June 25, 2021 12:58:29pm C:\Users\austin.watts\KHA\CI CHARLOTTE – 009 LAND DEVELOPMENT\02 – DWG\PlanSheets\01 CONDITIONAL REZONING\C300 CONDITIONAL REZONING SITE PLAN.dwg
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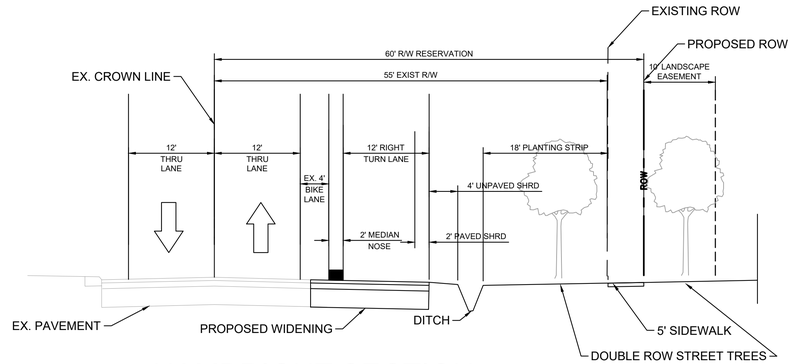
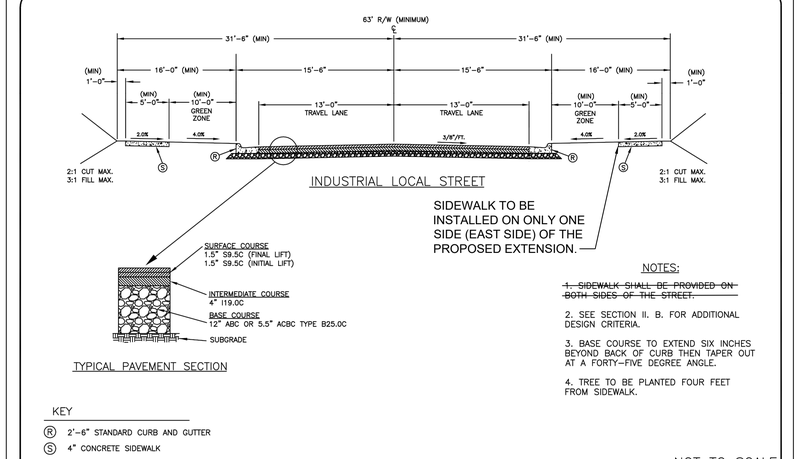
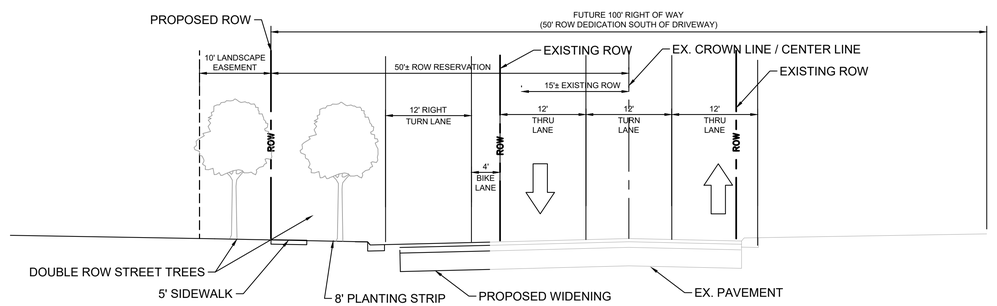


HAMBRIGHT SECTION

N.T.S.





ALEXANDRIANA SECTION

N.T.S.

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06/25/2021

KHA PROJECT 013766000
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SITE ROAD SECTIONS

BELTWAY 77
PREPARED FOR
DEVELOPMENT AND
CONSTRUCTION INSIGHTS, LLC
HUNTERSVILLE NORTH CAROLINA

SHEET NUMBER
C301

Plotted By:Watts, Austin Sheet Set:BELTWAY 77 - CR Layout:C301 SITE SECTIONS June 25, 2021 01:20:15pm C:\Users\austin.watts\Kimley-Horn\DCI CHARLOTTE - 000 LAND DEVELOPMENT\02 - DWG\PlanSheets\01 CONDITIONAL REZONING\C301 SITE SECTIONS.dwg
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1. REZONING PETITION. THESE REZONING NOTES COMPRISE THE DEVELOPMENT STANDARDS ("DEVELOPMENT STANDARDS") ASSOCIATED WITH THE REZONING PETITION (THE "REZONING PETITION") FILED BY ("PETITIONER") ON APRIL 1, 2021 (THE "FILING DATE") AS REZONING PETITION _____ & SKETCH PLAN (THE "REZONING PLAN") FOR THAT APPROXIMATELY 90.9 ACRE TRACT OF LAND, IDENTIFIED ON THIS SITE PLAN AS BELTWAY 77 (THE "PROJECT") IN CONNECTION WITH PART OF TAX PARCEL NUMBERS 01704216, 01704225, 01704220, 01704226, 01704228, 01704227, 01704209, 01704207, 01704210, 01704215 AND 01704208 (THE "PROPERTY"). THE PURPOSE OF THE REZONING PETITION IS TO CONVERT THE ZONING CLASSIFICATION OF THE PROPERTY FROM CORPORATE BUSINESS (CB) TO CORPORATE BUSINESS- CONDITIONAL DISTRICT (CB-CD) CLASSIFICATION IN ACCORDANCE WITH 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 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.

3. SCHEMATIC NATURE OF REZONING PLAN. THE LOTS AND PROPOSED IMPROVEMENTS SHOWN ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND EXACT LOCATIONS, ARCHITECTURE, SIZE, NUMBER OR QUANTITY AND CONFIGURATIONS OF LOTS AND BUILDINGS MAY BE MODIFIED, WITH PLANNING STAFF APPROVAL, DURING DESIGN, ENGINEERING AND CONSTRUCTION PHASES OF THE DEVELOPMENT SO LONG AS SUCH MODIFICATION DOES NOT EXCEED THE SQUARE FOOTAGE IN THE TIA AND MEETS THE REQUIREMENTS OF THE ZONING ORDINANCE AND THE MODIFICATIONS. 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. OTHERWISE, MAJOR AMENDMENTS ARE DETERMINED BY STAFF FOR ALL CD REZONING PLANS.

4. PHASING. THE DEVELOPMENT OF THE PROPERTY AS GENERALLY DEPICTED ON THE REZONING PLAN MAY BE PHASED. ANY PROPOSED PHASING MUST ALIGN WITH REQUIRED TIA, INFRASTRUCTURE AND STORMWATER IMPROVEMENTS; PROVIDED, HOWEVER, ANY MITIGATION REQUIRED BY NCDOT WILL BE COORDINATED WITH NCDOT AND 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.

5. 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 REZONING PLAN AND 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. 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 PURSUANT TO N.C. GEN. STAT. § 160A-385.1.

6. PERMITTED USES. THE PROPERTY MAY BE DEVELOPED FOR ANY USES (INCLUDING ACCESSORY USES) PERMITTED IN THE CORPORATE BUSINESS ZONING DISTRICT AND AS SHOWN ON THE REZONING PLAN, 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. WORKPLACE SUPPORT USES UP TO 10% OF GROSS FLOOR AREA WITHIN THE DEVELOPMENT OR 70,000 SF, WHICHEVER IS LESS, ARE PERMITTED.

7. ACCESS. THE NUMBER OF SITE ACCESS POINTS, DRIVEWAYS AND CONNECTIONS TO ROADS ARE SCHEMATIC IN NATURE. TO THE EXTENT PERMITTED BY APPLICABLE DRIVEWAY PERMIT REQUIREMENTS, FUTURE DRIVEWAYS, ACCESS POINTS AND ROAD CONNECTIONS MAY CROSS THE SETBACK AND SHALL NOT REQUIRE A REZONING OF THE PROPERTY BUT SHALL OTHERWISE COMPLY WITH APPLICABLE DRIVEWAY PERMIT REQUIREMENTS.

8. SUBDIVISION. THE PROPERTY IS ONE DEVELOPMENT AND MAY BE SUBDIVIDED WITHOUT A REZONING TO ALLOW SEPARATE OWNERS OF INDIVIDUAL PARCELS SO LONG AS SUCH SUBDIVISION IS CONSISTENT WITH THE GENERAL DESIGN OF THE REZONING PLAN, IN COMPLIANCE WITH APPLICABLE LAW, INCLUDING SUBDIVISION REGULATIONS AND CONSISTENT WITH THE ORDINANCE. HOWEVER, RECOMBINATION, CONDOMINIUMIZATION, OR REDUCTION IN THE NUMBER OF PARCELS MAY OCCUR IN ACCORDANCE WITH THE REGULATIONS OF THE ORDINANCE. REQUIREMENTS THAT ARE MET BY THE PROJECT AS A WHOLE, SUCH AS OPEN SPACE, TREE SAVE AND IMPERVIOUS REQUIREMENTS, NEED NOT BE MET BY INDIVIDUAL PARCELS.

9. STREET IMPROVEMENTS. PETITIONER SHALL BE REQUIRED TO INSTALL SIDEWALKS–STREET TREES, PLANTING STRIPS, BICYCLE LANES OR OTHER STREET IMPROVEMENTS AS A CONDITION OF THE APPROVAL OF THIS REZONING PLAN AS SPECIFICALLY SHOWN ON THE REZONING PLAN AND AS REQUIRED BY THE ZONING ORDINANCE, SUBDIVISION ORDINANCE, APPLICABLE HUNTERSVILLE/NCDOT TIA, OR DRIVEWAY PERMIT REQUIREMENTS.

10. BUFFER YARDS FOR INDUSTRIAL LOCAL STREET. AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN, AND THE MODIFICATIONS, THE SITE SHALL INCLUDE 80-FOOT WIDE BUFFER YARDS ALONG NEW INTERNAL ROADS WHERE FEASIBLE. ALTHOUGH IN SOME LOCATIONS, THE 80-FOOT WIDE BUFFER WILL BE REDUCED IN ORDER TO NAVIGATE ENCROACHMENTS, THE CUMULATIVE REDUCTION OF THE 80-FOOT WIDE BUFFER WILL NOT EXCEED AN AVERAGE AREA OF THE OVERALL BUFFER OF 60 FEET. THE ENCROACHMENTS INTO THE 80' BUFFER ARE GENERALLY SHOWN ON THE REZONING PLAN; HOWEVER, THE EXACT LOCATIONS HAVE NOT BEEN DETERMINED AND ARE SUBJECT TO FINAL DESIGN AND ENGINEERING PLANS, AND ADJUSTMENT OF THE LOCATION OF THE ENCROACHMENTS MAY TAKE PLACE DURING DESIGN AND CONSTRUCTION PHASES SO LONG AS THE AVERAGE AREA OF THE OVERALL BUFFER IS 60 FEET WIDE. THE BUFFERS MAY BE DISTURBED AND REPLANTED IN ACCORDANCE WITH THE REZONING PLAN.

11. GRADING. AS MORE PARTICULARLY DESCRIBED IN THE REZONING PLAN AND THE MODIFICATIONS, GRADING IN THE 50-FOOT- WIDE I-77 BUFFER SHALL BE ALLOWED UP TO 25 FEET WITH MITIGATION AS REQUIRED BY THE ZONING ORDINANCE.

12. 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.

13. BMP DESIGN. THE DESIGNS FOR THE BMPS SHOWN ON THE REZONING PLAN SHALL BE FINALIZED DURING THE CONSTRUCTION PHASE AND SHALL BE COMPLETED AS A PART OF THE INFRASTRUCTURE IMPROVEMENTS.

14. LIGHTNING. LIGHTING WILL BE IN COMPLIANCE WITH ARTICLE 8.26 OF THE ORDINANCE.

15. PARKING LOTS. EXCEPT AS SHOWN ON THE REZONING PLAN AND AS DESCRIBED IN THE MODIFICATIONS, PARKING LOTS WILL BE IN COMPLIANCE WITH ARTICLE 6 OF THE ORDINANCE.

16. SKETCH PLAN. AT THE ELECTION OF THE APPLICANT, ANY MODIFICATIONS TO THE SKETCH PLAN, INCLUDING MULTI-BUILDING SITE PLANS, MAY BE REVIEWED ADMINISTRATIVELY BY PLANNING STAFF AS PERMITTED BY THE ORDINANCE AS LONG AS THE SKETCH PLAN/ MULTI-BUILDING SITE IS CONSISTENT WITH THE REZONING PLAN.

17. 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.

18. REQUESTED MODIFICATIONS TO STANDARDS. PURSUANT TO SECTION 11.4.7(K) OF THE ORDINANCE, THE STANDARDS OF THE ORDINANCE ARE MODIFIED TO PERMIT THE FOLLOWING (THE "MODIFICATIONS"):

a. MODIFICATION FROM ARTICLE 7.5.3, WHICH REQUIRES AN 80-FOOT-WIDE BUFFER ALONG ABUTTING STREET RIGHT-OF-WAY AND PROPERTY LINES IN THE CORPORATE BUSINESS DISTRICT. THE 80-FOOT-WIDE BUFFER MAY BE REDUCED TO UP TO 20' AT ENCROACHMENT POINTS AS GENERALLY SHOWN IN THE REZONING PLAN. IN ADDITION, BUILDING AND LOT LOCATIONS MAY BE ALTERED, PURSUANT TO MODIFICATION C. BELOW, WITH RESULTING ALTERNATIVE ENCROACHMENT POINTS, SO LONG AS THE CUMULATIVE IMPACT OF ENCROACHMENTS IN THE BUFFER DOES NOT CAUSE THE OVERALL AVERAGE AREA OF THE BUFFER TO BE REDUCED TO LESS THAN 60 FEET WIDE. THE EXACT LOCATION OF THE ENCROACHMENTS WILL BE DETERMINED DURING THE DESIGN AND CONSTRUCTION PHASES OF THE DEVELOPMENT,
b. MODIFICATION FROM ARTICLE 7.5.8, WHICH REQUIRES ALL BUFFER YARDS TO REMAIN UNDISTURBED WITH CERTAIN EXCEPTIONS. GRADING SHALL BE ALLOWED IN THE 50-FOOT-WIDE I-77 BUFFER UP TO 25 FEET ADJACENT TO THE DEVELOPMENT WITH RE-PLANTING AS REQUIRED BY THE ZONING ORDINANCE STANDARD.
c. MODIFICATION THAT PERMITS APPLICANT TO INCREASE OR DECREASE THE NUMBER OF BUILDINGS SO LONG AS (I) THE BUILDING OR BUILDINGS MEET THE REQUIREMENTS OF THE ORDINANCE, (II) THE AMOUNT OF IMPERVIOUS COVERAGE AND THE EXTENT OF ENCROACHMENTS INTO PROPERTY SETBACKS AND BUFFERS, ALTHOUGH NOT IN THE SPECIFIC LOCATION SHOWN ON THE REZONING PLAN, ARE CONSISTENT WITH THE AMOUNT OF IMPERVIOUS COVERAGE AND THE ENCROACHMENT AREA SHOWN ON THE REZONING PLAN, AND (III) THE SQUARE FOOTAGE DOES NOT EXCEED THE SQUARE FOOTAGE IN THE TIA.
d. MODIFICATION THAT ALLOWS PLANNING STAFF TO APPROVE A MULTI-BUILDING SITE PLAN.
e. MODIFICATION TO PERMIT A SIDEWALK AND STREET TREES TO BE INSTALLED ONLY ON THE DEVELOPMENT (EAST SIDE) OF THE PROPOSED PUBLIC ROAD EXTENSION.
f. MODIFICATION TO ALLOW ADMINISTRATIVE REVISIONS TO THE REZONING PLAN TO ACCOMMODATE A ROAD CONNECTION TO HAMBRIGHT STREET (THE "HAMBRIGHT CONNECTOR") SO THAT THE PLANNING, DESIGN AND CONNECTION TO HAMBRIGHT DOES NOT IMPACT THE PERMITTING OR APPROVALS FOR THIS PROJECT.
g. MODIFICATION TO ALLOW ADMINISTRATIVE APPROVAL OF CHANGES TO THE REZONING PLAN IF THE ADJOINING PROPERTY ON THE SOUTH SIDE OF HAMBRIGHT ROAD (PARCEL 01704211) IS ADDED TO THE PROJECT SO LONG AS THE CHANGES TO THE DESIGN MEET THE REQUIREMENTS OF THE ORDINANCE.
h. MODIFICATION TO PERMIT ADMINISTRATIVE REVISIONS TO THE TIA IF THE HAMBRIGHT CONNECTOR IS ADMINISTRATIVELY APPROVED PURSUANT TO MODIFICATION F. AND TO PERMIT ADMINISTRATIVE APPROVAL OF CHANGES TO OFFSITE IMPROVEMENTS PROVIDED IN THE RESULTING REVISIONS TO THE TIA.

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06/25/2021

KHA PROJECT 013766000
DATE 04/01/2021
SCALE AS SHOWN
DESIGNED BY ---
DRAWN BY ---
CHECKED BY ---

REZONING NOTES

BELTWAY 77
PREPARED FOR
DEVELOPMENT AND
CONSTRUCTION INSIGHTS, LLC
HUNTERSVILLE NORTH CAROLINA

SHEET NUMBER
C302

Plotted By:Watts Austin Sheet Set:BELTWAY 77 – CR Layout:C302 REZONING NOTES June 25, 2021 12:58:51pm C:\Users\austin.watts\KHA\DCI CHARLOTTE – DOD LAND DEVELOPMENT\02 – DWG\PlanSheets\01 CONDITIONAL REZONING\C302 REZONING NOTES.dwg
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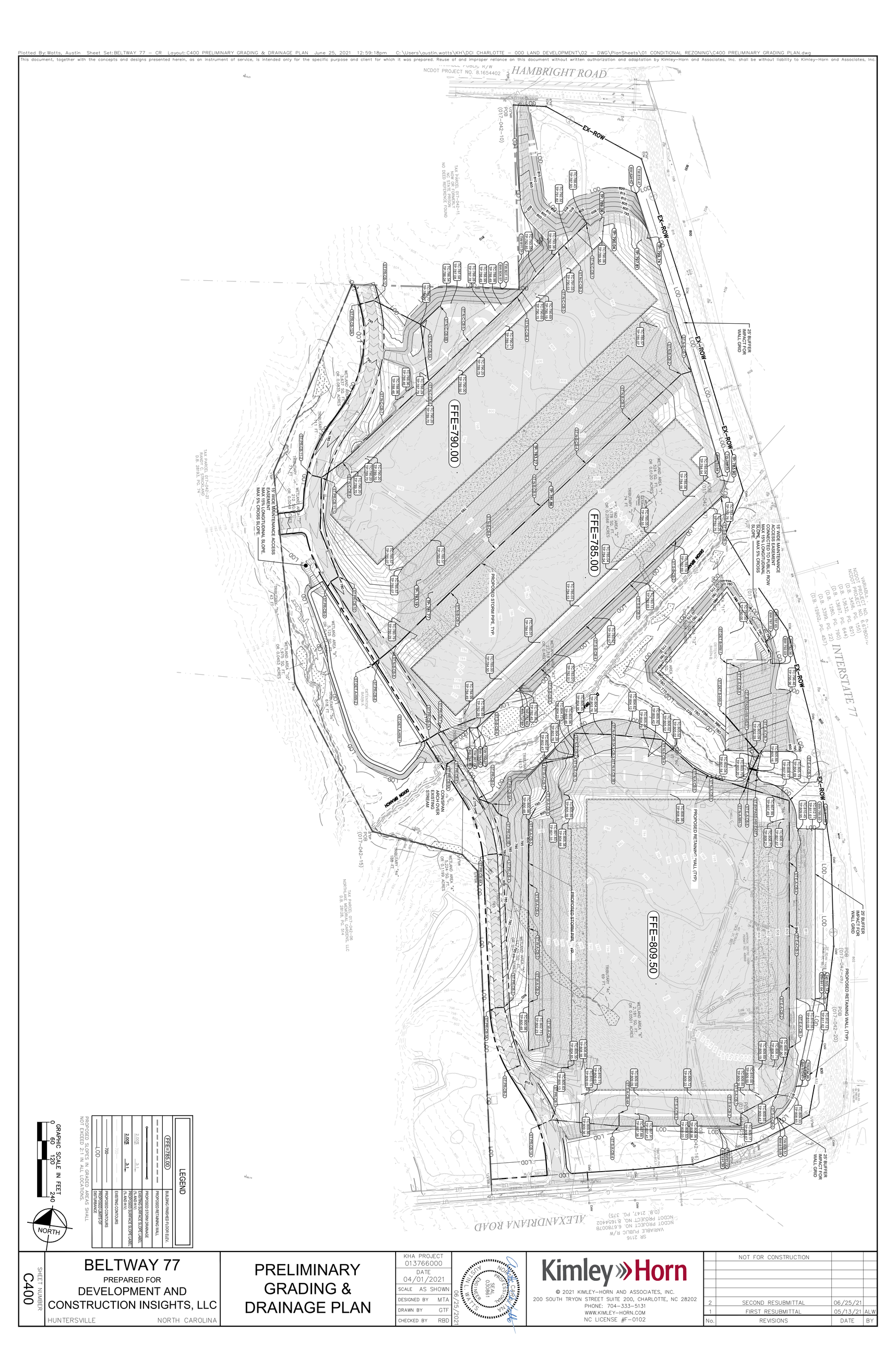

SHEET NUMBER C400

BELTWAY 77

PREPARED FOR
DEVELOPMENT AND CONSTRUCTION INSIGHTS, LLC
HUNTERSVILLE NORTH CAROLINA

PRELIMINARY GRADING & DRAINAGE PLAN

KHA PROJECT	013766000
DATE	04/01/2021
SCALE	AS SHOWN
DESIGNED BY	MTA
DRAWN BY	GTF
CHECKED BY	RBD

PROFESSIONAL ENGINEER SEAL 030861 NORTH CAROLINA
06/25/2021

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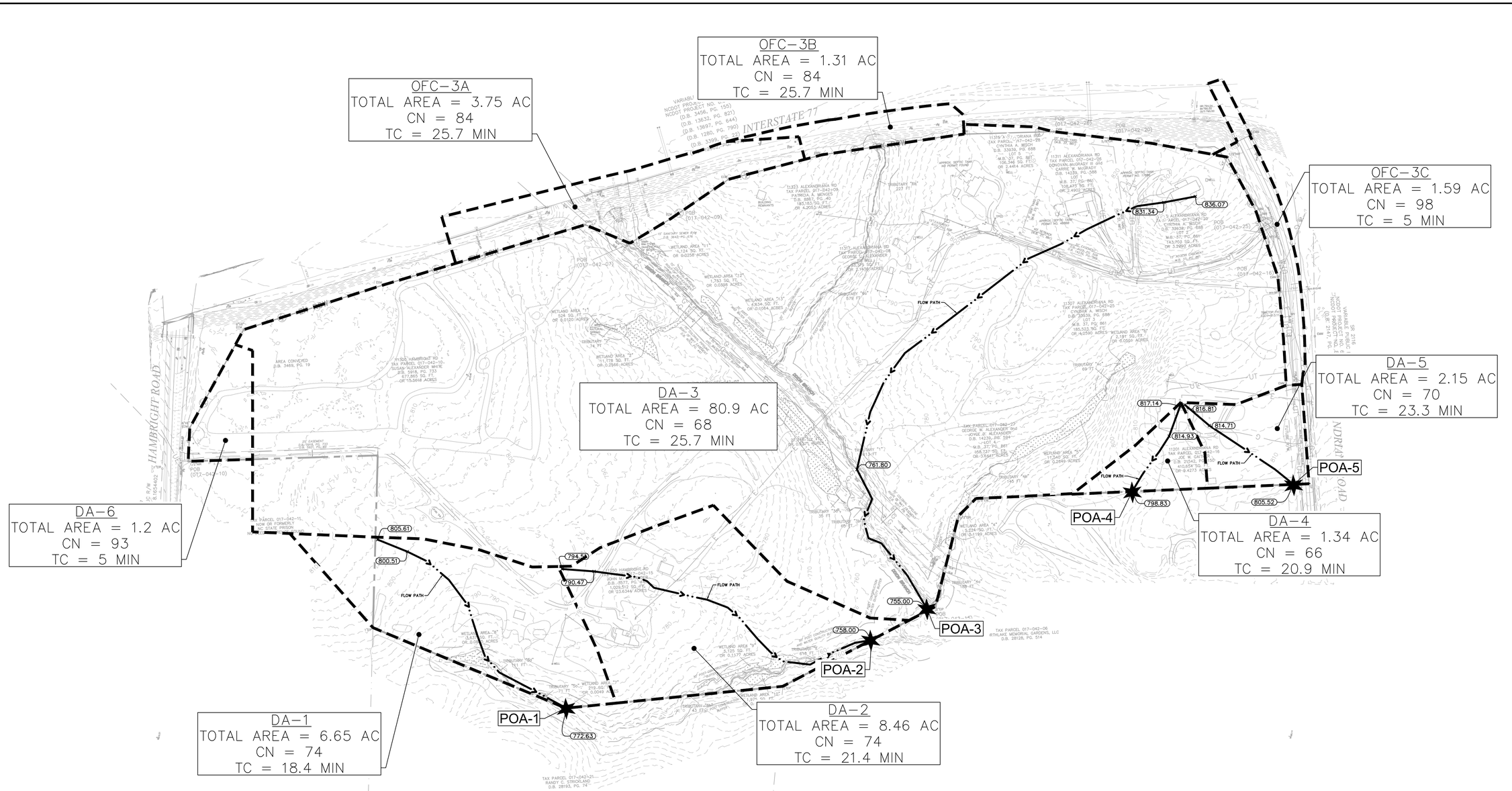

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 030861 AUSTIN L. WATTS
06/25/2021

KHA PROJECT 013766000
DATE 04/01/2021
SCALE AS SHOWN
DESIGNED BY MTA
DRAWN BY GTF
CHECKED BY RBD

PRE-DEVELOPMENT DRAINAGE MAP

BELTWAY 77
PREPARED FOR
DEVELOPMENT AND
CONSTRUCTION INSIGHTS, LLC
HUNTERSVILLE NORTH CAROLINA

SHEET NUMBER
C401

Plotted By: Watts, Austin Sheet Set: BELTWAY 77 — CR Layout: C401 PRE-DEVELOPMENT DRAINAGE MAP June 25, 2021 12:59:31pm C:\Users\austin.watts\KHA\DCI CHARLOTTE - 009 LAND DEVELOPMENT\02 - DWG\PlanSheets\01 CONDITIONAL REZONING\C401 PRE-DEVELOPMENT DRAINAGE MAP.dwg
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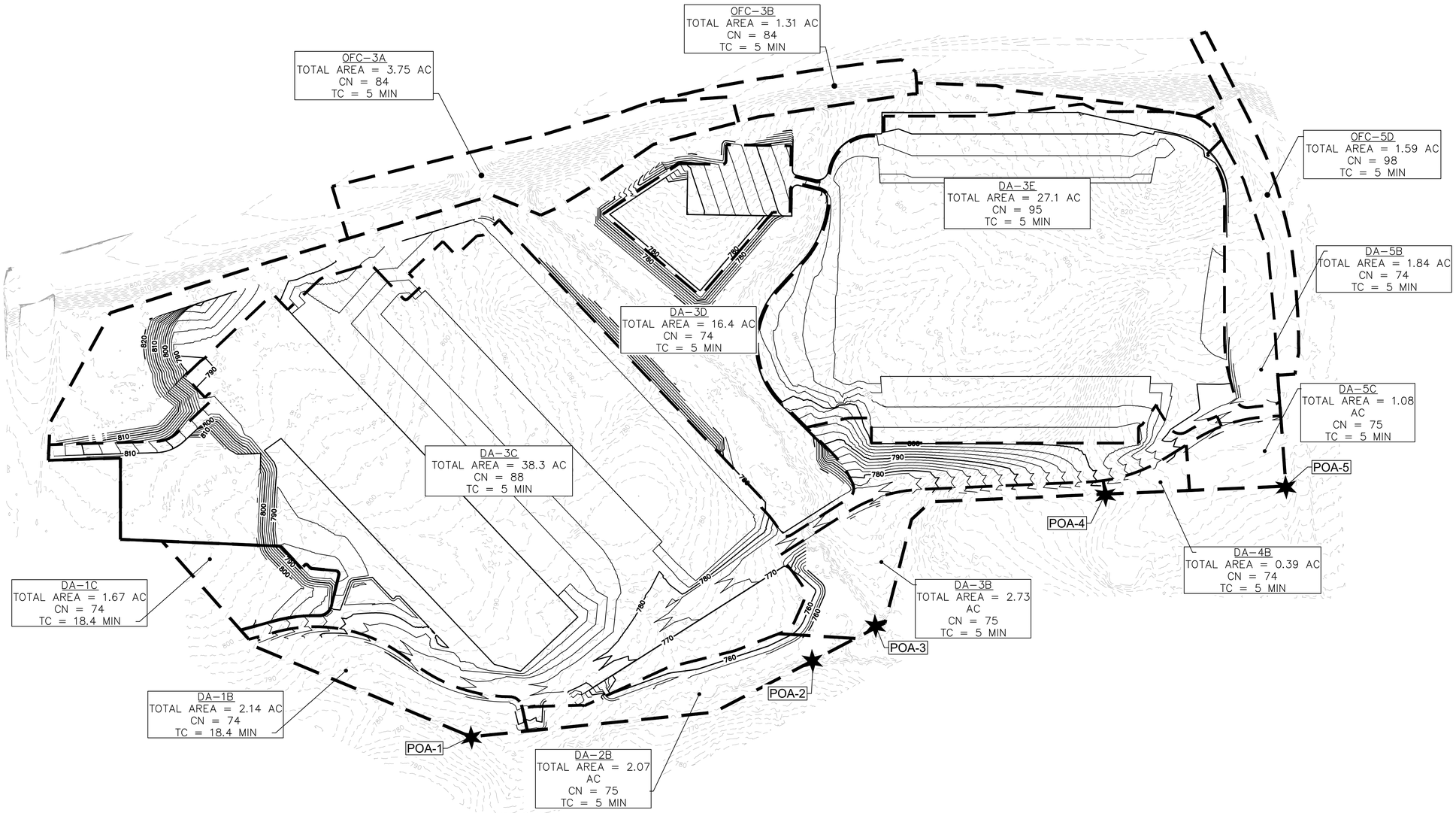

DRAINAGE SUMMARY TABLE				
POINT OF ANALYSIS (POA)	2-YR/10-YR STORM PRE-DEVELOPMENT RUNOFF (CFS)	2-YR/10-YR STORM POST-DEVELOPMENT RUNOFF (CFS)	DETENTION REQUIRED (CF)	DETENTION PROVIDED (CF)
POA-1	8.51 / 17.6	4.88 / 10.1	0	
PAO-2	9.93 / 20.5	4.26 / 8.29	0	
POA-3	56.7 / 137.7	43.5 / 135.1	639,914	667,223
POA-4	0.87 / 2.28	0.76 / 1.51	0	
POA-5	1.94 / 4.42	9.41 / 14.9	0	

STORMWATER BMP SUMMARY TABLE				
SAND FILTER	BOTTOM OF SAND FILTER ELEVATION (FT)	TOP OF SAND FILTER ELEVATION (FT)	50-YR STORM PEAK STAGE (FT)	FREEBOARD PROVIDED (FT)
SAND FILTER #1	757.5	760.2	764.7	0.5
SAND FILTER #2	777.5	780.1	784.6	0.5

SAND FILTER SURFACE AREA SUMMARY TABLE				
SAND FILTER	DRAINAGE AREA (AC)	IMPERVIOUS COVERAGE (AC)	REQUIRED TREATMENT SURFACE AREA (SF)	PROVIDED TREATMENT SURFACE AREA (FT)
SAND FILTER #1 (DET A)	35.3	27.8	9,337	10,000
SAND FILTER #2 (DET B)	28.9	23.2	7,777	8,000

* MULTIPLE SANDFILTER CELLS WILL BE PROVIDED FOR SAND FILTERS INTAKING MORE THAN 10 ACRES OF DRAINAGE AREA.

TREATMENT SURFACE AREAS PROVIDED ABOVE ASSUME 50% FILTER MEDIA AND 50% SEDIMENT CHAMBER SURFACE AREA PER NCDEQ MDC.

LEGEND

- DRAINAGE AREA BOUNDARY
- TC FLOWPATH
- 838 EXISTING CONTOURS
- 838 PROPOSED CONTOURS

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

NOT FOR CONSTRUCTION

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1	FIRST RESUBMITTAL	05/13/21	ALW

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NC LICENSE #F-0102

NICHOLAS CHARLOTTE
PROFESSIONAL
SEAL 030861
ENGINEER
AUSTIN L. WATTS
06/25/2021

KHA PROJECT 013766000
DATE 04/01/2021
SCALE AS SHOWN
DESIGNED BY MTA
DRAWN BY GTF
CHECKED BY RBD

POST-DEVELOPMENT DRAINAGE MAP

BELTWAY 77

PREPARED FOR
DEVELOPMENT AND
CONSTRUCTION INSIGHTS, LLC

HUNTERSVILLE NORTH CAROLINA

SHEET NUMBER
C402

Plotted By: Watts, Austin Sheet Set: BELTWAY 77 – CR Layout: C402 POST-DEVELOPMENT DRAINAGE MAP June 25, 2021 12:59:45pm C:\Users\austin.watts\Work\Old CHARLOTTE — 000 LAND DEVELOPMENT\02 — DWG\PlanSheets\01 CONDITIONAL REZONING\C402 POST-DEVELOPMENT DRAINAGE MAP.dwg
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ZONE 1 (C501)

ZONE 3 (C503)

ZONE 5 (C505)

ZONE 7 (C507)

ZONE 2 (C502)

ZONE 4 (C504)

ZONE 6 (C506)

ZONE 8 (C508)

I-77 BUFFER
50' / 210,695 SF
SEE DETAIL 2

TREE MITIGATION AREA

STREET BUFFER
80' / 4,930 SF
SEE DETAIL 3

COMMON OPEN SPACE HARDSCAPE AREA WITH SITE FURNITURE. SEE ENLARGEMENT SHEET C502

MODIFIED STREET BUFFER 20' MIN WIDTH. SEE LAYOUT AND DETAIL SHEET C504

DETENTION BASIN B

SECTION A

SECTION B

SECTION C

PROPERTY BUFFER
20' /18,230 SF
SEE DETAIL 1

STREET BUFFER
80' (20' MIN) / 199,560 SF
SEE DETAIL 3

STREET BUFFER
80' / 14,375 SF
SEE DETAIL 3

EX. R/W

R/W

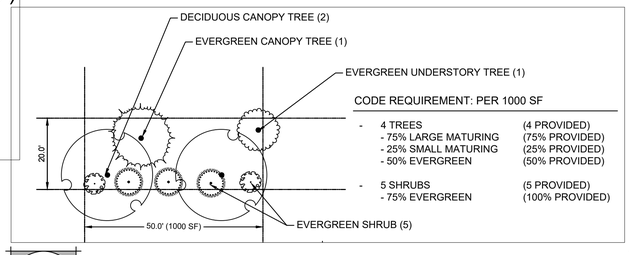
BUFFER TYPE LEGEND

PROPERTY BUFFER (20')
SEE DETAIL 1 SHEET C500

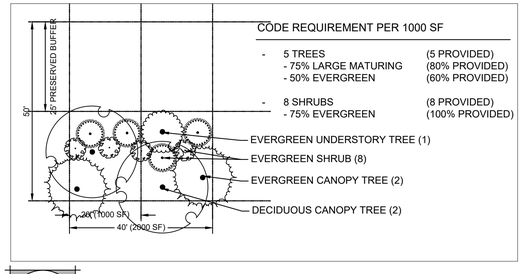
I-77 BUFFER (50')
SEE DETAIL 2 SHEET C500

STREET BUFFER (80')
SEE DETAIL 3 SHEET C500

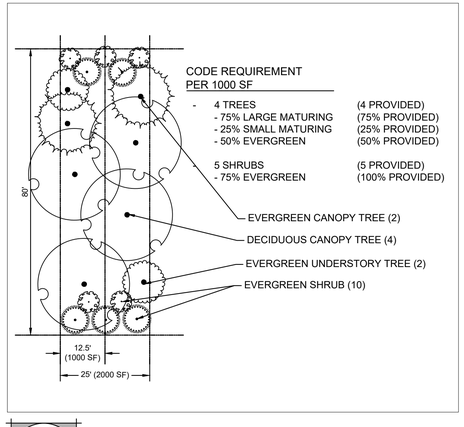
- SEE SHEET C509 FOR OVERALL PLANT SCHEDULE AND LANDSCAPE REQUIREMENTS
- SEE SHEET C510 FOR PLANT SCHEDULES FOR EACH BUFFER
- SEE SHEET C511 FOR BUFFER SECTIONS
- ALL PLANTINGS IN I-77 RIGHT OF WAY ARE SUBJECT TO NCDOT PLANTING PERMIT.



1 PROPERTY BUFFER (20' WIDE)
1" = 20'



2 I-77 BUFFER (50' WIDE)
1" = 20'



3 STREET BUFFER (80' WIDE)
1" = 20'

NOTE:
1. STREET TREE LOCATIONS ARE SUBJECT TO CHANGE DURING CONSTRUCTION PLAN PHASE TO SATISFY THE TOWN'S ENGINEERING STANDARDS AND PROCEDURES MANUAL

GRAPHIC SCALE IN FEET
0 60 120 240

NORTH

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1	FIRST RESUBMITTAL	05/13/21	ALW

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NC LICENSE #F-0102

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2201 LAURA HANDLETON
06/25/2021

KHA PROJECT 013766000
DATE 04/01/2021
SCALE AS SHOWN
DESIGNED BY MTA
DRAWN BY GTF
CHECKED BY RBD

PRELIMINARY LANDSCAPE PLAN

BELTWAY 77
PREPARED FOR
DEVELOPMENT AND
CONSTRUCTION INSIGHTS, LLC
HUNTERSVILLE NORTH CAROLINA

SHEET NUMBER
C500

Plotted By: Watts, Austin Sheet Set: BELTWAY 77 – CR Layout: C500 PRELIMINARY LANDSCAPE PLAN June 25, 2021 01:01:51pm C:\Users\austin.watts\KHA\DCI CHARLOTTE – 000 LAND DEVELOPMENT\02 – DWG\PlanSheets\01 CONDITIONAL REZONING\C500 PRELIMINARY LANDSCAPE PLAN.dwg
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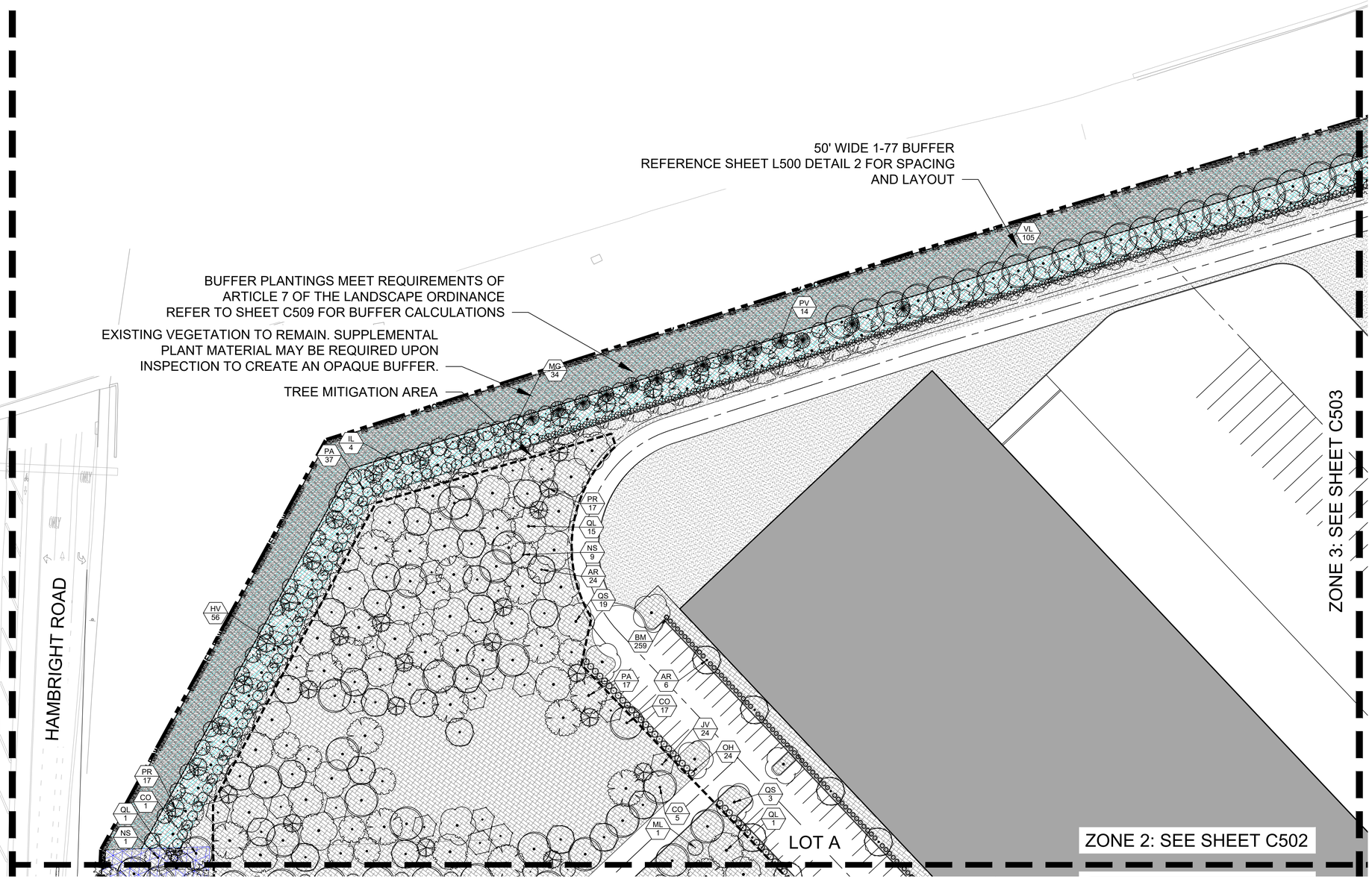

PLANT SCHEDULE

DECIDUOUS CANOPY	CODE	QTY	COMMON NAME
	AR	229	RED MAPLE
	AA	60	ARMSTRONG FREEMAN MAPLE
	CO	179	COMMON HACKBERRY
	GK	90	KENTUCKY COFFEE TREE
	LS	49	SWEET GUM
	NS	270	BLACK GUM
	PA	198	LONDON PLANE TREE
	QS	212	SHUMARD OAK

DECIDUOUS UNDERSTORY	CODE	QTY	COMMON NAME
	CF	3	FLOWERING DOGWOOD

EVERGREEN CANOPY	CODE	QTY	COMMON NAME
	IL	240	SAVANNAH HOLLY
	JV	118	EASTERN RED CEDAR
	MG	103	SOUTHERN MAGNOLIA
	QL	33	LAUREL-LEAVED OAK
	TO	6	GREEN GIANT ARBORVITAE

EVERGREEN UNDERSTORY	CODE	QTY	COMMON NAME
	CS	58	SASANQUA CAMELLIA
	IA	103	AMERICAN HOLLY
	ML	74	DWARF SOUTHERN MAGNOLIA
	PV	82	VIRGINIA PINE
	PR	83	CAROLINA LAUREL CHERRY

SHRUBS	CODE	QTY	COMMON NAME
	AG	393	GLOSSY ABELIA
	BM	259	MENTOR BARBERRY
	HV	228	COMMON WITCH HAZEL
	IB	262	DWARF BURFORD HOLLY
	IR	888	JAPANESE HOLLY
	IG	486	INKBERRY HOLLY
	LL	439	GLOSSY PRIVET
	OH	372	HOLLY OLIVE
	PF	74	MOUNTAIN PIERIS
	PT	105	JAPANESE PITTOSPORUM
	PM	188	PODOCARPUS
	PC	95	COMPACT CAROLINA CHERRY LAUREL
	VL	272	LEATHERLEAF VIBURNUM

GROUND COVERS	CODE	QTY	COMMON NAME
	CD	611,716 SF	BERMUDA GRASS
	MW	659,690 SF	WOOD CHIP MULCH

SEE SHEET C509 FOR OVERALL PLANT SCHEDULE AND LANDSCAPE REQUIREMENTS. SEE SHEET C510 FOR PLANT SCHEDULES FOR EACH BUFFER.

BUFFER TYPE LEGEND

PROPERTY BUFFER (20')
SEE DETAIL 1 SHEET C500

I-77 BUFFER (50')
SEE DETAIL 2 SHEET C500

STREET BUFFER (80')
SEE DETAIL 3 SHEET C500

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

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1.	FIRST RESUBMITTAL	05/13/21	ALW

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2201 LAURA HANDLETON
06/25/2021

KHA PROJECT 013766000	DATE 04/01/2021	SCALE AS SHOWN	DESIGNED BY MTA	DRAWN BY GTF	CHECKED BY RBD

PRELIMINARY LANDSCAPE PLAN ENLARGEMENT 1

BELTWAY 77

PREPARED FOR DEVELOPMENT AND CONSTRUCTION INSIGHTS, LLC

HUNTERSVILLE NORTH CAROLINA

SHEET NUMBER
C501

Plotted By:Watts, Austin Sheet Set:BELTWAY 77 — CR Layout:C502 June 25, 2021 01:23:04pm C:\Users\austin.watts\Kci\DCI CHARLOTTE - DOC LAND DEVELOPMENT\02 — DWG\PlanSheets\01 CONDITIONAL REZONING\C500 PRELIMINARY LANDSCAPE PLAN.dwg
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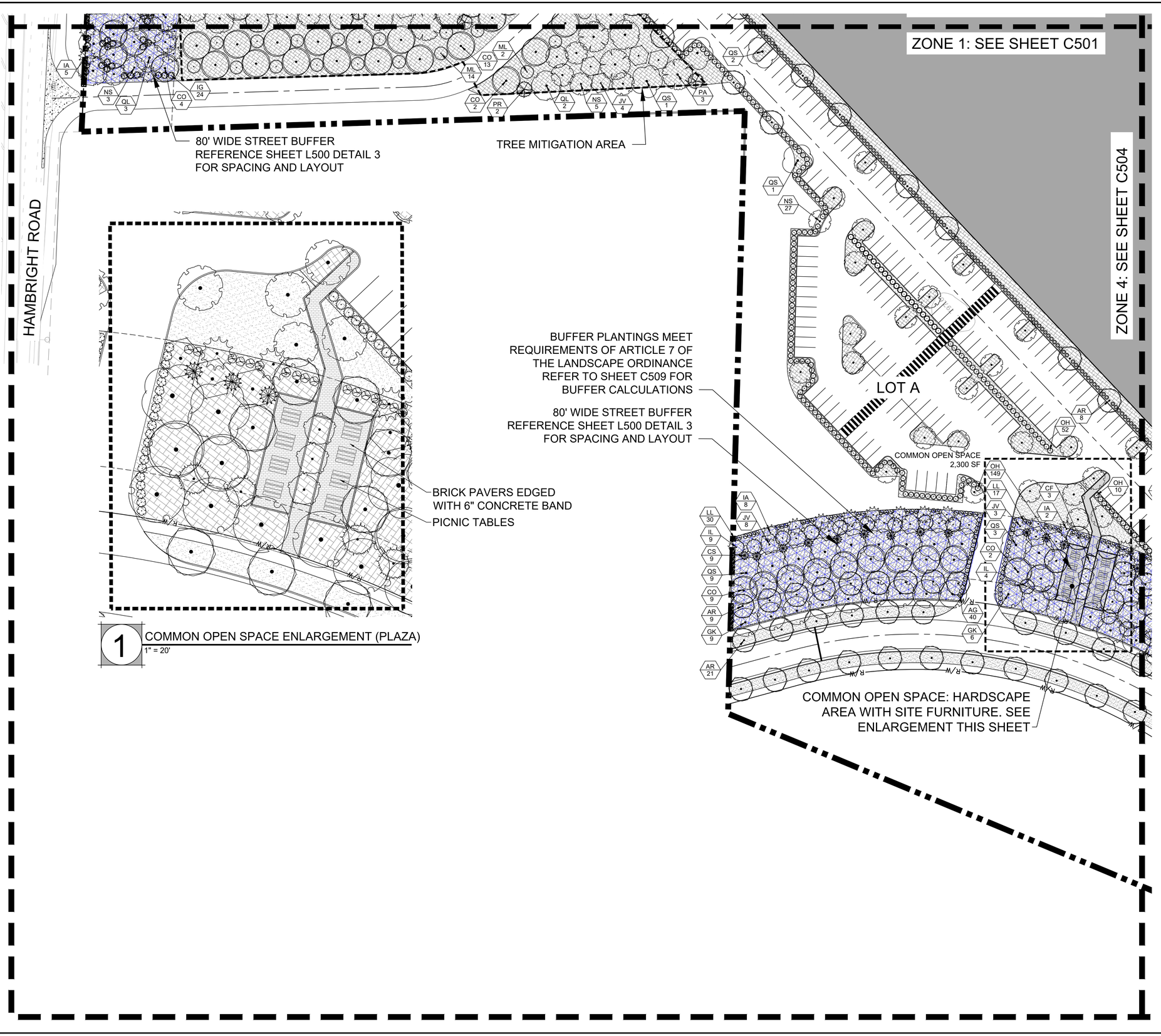

1 COMMON OPEN SPACE ENLARGEMENT (PLAZA)
1" = 20'

PLANT SCHEDULE

DECIDUOUS CANOPY	CODE	QTY	COMMON NAME
	AR	229	RED MAPLE
	AA	60	ARMSTRONG FREEMAN MAPLE
	CO	179	COMMON HACKBERRY
	GK	90	KENTUCKY COFFEE TREE
	LS	49	SWEET GUM
	NS	270	BLACK GUM
	PA	198	LONDON PLANE TREE
	QS	212	SHUMARD OAK

DECIDUOUS UNDERSTORY	CODE	QTY	COMMON NAME
	CF	3	FLOWERING DOGWOOD

EVERGREEN CANOPY	CODE	QTY	COMMON NAME
	IL	240	SAVANNAH HOLLY
	JV	118	EASTERN RED CEDAR
	MG	103	SOUTHERN MAGNOLIA
	QL	33	LAUREL-LEAVED OAK
	TO	6	GREEN GIANT ARBORVITAE

EVERGREEN UNDERSTORY	CODE	QTY	COMMON NAME
	CS	58	SASANQUA CAMELLIA
	IA	103	AMERICAN HOLLY
	ML	74	DWARF SOUTHERN MAGNOLIA
	PV	82	VIRGINIA PINE
	PR	83	CAROLINA LAUREL CHERRY

SHRUBS	CODE	QTY	COMMON NAME
	AG	393	GLOSSY ABELIA
	BM	259	MENTOR BARBERRY
	HV	228	COMMON WITCH HAZEL
	IB	262	DWARF BURFORD HOLLY
	IR	888	JAPANESE HOLLY
	IG	486	INKBERRY HOLLY
	LL	439	GLOSSY PRIVET
	OH	372	HOLLY OLIVE
	PF	74	MOUNTAIN PIERIS
	PT	105	JAPANESE PITTOSPORUM
	PM	188	PODOCARPUS
	PC	95	COMPACT CAROLINA CHERRY LAUREL
	VL	272	LEATHERLEAF VIBURNUM

GROUND COVERS	CODE	QTY	COMMON NAME
	CD	611,716 SF	BERMUDA GRASS
	MW	659,690 SF	WOOD CHIP MULCH

SEE SHEET C509 FOR OVERALL PLANT SCHEDULE AND LANDSCAPE REQUIREMENTS. SEE SHEET C510 FOR PLANT SCHEDULES FOR EACH BUFFER.

BUFFER TYPE LEGEND

PROPERTY BUFFER (20')
SEE DETAIL 1 SHEET C500

I-77 BUFFER (50')
SEE DETAIL 2 SHEET C500

STREET BUFFER (80')
SEE DETAIL 3 SHEET C500

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

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1	FIRST RESUBMITTAL	05/13/21	ALW

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2201 LAURA HANDLETON
06/25/2021

KHA PROJECT	013766000
DATE	04/01/2021
SCALE	AS SHOWN
DESIGNED BY	MTA
DRAWN BY	GTF
CHECKED BY	RBD

PRELIMINARY LANDSCAPE PLAN ENLARGEMENT 2

BELTWAY 77
PREPARED FOR
DEVELOPMENT AND
CONSTRUCTION INSIGHTS, LLC
NORTH CAROLINA
HUNTERSVILLE

SHEET NUMBER
C502

BUFFER PLANTINGS MEET REQUIREMENTS OF ARTICLE 7 OF THE LANDSCAPE ORDINANCE REFER TO SHEET C509 FOR BUFFER CALCULATIONS

50' WIDE 1-77 BUFFER REFERENCE SHEET L500 DETAIL 2 FOR SPACING AND LAYOUT

EXISTING VEGETATION TO REMAIN. SUPPLEMENTAL PLANT MATERIAL MAY BE REQUIRED UPON INSPECTION TO CREATE AN OPAQUE BUFFER.

NS 43
CO 46
PR 4
QS 25
PT 72
LL 137
PA 21
IA 6
IL 19
PR 10
PC 54
IG 80
LS 7
AR 12
IR 489

LOT C

DETENTION BASIN B

LOT B

LOT B

ZONE 1: SEE SHEET C501

ZONE 4: SEE SHEET C504

ZONE 5: SEE SHEET C505

PLANT SCHEDULE

DECIDUOUS CANOPY	CODE	QTY	COMMON NAME
	AR	229	RED MAPLE
	AA	60	ARMSTRONG FREEMAN MAPLE
	CO	179	COMMON HACKBERRY
	GK	90	KENTUCKY COFFEE TREE
	LS	49	SWEET GUM
	NS	270	BLACK GUM
	PA	198	LONDON PLANE TREE
	QS	212	SHUMARD OAK
DECIDUOUS UNDERSTORY	**CODE**	**QTY**	**COMMON NAME**
	CF	3	FLOWERING DOGWOOD
EVERGREEN CANOPY	**CODE**	**QTY**	**COMMON NAME**
	IL	240	SAVANNAH HOLLY
	JV	118	EASTERN RED CEDAR
	MG	103	SOUTHERN MAGNOLIA
	QL	33	LAUREL-LEAVED OAK
	TO	6	GREEN GIANT ARBORVITAE
EVERGREEN UNDERSTORY	**CODE**	**QTY**	**COMMON NAME**
	CS	58	SASANQUA CAMELLIA
	IA	103	AMERICAN HOLLY
	ML	74	DWARF SOUTHERN MAGNOLIA
	PV	82	VIRGINIA PINE
	PR	83	CAROLINA LAUREL CHERRY
SHRUBS	**CODE**	**QTY**	**COMMON NAME**
	AG	393	GLOSSY ABELIA
	BM	259	MENTOR BARBERRY
	HV	228	COMMON WITCH HAZEL
	IB	262	DWARF BURFORD HOLLY
	IR	888	JAPANESE HOLLY
	IG	486	INKBERRY HOLLY
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	PF	74	MOUNTAIN PIERIS
	PT	105	JAPANESE PITTOSPORUM
	PM	188	PODOCARPUS
	PC	95	COMPACT CAROLINA CHERRY LAUREL
	VL	272	LEATHERLEAF VIBURNUM
GROUND COVERS	**CODE**	**QTY**	**COMMON NAME**
	CD	611,716 SF	BERMUDA GRASS
	MW	659,690 SF	WOOD CHIP MULCH

SEE SHEET C509 FOR OVERALL PLANT SCHEDULE AND LANDSCAPE REQUIREMENTS. SEE SHEET C510 FOR PLANT SCHEDULES FOR EACH BUFFER.

BUFFER TYPE LEGEND

PROPERTY BUFFER (20')
SEE DETAIL 1 SHEET C500

I-77 BUFFER (50')
SEE DETAIL 2 SHEET C500

STREET BUFFER (80')
SEE DETAIL 3 SHEET C500

GRAPHIC SCALE IN FEET
0 20 40 80

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1	FIRST RESUBMITTAL	05/13/21	ALW

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2201 JOANNA HANDLETON

06/25/2021

KHA PROJECT	013766000
DATE	04/01/2021
SCALE	AS SHOWN
DESIGNED BY	MTA
DRAWN BY	GTF
CHECKED BY	RBD

PRELIMINARY LANDSCAPE PLAN ENLARGEMENT 3

BELTWAY 77
PREPARED FOR DEVELOPMENT AND CONSTRUCTION INSIGHTS, LLC
HUNTERSVILLE NORTH CAROLINA

SHEET NUMBER
C503

Plotted By:Watts, Austin Sheet Set:BELTWAY 77 - CR Layout:C503 June 25, 2021 01:03:36pm C:\Users\austin.watts\ACDocs\CHARLOTTE - 000 LAND DEVELOPMENT\02 - DWG\PlanSheets\01 CONDITIONAL REZONING\C500 PRELIMINARY LANDSCAPE PLAN.dwg
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ZONE 3: SEE SHEET C503

ZONE 2: SEE SHEET C502

LOT A

80' WIDE STREET BUFFER
REFERENCE SHEET L500 DETAIL 3
FOR SPACING AND LAYOUT

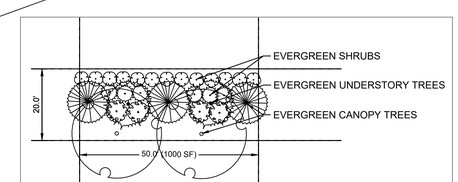
80' WIDE STREET BUFFER
REFERENCE SHEET L500 DETAIL 3
FOR SPACING AND LAYOUT

BMP SCREENING

DETENTION
BASIN A

ZONE 6: SEE SHEET C506

BUFFER PLANTINGS MEET REQUIREMENTS OF
ARTICLE 7 OF THE LANDSCAPE ORDINANCE
REFER TO SHEET C509 FOR BUFFER CALCULATIONS



1 MODIFIED STREET BUFFER (20' WIDE)
1" = 20'

PLANT SCHEDULE

DECIDUOUS CANOPY	CODE	QTY	COMMON NAME
	AR	229	RED MAPLE
	AA	60	ARMSTRONG FREEMAN MAPLE
	CO	179	COMMON HACKBERRY
	GK	90	KENTUCKY COFFEE TREE
	LS	49	SWEET GUM
	NS	270	BLACK GUM
	PA	198	LONDON PLANE TREE
	QS	212	SHUMARD OAK
DECIDUOUS UNDERSTORY	**CODE**	**QTY**	**COMMON NAME**
	CF	3	FLOWERING DOGWOOD
EVERGREEN CANOPY	**CODE**	**QTY**	**COMMON NAME**
	IL	240	SAVANNAH HOLLY
	JV	118	EASTERN RED CEDAR
	MG	103	SOUTHERN MAGNOLIA
	QL	33	LAUREL-LEAVED OAK
	TO	6	GREEN GIANT ARBORVITAE
EVERGREEN UNDERSTORY	**CODE**	**QTY**	**COMMON NAME**
	CS	58	SASANQUA CAMELLIA
	IA	103	AMERICAN HOLLY
	ML	74	DWARF SOUTHERN MAGNOLIA
	PV	82	VIRGINIA PINE
	PR	83	CAROLINA LAUREL CHERRY
SHRUBS	**CODE**	**QTY**	**COMMON NAME**
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	BM	259	MENTOR BARBERRY
	HV	228	COMMON WITCH HAZEL
	IB	262	DWARF BURFORD HOLLY
	IR	888	JAPANESE HOLLY
	IG	486	INKBERRY HOLLY
	LL	439	GLOSSY PRIVET
	OH	372	HOLLY OLIVE
	PF	74	MOUNTAIN PIERIS
	PT	105	JAPANESE PITTOSPORUM
	PM	188	PODOCARPUS
	PC	95	COMPACT CAROLINA CHERRY LAUREL
	VL	272	LEATHERLEAF VIBURNUM
GROUND COVERS	**CODE**	**QTY**	**COMMON NAME**
	CD	611,716 SF	BERMUDA GRASS
	MW	659,690 SF	WOOD CHIP MULCH

SEE SHEET C509 FOR OVERALL PLANT SCHEDULE AND LANDSCAPE REQUIREMENTS. SEE SHEET C510 FOR PLANT SCHEDULES FOR EACH BUFFER.

BUFFER TYPE LEGEND

PROPERTY BUFFER (20')
SEE DETAIL 1 SHEET C500

I-77 BUFFER (50')
SEE DETAIL 2 SHEET C500

STREET BUFFER (80')
SEE DETAIL 3 SHEET C500

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

NOT FOR CONSTRUCTION

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2	SECOND RESUBMITTAL	06/25/21	ALW
1	FIRST RESUBMITTAL	05/13/21	ALW

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2201 LAURA HANDLETON
06/25/2021

KHA PROJECT	013766000
DATE	04/01/2021
SCALE	AS SHOWN
DESIGNED BY	MTA
DRAWN BY	GTF
CHECKED BY	RBD

PRELIMINARY LANDSCAPE PLAN ENLARGEMENT 4

BELTWAY 77

PREPARED FOR
DEVELOPMENT AND
CONSTRUCTION INSIGHTS, LLC

NORTH CAROLINA
HUNTERSVILLE

SHEET NUMBER
C504

Plotted By:Watts Austin Sheet Set:BELTWAY 77 — CR Layout:C504 June 25, 2021 01:04:17pm C:\Users\austin.watts\KHA\DOT CHARLOTTE — 000 LAND DEVELOPMENT\02 — DWG\PlanSheets\01 CONDITIONAL REZONING\C500 PRELIMINARY LANDSCAPE PLAN.dwg
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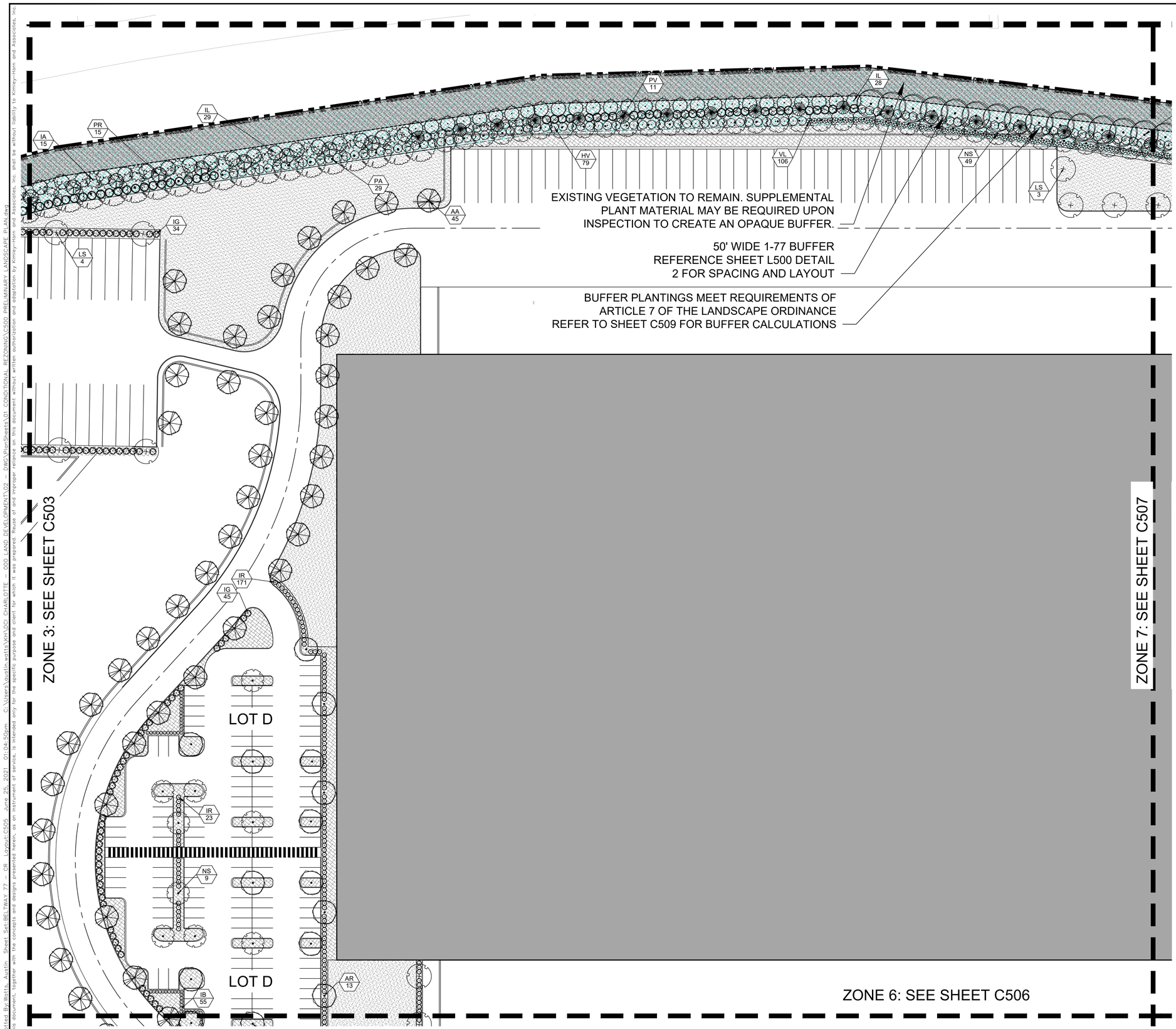

PLANT SCHEDULE

DECIDUOUS CANOPY	CODE	QTY	COMMON NAME
	AR	229	RED MAPLE
	AA	60	ARMSTRONG FREEMAN MAPLE
	CO	179	COMMON HACKBERRY
	GK	90	KENTUCKY COFFEE TREE
	LS	49	SWEET GUM
	NS	270	BLACK GUM
	PA	198	LONDON PLANE TREE
	QS	212	SHUMARD OAK

DECIDUOUS UNDERSTORY	CODE	QTY	COMMON NAME
	CF	3	FLOWERING DOGWOOD

EVERGREEN CANOPY	CODE	QTY	COMMON NAME
	IL	240	SAVANNAH HOLLY
	JV	118	EASTERN RED CEDAR
	MG	103	SOUTHERN MAGNOLIA
	QL	33	LAUREL-LEAVED OAK
	TO	6	GREEN GIANT ARBORVITAE

EVERGREEN UNDERSTORY	CODE	QTY	COMMON NAME
	CS	58	SASANQUA CAMELLIA
	IA	103	AMERICAN HOLLY
	ML	74	DWARF SOUTHERN MAGNOLIA
	PV	82	VIRGINIA PINE
	PR	83	CAROLINA LAUREL CHERRY

SHRUBS	CODE	QTY	COMMON NAME
	AG	393	GLOSSY ABELIA
	BM	259	MENTOR BARBERRY
	HV	228	COMMON WITCH HAZEL
	IB	262	DWARF BURFORD HOLLY
	IR	888	JAPANESE HOLLY
	IG	486	INKBERRY HOLLY
	LL	439	GLOSSY PRIVET
	OH	372	HOLLY OLIVE
	PF	74	MOUNTAIN PIERIS
	PT	105	JAPANESE PITTOSPORUM
	PM	188	PODOCARPUS
	PC	95	COMPACT CAROLINA CHERRY LAUREL
	VL	272	LEATHERLEAF VIBURNUM

GROUND COVERS	CODE	QTY	COMMON NAME
	CD	611,716 SF	BERMUDA GRASS
	MW	659,690 SF	WOOD CHIP MULCH

SEE SHEET C509 FOR OVERALL PLANT SCHEDULE AND LANDSCAPE REQUIREMENTS. SEE SHEET C510 FOR PLANT SCHEDULES FOR EACH BUFFER.

BUFFER TYPE LEGEND

PROPERTY BUFFER (20')
SEE DETAIL 1 SHEET C500

I-77 BUFFER (50')
SEE DETAIL 2 SHEET C500

STREET BUFFER (80')
SEE DETAIL 3 SHEET C500

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

NO.	REVISIONS	DATE	BY
2	SECOND RESUBMITTAL	06/25/21	ALW
1	FIRST RESUBMITTAL	05/13/21	ALW

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PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
NC LICENSE #F-0102

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2201 JOHN DOUGLAS HANDLETON

06/25/2021

KHA PROJECT	013766000
DATE	04/01/2021
SCALE	AS SHOWN
DESIGNED BY	MTA
DRAWN BY	GTF
CHECKED BY	RBD

PRELIMINARY LANDSCAPE PLAN ENLARGEMENT 5

BELTWAY 77

PREPARED FOR
DEVELOPMENT AND
CONSTRUCTION INSIGHTS, LLC

HUNTERSVILLE NORTH CAROLINA

SHEET NUMBER
C505

Plotted By:Watts, Austin Sheet Set:BELTWAY 77 — CR Layout:C505 June 25, 2021 01:04:50pm C:\Users\austin.watts\KHA\DOCS CHARLOTTE — DOD LAND DEVELOPMENT\V02 — DWG\PlanSheets\01 CONDITIONAL REZONING\C500 PRELIMINARY LANDSCAPE PLAN.dwg
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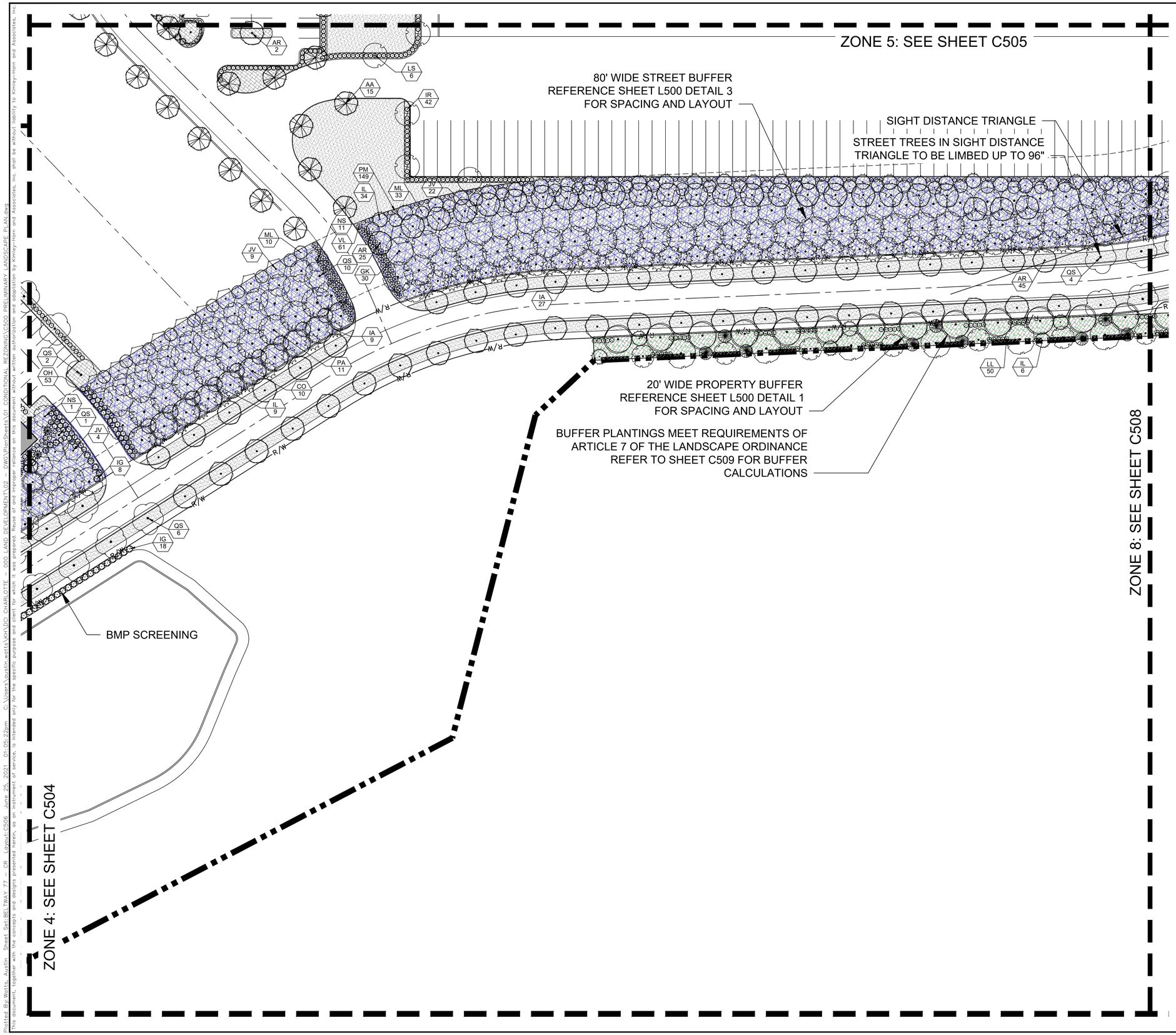

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	AR	229	RED MAPLE
	AA	60	ARMSTRONG FREEMAN MAPLE
	CO	179	COMMON HACKBERRY
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	LS	49	SWEET GUM
	NS	270	BLACK GUM
	PA	198	LONDON PLANE TREE
	QS	212	SHUMARD OAK

DECIDUOUS UNDERSTORY	CODE	QTY	COMMON NAME
	CF	3	FLOWERING DOGWOOD

EVERGREEN CANOPY	CODE	QTY	COMMON NAME
	IL	240	SAVANNAH HOLLY
	JV	118	EASTERN RED CEDAR
	MG	103	SOUTHERN MAGNOLIA
	QL	33	LAUREL-LEAVED OAK
	TO	6	GREEN GIANT ARBORVITAE

EVERGREEN UNDERSTORY	CODE	QTY	COMMON NAME
	CS	58	SASANQUA CAMELLIA
	IA	103	AMERICAN HOLLY
	ML	74	DWARF SOUTHERN MAGNOLIA
	PV	82	VIRGINIA PINE
	PR	83	CAROLINA LAUREL CHERRY

SHRUBS	CODE	QTY	COMMON NAME
	AG	393	GLOSSY ABELIA
	BM	259	MENTOR BARBERRY
	HV	228	COMMON WITCH HAZEL
	IB	262	DWARF BURFORD HOLLY
	IR	888	JAPANESE HOLLY
	IG	486	INKBERRY HOLLY
	LL	439	GLOSSY PRIVET
	OH	372	HOLLY OLIVE
	PF	74	MOUNTAIN PIERIS
	PT	105	JAPANESE PITTOSPORUM
	PM	188	PODOCARPUS
	PC	95	COMPACT CAROLINA CHERRY LAUREL
	VL	272	LEATHERLEAF VIBURNUM

GROUND COVERS	CODE	QTY	COMMON NAME
	CD	611,716 SF	BERMUDA GRASS
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I-77 BUFFER (50')
SEE DETAIL 2 SHEET C500

STREET BUFFER (80')
SEE DETAIL 3 SHEET C500

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

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2.	SECOND RESUBMITTAL	06/25/21	ALW
1.	FIRST RESUBMITTAL	05/13/21	BY
	REVISIONS	DATE	

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NC LICENSE #F-0102

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2201 JOSHUA HANDLETON
06/25/2021

KHA PROJECT 013766000
DATE 04/01/2021
SCALE AS SHOWN
DESIGNED BY MTA
DRAWN BY GTF
CHECKED BY RBD

PRELIMINARY LANDSCAPE PLAN ENLARGEMENT 6

BELTWAY 77
PREPARED FOR
DEVELOPMENT AND
CONSTRUCTION INSIGHTS, LLC
HUNTERSVILLE NORTH CAROLINA

SHEET NUMBER
C506

Plotted By: Watts, Austin Sheet Set: BELTWAY 77 CR Layout: C506 June 25, 2021 01:05:22pm C:\Users\austin.watts\Kimley-Horn\DOCS CHARLOTTE - 000 LAND DEVELOPMENT\002 - DWG\PlanSheets\01 CONDITIONAL REZONING\C500 PRELIMINARY LANDSCAPE PLAN.dwg
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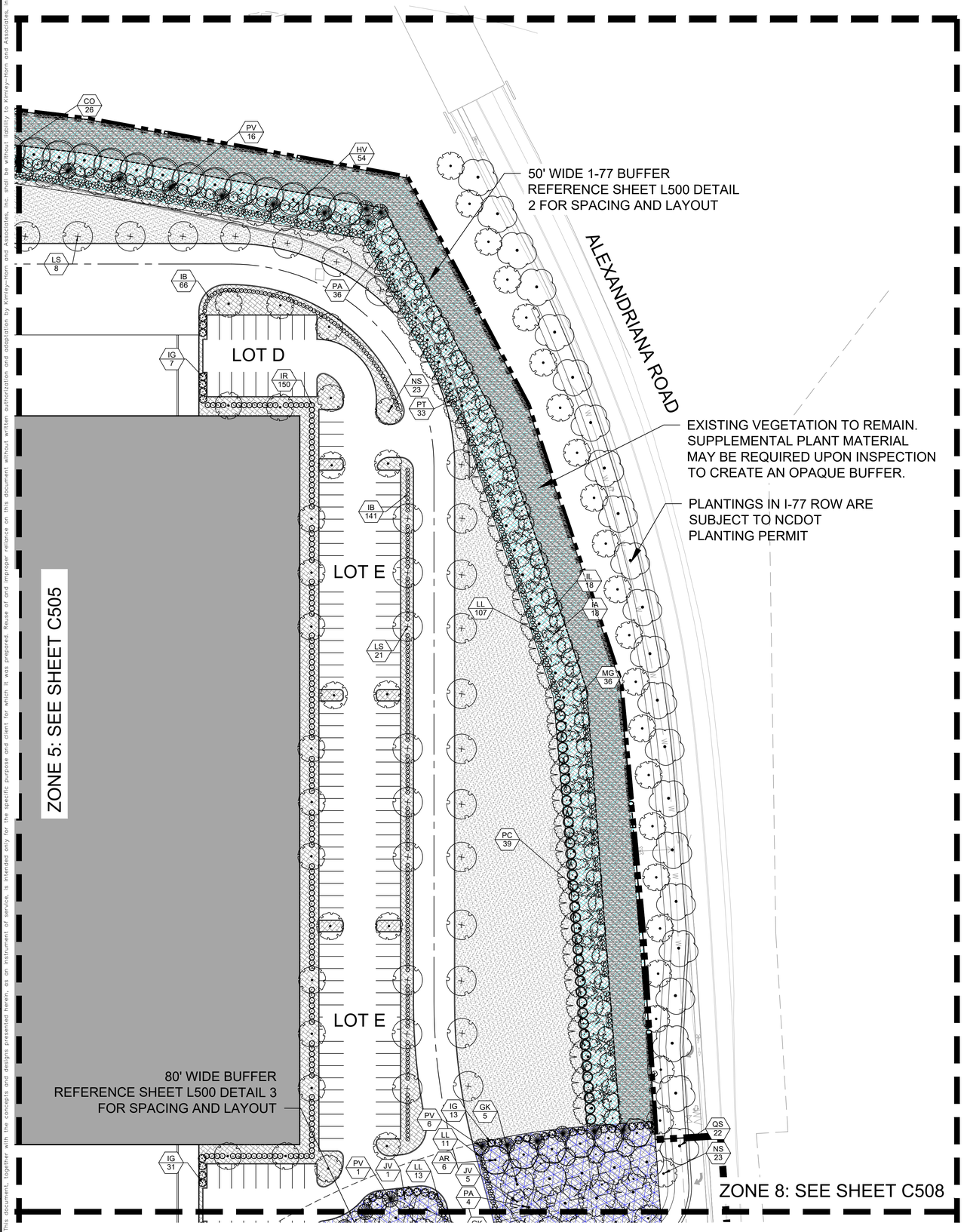

PLANT SCHEDULE

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	AA	60	ARMSTRONG FREEMAN MAPLE
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	LS	49	SWEET GUM
	NS	270	BLACK GUM
	PA	198	LONDON PLANE TREE
	QS	212	SHUMARD OAK

DECIDUOUS UNDERSTORY	CODE	QTY	COMMON NAME
	CF	3	FLOWERING DOGWOOD

EVERGREEN CANOPY	CODE	QTY	COMMON NAME
	IL	240	SAVANNAH HOLLY
	JV	118	EASTERN RED CEDAR
	MG	103	SOUTHERN MAGNOLIA
	QL	33	LAUREL-LEAVED OAK
	TO	6	GREEN GIANT ARBORVITAE

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	IA	103	AMERICAN HOLLY
	ML	74	DWARF SOUTHERN MAGNOLIA
	PV	82	VIRGINIA PINE
	PR	83	CAROLINA LAUREL CHERRY

SHRUBS	CODE	QTY	COMMON NAME
	AG	393	GLOSSY ABELIA
	BM	259	MENTOR BARBERRY
	HV	228	COMMON WITCH HAZEL
	IB	262	DWARF BURFORD HOLLY
	IR	888	JAPANESE HOLLY
	IG	486	INKBERRY HOLLY
	LL	439	GLOSSY PRIVET
	OH	372	HOLLY OLIVE
	PF	74	MOUNTAIN PIERIS
	PT	105	JAPANESE PITTOSPORUM
	PM	188	PODOCARPUS
	PC	95	COMPACT CAROLINA CHERRY LAUREL
	VL	272	LEATHERLEAF VIBURNUM

GROUND COVERS	CODE	QTY	COMMON NAME
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STREET BUFFER (80')
SEE DETAIL 3 SHEET C500

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

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2	SECOND RESUBMITTAL	06/25/21	ALW
1	FIRST RESUBMITTAL	05/13/21	ALW

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NC LICENSE #F-0102

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2201 LAURA HANDLEY
06/25/2021

KHA PROJECT 013766000
DATE 04/01/2021
SCALE AS SHOWN
DESIGNED BY MTA
DRAWN BY GTF
CHECKED BY RBD

PRELIMINARY LANDSCAPE PLAN ENLARGEMENT 7

BELTWAY 77
PREPARED FOR
DEVELOPMENT AND
CONSTRUCTION INSIGHTS, LLC
HUNTERSVILLE NORTH CAROLINA

SHEET NUMBER
C507

Plotted By:Watts Austin Sheet Set:BELTWAY 77 — CR Layout:C507 June 25, 2021 01:05:58pm C:\Users\austin.watts\KHA\CGI CHARLOTTE - 009 LAND DEVELOPMENT\02 — DWG\PlanSheets\01 CONDITIONAL REZONING\C500 PRELIMINARY LANDSCAPE PLAN.dwg
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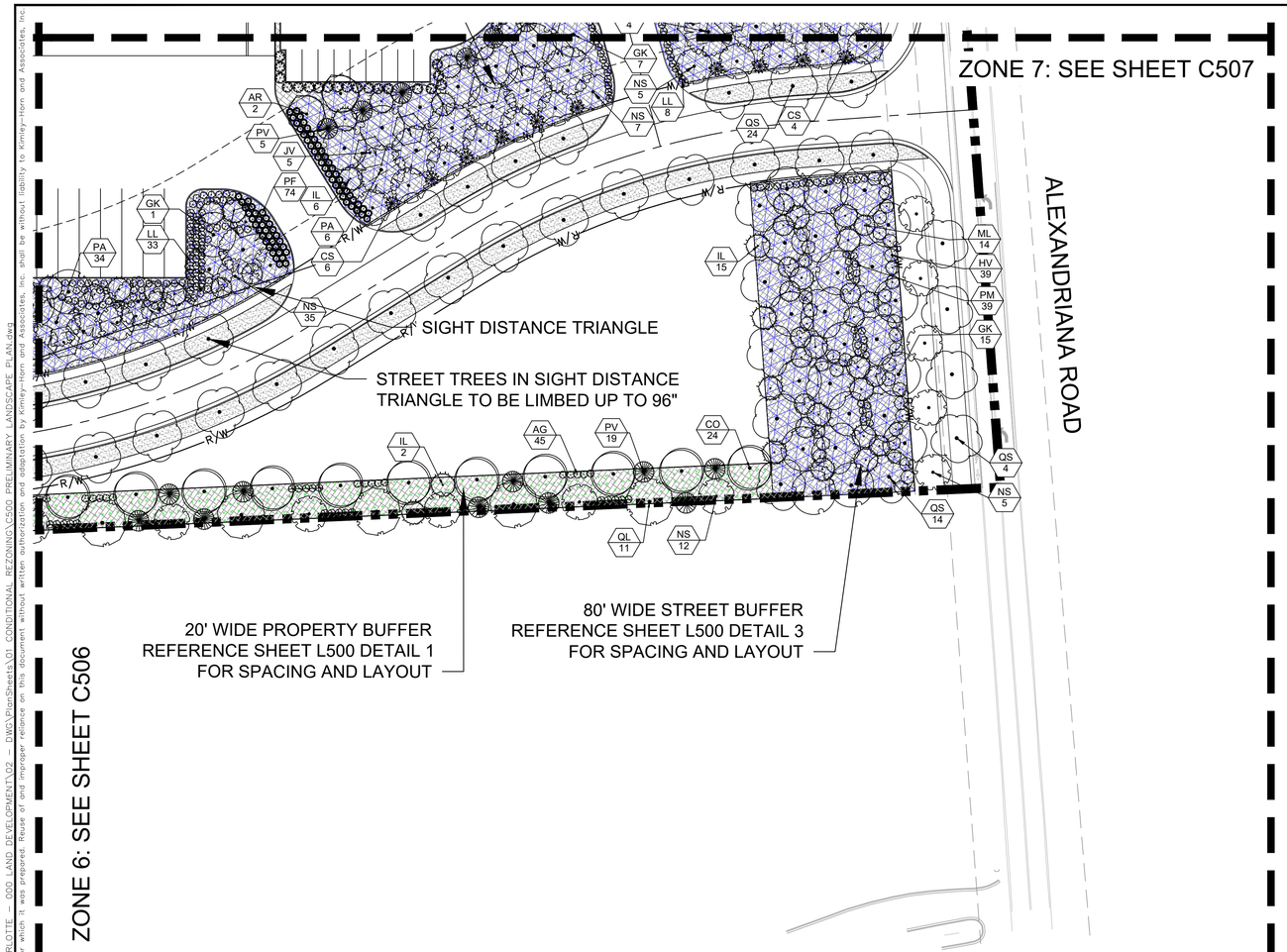

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DECIDUOUS UNDERSTORY	CODE	QTY	COMMON NAME
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SEE DETAIL 1 SHEET C500

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GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

NO.	DATE	BY
2	06/25/21	ALW
1	05/13/21	ALW

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REVISIONS

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2201 LAURA HANDLETON

06/25/2021

KHA PROJECT	013766000
DATE	04/01/2021
SCALE	AS SHOWN
DESIGNED BY	MTA
DRAWN BY	GTF
CHECKED BY	RBD

PRELIMINARY LANDSCAPE PLAN ENLARGEMENT 8

BELTWAY 77

PREPARED FOR
DEVELOPMENT AND
CONSTRUCTION INSIGHTS, LLC

HUNTERSVILLE NORTH CAROLINA

SHEET NUMBER
C508

Plotted By:Wells Austin Sheet Set:BELTWAY 77 — CR Layout:C508 June 25, 2021 01:06:33pm C:\Users\austin.wells\KHA\DCI CHARLOTTE — 000 LAND DEVELOPMENT\02 — DWG\PlanSheets\01 CONDITIONAL REZONING\C500 PRELIMINARY LANDSCAPE PLAN.dwg
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PLANT SCHEDULE

DECIDUOUS CANOPY	CODE	QTY	COMMON NAME	BOTANICAL NAME	METHOD	SIZE	CAL
	AR	229	RED MAPLE	ACER RUBRUM	F.G., B & B	8` MIN HEIGHT	3" MIN CAL
	AA	60	ARMSTRONG FREEMAN MAPLE	ACER X FREEMANII `ARMSTRONG`	F.G.,B&B - 2-3" CAL. 8-10		
	CO	179	COMMON HACKBERRY	CELTIS OCCIDENTALIS	F.G., B & B	8` MIN HEIGHT	3" MIN CAL
	GK	90	KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICA	F.G., B & B	8` MIN HEIGHT	3" MIN CAL
	LS	49	SWEET GUM	LIQUIDAMBAR STYRACIFLUA	F.G.,B&B - 2-3" CAL. 8-10		
	NS	270	BLACK GUM	NYSSA SYLVATICA	F.G., B & B	8` MIN HEIGHT	3" MIN CAL
	PA	198	LONDON PLANE TREE	PLATANUS X ACERIFOLIA	F.G., B & B	8` MIN HEIGHT	3" MIN CAL
	QS	212	SHUMARD OAK	QUERCUS SHUMARDII	F.G., B & B	8` MIN HEIGHT	3" MIN CAL

DECIDUOUS UNDERSTORY	CODE	QTY	COMMON NAME	BOTANICAL NAME	METHOD	SIZE	CAL
	CF	3	FLOWERING DOGWOOD	CORNUS FLORIDA	F.G., B & B	6` MIN HEIGHT	2" MIN CAL.

EVERGREEN CANOPY	CODE	QTY	COMMON NAME	BOTANICAL NAME	METHOD	SIZE	CAL
	IL	240	SAVANNAH HOLLY	ILEX X ATTENUATA	F.G., B & B	8` MIN HEIGHT	3" MIN CAL
	JV	118	EASTERN RED CEDAR	JUNIPERS VIRGINIANA	F.G., B & B	8` MIN HEIGHT	3" MIN CAL
	MG	103	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	F.G., B & B	8` MIN HEIGHT	3" MIN CAL
	QL	33	LAUREL-LEAVED OAK	QUERCUS LAURIFOLIA	F.G., B & B	8` MIN HEIGHT	3" MIN CAL
	TO	6	GREEN GIANT ARBORVITAE	THUJA `GREEN GIANT`	F.G., B & B	8` MIN HEIGHT	3" MIN CAL

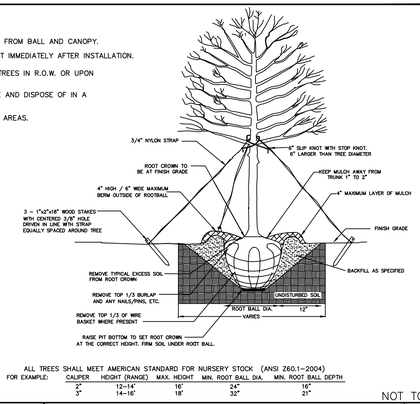
EVERGREEN UNDERSTORY	CODE	QTY	COMMON NAME	BOTANICAL NAME	METHOD	SIZE	CAL
	CS	58	SASANQUA CAMELLIA	CAMELLIA SASANQUA	F.G., B & B	6` MIN HEIGHT	2" MIN CAL.
	IA	103	AMERICAN HOLLY	ILEX OPACA	F.G., B & B	6` MIN HEIGHT	2" MIN CAL.
	ML	74	DWARF SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA `LITTLE GEM`	F.G., B & B	6` MIN HEIGHT	2" MIN CAL.
	PV	82	VIRGINIA PINE	PINUS VIRGINIANA	F.G., B & B	6` MIN HEIGHT	2" MIN CAL.
	PR	83	CAROLINA LAUREL CHERRY	PRUNUS CAROLINIANA	F.G., B & B	6` MIN HEIGHT	2" MIN CAL.

SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING
	AG	393	GLOSSY ABELIA	ABELIA X GRANDIFLORA	5 GAL, 36" MIN HEIGHT	
	BM	259	MENTOR BARBERRY	BERBERIS X MENTORENSIS	5 GAL, 36` MIN.	
	HV	228	COMMON WITCH HAZEL	HAMAMELIS VIRGINIANA	5 GAL, 36" MIN HEIGHT	
	IB	262	DWARF BURFORD HOLLY	ILEX CORNUTA `BURFORDII NANA`	5 GAL, 36` MIN.	
	IR	888	JAPANESE HOLLY	ILEX CRENATA `ROTUNDIFOLIA`	5 GAL, 36" MIN HEIGHT	
	IG	486	INKBERRY HOLLY	ILEX GLABRA	5 GAL, 36" MIN HEIGHT	
	LL	439	GLOSSY PRIVET	LIGUSTRUM LUCIDUM	5 GAL, 36" MIN HEIGHT	
	OH	372	HOLLY OLIVE	OSMANTHUS HETEROPHYLLUS	5 GAL, 36" MIN HEIGHT	
	PF	74	MOUNTAIN PIERIS	PIERIS FLORIBUNDA	5 GAL, 36" MIN HEIGHT	
	PT	105	JAPANESE PITTOSPORUM	PITTOSPORUM TOBIRA	3 GAL. 36" MIN HEIGHT	
	PM	188	PODOCARPUS	PODOCARPUS MACROPHYLLUS MAKI	5 GAL, 36" MIN HEIGHT	
	PC	95	COMPACT CAROLINA CHERRY LAUREL	PRUNUS CAROLINIANS "MONUS"	5 GAL, 36" MIN HEIGHT	
	VL	272	LEATHERLEAF VIBURNUM	VIBURNUM RHYTIDOPHYLLUM	5 GAL, 36" MIN HEIGHT	

GROUND COVERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE
	CD	611,716 SF	BERMUDA GRASS	CYNODON DACTYLON	SEED
	MW	659,690 SF	WOOD CHIP MULCH	MULCH MULCH	INSTALL

NOTES:

1. REMOVE WIRE AND NYLON TWINE FROM BALL AND CANOPY.
2. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
3. STAKING IS REQUIRED FOR ALL TREES IN R.O.W. OR UPON REQUEST OF ARBORIST.
4. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF IN A LEGAL MANNER.
5. RESEED UNMULCHED, DISTURBED AREAS.



ALL TREES SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004)

FOR EXAMPLE: CALIPER	HEIGHT (RANGE)	MAX. HEIGHT	MIN. ROOT BALL DIA.	MIN. ROOT BALL DEPTH
2"	12-14'	16'	24"	16"
3"	14-16'	18'	32"	21"

NOT TO SCALE

Town of Huntersville NORTH CAROLINA STANDARD DRAWING

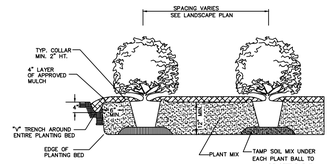
TREE PLANTING
(FOR SINGLE AND MULTI-STEM TREES)

REV. DATE 10/14/09
STD. NO. 600.1

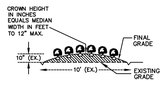
1 TYPICAL TREE PLANTING
N.T.S.

NOTES:

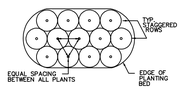
1. SCARIFY ROOT MASS OF CONTAINERIZED PLANT MATERIAL.
2. INSTALL CONTAINERIZED PLANTS AT FINISHED GRADE
3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL.
4. OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
5. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.



TYPICAL PLANTING BED DETAIL



TYPICAL BED CROWNING



TYPICAL PLANTING BED PLAN

NOT TO SCALE

Town of Huntersville NORTH CAROLINA STANDARD DRAWING

SHRUB PLANTING BED

REV. DATE 10/14/09
STD. NO. 610.1

2 TYPICAL SHRUB PLANTING
N.T.S.

PLANTINGS IN STREET RIGHT-OF-WAY

GENERAL NOTES

1. TREE GRATES AND ASSOCIATED IRRIGATION SYSTEMS REQUIRED BY TOWN ARE TO COMPLY WITH THE TOWN ZONING REQUIREMENTS. ALL INSTALLATIONS OF IRRIGATION SYSTEMS WITHIN THE RIGHT-OF-WAY OF STATE MAINTAINED STREETS REQUIRE AN ENCROACHMENT AGREEMENT EXECUTED THROUGH NCDOT. TREES INSTALLED WITHIN TOWN MAINTAINED RIGHT-OF-WAY LIMITS SHALL BE PER TOWN REQUIREMENTS. TREES INSTALLED WITHIN THE RIGHT OF WAY OF STATE MAINTAINED STREETS REQUIRE A PLANTING PERMIT FROM NCDOT. NCDOT'S REVIEW AND APPROVAL PROCESS MAY INCLUDE ADDITIONAL REQUIREMENTS.
2. A DRAINAGE SYSTEM IS REQUIRED FOR ALL IRRIGATED PLANTING AREAS LOCATED ADJACENT TO STREETS. ALL IRRIGATION/DRAINAGE SYSTEMS REQUIRE AN ENCROACHMENT AGREEMENT EXECUTED BY NCDOT FOR STATE-MAINTAINED ROADS. CONTACT NCDOT FOR ADDITIONAL INFORMATION REGARDING COST, SUBMITTAL AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.
3. LANDSCAPE INSPECTIONS MAY INCLUDE THE FOLLOWING:

   SUBDRAINAGE INSPECTION
   TREE PIT/WELL OR PLANTING STRIP INSPECTION
   SOIL MIX APPROVALS/INSPECTIONS
   TREE APPROVALS/INSPECTIONS
   TREE PLANTING INSPECTION
   IRRIGATION INSPECTION
   FINAL WALK THROUGH

   ALL INSPECTIONS SHALL BE PERFORMED BY TOWN AND/OR TOWN REPRESENTATIVE.

NOT TO SCALE

Town of Huntersville NORTH CAROLINA STANDARD DRAWING

TREE PLANTING-NOTES
(DRAINAGE AND INSPECTION)

REV. DATE 10/14/09
STD. NO. 615.1

LANDSCAPE REQUIREMENTS

BUFFER YARDS (Section 7.5)		
I-77 Buffer (102,302 sf)	**Required**	**Provided**
Width	25 feet	25 feet
Trees	5 per 1,000 sf = 512 trees	575 trees
Large Maturing Trees	75% Large Maturing = 432 trees	78% large maturing
Evergreen Trees	50% Evergreen = 288 trees	50% evergreen
Shrubs	8 per 1,000 sf = 819 shrubs (75% evergreen)	830 shrubs (100% evergreen)
Hambright Road Buffer (4,930 sf)	**Required**	**Provided**
Width	80 feet	80 feet
Trees	4 per 1,000 sf = 20 trees	20 trees
Large Maturing Trees	75% Large Maturing = 15 trees	75% large maturing
Small Maturing Trees	25% Small Maturing = 5 trees	25% small maturing
Evergreen Trees	50% Evergreen = 10 trees	50% evergreen
Shrubs	5 per 1,000 sf = 25 shrubs (75% evergreen)	25 shrubs (100% evergreen)
Alexandriana Road Buffer (14,375 sf)	**Required**	**Provided**
Width	80 feet	80 feet
Trees	4 per 1,000 sf = 58 trees	58 trees
Large Maturing Trees	75% Large Maturing = 44 trees	75% large maturing
Small Maturing Trees	25% Small Maturing = 14 trees	25% small maturing
Evergreen Trees	50% Evergreen = 29 trees	50% evergreen
Shrubs	5 per 1,000 sf = 72 shrubs (75% evergreen)	78 shrubs (100% evergreen)
Internal Road Buffer - East (199,560 sf)	**Required**	**Provided**
Width	80 feet	80 feet
Trees	4 per 1,000 sf = 799 trees	800 trees
Large Maturing Trees	75% Large Maturing = 599 trees	75% large maturing
Small Maturing Trees	25% Small Maturing = 200 trees	25% small maturing
Evergreen Trees	50% Evergreen = 400 trees	50% evergreen
Shrubs	5 per 1,000 sf = 998 shrubs (75% evergreen)	1,084 shrubs (100% evergreen)
Property Buffer (18,230 sf)	**Required**	**Provided**
Width	20 feet	20 feet
Trees	4 per 1,000 sf = 73 trees	73 trees
Large Maturing Trees	75% Large Maturing = 55 trees	75% large maturing
Small Maturing Trees	25% Small Maturing = 18 trees	25% small maturing
Evergreen Trees	50% Evergreen = 37 trees	50% evergreen
Shrubs	5 per 1,000 sf = 92 shrubs (75% evergreen)	95 shrubs (100% evergreen)
STREET TREES AND INTERNAL LANDSCAPING (Section 7.7)		
Street Trees	**Required**	**Provided**
Width	Min 7' width	10' width
Internal Road (3,100 lf)	1 per 40 lf = 78 trees per side	156 trees
Alexandria Road (1,300lf)	1 per 40 lf = 33 trees	38 trees
TREE PRESERVATION (Section 7.4)		
	Required	**Provided**
Heritage Trees	100% = 18 trees (18,000 sf)	2 heritage (4,000 sf)
Specimen Trees (215 total)	30% = 65 specimen trees preserved	79 specimen (115,500 sf) 42 (19.5%) trees preserved
Specimen Tree Mitigation	23 trees to be replanted Specimen tree caliper = 24". 552" to be replaced.	160 canopy trees at 3" caliper + 36 understory trees at 2" caliper = 552"
OPEN SPACE (Section 7.10)		
Open Space	**Required**	**Provided**
	Common open space	1,300 sf. of common open space
OFF-STREET PARKING (Section 6)		
LOT A	**Required**	**Provided**
Trees	40' O.C. maximum distance continuous row of evergreen shrubs	48 trees placed 40' O.C.
Shrubs		490 evergreen shrubs
LOT B	**Required**	**Provided**
Trees	40' O.C. maximum distance continuous row of evergreen shrubs	51 trees placed 40' O.C.
Shrubs		489 evergreen shrubs
LOT C	**Required**	**Provided**
Trees	40' O.C. maximum distance continuous row of evergreen shrubs	9 trees placed 40' O.C.
Shrubs		140 evergreen shrubs
LOT D	**Required**	**Provided**
Trees	40' O.C. maximum distance continuous row of evergreen shrubs	23 trees placed 40' O.C.
Shrubs		265 evergreen shrubs
LOT E	**Required**	**Provided**
Trees	40' O.C. maximum distance continuous row of evergreen shrubs	46 trees placed 40' O.C.
Shrubs		395 evergreen shrubs

PLANTINGS SHALL MEET THE REQUIREMENTS OF ARTICLE 7 OF THE ZONING ORDINANCE.

NO.	REVISIONS	DATE	BY
2.	SECOND RESUBMITTAL	06/25/21	ALW
1.	FIRST RESUBMITTAL	05/13/21	ALW

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NC LICENSE #F-0102

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2201 JAMES HANDLETON

06/25/2021

KHA PROJECT 013766000	SCALE AS SHOWN	DESIGNED BY MTA
DATE 04/01/2021		DRAWN BY GTF
		CHECKED BY RBD

LANDSCAPE SCHEDULE AND DETAILS

BELTWAY 77

PREPARED FOR
DEVELOPMENT AND
CONSTRUCTION INSIGHTS, LLC

HUNTERSVILLE NORTH CAROLINA

SHEET NUMBER
C509

Plotted By: Watts, Austin Sheet Set: BELTWAY 77 - CR Layout: C509 June 25, 2021 01:06:45pm C:\Users\austin.watts\KHA\DC CHARLOTTE - 000 LAND DEVELOPMENT\02 - DWG\PlanSheets\01 CONDITIONAL REZONING\C500 PRELIMINARY LANDSCAPE PLAN.dwg
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PLANT SCHEDULE I-77

DECIDUOUS CANOPY	CODE	QTY	COMMON NAME	BOTANICAL NAME
	CO	73	COMMON HACKBERRY	CELTIS OCCIDENTALIS
	NS	90	BLACK GUM	NYSSA SYLVATICA
	PA	123	LONDON PLANE TREE	PLATANUS X ACERIFOLIA
EVERGREEN CANOPY	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	IL	92	SAVANNAH HOLLY	ILEX X ATTENUATA
	MG	70	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA
EVERGREEN UNDERSTORY	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	IA	40	AMERICAN HOLLY	ILEX OPACA
	PV	41	VIRGINIA PINE	PINUS VIRGINIANA
	PR	46	CAROLINA LAUREL CHERRY	PRUNUS CAROLINIANA
SHRUBS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	HV	189	COMMON WITCH HAZEL	HAMAMELIS VIRGINIANA
	IG	2	INKBERRY HOLLY	ILEX GLABRA
	LL	241	GLOSSY PRIVET	LIGUSTRUM LUCIDUM
	PT	105	JAPANESE PITTOSPORUM	PITTOSPORUM TOBIRA
	PC	95	COMPACT CAROLINA CHERRY LAUREL	PRUNUS CAROLINIANS "MONUS"
	VL	198	LEATHERLEAF VIBURNUM	VIBURNUM RHYTIDOPHYLLUM

PLANT SCHEDULE HAMBRIGHT ROAD

DECIDUOUS CANOPY	CODE	QTY	COMMON NAME	BOTANICAL NAME
	CO	5	COMMON HACKBERRY	CELTIS OCCIDENTALIS
	NS	4	BLACK GUM	NYSSA SYLVATICA
EVERGREEN CANOPY	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	QL	4	LAUREL-LEAVED OAK	QUERCUS LAURIFOLIA
EVERGREEN UNDERSTORY	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	IA	5	AMERICAN HOLLY	ILEX OPACA
SHRUBS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	IG	24	INKBERRY HOLLY	ILEX GLABRA

PLANT SCHEDULE WEST BUFFER

DECIDUOUS CANOPY	CODE	QTY	COMMON NAME	BOTANICAL NAME
	CO	24	COMMON HACKBERRY	CELTIS OCCIDENTALIS
	NS	12	BLACK GUM	NYSSA SYLVATICA
EVERGREEN CANOPY	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	IL	8	SAVANNAH HOLLY	ILEX X ATTENUATA
	QL	11	LAUREL-LEAVED OAK	QUERCUS LAURIFOLIA
EVERGREEN UNDERSTORY	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	PV	18	VIRGINIA PINE	PINUS VIRGINIANA
SHRUBS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	AG	45	GLOSSY ABELIA	ABELIA X GRANDIFLORA
	LL	50	GLOSSY PRIVET	LIGUSTRUM LUCIDUM

PLANT SCHEDULE ALEXANDRIANA ROAD

DECIDUOUS CANOPY	CODE	QTY	COMMON NAME	BOTANICAL NAME
	GK	15	KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICA
	QS	14	SHUMARD OAK	QUERCUS SHUMARDII
EVERGREEN CANOPY	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	IL	15	SAVANNAH HOLLY	ILEX X ATTENUATA
EVERGREEN UNDERSTORY	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	ML	14	DWARF SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA `LITTLE GEM`
SHRUBS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	HV	39	COMMON WITCH HAZEL	HAMAMELIS VIRGINIANA
	PM	39	PODOCARPUS	PODOCARPUS MACROPHYLLUS MAKI

PLANT SCHEDULE INTERNAL STREET

DECIDUOUS CANOPY	CODE	QTY	COMMON NAME	BOTANICAL NAME
	AR	63	RED MAPLE	ACER RUBRUM
	CO	41	COMMON HACKBERRY	CELTIS OCCIDENTALIS
	GK	75	KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICA
	NS	59	BLACK GUM	NYSSA SYLVATICA
	PA	55	LONDON PLANE TREE	PLATANUS X ACERIFOLIA
	QS	45	SHUMARD OAK	QUERCUS SHUMARDII
EVERGREEN CANOPY	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	IL	125	SAVANNAH HOLLY	ILEX X ATTENUATA
	JV	90	EASTERN RED CEDAR	JUNIPERS VIRGINIANA
	MG	33	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA
	TO	6	GREEN GIANT ARBORVITAE	THUJA `GREEN GIANT`
EVERGREEN UNDERSTORY	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	CS	58	SASANQUA CAMELLIA	CAMELLIA SASANQUA
	IA	58	AMERICAN HOLLY	ILEX OPACA
	ML	43	DWARF SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA `LITTLE GEM`
	PV	22	VIRGINIA PINE	PINUS VIRGINIANA
	PR	18	CAROLINA LAUREL CHERRY	PRUNUS CAROLINIANA
SHRUBS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	AG	347	GLOSSY ABELIA	ABELIA X GRANDIFLORA
	BM	1	MENTOR BARBERRY	BERBERIS X MENTORENSIS
	IR	13	JAPANESE HOLLY	ILEX CRENATA `ROTUNDIFOLIA`
	IG	169	INKBERRY HOLLY	ILEX GLABRA
	LL	148	GLOSSY PRIVET	LIGUSTRUM LUCIDUM
	OH	128	HOLLY OLIVE	OSMANTHUS HETEROPHYLLUS
	PF	74	MOUNTAIN PIERIS	PIERIS FLORIBUNDA
	PM	147	PODOCARPUS	PODOCARPUS MACROPHYLLUS MAKI
	VL	61	LEATHERLEAF VIBURNUM	VIBURNUM RHYTIDOPHYLLUM
GROUND COVERS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	MW	17,154 SF	WOOD CHIP MULCH	MULCH MULCH

PLANT SCHEDULE TREE MITIGATION

DECIDUOUS CANOPY	CODE	QTY	COMMON NAME	BOTANICAL NAME
	AR	26	RED MAPLE	ACER RUBRUM
	CO	36	COMMON HACKBERRY	CELTIS OCCIDENTALIS
	NS	14	BLACK GUM	NYSSA SYLVATICA
	PA	20	LONDON PLANE TREE	PLATANUS X ACERIFOLIA
	QS	18	SHUMARD OAK	QUERCUS SHUMARDII
EVERGREEN CANOPY	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	JV	28	EASTERN RED CEDAR	JUNIPERS VIRGINIANA
	QL	18	LAUREL-LEAVED OAK	QUERCUS LAURIFOLIA
EVERGREEN UNDERSTORY	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	ML	17	DWARF SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA `LITTLE GEM`
	PR	19	CAROLINA LAUREL CHERRY	PRUNUS CAROLINIANA

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2	SECOND RESUBMITTAL	06/25/21	ALW
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NC LICENSE #F-0102

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2201 LAURA HANDLEY
06/25/2021

KHA PROJECT	013766000
DATE	04/01/2021
SCALE	AS SHOWN
DESIGNED BY	MTA
DRAWN BY	GTF
CHECKED BY	RBD

LANDSCAPE BUFFER SCHEDULES

BELTWAY 77
PREPARED FOR
DEVELOPMENT AND
CONSTRUCTION INSIGHTS, LLC
HUNTERSVILLE NORTH CAROLINA

SHEET NUMBER
C510

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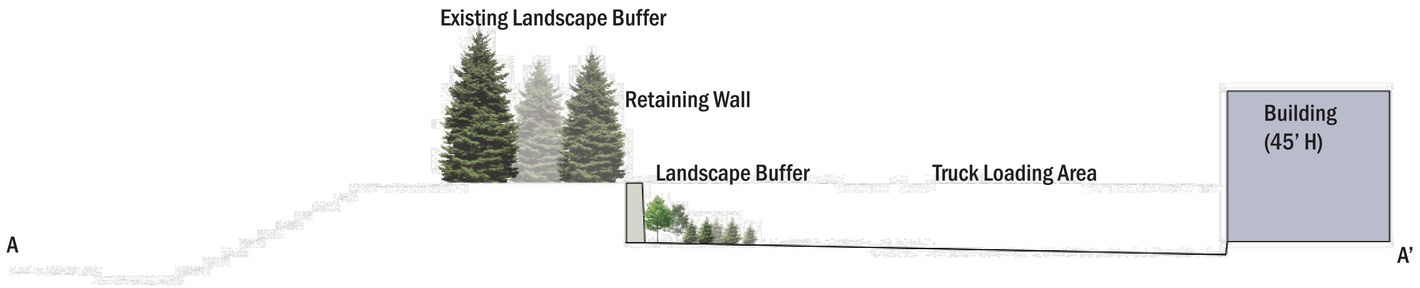
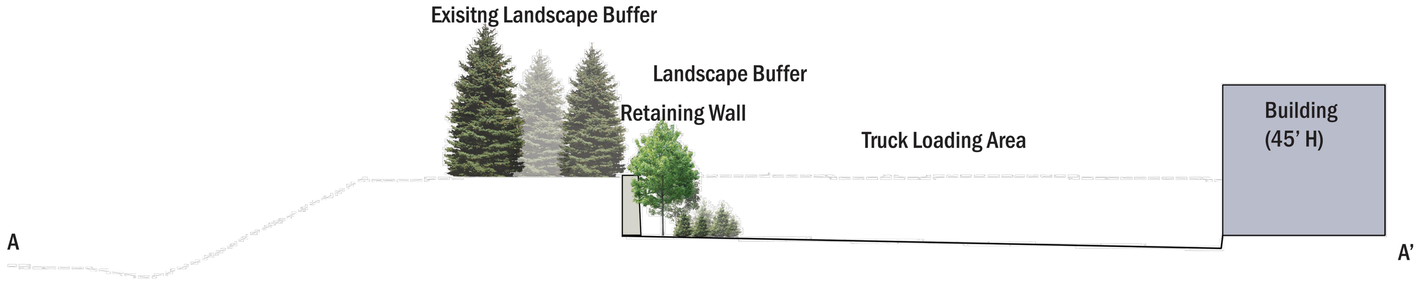


1 BUFFER SECTION A - AT PLANTING
N.T.S.



2 BUFFER SECTION A - MATURE
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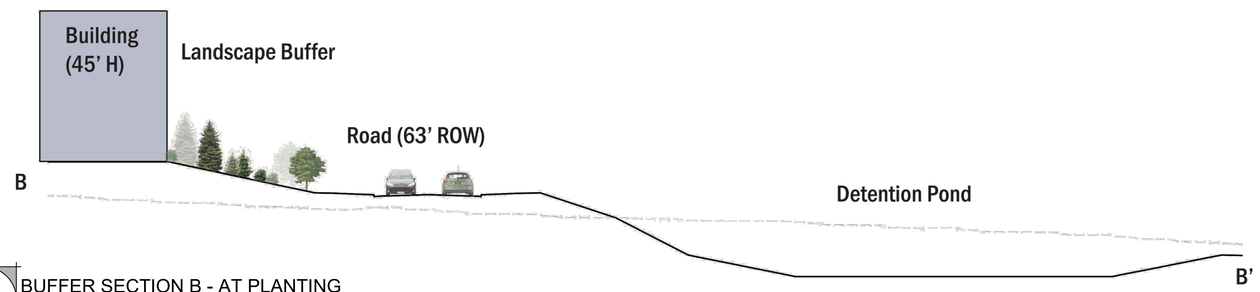

3 BUFFER SECTION B - AT PLANTING
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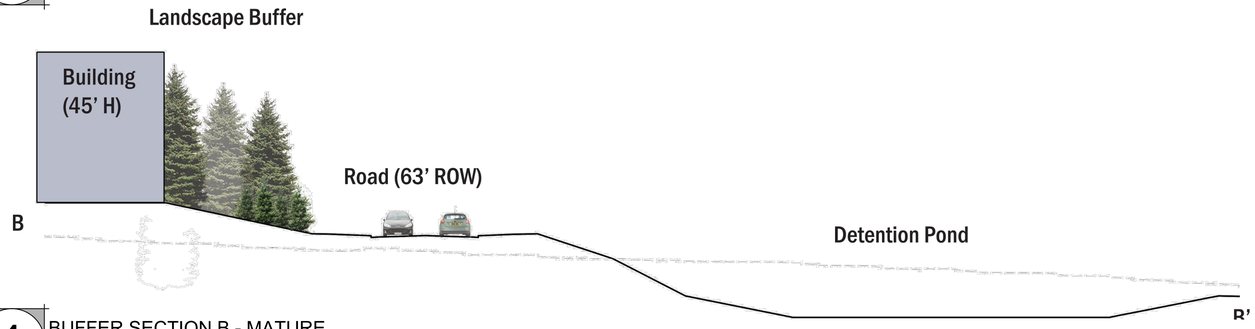

4 BUFFER SECTION B - MATURE
N.T.S.

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No.	REVISIONS	DATE	BY
2	SECOND RESUBMITTAL	06/25/21	ALW
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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2201 LAURA HANDLETON
06/25/2021

KHA PROJECT	013766000
DATE	04/01/2021
SCALE	AS SHOWN
DESIGNED BY	MTA
DRAWN BY	GTF
CHECKED BY	RBD

BUFFER SECTIONS

BELTWAY 77
PREPARED FOR
DEVELOPMENT AND
CONSTRUCTION INSIGHTS, LLC
HUNTERSVILLE NORTH CAROLINA

SHEET NUMBER
C511

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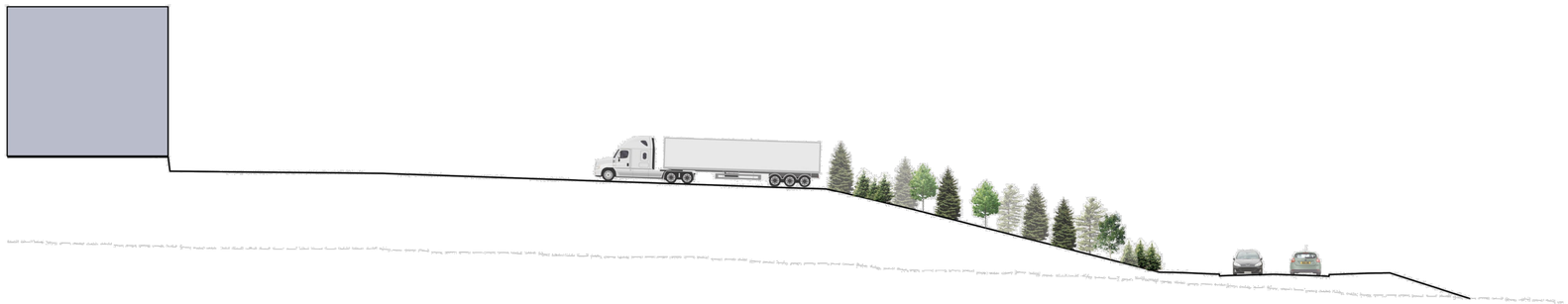
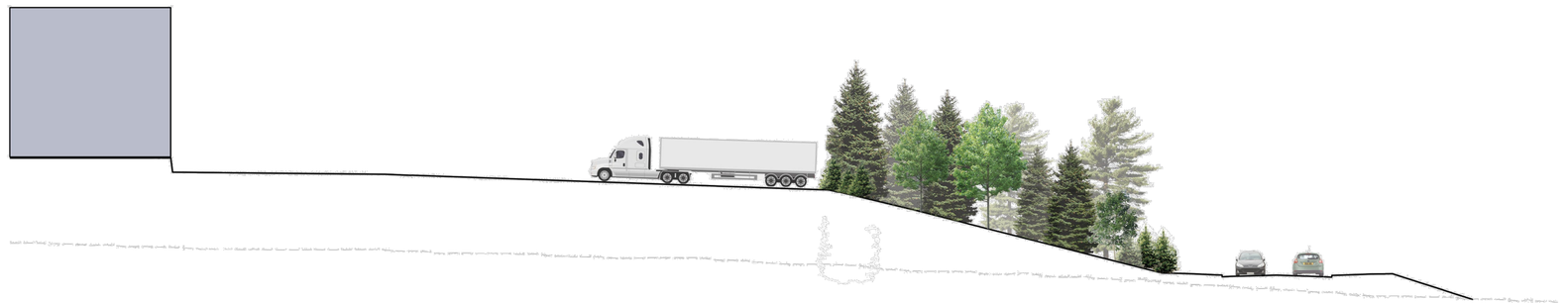


5 BUFFER SECTION C - AT PLANTING
N.T.S.



6 BUFFER SECTION C - MATURE
N.T.S.

NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY
1	FIRST RESUBMITTAL	05/13/21	ALW
2	SECOND RESUBMITTAL	06/25/21	

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2201 JAUMA HANDLETON

06/25/2021

KHA PROJECT 013766000
DATE 04/01/2021
SCALE AS SHOWN
DESIGNED BY MTA
DRAWN BY GTF
CHECKED BY RBD

BUFFER SECTIONS

BELTWAY 77
PREPARED FOR
DEVELOPMENT AND
CONSTRUCTION INSIGHTS, LLC
HUNTERSVILLE NORTH CAROLINA

SHEET NUMBER
C512

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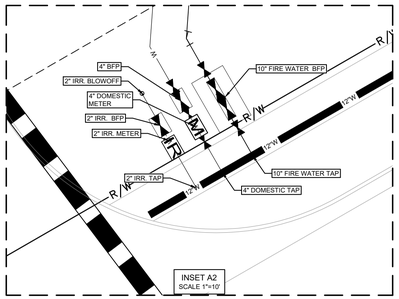

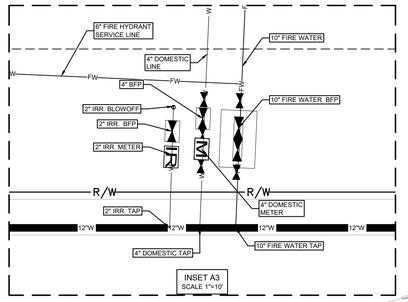

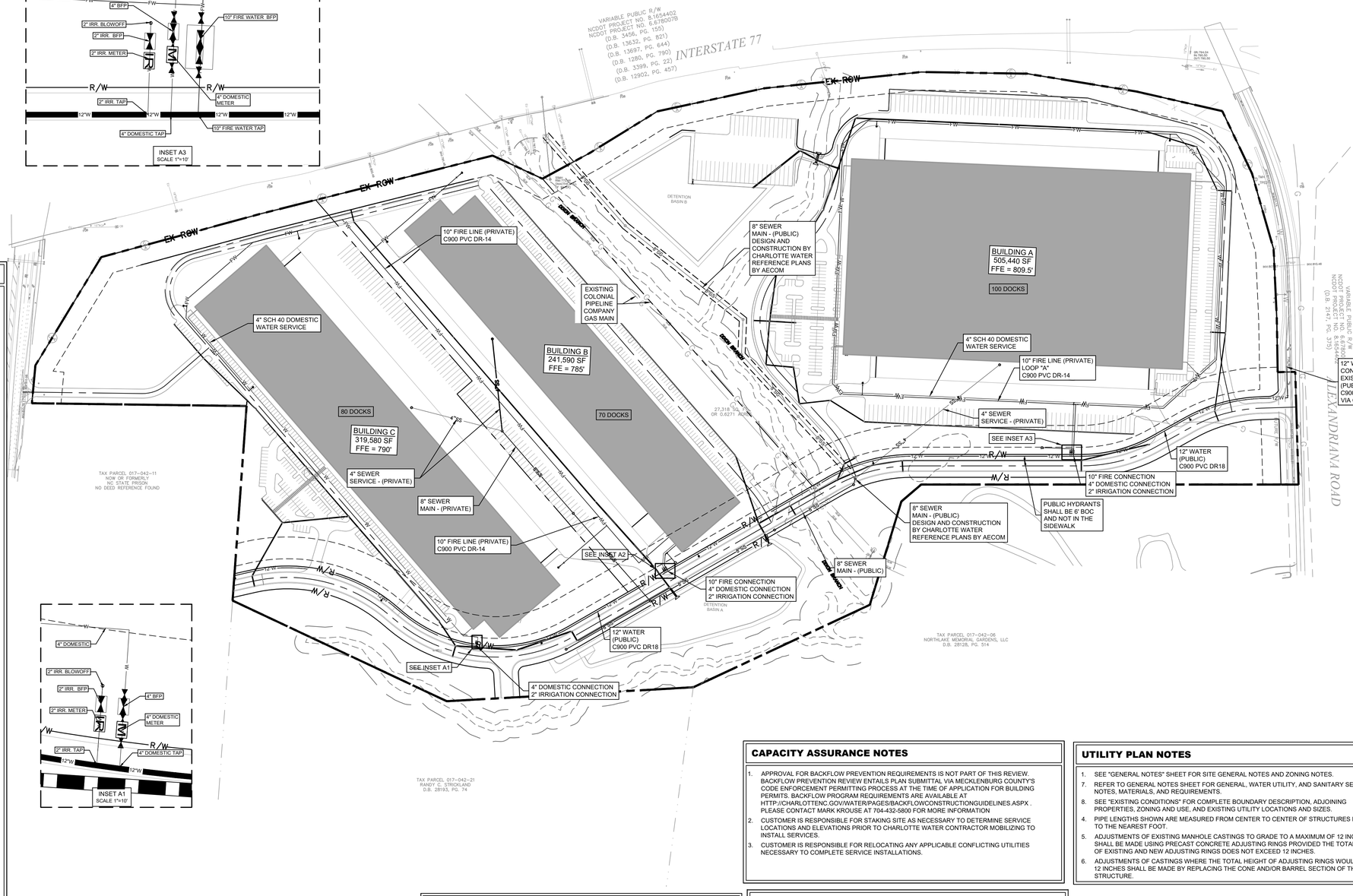

UTILITY KEYNOTE LEGEND

GENERAL KEYNOTES

- (A) A MINIMUM VERTICAL SEPARATION OF 18-INCHES SHALL BE MAINTAINED AT CROSSINGS. IN THE EVENT THAT MINIMUM SEPARATION REQUIREMENTS CANNOT BE MET, THE CONTRACTOR SHALL UTILIZE A CONCRETE CRADLE AND PIPE REQUIREMENTS PER THE GOVERNING AGENCY.
- (B) UTILITY PULL BOX - (LOCATED IN PAVED AREAS SUBJECT TO TRUCK TRAFFIC SHALL BE "H-20" LOAD RATED).
- (C) OPEN CUT TRENCH. REMOVE EXISTING PAVEMENT, CURB, (SIDEWALK) TO FACILITATE UTILITY INSTALLATION. SAWCUT A CLEAN EDGE ON BOTH SIDES OF TRENCH. THE CONTRACTOR WILL BE RESPOSIBLE FOR RESTORATION OF THE EXISTING STREET PAVING AND ANY LAND COVER OR STRUCTURE TO ITS ORIGINAL OR BETTER CONDITION.
- (D) JACK & BORE - JACKING AND RECEIVING PITS AND PROCEDURE SHALL BE PER THE GOVERNING AGENCY.
- (E) SERVICE STUB WITH DETECTABLE HAZARD TAPE & WITH SURFACE MARKER.

SANITARY SEWER KEYNOTES

- (S1) CONTRACTOR TO COORDINATE SANITARY SEWER MANHOLE CONNECTION WITH THE CITY/TOWN PUBLIC UTILITIES.
- (S2) 4" PVC SANITARY SERVICE. INV OUT FROM BUILDING AT 48" BELOW FFE.
- (S3) PRIVATE 4" SANITARY SEWER LATERAL AT MINIMUM 1.0% SLOPE. COORDINATE WITH ARCH / MEP PLANS.
- (S4) CLEANOUT(S) - ("H-20" TRAFFIC RATED IN ALL PAVED AREAS), SPACING PER GOVERNING AGENCY.
- (S5) 1500 GALLON GREASE INTERCEPTOR. REFER TO ARCH/MEP PLANS.
- (S6) 20' PUBLIC SANITARY SEWER EASEMENT (SSE)
- (S7) SANITARY SEWER LIFT STATION. SEE ARCH/MEP PLANS FOR DETAILS.

POWER - COMMUNICATION (TELEPHONE, FIBER OPTIC, DATA, TV) KEYNOTES

- (P1) CONTRACTOR TO COORDINATE UTILITY CONNECTION WITH THE CITY/TOWN PUBLIC UTILITIES.
- (P2) COMMUNICATION (PHONE, DATA, TV) SERVICE - (#) 4" CONDUITS.
- (P3) ELECTRICAL SERVICE - (#) 4" CONDUITS - TO TRANSFORMER BY POWER COMPANY.
- (P4) ELECTRIC TRANSFORMER PAD LOCATION SIZE AND CONNECTIONS PER POWER COMPANY STANDARDS.
- (P5) ELECTRICAL CONNECTION TO BUILDING AND EMERGENCY GENERATOR HOOK UP. METER SHALL BE LOCATED OUTSIDE OF BUILDING. - (#) 4" CONDUIT.
- (P6) ELECTRIC CONDUIT TO MONUMENT SIGNS - (#) 1" CONDUITS.
- (P7) ELECTRIC CONDUIT TO LIGHTING FIXTURE - (#) 1" CONDUITS.
- (P8) LIGHTING FIXTURE - (#) 1" CONDUITS. SEE LIGHTING PLAN BY OTHERS.
- (P9) 10' PUBLIC UTILITY EASEMENT (UE)
- (P10) ELECTRIC CONDUIT TO TAMPER SWITCH ON BFP - (1) 1" CONDUIT.

GAS SERVICE KEYNOTES

- (G1) GAS SERVICE BY UTILITY COMPANY. CONTRACTOR TO COORDINATE UTILITY CONNECTION WITH THE CITY/TOWN PUBLIC UTILITIES.
- ( ) GAS METER LOCATION PER UTILITY COMPANY'S REQUIREMENTS.
- ( ) 2" GAS SERVICE TO BUILDING.

DOMESTIC WATER LINE DISTRIBUTION KEYNOTES

- (D1) DOMESTIC CONNECTION TO EXISTING X" WATER MAIN WITH X" TAPPING SLEEVE AND VALVE
- ( ) X" DOMESTIC WATER LINE WITH METER. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ANY APPURTENANCES ON THE DOMESTIC LINE SUCH AS BACKFLOW PREVENTION DEVICES, GATE VALVES, BENDS AND FITTINGS, ETC., WHICH MAY BE REQUIRED. CONTRACTOR TO COORDINATE WITH CITY OF ANY TOWN PUBLIC WORKS DEPARTMENT.
- ( ) X" TYPE "K" COPPER WATER SERVICE WITH X" METER IN SINGLE METER PIT.
- ( ) 8" REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY WITHIN INSULATED ENCLOSURE INSTALLED PER CHARLOTTE WATER REQUIREMENTS. ENCLOSURE TO INCLUDE DRAIN PORT(S) WITH 12" OF DRAIN ROCK BELOW ENCLOSURE.
- ( ) 4" DOMESTIC SERIVE ENTRY LOCATION INTO BUILDING. FIRE AND DOMESTIC BACKFLOW DEVICES LOCATED INSIDE BUILDING. REFER ARCH/MEP PLANS.

FIRE LINE DISTRIBUTION KEYNOTES

- (F1) FIRE (/DOMESTIC) CONNECTION TO EXISTING X" WATER MAIN WITH X" TAPPING SLEEVE AND VALVE
- ( ) 6" DIP FIRE LINE. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ANY APPURTENANCES ON THE FIRE LINE SUCH AS BACKFLOW PREVENTION DEVICES, GATE VALVES, BENDS AND FITTINGS, ETC., WHICH MAY BE REQUIRED. CONTRACTOR TO COORDINATE WITH CITY OF ANY TOWN PUBLIC WORKS DEPARTMENT.
- ( ) PROPOSED FIRE HYDRANT AND ASSEMBLY WITH 6" SERVICE LINE AND 6" GATE VALVE, WITH 6-INCH BOLLARDS, TYPICAL AS INDICATED. SEE DETAIL SHEET.
- ( ) FIRE DEPARTMENT CONNECTION AND ENTRY. CONTRACTOR TO COORDINATE WITH MECKLENBURG COUNTY FIRE DEPARTMENT.
- ( ) X" FIRE SERVICE LINE WITH WALL MOUNTED POST INDICATOR VALVE. CONFIRM LINE SIZE WITH ARCH/MEP
- ( ) POST MOUNTED FIRE DEPARTMENT CONNECTION PER LOCAL FIRE DEPARTMENT STANDARDS WITH X" PIPE CONNECTION TO SPRINKLER SYSTEM.
- ( ) REMOTE FIRE DEPARTMENT CONNECTION PER LOCAL FIRE DEPARTMENT STANDARDS.
- ( ) PROPOSED PRIVATE FIRE HYDRANT ASSEMBLY WITH 6" SERVICE LINE AND 6" GATE VALVE - PAINTED PER CHARLOTTE WATER HYDRANT COLOR
- ( ) PROPOSED PUBLIC FIRE HYDRANT ASSEMBLY WITH 6" SERVICE LINE AND 6" GATE VALVE - PAINTED PER CHARLOTTE WATER HYDRANT COLOR
- ( ) 10' PUBLIC WATER LINE EASEMENT. (UE)

WATER LINE-FIRE LINE FITTINGS & STRUCTURES

WATER LINE — W		FIRE LINE — FW	
1	SERVICE CONNECTION	12	METER VAULT
2	GATE VALVE	13	* FIRE HYDRANT
3	* TEE	14	FIRE DEPT. CONNECTION
4	* 90° BEND	15	POST INDICATOR VALVE
5	* 45° BEND	16	BACKFLOW PREVENTER ABOVE GROUND
6	* 22.55° BEND	17	BACKFLOW PREVENTER BELOW GROUND
7	* 11.25° BEND	18	BLOW OFF VALVE
8	* CAP/PLUG	19	SERVICE ENTRY POINT
9	BALL VALVE	20	VERTICAL BEND
10	REDUCER	21	IRRIGATION CONTROL VALVE
11	WATER METER	22	FIRE HYDRANT ASSEMBLY

* WITH THRUST BLOCKING — SIZE SHOWN AT SYMBOL LOCATION

CLT WATER NOTES

1. CUSTOMER IS RESPONSIBLE FOR STAKING SITE AS NECESSARY TO DETERMINE SERVICE LOCATIONS & ELEVATIONS PRIOR TO CLT WATER CONTRACTOR MOBILIZING TO INSTALL SERVICES. SITE ADDRESS MUST BE VISIBLY POSTED AT SITE.
2. ON-SITE CONTRACTOR IS RESPONSIBLE FOR RELOCATING ANY APPLICABLE CONFLICTING UTILITIES NECESSARY TO COMPLETE SERVICE INSTALLATIONS. ADDITIONAL FEES MAY APPLY & CONSTRUCTION TIME LINES EXTENDED IF CONFLICTING UTILITIES ARE NOT SHOWN ON PLANS.
3. WATER AND SEWER CONNECTIONS SHALL NOT BE LOCATED WITHIN PROPOSED CONSTRUCTION ENTRANCES.
4. PAYMENT FOR A QUOTED SERVICE CONNECTION SHALL BE CONSIDERED ACKNOWLEDGEMENT & APPROVAL OF CLT WATER COMMENTS BY THE APPLICANT; PAYMENT DOES NOT INCLUDE ANY ADDITIONAL FEES REQUIRED DUE TO UNFORESEEN CONDITIONS THAT ARE/WERE NOT DEPICTED ON THE SITE PLAN APPROVED BY THE APPLICANT.
5. CLT WATER WILL INSTALL 6" OR 8" LATERAL INTO DOGHOUSE OR EX MH AND BRING INSIDE R/W AS SHOWN. CLT WATER WILL PLUG END OF LATERAL & SET A 4"x4" POST TO MARK LOCATION OF PROPOSED PVT MH BY ON-SITE CONTRACTOR, IF A PVT MH IS SHOWN ON PLANS.

FIRE DEPARTMENT CONNECTION (FDC) NOTES

1. ALL FIRE DEPARTMENT CONNECTIONS SHALL BE PROVIDED A CLEAR SPACE OF TEN FEET HORIZONTALLY AND VERTICALLY IN ALL DIRECTIONS. (GAS METERS, ELECTRICAL TRANSFORMERS, AND PARKED VEHICLES CANNOT BE LOCATED WITHIN THIS SPACE.)
2. ALL FIRE DEPARTMENT CONNECTIONS SHALL BE READILY VISIBLE AND NOT MORE THAN FIFTY FEET FROM A STREET, FIRE LANE, OR SIMILAR AREA PROVIDING ACCESS TO FIRE DEPARTMENT APPARATUS. THE AREA BETWEEN THE CONNECTION AND VEHICULAR ACCESS SHALL BE FREE OF OBSTRUCTIONS.
3. THERE SHALL BE AN APPROVED PUMPER FIRE HYDRANT WITHIN TWO HUNDRED FEET OF THE FIRE DEPARTMENT CONNECTION MEASURED ALONG AN APPROVED PATH OF TRAVEL FOR THE FIRE APPARATUS.
4. FOR ADDITIONAL INFORMATION OF FIRE PROTECTION SYSTEM INCLUDING LOCATION OF FIRE DEPARTMENT CONNECTION, ETC., REFER TO FIRE PROTECTION PLANS BY OTHERS.

CAPACITY ASSURANCE NOTES

1. APPROVAL FOR BACKFLOW PREVENTION REQUIREMENTS IS NOT PART OF THIS REVIEW. BACKFLOW PREVENTION REVIEW ENTAILS PLAN SUBMITTAL VIA MECKLENBURG COUNTY'S CODE ENFORCEMENT PERMITTING PROCESS AT THE TIME OF APPLICATION FOR BUILDING PERMITS. BACKFLOW PROGRAM REQUIREMENTS ARE AVAILABLE AT HTTP://CHARLOTTENC.GOV/WATER/PAGES/BACKFLOWCONSTRUCTIONGUIDELINES.ASPX . PLEASE CONTACT MARK KROUSE AT 704-432-5800 FOR MORE INFORMATION
2. CUSTOMER IS RESPONSIBLE FOR STAKING SITE AS NECESSARY TO DETERMINE SERVICE LOCATIONS & ELEVATIONS PRIOR TO CHARLOTTE WATER CONTRACTOR MOBILIZING TO INSTALL SERVICES.
3. CUSTOMER IS RESPONSIBLE FOR RELOCATING ANY APPLICABLE CONFLICTING UTILITIES NECESSARY TO COMPLETE SERVICE INSTALLATIONS.

CHARLOTTE WATER BACKFLOW INSTALLATION NOTES

1. FIRE - INSTALL ONE (1) 8" REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY INSTALLED ABOVE GROUND WITHIN INSULATED ENCLOUSRE PER CHARTLOTTE WATER REQUIREMENTS. ENCLOSURE TO INCLUDE DRAIN PORT(S) FOR DISCHARGE WATER PER CHARLOTTE WATER REQUIREMENTS SEE DETAIL # 2 ON SHEET # C903.
2. DOMESTIC - INSTALL TWO (2) 2" REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY INSTALLED ABOVE GROUND WITHIN INSULATED ENCLOUSRE PER CHARTLOTTE WATER REQUIREMENTS. ENCLOSURE TO INCLUDE DRAIN PORT(S) FOR DISCHARGE WATER PER CHARLOTTE WATER REQUIREMENTS SEE DETAIL # 1 ON SHEET # C903.
3. IRRIGATION - INSTALL ONE (1) 1" REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY INSTALLED ABOVE GROUND WITHIN INSULATED ENCLOUSRE PER CHARTLOTTE WATER REQUIREMENTS. ENCLOSURE TO INCLUDE DRAIN PORT(S)FOR DISCHARGE WATER PER CHARLOTTE WATER REQUIREMENTS SEE DETAIL # 13 ON SHEET # C903.
4. TAMPER SWITCHES SHALL BE INSTALLED ON GATE VALVES OF BACKFLOW PREVENTION SUPPLY LINES THAT SERVE FIRE SPRINKLER SYSTEMS.
5. ALL BACKFLOW PREVENTION ASSEMBLY'S SHALL BE HEATED. INSTALL HEATERS INSIDE OF CHARLOTTE WATER APPROVED BACKFLOW ENCLOSURES PER MANUFACTURERS RECOMMENDATIONS.
6. CONTRACTOR SHALL COORDINATE WITH CHARLOTTE WATER AND SELECT A BACKFLOW PREVENTER FROM THE CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT APPROVED LIST OF BACKFLOW PREVENTION ASSEMBLIES.
7. THERE SHALL BE NO TAPS, PIPING BRANCHES, UNAPPROVED BYPASS PIPING, HYDRANTS, FIRE DEPARTMENT CONNECTION POINTS, OR OTHER WATER-USING APPURTENANCES CONNECTED TO THE SUPPLY LINE BETWEEN ANY WATER METER AND ITS C1 LTWATER-REQUIRED BACKFLOW PREVENTER.
8. EACH CLTWATER-REQUIRED BPA IS REQUIRED TO BE TESTED BY A CLTWATER-APPROVED CERTIFIED TESTER PRIOR TO PLACING THE WATER SYSTEM IN SERVICE.
9. BACKFLOW PREVENTER TO BE HEATED PER MANUFACTURER ENCLOSURE REQUIREMENTS.
10. INSULATED ENCLOSURE SHALL BE AS SPECIFIED IN CHARLOTTE WATER ENCLOSURE INFORMATION - HOT-WIRE APPARATUS FOR LINES 2" AND ABOVE - HEATED INSULATED ENCLOSURE ARE REQUIRED FOR FIRE LINE SERVICES. NO INSULATION SHALL BE WRAPPED AROUND BPA.

UTILITY PLAN NOTES

1. SEE "GENERAL NOTES" SHEET FOR SITE GENERAL NOTES AND ZONING NOTES.
7. REFER TO GENERAL NOTES SHEET FOR GENERAL, WATER UTILITY, AND SANITARY SEWER, NOTES, MATERIALS, AND REQUIREMENTS.
8. SEE "EXISTING CONDITIONS" FOR COMPLETE BOUNDARY DESCRIPTION, ADJOINING PROPERTIES, ZONING AND USE, AND EXISTING UTILITY LOCATIONS AND SIZES.
4. PIPE LENGTHS SHOWN ARE MEASURED FROM CENTER TO CENTER OF STRUCTURES ROUNDED TO THE NEAREST FOOT.
5. ADJUSTMENTS OF EXISTING MANHOLE CASTINGS TO GRADE TO A MAXIMUM OF 12 INCHES SHALL BE MADE USING PRECAST CONCRETE ADJUSTING RINGS PROVIDED THE TOTAL HEIGHT OF EXISTING AND NEW ADJUSTING RINGS DOES NOT EXCEED 12 INCHES.
6. ADJUSTMENTS OF CASTINGS WHERE THE TOTAL HEIGHT OF ADJUSTING RINGS WOULD EXCEED 12 INCHES SHALL BE MADE BY REPLACING THE CONE AND/OR BARREL SECTION OF THE STRUCTURE.

CONTRACTOR SHALL REFER TO ARCH / MEP PLANS FOR EXACT UTILITY ENTRANCE LOCATIONS.

ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SYSTEM ARE PROHIBITED

CAUTION!! CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

TAMPER SWITCH CONDUIT REQUIRED ON GATE VALVES, AND BACKFLOW PREVENTER ASSEMBLIES LOCATED ABOVE-GROUND. VALVES INSTALLED BELOW GROUND DO NOT REQUIRE TAMPER SWITCHES UNLESS NOTED OTHERWISE BY LOCAL AUTHORITY HAVING JURISDICTION.

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

No.	REVISIONS	DATE	BY
2.	SECOND RESUBMITTAL	06/25/21	ALW
1.	FIRST RESUBMITTAL	05/13/21	ALW

NOT FOR CONSTRUCTION

Kimley»Horn
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WWW.KIMLEY-HORN.COM
NC LICENSE #F-0102

CAROLINA PROFESSIONAL ENGINEER SEAL 030861 AUSTIN L. WATTS
06/25/2021

KHA PROJECT 013766000
DATE 04/01/2021
SCALE AS SHOWN
DESIGNED BY ---
DRAWN BY ---
CHECKED BY ---

PRELIMINARY UTILITY PLAN

BELTWAY 77
PREPARED FOR DEVELOPMENT AND CONSTRUCTION INSIGHTS, LLC
HUNTERSVILLE NORTH CAROLINA

SHEET NUMBER C600

Plotted By: Watts, Austin Sheet Set: BELTWAY 77 — CR Layout: C600 PRELIMINARY UTILITY PLAN June 25, 2021 01:09:10pm C:\Users\austin.watts\KHA\DCI CHARLOTTE — 000 LAND DEVELOPMENT\02 — DWG\PlanSheets\01 CONDITIONAL REZONING\C600 PRELIMINARY UTILITY PLAN.dwg
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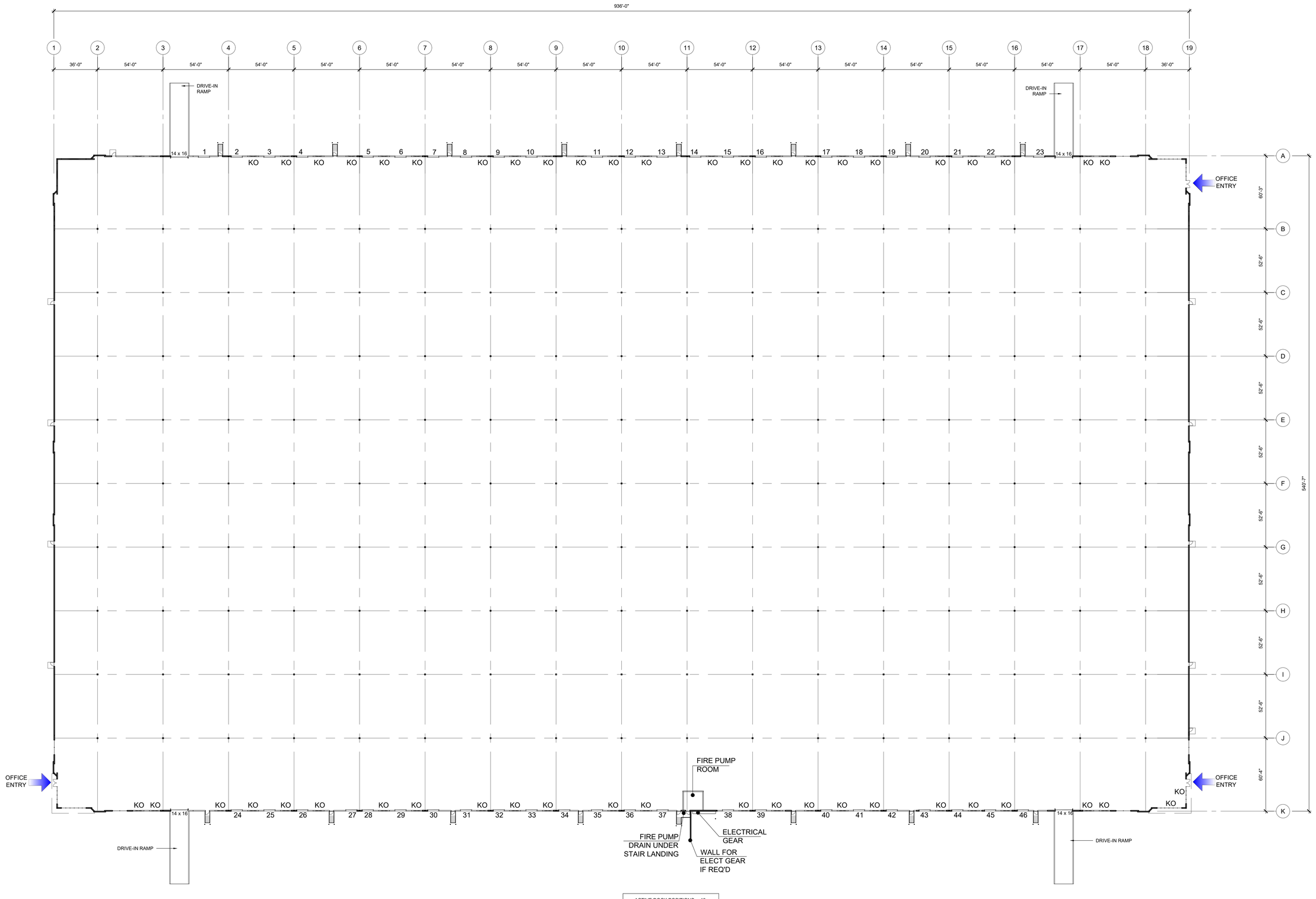

ACTIVE DOCK POSITIONS:	46
KNOCK-OUT POSITIONS:	44
TOTAL DOCK POSITIONS:	90
14X16 DRIVE-IN DOORS:	4
DRIP-LINE SQUARE FOOTAGE:	505,480

FLOOR PLAN A1

SCALE: 1"=30'-0"

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strategic capital partners

DCI Development & Construction Insight, LLC

SCHEMATIC DESIGN

77 BELTWAY BUILDING A

Huntersville, NC

FLOOR PLAN

Progress Set Date:

Final Issue Date: 02/01/2021

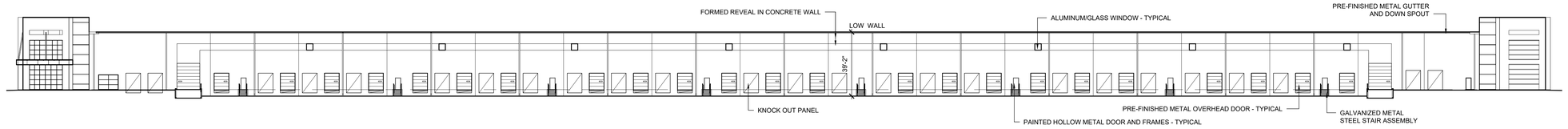
Revisions:

R1 06/06/2021

Project Number: 21-01

Cad File Number: A1.00-Fp

A1.00



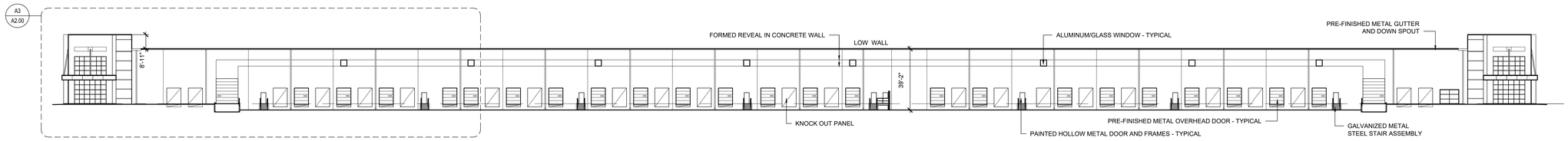
MECHANICAL SCREEN NOTE-TYPICAL OF NORTH, SOUTH, EAST AND WEST ELEVATIONS

1. ~~THE BUILDING STRUCTURE WILL BE DESIGNED TO SUPPORT MECHANICAL EQUIPMENT AND MECHANICAL SCREENS.~~
2. MECHANICAL SCREENS SHALL CONCEAL ROOF-TOP MECHANICAL EQUIPMENT FROM THE VIEW.
3. THE MATERIAL USED FOR THE MECHANICAL SCREEN SHALL BE VISUALLY CONSISTANT WITH THE MATERIAL ON THE BUILDING ELEVATIONS. THEY MAY INCLUDE METAL WITH TEXTURED SURFACE MATCHING THE BUILDING COLORS.
4. ~~THE FINAL LOCATION AND HEIGHT SHALL BE DETERMINED WITH FUTURE TENANT UP#1 DESIGNS.~~
5. THEY SHALL BE INSTALLED WITH THE TENANT IMPROVEMENT BUILDING PERMITS.

2 1

COMPOSITE EAST ELEVATION A5

SCALE: 1"=30'-0"



MECHANICAL SCREEN NOTE-TYPICAL OF NORTH, SOUTH, EAST AND WEST ELEVATIONS

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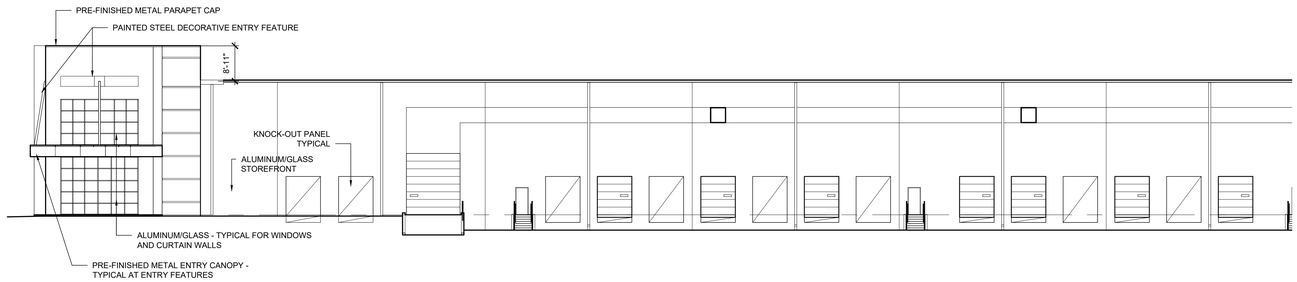
4. ~~THE FINAL LOCATION AND HEIGHT SHALL BE DETERMINED WITH FUTURE TENANT UP#1 DESIGNS.~~
5. THEY SHALL BE INSTALLED WITH THE TENANT IMPROVEMENT BUILDING PERMITS.

2 1

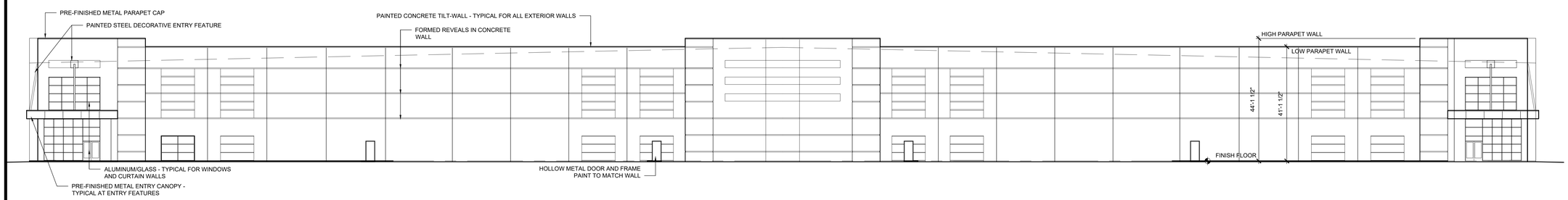
COMPOSITE WEST ELEVATION A4

SCALE: 1"=30'



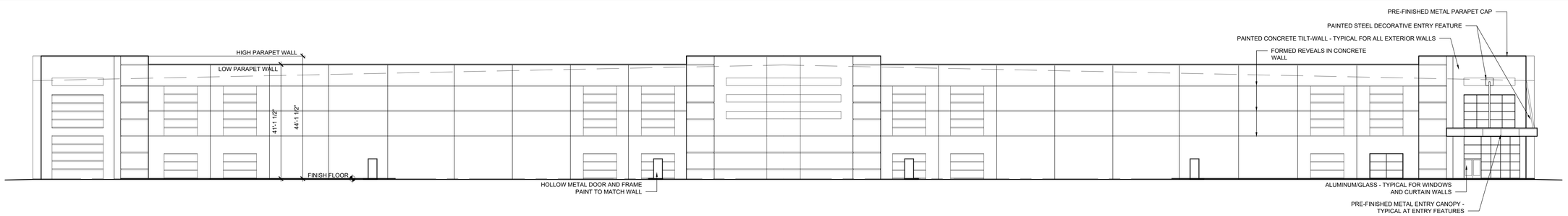
PARTIAL WEST ELEVATION-Entry Feature A3

SCALE: 1"=30'-0"



SOUTH ELEVATION A2

SCALE: 1/16"=1'-0"



NORTH ELEVATION A1

SCALE: 1/16"=1'-0"

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SCHEMATIC DESIGN

77 BELTWAY BUILDING A

Huntersville, NC

BUILDING ELEVATIONS

Progress Set Date:

Final Issue Date: 02/01/2021

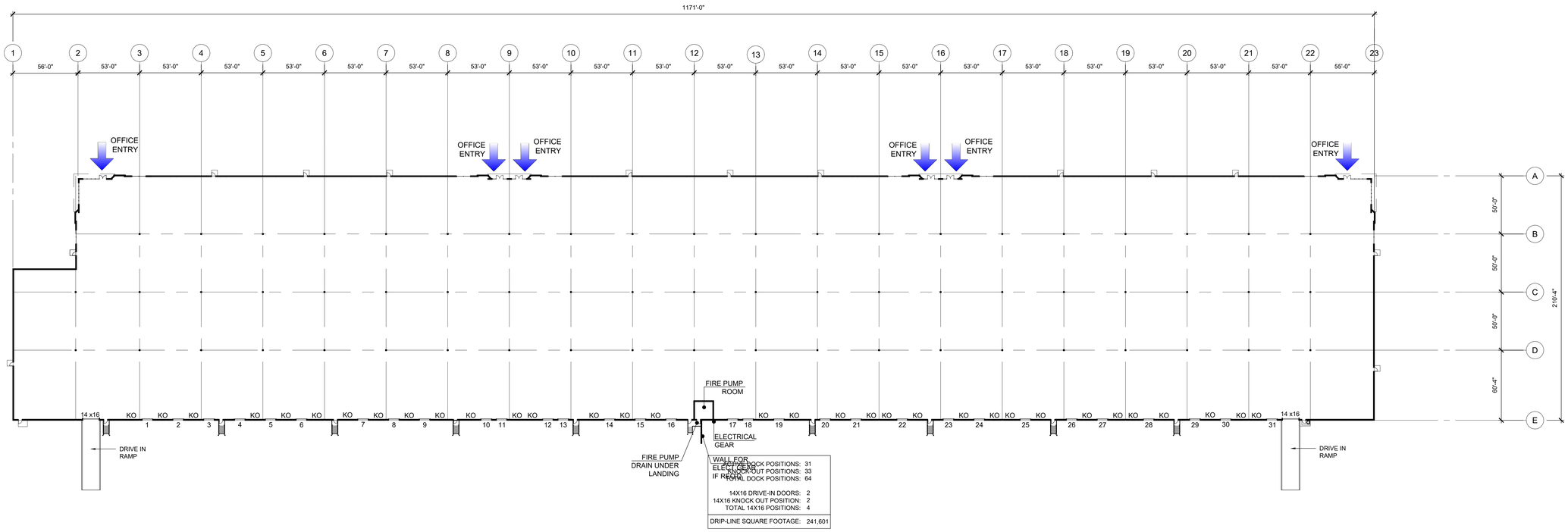
Revisions:

1 05/14/2021 SITE PLAN REVIEW COMMENTS

2 06/08/2021 SITE PLAN REVIEW COMMENTS

Project Number: 21-01
Cad File Number: A2.00-Fp

A2.00



REFERENCE NORTH

FLOOR PLAN A1

SCALE: 1"=40'-0"

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SCHEMATIC DESIGN

77 BELTWAY BUILDING B

Huntersville, NC

FLOOR PLAN

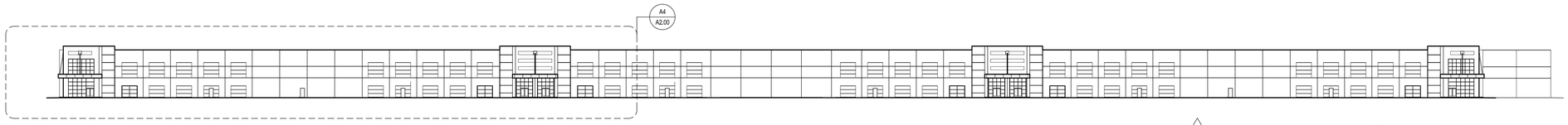
Progress Set Date:

Final Issue Date: 02/01/2021

Revisions:
1. 06/05/2021

Project Number: 21-03
Cad File Number: A1.00-Fp

A1.00



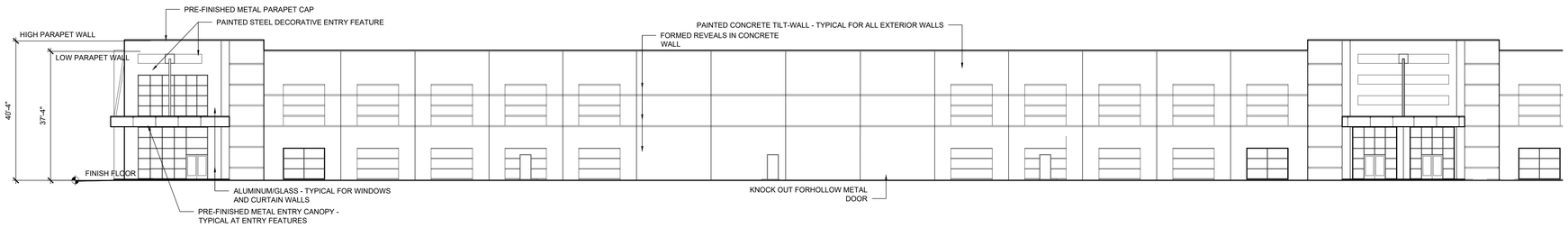
1

MECHANICAL SCREEN NOTE

1. THE BUILDING STRUCTURE WILL BE DESIGNED TO SUPPORT MECHANICAL EQUIPMENT AND MECHANICAL SCREENS.
2. MECHANICAL SCREENS SHALL CONCEAL ROOF-TOP MECHANICAL EQUIPMENT FROM ANY GROUND-LEVEL VIEW ALONG THE BUILDING PERIMETER.
3. THE MATERIAL USED FOR THE MECHANICAL SCREEN SHALL BE VISUALLY CONSISTANT WITH THE MATERIAL ON THE BUILDING ELEVATIONS. THEY MAY INCLUDE COMPOSITE METAL WITH FACTORY FINISH SIMILAR TO THE ENTRY CANOPIES OR METAL PANELS WITH SITE APPLIED TEXTURED PAINT USING COLORS MATCHING THE BUILDING ELEVATIONS.
4. THE FINAL LOCATION AND HEIGHT SHALL BE DETERMINED WITH FUTURE TENANT UPFIT DESIGNS.
5. THEY SHALL BE INSTALLED WITH THE TENANT IMPROVEMENT BUILDING PERMITS.

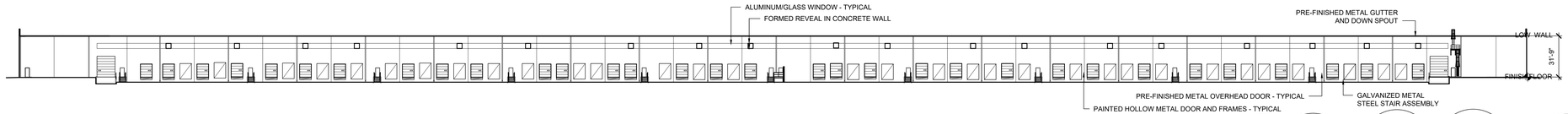
COMPOSITE EAST ELEVATION A5

SCALE: 1"=40'-0"



PARTIAL EAST ELEVATION - Entry Features A4

SCALE: 1/16"=1'-0"



1

MECHANICAL SCREEN NOTE

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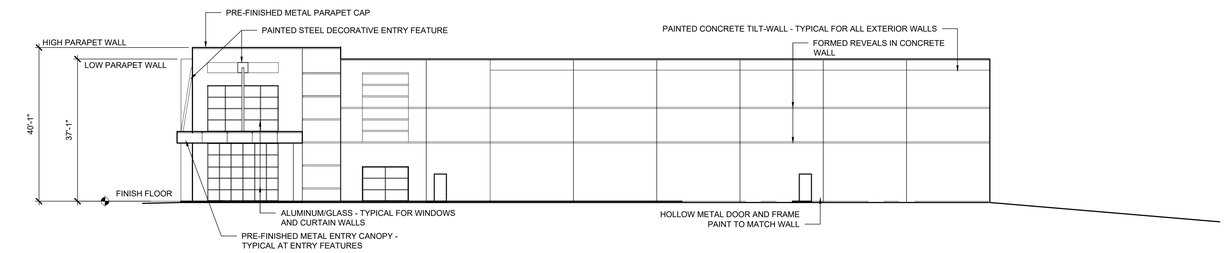
4. THE FINAL LOCATION AND HEIGHT SHALL BE DETERMINED WITH FUTURE TENANT UPFIT DESIGNS.
5. THEY SHALL BE INSTALLED WITH THE TENANT IMPROVEMENT BUILDING PERMITS.

COMPOSITE WEST ELEVATION A3

SCALE: 1"=40'-0"



1

MECHANICAL SCREEN NOTE

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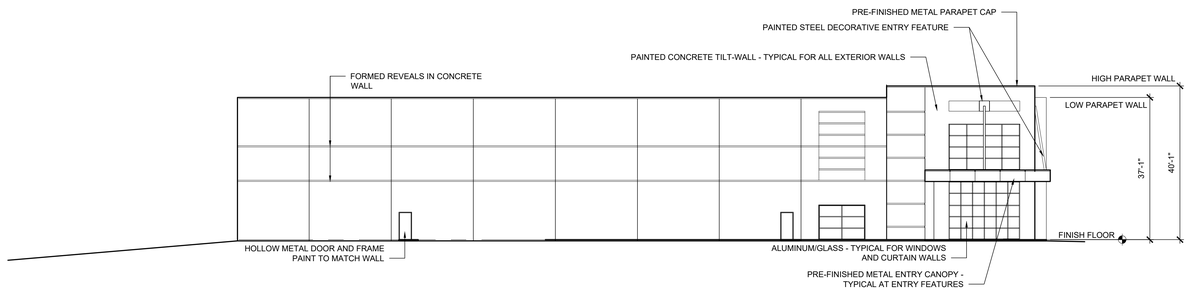
5. THEY SHALL BE INSTALLED WITH THE TENANT IMPROVEMENT BUILDING PERMITS.

NORTH ELEVATION A2

SCALE: 1/16"=1'-0"



1

MECHANICAL SCREEN NOTE

1. THE BUILDING STRUCTURE WILL BE DESIGNED TO SUPPORT MECHANICAL EQUIPMENT AND MECHANICAL SCREENS.
2. MECHANICAL SCREENS SHALL CONCEAL ROOF-TOP MECHANICAL EQUIPMENT FROM ANY GROUND-LEVEL VIEW ALONG THE BUILDING PERIMETER.
3. THE MATERIAL USED FOR THE MECHANICAL SCREEN SHALL BE VISUALLY CONSISTANT WITH THE MATERIAL ON THE BUILDING ELEVATIONS. THEY MAY INCLUDE COMPOSITE METAL WITH FACTORY FINISH SIMILAR TO THE ENTRY CANOPIES OR METAL PANELS WITH SITE APPLIED TEXTURED PAINT USING COLORS MATCHING THE BUILDING ELEVATIONS.
4. THE FINAL LOCATION AND HEIGHT SHALL BE DETERMINED WITH FUTURE TENANT UPFIT DESIGNS.
5. THEY SHALL BE INSTALLED WITH THE TENANT IMPROVEMENT BUILDING PERMITS.

SOUTH ELEVATION A1

SCALE: 1/16"=1'-0"

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SCHEMATIC DESIGN

77 BELTWAY
BUILDING B

Huntersville, NC

BUILDING ELEVATIONS

Progress Set Date:

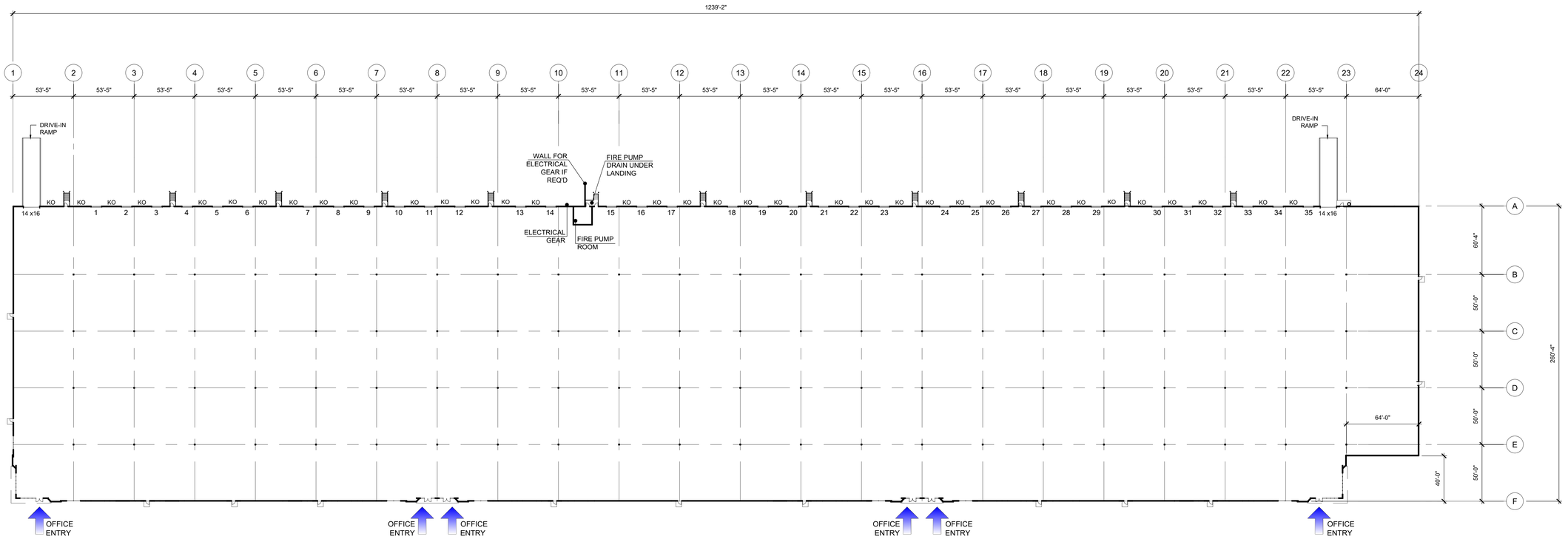
Final Issue Date: 02/01/2021

Revisions:

1 05/14/2021 SITE PLAN REVIEW COMMENTS

Project Number: 21-03
Cad File Number: A2.00-EI

A2.00



ACTIVE DOCK POSITIONS:	35
KNOCK-OUT POSITIONS:	35
TOTAL DOCK POSITIONS:	70
14X16 DRIVE-IN DOORS:	2
FUTURE DRIVE-IN DOORS:	2
TOTAL DRIVE-IN DOORS:	4
DRIP-LINE SQUARE FOOTAGE:	319,632

REFERENCE NORTH

FLOOR PLAN A1

SCALE: 1"=40'-0"

Paul Woody Architect
447 S. Sharon Amity Road
Suite 235
Charlotte, NC 28211

T. 704.365.4932
C. 980.475.2224

strategic capital partners

DCI Development & Construction Insight, LLC

SCHEMATIC DESIGN

77 BELTWAY BUILDING C

Huntersville, NC

FLOOR PLAN

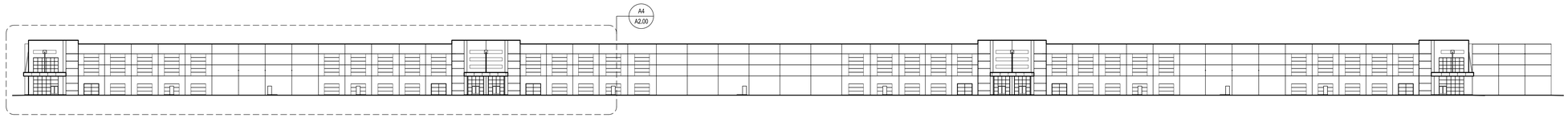
Progress Set Date:

Final Issue Date: 02/01/2021

Revisions:
1. 06/06/2021

Project Number: 21-04
Cad File Number: A1.00-Fp

A1.00



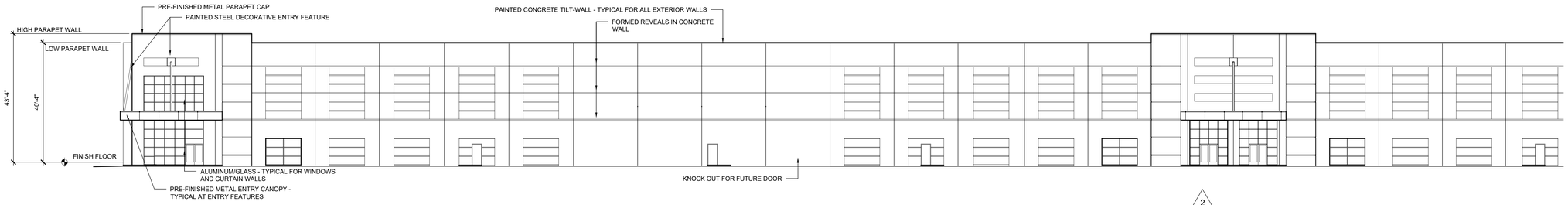
2 1

MECHANICAL SCREEN NOTE

1. ~~THE BUILDING STRUCTURE WILL BE DESIGNED TO SUPPORT MECHANICAL EQUIPMENT AND MECHANICAL SCREENS.~~
2. MECHANICAL SCREENS SHALL CONCEAL ROOF-TOP MECHANICAL EQUIPMENT FROM THE VIEW.
3. THE MATERIAL USED FOR THE MECHANICAL SCREEN SHALL BE VISUALLY CONSISTANT WITH THE MATERIAL ON THE BUILDING ELEVATIONS. THEY MAY INCLUDE METAL WITH TEXTURED SURFACE MATCHING THE BUILDNG COLORS.
4. ~~THE FINAL LOCATION AND HEIGHT SHALL BE DETERMINED WITH FUTURE TENANT UPFIT DESIGNS.~~
5. THEY SHALL BE INSTALLED WITH THE TENANT IMPROVEMENT BUILDING PERMITS.

COMPOSITE NORTH ELEVATION A5

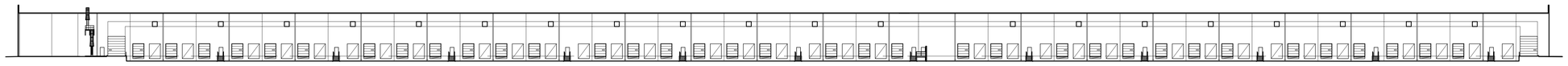
SCALE: 1"=40'-0"



2

PRTIAL NORTH ELEVATION - Entry Features A4

SCALE: 1/16"=1'-0"



2 1

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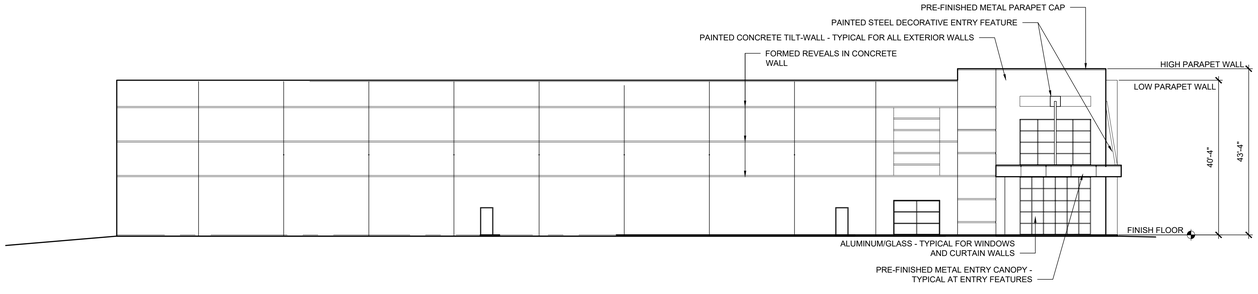
5. THEY SHALL BE INSTALLED WITH THE TENANT IMPROVEMENT BUILDING PERMITS.

COMPOSITE SOUTH ELEVATION A3

SCALE: 1"=40'-0"



1 2

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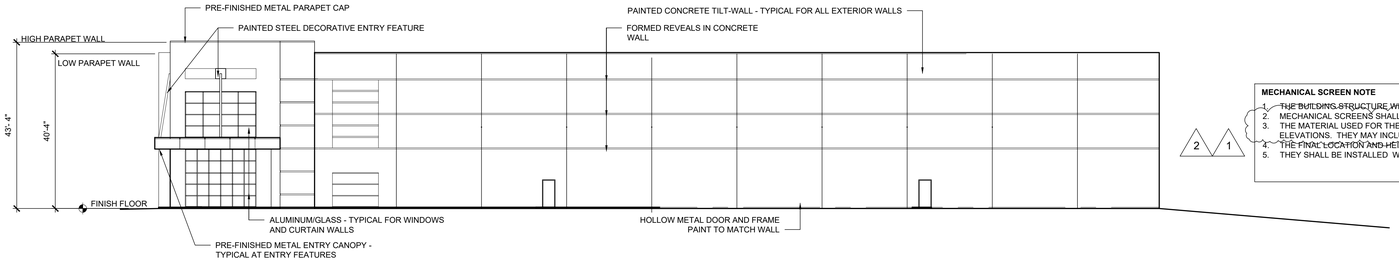
5. THEY SHALL BE INSTALLED WITH THE TENANT IMPROVEMENT BUILDING PERMITS.

EAST ELEVATION A2

SCALE: 1/16"=1'-0"



2 1

MECHANICAL SCREEN NOTE

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5. THEY SHALL BE INSTALLED WITH THE TENANT IMPROVEMENT BUILDING PERMITS.

WEST ELEVATION A1

SCALE: 1/16"=1'-0"

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strategic capital partners

DCI Development & Construction Insight, LLC

SCHEMATIC DESIGN

77 BELTWAY BUILDING C

Huntersville, NC

BUILDING ELEVATIONS

Progress Set Date:

Final Issue Date: 02/01/2021

Revisions:

1 05/14/2021 SITE PLAN REVIEW COMMENTS

2 06/08/2021 SITE PLAN REVIEW COMMENTS

Project Number: 21-04
Cad File Number: A2.00-El

A2.00

77 Beltway Project

Inventory and Survey

Prepared For:

Strategic Capital Partners
8900 Keystone Crossing Suite 100
Indianapolis, Indiana 46240

Prepared By:

Chris Diffley
ISA Board Certified Master Arborist SO-6087B
ISA Qualified Tree Risk Assessor
Plant Health Care Manager
Heartwood Tree Service

Kevin Hartke
ISA Board Certified Master Arborist OH-1016B
American Society of Consulting Arborists Member
ISA Qualified Tree Risk Assessor

Contents

Executive Summary **3**
Inventory Procedures **3**
Links (click to follow): **4**
Stand Dynamics **5**
Limits of Assignment **7**

Executive Summary

Heartwood Tree Service performed a tree inventory at the 77 Beltway Project Site at in Huntersville, NC beginning on February 16th with data collection being completed February 25th. Basic assessments were performed for the trees on site as required by Strategic Capital Partners. This survey is intended as a guide for Strategic Capital Partners to make informed decisions for the Tree Protection Plan at the 77 Beltway Project Site.

The trees surveyed in a 92 acre area bordered by Hambright Road, Alexandriana Road, I-77, and private property located along Mt Holly Huntersville Rd. These trees were surveyed for location, species, Diameter at Breast Height (DBH) and condition. The trees were then categorized "specimen," and "heritage" based upon these findings. A total of 907 trees were surveyed.

Inventory Procedures

Data Collection and Reporting

Heartwood Tree Service captured the following tree attribute data:

- Location (X and Y GPS and Northing/Easting coordinates)
- Species
- Diameter at Breast Height (DBH)
- Condition (Based upon ISA "*Guide to Judging the Condition of a Shade Tree" JOA 1978*)

Heartwood then categorized the trees as "significant/heritage" based on meeting the following qualifications:

- Specimen Trees: Specimen tree. A tree (or group of trees) that may be considered important community assets due to their unique or noteworthy characteristics or values. A tree may be considered a specimen tree based on its size, age, rarity or special historical or ecological significance and may also meet the following criteria:

    a. Large hardwoods (e.g. oaks, poplars, maples, etc.) and softwoods (e.g. pines sp.) in good or better condition with a DBH of 24" or greater
    b. Smaller understory trees (e.g. dogwoods, redbuds, sourwoods, persimmons, etc.) in good or better condition with a DBH of 12" or greater
    c. Lesser-sized trees of rare species or special intrinsic value as approved by staff.
- Heritage Trees: A tree that is listed in the North Carolina Big Trees List, the American Forest Association's Champion Tree list, the Mecklenburg County Treasure Tree List.

Links (click to follow):

The inventory maps are interactive, and the trees can be filtered by species and DBH range. The table at the bottom provides a detailed spreadsheet of all trees surveyed.

Total Inventory by Species:

https://pg-cloud.com/HeartwoodTree/?scenario=77beltwaytotal

Specimen Trees

- Understory
  https://pg-cloud.com/HeartwoodTree/?scenario=77specimenunderstory1
- Hardwood
  https://pg-cloud.com/HeartwoodTree/?scenario=77beltwayhardwoodspecimen

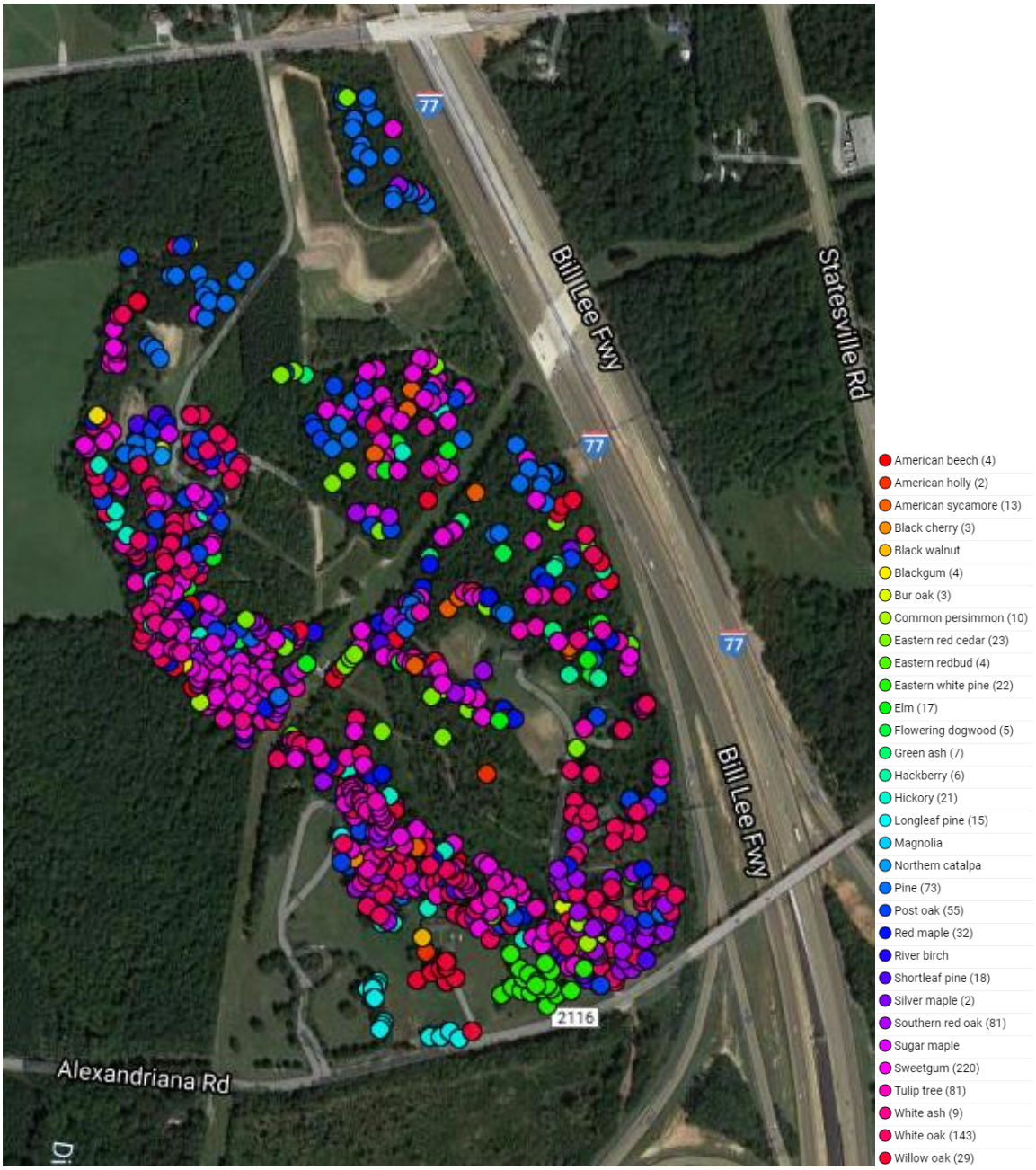
*No Heritage trees were surveyed on this site

Table:

https://docs.google.com/spreadsheets/d/1mgaP5HD4jfZ_d2kBaHcpDVfHOqkQJVPNHeDSt0NlUSM/edit?usp=sharing

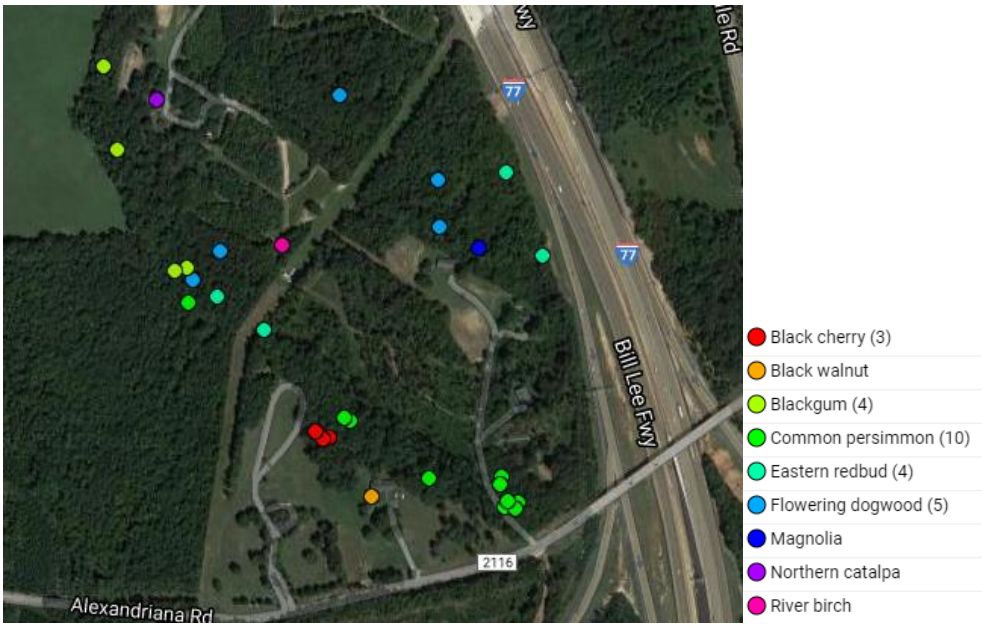
Stand Dynamics

Full Inventory

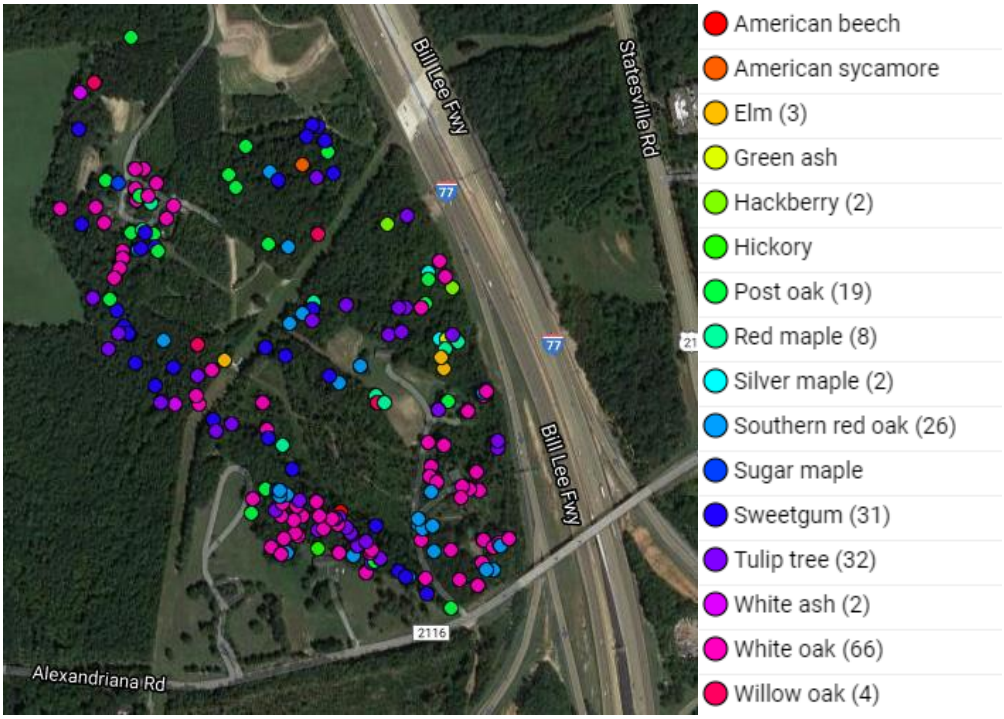


Specimen Trees

Understory



Overstory



Limits of Assignment

This investigation was limited to above-ground observations of the subject trees and the surrounding site at the time of inspection. This inventory is based solely upon an Arborist site inspection, client reporting, and images obtained by Heartwood Tree Service. All the information provided regarding the history of the site and the subject trees was assumed to be true. If any information is found to be false, the conclusions in this report may be invalidated.

Our expertise in this matter is limited to arboriculture, and this report is not intended to be legal advice. We do not guarantee the safety, health, or condition of the subject trees. There is no warranty or guarantee, expressed or implied, that problems or deficiencies in the subject trees may not arise in the future.

Arborists are tree specialists who use their knowledge, education, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living trees. Clients may choose to accept or disregard Heartwood Tree Service's recommendations, or to seek additional advice. Visual inspection is confined to the designated subject tree(s) and the inspections for this project are performed in the interest of facts of the tree(s) without prejudice to or for any other service or any interested party.

Town of Huntersville
NORTH CAROLINA

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 fifty (50) or more peak hour vehicle trips or 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: Strategic Capital Partners

Project Name: 77 Beltway Industrial

Location: West of I-77 between Alexandriana Road and Hambright Road

Project Description
(including square footage for each proposed land use):
1,061,440 SF of warehousing [LUC 150]

Applicant's Signature

1/11/21
Date

Please feel free to contact the Planning Department @ (704) 875-7000 if you have any questions.

For Office Use Only

Project File #: _____

Date Submitted 1/12/2020

Peak Hour/Daily Trips Anticipated 425 AM Peak / 425 PM Peak / 3208 Daily

TIA Required (Yes/No) Yes

Date of Determination: 1/13/2020

Determination made based on 1,062,000 sf of Industrial Park space (Land Use Code 130)

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Beltway 77 Project- Community Meeting Minutes

June 2, 2021, 6:30 PM

The community meeting for Beltway 77 Project was held on June 2, 2021, at 6:30 PM via Zoom.

The attached images were shared by representatives of the Applicant.

Community attendees: Sam James, Sheldon Rhyne, Jake, Commissioner Walsh and two unidentified persons.

Attendees for Applicant: Cindy Reid, Austin Watts, Rich Horn, Jim Tulley, Jackson Hendricks

Summary of community comments, questions, and answers:

1. Sam James, owner of Northlake Memorial Gardens, wants to meet on site so that he can better understand his property's access to the new street. He would like to have the new public street connection moved further south. Mr. Tulley said he would arrange to meet Mr. James on site and look into the street connection. He said that it may not be possible to move the connection due to wetlands constraints.

2. Mr. James also wanted to know about the buffer between the Memorial Gardens and the project site. Mr. Watts explained that there will be an 80' buffer along the new public street, with a few pinch points, and the property buffer between the Memorial Gardens site and the new road will be 20'. It is not required to be larger because the zoning on both

parcels is the same. However, Mr. Tulley said he will meet Mr. James on site and discuss what additional planting might help.

2. Mr. James also asked where this project is in the rezoning and construction process. Ms. Reid provided Mr. James with the next meeting dates and Mr. Tulley advised that if the rezoning is approved, construction will start in January or February of 2022, and take about a year to complete.

3. Sheldon Rhyne, who owns property on Hambright, asked about construction traffic. Mr. Tulley said that construction traffic will mostly go through Alexanderiana.

Ms. Reid provided her email if anyone has addition questions.

Strategic Capital Properties

Who to Notify (per §11.4.3 d):

1. Owner;
2. Owner of each abutting property;
3. Owner of each property within 250 feet of the petitioned property;
4. Owner of each property directly across a street, easement, or right-of-way, public or private, from the petitioned property;
5. Owner of each property across a street, easement, or right-of-way, and within 250 feet of the right-of way boundary opposite the petitioned property;
6. Contact person for each neighborhood association, property owner association, and homeowner association registered with the Town Planning Department that has jurisdiction over property within 2000 feet of any portion of the rezoning site. If fewer than two registered associations are identified within 2000 feet of any portion of the rezoning site, it is the responsibility of the petitioner to identify and include unregistered associations or associations beyond 2000 feet of the site, such that no fewer than two neighborhood, property owner, or homeowner associations are notified of the community meeting;
7. Senior Planner, Mayor, Board of Commissioners, Planning Board Members, Town Manager, Town Clerk, Project Manager.

Town Official Name and Address	**Email**	
Brad Priest, Planner Town of Huntersville 105 Gilead Road, Third Floor Huntersville, NC 28070	bpriest@huntersville.org	
John Aneralla, Mayor of Huntersville 15705 Framingham Lane Huntersville, NC 28078	janeralla@huntersville.org	
Melinda Bales, Commissioner 15426 Ranson Road Huntersville, NC 28078	mbales@huntersville.org	
Dan Boone, Commissioner 317 Southland Road Huntersville, NC 28078	dboone@huntersville.org	
Lance Munger, Commissioner 11708 Warfield Avenue Huntersville, NC 28078	lmunger@huntersville.org	
Brian Hines 15925 Bayshore Drive Huntersville, NC 28078	bhines@huntersville.org	
Stacy Phillips, Commissioner Town of Huntersville P.O. Box 664 Huntersville, NC 28078	sphillips@huntersville.org	
Nick Walsh 10320 Drake Hill Drive Huntersville, NC 28078	nwalsh@huntersville.org	
Anthony Roberts, Town Manager Town of Huntersville P.O. Box 664, Huntersville, NC 28070	aroberts@huntersville.org	
Jackie Huffman, Assistant Town Manager P.O. Box 664,	jhuffman@huntersville.org	

Huntersville, NC 28070		
Janet Pierson, Town Clerk P.O. Box 664, Huntersville, NC 28070	jpierson@huntersville.org	
Planning Board Members		
Stephen Swanick, Chairman 203 Mt. Holly-Huntersville Rd. Huntersville, NC 28078	stephen.swanick@gmail.com	
Jennifer Davis, Vice Chairman 7530 McIlwaine Road Huntersville, NC 28078	jenniferdavis078@gmail.com	
Derek Partee PO Box 664 Huntersville, NC 28070	dpartee755@gmail.com	
Catherine Graffy 15120 Pavilion Loop Drive Huntersville, NC 28078	cgraffy@outlook.com	
Frank Gammon 8012 Deerland Ct Huntersville, NC 28078	gammonf@roadrunner.com	
Scott Hensley 15133 Ewart Road Huntersville, NC 28078	hensleyscott1@gmail.com	
Greg Baber 12601 Cliffcreek Drive Huntersville, NC 28078	bogeybaber@gmail.com	
Jeff Sny 13945 Old Vermillion Drive Huntersville, NC 28078	jeffrey.sny@gmail.com	
Christopher Boyd PO Box 664 Huntersville, NC 28070	cbpack51@yahoo.com	

Properties petitioned for rezoning

Tax Parcel # 017-04-216
Joe Gaither
11201 Aleaxandriana Rd
Huntersville, NC 28078

Tax Parcel # 017-04-209
Patrick Menges
13307 Binnaway Rd
Huntersville, NC 28078

Tax Parcel # 017-04-207
George Alexander
Joyce Douglas
13011 Beatties Ford Rd
Huntersville, NC 28078

Tax Parcel # 017-04-210
Susan White
3116 Woodgreen Dr
Raleigh, NC 27607

Tax Parcel # 017-04-215
John Alexander
11250 Hambright Rd
Huntersville, NC 28078

Tax Parcel # 017-04-227
George and Joyce Alexander
113011 Beatties Ford Rd
Huntersville, NC 28078

11201 Alexandriana Rd
Huntersville, NC 28078

Tax Parcel # 017-04-225
Cynthia Wisch
11307 Alexandriana Rd
Huntersville, NC 28078

Tax Parcel #017-04-220
Cynthia Wisch
11313 Alexandriana Rd
Huntersville, NC 28078

Tax Parcel # 01-704-226
Donovan & Carrie McGrady
11311 Alexandriana Rd
Huntersville, NC 28078

Tax Parcel # 01-704-228
Cynthia Wisch
11313 Alexandriana Rd
Huntersville, NC 28078

Adjacent Property Owner Listing

Owner of each abutting (touching) property & Owner of each property within 250'

Tax Parcel # 01-704-211
NC State Prison
PO Box 605
Huntersville, NC 28078

Tax Parcel #'017-04-221
Randy Strickland
11006 Mt Holly-Huntersville Rd
Huntersville, NC 28078

Tax Parcel #017-04-206
North Lake Memorial Gardens. LLC
PO BOX 3434
Huntersville, NC 28078

Tax Parcel # 01-721-108
VR Property Development, LLC
3101 Valentine Lane
Charlotte, NC 28270

Tax Parcel # 01-721-110
8611 Starcreek Dr
Cornelius, NC 28031

Tax Parcel # 017-04-406
Bi-Part Development, LLC
18611 Starcreek Dr
Cornelius, NC 28031

Tax Parcel # 01-704-404
Jerry McKenzie
Martha Roberts
PO Box 2784
Huntersville, NC 28070

Tax Parcel # 01-704-403
Bi-Part Development, LLC
18611 Starcreek Dr
Cornelius, NC 28031

Tax Parcel # 017-04-409
RE CLT LLC C/O Troutman Sanders, LLP
11047 Leadbetter Rd
Ashland, VA 23005

Tax Parcel # 017-04-402
RE CLT LLC C/O Troutman Sanders, LLP
11047 Leadbetter Rd
Ashland, VA 23005

Tax Parcel # 017-21-110Aaron Cruz
11229 Hambright Rd
Huntersville, NC 28078

Tax Parcel # 01-721-109
Susan White
3116 Woodgreen Drive
Raleigh, NC 27607

Tax Parcel # 025-08-104
PPW Alexandriana, LLC
DEW Alexandriana, LLC
1341 E Morehead St, Suite 201
Charlotte, NC 28204

Tax Parcel # 017-04-407
Bi-Part Development, LLC
18611 Starcreek Dr
Cornelius, NC 28031
1

Tax Parcel # 017-04-401
RE CLT LLC C/O Troutman Sanders, LLP
11047 Leadbetter Rd
Ashland, VA 23005

Neighborhood associations, property owner associations, and homeowner associations registered with the Huntersville Planning Department within 2,000 feet.

Wedgewood North HOA
Walden Ridge HOA
Sent email notification to
Matt@mainstreetmanagers.com

Town of Huntersville
NORTH CAROLINA

CALL FOR PUBLIC HEARING

I, Anthony Roberts, Town Manager of the Town of Huntersville, North Carolina do hereby call a public hearing for Monday, July 19, 2021 at 6:00 p.m. on Petition #R21-08, a request by the property owners of Parcel IDs 01704216, 01704208, 01704225, 01704220, 01704228, 01704209, 01704207, 01704227, 01704226, 01704210 and 01704215 to rezone the subject properties from Corporate Business to Corporate Business Conditional District to modify the ordinance buffer requirements for the proposed industrial development.

This public hearing will be held in person at the Huntersville Recreation located at 11836 Verhoeff Drive, Huntersville, NC, 28078 and can be viewed via livestream at https://www.facebook.com/HuntersvilleNCTownGovernment.

The public is invited to attend and comment in person at the Huntersville Recreation Center.

Anthony Roberts, Town Manager

6/7/21
Date

Column

OFFICIAL AD PROOF

This is the proof of your ad scheduled to run in **Charlotte Observer** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(202) 713-5613**.

Notice ID: CyHz9CWN21pUS9ifrg5W | **Proof Updated: Jun. 30, 2021 at 07:21am EDT**
Notice Name: July 19 | Publisher ID: IPL0030685

See Proof on Next Page

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Tracy Barron tbarron@huntersville.org	Town of Huntersville - Planning

Columns Wide: 1 **Ad Class:** Legals

07/06/2021: Other Public Notices Notice	69.70

Subtotal	$69.70
Tax %	0.00
Processing Fee	$6.97
Total	**$76.67**

NOTICE OF PUBLIC HEARING

The public is provided notice the Town of Huntersville will hold a public hearing at 6PM on Monday, July 19, 2021 on the below petitions. This public hearing will be held in person at the Huntersville Recreation Center located at 11836 Verhoeff Drive Huntersville NC 28078. COVID-19 protocols will be in place for an in-person meeting, details regarding this will be available one week prior to the meeting, as published on the meeting agenda.

Petition #R21-03, a request by Skybrook West LLC to rezone +/- 21.04-acres north of Eastfield Rd., at Cabarrus County boundary to rezone from Rural to Neighborhood Residential - Conditional District for a 47-lot subdivision (Meck. Co. PIN 02111116 & Cabarrus Co. PIN 46703589660000).

Petition #R21-04, a request by M/I Homes of Charlotte, LLC to rezone +/- 62.82-acres south of McCord Rd. & Hagers Rd. intersection to rezone from General Residential and Neighborhood Residential - Conditional District to Neighborhood Residential - Conditional District for a 138-lot subdivision; (PINs 01101102, 01101110, 01101114, 01119129 & 01119132).

Petition #R21-06, a request by Magnolia Development, LLC to rezone +/- 84.00-acres south of NC 73 & Davidson-Concord Rd. intersection to rezone from Rural to Highway Commercial and Traditional Neighborhood Development - Conditional District for a development consisting of 42,500 commercial sq. ft., 376 apts., 71 townhomes and 82 single-family homes (PINs 01107311, 01126101 & 01126113).

Petition #R21-08, a request by the property owners of Parcel IDs 01704216, 01704208, 01704225, 01704220, 01704228, 01704209, 01704207, 01704227, 01704226, 01704210 and 01704215 to rezone the subject properties from CB to CB-CD to modify the buffer requirements for the proposed industrial development. The properties are located west of I-77 between Hambright Road and Alexandriana Road.

TA-21-05, a request by Metrolina Greenhouses, Inc. to amend Article 3.2.1, 3.2.2, 9.62, and 12 of the Huntersville Zoning Ordinance to allow dormitories associated with bona fide farms in the Rural and Transitional Residential zoning districts with a special use permit.

The public is invited to attend the hearing and comment on the proposed changes. Substantial changes may occur to the request based on comments. For further information please contact the Planning Dept. at 704-875-7000, or go to www.huntersville.org.

W0000000000000

Published Tuesday, July 6, 2021

JOINDER OF AND CONSENT TO APPLICATION

This JOINDER OF AND CONSENT TO APPLICATION (the "Joinder") is executed this 30 day of MARCH, 2021, by Carrie W. McGrady ("Owner") in connection with that one certain General Application for a Conditional Rezoning and Major Subdivision Sketch Plan (the "Application"), for Beltway-77 Project filed by Strategic Capital Partners, LLC ("Applicant") in connection with the property identified as Parcel Number 01704226 as in the Town of Huntersville, Mecklenburg County, North Carolina.

WHEREAS, the undersigned, as an Additional Owner, desire to join in and consent to the rezoning and provisions of the Application and to ratify the execution thereof by Applicant.

NOW, THEREFORE, for and in consideration of good and valuable consideration as set forth herein, the undersigned agree as follows:

1. **Joinder.** The Owner does, on behalf of themselves and their successors and assigns, hereby join in and consent to the Application.

2. **Ratification.** The Owner does hereby further, on behalf of themselves, their heirs, successors and assigns, ratify and confirm all prior actions of Applicant in connection with the Application.

3. **Modification**. Owner does hereby further agree, on behalf of itself, and its successors and assigns, to any modifications to the Application, as determined by the Applicant, during the review and approval process through the Town of Huntersville.

4. **Quasi-Judicial Proceeding.** Owner does hereby acknowledge that the Application will be considered in a quasi-judicial proceeding and that neither I or anyone on my behalf may contact the Board of Commissioners except through sworn testimony.

5. **Governing Law**. This Joinder is entered into under the laws of the State of North Carolina, and those laws shall govern the construction and enforcement hereof.

6. **Authority.** The person or persons executing this Joinder on behalf of the Owner are duly authorized to execute this Joinder, and no consent of any other person to execution of this Joinder is required.

[SIGNATURES AND ACKNOWLEDGEMENTS ON FOLLOWING PAGES]

OWNER:

Carrie W. McGrady

Signature: Carrie McGrady
Printed Name: Carrie McGrady

JOINDER OF AND CONSENT TO APPLICATION

This JOINDER OF AND CONSENT TO APPLICATION (the "Joinder") is executed this 31st day of MARCH, 2021, by Joe W. Gaither ("Owner") in connection with that one certain General Application for a Conditional Rezoning and Major Subdivision Sketch Plan (the "Application"), for Beltway-77 Project filed by Strategic Capital Partners, LLC ("Applicant") in connection with the property identified as Parcel Number 01704216 as in the Town of Huntersville, Mecklenburg County, North Carolina.

WHEREAS, the undersigned, as an Additional Owner, desire to join in and consent to the rezoning and provisions of the Application and to ratify the execution thereof by Applicant.

NOW, THEREFORE, for and in consideration of good and valuable consideration as set forth herein, the undersigned agree as follows:

1. **Joinder.** The Owner does, on behalf of themselves and their successors and assigns, hereby join in and consent to the Application.

2. **Ratification.** The Owner does hereby further, on behalf of themselves, their heirs, successors and assigns, ratify and confirm all prior actions of Applicant in connection with the Application.

3. **Modification**. Owner does hereby further agree, on behalf of itself, and its successors and assigns, to any modifications to the Application, as determined by the Applicant, during the review and approval process through the Town of Huntersville.

4. **Quasi-Judicial Proceeding.** Owner does hereby acknowledge that the Application will be considered in a quasi-judicial proceeding and that neither I or anyone on my behalf may contact the Board of Commissioners except through sworn testimony.

5. **Governing Law**. This Joinder is entered into under the laws of the State of North Carolina, and those laws shall govern the construction and enforcement hereof.

6. **Authority.** The person or persons executing this Joinder on behalf of the Owner are duly authorized to execute this Joinder, and no consent of any other person to execution of this Joinder is required.

[SIGNATURES AND ACKNOWLEDGEMENTS ON FOLLOWING PAGES]

OWNER:

Joe W. Gaither

Signature: John B. Gaither
Printed Name: John B. Gaither
Title: Estate of Joe W. Gaither, Sr. - Executor

JOINDER OF AND CONSENT TO APPLICATION

This JOINDER OF AND CONSENT TO APPLICATION (the "Joinder") is executed this 31st day of March, 2021, by Patricia A. Menges ("Owner") in connection with that one certain General Application for a Conditional Rezoning and Major Subdivision Sketch Plan (the "Application"), for Beltway-77 Project filed by Strategic Capital Numbers Partners, LLC ("Applicant") in connection with the property identified as Parcel Number 01704209 as in the Town of Huntersville, Mecklenburg County, North Carolina.

WHEREAS, the undersigned, as an Additional Owner, desire to join in and consent to the rezoning and provisions of the Application and to ratify the execution thereof by Applicant.

NOW, THEREFORE, for and in consideration of good and valuable consideration as set forth herein, the undersigned agree as follows:

1. **Joinder.** The Owner does, on behalf of themselves and their successors and assigns, hereby join in and consent to the Application.

2. **Ratification.** The Owner does hereby further, on behalf of themselves, their heirs, successors and assigns, ratify and confirm all prior actions of Applicant in connection with the Application.

3. **Modification**. Owner does hereby further agree, on behalf of itself, and its successors and assigns, to any modifications to the Application, as determined by the Applicant, during the review and approval process through the Town of Huntersville.

4. **Quasi-Judicial Proceeding.** Owner does hereby acknowledge that the Application will be considered in a quasi-judicial proceeding and that neither I or anyone on my behalf may contact the Board of Commissioners except through sworn testimony.

5. **Governing Law**. This Joinder is entered into under the laws of the State of North Carolina, and those laws shall govern the construction and enforcement hereof.

6. **Authority.** The person or persons executing this Joinder on behalf of the Owner are duly authorized to execute this Joinder, and no consent of any other person to execution of this Joinder is required.

[SIGNATURES AND ACKNOWLEDGEMENTS ON FOLLOWING PAGES]

OWNER:

Patricia A. Menges

Signature: Patricia A Menges

Printed Name: Patricia A Menges

JOINDER OF AND CONSENT TO APPLICATION

This JOINDER OF AND CONSENT TO APPLICATION (the "Joinder") is executed this 30 day of MARCH, 2021, by George L. Alexander and Heidi Alexander("Owner") in connection with that one certain General Application for a Conditional Rezoning and Major Subdivision Sketch Plan (the "Application"), for Beltway-77 Project filed by Strategic Capital Partners, LLC ("Applicant") in connection with the property identified as Parcel Number 01704208 as in the Town of Huntersville, Mecklenburg County, North Carolina.

WHEREAS, the undersigned, as an Additional Owner, desire to join in and consent to the rezoning and provisions of the Application and to ratify the execution thereof by Applicant.

NOW, THEREFORE, for and in consideration of good and valuable consideration as set forth herein, the undersigned agree as follows:

1. **Joinder.** The Owner does, on behalf of themselves and their successors and assigns, hereby join in and consent to the Application.

2. **Ratification.** The Owner does hereby further, on behalf of themselves, their heirs, successors and assigns, ratify and confirm all prior actions of Applicant in connection with the Application.

3. **Modification**. Owner does hereby further agree, on behalf of itself, and its successors and assigns, to any modifications to the Application, as determined by the Applicant, during the review and approval process through the Town of Huntersville.

4. **Quasi-Judicial Proceeding.** Owner does hereby acknowledge that the Application will be considered in a quasi-judicial proceeding and that neither I or anyone on my behalf may contact the Board of Commissioners except through sworn testimony.

5. **Governing Law**. This Joinder is entered into under the laws of the State of North Carolina, and those laws shall govern the construction and enforcement hereof.

6. **Authority.** The person or persons executing this Joinder on behalf of the Owner are duly authorized to execute this Joinder, and no consent of any other person to execution of this Joinder is required.

[SIGNATURES AND ACKNOWLEDGEMENTS ON FOLLOWING PAGES]

OWNER:

George L. Alexander

Signature: George L. Alexander
Printed Name: GEORGE L. ALEXANDER

OWNER:

Heidi Alexander

Signature: Heidi Alexander
Printed Name: Heidi Alexander

JOINDER OF AND CONSENT TO APPLICATION

This JOINDER OF AND CONSENT TO APPLICATION (the "Joinder") is executed this 30 day of MARCH, 2021, by John McKnitt Alexander ("Owner") in connection with that one certain General Application for a Conditional Rezoning and Major Subdivision Sketch Plan (the "Application"), for Beltway-77 Project filed by Strategic Capital Partners, LLC ("Applicant") in connection with the property identified as Parcel Number 01704215 as in the Town of Huntersville, Mecklenburg County, North Carolina.

WHEREAS, the undersigned, as an Additional Owner, desire to join in and consent to the rezoning and provisions of the Application and to ratify the execution thereof by Applicant.

NOW, THEREFORE, for and in consideration of good and valuable consideration as set forth herein, the undersigned agree as follows:

1. **Joinder.** The Owner does, on behalf of themselves and their successors and assigns, hereby join in and consent to the Application.

2. **Ratification.** The Owner does hereby further, on behalf of themselves, their heirs, successors and assigns, ratify and confirm all prior actions of Applicant in connection with the Application.

3. **Modification**. Owner does hereby further agree, on behalf of itself, and its successors and assigns, to any modifications to the Application, as determined by the Applicant, during the review and approval process through the Town of Huntersville.

4. **Quasi-Judicial Proceeding.** Owner does hereby acknowledge that the Application will be considered in a quasi-judicial proceeding and that neither I or anyone on my behalf may contact the Board of Commissioners except through sworn testimony.

5. **Governing Law**. This Joinder is entered into under the laws of the State of North Carolina, and those laws shall govern the construction and enforcement hereof.

6. **Authority.** The person or persons executing this Joinder on behalf of the Owner are duly authorized to execute this Joinder, and no consent of any other person to execution of this Joinder is required.

[SIGNATURES AND ACKNOWLEDGEMENTS ON FOLLOWING PAGES]

OWNER:

John McKnitt Alexander

Signature: _____

Printed Name: _____

JOHN McKnitt ALEXANDER

JOINDER OF AND CONSENT TO APPLICATION

This JOINDER OF AND CONSENT TO APPLICATION (the "Joinder") is executed this 30 day of March, 2021, by Susan Alexander White ("Owner") in connection with that one certain General Application for a Conditional Rezoning and Major Subdivision Sketch Plan (the "Application"), for Beltway-77 Project filed by Strategic Capital Partners, LLC ("Applicant") in connection with the property identified as Parcel Number 01704210 as in the Town of Huntersville, Mecklenburg County, North Carolina.

WHEREAS, the undersigned, as an Additional Owner, desire to join in and consent to the rezoning and provisions of the Application and to ratify the execution thereof by Applicant.

NOW, THEREFORE, for and in consideration of good and valuable consideration as set forth herein, the undersigned agree as follows:

1. **Joinder.** The Owner does, on behalf of themselves and their successors and assigns, hereby join in and consent to the Application.

2. **Ratification.** The Owner does hereby further, on behalf of themselves, their heirs, successors and assigns, ratify and confirm all prior actions of Applicant in connection with the Application.

3. **Modification**. Owner does hereby further agree, on behalf of itself, and its successors and assigns, to any modifications to the Application, as determined by the Applicant, during the review and approval process through the Town of Huntersville.

4. **Quasi-Judicial Proceeding.** Owner does hereby acknowledge that the Application will be considered in a quasi-judicial proceeding and that neither I or anyone on my behalf may contact the Board of Commissioners except through sworn testimony.

5. **Governing Law**. This Joinder is entered into under the laws of the State of North Carolina, and those laws shall govern the construction and enforcement hereof.

6. **Authority.** The person or persons executing this Joinder on behalf of the Owner are duly authorized to execute this Joinder, and no consent of any other person to execution of this Joinder is required.

[SIGNATURES AND ACKNOWLEDGEMENTS ON FOLLOWING PAGES]

OWNER:

Susan Alexander White

Signature: Susan Alexander White
Printed Name: Susan Alexander White

JOINDER OF AND CONSENT TO APPLICATION

This JOINDER OF AND CONSENT TO APPLICATION (the "Joinder") is executed this 29 day of MARCH, 2021, by Cynthia A. Wisch ("Owner") in connection with that one certain General Application for a Conditional Rezoning and Major Subdivision Sketch Plan (the "Application"), for Beltway-77 Project filed by Strategic Capital Partners, LLC ("Applicant") in connection with the property identified as Parcel Numbers 010704225, 01704220, and 01704228 as in the Town of Huntersville, Mecklenburg County, North Carolina.

WHEREAS, the undersigned, as an Additional Owner, desire to join in and consent to the rezoning and provisions of the Application and to ratify the execution thereof by Applicant.

NOW, THEREFORE, for and in consideration of good and valuable consideration as set forth herein, the undersigned agree as follows:

1. **Joinder.** The Owner does, on behalf of themselves and their successors and assigns, hereby join in and consent to the Application.

2. **Ratification.** The Owner does hereby further, on behalf of themselves, their heirs, successors and assigns, ratify and confirm all prior actions of Applicant in connection with the Application.

3. **Modification**. Owner does hereby further agree, on behalf of itself, and its successors and assigns, to any modifications to the Application, as determined by the Applicant, during the review and approval process through the Town of Huntersville.

4. **Quasi-Judicial Proceeding.** Owner does hereby acknowledge that the Application will be considered in a quasi-judicial proceeding and that neither I or anyone on my behalf may contact the Board of Commissioners except through sworn testimony.

5. **Governing Law**. This Joinder is entered into under the laws of the State of North Carolina, and those laws shall govern the construction and enforcement hereof.

6. **Authority.** The person or persons executing this Joinder on behalf of the Owner are duly authorized to execute this Joinder, and no consent of any other person to execution of this Joinder is required.

OWNER:

Cynthia A. Wisch

Signature: Cynthia A. Wisch
Printed Name: CYNTHIA A. WISCH
Title: OWNER

JOINDER OF AND CONSENT TO APPLICATION

This JOINDER OF AND CONSENT TO APPLICATION (the "Joinder") is executed this 29th day of March, 2021, by George W. Alexander, Jr and Joyce Douglas Alexander ("Owner") in connection with that one certain General Application for a Conditional Rezoning and Major Subdivision Sketch Plan (the "Application"), for Beltway-77 Project filed by Strategic Capital Partners, LLC ("Applicant") in connection with the property identified as Parcel Number 01704207 as in the Town of Huntersville, Mecklenburg County, North Carolina.

WHEREAS, the undersigned, as an Additional Owner, desire to join in and consent to the rezoning and provisions of the Application and to ratify the execution thereof by Applicant.

NOW, THEREFORE, for and in consideration of good and valuable consideration as set forth herein, the undersigned agree as follows:

1. **Joinder.** The Owner does, on behalf of themselves and their successors and assigns, hereby join in and consent to the Application.

2. **Ratification.** The Owner does hereby further, on behalf of themselves, their heirs, successors and assigns, ratify and confirm all prior actions of Applicant in connection with the Application.

3. **Modification**. Owner does hereby further agree, on behalf of itself, and its successors and assigns, to any modifications to the Application, as determined by the Applicant, during the review and approval process through the Town of Huntersville.

4. **Quasi-Judicial Proceeding.** Owner does hereby acknowledge that the Application will be considered in a quasi-judicial proceeding and that neither I or anyone on my behalf may contact the Board of Commissioners except through sworn testimony.

5. **Governing Law**. This Joinder is entered into under the laws of the State of North Carolina, and those laws shall govern the construction and enforcement hereof.

6. **Authority.** The person or persons executing this Joinder on behalf of the Owner are duly authorized to execute this Joinder, and no consent of any other person to execution of this Joinder is required.

[SIGNATURES AND ACKNOWLEDGEMENTS ON FOLLOWING PAGES]

OWNER:

George W. Alexander, Jr.

Signature: George Woodside Alexander, Jr.
Printed Name: George Woodside Alexander, Jr.

OWNER:

Joyce Douglas Alexander

Signature: Joyce Douglas Alexander
Printed Name: JOYCE DOUGLAS ALEXANDER

Town of Huntersville NORTH CAROLINA

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 03/18/2021

Name of Project Beltway 77 Phase # (if subdivision) _____

Project Address NW Corner of I-77 and Alexanderiana

Parcel Identification Number(s) (PIN) 01704216, 01704225, 01704220, 01704226, 01704227, 01704228, 01704208, 01704209, 01704207, 01704210, 01704215

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

Property Size (acres) 90.9 Street Frontage (feet) @ 4,600'

Current Land Use Vacant

Proposed Land Use(s) Industrial

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

3. Description of Request

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

The applicant requests to submit for a conditional rezoning to reduce buffers and to apply for a major subdivision.

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 Strategic Capital Partners Phone 317-819-1888

☐ 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 _____ Printed Name: Richard Horn

Title CEO Email rhorn@strategiccapitalpartners.com

Address of Applicant 280 E. 96th Street, Suite 250, Indianapolis, IN 46240

7. Property Owner (if different than applicant)

*Printed Name _____ Phone _____

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

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

Signature _____ Printed Name _____

Title _____ Email _____

Address of Property Owner _____

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

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

8. Development/Design Firm Contact Information

Development Firm	Name of Contact	Phone	Email
Strategic Capital Partners	same as above		
Kimley-Horn	Austin Watts, P.E.	704-319-5698	austin.watts@kimley-horn.com

Design Firm

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

Town of Huntersville
Town Board
July 19, 2021

To: Town Board

From: Jack Simoneau, Director

Date: July 19, 2021

Subject: Petition #TA21-05 - Metrolina Greenhouses, Inc.

EXPLAIN REQUEST:
Conduct public hearing on Petition #TA 21-05, a request by Metrolina Greenhouses to allow dormitories with a special use permit in the Rural and Transitional residential zoning districts, subject to specific criteria.

ACTION RECOMMENDED:
Conduct Public hearing

FINANCIAL IMPLICATIONS:

ATTACHMENTS:
1. TA21-04 - Metrolina Greenhouses Staff Report
2. AN ORDINANCE TO AMEND
3. Metrolina Greenhouses Amendment Application TA21-05
4. H2A Fact Sheet US Deptartment of Labor
5. Example Drmitory - Bunkhouse

TA 21-05 – Metrolina Greenhouses

PART 1: DESCRIPTION

TA21-05 is a text amendment request made by Metrolina Greenhouses Inc. to allow dormitories in the Rural and Transitional Residential zoning districts with a special use permit subject to specific conditions.

PART 2: BACKGROUND

TA21-05 is a text amendment request made by Metrolina Greenhouses Inc. to allow dormitories for bona fide farms in the Rural and Transitional Residential zoning districts with a special use permit subject to specific conditions. The reason for the proposed amendment is to allow H2A housing on property owned by Metrolina Greenhouses, Inc. (see Attachment 3 for H2A Fact Sheet). An example of a dormitory floor plan can be found in Attachment 4.

In proposing the text amendment, Metrolina Greenhouses, Inc. elected to require dormitories obtain a special use permit subject to meeting specific standards listed below. Special Use Permits require a recommendation from the Huntersville Planning Board and a quasi-judicial hearing before the Huntersville Town Board.

9.62 Dormitory
Dormitories for a bona fide farm are permitted in the Rural and Transitional Zoning Districts subject to a Special Use Permit according the procedures of Article 11.4.10. The Town Board shall issue a special use permit for the use in a Rural or Transitional Residential Zoning District if, but not unless, the evidence presented at the Special Use Permit hearing establishes:

1. **The use will not endanger health and safety, does not substantially reduce the value of nearby property.**
2. **The use does not conflict with long range plans.**
3. **The use does not constitute a nuisance to adjoining properties with respect to noise, dust, fumes, odor, and traffic.**
4. **Buildings, parking, trash facilities shall be setback at least 100' from any adjoining property line and 500' from any public street right-of-way.**
5. **The use shall be visual screened year round from all adjoining properties and public streets.**
6. **The driveway and parking area shall, at minimum, be ground asphalt**
7. **The dormitory is located on a bona fide farm of at least 100 contiguous acres.**

PART 3: RELEVANT SECTIONS OF THE HUNTERSVILLE 2040 COMMUNITY PLAN

Policy LU-1: Encourage a development pattern that follows the Future Land Use Map.
LU 1.1: Utilize the Future Land Use Map during development approval process to ensure compatibility with long-range plans.
STAFF COMMENT: The 2040 Future Land Use Map shows Metrolina Greenhouses , Inc. land to be in the Rural Conservation and Residential Edge. The Rural Conservation indicates "Development form is

farms and associated structures. " The Residential Edge description does not mention farms but does mention "Flexibility in lot sizes and housing types is possible with higher amounts of quality open space".

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

LU 10.1: Align housing options with resident needs and promote attainable housing options.

- Accommodate a mix of housing by type, tenure, and location to serve a growing and increasingly diverse population. Housing offerings should align with workforce opportunities, including management, professional positions, and service positions.

STAFF COMMENT: Dormitories for bona fide farms is new hew workforce housing option not currently in Huntersville.

Policy EV-2: Encourage existing economic assets and entrepreneurial business development.

EV 2.1: Promote and encourage local businesses, particularly small businesses.

- Foster a dynamic, diversified, and inclusive business climate that highlights why the Town of Huntersville can support private investment and locally expanding businesses.

STAFF COMMENT: The applicants informed the Huntersville Ordinances Advisory Board H2A housing will help them remain economically competitive in the future.

PART 4: STAFF RECOMMENDATION

Staff supports adding dormitories for bona fide farms with a special use permit subject to the specific criteria proposed. The 2040 Plan specifically indicates the Rural Conservation area is appropriate for farms and associated uses. In addition, the intent of the Transitional Residential is to accommodate among other uses, farms.

PART 5: HUNTERSVILLE ORDINANCE ADVISORY BOARD

The Huntersville Ordinances Advisory Board (HOAB) unanimously recommended approval of the proposed text amendment on July 1, 2021.

PART 6: PUBLIC HEARING

To be held July 19, 2021

PART 7: PLANNING BOARD RECOMMENDATION

To be held July 27, 2021 at 6:30 PM

PART 8: ATTACHMENTS AND ENCLOSURES

1. Draft Language Ordinance
2. Text Amendment Application
3. H2A Fact Sheet, US Department of Labor
4. Example of dormitory/bunkhouse floor plan

AN ORDINANCE TO AMEND ARTICLE 3.2.1, 3.2.2, ARTICLE 9 AND ARTICLE 12 OF THE ZONING ORDINANCE TO ALLOW DORMITORIES FOR A BONA FIDE FARM WITH A SPECIAL USE PERMIT

Section 1. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 3.2.1 Rural District of the **Zoning Ordinance** is hereby amended as follows:

Uses permitted with Special Use Permit

- **Dormitory for a bona fide farm (9.62)**

Section 2. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 3.2.2 Transitional Residential District of the **Zoning Ordinance** is hereby amended as follows:

Uses permitted with Special Use Permit

- **Dormitory for a bona fide farm (9.62)**

Section 3. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 9 Conditions for Certain Uses of the **Zoning Ordinance** is hereby amended by adding the following:

9.62 Dormitory

Dormitories for a bona fide farm are permitted in the Rural and Transitional Zoning Districts subject to a Special Use Permit according the procedures of Article 11.4.10. The Town Board shall issue a special use permit for the use in a Rural or Transitional Residential Zoning District if, but not unless, the evidence presented at the Special Use Permit hearing establishes:

1. **The use will not endanger health and safety, does not substantially reduce the value of nearby property.**
2. **The use does not conflict with long range plans.**
3. **The use does not constitute a nuisance to adjoining properties with respect to noise, dust, fumes, odor, and traffic.**
4. **Buildings, parking, trash facilities shall be setback at least 100' from any adjoining property line and 500' from any public street right-of-way.**
5. **The use shall be visual screened year round from all adjoining properties and public streets.**
6. **The driveway and parking area shall, at minimum, be ground asphalt**
7. **The dormitory is located on a bona fide farm of at least 100 contiguous acres.**

Section 4. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 12 Definitions and Rules of Construction of the **Zoning Ordinance** is hereby amended as follows:

Dormitory. A building containing bathroom facilities available for common use by the residents of the building, which is occupied or intended to be occupied as the dwelling for more than six persons who are not related by blood, marriage, or adoption but who are enrolled in, affiliated with, or employed by the same educational, religious, **bona fide farm** or health institution. "Dormitory" shall not include a boarding house, motel, hotel, group home, or health institution.

Section 5. That this ordinance shall become effective upon approval by the Huntersville Town Board

HUNTERSVILLE ORDINANCE ADVISORY BOARD: July 1, 2021
PUBLIC HEARING DATE: July 19, 2021
PLANNING BOARD MEETING: July 27, 2021
TOWN BOARD DECISION: August 16, 2021

Town of Huntersville
NORTH CAROLINA

Text Amendment
Application

Date of Application 4/30/2021

Fee

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

Type of Change

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

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

Description of Change

Proposed text amendment will affect the following:

Ordinance(s): See below Article(s): _____ Section(s): _____

Current Ordinance

Dormitory. A building containing bathroom facilities available for common use by the residents of the building, which is occupied or intended to be occupied as the dwelling for more than six persons who are not related by blood, marriage, or adoption but who are enrolled in, affiliated with, or employed by the same educational, religious, or health institution. "Dormitory" shall not include a boarding house, motel, hotel, group home, or health institution.

Proposed Text

Change Definition of dormitory to include "agriculture" (Article 12)
Include dormitories as a special use in the TR Zone (3.2.2)
and R Zone (3.2.1) & establish Special Use Criteria (9.62)

Reason for Proposed Change

To allow H2A housing in the TR Zone and R Zone

Attach additional pages if needed.

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

Applicant

Printed Name Metrolina Greenhouses, Inc.

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

Signature _____ Date 4/30/2021

Title Co-CEO Email arvanwingerden@metrolinagreenhouses.com

Address of Applicant 16400 Huntersville Concord Road, Huntersville, NC 28078

Property Owner (if different than applicant)

* Printed Name _____

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

Signature _____ Date _____

Title _____ Email _____

Address of Property Owner _____

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

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

Contact Information

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

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

Date Received By Planning Department: _____

Staff Initials: _____

U.S. Wage and Hour Division
(February 2010)

Fact Sheet #26: Section H-2A of the Immigration and Nationality Act (INA)

This fact sheet provides general information concerning the application of the H-2A requirements to the agricultural industry for H-2A applications submitted on or after March 15, 2010.

Introduction

The Immigration and Nationality Act (INA) authorizes the lawful admission of temporary, nonimmigrant workers (H-2A workers) to perform agricultural labor or services of a temporary or seasonal nature. The Department of Labor's regulations governing the H-2A Program also apply to the employment of U.S. workers by an employer of H-2A workers in any work included in the ETA-approved job order or in any agricultural work performed by the H-2A workers during the period of the job order. Such U.S. workers are engaged in corresponding employment.

Overview of Employer Contractual Obligations

Recruitment of U.S. Workers: In order for the Department of Labor to certify that there are not sufficient U.S. workers qualified and available to perform the labor involved in the petition and that the employment of the foreign worker will not have an adverse effect on the wages and working conditions of similarly employed U.S. workers, employers must demonstrate the need for a specific number of H-2A workers. In addition to contacting certain former U.S. employees and coordinating recruitment activities through the appropriate State Workforce Agency, employers are required to engage in positive recruitment of U.S. workers. H-2A employers must provide employment to any qualified, eligible U.S. worker who applies for the job opportunity until 50 percent of the period of the work contract has elapsed. Employers must offer U.S. workers terms and working conditions which are not less favorable than those offered to H-2A workers.

Termination of Workers: Employers are prohibited from hiring H-2A workers if the employer laid off U.S. workers within 60 days of the date of need, unless the laid-off U.S. workers were offered and rejected the agricultural job opportunities for which the H-2A workers were sought. A layoff of U.S. workers in corresponding employment is permissible only if all H-2A workers are laid off first. Employers may only reject eligible U.S. workers for lawful, job-related reasons.

In order to negate a continuing liability for wages and benefits for a worker who is terminated or voluntarily abandons the position, employers are required to notify the Department of Labor (DOL), and in the case of an H-2A worker the Department of Homeland Security, no later than two working days after the termination or abandonment.

Rates of Pay: The employer must pay all covered workers at least the highest of the following applicable wage rates in effect at the time work is performed: the adverse effect wage rate (AEWR), the

applicable prevailing wage, the agreed-upon collective bargaining rate, or the Federal or State statutory minimum wage.

Wages may be calculated on the basis of hourly or "piece" rates of pay. The piece rate must be no less than the piece rate prevailing for the activity in the area of intended employment and on a pay period basis must average no less than the highest required hourly wage rate.

Written Disclosure: No later than the time at which an H-2A worker applies for a visa and no later than on the first (1st) day of work for workers in corresponding employment, the employer must provide each worker a copy of the work contract – in a language understood by the worker – which describes the terms and conditions of employment. In the absence of a separate written work contract, the employer must provide each worker with a copy of the job order that was submitted to and approved by DOL. The work contract must include:

- the beginning and ending dates of the contract period as well as the location(s) of work;
- any and all significant conditions of employment, including payment for transportation expenses incurred, housing and meals to be provided (and related charges), specific days workers are not required to work (i.e., Sabbath, Federal holidays);
- the hours per day and the days per week each worker will be expected to work;
- the crop(s) to be worked and/or each job to be performed;
- the applicable rate(s) for each crop/job;
- that any required tools, supplies, and equipment will be provided at no charge;
- that workers' compensation insurance will be provided at no charge; and
- any deductions not otherwise required by law. All deductions must be reasonable. Any deduction not specified is not permissible.

Guarantees to All Workers: H-2A employers must guarantee to offer each covered worker employment for a total number of hours equal to at least 75% of the workdays in the contract period – called the "three-fourths guarantee." For example, if a contract is for a 10-week period, during which a normal workweek is specified as 6 days a week, 8 hours per day, the worker would need to be guaranteed employment for at least 360 hours (e.g., 10 weeks x 48 hours/week = 480 hours x 75% = 360).

If during the total work contract period the employer does not offer sufficient workdays to the H-2A or corresponding workers to reach the total amount required to meet the three-fourths guarantee, the employer must pay such workers the amount they would have earned had they actually worked for the guaranteed number of workdays. Wages for the guaranteed 75% period will be calculated at no less than the rate stated in the work contract.

Housing: Employers must provide housing at no cost to H-2A workers and to workers in corresponding employment who are not reasonably able to return to their residence within the same day. If the employer elects to secure rental (public) accommodations for such workers, the employer is required to pay all housing-related charges directly to the housing's management.

In addition, employers are required to either provide each covered worker with three meals per day, at no more than a DOL-specified cost, or to furnish free and convenient cooking and kitchen facilities where workers can prepare their own meals.

Employer-provided or secured housing must meet all applicable safety standards.

Transportation: Employers must provide daily transportation between the workers' living quarters and the employer's worksite at no cost to covered workers living in employer-provided housing. Employer-provided transportation must meet all applicable safety standards, be properly insured, and be operated by licensed drivers.

Inbound & Outbound Expenses: If not previously advanced or otherwise provided, the employer must reimburse workers for reasonable costs incurred for inbound transportation and subsistence costs once the worker completes 50% of the work contract period. Note: the FLSA applies independently of H-2A and prohibits covered employees from incurring costs that are primarily for the benefit of the employer if such costs take the employee's wages below the FLSA minimum wage. Upon completion of the work contract, the employer must either provide or pay for the covered worker's return transportation and daily subsistence.

Records Required: Employers must keep accurate records of the number of hours of work offered each day by the employer and the hours actually worked each day by the worker.

On or before each payday (which must be at least twice monthly), each worker must be given an hours and earnings statement showing hours offered, hours actually worked, hourly rate and/or piece rate of pay, and if piece rates are used, the units produced daily. The hours and earnings statement must also indicate total earnings for the pay period and all deductions from wages.

Additional Assurances and Obligations: Employers must comply with all applicable laws and regulations, including the prohibition against holding or confiscating workers' passports or other immigration documents. In addition, employers must not seek or receive payment of any kind from workers for anything related to obtaining the H-2A labor certification, including the employer's attorney or agent fees, the application fees, or the recruitment costs. Employers must also assure that there is no strike or lockout in the course of a labor dispute at the worksite for the H-2A certification which the employer is seeking. In addition, employers cannot discriminate against – or discharge without just cause – any person who has filed a complaint, consulted with an attorney or an employee of a legal assistance program, testified, or in any manner, exercised or asserted on behalf of himself/herself or others any right or protection afforded by sec. 218 of the INA or the H-2A regulations.

H-2A Labor Contractors

An H-2ALC is a person who meets the definition of an "employer" under the H-2A Program and does not otherwise qualify as a fixed-site employer or an agricultural association (or an employee of a fixed-site employer or agricultural association) and who is engaged in any one of the following activities in regards to any worker subject to the H-2A regulations: recruiting, soliciting, hiring, employing, furnishing, housing, or transporting.

While H-2A does not require labor contractors to register as such with the Department, any *person* who is subject to MSPA as a Farm Labor Contractor (FLC) must register with the Department and be issued an FLC Certificate of Registration prior to engaging in any farm labor contracting activity. In their H-2A applications, H-2ALCs required to be registered under MSPA are obligated to provide their respective MSPA FLC Certificate of Registration number and to identify the farm labor contracting activities they are authorized to perform.

In addition to meeting the same assurances and obligations as any other H-2A employer, H-2ALCs must fulfill the following requirements:

- list the name and location of each fixed-site agricultural business to which they expect to provide H-2A workers, the dates of each employment opportunity, and a description of the crops and activities the workers are expected to perform at each area of intended employment;
- submit a copy of each work contract agreement between the H-2ALC and the agricultural business to which they expect to provide workers;
- provide proof that all housing and transportation if provided or secured by the fixed-site employer complies with applicable safety and health standards; and
- obtain and submit the original surety bond with the H-2A Application.

Surety Bond: The surety bond must be written to cover liability incurred during the term of the work contract period listed on the H-2A Application and must remain in effect for a period of at least 2 years from the expiration date of the labor certification. H-2ALCs must obtain the surety bond in the following amounts:

- $5,000 for a labor certification with fewer than 25 employees;
- $10,000 for a labor certification with 25 to 49 employees;
- $20,000 for a labor certification with 50 to 74 employees;
- $50,000 for a labor certification with 75 to 99 employees; and
- $75,000 for a labor certification with 100 or more employees.

The bond must be payable to the Administrator, Wage and Hour Division, U.S. Department of Labor, 200 Constitution Avenue, NW, Room S-3502, Washington, DC 20210.

Where to Obtain Additional Information

This publication is for general information and is not to be considered in the same light as official statements of position contained in the regulations.

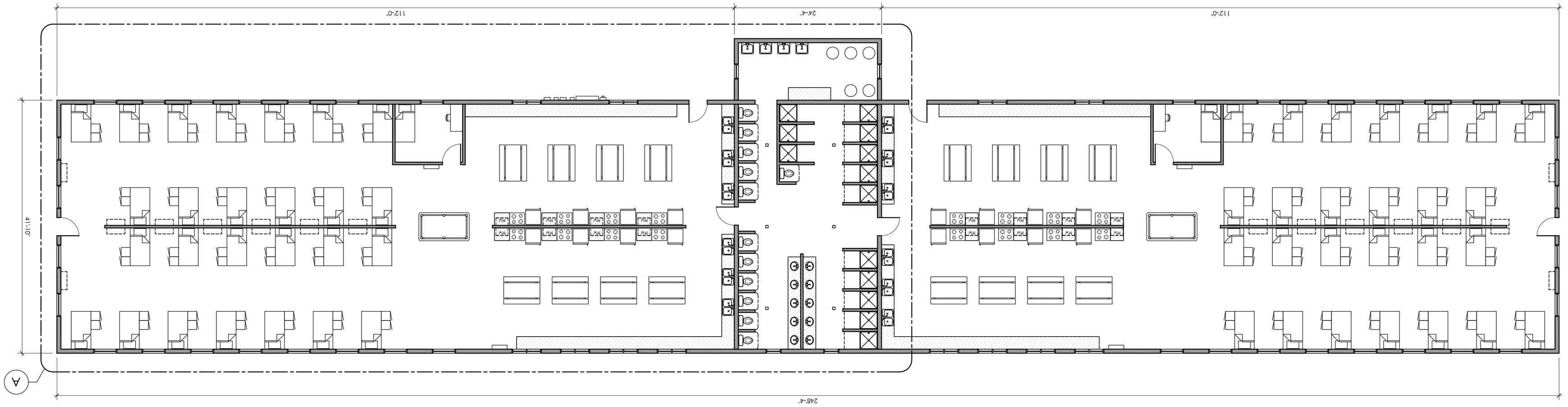
For additional information, visit our Wage and Hour Division Website: http://www.wagehour.dol.gov and/or call our toll-free information and helpline, available 8 a.m. to 5 p.m. in your time zone, 1-866-4US-WAGE (1-866-487-9243).

U.S. Department of Labor
Frances Perkins Building
200 Constitution Avenue, NW
Washington, DC 20210

1-866-4-USWAGE
TTY: 1-866-487-9243
Contact Us

BUNKHOUSE
COMPOSITE FLOOR PLAN

SCALE: 1/8" =1'-0"



Town of Huntersville
Town Board
July 19, 2021

To: Town Board

From: David Peete, Principal Planner

Date: July 19, 2021

Subject: Petition #ANNEX21-01 - Oak Grove Hill

EXPLAIN REQUEST:
Conduct public hearing on Petition #ANNEX 21-01, a request by Carver Bowman, LLC and Beverly Buchanan & Mariam Smith to annex 42.578-acres (Oak Grove Hill) into the Town of Huntersville.

ACTION RECOMMENDED:
Conduct Public Hearing

FINANCIAL IMPLICATIONS:
n/a

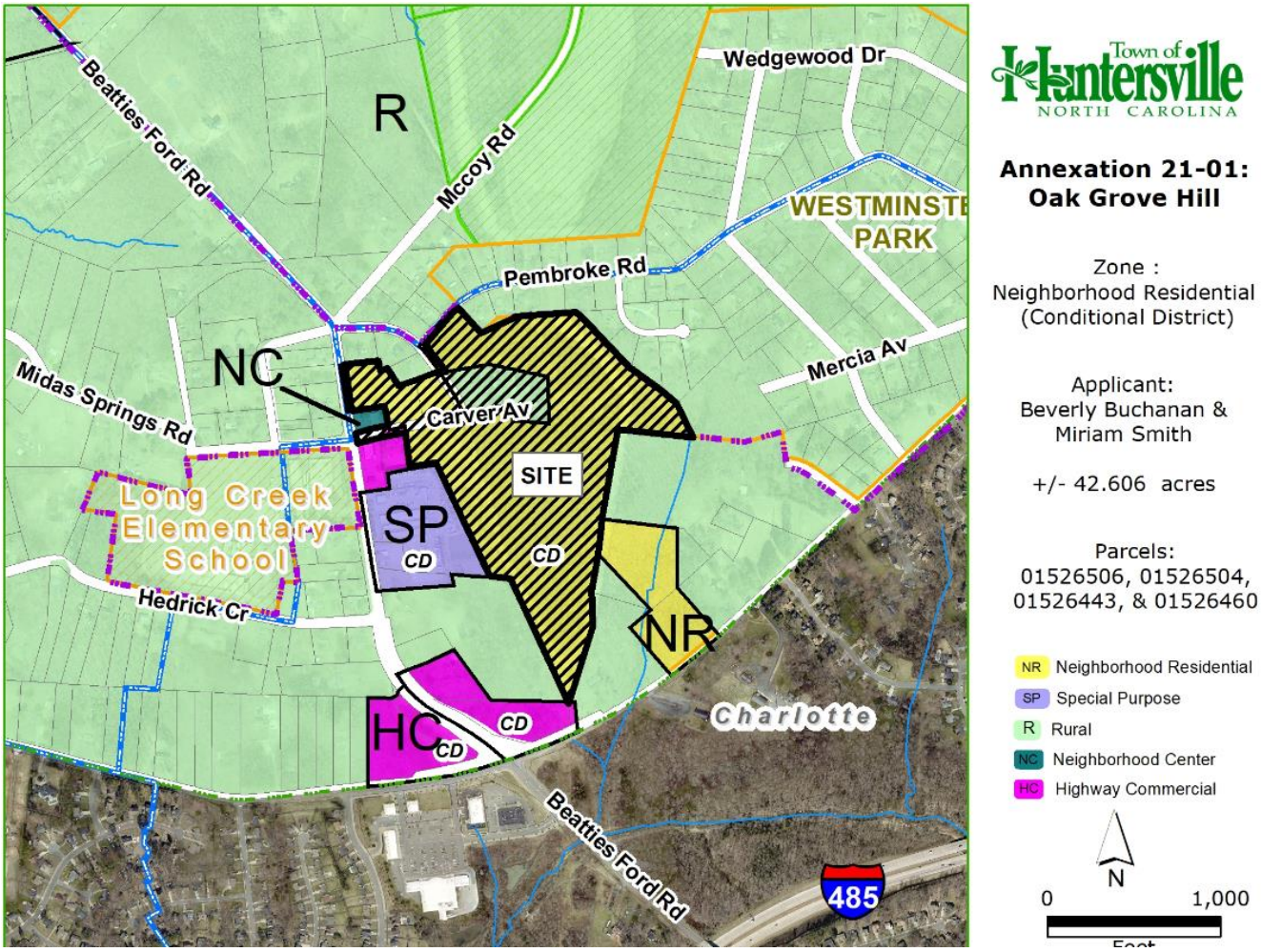
ATTACHMENTS:
1. Annex 21-01 Oak Grove Hill Staff Report TB 07-19-21 (PH version)
2. Attachment A - Annexation Petition (Oak Grove Hill)
3. Attachment B - Annexation plat 7-8-21 (Oak Grove Hill)
4. Attachment C - Certificate of Sufficiency (Oak Grove Hill)
5. Attachment D - Resolution of intent to annex (Oak Grove Hill)
6. Attachment E - Contiguous Annexation Ordinance (Oak Grove Hill - 42.578 ac)
7. Attachment F - Public Hearing Ad (Oak Grove Hill)
8. Attachment G - Metes and Bounds Description (Oak Grove Hill)

Annexation Petition # 21-01 (Contiguous)
Oak Grove Hill Subdivision

EXPLANATION OF THE REQUEST

Petition Annex #21-01 is for a contiguous annexation into the Town of Huntersville of 42.578-acres consisting of four (4) parcels that make up the Oak Grove Hill subdivision located east of Beatties Ford Road and north Mt. Holly-Huntersville Road. (PIN #s 015-26-443, 015-26-504, 015-26-460 & 015-26-506) (see Attachment B).

LOCATION



BACKGROUND

The applicant, Carver Bowman, LLC, along with the property owners, Beverly W. Buchanan and Miriam Smith, have filed a petition to consider voluntary, contiguous annexation pursuant to North Carolina General Statutes Section 160A-31 et seq. A Resolution of Intent to Annex was adopted by the Board of Commissioners on June 21, 2021, pursuant to N.C.G.S.160A-31; the proposed area to annex is 42.578-acres.

- The Petition Requesting Annexation was received on January 17, 2021 (see Attachment A).
- The Town Clerk certified the sufficiency of the Petition on June 14, 2021 (see Attachment C).
- The Board of Commissioners adopted a resolution of Intent to Annex said property on June 21, 2021 and set the date for the public hearing as July 19, 2021 (see Attachment D).
- Notice of the Public Hearing was placed in a newspaper of general circulation (the Charlotte Observer) on July 6, 2021 (see Attachment F).

All statutory requirements for annexation have been met. Per General Statue 160A-31.

STAFF RECOMMENDATION

Since all statutory requirements are satisfied, staff recommends that the Board of Commissioners approve the petition with Mayor's signature on the associated ordinance. If the final action of this annexation takes place on July 19, 2021, the voluntary, contiguous annexation would also become effective on July 19, 2021.

ATTACHMENTS

A - Town General Application & Annexation Petition.
B - Annexation Plat.
C - Certificate of Sufficiency.
D - Resolution of Intent to Annex.
E - Contiguous Annexation Ordinance.
F - Public Hearing Ad.
G – Metes & Bounds Description.

Town of Huntersville
NORTH CAROLINA

PETITION REQUESTING ANNEXATION

To the Board of Commissioners of the Town of Huntersville:

1. We, the undersigned owners of all or a part of the real property described on the metes and bounds description attached hereto, request that the described area be annexed to the Town of Huntersville.

2. The area to be annexed is (contiguous) (non-contiguous) [circle one] to the primary corporate limits of the Town of Huntersville. The petitioner attaches hereto and submits as part of the petition:

   (a) a metes and bounds description of the parcel(s) identified in paragraph 1, and

   (b) a plat, suitable for recordation in the office of the Mecklenburg County Register of Deeds, showing the area proposed for annexation with relation to the primary corporate limits of the Town of Huntersville.

3. The petitioner (does) (does not) [circle one] claim vested rights in the property pursuant to N.C.G.S. 153A-344.1 or 160A-385.1. The basis of this claim of vested rights is as follows:

   Per Sketch Plan Approval of EPM #400982 on April 2,2020 by Town of Huntersville Engineering and Public Works and Town of Huntersville Planning Department.

4. This petition may be one of multiple petitions of all owners within the described area and, if so, shall be considered as a single petition. If petitioner is the owner of a portion of described area, a brief description of that portion (for example, lot number on a recorded plat or tax parcel number), as of the date of this petition, is as follows:

   Current Owner: Wilbur & Miriam W. Smith Parcel # 015-264-60
   Current Owner: Carver Bowman, LLC Parcel # 015-265-06
   Current Owner: Carver Bowman, LLC Parcel # 015-265-04

Current Owner: Carver Bowman, LLC Parcel # 015-264-43

Property Owner(s)

PID#01526506, 01526504, 01526443 - 13815 Cinnabar Place, Huntersville, NC 28078
PID#01526460 - 9200 Carver Ave. Huntersville, NC 28078

Address of Property Owner(s)

(704) 875-9704

Telephone Number

natebowman15@gmail.com

E-mail address

Signature of Property Owner

3/4/21

Date

Property Owner(s)

PID#01526460-9200 Carver Ave. Huntersville, NC 28078

Address of Property Owner(s)

(704) 875-9704

Telephone Number

natebowman15@gmail.com

E-mail address

Miriam W Smith

Signature of Property Owner

2-24-2021

Date

SURVEY INFORMATION & PLAT STANDARDS:

1. THIS SURVEY IS OF EXISTING PARCELS OF LAND.
2. THIS PLAT IS OF PARCEL ID #01526443, 01526504, 01526460 & 01526506
3. ACREAGE OF THIS PLAT: 42.578 ACRES
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
5. NORTH ARROW REFERENCE TIED TO NC GRID (NAD'83).
6. AREA COMPUTED BY COORDINATE METHOD.
7. DASHED LINES INDICATE LINES NOT SURVEYED.
8. #5 REBARS SET AT ALL PROPERTY CORNERS, UNLESS DENOTED OTHERWISE.

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO ANNEX PARCEL #01526443, 01526504, 01526460 & 01526506 (42.578 CONTIGUOUS ACRES) INTO THE TOWN LIMITS OF HUNTERSVILLE AS SHOWN ON THIS SURVEY.

THIS PLAT REPRESENTS ONE AREA BEING ANNEXED TO THE TOWN OF HUNTERSVILLE, NORTH CAROLINA PURSUANT TO NCGS 160A-31, BY ORDINANCE DULY ADOPTED AND IS NOT SUBJECT TO REVIEW OR APPROVAL BY THE CHARLOTTE MECKLENBURG PLANNING COMMISSION.

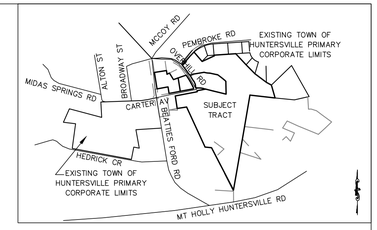
THIS_____ DAY OF_____, 2021

_____
MAYOR
TOWN OF HUNTERSVILLE

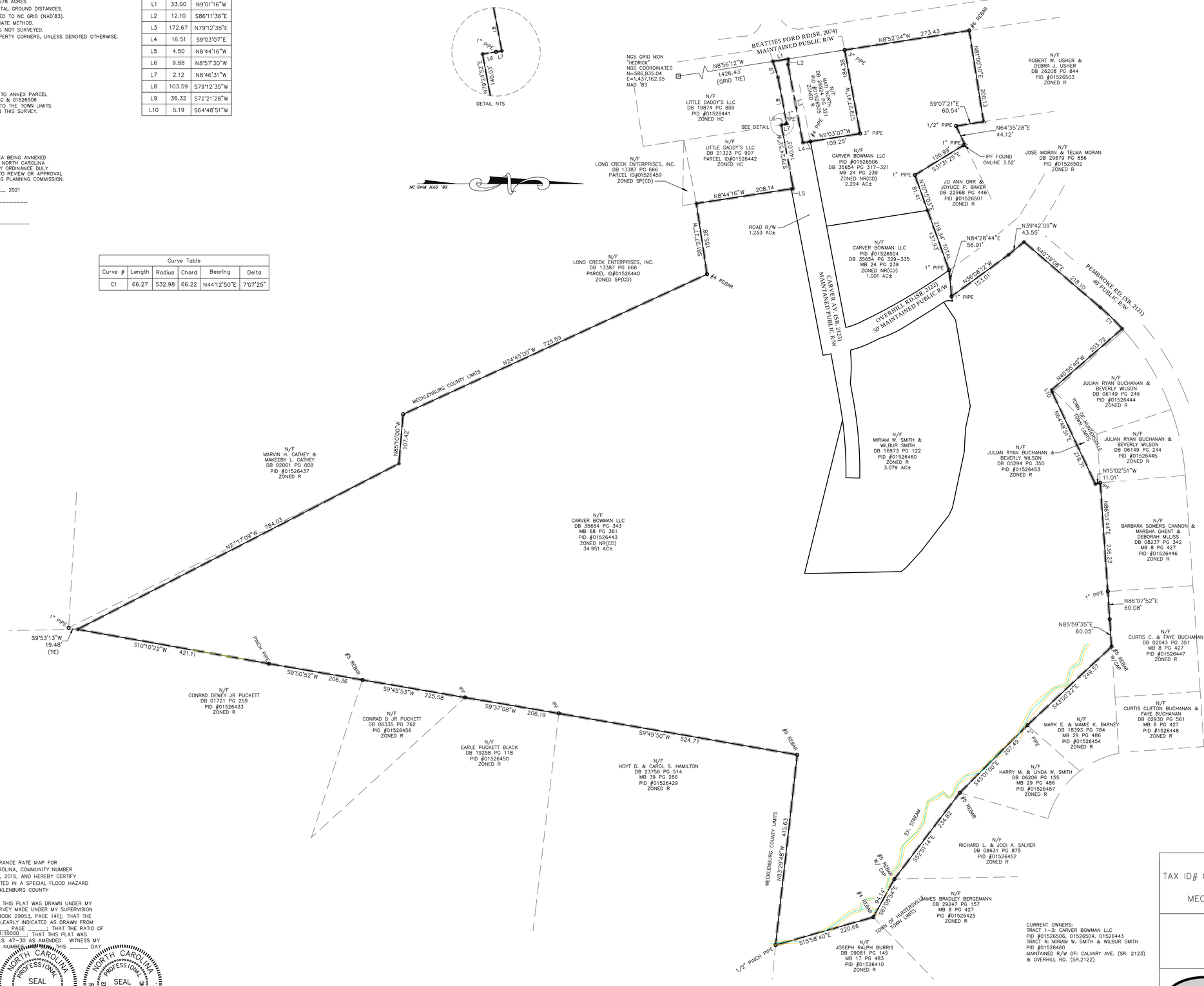
ATTEST: _____
TOWN CLERK

Line Table		
Line #	Length	Direction
L1	33.90	N9°01'16"W
L2	12.10	S86°11'36"E
L3	172.67	N79°12'35"E
L4	16.51	S9°03'07"E
L5	4.50	N8°44'16"W
L6	9.88	N8°57'30"W
L7	2.12	N8°46'31"W
L8	103.59	S79°12'35"W
L9	36.32	S72°21'28"W
L10	5.19	S64°48'51"W

Curve Table					
Curve #	Length	Radius	Chord	Bearing	Delta
C1	66.27	532.98	66.22	N44°12'50"E	7°07'25"



INSET SHOWING PROPOSED ANNEXED PROPERTIES RELATIVE LOCATION TO THE TOWN OF HUNTERSVILLE "CORE" NOT TO SCALE FOR DEMONSTRATIVE PURPOSES ONLY



LEGEND:
- △ – CALCULATED POINT
- ✱ – IRON PIN SET (#5 REBAR)
- O – IRON PIN FOUND, AS NOTED
- R/W – RIGHT OF WAY
- ⊡ – NGS MONUMENT
- ▬ ▬ – ANNEXATION BOUNDARY LINE
- ——— – PROPERTY LINE
- – – – – – ADJOINERS

REFERENCES
1. DEED BOOK 16973 PAGE 122
2. DEED BOOK 6206 PAGE 158
3. PLAT BOOK 40 PAGE 591
4. PLAT BOOK 24 PAGE 239

ANNEXATION ACREAGE SUMMARY
PID #01526506 = 2.294 AC±
PID #01526504 = 1.001 AC±
PID #01526443 = 34.951 AC±
(R/W) = 1.253 AC±
PID #01526460 = 3.079 AC±
TOTAL = 42.578 AC±

GRAPHIC SCALE
-100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

CURRENT OWNERS:
TRACT 1-3: CARVER BOWMAN LLC
PID #01526506, 01526504, 01526443
TRACT 4: MIRIAM W. SMITH & WILBUR SMITH
PID #01526460
MAINTAINED R/W OF: CALVARY AVE. (SR. 2123) & OVERHILL RD. (SR.2122)

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR MECKLENBURG COUNTY, NORTH CAROLINA, COMMUNITY NUMBER 3710453BOOK DATED SEPTEMBER 2, 2015, AND HEREBY CERTIFY THAT THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE MECKLENBURG COUNTY

I, BRYAN P. LACKEY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 29953, PAGE 141); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____, PAGE _____; THAT THE RATIO OF PRECISION AS CALCULATED IS ± 1:10000 ; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS _____ DAY OF _____, 2021.

NORTH CAROLINA PROFESSIONAL SEAL L-5055 LAND SURVEYOR BRYAN P. LACKEY

NORTH CAROLINA PROFESSIONAL SEAL C-4168 ENGINEERING & SURVEYING R. JOE HARRIS & ASSOCIATES, INC.

PRELIMINARY ONLY

BRYAN P. LACKEY, PLS L-5055

ANNEXATION PLAT
TAX ID# 01526443, 01526504, 01526460 & 01526506
TOWN OF HUNTERSVILLE
MECKLENBURG COUNTY, NORTH CAROLINA

SURVEYED FOR:
CARVER BOWMAN LLC
13815 CINNABAR PL
HUNTERSVILLE NC 28078
PHONE: (704)-875-9704

DWG:	ANNEXATION PLAT
PROJECT #	2839
DATE	3-16-2021
DWG SCALE	1" = 100'
PREPARED BY	D. CULVER
SURVEYED BY	B. LACKEY
SHEET	1
OF	1

RJH
R. Joe Harris & Associates, Inc
Engineering • Land Surveying • Planning Management
1186 Stonecrest Blvd, Tega Cay, SC, 29708 P: (803) 802-1799

Town of Huntersville
NORTH CAROLINA

CERTIFICATE OF SUFFICIENCY

To: The Board of Commissioners of the Town of Huntersville, North Carolina

I, Janet Pierson, Town Clerk, do hereby certify that I have investigated the Petitions of Oak Grove Hill for contiguous annexation of certain property, and have found as a fact that said Petitions are signed by all the owners of real property lying in the area described therein in accordance with North Carolina General Statutes §160A-31, *et seq*. The undersigned therefore certifies that the Petition is sufficient for the voluntary annexation of a contiguous area pursuant to NCGS §160A-31.

IN WITNESS WHEREOF, I have hereto set my hand and affixed the seal of the Town of Huntersville this 14th day of June 2021.

Town of Huntersville 1873 North Carolina

Janet Pierson, Town Clerk

Post Office Box 664 • 101 Huntersville-Concord Road • Huntersville, NC 28070
phone 704.875.6541 • fax 704.948.6020 • www.huntersville.org

RESOLUTION FIXING DATE OF PUBLIC HEARING
ON QUESTION OF ANNEXATION PURSUANT TO N.C.G.S. 160A-31

(Oak Grove Hill)

WHEREAS, a petition requesting annexation of the area described herein has been received; and

WHEREAS, the Board of Commissioners has directed the Town Clerk to investigate the sufficiency thereof; and

WHEREAS, certification by the Town Clerk as to the sufficiency of said petition has been made;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of Huntersville, North Carolina:

Section 1. That a public hearing on the question of annexation of the area described herein which is contiguous to the primary town limits of the Town of Huntersville will be held at the Huntersville Recreation Center, 11836 Verhoeff Drive, Huntersville, NC at 6:00 p.m. on the 19th day of July 2021.

Section 2. The area proposed for annexation is described as follows:

(Metes and bounds description attached hereto as Exhibit A and Annexation Plat attached hereto as Exhibit B.)

Section 3. Notice of said public hearing shall be published in the Charlotte Observer, a newspaper having a general circulation in the Town of Huntersville, at least ten (10) days prior to the date of said public hearing.

_____

Mayor

Town of Huntersville, North Carolina

ATTEST:

_____

Town Clerk

Exhibit A: Oak Grove Hill Annexation Plat Metes & Bounds.

Oak Grove Hill - Property Description

BEING ALL THOSE CERTAIN PARCELS OF LAND, LYING IN THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, STATE OF NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT NGS MONUMENT “HEDRICK”, HAVING NORTH CAROLINA GEODETIC COORDINATES OF NORTH=586,835.04’ AND EAST=1,437,162.95’, THENCE N8°56’12”W FOR A DISTANCE OF 1,426.43’ TO A #5 REBAR SET ON THE APPARENT INTERSECTION OF THE MAINTAINED RIGHT OF WAY OF BEATTIES FORD ROAD (SR 2074) AND CARVER AVENUE (SR 2123), SAID POINT BEING THE POINT OF BEGINNING (POB)

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AN ORDINANCE TO ANNEX CERTAIN CONTIGUOUS AREAS
TO THE TOWN OF HUNTERSVILLE, NORTH CAROLINA

ANNEXATION ORDINANCE 2021-01
(Oak Grove Hill Subdivision – 42.578-acres)

WHEREAS, the Board of Commissioners has been petitioned under G.S. 160A-31, as amended, to annex the area described herein; and

WHEREAS, the Board of Commissioners has by resolution directed the Town Clerk to investigate the sufficiency of said petition; and

WHEREAS, the Town Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at Huntersville Town Hall at 6:00 p.m. on the 19th day of July 2021, after due notice by publication in The Charlotte Observer on July 6, 2021; and

WHEREAS, the Board of Commissioners does hereby find as a fact that said petition meets the requirements of G.S. 160A-31, as amended, namely (i) the area described herein meets all of the standards set out in G.S. 160A-31; (ii) the petition bears the signatures of all of the owners of real property within the area proposed for annexation; (iii) the petition is otherwise valid; (iv) the public health, safety, and welfare of the inhabitants of the city and of the area proposed for annexation will be best served by the annexation;

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Huntersville, North Carolina;

Section 1. By virtue of the authority granted by G.S. 160A-31, as amended, the following described territory is hereby annexed and made part of the Town of Huntersville as of the 19th day of July 2021:

See Exhibit A attached hereto for a metes and bounds description of the subject tract

Section 2. Upon the effective date, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Huntersville and shall be entitled to the same privileges and benefits as other parts of the Town of Huntersville. Said territory shall be subject to municipal taxes according to G.S. 160A-31(e).

Section 3. The Mayor of the Town of Huntersville shall cause to be recorded in the office of the Register of Deeds of Mecklenburg County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 hereof, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the County Board of Elections, as required by G.S. 163-288.1.

Adopted this 19th day of July 2021. Mayor: _____

ATTEST: APPROVED AS TO FORM:

_____ _____

Town Clerk Town Attorney

EXHIBIT A
LEGAL DESCRIPTION (ANNEX 21-01)
LYING AND BEING IN THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA AND MORE PARTICULARLY DESCIBED AS FOLLOWS:

BEING ALL THOSE CERTAIN PARCELS OF LAND, LYING IN THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, STATE OF NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;
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Column

OFFICIAL AD PROOF

This is the proof of your ad scheduled to run in **Charlotte Observer** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(202) 713-5613**.

Notice ID: mmXGr043VgAhDfH8AKWM | **Proof Updated: Jun. 28, 2021 at 07:25am EDT**
Notice Name: Oak Grove Hill Annexation | Publisher ID: IPL0030294

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Tracy Barron tbarron@huntersville.org	Town of Huntersville - Planning

Columns Wide: 1 **Ad Class:** Legals

07/06/2021: Other Public Notices Notice	160.65

Subtotal	$160.65
Tax %	0.00
Processing Fee	$16.07
Total	**$176.72**

See Proof on Next Page

NOTICE OF PUBLIC HEARING ON REQUEST FOR ANNEXATION

Take notice that the Board of Commissioners of the Town of Huntersville has called a public hearing at 6:00 p.m. on July 19, 2021, at the Huntersville Recreation Center located at 11836 Verhoeff Drive Huntersville NC 28078, on the question of annexing the following described territory, requested by petition filed pursuant to NCGS 160A-58.1, to annex to the Town of Huntersville certain contiguous property. The property subject to the Petition consists of approximately 42.592-acres, which includes a subdivision known as Oak Grove Hill (Annexation Petition 21-01). PINs# 01526443, 01526504, 01526460 & 01526506 and described (metes & bounds) as follows (documents are on file in the Huntersville Planning Dept.).

LEGAL DESCRIPTION (ANNEX 21-01)

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W000000000000

Published Tuesday, July 6, 2021

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Town of Huntersville
Town Board
July 19, 2021

To: Town Board

From: David Peete, Principal Planner

Date: July 19, 2021

Subject: Annexation 21-01 - Oak Grove Hill

EXPLAIN REQUEST:
Consider Final Action on Petition #ANNEX 21-01, a request by Carver Bowman, LLC and Beverly Buchanan & Mariam Smith to annex 42.578-acres (Oak Grove Hill) into the Town of Huntersville.

ACTION RECOMMENDED:
Consider Final Action

FINANCIAL IMPLICATIONS:
n/a

ATTACHMENTS:
1. Contiguous Annexation Ordinance (Oak Grove Hill - 42.578 ac)
2. Annexation plat 7-8-21 (Oak Grove Hill)
3. Metes and Bounds Description (Oak Grove Hill)

AN ORDINANCE TO ANNEX CERTAIN CONTIGUOUS AREAS
TO THE TOWN OF HUNTERSVILLE, NORTH CAROLINA

ANNEXATION ORDINANCE 2021-01
(Oak Grove Hill Subdivision – 42.578-acres)

WHEREAS, the Board of Commissioners has been petitioned under G.S. 160A-31, as amended, to annex the area described herein; and

WHEREAS, the Board of Commissioners has by resolution directed the Town Clerk to investigate the sufficiency of said petition; and

WHEREAS, the Town Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at Huntersville Town Hall at 6:00 p.m. on the 19th day of July 2021, after due notice by publication in The Charlotte Observer on July 6, 2021; and

WHEREAS, the Board of Commissioners does hereby find as a fact that said petition meets the requirements of G.S. 160A-31, as amended, namely (i) the area described herein meets all of the standards set out in G.S. 160A-31; (ii) the petition bears the signatures of all of the owners of real property within the area proposed for annexation; (iii) the petition is otherwise valid; (iv) the public health, safety, and welfare of the inhabitants of the city and of the area proposed for annexation will be best served by the annexation;

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Huntersville, North Carolina;

Section 1. By virtue of the authority granted by G.S. 160A-31, as amended, the following described territory is hereby annexed and made part of the Town of Huntersville as of the 19th day of July 2021:

See Exhibit A attached hereto for a metes and bounds description of the subject tract

Section 2. Upon the effective date, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Huntersville and shall be entitled to the same privileges and benefits as other parts of the Town of Huntersville. Said territory shall be subject to municipal taxes according to G.S. 160A-31(e).

Section 3. The Mayor of the Town of Huntersville shall cause to be recorded in the office of the Register of Deeds of Mecklenburg County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 hereof, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the County Board of Elections, as required by G.S. 163-288.1.

Adopted this 19th day of July 2021. Mayor: _____

ATTEST: APPROVED AS TO FORM:

_____ _____

Town Clerk Town Attorney

EXHIBIT A
LEGAL DESCRIPTION (ANNEX 21-01)
LYING AND BEING IN THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA AND MORE PARTICULARLY DESCIBED AS FOLLOWS:

BEING ALL THOSE CERTAIN PARCELS OF LAND, LYING IN THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, STATE OF NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;
COMMENCING AT NGS MONUMENT "HEDRICK", HAVING NORTH CAROLINA GEODETIC COORDINATES OF NORTH=586,835.04' AND EAST=1,437,162.95', THENCE N8°56'12"W FOR A DISTANCE OF 1,426.43' TO A #5 REBAR SET ON THE APPARENT INTERSECTION OF THE MAINTAINED RIGHT OF WAY OF BEATTIES FORD ROAD (SR 2074) AND CARVER AVENUE (SR 2123), SAID POINT BEING THE POINT OF BEGINNING (POB)

THENCE, FROM THE POB, AND ALONG THE APPARENT MAINTAINED RIGHT OF WAY OF BEATTIES FORD ROAD, N9°01'16"W FOR A DISTANCE OF 42.90' TO A #5 REBAR SET ON THE APPARENT INTERSECTION OF THE MAINTAINED RIGHT OF WAY OF BEATTIES FORD ROAD (SR 2074) AND CARVER AVENUE (SR 2123), THENCE S86°11'36"E FOR A DISTANCE OF 12.10' TO A #5 REBAR SET, THENCE N79°12'35"E FOR A DISTANCE OF 172.76' TO A #5 REBAR SET, THENCE, N 09°03'07"W FOR A DISTANCE OF 16.51' TO A #4 PIPE FOUND ON THE APPARENT MAINTAINED RIGHT OF WAY CARVER AVENUE, THENCE N09°03'07"W FOR A DISTANCE OF 109.25' TO A 3" PIPE FOUND, THENCE S79°27'41"W FOR A DISTANCE OF 184.38' TO A 3" PIPE FOUND ON THE APPARENT MAINTAINED RIGHT OF WAY OF BEATTIES FORD ROAD, THENCE, ALONG SAID RIGHT OF WAY, N08°52'54"W FOR A DISTANCE OF 273.43' TO A #6 REBAR FOUND, THENCE, LEAVING SAID RIGHT OF WAY, N81°00'10"E FOR A DISTANCE OF 200.13' TO A POINT, THENCE S09°07'21"E FOR A DISTANCE OF 60.54' TO A ½" PIPE FOUND, THENCE N64°35'28"E FOR A DISTANCE OF 44.12' TO A POINT, THENCE S31°31'25"E FOR A DISTANCE OF 126.99' TO A 1" PIPE FOUND, THENCE N70°15'03"E FOR A DISTANCE OF 219.34' TO A 1" PIPE FOUND ON THE 50' MAINTAINED PUBLIC RIGHT OF WAY OF OVERHILL ROAD (SR 2122), THENCE N84°28'44"E FOR A DISTANCE OF 56.91' TO A 1" PIPE FOUND ON THE AFOREMENTIONED RIGHT OF WAY OF OVERHILL ROAD, THENCE, ALONG SAID RIGHT OF WAY THE FOLLOWING 2 CALLS 1)N36°08'12"W FOR A DISTANCE OF 153.01' TO A #5 REBAR SET 2) N39°42'09"W FOR A DISTANCE OF 43.55' TO A #5 REBAR SET ON THE INTERSECTION OF THE AFOREMENTIONED RIGHT OF WAY OF OVERHILL ROAD AND THE 40' PUBLIC RIGHT OF WAY OF PEMBROKE ROAD (SR 2121), THENCE, ALONG THE AFOREMENTIONED RIGHT OF WAY OF PEMBROKE ROAD THE FOLLOWING 2 CALLS 1)N40°39'08"E FOR A DISTANCE OF 218.10' TO A #5 REBAR SET ON THE BEGINNING OF A CURVE 2)SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 07°39'40", HAVING A RADIUS OF 532.98', AND WHOSE LONG CHORD BEARS N44°12'50"E FOR A DISTANCE OF 66.27' TO A #5 REBAR SET, THENCE, LEAVING SAID RIGHT OF WAY, S40°55'40"E FOR A DISTANCE OF 203.72' TO A #5 REBAR SET, THENCE N64°48'51"E FOR A DISTANCE OF 5.19' TO A #5 REBAR SET, THENCE N64°48'51"E FOR A DISTANCE OF 219.71' TO A #5 REBAR SET, THENCE N15°02'51"W FOR A DISTANCE OF 11.01' TO A #5 REBAR FOUND, THENCE N86°03'44"E FOR A DISTANCE OF 236.23' TO A 1" PIPE FOUND, THENCE N86°07'52"E FOR A DISTANCE OF 60.08' TO A #5 REBAR FOUND, THENCE N85°59'35"E FOR A DISTANCE OF 60.05' TO A #5 REBAR WITH CAP, THENCE S43°00'22"E FOR A DISTANCE OF 249.57' TO A 2" PIPE FOUND, THENCE S45°01'00"E FOR A DISTANCE OF 207.49' TO A #5 REBAR FOUND, THENCE S52°51'14"E FOR A DISTANCE OF 234.82' TO A #5 REBAR WITH CAP, THENCE S61°08' 54"E FOR A DISTANCE OF 94.14' TO A #4 REBAR FOUND, THENCE S15°58'40"E FOR A DISTANCE OF 220.66' TO A ½" PINCH PIPE, THENCE N83°29'48"W FOR A DISTANCE OF 415.63' TO A #5 REBAR, THENCE S09°49'50"W FOR A DISTANCE OF 524.77' TO AN IRON PIN FOUND, THENCE S09°37'08"W FOR A DISTANCE OF 206.19' TO AN IRON PIPE FOUND, THENCE S09°45'53"W FOR A DISTANCE OF 225.58' TO A #5 REBAR

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SURVEY INFORMATION & PLAT STANDARDS:

1. THIS SURVEY IS OF EXISTING PARCELS OF LAND.
2. THIS PLAT IS OF PARCEL ID #01526443, 01526504, 01526460 & 01526506
3. ACREAGE OF THIS PLAT: 42.578 ACRES
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
5. NORTH ARROW REFERENCE TIED TO NC GRID (NAD'83).
6. AREA COMPUTED BY COORDINATE METHOD.
7. DASHED LINES INDICATE LINES NOT SURVEYED.
8. #5 REBARS SET AT ALL PROPERTY CORNERS, UNLESS DENOTED OTHERWISE.

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO ANNEX PARCEL #01526443, 01526504, 01526460 & 01526506 (42.578 CONTIGUOUS ACRES) INTO THE TOWN LIMITS OF HUNTERSVILLE AS SHOWN ON THIS SURVEY.

THIS PLAT REPRESENTS ONE AREA BEING ANNEXED TO THE TOWN OF HUNTERSVILLE, NORTH CAROLINA PURSUANT TO NCGS 160A-31, BY ORDINANCE DULY ADOPTED AND IS NOT SUBJECT TO REVIEW OR APPROVAL BY THE CHARLOTTE MECKLENBURG PLANNING COMMISSION.

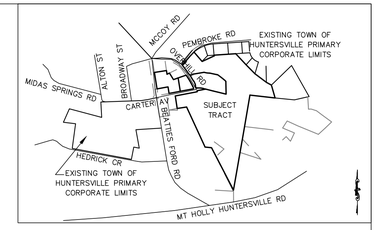
THIS_____ DAY OF_____, 2021

_____
MAYOR
TOWN OF HUNTERSVILLE

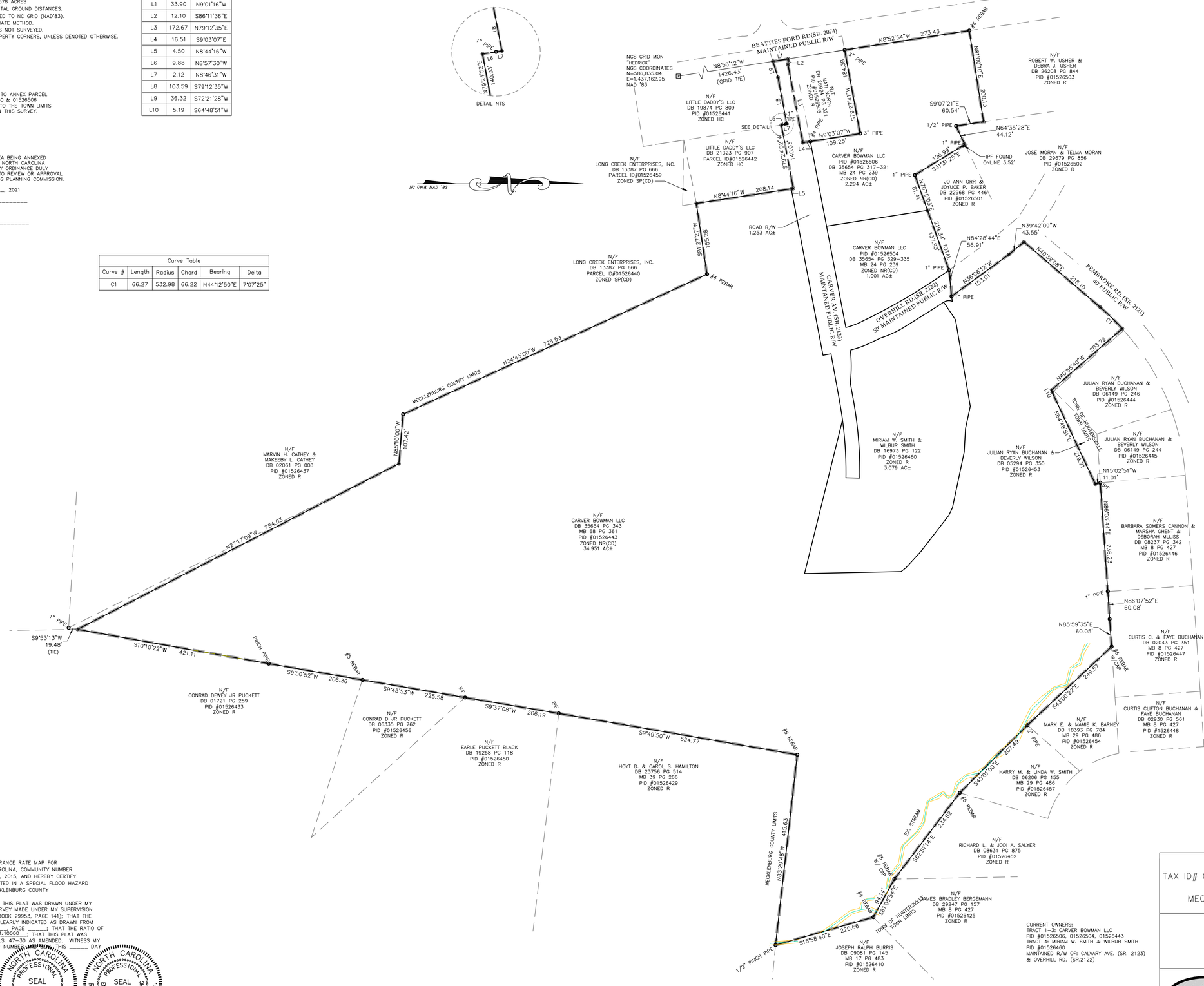
ATTEST: _____
TOWN CLERK

Line Table		
Line #	Length	Direction
L1	33.90	N9°01'16"W
L2	12.10	S86°11'36"E
L3	172.67	N79°12'35"E
L4	16.51	S9°03'07"E
L5	4.50	N8°44'16"W
L6	9.88	N8°57'30"W
L7	2.12	N8°46'31"W
L8	103.59	S79°12'35"W
L9	36.32	S72°21'28"W
L10	5.19	S64°48'51"W

Curve Table					
Curve #	Length	Radius	Chord	Bearing	Delta
C1	66.27	532.98	66.22	N44°12'50"E	7°07'25"



INSET SHOWING PROPOSED ANNEXED PROPERTIES RELATIVE LOCATION TO THE TOWN OF HUNTERSVILLE "CORE" NOT TO SCALE FOR DEMONSTRATIVE PURPOSES ONLY



LEGEND:
- △ – CALCULATED POINT
- ✱ – IRON PIN SET (#5 REBAR)
- O – IRON PIN FOUND, AS NOTED
- R/W – RIGHT OF WAY
- ⊡ – NGS MONUMENT
- ▬ ▬ – ANNEXATION BOUNDARY LINE
- ——— – PROPERTY LINE
- – – – – – ADJOINERS

REFERENCES
1. DEED BOOK 16973 PAGE 122
2. DEED BOOK 6206 PAGE 158
3. PLAT BOOK 40 PAGE 591
4. PLAT BOOK 24 PAGE 239

ANNEXATION ACREAGE SUMMARY
PID #01526506 = 2.294 AC±
PID #01526504 = 1.001 AC±
PID #01526443 = 34.951 AC±
(R/W) = 1.253 AC±
PID #01526460 = 3.079 AC±
TOTAL = 42.578 AC±

GRAPHIC SCALE
-100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

CURRENT OWNERS:
TRACT 1-3: CARVER BOWMAN LLC
PID #01526506, 01526504, 01526443
TRACT 4: MIRIAM W. SMITH & WILBUR SMITH
PID #01526460
MAINTAINED R/W OF: CALVARY AVE. (SR. 2123) & OVERHILL RD. (SR.2122)

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR MECKLENBURG COUNTY, NORTH CAROLINA, COMMUNITY NUMBER 3710453BOOK DATED SEPTEMBER 2, 2015, AND HEREBY CERTIFY THAT THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE MECKLENBURG COUNTY

I, BRYAN P. LACKEY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 29953, PAGE 141); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____, PAGE _____; THAT THE RATIO OF PRECISION AS CALCULATED IS ± 1:10000 ; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS _____ DAY OF _____, 2021.

NORTH CAROLINA PROFESSIONAL SEAL L-5055 LAND SURVEYOR BRYAN P. LACKEY

NORTH CAROLINA PROFESSIONAL SEAL C-4168 ENGINEERING & SURVEYING R. JOE HARRIS & ASSOCIATES, INC.

PRELIMINARY ONLY

BRYAN P. LACKEY, PLS L-5055

ANNEXATION PLAT
TAX ID# 01526443, 01526504, 01526460 & 01526506
TOWN OF HUNTERSVILLE
MECKLENBURG COUNTY, NORTH CAROLINA

SURVEYED FOR:
CARVER BOWMAN LLC
13815 CINNABAR PL
HUNTERSVILLE NC 28078
PHONE: (704)-875-9704

DWG:	ANNEXATION PLAT
PROJECT #	2839
DATE	3-16-2021
DWG SCALE	1" = 100'
PREPARED BY	D. CULVER
SURVEYED BY	B. LACKEY
SHEET	1
OF	1

RJH
R. Joe Harris & Associates, Inc
Engineering • Land Surveying • Planning Management
1186 Stonecrest Blvd, Tega Cay, SC, 29708 P: (803) 802-1799

BEING ALL THOSE CERTAIN PARCELS OF LAND, LYING IN THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, STATE OF NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

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THENCE, FROM THE POB, AND ALONG THE APPARENT MAINTAINED RIGHT OF WAY OF BEATTIES FORD ROAD, N9°01'16"W FOR A DISTANCE OF 42.90’ TO A #5 REBAR SET ON THE APPARENT INTERSECTION OF THE MAINTAINED RIGHT OF WAY OF BEATTIES FORD ROAD (SR 2074) AND CARVER AVENUE (SR 2123), THENCE S86°11'36"E FOR A DISTANCE OF 12.10’ TO A #5 REBAR SET, THENCE N79°12'35"E FOR A DISTANCE OF 172.76’ TO A #5 REBAR SET, THENCE, N 09°03'07"W FOR A DISTANCE OF 16.51’ TO A #4 PIPE FOUND ON THE APPARENT MAINTAINED RIGHT OF WAY CARVER AVENUE, THENCE N09°03'07"W FOR A DISTANCE OF 109.25’ TO A 3” PIPE FOUND, THENCE S79°27'41"W FOR A DISTANCE OF 184.38’ TO A 3” PIPE FOUND ON THE APPARENT MAINTAINED RIGHT OF WAY OF BEATTIES FORD ROAD, THENCE, ALONG SAID RIGHT OF WAY, N08°52'54"W FOR A DISTANCE OF 273.43’ TO A #6 REBAR FOUND, THENCE, LEAVING SAID RIGHT OF WAY, N81°00'10"E FOR A DISTANCE OF 200.13’ TO A POINT, THENCE S09°07'21"E FOR A DISTANCE OF 60.54’ TO A ½” PIPE FOUND, THENCE N64°35'28"E FOR A DISTANCE OF 44.12’ TO A POINT, THENCE S31°31'25"E FOR A DISTANCE OF 126.99’ TO A 1” PIPE FOUND, THENCE N70°15'03"E FOR A DISTANCE OF 219.34’ TO A 1” PIPE FOUND ON THE 50’ MAINTAINED PUBLIC RIGHT OF WAY OF OVERHILL ROAD (SR 2122), THENCE N84°28’44”E FOR A DISTANCE OF 56.91’ TO A 1” PIPE FOUND ON THE AFOREMENTIONED RIGHT OF WAY OF OVERHILL ROAD, THENCE, ALONG SAID RIGHT OF WAY THE FOLLOWING 2 CALLS 1)N36°08'12"W FOR A DISTANCE OF 153.01’ TO A #5 REBAR SET 2) N39°42'09"W FOR A DISTANCE OF 43.55’ TO A #5 REBAR SET ON THE INTERSECTION OF THE AFOREMENTIONED RIGHT OF WAY OF OVERHILL ROAD AND THE 40’ PUBLIC RIGHT OF WAY OF PEMBROKE ROAD (SR 2121), THENCE, ALONG THE AFOREMENTIONED RIGHT OF WAY OF PEMBROKE ROAD THE FOLLOWING 2 CALLS 1)N40°39'08"E FOR A DISTANCE OF 218.10’ TO A #5 REBAR SET ON THE BEGINNING OF A CURVE 2)SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 07°39'40", HAVING A RADIUS OF 532.98’, AND WHOSE LONG CHORD BEARS N44°12'50"E FOR A DISTANCE OF 66.27’ TO A #5 REBAR SET, THENCE, LEAVING SAID RIGHT OF WAY, S40°55'40"E FOR A DISTANCE OF 203.72’ TO A #5 REBAR SET, THENCE N64°48'51"E FOR A DISTANCE OF 5.19’ TO A #5 REBAR SET, THENCE N64°48'51"E FOR A DISTANCE OF 219.71’ TO A #5 REBAR SET, THENCE N15°02'51"W FOR A DISTANCE OF 11.01’ TO A #5 REBAR FOUND, THENCE N86°03'44"E FOR A DISTANCE OF 236.23’ TO A 1” PIPE FOUND, THENCE N86°07’52”E FOR A DISTANCE OF 60.08’ TO A #5 REBAR FOUND, THENCE N85°59’35”E FOR A DISTANCE OF 60.05’ TO A #5 REBAR WITH CAP, THENCE S43°00'22"E FOR A DISTANCE OF 249.57’ TO A 2” PIPE FOUND, THENCE S45°01'00"E FOR A DISTANCE OF 207.49’ TO A #5 REBAR FOUND, THENCE S52°51'14"E FOR A DISTANCE OF 234.82’ TO A #5 REBAR WITH CAP, THENCE S61°08' 54"E FOR A DISTANCE OF 94.14’ TO A #4 REBAR FOUND, THENCE S15°58'40"E FOR A DISTANCE OF 220.66’ TO A ½” PINCH PIPE, THENCE N83°29'48"W FOR A DISTANCE OF 415.63’ TO A #5 REBAR, THENCE S09°49'50"W

FOR A DISTANCE OF 524.77’ TO AN IRON PIN FOUND, THENCE S09°37'08"W FOR A DISTANCE OF 206.19’ TO AN IRON PIPE FOUND, THENCE S09°45'53"W FOR A DISTANCE OF 225.58’ TO A #5 REBAR FOUND, THENCE S09°50'52"W FOR A DISTANCE OF 206.36’ TO A PINCH PIPE FOUND, THENCE S10°10'22"W FOR A DISTANCE OF 421.11’ TO A #5 REBAR SET, THENCE N27°17'09"W FOR A DISTANCE OF 784.03’ TO A #5 REBAR SET, THENCE N85°10'00"W FOR A DISTANCE OF 107.42’ TO A #5 REBAR FOUND, THENCE N24°45'00"W FOR A DISTANCE OF 725.59’ TO A #4 REBAR FOUND, THENCE S81°27'27"W FOR A DISTANCE OF 155.28’ TO A #5 REBAR SET, THENCE N08°44'16"W FOR A DISTANCE OF 208.14’ TO A #5 REBAR FOUND, THENCE N08°44'16"W FOR A DISTANCE OF 4.50’ TO A #5 REBAR SET, THENCE S79°24'52"W FOR A DISTANCE OF 140.03’ TO A #5 REBAR SET, THENCE N08°57'30"W FOR A DISTANCE OF 9.88’ TO A #5 REBAR SET, THENCE N08°46’31”W FOR A DISTANCE OF 2.12’ TO A 1” PIPE FOUND, THENCE S79°12'35"W FOR A DISTANCE OF 103.59’TO A #5 REBAR FOUND, THENCE S72°21'28"W FOR A DISTANCE OF 36.32’ TO A #5 REBAR TO THE POB, CONTAINING, 42.578 ACRES, MORE OR LESS.

Town of Huntersville
Town Board
July 19, 2021

To: Town Board

From: Janet Pierson, Town Clerk

Date: July 19, 2021

Subject: Award of Bonus to Town Manager

EXPLAIN REQUEST:
Ratify previous action of the Town Board taken in Closed Session allowed under the North Carolina Open Meetings law to award a $10,000 bonus for the Town Manager based on a performance evaluation.

ACTION RECOMMENDED:
Approve Bonus

FINANCIAL IMPLICATIONS:

ATTACHMENTS:
None

Town of Huntersville
Town Board
July 19, 2021

To: Town Board

From: Janet Pierson, Town Clerk

Date: July 19, 2021

Subject: Approval of Minutes - April 19, 2021

EXPLAIN REQUEST:
Consider approving the minutes of the April 19, 2021 Regular Town Board Meeting.

ACTION RECOMMENDED:
Approve Minutes

FINANCIAL IMPLICATIONS:
N/A

ATTACHMENTS:
1. 041921DraftForBoard

TOWN OF HUNTERSVILLE
TOWN BOARD MEETING
MINUTES

April 19, 2021
6:00 p.m. – Huntersville Recreation Center

PRE-MEETING

The Pre-meeting of the Huntersville Board of Commissioners was held at the Huntersville Recreation Center, 11836 Verhoeff Drive, at 4:30 p.m. on April 19, 2021.

GOVERNING BODY MEMBERS PRESENT: Mayor John Aneralla; Commissioners Melinda Bales, Dan Boone, Brian Hines, Lance Munger, Stacy Phillips and Nick Walsh.

Anthony Roberts, Town Manager, reviewed Capital Improvement Projects. *Refer to Exhibit No. 1.*

Mr. Roberts reviewed proposed FY 22 budget items that he may need direction from the Board. *PowerPoint attached hereto as Exhibit No. 2.*

Vehicle Fee – it was the general consensus of the Board to not increase the Vehicle Fee.
Land Development Fees as outlined in PowerPoint – general consensus of the Board agreed with fees.
Electric Rates – general consensus of the Board agreed with proposed electric rates.
Solid Waste Fees – the Board agreed the annual solid waste fee should be increased, but there was not a consensus on the amount. Mr. Roberts will bring back the Manager's Recommended Budget with a $25 increase.

The Board will reconvene the Pre-meeting following the Regular Meeting.

REGULAR MEETING
TOWN OF HUNTERSVILLE
BOARD OF COMMISSIONERS

The Regular Meeting of the Huntersville Board of Commissioners was held at the Huntersville Recreation Center, 11836 Verhoeff Drive, at 6:00 p.m. on April 19, 2021.

GOVERNING BODY MEMBERS PRESENT: Mayor John Aneralla; Commissioners Melinda Bales, Dan Boone, Brian Hines, Lance Munger, Stacy Phillips and Nick Walsh.

Mayor Aneralla called the meeting to order.

Mayor Aneralla called for a moment of silence.

Mayor Aneralla led the Pledge of Allegiance.

DRAFT

MAYOR AND COMMISSIONER REPORTS – STAFF QUESTIONS

Mayor Aneralla

- Next Mayor's Luncheon is tomorrow.
- Next Metropolitan Transit Commission meeting is April 28.
- Colonial Pipeline issued a Press Release Friday reporting they found product in a deeper part of the earth, which will increase the amount of product that leaked in their projections.

Commissioner Walsh

- Next meeting of the Greenway, Trails and Bikeway Commission is tomorrow.
- Next meeting of the Parks & Recreation commission is this Wednesday.
- Provided update on Huntersville Regional Chamber of Commerce events.
- Provided update from Visit Lake Norman.
- Recognized the new management of Birkdale for improvements and adding new events.

Commissioner Phillips

- A COVID vaccine clinic was held at the Waymer Center on April 7. Participants will be able to get the second dose at the same location on April 28.
- Danny Phillips (Commissioner Phillips' father) had his hair cut on Facebook Live by Kristin Hampton who does the Good News to raise money for Angels and Sparrows Soup Kitchen. Currently, they are $100 away from raising $38,000.

Commissioner Munger

- Met with members of Sustain Charlotte last Thursday to discuss transportation issues for Huntersville, including working to expand CATS service.
- Consider donating to local non-profits.

Commissioner Hines

- Next meeting of the Charlotte Regional Transportation Planning Organization is this Wednesday.

Commissioner Boone

- Provided update on Lake Norman Chamber of Commerce events.
- Huntersville Fire Department has inspected every inch of fire hose and they are back on track of getting their annual medical physicals and job-related physical agility test.
- Huntersville Police Department has had community police officers out in the community. They have collected food and provided clothing for a family in need, paid utility bills for some families in need in the Huntington Green community, met with Boy Scouts and provided a community awareness event for Tanners Creek. A clean-up day will take place in Huntington Green in June. Congratulated Officer John Hicks on his upcoming retirement.

Commissioner Bales

- Lake Norman Economic Development Corporation is currently working 37 projects, 26 of which are in Huntersville. Some new businesses will be moving into Birkdale. LNEDC is currently working with local schools in making plans for the next school year in regards to work force development.
- Participated in the Huntersville 101 class held last week at the Huntersville Recreation Center.

DRAFT

Mayor Aneralla requested the Town Manager provide update on staff's meeting with Huntersville Elementary School.

Anthony Roberts, Town Manager, reviewed the changes Huntersville Elementary School has made in the traffic pattern to help improve the issues caused by the car rider line.

PUBLIC COMMENTS, REQUESTS, OR PRESENTATIONS

None

AGENDA CHANGES

Commissioner Boone made a motion to adopt the agenda.

Commissioner Munger seconded motion.

Motion carried unanimously.

PUBLIC HEARINGS

Petition #R08-12. Mayor Aneralla called to order public hearing on Petition #R21-05, a request by Palillo Holdings, LLC to amend Petition #R08-12, approximately +/- 0.559 acres at the southeast corner of Statesville Road and Rich Hatchet Road from Neighborhood Center Conditional District to Neighborhood Center Conditional District for the purpose of revising building elevations (Parcel: 00927309).

Commissioner Phillips disclosed that the applicant donated to my campaign, but it will not impact my views on this project.

Brian Richards, Assistant Planning Director, entered the Staff Report into the record. *Staff Report and Staff PowerPoint attached hereto as Exhibit No. 3.* This request is to amend the commercial site plan for building elevations. In 2008 under #R08-12, Spectrum Hearing came in for a commercial building for the use of office. That was rezoned from Neighborhood Residential to Neighborhood Center Conditional District.

The site plans are almost identical. The building footprints are slightly different because the building has changed. The zoning will stay the same and uses will stay the same.

We feel that the proposed building elevations are in keeping of the neighborhood and the area and staff would support the change in elevations, just note that the building is slightly smaller in the newer revision. The original was just over 4,500 sq. ft. and this is just over 4,000 sq. ft. The 2040 Community Plan supports this per Land Use Policies LU 6.2, as well as EV 2.1. In the Town Core a mixture of uses is encouraged, including businesses in residential areas in this core right along Highway 21.

In considering the proposed Rezoning Petition #R21-05, Symphony Park Sales Center, staff recommends approval. The amendment is consistent with the Huntersville 2040 Community Plan, specifically Policies LU 6.2 and EV 2.1. It is reasonable and in the public interest to amend the Zoning Ordinance because the rezoning is consistent with the existing development patterns in the area and the revised building elevations are in keeping with the other developments in the same area.

Commissioner Bales said if this is a sales center, do you know how long the anticipated use will be for a sales center.

Jake Palillo, said it will be a sales and leasing office and then it will convert over to a real estate leasing office.

There being no further comments, Mayor Aneralla closed the public hearing.

Nutec Economic Development Agreement. Mayor Aneralla called to order public hearing concerning the Economic Development Agreement between the Town of Huntersville and Nutec, Inc. and the granting of incentive payments.

This public hearing concerns the Economic Development Agreement between the Town of Huntersville and Nutec, Inc., and the granting of an incentive payment in the amount of $11,621.27 based on the creation of 46 jobs paying the yearly average amount of $54,819.20 per job. The Town believes this incentive payment will help stimulate the local economy, result in new taxable capital investments in real and personal property, and the creation by the company of a substantial number of new, permanent jobs in the Town.

Commissioner Munger said what is the average income for Huntersville.

Jackie Huffman, Assistant Town Manager, said the U.S. Bureau of Labor Statistics says it's $48,923 in the most recent year available, which would be 2019.

There being no further comments, Mayor Aneralla closed the public hearing.

OTHER BUSINESS

Resolution – Nutec Incentive Agreement. Commissioner Boone made a motion to adopt a resolution approving the incentive agreement between Nutec and the Town of Huntersville.

Commissioner Bales seconded motion.

Motion carried unanimously.

Resolution attached hereto as Exhibit No. 4.

Budget Amendment – Nutec. Commissioner Boone made a motion to approve budget amendment for the reimbursement to Nutec in the amount of $11,621.27 per the Incentive Agreement with the use of General Fund Balance.

Commissioner Bales seconded motion.

Motion carried unanimously.

Evidentiary Hearing – Trails End Subdivision Sketch Plan. Mayor Aneralla said this hearing is a quasi-judicial hearing on the application submitted for Trails End Subdivision Sketch Plan. Quasi-judicial

hearings are evidentiary in nature. The Board must base quasi-judicial decisions on competent, relevant, and substantial evidence in the record. Material evidence is evidence that shows that the standards will or will not be met. Speculative, irrelevant or vague evidence, non-expert opinion as to something that requires an expert and non-excepted hearsay evidence will likely not be competent evidence.

Quasi-judicial hearings are constrained by the standards in the ordinance and the facts presented.

Only parties with standing including the applicant, local government, and individuals who can show they will suffer special damages have the right to participate fully in the hearing. Parties may present evidence, call witnesses, and make legal arguments. Witnesses must swear or affirm their testimony. General witness testimony is limited to facts, not personal preferences or opinions.

Certain topics require expert witnesses including projections about impacts on property values and traffic impacts. Even though the Board may rely on other evidence, if it is not objected to, the Board should rely on competent, reliable evidence in making its decision.

The Board will recognize the applicant as a party. Are there any other persons who believe they have standing to participate fully as a party? I think Mr. Levkvaskey, please come up. Usually adjacent property owners will have standing. Will each party tell me if they have any witnesses they intend to call.

Each party indicated they had no witnesses to call.

The parties in this case are entitled to an impartial Board. A Board member may not participate in this hearing if he/she has a fixed opinion about the matter, a financial interest in the outcome of the matter, or a close relationship with the affected person. Does any Board member have any partiality to disclose or a conflict of interest to offer at tonight's meeting?

I see none.

The parties to this case have rights for any ex parte communication to be disclosed. Ex parte communication is any communication about the case outside of the hearing. That may be e-mail communications, as well as conversations with parties, staff, or the general public. Does any Board member have any ex parte communications to disclose about this case?

I see none.

Based on the fact no disclosures we've heard from the Board concerning partiality and ex parte communications, does any member of the Board or any party to this matter have any objection to the Board's participation in this hearing?

There were no objections.

Mayor Aneralla said Mr. Levkvaskey, please state your name and address for us.

Mike Levkvaskey said 11600 Trails End Lane.

DRAFT

Nate Bowman said Nate Bowman, 205 South Church Street, Huntersville.

Brian Richards, Assistant Planning Director, said Brian Richards with the Huntersville Planning Staff, 105 Gilead Road.

Mayor Aneralla swore in Mike Levkvaskey, Nate Bowman and Brian Richards.

Mayor Aneralla said present your evidence.

Brian Richards, Assistant Planning Director, said at this time I would like to enter my Staff Report into the record. *Staff Report and Staff PowerPoint attached hereto as Exhibit No. 5.*

We have before you this evening the Trails End residential community. It's an 81 single-family home subdivision presented at the intersections of Asbury Chapel and Trails End. The property is currently zoned Transitional Residential. All the property surrounding it is zoned Transitional Residential. Here's an aerial. It's primarily wooded. You have two small buildings on the property.

The current use is single-family and vacant. The proposed density is 1.37 units per acre. As we know, the Transitional District allows for up to 1.5 units per acre. The development is proposing 43.7 percent open space. The requirement is 38 percent. The urban open space being provided would be a pocket park and then just next to that starred area across the street as well as a private greenway along the bottom. Mr. Bowman is also going to reserve the area along the SWIM buffer to the south of the property….in this picture it's south which would be the west of the project, for the county public greenway at some point in time.

The existing tree canopy is 57 acres, which is about 96 percent of the property. They are proposing to save 22.76 acres, which is roughly just under 40 percent of the property. Thirty-five percent is required. There are no heritage trees on site. The developer is proposing to save 60 specimen trees which is just almost 60 percent. The requirement is 35 percent. The overall open space for this subdivision will be 25.77 acres.

This property is topographically challenged. You can see the compact design. Due to that challenging topography, the applicant is requesting three block length modifications – two for roadway block lengths, one on Block 4 which is 817', the other on the southern part of Block 4 which is 1,743'. Additionally, Road C is a cul-de-sac. Typically, those are roughly around 350' in length. They are asking for 517'. Due to the topography and the rough terrain out there, staff is in support of all three of these modifications.

Interestingly enough we typically don't get into this, there is a protected sunflower across the street from this proposed subdivision, the Schweinitz's sunflower, and the National Heritage GIS overlay indicates that area which is the large pink area across the street. Mr. Bowman has provided letters from a private environmental service, as well as the U.S. Fish and Wildlife Service, that have indicated that this subdivision will have no impact on this. You can see the area indicated on the right-hand side is where the Schweinitz's sunflower exists today. That was protected. Recently Mecklenburg County has purchased the land to the east of this property, so that will be protected in perpetuity. Any roadway improvements needed for Trails End we'll work with DOT to keep those sunflowers in good shape and we'll take whatever measures are needed for that.

DRAFT

The project is located in the 2040 Plan in what's identified as the Residential Edge, which recommends projects under 1.5 units per acre. At 1.37, we're consistent with that. I will bear everybody the brunt of not reading all the policies that this is consistent with. They are listed on the screen, as well as my Staff Report. The Eastfield Road Small Area Plan, this is located in Area 1, Subsection C. It states that until Hambright Road is widened that we should stay consistent with the TR district and 1.5 units per acre, so we are consistent with the Small Area Plan as well.

Surrounding developments – Olmstead is at 0.95 units per acre, Chapel Grove to the south is 1.4, so we are consistent at 1.37.

Staff recommendations. We find that the application is complete. The request is in keeping with the spirit and intent of the Town's future land use plans as mentioned above. The Trails End Subdivision Sketch Plan can be supported by staff subject to the following:

- The two block length modifications.
- The cul-de-sac length modification.
- We had an urban open space design discrepancy. Mr. Bowman has provided that design for us. We are satisfied with that. It was in your Staff Report, so we are taking that point out.
- We still have not heard from NCDOT on the final requirements and the upgrades to Trails End. We will work with the applicant and NCDOT to ensure that those are done.
- All transportation comments are addressed.
- Verification Road B can legally connect to Asbury Chapel when the future thoroughfare is built. That will be sometime in the future.
- All other plan comments are addressed.

This subdivision is consistent and complies with all applicable requirements once the conditions above are satisfied. Staff recommends approval of the proposed subdivision sketch plan subject to the block length modifications are approved, Urban Open Space designs have been submitted, Road C meets the Subdivision Ordinance, NCDOT and staff transportation comments are addressed, and all other plan comments are addressed.

At the Planning Board hearing on March 23, the Planning Board recommended unanimous approval with the following conditions (conditions outlined in PowerPoint).

I'm here to answer any questions, as well as Mr. Bowman.

Commissioner Hines said if Road B is not approved to connect to Asbury Chapel at its current location, would the applicant need to come back before this Board.

Mr. Richards said he would. What they have decided to do is they have offered to dedicate the right-of-way out to there. Due to the fact that we don't know where the thoroughfare is actually going to be aligned to this area due to the sharp curve at Asbury Chapel Road, the applicant has been generous in giving us a large swath of right-of-way which is atypical, but as you can see there's no development in that area, so we are still trying to communicate to NCDOT what future intersection design might happen there so we can tighten that up when we get to preliminary plans, but at this time he's giving us a very generous right-of-way dedication in that area.

DRAFT

Commissioner Munger said I see that no TIA was required for this development because it was below the Town's threshold for requiring a TIA.

Mr. Richards said that is correct.

Commissioner Munger said can you tell me what the trip generation numbers were for this development and what the Town's threshold is.

Mayor Aneralla said Commissioner Munger, remember this is quasi-judicial, so we have to focus on the issues of block length waiver basically.

Mr. Richards said I don't know where Mr. Trott is. He did the analysis for this, but it did not give the initial trip generation.

Commissioner Bales said just a quick question in regards to the Lowry's Environmental & Ecological Services report. In regards to the sunflower, is that swath right there along Trails End the only place it's located.

Mr. Richards said to my knowledge. I've looked on the GIS layer of the town and that is the only area in town that I'm aware of. Others have spoken of knowing where it is, but that's the only recognized area that I'm aware of in town.

Commissioner Bales said the report says that the development may affect, but not likely to adversely affect and thus, is that the reason for the protection once Trails End is addressed.

Mr. Richards said yes, they do not think the development of this project would affect that. We will just make sure there's extra measures in place so there won't be any damage to those sunflowers.

Commissioner Bales said in regards to the Carolina heelsplitter, too.

Mr. Richards said it is my understanding from speaking with the applicant as well as the environmental service, the development of this will not adversely affect the heelsplitter.

Commissioner Bales said is there any steps being taken to protect these species that are on that site.

Mr. Richards said I don't know the specifics but that will come along when we get into the preliminary plan design. Typically, silt fencing and those types of things we put in place to make sure there's no run-off that would affect the heelsplitter.

Commissioner Bales said I guess that would also go with the sumac as well. I think those are the three, if memory serves now, those are the three species that may have some issues, so we need to take care of them. As we get through the process and get into environmental, we'll take care of that.

Mr. Richards said that's correct.

Commissioner Boone said two questions, the water quality concept plan, you have not received that yet.

Mr. Richards said the PCO-19.

DRAFT

Commissioner Boone said I don't know what that's called. It's Page 2 of 10 of the agenda packet, Item 7, Water Quality Concept Plan is being reviewed by the Town but has not been approved as of the date of this report.

Mr. Richards said that's correct. We have gone through initial review. That hasn't been tightened up. That would fall under the other Staff Comments. We believe the concept is good in principle, it's just getting some numbers correct for our engineers.

Commissioner Boone said then this might be the same answer to my second question – the urban open space meeting the intent of the ordinance, you are not real happy with that according to your statement. Can you tell me why.

Mr. Richards said we got the design while I was on vacation, so I hadn't had a chance to review it. Previous staff member Sierra Saumenig was able to review that. She said it was in keeping with the ordinance, that's why on my list I was able to scratch that out. We're in good shape.

Mayor Aneralla said any other questions of staff or the applicant.

There being none, Mayor Aneralla called Mr. Levkvaskey to speak.

Mike Levkvaskey, 11600 Trails End Lane, said my wife and I bought three acres right across the street from where the entrance is 21 years ago. When we bought that there was a bunch of trees there. Hurricane Hugo knocked a bunch of trees down and things like that. We cleared all the trees, everything by the road, so it's been a soccer field, baseball field, football field in our yard for 20 years. Recently we saw the subdivision plans and saw that the entrance was going to be right across from our house. We were hoping that it would be on Asbury Chapel, but because the sharp curve and all that, there wasn't quite room there. But from prior zoom calls that we had from Mr. Bowman, we did see that they kind of took some of the recommendations or concerns that the Trails End neighbors had, especially a road condition. This is not an asphalt or paved road. It's a rock and tar type of road. We had concerns about this with traffic. It used to be a gravel road when we first moved here, all the potholes and things like that, so it appears that they are working with the DOT to upgrade the road, so we're thankful about that. My wife and I are not opposed to this subdivision at all. However, the traffic and exiting car lights do pose a concern because it is right across from our house. We have about 300' of road frontage and the exit is just almost right across from the house. I met with Mr. Bowman a couple of weeks ago to see if he could move the entrance maybe up the road a little bit, across from our garden area, to see if they can do that for the entrance because our desire is to not have a berm or trees or shrubs or a fence as part of our yard because we cleared all that to have an open yard was our intent. I just wanted to voice that concern. We're just hoping to see if they can move it just a little bit up the road. I'm not opposed to it. They have been very willing to work with us. We're just hoping to shift the entrance somewhat up the road instead of straight across from our house.

Commissioner Munger said hopefully you can answer this. Can you just tell me what the average home price will be in this development.

Mr. Bowman said I would imagine $350,000 to $450,000.

Mayor Aneralla said it's not relevant.

Mayor Aneralla said Mr. Bowman, can you address that.

Mr. Bowman said we have staked that, but Drew's two kids had COVID and so my office has been kind of in lockdown for almost 10 days. We know we have it staked, so I can go meet him. I'm not quite sure if we can move it, that's why we came up with the suggestion of planting landscaping across the street, but we are going to go out and look at it this week.

Mayor Aneralla said coming out, do you believe that the headlights will be straight into your house.

Mr. Levkvaskey said it's going to literally come and at the curvature right into the house, yes.

Mayor Aneralla said any other questions.

Commissioner Bales said Mr. Bowman, I think I heard you correctly, you're not sure if there's an ability to shift it slightly.

Mr. Bowman said right. We had to get it staked and it has been staked. We haven't gone out to look at it because everybody had to stay at home except me to kind of keep separated. I believe his house is probably at least 100' off the road. It's off the road that's why we were hoping that we could do it with landscaping, but I've got to see where the cars exit and we'll look at that this week. I'm not sure if we can move it, but we'll try to do whatever we can to alleviate the problem.

Commissioner Bales said understanding that, I guess the question that I have is how do we proceed, Mr. Richards. For me, I would very much like the applicant to be able to address this. This area has been wide open for a very long time. It would be good to be a great neighbor if you didn't have those lights shining into your neighbor's yard if at all possible. I understand that sometimes that can't happen, but if at all possible, how do you proceed with this.

Mr. Richards said staff is allowed to administratively have minor shifts in road alignments, so if it's minor in nature, we can look at doing that administratively. If it becomes major, a total relocation to the next neighbor's property, then we can just bring a quick amendment back to the Board.

Mr. Bowman said I'm going to look and see, usually you have to meet the road at a 90 degree angle.

Mayor Aneralla said Mr. Bowman, do you want to call Mr. Trott as a witness.

Mr. Bowman said can you answer that question, Stephen……just to see if we can angle the road a little bit instead of atypical 45.

Mayor Aneralla swore in Stephen Trott, Director of Engineering.

Mayor Aneralla said I believe the Board would deem Mr. Trott as a witness and an expert.

Mr. Bowman said on the exit side, we are going to see where the lights hit once we get out there. We can take a car out there and pull it up into the woods and see if there's any ability to make it not a 90 degree angle, to shift it just a little bit.

DRAFT

Stephen Trott, Director of Engineering, said yes, that's possible. There is some room within the Design Manual regarding the angle. Ideally, it's 90 degrees, but anything 75 to 90 would be acceptable to the Town. Trails End Road is a state-maintained road, so they would also have to concur.

Commissioner Bales said my last question is, is Trails End Road a NCDOT Road. What improvements would need to be made on that road for this development.

Mr. Bowman said at this point we feel pretty sure that we are going to do core samples of the road to see what's there, because they have no idea what's underneath. Once you do the core samples, we're going to be either milling or overlaying. It's going to be up to NCDOT the entire length of the frontage from Asbury Chapel where we start to where our property ends……not the whole road, but in front of our property, it's to be determined because they can't tell us what that surface is without coring it. But it will be a new surface to the edge of our property.

Commissioner Bales said I would imagine that would also include the widening.

Mr. Bowman said I would definitely not hope to widen that road because if you widen, you increase speed.

Commissioner Bales said this is true, but as long as two cars can pass.

Mr. Bowman said it's big enough for two cars to pass easily.

Commissioner Bales said it's been a while since I've been out there, so that's why I am asking.

Mr. Bowman said it is a dead-end road.

Mayor Aneralla said any other questions.

Mayor Aneralla said the parties with standing have an opportunity to offer rebuttal or closing argument. As a reminder, please focus your response on legal arguments and new or clarifying evidence. Please avoid mere repetition of the evidence we already heard.

Does the Board have any more questions for the parties or witnesses before we move into deliberation.

Hearing no additional questions or presentation of relevant facts, the Board may now begin deliberation. The evidentiary hearing remains open so that the Board may ask clarifying questions, if needed. As a reminder, this Board is tasked with deciding if, based on the evidence presented at the hearing before this Board, this proposal meets the applicable standards.

If the applicant meets their burden of producing competent, material and substantial evidence that the standards in the ordinance will be met, the burden shifts to the other parties opposing the application to show by competent material and substantial evidence that the standards in the ordinance will not be met. If conflicting evidence as to the standard is presented, the Board will weigh the evidence and determine which side's evidence is correct.

The application as originally submitted was considered by the Planning Board and the Planning Board made a recommendation. Nothing that occurred on the Planning Board level, including the Planning

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Board's recommendation, is considered evidence that you can base your decision on. However, the Planning Board's recommendation may be useful to the Board in identifying issues that this Board may want to consider and evaluate based upon the evidence that was presented at the hearing before this Board. Board members are encouraged to reference the applicable standards and specific evidence in their deliberation so that the staff and I will have enough information to prepare the written decision for the Board. Is there a motion regarding this request.

Commissioner Walsh made a motion in considering the evidence presented regarding Trails End Subdivision Sketch Plan, the Town Board finds the application is complete. The sketch plan complies with all applicable requirements and there is consistency with adopted public plans and policies of the 2040 Community Plan including Policies LU 2.2, 5.2, 7.1, 10.2, EOS 2.1, 4.3, 8.2, 8.3, 10.1, PS 8.1, T 3.1, 3.2 and 5.3. These decisions are supported by the findings of fact set forth by the staff in the Staff Report. The Town approves with the following:

- The two block length modification requests are approved.
- The cul-de-sac length modification of 517' is approved.
- NCDOT's requirements for upgrades to Trails End Lane are finalized and shown on the plans.
- Transportation issues are addressed.
- Indication that road improvements on Trails End could occur in light of the proximity Schweinitz's sunflower.
- Verification from DOT, as needed, that the alignment of Road B where it intersects with Asbury Chapel Road is in the correct location when Asbury Chapel Thoroughfare is built.
- Verification Road B can legally connect with Asbury Chapel Road when the future thoroughfare is built without further approval from anyone with interest in that right-of-way.

The Town Board approves the subdivision sketch plan contingent on all other plan comments are addressed per staff's recommendation.

Mayor Aneralla said is there a second.

Commissioner Hines seconded motion.

Mayor Aneralla called for the vote.

Motion carried unanimously.

Mayor Aneralla said staff will draft and I will sign a final written decision to reflect the vote and the reasoning for this decision. The written decision will be provided to the applicant and other parties with right to such notice. Thank you all for attending.

Phasing of TIA Improvements – Petition #R20-04. Petition #R20-04 is a request by Palillo Holdings, LLC for the Statesville Mixed-Use Rezoning regarding phasing of TIA related improvements.

Stephen Trott, Director of Engineering, entered the TIA Phasing Request into the record. *TIA Phasing Request and Staff PowerPoint attached hereto as Exhibit No. 6.* This is a TIA phasing request for a rezoning request that was approved earlier this year. There was a main site plan and a subsequent alternate plan that was approved. They did a TIA for the entire development. There is now a request to phase the TIA and use surplus capacity in that phasing.

Phase 1 of the development is everything except the convenience store and gas station at the corner of Hambright and US 21. They submitted a phased TIA and what they are asking for consideration is under 14.4.2 of the Zoning Ordinance which states "A modification to the required mitigation, which may be considered by the Town Board as meeting the intent of the Ordinance, is where proposed mitigation at an impacted intersection provides measurable and beneficial surplus capacity (above and beyond that required to meet the minimum requirements) such that the surplus capacity may be counted toward credit in the mitigation of other impacted intersections." There's two intersections that are impacted under their Phase 1 which are Statesville at Hambright and Statesville at Hunstad. As part of the Statesville at Hambright improvements, they are going to create surplus capacity they want to apply to the other intersection. What they are proposing is a list of improvements to address driveway needs and also create that surplus capacity.

Commissioner Walsh made a motion to approve the phasing of the TIA related improvements for Palillo Holdings LLC for the Statesville Road mixed-use rezoning R20-04.

Commissioner Bales seconded motion.

Motion carried unanimously.

Revisions to Rules of Procedure. Emily Sloop, Town Attorney, explained that some of the 160A references in the Rules of Procedure for the Town Board need to be replaced with the new 160D references.

Commissioner Bales made a motion to approve the revisions to the Rules of Procedure for the Town Board.

Commissioner Phillips seconded motion.

Motion carried unanimously.

Rules of Procedure attached hereto as Exhibit No. 7.

Public Comment and Public Hearing Policy. Commissioner Munger made a motion to approve Town of Huntersville Board of Commissioners Public Comment and Public Hearing Policy.

Commissioner Hines seconded motion.

Motion carried unanimously.

Public Comment and Public Hearing Policy attached hereto as Exhibit No. 8.

Appointment to Public Art Commission. The Public Art Commission has one position that needs to be filled due to the resignation of Melissa Jackson. This term will end on December 31, 2021. Staff recommends the Board appoint one new member to carry out the term.

Commissioner Walsh nominated Lance Phillips.
Commissioner Phillips nominated Lance Phillips.

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Commissioner Munger nominated Alexandra Capecci.
Commissioner Hines nominated Lance Phillips.
Commissioner Boone nominated Brandy Reese.
Commissioner Bales nominated Lance Phillips.

Commissioner Bales made a motion to appoint Lance Phillips to the Public Art Commission.

Commissioner Hines seconded motion.

Motion carried unanimously.

LKN Kiwanis Mural – Veterans Park Restroom. Mayor Aneralla explained that the Kiwanis Club, of which he is a member, approached the Town with a grant of $1,500 for an art or beautification project. After looking at different buildings, they would like to do a mural on the Veterans Park Restroom.

April Dunn, Public Art Commission, reviewed the mural design. *Design attached hereto as Exhibit No. 9.*

Ms. Dunn introduced Julia Anna Kaufman who is the artist.

Ms. Kaufman reviewed her history with the Kiwanis and her art background.

The Board discussed concerns raised by some of the commissioners about the prominence of the Kiwanis in the mural and the potential for other organizations wanting to donate a mural that maybe our community does not support. It was suggested that the Board may need to have a conversation addressing the donation of murals on Town maintained property.

Commissioner Walsh made a motion to defer the decision to May 3.

Commissioner Bales seconded motion.

It was pointed out that if the Board wants to see another rendering, the Public Art Commission will need to have a meeting.

Commissioner Walsh amended his motion to defer decision to May 17.

Commissioner Bales seconded amended motion.

Motion carried 4 to 2, with Commissioners Boone and Phillips opposed.

Resolution – Accept Main Street Upgrades Construction Contract. Kevin Fox, Director of Public works, reported that bids were received on March 26. The lowest responsible bidder was Blythe Construction at just over $15,100,000.

Commissioner Munger made a motion to adopt resolution to accept NCDOT TIP #U-5908 Main Street upgrades Construction Contract.

Commissioner Boone seconded motion.

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Motion carried unanimously.

Resolution attached hereto as Exhibit No. 10.

Budget Amendment – Main Street Project. The Town has opened general contractor bids on the Main Street Project. Our cost associated with the general contractor bid for construction and inspection cost exceeds available bond and grant funds by $3,892,932. In addition, the estimated cost of the water and sewer is $4,300,000 which is budgeted to be reimbursed by Charlotte Water. Therefore, this amendment increases the price associated for the Main Street Project by $8,192,932, using $3,892,932 of General Fund Balance and $4,300,000 from Charlotte Water.

Commissioner Munger made a motion to approve budget amendment increasing the price associated for the Main Street Project by $8,192,932, using $3,892,932 of General Fund Balance and $4,300,000 from Charlotte Water.

Commissioner Walsh seconded motion.

Motion carried unanimously.

CONSENT AGENDA

Approval of Minutes. Commissioner Hines made a motion to approve the minutes of the March 1, 2021 Regular Town Board Meeting. Commissioner Bales seconded motion. Motion carried unanimously.

Resolution – Rosedale Nature Park Signage Project. Commissioner Hines made a motion to adopt Resolution to award the proposal for the Rosedale Nature Park Signage Project and approve the construction contract. Commissioner Bales seconded motion. Motion carried unanimously.

Resolution attached hereto as Exhibit No. 11.

Approve Tax Refund Report. Commissioner Hines made a motion to approve Tax Refund Reports from Mecklenburg County. Commissioner Bales seconded motion. Motion carried unanimously.

Tax Refund Reports attached hereto as Exhibit No. 12.

Resolution – Animal Control Services Interlocal. Commissioner Hines made a motion to adopt Resolution authorizing Interlocal Agreement pertaining to the provision of Animal Control Services by the City of Charlotte to the Town of Huntersville. Commissioner Bales seconded motion. Motion carried unanimously.

Resolution attached hereto as Exhibit No. 13.

Call for Public Hearing – North Point Road Traffic Calming. Commissioner Hines made a motion to call a public hearing for Monday, May 3, 2021, at 6:00 p.m. at the Huntersville Recreation Center, 11836 Verhoeff Drive, on North Point Road traffic calming request. Commissioner Bales seconded motion. Motion carried unanimously.

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Call for Public Hearing – Petition #ANNEX21-02. Commissioner Hines made a motion to call a public hearing for Monday, May 17, 2021, at 6:00 p.m. at the Huntersville Recreation Center, 11836 Verhoeff Drive, on Petition #ANNEX21-02, a request by Skybrook West LLC to annex 21.04-acres (Billings Property) into the Town of Huntersville. Commissioner Bales seconded motion. Motion carried unanimously.

Call for Public Hearing – FY 2021-2022 Budget. Commissioner Hines made a motion to call a public hearing for Monday, May 17, 2021, at 6:00 p.m. at the Huntersville Recreation Center, 11836 Verhoeff Drive, to receive comments on the proposed budget for Fiscal Year 2021-2022. Commissioner Bales seconded motion. Motion carried unanimously.

CLOSING COMMENTS

Commissioner Munger said during the quasi-judicial hearing I wasn't really allowed to ask some questions. I had something I ran across and I apologize for asking the question about the average home price during that. One of the things I try to do is try and figure out…….I always point in our packet to a CMS one-pager. When we have a new development that comes in front of us, CMS gives us this sheet with the number of new students that a development will add to the school system. In this case it's 41 students, 31 of which will go to two schools that are already over capacity. CMS said total estimated capital costs providing additional school capacity for these new developments is $1.204 million. What I try to do is I try to understand we have 81 houses coming into this development, how long will it take for those property taxes to generate that $1.204 million. What I did is I took a valuation of $500,000 per house and let's just assume it maintains a constant value of $500,000 – 81 houses, $500,000 per house gives us $40.5 million. Mecklenburg County taxes is $0.6169 per $100. If I multiply that out, $40.5 million times that number, I get $249,844.50. Of that, percent of Mecklenburg County tax total ($1.9 billion) that they allocate to CMS ($529.9 million) divide that out and I end up with a percentage of 27.88947 and so on. If I take that total tax collected and multiply it by the percent that goes to CMS - $249,844.59 times the 27.889 I end up with $69,680.32.

Finally, if I take the original capital cost ($1.2 million) and divide it by this number ($69,680) I end up with 17.28, meaning it will take 17.28 years for this development to pay for the capital costs required to support only the students that are brought to CMS by this development. This is why I stress this one-sheeter. I don't think people fully understand that yes, eventually the property taxes generated by those houses will pay for the new schools that they need……we're talking about 17.28 years. That essentially means someone who moves into one of those houses with a newborn might be lucky to get a new school for that student by the time they are a senior in high school. We need to fund our schools better.

There being no further business, the meeting was adjourned.

PRE-MEETING (CONTINUED)

Jackie Huffman, Assistant Town Manager, continued with the PowerPoint presentation from the pre-meeting, starting with the Personnel – New Positions slide.

Commissioner Hines suggested asking every department head again what they need and how we can help them.

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Ms. Huffman reviewed COLA/Merit proposal and police pay proposal.

Anthony Roberts, Town Manager, reviewed funding requests from external agencies. It's being researched if some of these agencies could be funded with American Rescue Plan Act funds. There were some concerns about funding the Arts & Science Council.

It was the general consensus of the Board to wait to commit to any funding of external agencies until American Rescue Plan Act funds are received.

Contract Delegation. Emily Sloop, Town Attorney, explained that the Town needs a contract delegation in place to delegate authority for the Town Manager to be able to delegate contracts below whatever threshold amount the Board decides to set. If a delegation is not in place, then technically every contract needs to come to the Board regardless of the dollar amount. *Draft Resolution attached hereto as Exhibit No. 14.*

The Board discussed what that threshold should be. It was the general consensus of the Board that the threshold be $300,000.

Ms. Sloop will send an updated draft resolution to the Board for their review.

There being no further business, the Continued Pre-meeting discussion was adjourned.

Approved this the _____ day of _____.

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Town of Huntersville
Town Board
July 19, 2021

To: Town Board

From: Janet Pierson, Town Clerk

Date: July 19, 2021

Subject: Approval of Minutes - May 3, 2021

EXPLAIN REQUEST:
Consider approving the minutes of the May 3, 2021 Regular Town Board Meeting.

ACTION RECOMMENDED:
Approve Minutes

FINANCIAL IMPLICATIONS:
N/A

ATTACHMENTS:
1. 050321DraftForBoard

TOWN OF HUNTERSVILLE
TOWN BOARD MEETING
MINUTES

May 3, 2021
6:00 p.m. – Huntersville Recreation Center

PRE-MEETING

The Pre-meeting of the Huntersville Board of Commissioners was held at the Huntersville Recreation Center, 11836 Verhoeff Drive, at 5:00 p.m. on May 3, 2021.

GOVERNING BODY MEMBERS PRESENT: Mayor John Aneralla; Commissioners Melinda Bales, Dan Boone, Brian Hines, Lance Munger, Stacy Phillips and Nick Walsh.

Bobby Williams, Assistant to the Manager, provided update on the New Town Hall project. *Refer to PowerPoint attached hereto as Exhibit No. 1.*

Anthony Roberts, Town Manager, provided update on FY 2022 Budget. *Refer to PowerPoint attached hereto as Exhibit No. 2.*

REGULAR TOWN BOARD MEETING

The Regular Meeting of the Huntersville Board of Commissioners was held at the Huntersville Recreation Center, 11836 Verhoeff Drive at 6:00 p.m. on May 3, 2021.

GOVERNING BODY MEMBERS PRESENT: Mayor John Aneralla; Commissioners Melinda Bales, Dan Boone, Brian Hines, Lance Munger, Stacy Phillips and Nick Walsh.

Mayor Aneralla called the meeting to order.

Mayor Aneralla reviewed the new Public Comment and Public Hearing policy.

Mayor Aneralla noted that due to the number of people signed up to speak for the public hearing to receive public input on the North Point Road traffic calming, speaker time will be limited to 2 minutes for each person or 9 minutes for somebody representing three or more people.

Mayor Aneralla called for a moment of silence.

Mayor Aneralla led the Pledge of Allegiance.

MAYOR AND COMMISSIONER REPORTS – STAFF QUESTIONS

Mayor Aneralla

- Recognized Huntersville 101 graduates.
- Recognized participants in the Mayor's Fitness Challenge.
- Next Mayor's Luncheon is May 18.

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- Attended the Metropolitan Transit Commission meeting last week.

Commissioner Munger
- Attended the Hello Huntersville event.
- Next Huntersville Ordinances Advisory Board meeting is this Thursday.
- Next Centralina Regional Council Board of Delegates meeting is May 12.
- Consider supporting local non-profits.

Commissioner Phillips
- The second COVID vaccine event was held last Wednesday at the Waymer Center.
- Spoke virtually with Unity in Community at their quarterly meeting on April 24.
- Accepted Board position with Rural Hill.

Commissioner Walsh
- Provided update on Parks & Recreation events.

Commissioner Bales
- Lake Norman Economic Development Corporation is currently working 40 projects, 27 of which are in Huntersville.
- Provided update from the Education Collaborative.
- Commended Parks & Recreation for the Hello Huntersville event.
- Elected to serve on the NC League of Municipalities Board of Directors.

Commissioner Boone
- Provided update from the Lake Norman Chamber of Commerce.
- National Night Out is August 3.
- Encouraged people to apply for positions on the Planning Board and Board of Adjustment.
- Hello Huntersville was a successful event.

Commissioner Hines
- Provided update from the Charlotte Regional Transportation Planning Organization.

PUBLIC COMMENTS, REQUESTS, OR PRESENTATIONS

The Greater Charlotte Auto Dealers Association presented a check for $10,000 to the Huntersville Police Department Emergency Needs Fund.

Sarah Coburn signed up to speak by phone, but a connection could not be established.

AGENDA CHANGES

Commissioner Bales moved Item 10.B (Consider approving Rosedale Nature Park Dog Park Rules and Regulations) to Item 9.D.

Commissioner Bales made a motion to adopt the agenda, as amended.

Commissioner Munger seconded motion.

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Motion carried unanimously.

PUBLIC HEARINGS

Mayor Aneralla recognized Planning Board members present: Frank Gammon and Derek Partee.

North Point Road Traffic Calming. Mayor Aneralla called to order public hearing to receive public input on the North Point Road traffic calming.

Stephen Trott, Town Engineer, reviewed the request and proposed solutions. *Refer to Staff Report and Staff PowerPoint attached hereto as Exhibit No. 3.*

Mayor Aneralla noted that several e-mails had been received and will be included in the minutes. *Refer to Exhibit No. 4.*

Mayor Aneralla noted that Annette Dugan and Judy Beatty yielded their time to Mike Chreitzberg, 16015 North Point Road, so he will have 9 minutes.

Mike Chreitzberg, 16015 North Point Road. Annette Dugan and Judy Beatty yielded their time to Mr. Chreitzberg. I represent the majority of the homeowners in our HOA association. I'm not on the board. When we determined in the last couple of weeks that this was coming before the Town Board we kind of all got together and met in smaller groups and I decided to kind of go around and do a poll in the community of as many people as I could get in touch with. I think I sent you guys a copy of that today. *Refer to Exhibit No. 5.* In the past when we have had issues in our community, whether it be about pool repairs or tennis court repairs or whatever, we've always met as a neighborhood and we've put things like that up to a vote to where everybody has the opportunity to voice their input and to decide whether or not some actions are appropriate for our neighborhood, and then at that point we decide to spend the money, or in this instance here, things can go forward with the Town to get Town input on that. In this instance, that has not happened, and we don't know why. We just had one issue come up about replacing a tennis court and that was put to a vote in the last couple of months, so I don't know why this one really didn't come up as an issue, but I think it's important that everybody in the community at least has input.

I think the speed studies are obvious and I think everybody that had gotten information would say that yes, we have a speeding problem in the neighborhood. Now whether that's all the residents or whether that's the myriad of contractors that are coming into our community to do home renovations, I can't say. I have seen instances of neighbors, their teenagers, speeding on the street. As I went around and talked to these people and got their input, I tried to indicate to those people to please get their kids or to please get themselves to slow down where possible. I think truthfully the majority of the issue at this point in time is really the contractors' trucks that come in early in the morning and they leave in the afternoon – trash trucks, Amazon trucks, all those are difficult, at best, for residents to control other than to try to tell them when possible. Our neighborhood I guess has been blessed over the years in that we have all done renovations to our houses. There's about 50 houses in the neighborhood and I would dare say that just about every house in the neighborhood over the last few years has had significant renovations to it, so there have probably been more contractors in the neighborhood than residents themselves and I think that's indicated on the speed study reports because it shows some 300 vehicles going back and forth on a given day, and there's really only 50 people in the neighborhood, so that's triple the trips that you would assume if somebody was going out in the morning to go to work and coming back at the end of day. This poll here indicates yellow are the ones that voted against the

speed humps and the green are the ones that voted for the speed humps, so there's 36 against and 8 for. What I would like to say is that this does not indicate that those that voted against the speed humps simply want to do nothing, because I think we have a problem, I just simply think that if we had all had the chance to meet as a neighborhood, then perhaps we could have come up with different alternatives for how to solve our problem. I think in the last few weeks there's been a lot of neighborhood awareness of this obviously and I would say that the speeding of the residents has gone significantly down and I can't speak for all the contractors, but I think everybody is now aware, but as to whether that would last for another two or three years if nothing was done, no I can't say, so I think what we all would like to do is give ourselves the opportunity to meet as a neighborhood, discuss this, come up with alternatives and then come back to you guys at some point in time and seek your help with some of these things that could be better installed by the Town versus us.

An alternative that has been discussed over and above speed humps, is to put up digital speed readers on the current stop signs in the community. I have talked to Mr. Trott about that and I would agree with him that sometimes those readers work for a while and sometimes they don't after a while, but I think we would like to have the opportunity to at least consider that as an alternative. Another solution that people have mentioned is putting three-way stop signs at Weatherly and Leeward, which are the two spur roads that come off of North Point. That could be done in lieu of the speed humps and would certainly divide the segments of road into three smaller sections, which I think would slow down traffic as well. There could be several other options in addition to that. The thing that I would say is that from a speed hump issue, if there's a place where we are really needing those, it's not necessarily on North Point, it's on the blind curve there on Terry Lane. There's trees that block that curve and there have been a number of instances I think where people have swung wide as they are going in each direction on that and almost had collisions, so that's a very difficult area at best.

Obviously, we have issues getting out at Terry Lane onto 73, but I don't think that's going to be decided any time in the near future. I understand there's going to be a median put and then they will be restricting left turns, so that's in the years to come, but what I would like to do is try to solve issues for the entire area not just North Point Road, but also for Terry Lane as well because I think that is clearly a dangerous area there and maybe a speed hump on either side of the curve would help there. I think what I'm simply asking for is just give us the opportunity to meet as a neighborhood, come up with alternatives, come up with some discussion, try to come up with some kind of group decision on what to do, realizing that we simply can't do nothing, we've got to do something because the last thing anybody in our neighborhood wants is for children to get hurt and the last few years there have been a number of families that have moved into our neighborhood that do have small kids and I think they are walked from their houses down to the pool into the common area to use that, so the last thing we want to do is to get them hurt. But I think with walking kids on a road like this, there's a certain amount of responsibility that goes along with that. I know when I was a kid growing up in my neighborhood, we all played out in the street and you learned really fast who was the king of the road, it wasn't the public, it was the cars. I think there needs to be some responsibility on the homeowners part when they have kids out in the road that they (1) be supervised; (2) that they be kept in kind of a small group as they are moving back and forth; and (3) that they learn to watch out for cars. That's probably one of the most important things to learn as a kid is to watch out for cars.

Bruce Andersen, 16125 Weatherly Way, said traffic calming is best applied at the time of road construction. The later application of band-aids can fall badly short. Witness the experience of the Town on Ranson Road. Installation of speed bumps resulted in the creation of short drag strips between the bumps and the predictable result, removal of the speed bumps. Note that both sections of North Point Road are about 1,500' long between the intersections. That meets the current Huntersville

standard for street design for large lot subdivisions. The supposed traffic calming devices seem to be centered around the curve, which is also a natural calming design. Most of us in the neighborhood drive at a reasonable speed when the road is clear and slow way down when there's pedestrian traffic and dogs in the road. Of course, as has been pointed out, there are outsiders and a few neighbors who speed. If that justifies a review, the decision should be based on input from the residents, not a small minority. If you want to make our community safer, you should know that the most dangerous time is on garbage pick-up day. Many residents place their bins in the traffic lanes and then of course the bins are dropped in the traffic lanes. That causes drivers to be distracted to drive on the wrong side of the road increasing risks of pedestrians, bicyclists, and other drivers. You alone can reduce this risk to lives by an ordinance requiring bins to be placed off the road. The next most dangerous practice, as the previous speaker mentioned, is parking in the blind curve on Terry Lane. I have heard that a car recently hit one of the trailers there. Your officers were nice, they just asked them to move, but that does not deter the practice.

Andrew James, 16225 Leeward Lane, said I'm here to talk about my firsthand experience and then about some other relevant data that may not be on the page in front of you. My wife and I support traffic calming devices as a matter of safety for our kids. It's nobody's first choice, you are sure going to hear tonight. But after many years, nothing else has worked. We have put out physical signs, we had the radar out, police patrols have been out there. Personally, I would be pleased with three humps instead of four or five, but we are pleased with staff's recommendation.

My family has lived in Lookout Point for over a decade and my wife is on the HOA board. I have three kids, ages 12, 9 and 5. Somebody in our family is out walking or biking North Point almost every single day. I can attest to countless firsthand experiences, shepherding my kids over into somebody's yard when a car comes by and is within 10' of us going 30 mph. It's nerve-wracking wondering every time if the driver sees you. We've heard plenty of challenges on social media to our parenting. It's because of watchful parenting and the grace of God that there hasn't been a catastrophe yet.

Some pertinent facts, look up point of classic pedestrian neighborhood, there's no sidewalks anywhere so everybody uses the road. Every neighborhood amenity – pool, common area, lake front dock, basketball, tennis court, it's all on North Point Road, so it's going to get used. It's not an option not to walk there. Just a quick stat from Mecklenburg's POLARIS, I checked this afternoon, the traffic study that the Town did had two data points – 1804, the worst of the two, within 600' of that traffic point is five households that have a combined 12 kids and 7 dogs that I see out walking regularly. You'll hear from three of those households tonight. I respectfully ask you to approve the proposed speeding devices.

Ray Renshaw, 16023 North Point Road, said I have lived there for 22 years. My wife and I at the time when we bought the house were just engaged and we've had three kids. Two now are in college and one is still at the house.

I live in the middle of where they are proposing these speed bumps. Never once have we had an accident, an incident or anything of that sort – no bike has been hit, no child, no dog, just an occasional squirrel now and then. In raising the kids there never did I feel threatened while I taught them how to ride their bike on the street. Every time a car went by us, they were respectful and moved along and slowed down.

As Mike had mentioned, when no one is on the road, people do tend to speed a little bit. That doesn't mean I didn't witness speeding on the street. I'm a big advocate for slowing down and abiding by the

law. I've been out blowing leaves and a car goes whizzing by me, I put my blower down, I walk up to the house wherever the individual is working there or the homeowner and I'll have a discussion with them and say listen, you do not want to kill somebody on this street. I've had a slight altercation with one of the neighbors and since then I see them drive by just about every day at 25 mph. He waves to me, we're friends. Each time that I have witnessed it, I personally made it my point to go speak with them and over the last 22 years it has been improved.

If you listen to the study that was done, there were two sensors put down in February 2019 and two of them in March of this year. The first two sensors, both of them were over the 85th percentile that was discussed. This year only one of them beat the 85th percent, and the other one was over by 2 mph. What does this say. We've made big improvements as a community. Thank goodness for the folks that are making this a conscious effort to present it to all the neighbors and all the contractors that come up through the neighborhood. We've made improvements. I truly believe that if we did another study in six months, neither of those sensors would, because my children who drive, we have sat them down and had serious conversations.

Carrie Roop, 16241 Leeward Lane, said I want to thank you all for letting me come speak to you tonight. Thank you for caring enough about our safety to be here. Thank you for the studies that were conducted in March 2019 and 2021.

As Mike said, we do have a significant issue and these studies reflected it. As a mother of two young children who live at the corner of North Point and Leeward, I'm very much in favor of these speed calming devices, because you can see there are those that oppose these measures. Please consider when making your decision that many of those who oppose these humps and these speed monitoring devices are not routinely affected by the speeding that occurs through our community. Their homes are further off the road, at the back of the neighborhood and do not intercept every single incoming vehicle through our streets.

There are two blind turns, two blind hills, that create visual distractions and visual challenges for pedestrians. We have already had one pedestrian who was fatally killed on Terry Lane and I do not think it prudent that given these results we wait for another incident like this to occur to make a change. I would like to say it's only contractors and drivers and delivery drivers who break the speed limit, but unfortunately that's not the case. I have personally tried to kindly chat with homeowners about their reckless speed habits and I was told that speeding was a bad habit. My colleague, my friend, was actually told by someone who was driving a car that she should wear brighter clothing if she didn't want to get hit.

My family has lived in this neighborhood since 1986 and this has been an ongoing issue on North Point Road, specifically my aunt and late uncle have both had to confront speeders over many years. Clearly taking matters into our own hands is not working. The police have gotten involved and their speed tracking trailers. The reports showed 35 offenses in two months, with a top speed of 76 mph. Things aren't getting better, they are getting worse. I have witnessed neighbors driving past that sign at 42 mph and did not even attempt to brake or slow down.

Many say that this was presented to them in the last few weeks. This is untrue. I have before you a packet that will show the reports, as well as meetings that were held in 2019, to actually address these issues after the first study was conducted. *Refer to Exhibit No. 6.* This argument is being made that the speed humps would be an eyesore, but I don't know of any other physical viable solution. Every high-end neighborhood around our area has some type of pedestrian vehicle, such as sidewalk, speed hump

or a median calming speed device. We do not have those in Lookout Point. We only have our streets. As a mother who is at the end of her rope of options, I beg of you to please make a difference. Please make a change for the better to help protect the integrity and safety of our community. At this point I cannot imagine that doing nothing is a solution. The only thing I can see from doing nothing would be liability and negligence on behalf of our city. Thank you for your efforts to make our community safer and for hosting these studies. I hope you will take into consideration my voice, your own data and the results of these studies as you look towards making a decision on June 7. The fact that five speed humps is being recommended by the city's engineer should tell you something about the significance of this problem and it should not be ignored. In the back of your packet, I also have a suggested middle ground option as well.

Mona Depew, 16216 North Point Road, said I'm here to speak on behalf of not having speed bumps in the neighborhood. I also agree with Mike in the beginning that we should evaluate what is there and what could be a better solution.

I am a grandmother of eight and when I take my grandchildren down the road, I never feel threatened. I always feel that they move over and my little 2-year old grandson walks beside me and when I ask him to move over, he moves over. I sent you a letter to tell you that I was also concerned about first responders and the time that it takes for them to get down the street over five speed bumps when they are in a large fire truck. They have to slow down. Unfortunately, in 2017 my husband passed away of a heart attack and the first responders on a good day, without speed bumps, still took 12 minutes to get to the house. If it took 14 minutes, those 2 minutes could mean a life and so I'm very concerned about that. My son is a firefighter. He is not a fan of speed humps.

Herman Bruno, Leeward Lane, said I'm the HOA president for our neighborhood. I want to thank the homeowners that showed up today and really just focus on the facts, that's what I've been going off of.

The information has been out there. You'll see the packets. There's additional information out there. We have been working with Mr. Trott and the guidance of our HOA management, which is Hawthorne Management and they manage a lot of the communities in the area. I'm the father of two little girls, 4 and 6. We are at Leeward Lane. I've been at every single HOA meeting and part of the problem that we have is in our neighborhood there's not a lot of participation from our homeowners. We're a small community, about 50 something homes, and there's five seats on the board. Usually there's one or two open and there's like one or two HOA members that actually participate in trying to get things done in the community. That's part of the challenge.

I think there were some comments said that the information wasn't put out there. That's not accurate. You'll find that there's a history. We provided information to Mr. Trott and more importantly last year there was a death that occurred out there. A gentleman was run over by a truck and died. He was out for a walk. It was just very unfortunate. I met his wife earlier this week and I just don't want that to ever happen again. I'm out there every morning, every day, exercising or walking with the kids. Our neighborhood is a great neighborhood and we have a lot of great homeowners there. I don't want their families to ever have to go through what Mr. Thomas' family is going through. I think we need to look at the facts and the fact that we have a problem. I vote for some type of speed hump.

Jessica White, 15705 North Point Road, said I'm for the speed bumps and I'll get into that, but I was in agreeance with a lot of what Mike said. I'm the house that he referred to that lives right at the corner of Terry Lane and North Point Road. While we signed up to live in this beautiful community knowing that we were on a corner, we are not a cul-de-sac. We know there's going to be some speeding. I didn't

anticipate the facts that while I'm working from home watching people speed on the road. We have witnessed people jogging, people with their dogs, not just my kids and I'll get into that, being almost hit on a weekly basis. My son was actually born in 2017 with a near fatal virus. He will be okay, but he's completely deaf in his left year and 50 percent deaf overall. As some people here have graciously said, you can't just watch your kids or coach them, he can't hear us and so with us being at the corner of that road and people, not necessarily the community members, but it's contractors, it's the people working on lawns, it's the people working on various home projects for the community, they are the ones that do a lot of the speeding. By having an awareness program for the community, it doesn't really matter when you have a child that runs out into the road that can't hear the direction of the car, they can't locate sound, they can't even hear me yelling at them sometimes to stop. It's not about parenting, it's not about watching your kids, it's about the fact that something needs to be done. It is completely unacceptable as adults to have somebody going 73 mph down a road when there's a child with disabilities right there on that corner and we are watching it every single day, so something needs to be done.

Becky Rendulich, 15818 North Point Road, said I have a unique perspective of having my kitchen window face the main strip of North Point, the biggest and longest stretch. I agree with everybody, there are some speeders. There are some things that need to change, but I do notice that I think a lot of it is we all need to have a healthy respect of each other. I'm a runner and a biker and you have to be aware of stuff and cars need to be aware of us. I don't think the speed humps are going to help. I really do think there's more of an issue. If we could do something about Terry Lane. Maybe Terry Lane coming into North Point or maybe something down the road, a couple of stop signs in between places, I think that would help immensely. I do believe that Terry Lane at the corner of North Point is a huge issue and a very dangerous issue for pretty much everybody. There's a lot of trees that cover the signs and it is a blind curve.

Lucinda Chreitzberg, said I had yielded my time to Mike Chreitzberg.

Mitch Bair, 16224 Leeward Lane, said I do serve on the board and it has been an issue that has been brought up from people that live in the neighborhood and also those that live outside of the neighborhood because they are public streets. We do not have sidewalks on Terry Lane or North Point. I think some people have gotten the impression that we were trying to railroad this process. I came in to the board in the middle of the process because it was started back in 2018. This is basically from my standpoint to get some information and proof from the Town of what kind of speeding issues are going on and obviously there are some. I don't think it's anybody's intention to create hostility between those for and against, but to come up with a solution where we can come to compromise and live happily as neighbors.

Perhaps the thing to do as opposed to four to five speed bumps in a 1,600' strip is maybe to sit down with traffic and maybe figure out if there's a hybrid solution. Perhaps maybe we do one or two speed bumps, strategically placed somewhere at this bend in the road where basically North Point is like a roller coaster. You start from the entrance of the neighborhood, you go straight down, and then it goes up North Point. When you are coming down North Point, you are going back down the railroad and back up like a roller coaster again. I know through the Traffic Department they did put out the radar speed signs. I did notice out walking that people once they saw that, they slowed down. But that may not be 100 percent all the time. I'm just trying to find if there's a solution that we can come together and figure this out effectively without hostilities, because we don't need to have tension and animosity against neighbors for the rest of the occupancy in their homes.

DRAFT

Commissioner Hines said are stop signs effective traffic calming devices.

Mr. Trott said stop signs are not to be used for speed control. You've got speed limit signs out there and people aren't obeying those, so to put more signs up to try to slow people down, is that really going to work.

Commissioner Hines said we heard the last gentleman speak about finding a consensus among the neighborhood. Are there other creative options that you are aware of at this point or do you think these recommendations of the two options are the best at this point.

Mr. Trott said we have had a lot of success with speed humps. When we put in speed humps in other neighborhoods, which we do, we go back out after the fact and do post studies to see what speeds we are getting. What we've found is that the speed has been reduced in those locations. Depending on the neighborhood and depending on intersection spacing, you can look at other options such as maybe mini-circles. Basically, putting a small roundabout in there. Challenges with those are sometimes you need right-of-way or sometimes there may be utility impacts, so there's something that can be done but it will take longer to get those implemented and could affect property owners. I believe the neighborhood, and I think one of the speakers talked about the radar feedback signs, but the studies I have seen with those long-term are short-term. They work well. They make people aware of what's going on. They bring your attention to it's something new. Long-term, those affects are lessened. You get used to it and then unless there's enforcement you are seeing something else over and over every day and you just become accustomed to it.

Commissioner Hines said I've heard Terry Lane a lot. That's the main road coming in. Is Terry Lane a Town road.

Mr. Trott said I would have to double-check. I think it is.

Commissioner Hines said a request comes in from an HOA or someone, in this case on Northpoint that HOA, do we have to get people to look at Terry Lane prior to studying Terry Lane or how does that work. Did we take any of that data into consideration, if we have any of the data.

Mr. Trott said when we get in a request, we ask that the request be endorsed by an HOA if there is one. We look for, is the road in the community. If somebody on Terry Lane asked for a study on a different road in Town, we'd ask for endorsement of a request where the road is located. I would have to look to see if all of Terry Lane is located within the community or not. If it's not, then we ask for I believe it's three or four residents who live along that street to endorse the request for a study.

There being no further questions or comments, Mayor Aneralla closed the public hearing.

Commissioner Bales said I did have a question.

Mayor Aneralla reopened the public hearing.

Commissioner Bales said I'm looking on POLARIS now, is there a stop sign at Terry Lane and North Point.

Mr. Trott said I would assume that there is a stop sign on North Point at Terry Lane.

DRAFT

Commissioner Phillips said there is one when you come out of North Point and you go out on Terry Lane, but there's nothing straight-shotting Terry Lane. Terry Lane is just a straight shot down.

Commissioner Bales said the reason that I'm asking that is I heard several people say Terry Lane at North Point is an issue. Just making an observation there in asking that question because from POLARIS it looks like it's an interesting angle.

Mr. Trott said we can certainly check to see if there is minimum sight distance at that intersection.

Commissioner Phillips said because Terry Lane doesn't have that many homes directly on it, everything seems to be kind of off shoots. Would Pine need to have their input into potentially doing something on Terry Lane or would it just be Terry Lane, because I'm like trying to think….it's a very small amount of people that live on there.

Mr. Trott said the policy looks for, it's either three or four residents, who live directly on the street if there is no HOA. If there is a street that has an HOA, we look for that HOA endorsement of the request. We are looking for that community to say yes, look at this and go through the process.

Commissioner Hines said I heard from numerous residents they want to get together with the whole community, so is it better at this point for us to continue the public hearing to a period of time in the future.

Mayor Aneralla said what I was going to suggest was if the HOA sets up a meeting between now and whenever the decision is going to be made, I believe staff would be willing to go there and potentially work out some kind of compromise, if there's a compromise to be made. In the meantime, we can close this public hearing and if the HOA comes back to us and says can you look at something else or not do something, then we'll go to a vote in June.

Commissioner Bales said can I ask then that we make sure that we look at that intersection prior to that meeting.

Commissioner Boone said I've been sitting here listening to both sides of this argument and this debate. I think the best thing that has come out of this whole thing is I think you've kind of grown better as a neighborhood in the last 30 minutes and I think the president of the HOA, thank you for your service, if you could get everybody together like the Mayor suggested, the Town would be more than willing to sit down and work this thing out as a neighborhood, not as a town government, but you guys come back and tell us what you would like to see.

Mayor Aneralla said as a point of information if it is on our agenda in June, we always can delay that decision.

Mayor Aneralla closed the public hearing.

Petitioner #R20-05. Mayor Aneralla called to order public hearing on Petition #R20-05, a request by the Vermillion Anchor Mill Village, LLC and Vermillion Village LLC to modify the approved conditional district (R16-12) that includes a mix of 400 units (apartments + townhomes) and 165,000 sq. ft. of non-residential to Town Center – Conditional District for 292 apartments, 49 townhomes and a minimum of 70,000 sq. ft. of non-residential on 30-acres generally located at 404 N. Church Street.

Commissioner Hines said I want to disclose that I own property on Second Street that I'm currently developing, in very close proximity to this, but it would not affect any of my decisions. I own property right beside Mr. Bowman. We're selling to the same builder. We have no contractual relationship whatsoever and none of that would impact any decision on this.

Jack Simoneau, Planning Director, entered the Staff Report into the record. *Staff Report and Staff PowerPoint attached hereto as Exhibit No. 7.* The site in question is just under 30 acres right off of Huntersville-Concord Road and actually fronts on North Main.

What's the change. First off, the approved rezoning plan from 2017 is what you see on your screen at this point in time. That plan is already approved and vested for development for 400 multi-family units and that is a combination of apartments and townhomes, but not specified as exactly what that breakdown would be. In addition, it was up to 165,000 sq. ft. of commercial and office-type area.

What is the proposal. This is R20-05. As you may recall in early January there was a request to make a change and at that time the developer proposed 22,000 sq. ft. and about the same number of residential and that was not well received by the public or the Town Board, so the developer modified the plan. This new plan is 292 apartments, with 49 townhomes and a minimum of 70,000 sq. of commercial area. I do want to point out the commercial is the green buildings and it's a combination of one-story and two-story buildings as shown on the screen.

As with every development there's a traffic impact analysis. I know that a lot of emails have been going back and forth about traffic, so I do want to make it clear that every development that comes through the process that exceeds that threshold has to do a traffic impact analysis and if they find they negatively impact an intersection below our accepted level of service by ordinance, that they have to mitigate. In this particular instance, there are three areas that need to be mitigated – the intersection of NC 115 at Gilead Road/Huntersville-Concord Road needs mitigation of a lighting phasing. This is recommendations from our Town Traffic Engineer. Stephen Trott is here to answer any questions you might have specifically. There are two entrances on Huntersville-Concord to the development. One is at Cinnabar and there are three improvements that are proposed there at Driveway 1 and then the second entrance which is Driveway 2, there's several recommended improvements there as well.

This is kind of a blown-up view of the intersection of Huntersville-Concord Road to the new development and how it enters into…..across the street Cinnabar and Hill Street. I will point out that this does show the road improvements that are being talked about, but I also want to point out that there is also just a 10' side-path and why that is important is in December of this year the Town Board adopted the Bikeway, Greenway Plan. The Bikeway, Greenway Plan recommended side-paths, not a wide lane with a bike lane in this section of Huntersville-Concord Road. The developer is accommodating that change with a 10' wide side-path across the entire frontage of Huntersville-Concord Road.

Staff recommendation is we could support this conditional rezoning amendment subject to all traffic impact analysis from the Town and DOT. They are DOT roads and they will have to give approval and that those improvements be provided, that all outstanding transportation comments be addressed and all outstanding redlined comments are addressed and ultimately when this comes up for possible final action, the large building that was in the original plan from 2017 had to get a special use permit because it exceeded the footprint size, and so that special use permit would have to be withdrawn. That paperwork is in and we just are timing it to follow with this rezoning. The developer is here. I have some slides that they asked to be provided as well. *Refer to Exhibit No. 8.*

Commissioner Walsh said you mentioned the large building that is going to be removed. Do you know about how many square feet that is from the original plan.

Mr. Simoneau said I'm sorry I don't have that square footage. I'm thinking it's between 50,000 sq. ft and 65,000 sq. ft.

Mayor Aneralla said being here when this went through its original rezoning, we had to do the special use permit because it was a larger building. What was this zoned for prior to what this plan is that was approved in 2017.

Mr. Simoneau said Neighborhood Residential.

Mayor Aneralla said the overall plan over the last 20 years, we've seen a lot of plans come and go for this particular area since the Town owned it. Was it mixed-use.

Mr. Simoneau said for the most part, 2005, that's the upper plan, the Downtown Plan, was looking at residential. It talked about mixed-use, but a key component of that was continuing care/retirement community as an option. The 2007 plan that was adopted, the East Huntersville Plan, more of a transit-oriented design, so it was more residential, there could be some commercial in there, but that was the plans that were there.

Commissioner Walsh said this proposal is a reduction of 165,000 sq. ft. of commercial down to roughly 70,000 sq. ft., roughly 400 apartments down to 292. How does our housing mix for our downtown compare to Davidson and Cornelius.

Mr. Simoneau said a few months ago I provided the Town Board some information as to just take an intersection of the town and go ½ mile, what's the housing mix. This map represents that. This is Huntersville and we just picked the intersection of 115 and Gilead Road as being the center from the ½ mile and so in that area you will notice I have some letters in there. VV is Vermillion Village. VF is Vermillion Front and TC is the Town Center mixed-use that went through. If you include those and then change Vermillion Village to reduce the size as they are proposing, there would be 505 single-family houses in that ½ mile, 301 condominium/townhomes and 490 apartments. That's with the proposed request that's before you.

If you look at Cornelius and Davidson, that ½ mile spacing from the key intersection, there's 661 single-family in Cornelius, 478 condo/townhomes. I wrote proposal because there's an ongoing proposal for the downtown in Cornelius and they just amended their Comprehensive Plan to allow more density in their downtown, so that's 528 if that gets approved and then today there's 548 apartments built and approved. With the proposal, that would go up to 946. In Davidson, there's 595 single-family. Of the single-family, Huntersville is the least number of single-family in that ½ mile radius, 81 condos/townhomes, 36 apartments, so they have much fewer condos and much fewer apartments, but they also have Davidson College and that is 1,841 students plus your staff and 95 percent of the students live on campus. Just to give you a sense of where we are to our neighbors, that's not to say one is right or one is wrong, it's just that's answering your question.

Commissioner Munger said for Huntersville, including the approved, does that mean for the Vermillion Village numbers it includes the previously approved plan or is it with this new plan.

Mr. Simoneau said this is the new plan. The number of apartments is 491 and that represents the current plan that they have. Remember, the plan that's approved today is 400, but it's a combination of apartments and townhomes and it's not specified as to what is what.

Nate Bowman, 205 South Church Street, said Jack did a great job explaining most of these changes, which were a result of the public hearing in January. I just want to add a few things. Originally, the original supermarket we had in case we hit a homerun was 76,000 sq. ft. and that's the biggest Harris Teeter or Kroger builds. Of course, we never got that and went down to 46,000 sq. ft. If you total up all what's in red, that's showing about 90,000 sq. ft. of commercial, which is really what we expected to get if we got the grocery store. We did throw in the kitchen sink in that rezoning in case we were wildly successful, but unfortunately we were wildly unsuccessful. In the plan you see here, the major change is the anchor, which was going to be the grocery store, we had to move our commercial out to the road. The whole theory about the anchor and the grocery store in the center was that would pull the traffic in and that would help the retail. With no grocery store, we had to move it to the outside where the traffic count is the heaviest and we did leave the brewery/restaurant site over next to where the water tower is, because that's a perfect place to have an amenity for that restaurant/brewery.

The road system is essentially the same. We are making the same connection points. We did change Church Street a little bit. The roundabout was not needed up near Dellwood, but most of the connections are in the same location providing great access to and from and I think it's five or six different directions. The buildings that we are showing, the one-story buildings are planning to be retail. We are going to try to go after small market. The best one you could probably visualize in our area is Reid's, but we've been searching for some other ones, so about 11,000 sq. ft. market. The two-story buildings will probably be office on the top and retail on the first floor. Again, at 70,000 sq. ft. that's a reach, that's going to be a lot of effort, but Steve Vermillion is obviously still in the deal since we added all this commercial back in, so some of our financial success or failure is still riding on getting tenants in for the commercial and retail space.

I want to remind everybody that we are putting our storm water underground, which is expensive, but also doesn't take up space with a lot of BMP and ponds. We're saving 45 percent of the trees because we have the huge common area to the west and we are actually saving 20 percent of the existing tree canopy and the open space totaling the urban open space and natural open space is almost 20 percent of the site. This site is still well buffered from the existing neighborhoods. It's closest to Vermillion, but we've been able to increase the buffer to the back of the homes on Glendale. The buffer, obviously with the park to the west, is anywhere between 160' and 340'. Our parking is almost double what's required.

We have the elevations. Our apartment developer is out of San Antonio, Texas and builds in a lot of neighborhoods like Huntersville, more suburban locations. This is the latest rendering that we have. We've had this vetted by the Planning staff. These are some examples of what they have done around the country.

Commissioner Hines said with the commercial, do you know if Mr. Vermillion has any prospects or any signed leases at this point.

Mr. Bowman said we're not putting the cart before the horse this time. We tried for 5 years, so once this is approved, it would be a 1 to 1-1/2 years before the pads would even be on the ground. We are taking suggestions from any resident who has been emailing me – anywhere from Mast General Store to General Dollar. We want a little bit more upscale. One of our commissioners even emailed me a store

up in Mooresville, so we are actively scouting and following leads, but it's a little bit too early to get anybody who would sign up for something that hasn't been approved yet.

Commissioner Hines said if this project were to be approved and you go in and do your development, do you plan on developing these pads and doing spec buildings at the same time.

Mr. Bowman said we plan on developing the entire neighborhood at once, whether we put up a spec building or not has not been determined yet, but all the pads, all the parking will be in.

Commissioner Walsh said I was just trying to do the math on the grocery store being removed, so if the new number is 70,000 sq. ft., less the grocery store, how much commercial is actually going down. If you do the side-by-side.

Mr. Bowman said essentially what was in red was about 90,000 sq. ft., if we didn't get the large supermarket, which we just put that building in there, more typical would have been that red would have been 48,000 sq. ft. and by the time you add the smaller retail commercial buildings in red, it would have been 90,000 sq. ft.

Commissioner Munger said how long have you been working on trying to develop this particular area.

Mr. Bowman said between 4 and 5 years. Originally, probably 17-18 years. I was selected by another Town Board to do the development and then a subsequent Town Board didn't like the mixed-use new urbanist plan. The mill burned. We were going to rehab the mill, that was going to be space for a new Town Hall/Police Station.

Commissioner Munger said can you provide us with a specific example of a mixed-use development that's been developed by Steve Vermillion in the recent past.

Mr. Bowman said Birkdale Village. He was the lead developer on Birkdale Village.

Commissioner Munger said is there anything more recent than that.

Mr. Bowman said Steve's not available. He's in Wilmington, but I'd be happy to get you a list of his projects. He's done 35 Harris Teeter shopping centers in the southeast alone.

Commissioner Munger said some of those have been within the last 5-10 years.

Mr. Bowman said absolutely. I will get the information from Steve.

Mayor Aneralla said the light at Cinnabar, that was a real big issue. If approved, would you put the light in.

Mr. Bowman said that is not my decision, NCDOT has not weighed in on this. If you remember, it was a big issue for the neighbors who are going to have their road blown up and the entry monuments taken out, so we are going to do what NCDOT and the Town requires. We've heard from the Town. We've had comments back, our TIA accepted, but we don't have a final ruling from NCDOT. There are other options for pedestrian crossings if a stoplight is not warranted. We're open to seeing what NCDOT says and coming up with a pedestrian solution if the stop light is not warranted for traffic.

DRAFT

Mayor Aneralla said what if they don't require it, but allow it.

Mr. Bowman said I'm not aware they do that.

Mayor Aneralla said they were willing to do it on another.

Mr. Bowman said that would be news to me. We don't plan to voluntarily put in a traffic light that NCDOT doesn't require, simply because they are our gatekeeper.

Mayor Aneralla said if you want people to safely cross from Vermillion.

Mr. Bowman said if NCDOT says you can put in that light, if they would allow me to put in the light without destroying the entrance and uprooting the road and trees in front of existing Vermillion, now that would be a good choice. That would be very interesting to me, because they don't need the storage for a shopping center. That I would be open to, because that would mean that they are looking for other solutions besides blowing up a neighborhood and there's no reason to blow up the neighborhood if the traffic counts aren't such that there's a shopping center across the street of the size that we have. I'd be very interested in that.

Commissioner Boone said I've been looking at this property since I have been on the Board and in 2017 on the left-side of my screen, that proposal answered a lot of questions for the Town. It took the property that the Town had on their books for 25 years, we sold it to a developer, and it answered the community wanting a grocery store. It solved a lot of the traffic issues on Gilead Road. The neighbors wanted it. The Town voted to approve it and then the grocery store fell through and we've seen at least two different proposals until where we are at now. To go from 165,000 sq. ft. to 70,000 sq. ft. that might contain a small grocery store…….you've already said that you're scouting for leads and non-residential can mean office space. You said the first two-story building is probably some type of retail with office or doctors or tax accounts. I don't think that's what the people that live on that side of town are looking for. They are looking for more retail and less apartments.

Mr. Bowman said the sad news is, Steve felt that Harris Teeter had some serious interest, but we have five grocery stores once Lowes opens up within 1-1/2 miles of the property. And that was my dream, too, to get the grocery store over here, but as Lee Sullivan wrote in the paper, the market decided. None of the grocery stores wanted to come and that was before COVID. The fact that we all want something and I wanted it for my Vermillion neighbors, for the people in Centennial, for everybody on this side of town. Wanting it didn't make it happen. It's a financial decision by huge corporations and they basically have said no is the answer. We're trying to come up with the second best solution to solve some of those issues and that's what I think we have this time. We obviously didn't meet your requirements in January, but by moving up from 22,000 sq. to 70,000 sq. ft., putting that goal in front of us, it's going to be a challenge, but we think that's the best solution on this side of town. Again, the traffic counts at Rosedale are in the low 30,000 cars a day and the traffic counts up at Birkdale are 30,000 a day. Where the new Publix is going in on 73, which is 5 miles away, that traffic count is in the low 22,000 – 23,000 a day. We are only at 8,900, so that is your market. That is why they are saying they are not coming, they would rather be near the interstate or on a heavily traveled road.

Commissioner Boone said I'm not going to debate the issue, but Aldi's is coming to Huntersville. Publix, like you mentioned, came out on Highway 73 and your argument that they want to be on the interstate, there's examples all over the state of North Carolina that shows big supermarkets away from the interstates.

Mr. Bowman said this was widely taken to every grocery store possible by Steve Vermillion. I think his ability and his expertise in the industry is well known, you know 4 years, 5 years, $450,000 in engineering expenses, that was a full blown effort by a really top professional in his field and that's what the marketplace has said. Sooner or later you have to move on.

Commissioner Hines said if the plan was not approved and they had no option of them to develop the property as it was in 2017……..is the 60,000 sq. ft. – 70,000 sq. ft. grocery building, is it conditional. Is the plan approved that that is the only thing that could be in that site or is it open to anything that is zoned commercial.

Mr. Simoneau said anything that would fit that commercial zoning. It was not specified that it has to be a grocery store. Everything up to that point was the square footage and it would be a grocery store. As Mr. Bowman mentioned, they were shooting for the largest footprint that Harris Teeter had at that time, but were expecting something less.

Commissioner Hines said per that plan, it says up to 165,000 sq. ft. Could they have just done the development with 50,000 sq. ft.

Mr. Simoneau said no, and that's kind of what happened. What happened was they wanted to cut back on the commercial substantially and so the initial proposal was 22,000 sq. ft. and so staff, working with the Town Attorney, said is this a substantial change and the answer was yes, because that's much different than what the Town Board thought and much different than what the public thought. We believe that the intent was to build what was approved in 2017 and if it was a grocery store, they always bring in the outparcels. They are the anchor tenant for that reason. That was a viable development without the anchor tenant, grocery store, it changes.

Commissioner Phillips said would you guarantee any percentage of retail instead of just saying commercial.

Mr. Bowman said the first floor of all the buildings, that's what we are going after. The first floor, because retail doesn't want to go up on the second story. We will commit to the retail on the first floor and then if there's a problem, we'll come back to you because we substantially didn't do what we said and if the market says no, that's ridiculous, we'll have to come back and tell you. But that's what we are going after is the first floor of all those buildings.

Commissioner Walsh said I just want to reiterate, there's going to be a restaurant or a brewery on the left-side of this and the three buildings that we see in green and the first floor on the buildings that face Huntersville-Concord Road will be retail.

Mr. Bowman said I'm saying if for some reason the market didn't want to go on the one-story building over on Huntersville-Concord Road, but we had one that wanted to go over near the roundabout where the water tower is……in other words we want to have flexibility. It's not restaurant/brewery, what retail site could go there. We are going to try to get a nice mix of tenants that will support the neighborhood and we want to do it all on the first floor.

Mayor Aneralla said I do want to acknowledge that we did receive a number of emails – Sara Chambers, Kathy Jones, Steve Trame, Amy Hallman, Anthony and Samantha Maglionico, Ann Nguyen Despeines, Rachel Laffoon, Lynn Bettencourt, Kelly Harrison, Kristy and Zach Bortle, Kristen Hoffield, Bradley

Brandt, Cady Faraci, Lindsay Krone, and Eric Krone. I'll ask our Town Clerk to put those in the minutes. You have 24 hours after the close of this hearing to send any emails in. *Refer to Exhibit No. 9.*

BeeJay Caldwell, 14521 New Haven Drive. *Refer to written comments attached hereto as Exhibit No. 10.*

Amy Hallman, 100 Cambridge Road, said for the last 9 months as a very vocal and engaged citizen I have heard each of you stress the importance of buttoning down every detail from the TIA to the Planning Board redlines to the specific number of apartments and concrete number of trees to save to the sidewalks to pour. We are right to be concerned that we cannot get a commitment for either a grocery store anchor or any specific types of retail for Vermillion Village. We are right to be concerned when we hear the term potential office space when thrown around. I believe with the number of rooftops we've committed to add already in our downtown, we need to make sure that the retail is indeed coming and has a place to go. If we continue to approve more residential, particularly in lieu of retail, we are lessening the actual acreage on which to put said retail. With Vermillion Village, Vermillion Front, odds and ins being built around it and North State, we will have at least 260 new homes and apartments and townhomes within ½ mile, all within our downtown, before anyone starts on the current Town Hall corner lot. And since the residential developers bought that adjacent lot too, we can only guess. I have seen a commissioner response say the current plan is actually smaller than the original plan, like that's a plus. But the number of townhouses has increased because the retail has decreased so significantly. The overall footprint isn't our point at this time. When the original plan was presented, the anchor was appealing to masses and like that 2 acre parcel we are all familiar with, the residents were capable of swallowing the parts of the original project that they didn't like in order to progress the downtown and get the parts they do want. But we are here again because the carrot's gone, yanked out from in front of us, pulling that 165,000 sq. ft. of commercial space that we were looking forward to, to certainly make the project smaller, but residents are tired of being told one thing and then learning later that the plan has been switched. This cannot and should not be the acceptable pattern. For 20 years the Anchor Mill property has sat undeveloped. The last 10 years, though, seems to be an exercise wearing you and us down. The Town invested significantly with our tax dollars to grow the downtown to assist this very aspect of downtown development. Was that done for the apartments and townhouses in lieu of potential office space. Also, I believe it's important to consider the residents who currently live there. If you approve this vote at a later date, you are telling these long-time residents they can't stay there unless they want to sell their homes to the developer because they are not even on the plan, but don't worry they can buy back into their own neighborhoods from the developer. I'm not even going to discuss the tax implications because you know……voting to approve this at the later point signals you are worn down and too tired to help us and our town. Please don't be that vote, please help us out.

Charles Gulsnier, 201 Third Street, said I've discussed before in the past about my issues with the traffic because I live right there on Third Street, which abuts this future project if it happens. If you have a proposed Walters Street connection throughout there, the traffic will be coming for these residents and these apartments, they will be wanting to come off of Huntersville-Concord Road and take a left right there up to Walters instead of driving all the way down to the main entrance and turning left on there. To put this increase on Walters Street Connection, you would have to take the long-time residents that live there and buy right-of-way to expand these roads and thus, then we'll have an issue of people just zipping right through there and then we'll have another discussion up here talking about do we need speed humps again. Basically, even like yesterday, the Hello Huntersville festival, which I walked up there later and visited that, which was nice, but noticed the traffic was parked all the way to Third Street. You've got all these people that come here that want to go to these festivals and there's no place for these people to park and you add parking all up along Church Street and then you've got about 300-400 people that live in this apartment complex that the traffic is going to be even worse, so really

the Town needs to have something about parking. There needs to be spaces for that, but also you're just adding a lot more headache to the residents that live there now when all we are getting is well maybe there's going to be retail, maybe there's going to be a grocery store. We had approved a RFP way back in 2015 to sell this property on the basis of this big plan and we are getting this and I liked there was going to be a grocery store in that approved plan, but we're not getting that and I can't get any guarantees on what the retail is – you're going to get apartments, we know that, retail we don't know yet.

Kathy Jones, 104 Walters Street, said we're here once again to talk about Vermillion Village. The Town held onto this large piece of property for decades waiting for the right opportunity to revitalize this area. Bowman Development Group came in and promised a vision that excited the Town and its residents. He said, "It's really neighborhood goods and services we're after." He told everyone in a 2017 meeting that he was going to create a place for residents where they would be able to get the goods and services they needed without driving long distance, "I think this provides an option close to town that people are going to relish."

Partner, Steve Vermillion, told the Business Journal, "The east side of that interchange will ultimately need this type of product to keep people from having to cross the interstate to do their daily shopping."

Mr. Bowman also told the Lake Norman Citizen in 2017 that this was going to be a walkable project that would keep people from needing to leave the area to run errands or have a meal out. "If you live there you can just walk down to the store and pick up something or you can walk across the parking lot to a restaurant."

This third iteration of site plans, like the last, is drastically different from the original. Although this plan does increase the previous non-residential from 22,000 sq. ft. to 70,000 sq. ft., it doesn't guarantee non-residential will be anything other than offices.

Two new projects have been approved since the Vermillion Village process began. Those projects will add another 109 units across the road from this one. These projects, as well as the by-right minor developments happening in the adjacent neighborhood, with more on the way, could make the number of new units in the immediate area upwards of 500. Five hundred new units on a country road and emptying into neighboring communities, affecting every existing resident on Huntersville-Concord Road. This must factor into your decision-making process. The developments that have and are still being built along Huntersville-Concord Road also play a role in the traffic count. Imagine in 3 years when Vermillion Village, Vermillion Front, Walden and other minor developments are complete. And don't forget the North State apartments, just 3 blocks away, and the land beside Foster's Frame that will more than likely end up being apartments. The Main Street project will be hard pressed to help negate all the new congestion. It will be a nightmare.

In closing, I'm requesting the Town Board reject this revised plan unless the developer can make a commitment that a large part of the non-residential will be retail and a small market or some sort be included. Again, I do not want to stop development. Citizens just want development that takes into account their wants and needs and what best serves everyone. Let's cut to the chase and get the show on the road.

Amber Kovacs, 207 Greenway Street, said I recently reached out and met Mr. Bowman at this office to discuss his plans for the Anchor Mill project because after attending a virtual community meeting I had more questions that I wanted to ask. I expressed that if he was able to have the shops and retail that he

discussed in these plans submitted to the Town, it was something that could benefit existing residents as they deserve something for all of their losses. Upon review of the most recent plans, I see that there is intended space for commercial. The term commercial is a broad term that the intention sounds great, but without a commitment to specific kinds of retail in lieu of office space, I cannot get behind this. As a resident on the edge of the project I'd like to see this be developed to [inaudible]…….people that are already living there and provide some shops, places to eat, grocers, etc. are things that I believe most residents could see beneficial. Without Bowman's commitment to specific retail but rather commercial with offices being placed in these spaces, we're back to square one with no benefits in the foreseeable future, but loss of land. With so many high-density projects already approved, this project should bring in retail, commercial……so that it can help bring the Town's vision to fruition. I ask that assurances not be made for……retail do not approve this project until they can do so. If the developer is not making good on his original project, perhaps you should consider selling this property to a developer with a vision more like the Town, the Town Board, and its residents.

Mayor Aneralla said we just heard what's the difference between retail and commercial. Is there any way that the Town could require something specifically to be built on one or two floors of any development.

Mr. Simoneau said the Town in and of itself could not do that, but an applicant can make commitments to do that through the conditional rezoning and you can agree. I think you heard Mr. Bowman mention that's what he would be willing to do. There is a fair comment about commercial could be anything from A to z, so bottom-line, it will be up to the applicant to put conditions on the plan that more specifically highlights what they would be willing to do.

Mr. Bowman said I need to sit down with Steve and go over retail/commercial definitions and what the categories are. But before it goes to the Planning Board we are going to have a commitment that will be part of the conditional rezoning that it is not just office space over there. We are going to have a retail commitment that will be on the conditional plan. I need Steve to sit down with me and let's map out the different types of uses so you will know what those are and our commitment to that first floor which would total 47,600 sq. ft. on the first floor. There's only 22,000 sq. ft. of office. That's equivalent of a huge grocery store split up amongst a lot of different tenants.

There being no further questions or comments, Mayor Aneralla closed the public hearing.

Petition #TA21-01. Mayor Aneralla called to order public hearing on Petition #TA21-01, amendments to the Huntersville Zoning and Subdivision Ordinances to comply with State Statute 160D.

Jack Simoneau, Planning Director, entered the Staff Report into the record. *Staff Report and Staff PowerPoint attached hereto as Exhibit No. 11.*

This is an amendment to the entirety of the Zoning Ordinance and the Subdivision Ordinance to comply with 160D and that's the state statutes that have been modified across North Carolina. In essence what they have done, they have taken the county development regulations and the city development regulations, which were in two different sections and somewhat conflicted and somewhat overlapped, and they consolidated them into one unified chapter and that involved renumbering every land development code, so our Zoning Ordinance and Subdivision Ordinance references specific sections, so we've got to go back and modify that. Changes are mostly technical and procedural in nature and not substantive. It was a commitment to not try to throw anything into the changes from the state statutes

that would be controversial, so again it was just to consolidate, clean things up, make sure there are no conflicts and that's in essence what we are doing with the text amendment.

The state did make a big change for some communities, not necessarily for us, but in essence they have said in order for a local government to enforce zoning they have to have a reasonably up-to-date Comprehensive Plan by July 1, 2022 and reasonably up-to-date is anywhere between 5 and 10 years and as you are aware in December we just adopted our plan. That's just a mandate across the state of North Carolina if you are going to have zoning. The deadline for the 160D update to be in the ordinances is July 2021 and we also have cleaned up some conflicts that were in the ordinance, things that didn't seem to make sense, we cleaned it up. I mentioned in here that we tracked the changes, so you received basically this document which is the Zoning Ordinance and Subdivisions Ordinance, hundreds of pages, and any change that we made we struck through the language and we added language and we sometimes put notations as to why we made the changes, so it's all there for everybody to see and at this point I'd be happy to answer questions. I'd be remiss to say that our legal staff Jacob and Emily really took this project on and then presented the changes to staff. Staff reviewed them, we worked together and then we also have taken it to the Huntersville Ordinances Advisory Board. They ultimately will make a recommendation towards the end of this week.

Commissioner Hines said these updates also include the revision to the 2040 Plan, Bike Plan, those things that we have already adopted, they are referenced in this.

Mr. Simoneau said those plans don't change. This is just the….think of it as those plans set our vision. The Zoning Ordinance and Subdivision Ordinance are our tools to achieve the goals in those plans and so the tools are being modified to comply with the state statutes.

Lee Hallman, 100 Cambridge Road, said I would like to thank the Town for helping us get the traffic situation straightened out in Sherwood Forest. The elementary school was generating a lot of traffic onto Sherwood Drive and a few people mentioned it to you and I was out there today and there might have been a dozen cars in the que and they were moving them through pretty quickly. I've just got one more revision. I know this isn't the topic, but I think we are in the edit mode. I'm speaking today to make a plea to remove references to the rail transit station in downtown. I realize this agenda item is to adjust wording to align with the state, but also know that it is well past time to remove this reference. I have spoken to most of you on this topic, as well as Anthony and Jack, and all agree, some reluctantly, there is no rail transit coming to downtown. By leaving the high-density exception for zoning districts with the ¼ mile of the non-existent rail station, we are not energizing our downtown, we are inviting developers to come maximize profits by building apartments at the expense of the public. There are 13 places in the Zoning Ordinance that waives density restrictions based on rail transit. They need to be removed. If high density is your goal for the downtown, then let's put it to a vote. Better yet, refer to the 2040 Community Plan survey where livability was the last thing those surveys wanted in downtown. Developers will do what the ordinance allows, train or no train. This exposure saw 134 apartments approved on the southwest corner of downtown and now another 292 apartments proposed in the northeast quadrant. If this remains, we will likely see the southeast corner go the same way – promise mixed-use, build apartments to maximize profits. With no room left in a ¼ mile radius of downtown, anything that comes in will only be apartments. Please send this text amendment back to the Planning Board. I know there is support for this revision there.

There being no further questions or comments, Mayor Aneralla closed the public hearing.

OTHER BUSINESS

Presentation of Recommended Budget. Anthony Roberts, Town Manager, reviewed the Manager's Recommended Budget for Fiscal Year 2021-2022. *Refer to PowerPoint attached hereto as Exhibit No. 12.*

Mayor Aneralla asked if PIO is for both Town and Police.

Mr. Roberts explained that Police Chief Bence Hoyle would like Police to have their own PIO.

Mayor Aneralla said in HFFA we've got some debt roll-off, that's why it has gone done $35,000. Doesn't that give us a little bit more flexibility with the management company.

Jackie Huffman, Assistant Town Manager, said there is still some bonded debt on that building. It is a very small percentage so we have to be very careful about what percentage we might incent them.

Mayor Aneralla said in terms of America Recovery Act Funding are we going to have to set up a separate account.

Ms. Huffman said I am aware of no requirement that it be kept in a separate checking account.

Commissioner Phillips suggested in addition to the public hearing on the budget that staff have something more casual, like a coffee chat, for citizens to come and ask questions about the budget.

Resolution – Acquire ROW for Ranson Road Project. Commissioner Bales requested to be recused since the project is in front of her home.

Commissioner Hines made a motion to recuse Commissioner Bales.

Commissioner Phillips seconded motion.

Motion carried unanimously.

Commissioner Munger made a motion to approve Resolution of the Town of Huntersville to acquire right-of-way and easements necessary for the construction of the adopted and funded Ranson Road Project.

Commissioner Walsh seconded motion.

Motion carried unanimously.

Resolution attached hereto as Exhibit No. 13.

Commissioner Boone made a motion to bring back Commissioner Bales.

Commissioner Hines seconded motion.

Motion carried with five (5) yes votes.

Resolution – Delegate Award of Certain Contracts. Emily Sloop, Town Attorney, explained that this is an updated draft of the Resolution delegating authority to the Town Manager to approve contracts

under $300,000. The projects that would qualify for bidding would still have to be bid out and then there is an exception for anything that is required specifically to be approved by the Board, which would include sole source contracts and also piggyback contracts.

Commissioner Boone made a motion to approve Resolution delegating authority to award contracts of $250,000 as presented in the agenda packet.

Mayor Aneralla confirmed that Commissioner Boone meant $250,000, not $300,000.

Motion died due to lack of second.

Commissioner Boone made a motion to approve Resolution delegating authority to award certain contracts as presented.

Commissioner Walsh seconded motion.

Commissioner Munger questioned how contracts between $100,000 and $300,000 on the list provided to the Board were presented to the Board.

Ms. Sloop said it depends on the dollar amount for the contract as to whether or not it would have been presented in a consent or possibly had further discussion, because they were all contracts from the previous two years.

Commissioner Munger made an amendment to the motion to approve Resolution with the dollar amount of $100,000 instead of $300,000.

Commissioner Phillips seconded amended motion.

Commissioner Munger said it's a big first step for us and I have absolute faith in Jackie. I have absolute faith in Anthony. I know you will make very good decisions financially. It's about who's next. The people that follow you and making sure they have the same level of integrity and $300,000 is a really big number to me, and $100,000 feels like the right first step.

Ms. Sloop requested clarification of if the Board would still want to receive a summary of the contracts if the threshold is lowered to $100,000.

Commissioner Munger agreed that the requirement for the summary could be removed if the number is $100,000.

Mayor Aneralla said basically what you are voting on right now is pretty much the same language other than $100,000 limit and removing requirement to send in the summary of contracts.

Commissioner Walsh said I will not support this. I think the $300,000 number we discussed is a reasonable number. If we have a future problem with a town manager, we'll deal with it then.

All those in favor of amended motion with threshold of $100,000.

Motion failed 2 to 4 – Commissioners Munger and Phillips in favor; Commissioners Bales, Boone, Hines and Walsh opposed.

DRAFT

Mayor Aneralla called for the original vote to approve Resolution delegating authority to award certain contracts under less than $300,000.

Motion carried 4 to 2 – Commissioners Bales, Boone, Hines and Walsh in favor; Commissioners Munger and Phillips opposed.

Resolution attached hereto as Exhibit No. 14.

Rosedale Dog Parks Rules and Regulations. Commissioner Walsh made a motion to defer decision on the Rosedale Nature Park Dog Park Rules and Regulations to May 17.

Commissioner Phillips seconded motion.

Motion carried unanimously.

CONSENT AGENDA

Approval of Minutes. Commissioner Bales made a motion to approve the minutes of the March 15, 2021 Regular Town Board Meeting. Commissioner Phillips seconded motion. Motion carried unanimously.

Resolution – Addendum to Main Street Upgrade Project. Commissioner Bales made a motion to adopt Resolution authorizing Addendum 05 to the Professional Services Agreement with WSP for the Main Street Upgrade Project. Commissioner Phillips seconded motion. Motion carried unanimously.

Resolution attached hereto as Exhibit No. 15.

Property Tax Refunds. Commissioner Bales made a motion to approve property tax refunds from Mecklenburg County. Commissioner Phillips seconded motion. Motion carried unanimously.

Property Tax Refund Report attached hereto as Exhibit No. 16.

Budget Amendment – Grant Revenue. Commissioner Bales made a motion to approve budget amendment recognizing $39,416 in Grant Revenue and appropriating $37,457.33 to Part-time Salaries and $1,958.67 to Supply Expense. Commissioner Phillips seconded motion. Motion carried unanimously.

Resolution – Award Service Firearm. Commissioner Bales made a motion to adopt Resolution to approve the awarding of a Service Firearm to retiring law enforcement member Officer John Hicks. Commissioner Phillips seconded motion. Motion carried unanimously.

Resolution attached hereto as Exhibit No. 17.

CLOSING COMMENTS

Commissioner Phillips announced that someone who was in attendance at the meeting left their purse.

There being no further comments, the meeting was adjourned.

DRAFT

Approved this the ___ day of _____, 2021.

DRAFT

Town of Huntersville
Town Board
July 19, 2021

To: Town Board

From: Janet Pierson, Town Clerk

Date: July 19, 2021

Subject: Approval of Minutes - May 17, 2021

EXPLAIN REQUEST:
Consider approving the minutes of the May 17, 2021 Regular Town Board Meeting.

ACTION RECOMMENDED:
Approve Minutes

FINANCIAL IMPLICATIONS:
N/A

ATTACHMENTS:
1. 051721DraftForBoard

TOWN OF HUNTERSVILLE
TOWN BOARD MEETING
MINUTES

May 17, 2021
6:00 p.m. – Huntersville Recreation Center

PRE-MEETING

The Huntersville Board of Commissioners held a Pre-meeting on May 17, 2021 at 5:00 p.m. at the Huntersville Recreation Center, 11836 Verhoeff Drive.

GOVERNING BODY MEMBERS PRESENT: Mayor John Aneralla; Commissioners Melinda Bales, Dan Boone, Brian Hines, Lance Munger, Stacy Phillips and Nick Walsh.

Dave Hill, Senior Planner, provided update on the Downtown Plan and Mobility Plan. *Refer to PowerPoint attached hereto as Exhibit No. 1.*

REGULAR MEETING
TOWN OF HUNTERSVILLE
BOARD OF COMMISSIONERS

The Regular Meeting of the Huntersville Board of Commissioners was held on May 17, 2021 at 6:00 p.m. at the Huntersville Recreation Center, 11836 Verhoeff Drive.

GOVERNING BODY MEMBERS PRESENT: Mayor Aneralla, Commissioners Melinda Bales, Dan Boone, Brian Hines, Lance Munger, Stacy Phillips and Nick Walsh.

Mayor Aneralla called the meeting to order.

Mayor Aneralla called for a Moment of Silence.

Mayor Aneralla led the Pledge of Allegiance.

MAYOR AND COMMISSIONER REPORTS – STAFF QUESTIONS

Mayor Aneralla

- Will have Colonial Pipeline give an update at a future meeting.
- Next Mayor's Luncheon is tomorrow.
- Provided update on American Rescue Plan Act funding.

Commissioner Boone

- Provided update on Lake Norman Chamber of Commerce events.
- Provided update from Huntersville Fire Department on fire truck replacement.
- Provided update from Huntersville Police Department.

Commissioner Hines

- Next Charlotte Regional Transportation Planning Organization meeting is this week.

Commissioner Walsh

- Provided update on Parks & Recreation meetings/events.

Commissioner Bales

- Lake Norman Economic Development Corporation is currently working 31 projects, 19 of which are in Huntersville.
- This week is National EMT week. Expressed appreciation to EMT providers.

Commissioner Phillips

- Provided update on Rural Hill events.

Commissioner Munger

- Attended Huntersville Ordinances Advisory Board meeting on May 6.
- Commissioner Hines and I were able to suit-up and go inside a burning building with Huntersville Fire during a Huntersville Fire training exercise.
- Consider supporting local non-profits.

PUBLIC COMMENTS, REQUESTS, OR PRESENTATIONS

Diane McLaine, Chair of the Greenway, Trails and Bikeway Commission, updated Board on the GTBC. *PowerPoint attached hereto as Exhibit No. 2.*

Scott McConnell, Street Access for Everybody (SAFE), asked the Board to support safety for bicyclists initiative.

Mayor Aneralla presented National Public Works Week Proclamation to Kevin Fox.

Town of Huntersville
Proclamation

WHEREAS, public works professionals focus on infrastructure, facilities and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life and well-being of the people of Huntersville; and

WHEREAS, these infrastructure, facilities and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers and employees at all levels of government and the private sector, who are responsible for rebuilding, improving and protecting our nation's transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and,

WHEREAS, it is in the public interest for the citizens, civic leaders and children in Huntersville to gain knowledge of and to maintain a progressive interest and understanding of the importance of public works and public works programs in their respective communities; and,

WHEREAS, the year 2021 marks the 61st annual National Public Works Week sponsored by the American Public Works Association.

NOW, THEREFORE, I, Mayor John Aneralla, Mayor of the Town of Huntersville, do hereby proclaim May 16 – 22, 2021 as ***"National Public Works Week"*** in Huntersville and urge all citizens to join with representatives of the American Public Works Association and government agencies in activities, events and ceremonies designed to pay tribute to our public works professionals, engineers, managers and employees and to recognize the substantial contributions they make to protecting our national health, safety, and quality of life.

IN WITNESS WHEREOF, I do hereby set my hand and cause the Seal of the Town of Huntersville to be affixed, this the 17th day of May 2021.

Mayor Aneralla presented Small Business Week Proclamation to Bill Russell of the Lake Norman Chamber of Commerce.

Town of Huntersville
Proclamation

WHEREAS, the Town of Huntersville, North Carolina recognizes and values the dedication and entrepreneurial spirit of small businesses that keep the State and American economy growing stronger; and

WHEREAS, there are over 930,000 small businesses with employees in North Carolina alone representing a majority of the total number of businesses with employees in this state; and

WHEREAS, the income of North Carolina's small business owners totals over $20 billion, and these businesses employ 1.7 million North Carolinians or 45.3% of the State's non-farm private workforce; and

WHEREAS, there are over 28,500 small businesses with employees in Mecklenburg County and over 69,000 sole proprietors, representing a majority of the total number of businesses in the County; and

WHEREAS, it is the collaborative mission of the town working with the Lake Norman Chamber of Commerce, Lake Norman Economic Development Corporation, Visit Lake Norman, and the Small Business Administration to help our businesses grow and create new jobs in the community and Lake Norman region by providing exemplary workforce training, financial assistance programs, and research and technical assistance; and

WHEREAS, the Town of Huntersville appreciates the support of our small business community by the Lake Norman Chamber of Commerce, Central Piedmont Community College, Small Business Technology Development Center, and our SCORE volunteers; and

WHEREAS, during the week of May 24 through May 28, 2021, the Lake Norman Chamber of Commerce is celebrating Small Business Week.

NOW, THEREFORE, I, John Aneralla, Mayor of the Town of Huntersville, do hereby proclaim May 24 through May 28, 2021 as ***"Small Business Week"*** in Huntersville and urge all citizens to acknowledge and celebrate the achievements made by small businesses both locally and nationally, and to further support your local businesses by "Shopping and Buying Local!"

IN WITNESS WHEREOF, I do hereby set my hand and cause the Seal of the Town of Huntersville to be affixed, this the 17th day of May 2021.

Patrick Thomas, said I live in the Mirabella development. I wanted to talk about the Colonial Pipeline gas spill. The spill happened less than a mile from my home and a large section of that pipeline runs through the Mirabella development where I live. To date, I have not seen anyone from Colonial provide any reassurances to the people of Huntersville as to the long-term environmental impacts of the spill. And that living near the largest gas spill in the United States this century isn't cause for alarm or concern. My understanding is that Colonial has been asked to come here, but they either rejected or ignored that request. I urge you to force representatives from Colonial to hold Q&A sessions with the Board or directly with those who live near the spill. I don't know if that means you have to revoke permits to get them here or involve state senators and congressmen and if you can get them here, I would hope you would ask them these questions. How antiquated is the pipeline that it took two guys on dirt bikes in the woods to alert them of the leak. What measures have been taken to ensure this never happens again. Will an escrow account be created to compensate any of the homeowners who experience health issues or need to move because of the spill. And lastly, will any of Colonial Pipeline's

representatives be willing to drink well water from within ½ mile of the spill in front of the entire Town to prove it's safe.

Bill Russell, 9449 Mt. Holly-Huntersville Road, President of the Lake Norman Chamber of Commerce, said as Melinda Bales just pointed out a little while ago in the EDC report, corporations and businesses and new residents are finding Huntersville and the surrounding area simply a great place to live and work. Many of the factors that determine that, number one is healthcare – making sure we have the healthcare resources that take care of their families and their employees, but also education is central to that decision. With the growth of Huntersville, so grows the demand for high quality childcare. Huntersville Community Pre-school is modeled after the Goddard School, which is right down below the Chamber of Commerce, so I've been able to watch that school for several years. Located on Sam Furr, this school with daycare traffic is less oriented to peak hours and is more disbursed throughout the day since parents arrive at different times. A childcare center is supported by the Town's 2040 Plan that we heard about a little while ago. With this property in the area will be a great resource for existing and new families in Huntersville and surrounding Lake Norman region. From a commerce perspective, the school will create an annual payroll of $1.44 million and the vast majority of those employed living here in Huntersville and the surrounding area will be employed there. From the Lake Norman Chamber of Commerce, we encourage you to support this rezoning request.

Mike Russell, 17443 Glassfield Drive, said my wife and I moved to our house in February 1999. The last time I presented before the Board it was in the capacity as the Town's representative to the Governor's I-77 Advisory Committee. I am not here tonight to talk about I-77. I am here to talk about the rezoning of that piece of property on Sam Furr. You've heard from my friends, my neighbors, your constituents in opposition to this rezoning. I could not be more against this rezoning and agree with my friends and neighbors. This is the wrong project in the wrong space. What's the correct project for that, I have no idea. I do know that this is the wrong one. The developer talks about creating 50 jobs and serving over 150 students. That will create over 300 unique car trips per day and those trips will happen during the peak hours on 73 between 7 and 9 in the morning and 4 and 6 in the afternoon, Monday through Friday. I could go on about the traffic impact but I'm sure that my friends and neighbors will talk about that later. What I ask you as commissioners, do not make the same mistake that your colleagues did in Cornelius when they ignored the will of seven neighborhoods and by a simple majority approved the construction of a 500' cell tower. You are hearing from over 500 residents as represented by the HOA and friends and neighbors here in opposition to this. I ask you again, listen to my friends, my neighbors, your constituents. Do not approve the rezoning of that property.

Shelly Quinn, said I live in Denver but I was a resident of Hampton Ridge for 9 years from 1999 to 2008. I currently have an office off 73 in Birkdale. I was a member of the NC Highway 73/Sam Furr Road/US 21 Transportation and Land Use Vision Small Area Plan Steering Committee. I am here today to urge you to vote against Petition 21-01 to rezone 10205 Sam Furr Road from GR residential to HC commercial and here's why. The small area plan that exists today originated from a need to develop area specific plans to accompany the NCDOT NC 73 Transportation Land Use Corridor Plan. This bigger plan needed more area specific details to match the needs of the communities along the corridor because they recognized that one size does not fit all and the corridor plan needed to reflect that. This plan was a massive planning project that encompassed stakeholders from a coordinated multi-jurisdictional region, including three counties, five municipalities, three chambers of commerce, two metropolitan planning organizations, one rural planning organization and NCDOT. It was a huge undertaking and it was well facilitated. It was an excellent plan because it not only included transportation needs, but it also included land use along the corridor. It recognized there is an essential link between the land use and

the transportation that still exist. What this planning process accomplished was to take what the community said they needed and weave it into the final product. This small area plan may have been adopted in 2006, but the vision still exists. Connectivity, relief to traffic congestion, open space, individual identities and character were important then and they are still important now. I urge you to listen to these communities and act accordingly.

John Bryan, 16813 Hampton Crossing Drive. Tim O'Rorke, 10317 Grosson Court and Jeff Thousand yielded their time to Mr. Bryan. I want to take a little time here to extend gratitude to my neighbors. Almost 80 percent of you let us know that you do not want this property to be rezoned to commercial highway. I never thought so many people in our community would network, immobilize, and contribute to this process. This group entailed engineers, landscape architects, entrepreneurs, stay-at-home mothers and fathers, HOA board members, public servants, retired military, bankers, teachers, attorneys, and we've even got a retire New Jersey plumber on our team as well. People reached out to me from all over the community – folks on Knoxwood Drive, Highway 73, Old and New Statesville Road, the Hamptons, Cambridge Grove, Hampton Ridge and Caldwell Station. It's been tough just walking my dogs without being stopped now without this project getting into the conversation mix. What a body of engaged citizenry I've grown to discover. I know we will continue to work together in our community to help shape it and the mold we, the people, want it to be. I also want to thank the Huntersville Planning Board, who by majority voted to reject the endorsement of rezoning to commercial highway for purpose of R21-01. You are the subject matter experts who reviewed this and ultimately decided commercial highway and this project does not work for this land, so we thank you. I represent our community concerns regarding storm water. I think I've demonstrated enough flawed design info, property damage imagery and maintenance concerns of sample sites to explain why a project like this gives our community pause. Any reasonable person who saw what was in those photos would be concerned. In addition, we contend different uses of this property, residential versus commercial, may have congruent storm ordinance requirements, but it certainly does not mean storm water solution types must be congruent. If medium density residential were built on that property as preceding small area plan Highway 73/US 21 plan reads, Page 21 to be exact, we envision something like sidewalks, drains, underground water pipes, etc. The final point I on water, any large commercial project reducing permeability is going to send more water to our neighbors on McDowell Creek. The flow of water can be controlled, but more water will be sent downhill as a result of this project full-stop. It's unsettling the town decides what's built here but we must go to Mecklenburg County as I understand it to resolve these issues after two years when the bond is released. It's additionally unsettling that the Town planning report states in a single sentence this project does not pose any negative impact to our environment among other things, yet cites no report, no environmental study from town or state or federal bodies, nothing to support this very broad claim. Let me switch gears a bit to address some general ideas circulating that are miscellaneous that I wanted to address. First, the idea that we should accept project R21-01 because it could be something worse in its place. While on the surface R21-01 concept may seem like a good idea, when you look deeper you would be challenged to think of another business concept that would blast hundreds of cars in the morning and afternoon peak traffic times other than this concept. What concept would be worse in this regard. Catherine Graffy on the Planning Board hit the nail on the head when she said we cannot approve this because there could be something else worse down the line. We are voting on this project R21-01 tonight, not what we fear might be. There seems to be a notion that since our neighborhood is along a NCDOT superhighway concept and adjacent to AAA Auto on the west side, we should just accept this rezoning. It's an inconsistent line of thinking if we do not agree to more commercial. I've lived here almost 20 years. There was no superhighway when I moved here. There was an abandoned home on that property. It's still there. I believe it existed circa the 60's, that's my guess. Even when I moved there, that was a two-lane country

road and there was nothing commercial adjacent to Cambridge Grove. It may have been commercial property, but not commercial structure. I just want to let people know who have been there a long time, I can assure you many folks bought property with none of these items in mind. We accept the risk of General Residential and all it entails, just as the applicant must accept the risk that they bought this property zoned as General Residential and all that entails. Last, the number one Planning report action item on their punch list in order for that body to endorse, which they did not endorse was that the small area plan Highway 73/US 21 be amended if this project is voted through. The number one item on their punch list. I want to quote the only Planning Board member who was strongly for R21-01, Greg Baber, as it relates to this, "I did put this in the request, I mean that changing that small area plan again may not be something that someone is comfortable with, but I did put that in the request that if this is approved that the small area plan would be updated for Sam Furr/Highway 21, so if it's updated, it wouldn't be violating it." We contend that this plan gives us standing, that this is wrong and we further contend that the rules cannot be changed while the game is being played or even after in this special case since it's documented in the planning report action items and public domain that it's being called to amend the small area plan in response to this commercial highway rezoning. That could be challenged. You were chosen elected leaders of our community. All executives managing businesses, professions and hundreds of projects like ours at a 30,000' level. It could not possibly be expected that you know all the details of the town documents and the nuances of every street, every corner, every bus stop. We wouldn't expect you to. This is what this public process is for. It's to vet the details so you can make the right decision. Let this process work. It's never too late to make the right goal. Your Planning Department and the public are both telling you this rezoning is not right for this property. We are asking for your vote. We hope you follow the recommendation of these bodies and vote no.

Beryl Jackson, 10422 Friarsgate Road. Andrea Pernstich, 10316 Glencrest Drive and Scott Sanders, 16730 Hampton Crossing, yielded their time to Ms. Jackson. I want to express to you that our communities did not immediately jump to conclusions when we heard about this project. We surveyed our residents to determine how our neighbors felt. Once we determined there was a majority that opposed the rezoning by over 80 percent, we formed a task force to research what the community cared about the most and how we should position ourselves to respectfully make our position known to our appointed and elected representatives. Our homeowners fear impacts on their property values due to the change in zoning in our community. They invested in their properties with an expectation that it was all going to be residential. Scott Hensley very eloquently stated this in his motion. This expectation is supported in Land Use Policy Statement 11 that references protecting existing housing stock. I also urge you to read this motion that Mr. Hensley gave during the Planning Board meeting on Page 11 of your Staff Report. If you are looking forward while thinking back as the 2040 Plan suggests, think about when our neighborhood was built. Common open spaces were all the buzz and still is in the environment and open space policy section of the 2040 Plan. Now it is suggested that we once again erode the common spaces by allowing easements to pave the way for this massive project. We are conflicted about what the Town really wants. We have very proudly owned and maintained both our personal property and the common open space for 24 years. Some of us are original owners and while it appears this would be an ideal community for this project, take a look at the age of the community. Many of us are retired and our children are grown and gone. We are likely to help the Town to reach the goal of the most livable community in North Carolina by 2040. We the Town Core take pride in our homes, our properties and our community. Our vision of our community mirrors Page 34 of the Small Area Plan for our region. We have a vision of well connected pedestrian-friendly and publicly inviting streets and open space. We represent a large part of the residential source of income for the Town, so why do we need to fill every crack of available land with commercial to the displeasure of your bedrock source of income. At the public hearings you heard testimony from some of our younger property

owners that they cannot afford this facility and in subsequent public meetings, Town officials wanted to know why our HOA voted no to grant an easement through our common open spaces. Our community surveys laid the foundation for our votes. We surveyed our communities and we surveyed and found what they fear, the loss of property value due to the commercial zoning and that is not an unfounded fear. Potential flooding of multiple properties in two communities adjacent to the proposed site and most of all more traffic on top of an already challenging segment of 73. A large commercial building footprint and paved parking lot is not in character with the surrounding single-family properties. It is inconsistent with the zoning amendment process Article 11.4.7(e1). You should also know that the bond secured at construction to assure owners maintain the storm water control measure is released in two years for good behavior, then what. You have pictures of what could happen. In consideration of the 2040 Plan, Land Use Policy Statement 6.3, Page 63, we urge that this is not a small-scale neighborhood serving project because it's not small scale. Due to the close proximity of the entrances of two very large adjoining neighborhoods, rezoning to commercial would be detrimental to the health, safety and well-being of the 870 homes that surround the property and anyone who travels in that 0.2 mile stretch of 73. We are not willing to provide easements through our common open space and erode our quality of life or the environmental integrity of this required space that we have worked so hard to maintain over the years nor are we willing to disrupt highly utilized public sidewalks that connect to our communities. This space is located in the McDowell Creek watershed. The county has spent considerable dollars to protect this watershed and creek that are both in our communities. Please reference these six 2040 Plan land use policy statements – LU 4, Page 63, limit the scale of non-residential development and critical watershed; L 5.3, support infill housing near services and shopping. In fact we rather like the idea of possibly partnering this policy with the senior and restricted housing options such as patio homes, Land Use Policy Statement 11, we've already mentioned that which indicates that you will protect existing housing stock and you will protect it from negative impacts of development. In Transportation, Policy Statement 1, Page 91, you talk about linking land use with transportation which is the corridor plan and why Ms. Quinn came today to talk to you about that small area plan and how it is specific to that region and it linked land use and transportation. Transportation Statement 3.2, Page 100, improve multi-modal connectivity and support enhanced pedestrian connection. Environmental and open space Policy Statement 1, Page 82, support preservation and enhancement of the natural environment. Please vote no for this parcel to be rezoned from General Residential to Highway Commercial. Think about this petition is reasonable and in the public interest.

Randy Peacock, 17209 Cambridge Grove Drive. Donna Thousand, 16807 Hampton Crossing and Dacian Mate yielded their time to Mr. Peacock. I'm also hear tonight representing the Cambridge Grove HOA and we have many of our neighbors with us tonight and we appreciate their support. In addition to the residential street, Cambridge Grove serves as two additional and distinct traffic control objectives, which unfortunately are often in conflict with one another. We come before you today to ask that you please not rezone the R21-01 property from the commercial development with peak demand during rush hour. This would make an almost intolerable situation significantly worse and increase congestion as well as the probability of an accident. In summary, the first objective is that of a major neighborhood connector where Cambridge Grove Drive also serves the balance of Cambridge Grove as well as much of Hampton Ridge and Caldwell Station. Unfortunately, later on when Highway 73 was widened, the introduced the concept of a restrictive conflict intersection RCI or some people call it superhighway where people on Highway 73 who are eastbound can make a u-turn and go westbound. Unlike the sister intersection at the reverse at Rich Hatchet, there's a light and frankly I've used that. The light makes a big difference in being able to make a u-turn there. Those at Cambridge Grove do not have a light, so it's much riskier for them. Mary Colven sent out an e-mail with a video that showed what it's like for someone trying to make that u-turn in the morning. I'll be honest with you, I thought we had a problem trying to make a

right turn, those that are making u-turns have it much worse. To me those people have nerves of steel to put up with that each morning. As a community we worked hard to make these dual objectives work, it's not an ideal situation but in the spirit of cooperation with the Town and the DOT we're trying to do everything we can but unfortunately if the property is rezoned, this is going to make the situation much worse and so we ask instead that we come together as a community on the same side of table to help solve this problem together and not make a mistake that we will live to regret later on.

Richard Kirkman, 16509 Sutters Run Lane. Dana Bryan, 16813 Hampton Crossing Drive, yielded her time to Mr. Kirkman. I have lived in the Hamptons community for 20 years. I'm a registered engineer and I've spent the last 30 years buildings roads and bridges in North Carolina. My company will soon be kicking off the much-needed Gilead Road interchange project in just a few weeks. I'm here to request that you recommend no to the commercial zoning of this property R21-01. I've studied the rezoning application, associated traffic impact analysis. I've been in contact with Stephen Trott and my colleagues with Division 10 of the NCDOT regarding several issues with both the Traffic Impact Analysis and the rezoning application in general. These issues have been discussed with the Planning Board, Stephen Trott, Bradley Priest over the past few weeks. I'm just going to list these issues out: (1) reduction of the storage length for the right-turn into the daycare. As indicated in the TIA by the Traffic Engineer, the NCDOT turn-lane warrant threshold indicates a minimum of 125' storage based on facility specifics and design. It's clear it would be a conflict with the entrance of Hampton Ridge, so it appears NCDOT and the Town have allowed a reduction of this required taper to squeeze in the daycare driveway. Considering the location and existing and proposed safety issues such as the shared right-turn lane, traffic exiting Hampton Ridge, limited sight distance to the existing vertical curve, u-turning traffic, we feel the squeezing in of this driveway is dangerous and deserves more review. Issue number 2 – shared turn-lane. The developer is proposing an extension of the right-turn lane for Cambridge Grove Drive to accommodate right-turn movements into both the daycare and Cambridge Grove. This coverage …….numerous unsafe vehicle movements for rush hour vehicles trying to both enter and exit the daycare and enter the Cambridge Grove neighborhood during the same timeframe, compounding other issues like site distance, remembering there's only one entrance and exit proposed. Site distance review from a review of the sight distance profile included in the rezoning package, it appears the profile grades were generated by using GIS data versus an onsite survey, using established vertical control. In my experience having done this a long time, GIS data lacks the accuracy needed to perform a survey of this scope considering if you look at the package and the plans the GIS topo indicates the sight distance is just a few inches from being non-compliant. It's also important to note that if the proposed driveway is shifted west which we have heard mentioned this would negatively impact the sight line. The TIA traffic count did not follow the Town's own TIA manual by collecting data at reduced morning and afternoon timeframes. We are concerned about reducing the morning data collection window. The TIA fails to capture the trips generated and counts for those vehicles and buses traveling to local schools every morning between 6:15 a.m. and 7:00 a.m. School starts early in this area as you guys know and thousands of students on buses and in personal vehicles are traveling east on Sam Furr and attempting to turn left onto NC 115 every morning. Number 5 issue, the TIA doesn't address the real possibility of cut-through traffic backing up on Hampton Crossing each morning. I do want to close with the following kind of comments and question. Question No. 1, why did the Town consider an incomplete traffic impact analysis that does not comply with the Town's own rules for one of the busiest roads in the city. Question 2 – if this is approved, how will the developer address the sight distance issue that exists during the driveway permit phase with NCDOT. I'm well aware of those rules and what the DOT requires and it's extensive and they are going to require a proper sight line done. Is the developer prepared to spend their money, all the money that it will take to correct this sight distance issue.

Mary Colven, 16509 Rudyard Lane, said last week I sent all of you a short video of what traffic was like at 7:55 a.m. on a random weekday last week. Our 870 families in our three neighborhoods deal with this particular section of road multiple times on a daily basis. Thank you to Mayor Aneralla, Mayor Pro Tem Bales and Commissioner Walsh for letting me know that you received it and had a chance to watch the video. If you did not or if you did not have a chance to travel this section of road, you will see in that video 45 mph plus traffic racing over a blind spot as workers, commuters and others are rushing to get to I-77. You also saw how much blind faith it takes to turn into that oncoming traffic and accelerate into a u-turn from a dead stop while watching for our neighbors like Randy Peacock existing Cambridge Grove facing a similar challenging situation. Add to this 700 daily trips according to the TIA generated by the daycare center and 58 school bus runs between the hours of 6:15 a.m. and 8:50 a.m. and it becomes a tragedy waiting to happen. Is this a situation of square peg in a round hole. At quick glance and viewed from much further away, it might just fit. This daycare center might just fit in the middle of these two neighborhoods, what's not to like. However, when examined more closely and carefully, you begin to see it cannot fit. Why? Look at your own Town plans, Section 11.4.7(e). Look at safety concerns we have brought to your attention, traffic – 780 daily trips from that new property, flooding concerns, etc. The only way to make this square peg fit is to grant exception after exception after exception. Our neighborhood coalition, your own Planning Board and staff engineers have shown why it is not a good fit, even granting numerous exceptions or making the whole square to accommodate the peg does not make it a good fit. We are asking you to make your decision based on the request in front of you, not what might be or what might be implied could be on that site. Even Planning Board member Catherine Graffy said make a decision on the application in front of you. That is the process. It is not a decision of is square peg better than a star shaped peg. It is only a decision about this specific request. This site for this particular daycare center is not in the best interest of Huntersville citizens. Please deny this rezoning request.

AGENDA CHANGES

Commissioner Bales removed Item 9.E (Consider approving LKN Kiwanis Mural and agreement between the Town and LKN Kiwanis) from the agenda and place it on the June 7, 2021 agenda.

Commissioner Boone made a motion to adopt the agenda, as amended. Commissioner Walsh seconded motion. Motion carried unanimously.

PUBLIC HEARINGS

Mayor Aneralla recognized Planning Board members present: Derek Partee and Frank Gammon.

Budget for FY 22. Mayor Aneralla called to order public hearing to receive comments on the proposed budget for Fiscal Year 2021-2022.

Anthony Roberts, Town Manager, reviewed the Manager's Recommended Budget. *PowerPoint attached hereto as Exhibit No. 3.*

Mayor Aneralla said COLA, you know I've been a merit guy, looking at PPI and CPI this year, last week it was the highest in decades, so you might want to revisit that. I think merit is the way to go.

Commissioner Phillips said something I've been talking with Anthony about is the last time the Board had a raise, which was 2013 and we have had the benefit of Jackie and Anthony looking into things and

Huntersville compared to other municipalities at our size, population-wise, our boards don't get paid equitably and I say that because I get paid by the hour. I sit here and as I sit here I lose a day's worth of work and then I have these conversations with regular citizens who say I would love to do that but I can't afford it. I talked to moms who would love to do this and they say well the childcare can't even be covered by what you guys make a year, so I would like to maybe entertain some form of bumping the pay up for the board especially since it is an election year so we can open it up for more types of people to be able to afford to do this job, because I think it's ridiculous that people who want to serve this community literally can't afford to and we are missing out on some really great potential commissioners. I think it's a conversation worth having. Gastonia makes $17,000 a year, which I think is wild but $8,000 to do this annually is not how you have regular working class people sitting on this dais. I would like to entertain that as a possible budget item.

Commissioner Boone said the 2 percent adjustment where the police officers that are under the mid-range. How did you settle on 2 percent, not 5 percent or 1 percent. Where did that percentage come from.

Mr. Roberts said we looked at multiple things. Obviously, we looked at what other agencies are doing and looked at turnover. We looked at Charlotte, obviously we compete with Charlotte. One thing we wanted to do is get the entry level up and that's why you saw the $46,500 to get that entry level up to really compete with Charlotte and be above the other agencies so we can attract more folks. Once you raise that entry level up to that $46,5000, also where you typically lose your officers in those early years, I say that one to five years, so the officers that we already have there we need to also make some adjustments there and one of the things we want to try to do is continue to move them up to the median, the 2 percent, 3 percent. There was no rhyme or reason, we were just taking all of those various variables together to look to see where we need to be. What three the right number, four the right number, five…….we looked at all the various entities out there and agencies, 2 percent adjustment up to median seemed to be the right mix.

Commissioner Boone said where did you come up with the 2.5 for the merit increase. What is the 2.5 going to cost us and if we went to 3.5, what would the cost there be.

Mr. Roberts said we looked at the various towns around us and in speaking to the various city managers, and the average Merit/COLA is in the 3.5 range. Some a lot higher, some a little bit lower. The Board previously directed me last fiscal year to move to COLA/merit, so that's why you see COLA/merit split. That was the direction you had given me last fiscal year. COLA, as we continue to look at that, I think it was 1.2 when we looked at it and we rounded it to 1 and then the merit 2.5 to get the two together 3.5 would be in line with other municipalities that surround us.

Commissioner Boone said just looking at the Police Department, we are understaffed. We've had two female officers assaulted in the last month. We've had an officer smacked in the face and people aren't lining up to work this type of job. If we want a quality person, we are going to have to pay for it.

Mr. Roberts said I think that's part of the reason why we are doing that bump and also that market adjustment for that to make sure that we get at some of those concerns to we've got to fill some seats.

Commissioner Walsh said I was going to echo some of Commissioner Phillips' comments. I'm retired and $8,000 a year isn't moving the needle for me, so I probably don't have the same needs as others, but in order to attract a more diverse board, it would seem that a discussion around the compensation

is warranted. It's probably long overdue. I think we should at least bring it up as a discussion. And I don't know what the magic number is, I haven't thought it out. It probably would be helpful for attracting other candidates who aren't either retired, independently wealthy or have some other form of compensation.

Mr. Roberts said I had a sheet I was going to show you tonight, but evidently we are having come technical difficulties, but I did look at the population. The League puts out what they call a salary survey for all the towns. That's where we get a lot of our information. It also the Mayor pay, Mayor Pro tem and the board pay as part of that salary survey that the staff sends back into that analysis and on that 25,000 to 99,000 population range of those towns, the average salary for the mayor, assuming they put in the numbers right, is $14,500. And for the Mayor Pro tem pay, it's $10,500. And Board member pay is $9,569. Just in comparison for Huntersville, obviously we are one of the top sort of population in that range – we're like number 6 or 7 in that range, our board pay is $8,000, the average is $9,600. Mayor Pro Tem ours is $8,500, the average is $10,500 and Mayor pay ours is $14,000, the average is $14,500.

Commissioner Munger said I just wanted to follow-up on Commissioner Boone's comments. It came to my attention we have five officers who are retiring in the next year from the Police Department.

Jackie Huffman, Assistant Town Manager, said we have five officers that retired in 2021. We have to pay that separation allowance once they qualify for retirement.

Commissioner Munger said I had a question about a specific line item and I wasn't aware that we actually had five officers retiring and I mean we are already below staff, we have more people retiring, we have the normal attrition. This is becoming in my mind a real dire situation that we need to do absolutely whatever we can to get more officers in and we also need to look at the possibility I've said it before of bringing in social workers to address non-lethal situations where they can assist and allow officers to actually do the job that they need to do rather than deal with mental health care situations. I'm just a big proponent, whatever we can do to give them the resources they need I absolutely hope we push that.

Mr. Roberts said we are trying to coordinate some dates for a budget workshop.

There being no further comments, Mayor Aneralla closed the public hearing.

Petition #ANNEX21-02. Mayor Aneralla called to order public hearing on Petition #ANNEX21-02, a request by Skybrook West LLC to annex 21.04-acres (Billings Property) into the Town of Huntersville.

David Peete, Principal Planner, reviewed the request. *Staff Report and Staff PowerPoint attached hereto as Exhibit No. 4.* This is located on the extreme eastern side of the jurisdiction of Huntersville along Eastfield Road. It is sandwiched between existing Skybrook and the Cabarrus County line. There is a portion of the three parcels pursuing annexation that reside in Cabarrus County. All of the statutory requirements for this process have been satisfied. There are specific requirements for when a property is closer to another jurisdiction than yours when you are doing a non-contiguous annexation and the analysis of those particular tests are shown in the Staff Report.

Emily Sloop, Town Attorney, clarified that Item (b)(5) in that section does not apply to Huntersville.

Mr. Peete said the property is closer to Concord than it is to Huntersville. There is a provision in the State law for that and we contacted the City of Concord, their staff as well as their board, to ask their interest in the property and if they would be willing to waive that interest and so you can see before you that this is a copy that on April 8 they passed a resolution stating that they would waive their interest in this property. It is eligible for annexation by the Town of Huntersville. We have satisfied all of the other requirements regarding public notice, etc.

Commissioner Hines said with this currently not being subdivided if someone were to come for a subdivision plat in the future, would the entire parcel being annexed into the Town of Huntersville be this Board's discretion on whether to approve or not approve it. Would they have to go to Concord for anything.

Mr. Peete said by coming into the Town of Huntersville it would be completely under Huntersville's jurisdiction and our regulations.

Commissioner Hines said any new residents would be Town of Huntersville/Cabarrus County.

Mr. Peete said they would be Town of Huntersville residents.

Commissioner Hines said not in Mecklenburg County…..they would still be Cabarrus County, but Town of Huntersville.

Commissioner Munger said we've done annexations, but we've never done an annexation into a separate county.

Mr. Peete said I don't believe there's one in Huntersville. There are locally, though.

Commissioner Munger said do we feel like we've gone all the legal procedures, we followed the letter of the law and we shouldn't have any issues even though we are annexing into a separate county.

Ms. Sloop said yes, those five factors minus the last one that David went over are the requirements for a non-contiguous annexation under 160A-58.1 and we have verified that we are in compliance and as David mentioned we did get separate board action from Concord pursuant to our non-annexation agreement with them. We have followed all of the requirements.

Commissioner Bales said once this property is annexed and then developed it is still not in Mecklenburg County.

Ms. Sloop said the boundary lines will change. Huntersville's corporate limits, because this will be part of our satellite corporate limits, will be changed, so yes they will then become part of Huntersville and subject to our jurisdictional requirements. As to looking at the boundary line of the counties, it's still going to show that it's within as far as if you look at the map boundary line there has typically shown it would appear as if it were in Cabarrus County, but it is going to be within Huntersville's corporate limits.

Commissioner Bales said that would be similar to like Davidson and Iredell County.

Mr. Peete said Ingersoll Rand is in Iredell, but they are part of Davidson.

There being no further comments, Mayor Aneralla closed the public hearing.

OTHER BUSINESS

Petition #ANNEX21-02. Petition #ANNEX21-02 is a request by Skybrook West LLC to annex 21.04-acres (Billings Property) into the Town of Huntersville.

Commissioner Munger made a motion to approve an Ordinance to annex certain non-contiguous areas to the Town of Huntersville, North Carolina.

Commissioner Boone seconded motion.

Motion carried unanimously.

Ordinance attached hereto as Exhibit No. 5.

Petition #R21-01. Petition #R21-01 is a request by Tietsort Land Ventures LLC to rezone 10205 Sam Furr Road (Tax ID 00531101) from General Residential to Highway Commercial Conditional District to develop a daycare center.

Mayor Aneralla noted that Beryl Jackson and Sandy Dinzeo did send in emails for the public record prior to 3:00 p.m. today.

Brad Priest, Principal Planner, entered the Staff Report into the record. *Staff Report and Staff PowerPoint attached hereto as Exhibit No. 6.* I just wanted to do a quick update. This is the property on NC 73 going from General Residential to Highway Commercial Conditional District. I just want to update everyone on what has transpired since the public hearing since the application was before the Town Board at the beginning of April.

The applicant has modified their site plan to put in the full required 30' buffers. It was at 10' but they have modified it to 30' in both locations. To the west, there was a modification in the building configuration in the grading to give the room needed to make the 30' and along 73 NCDOT approved a small shift of the driveway to the west to allow the 30' buffer to be established along the small outparcel there that was also zoned Residential. The 30' has been updated. In the Staff Report it brought out that traffic counts were requested for the left-overs going into Knoxwood Drive and Cambridge Grove Road and staff received those, Transportation staff reviewed them and stated that with the numbers indicated that there were no indicators or red flags to say that the turn lanes would not be able to function with the addition of the new daycare use. The applicant submitted a letter as a record and we forwarded that in the package as well, noting as part of their enrollment they would request and urge that the parents and formalize as part of the enrollment process that parents not come on 73 and go through the residential property but to only use the infrastructure on 73 to access the property. That was received and again as you have heard and has been testified by the adjacent property owners, the HOA's have given a denial to the applicant for easements – one on Cambridge Grove Road for access and then also along 73 on the property there for the sidewalk. That is information that we have received since the public hearing. This is just information about how they

changed the building. The building size has not changed, it's still 16,000 sq. ft., but it was modified/shifted at the pinch point so to speak to allow the 30' buffer to be accommodated for.

The Planning Board met to consider the application on April 27. The recommendation was to deny by a 5 to 4 vote. The Planning Board noted inconsistencies with Land Use 11.1 policy in the 2040 Plan and made mention that it was not in character with existing surrounding development and not consistent with the 73/21 Small Area Plan. The motion and the full description was in your Staff Report.

Staff Recommendation still acknowledges that the GR existing zoning is appropriate based on the 2040 Plan Policy LU 5.3, but also acknowledges the flexibility built-in to the 2040 Plan and LU 6.2 and LU 6.3 specifically encourages that mixed-use nature in certain conditions. Therefore, staff can support the application with the conditions outlined there one through four.

Commissioner Munger said earlier tonight there was a comment made about whether or not the TIA was complete. Can you comment on that, whether it actually was complete.

Mr. Priest said the Traffic Impact Analysis was complete and has been complete for some time. It was accepted by our Engineering staff and the mitigation that was proposed in the TIA, so yes it has been complete.

Commissioner Munger said there was a concern about the sight line issues at that particular entrance.

Mr. Priest said the sight line issues are going to have to be addressed when the applicant comes and constructs the daycare, assuming it is approved, that they come in when they pull the driveway permit they will have to deal with the sight line and construction and the constructability at that time. All the requirements of NCDOT would be enforced by NCDOT and would need to be met by the applicant at that time.

Commissioner Hines said can you go back to the slide about the easement for the sidewalk along Highway 73. I believe I understand the one on Cambridge Grove Drive. Can you point out where it is on the map on Highway 73 and what is the distance of that as well.

Mr. Priest said you see on the very bottom on Sam Furr Road, underneath the red arrow there is a sidewalk that kind of meanders around some infrastructure there and that sidewalk is going on to reconnect because once they put the right-turn lane in that's required from the TIA, once they put that in they are going to be widening the sidewalk and pushing it out of existing right-of-way onto private property, onto the Town of Huntersville's property and then onto the homeowners association property from Hampton Ridge. That little wedge is conceptually shown to be on private property and the HOA determined that they did not want to give an easement for that sidewalk on private property at this time.

Commissioner Hines said if this project were approved and built, we would have a sidewalk that is broken up in this section.

Mr. Priest said it would be broken up as conceptually shown. The hope that staff would have would be able to go through and work with the applicant to reconstruct work with NCDOT to try to fit it inside existing right-of-way. If that was not possible, then we would have to come up with some other way to

try to make that happen, but at this time, the situation is that plan shown right there, if there's not an easement then we would have to come up with some other way to make that work.

Commissioner Hines said follow-up to the question about the TIA, you said it was complete. A question came up did it follow the Town's policies. Did it follow all the checkboxes in regards to the TIA.

Mr. Priest said I would refer that question to Stephen Trott on that.

Stephen Trott, Director of Engineering, said the question was did the TIA follow every single Town policy in the manual. The answer would be no. The traffic counts were short of an hour of time I believe both in the morning and in the afternoon, however due to the pandemic if you try to go out and count traffic now it's going to be different than what it is. I was allowed to use traffic counts that were already available. It did count two hours of time instead of the normal three hours, so it wasn't like they just counted a few minutes and then used it, it was just a shorter period for that traffic count to find the one hour of time that's studied.

Commissioner Hines said knowing all of that with the pandemic, you accepted the TIA.

Mr. Trott said I accepted the reduced count times.

Commissioner Hines said one other question that came up about reduction in the taper, the decel lane into the site. Is that Huntersville's call or is that NCDOT.

Mr. Trott said that would be NCDOT.

Commissioner Hines said NCDOT has basically approved this curb cut?????

Mr. Trott said as far as I know they found it acceptable.

Commissioner Bales said a quick question in regards to the storm water process. It was brought up earlier in regards to the bond secured and once the BMP pond is created then there's kind of the 2 years for the bond. What was the next process after that. How do we make sure that storm water continues to work.

Mr. Priest said after the 2 years then it will continue on a yearly basis being inspected by Mecklenburg County for continued operation and make sure it's still working and functioning properly.

Commissioner Boone said a couple of Saturdays ago I took my truck and parked out there in front of where this daycare is going to go and got out and walked the sidewalk to just kind of get a feel for the traffic in the neighborhood. While I was out there a lady was walking on the sidewalk and I stopped her and introduced myself and I said can I ask you a few questions and she didn't have anything prepared, but she was very candid. I told her about the daycare center, she was very familiar with that. I said if you could do one thing to improve the traffic flow here, what would you do. She didn't even hesitate one second. She pointed across the street where you leave this area you are going west, you make a u-turn going back east. I'm sure you know what I'm talking about. She said if you just trim those plants back about 18" you could take the line of sight and improve it by 200'. The Town Manager and the Assistant Town Manager and I went out there a couple of Fridays ago and she was exactly right. Those

have been trimmed back and the line of sight has improved. I just want you to know that we are out there looking at that property and trying to figure out how we can make this work.

Commissioner Bales said in the middle of doing all of my research for this project I've gone down I've looked at the other examples, especially the one in Ballantyne/Pineville area. That's a 16,000 sq. ft. facility, while there are some similarities with this project it sits in the middle of residential surrounding it. There were some things that I noticed that were different, a lot of things that were different. One that site down there sits on 2-1/2 acres and there's very little in the way of buffer. There is a fence and a row of bushes and backyards. That's something that jumped out at me that I know that particular style of project would not fly here in this community. But then I started questioning are there other locations closer to home that were similar and the one that I came across actually sits on 73. It is to the west and it sits in Birkdale and it's called Guidepost Montessori. Guidepost Montessori fronts 73. It's roughly 18,000 sq. ft. It sits on 4.39 acres surrounded by residential and on their website it said infancy to 14 years of age. It's labeled as a school. It sits in General Residential zoning. They have a 3-day a week program, a 5-day a week program, a half day program, a full-day program and summer camps. They are open from 7 a.m. to 6:30 p.m. Monday through Friday. I say all of this to get to this question and I'm not trying to get anybody in trouble. But Guidepost Montessori is labeled as a school sitting in General Residential zoning. Mr. Priest, on April 8 you sent us an email and it says in the fourth paragraph, it says it was noted by the state supervisor that if a program received accreditation for the 3-year to 5-year age group that also offered supervisory care for infants, a Child Care License would still be required. But we have another school that starts at 10-months old and goes to 14 years of age but they are labeled a school and I'm trying to understand the difference, because each entity is so similar. Actually, Guidepost Montessori is actually larger than this facility and sits on a smaller lot so I guess my question is, is there some inconsistency there that I've missed.

Mr. Priest said on the first aspect I am not familiar with the location, so I can't speak to it directly.

Commissioner Bales said 73 and Norman View.

Mr. Priest said I am not familiar with it. It has not come through to be permitted here in the last 15 years.

Mayor Aneralla said it's been there for at least 20 something years.

Commissioner Phillips said it was built in 2001 and the neighborhood started getting built in 1999.

Jack Simoneau, Planning Director, said we will investigate it. It was not known to us, that age group, it was actually permitted before any of the staff was here, but we will check on it and we will expect consistency as I know the Board will.

Commissioner Phillips said it was a different daycare program before it was Guidepost and it was approved as a daycare.

Commissioner Bales said actually it was Chesterbrook Academy.

Mr. Simoneau said we will check that.

Commissioner Bales said the only reason that I bring it up is because there was some conversation when I watched the Planning Board meeting about property values and so when I start looking at the residents around Guidepost Montessori, I'm not seeing the negative impact in regards to the property values over around that particular site.

Mr. Priest said it was permitted as a Chesterbrook Academy. I think I am familiar with that location.

Commissioner Bales said I don't know how long it's been a Guidepost Montessori.

Mr. Priest said in regard to how it was permitted, I do not know. As Jack said, we can look into that. If it changed the use, I don't know. What I will say is from the discussion with the state that even though if they are a school, if they are a Montessori school and they are accredited as a school, usually a lot of Montessori schools are actual schools, if you do handle infants you are still required to get a daycare license. They could still be a school and also be required by the state to get a daycare license or a childcare license from the state of North Carolina, so they could be both. I don't know what the situation is with that specific location. But from the state they could be absolutely fine. How would they be viewed now if they went from a school to a daycare or back, I just don't know at this time.

Mayor Aneralla said the one difference between the two that I think is interesting is in order to attend that school, you have to drive into Birkdale. There's no other way. You have to make a left or a right or go down Birkdale Commons or go Devonshire, you have to go through the community.

Commissioner Walsh made a motion in considering the proposed Rezoning Petition #R21-01, the Huntersville Community Day Care, the Town Board approves based on the amendment being consistent with the Huntersville 2040 Community Plan including Policy LU 5.1 allow more intense development only where transportation infrastructure and utilities already exist; Policy LU 6.2 Commercial uses are encouraged in the Town Core and as specified in adopted Small Area Plans; Policy LU 6.3 Small scale neighborhood-serving commercial and office uses may be allowed in Town Core and moderate density areas specified on the Future Land Use map at key locations if designed in a context sensitive manner. This rezoning is approved with the following conditions: (1) The Highway 21/Sam Furr Small Area Plan is hereby amended by the Town Board to include this property as commercial as a result of this rezoning; (2) Cut-through traffic in the neighborhood is discouraged by the applicant to the extent possible, therefore the letter submitted by the applicant in regard to enrollment commitments is added to the record and approved as a condition of the rezoning; (3) The applicant commits to work with the Town and NCDOT to reestablish the Sam Furr sidewalk connection to the extent possible; and (4) Minor comments from Town Staff be updated on the final rezoning plan. It is reasonable and in the public interest to amend the Zoning Ordinance because the site is in the Town Core, the subject site is appropriately located near commercial facilities on Sam Furr Road. Sam Furr Road is a major transportation corridor. The property in question would be a suitable candidate for medium density infill commercial development and the property is surrounded by single-family residential development which use services like daycare and schools.

Commissioner Hines seconded motion.

Commissioner Munger said I had the opportunity to visit both the Ballantyne and Steele Creek locations of this type of structure and came away with two very different impressions. The Steele Creek location was a good fit with a school across the street and other nearby commercial buildings. The Ballantyne location was the exact opposite. It looked like it was wedged into a residential area with houses

surrounding it on all sides and it just didn't make sense to me. Based on there this is intended to be built I think our situation more closely emulates the Ballantyne location and as a result, for me it just doesn't make sense. I know that much has been made of the idea that if we don't approve this, the applicant will simply turn it into a charter school which can be built by-right. One might feel as though they need to pick the lesser of two evils, but for me I am choosing to focus on the plan that has been presented to us and nothing else and as a result I will not be supporting this.

Commissioner Hines said I've lived in the Hamptons and I lived on Hampton Trace Road for 4 years. Back at that time it was a 2-lane road and traffic backed up every race weekend and we had a commissioner that actually lived in Cambridge Grove at the time and when the Town Board at the time was working with NCDOT on the design, I think one of the reasons the Town owns that little small sliver piece right there by Hampton Ridge is because we were trying to figure out if we could put a stoplight right across from the daycare site and the Hamptons entrance because we didn't know it was going to be a superstreet, we weren't really aware of what the street design was at the time. When I lived in Hampton Trace I had two very small young kids and I always thought it would be a great like TK program because there were so many families that had young children out there and it was so convenient and I thought that for 18 years. I think this is the right fit. I know it's not popular but I do think that this is accommodated to the area…….Highway 73 is a major corridor, so basically a regional highway. I think the buffers protect the residents from what other things could be built there. I thought this site was a good site for this use for many years. That's why I will be voting in favor of it.

Commissioner Bales said I would like to go back to my research, like Commissioner Hines I used to live in Hampton Ridge. I built my first home here in Huntersville in Hampton Ridge and was there for about 5 years. Since the public hearing I have driven down and looked at all three other sites, located the Montessori school right down the road at 73, took a look at it, walked the 5-acre site, drove countless times doing the u-turns, coming through the neighborhood, what does the sight distance look like, just in and out, and really trying to put myself in your shoes. One of the things that I find very important on this Board is that we work to be as impartial with these things that we can be because we also know that there's two sides to the issue. I will say after stumbling across Guidepost Montessori where it sits on 73 very similar in design, it has put me in a position where I do feel like this is the right fit for this site. The 30' buffer is completely different. You cannot compare Ballantyne's site to this one. It has barely any buffer. It sits on half the acreage. It sits on a very small 2-lane highway. This is a 4-lane divided highway and I agree with Commissioner Hines this is not a popular vote and it's one that has weighed on me tremendously over the last few months, but I do feel like it is the right fit along this corridor and for this particular piece of property. I know that we don't want to look to what it could be. At the same time, I think we would be doing an injustice to the community if we didn't. And a school which I heard the petitioner say during the public hearing if this facility would not be approved they would continue to build a school. I frankly think a staggered time entrance and exit strategy for families makes a whole lot more sense than a hard start and a hard stop. Coming for Torrence Creek Elementary where we had events after events where I envisioned parents parking along Cambridge Grove walking over the berm and participating in their students' celebrations and graduations at the end of the year and holiday parties, etc. I see that and I just do not believe that is in the best interest of the community. A community that I truly love and do love so I will be supporting this rezoning tonight.

Mayor Aneralla called for the vote to approve Petition #R21-01.

Motion carried 4 to 2, with Commissioners Boone and Munger opposed.

Petition #R21-05. Petition #R21-05 is a request by Palillo Holdings LLC to amend Petition #R08-12, approximately +/- 0.559 acres at the southeast corner of Statesville Road and Rich Hatchet Road from Neighborhood Center Conditional District to Neighborhood Center Conditional District for the purpose of revising building elevations (Parcel 00927309).

Brian Richards, Assistant Planning Director, entered the Staff Report into the record. *Staff Report and Staff Analysis attached hereto as Exhibit No. 7.* The Planning Board recommended unanimous approval to support this revision to the elevations.

Commissioner Munger made a motion in considering the proposed Rezoning Application #R21-05, Symphony Park Sales Center, the Town Board recommends approval based on the plan being consistent with the Huntersville 2040 Community Plan, specifically Policies LU 6.2 and EV 2.1. It is reasonable and in the public interest to amend the Zoning Ordinance because the rezoning is consistent with the existing development patterns in the area. The revised building elevations are in keeping with other developments within the area.

Commissioner Walsh seconded motion.

Mayor Aneralla called for the vote to approve Petition #R21-05.

Motion carried unanimously.

Petition #TA21-04. Petition #TA21-04 is a request by the Huntersville Town Board to amend Article 7.4.2F of the Huntersville Zoning Ordinance to create an administrative staff review for tree mitigation plans.

Commissioner Boone made a motion the Town Board approves the Text Amendment #21-04 to amend Article 7.4.2F to make tree save mitigation an administrative process. The approval is based upon the amendment being consistent with Policies EOS 4.2 and EV 1.4 of the Huntersville 2040 Community Plan. It is reasonable and in the public interest to amend the Zoning Ordinance because it allows staff to effectively and efficiently review and enforce tree save standards without delaying the review process for businesses and developers. However, with the removal of the tree mitigation from the Planning Board, direct public involvement is also removed. To maintain public visibility, the Town Board requests that the administrative tree mitigation process and results be hosted and maintained on the Planning Department's website in such a manner that the information may be easily located by the public for review.

Commissioner Bales seconded motion.

Commissioner Munger said we received an email from former Planning Board member Harold Bankirer mentioning that in the past the Planning Board has been able to negotiate with applicants to increase the number or size of trees planted in mitigation. Is Planning staff currently in a position to take on this additional duty and work in the best interest of the Town. In other words, do you feel like your department will be able to push for mitigation beyond the minimal standards written in the ordinance.

Mr. Priest said no. That is something where it is an objective requirement that the requirements are spelled out and so currently the Planning Board nor staff has the ability to try to negotiate more or less

requirement. If the applicant meets the requirement, it's going to be accepted. We are going to approve it based on what the Ordinance dictates.

Mayor Aneralla called for the vote to approve Petition #TA21-04.

Motion carried 5 to 1, with Commissioner Munger opposed.

First Amendment to Contract for Services – Swim Club Management. Commissioner Boone made a motion to approve an additional year to the Swim Club Management contract. The contract, with the additional year, will end June 30, 2024.

Commissioner Phillips seconded motion.

Commissioner Walsh said I will not be voting for the contract extension. The contract is up in 2 years, but the contract goes on a year-to-year after that assuming that we don't make a longer contract, so I don't see any justification for adding another year at this point.

Mayor Aneralla called for the vote to approve an additional year to the Swim Club Management contract.

Motion carried 5 to 1, with Commissioner Walsh opposed.

Resolution – Preliminary Services Agreement with Edifice LLC. Emily Sloop, Town Attorney, said you have before you a Preliminary Services Agreement. Essentially this is for the first phase of the Town Hall that is being proposed. This would cover schematic design documents and also any other design documents that are agreed upon between the parties. At the end of the contract Edifice, the design-build team, would come back to the Town with a proposal as far as the next phase. That next phase would cover the actual construction. Included in the contract before you, you have a scope of services, that's Exhibit C, which details a little bit more with specificity regarding the proposed total cost of the project, as well as giving you almost a line item breakdown of the $960,000 that would be tied to this preliminary services agreement. Edifice is here. They have some of their members of that design-build team here available for questioning if you do have specific questions.

Mike Carlisto (Project Executive, Edifice), Brent Green (Lead Designer, Creech & Associates), and Tim Bender (Senior Project Manager, Edifice) presented PowerPoint on the New Town Hall Project. *PowerPoint attached hereto as Exhibit No. 8.*

Commissioner Bales said at what point in this process are we doing the charrettes and gathering information from our residents and those that want to participate.

Mr. Green said that could be done in a variety of ways. Often it's done in a number of engagements where we ask different questions when we are at different points in the process. We may ask some big picture questions in the very beginning phase and that advanced planning that very first phase that we talked about a moment ago what do you want to see, what are your priorities, what are your interests, how large should the chamber be, all those types of functional questions that we could ask and then we may come back at another round where we've done a little bit more work and we have some things to share and we could ask some more focused questions. I think that process can be customized depending on the number of engagements that you all want. Typically, it's done in three but that will be

our starting point, but we are open to making that work for how you feel the level of engagement should be.

Commissioner Munger said it was great presentation. You had mentioned that you had past experience with the Town of Huntersville. Can you elaborate on that.

Mr. Green said we were fortunate enough to work with the Town on the design of Discovery Place Kids in the current Huntersville Town Center. David Creech, our firm founder, was actually the designer of the original Town Hall when he worked for a previous firm. That project number has a 2003 number on our server so we've been working on that site for about 17 or 18 years, so it is really exciting to see the entire process come to a culmination with the development of that parcel.

Mayor Aneralla said how about budget. Just for clarification, the process of design-build versus the other way which is contract and hopefully it stays within budget.

Mr. Carlisto said the best part of the design-build process is a collaborative process where we are all a part of it from the beginning. From the programming and concept, we are teaming together, we are pricing it, each one of those stages of design so you know what the price is. Your goal is obviously to maintain the budget and stay within it. This biggest thing that we see here is does the Town need 40,000 sq. ft. or 50,000 sq. ft right from the start. You may not, you may only need 25,000 sq. ft. We will have the options to shell some space in the building for future purposes, but we want to help best you prepare for down the road as you grow. That's going to help the budget. The market is pretty volatile right now. I'll be very open with you about that, so we won't be bidding or pricing until next year. I'm hoping everything kind of calms down by this time. I'm praying that it calms down because it is volatile right now.

Mayor Aneralla said steel is cheaper than lumber right now.

Commissioner Boone said this is the only site that you have studied right there in front of Discovery Place Kids.

Mr. Carlisto said that's what we were instructed to program for.

Commissioner Boone said my second question is for the Senior Project Manager that lives in Huntersville. If you were going to build a town hall, where would you build it.

Mr. Bender said that's a loaded question, so that site has opportunity to really develop that downtown to what you want it to be and being your project and it can be the beacon of Huntersville if done correctly and I think that site can accept a building and be a town hall there and I think if you work on the sidewalks and keep it open for the people to kind of flow in and out and have a corner where the Christmas tree can still be there. It can be a meeting space and gathering space for Discovery Place Kids coming in. I think that site is a perfect spot.

Commissioner Boone said most downtowns have like a little green space. In Huntersville that's our last little piece of green in downtown.

Mr. Bender said the new park…..Veterans Park.

Commissioner Walsh made a motion to approve the Resolution to approve preliminary services agreement with Edifice LLC for pre-construction and design services for the new town hall project.

Commissioner Munger seconded motion.

Commissioner Phillips said I'm going to vote against this and it's nothing against y'all, I just have a lot of heartache about the new town hall.

Mayor Aneralla called for the vote.

Motion carried 4 to 2, with Commissioners Boone and Phillips opposed.

Resolution attached hereto as Exhibit No. 9.

Mayor Aneralla said as somebody who will look forward to this process been talking about it for a number of years, I would like to reiterate the fact that we've sold some parcels or are in the process of selling some parcels, have sold some parcels downtown, are consolidating our assets into one terrific building and I think it was the right plan and we look forward to seeing the results.

Filing Fees for 2021 Election. Commissioner Bales made a motion to adopt the filing fees for Mayor and Town Commissioners as determined by this Governing Board – filing fees for Huntersville would be Mayor $10 and Board of Commissioners $5.

Commissioner Walsh seconded motion.

Commissioner Hines said I think every year we have 10 to 12, 13. There's always somebody that really doesn't participate but they just threw $5 in the pot and their name is on the list and I think as we are growing as a community I think that maybe we should reconsider increasing the filing fee, it's not a revenue generator per say but my question is would it help the quality of candidates and get people who are more serious about this. I think $5 is too low. I think $10 for Mayor is too low, but I don't know what that number is.

Commissioner Walsh said it might be interesting to see what other communities around us do. I don't disagree with your comments.

Mayor Aneralla said the state does 1 percent and the federal government does 1 percent of the salary.

Motion carried 5 to 1 with Commissioner Hines opposed.

CONSENT AGENDA

Approval of Minutes. Commissioner Bales made a motion to approve the minutes of the October 19, 2020 Regular Town Board Meeting. Commissioner Hines seconded motion. Motion carried 5 to 1, with Commissioner Phillips opposed.

Resolution – Mutual Aid Assistance. Commissioner Bales made a motion to adopt Resolution adopting a policy for mutual aid assistance with other law enforcement agencies. Commissioner Hines seconded motion. Motion carried 5 to 1, with Commissioner Phillips opposed.

Resolution attached hereto as Exhibit No. 10.

Reimbursement Resolution – New Town Hall Project. Commissioner Bales made a motion to adopt Reimbursement Resolution regarding the intent of the Town of Huntersville to reimburse itself for capital expenditures incurred in connection with the land, design, engineering and construction of the New Town Hall Project from the proceeds of installment financing. Commissioner Hines seconded motion. Motion carried 5 to 1, with Commissioner Phillips opposed.

Resolution attached hereto as Exhibit No. 11.

Bylaws – Advisory Boards. Commissioner Bales made a motion to approve changes to the advisory board bylaws for the Parks & Recreation Commission, Public Art Commission and the Greenway, Trails, and Bikeway Commission to reflect the Town Board's changes to advisory board term limits and to provide consistency between all three advisory board bylaws. Commissioner Hines seconded motion. Motion carried 5 to 1, with Commissioner Phillips opposed.

Bylaws attached hereto as Exhibit No. 12.

Resolution – Huntersville/ElectriCities Operations Center Lease Agreement. Commissioner Bales made a motion to adopt a Resolution to amend and restate the Huntersville/ElectriCities Operations Center Lease Agreement. Commissioner Hines seconded motion. Motion carried 5 to 1, with Commissioner Phillips opposed.

Resolution attached hereto as Exhibit No. 13.

Resolution – Intent to Abandon and Close ROW – Vermillion Front. Commissioner Bales made a motion to adopt Resolution of Intent to abandon and close an unopened right-of-way within the Vermillion Front Development. Commissioner Hines seconded motion. Motion carried 5 to 1, with Commissioner Phillips opposed.

Resolution attached hereto as Exhibit No. 14.

Resolution – Intent to Abandon and Close ROW – Huntersville Market. Commissioner Bales made a motion to adopt Resolution of Intent to abandon and close right-of-way for a portion of unopened street (Oyster Lane) within the Huntersville Market Development. Commissioner Hines seconded motion. Motion carried 5 to 1, with Commissioner Phillips opposed.

Resolution attached hereto as Exhibit No. 15.

Resolution – Intent to Abandon and Close ROW – Town Center. Commissioner Bales made a motion to adopt Resolution of Intent to abandon and close an unopened right-of-way for a portion of two unopened streets (Holbrook Street and unnamed street) within the Huntersville Town Center Development. Commissioner Hines seconded motion. Motion carried 5 to 1, with Commissioner Phillips opposed.

Resolution attached hereto as Exhibit No. 16.

CLOSING COMMENTS

None

There being no further business the meeting was adjourned.

Approved this the _____ day of _____, 2021.

Town of Huntersville
Town Board
July 19, 2021

To: Town Board

From: Janet Pierson, Town Clerk

Date: July 19, 2021

Subject: Approval of Minutes - June 7, 2021

EXPLAIN REQUEST:
Consider approving the minutes of the June 7, 2021 Regular Town Board Meeting.

ACTION RECOMMENDED:
Approve Minutes

FINANCIAL IMPLICATIONS:
N/A

ATTACHMENTS:
1. Draft Minutes

Minutes
Regular Town Board Meeting
June 7, 2021 - 6:00 PM
HUNTERSVILLE RECREATION CENTER (11836 Verhoeff Drive)

1. Pre-meeting - 5:00 p.m.

Mayor Aneralla called the pre-meeting to order.

GOVERNING BODY MEMBERS PRESENT: Mayor John Aneralla; Commissioners Melinda Bales, Dan Boone, Brian Hines, Lance Munger, Stacy Phillips and Nick Walsh.

1.A. Discuss General Residential Zoning.

Jack Simoneau, Planning Director, reviewed the General Residential zoning district. *Refer to PowerPoint attached hereto as Exhibit No. 1.*

Mr. Simoneau stated it is staff's recommendation that the General Residential properties stay General Residential and if somebody wants to do something different, then let them propose something and bring it to the Town Board, the Planning Board and the general public to determine whether or not it's appropriate. There are not that many pieces of property that are in play.

It was the general consensus of the Board to not make any changes to General Residential at this time.

1.B. Huntersville Sesquicentennial Celebration Discussion.

Commissioner Boone suggested the Town create a committee to plan a year-long program for the Town's Sesquicentennial Celebration. *Refer to PowerPoint attached hereto as Exhibit No. 2.*

2. Call to Order

Mayor Aneralla called the meeting to order.

GOVERNING BODY MEMBERS PRESENT: Mayor John Aneralla; Commissioners Melinda Bales, Dan Boone, Brian Hines, Lance Munger, Stacy Phillips and Nick Walsh.

Before our moment of silence, we lost a long-time member of our Huntersville Family, Mr. Bob Blythe, who was the only attorney for the Town for over 50 years. He passed away the day before yesterday.

Also, obviously, we have had a very significant tragedy occur in our community last week with the murders of three of our citizens and suicide of another and I think what you will find is Huntersville is a very small town and I'm sure you'll know somebody who knows somebody and I want you to think about them, their families, but also think about our officers and detectives and first responders who had to go to the different scenes and think about their families as well and think about them. I wasn't sure I was going to be able to make tonight's meeting, so I had asked Commissioner Bales to put together a few words.

Commissioner Bales said in regard to Mr. Blythe who, as stated, served Huntersville for over 50 years as our Town Attorney and someone that I knew well, Bob was a staple in our Huntersville community. His thoughtfulness and his witty dry sense of humor will be missed by everyone who had the pleasure of working with him. On a personal note, through my years of service on the Board, I found Bob's kindness and genuine love for our community to be an inspiration and personally his family is in my prayers during this difficult time. As we go into the moment of silence, let's continue to keep all these families, keep each other close, and keep everyone in your thoughts and your prayers.

3. Invocation - Moment of Silence

Mayor Aneralla called for a moment of silence.

4. Pledge of Allegiance

Mayor Aneralla led the Pledge of Allegiance.

5. Mayor and Commissioner Reports-Staff Questions

Mayor Aneralla
- No other comments.

Commissioner Bales
- Lake Norman Development Corporation is currently working 36 projects, 22 of which are in Huntersville.
- There was an article in the Charlotte Business Journal "Huntersville Capitalizing on Boom in Speculative Industrial Development."

Commissioner Boone
- Provided update from the Lake Norman Chamber of Commerce.
- Echoed the Mayor's comments concerning the first responders and Police Department. Community clean-up in Huntington Green is June 18. National Night Out is August 3.

Commissioner Hines
- Next Charlotte Regional Transportation Planning Organization meeting is June 16.

Commissioner Munger
- Attended Huntersville Ordinances Advisory Board meeting on June 3.
- Attended Memorial Day event at Veterans Park.
- Consider supporting local non-profits.

Commissioner Phillips

- Provided update on Rural Hill events.
- Provided update from Ada Jenkins Center.
- Announced details of fundraiser for Watchmen of the Streets.

Commissioner Walsh

- Next meeting of the Public Art commission is this Wednesday
- Provided update from Visit Lake Norman.
- Provided update on Parks & Recreation events.

Commissioner Boone expressed appreciation to the Town Manager for having the Town Hall power washed.

Commissioner Walsh requested information on what the Town is doing to mitigate an attack on our IT infrastructure.

Larry Davis, IT Director, reviewed the steps the Town is taking to protect the IT infrastructure.

6. Public Comments, Requests, or Presentations

Mayor Aneralla recognized Paul Kramer from Toyota of North Charlotte for providing donation for vests for two of the Town's K9s. Officers Ferrell and Lowe were present with their K9 partners. Officer Lowe is Huntersville Police Department's first female K9 officer.

7. Agenda Changes

Commissioner Munger amended the agenda to continue the public hearing on Item 8.A (Petition to abandon a 0.478 acre portion of Oyster Lane) to June 21, and as a result of continuance, update the Resolution of Intent to reflect the new public hearing date; and continue the public hearing on Item 8.B (Petition to abandon two unopened public rights-of-way south of Gilead Road) to June 21, and as a result of the continuance, update the Resolution of Intent to reflect the new public hearing date.

Commissioner Bales made a motion to adopt the agenda, as amended. Commissioner Munger seconded motion. Motion carried unanimously.

8. Public Hearings

8.A. Conduct public hearing on petition to abandon a 0.478-acre portion of Oyster Lane (an un-opened public right-of-way) located north of Hylas Lane and south of Prosperity Church Road.

This public hearing was continued to June 21 under Agenda Changes.

8.B. Conduct public hearing on petition to abandon two un-opened public rights-of-way (Tract A - 0.305-acres & Tract B - 0.634-acres) located south of Gilead Road, north of Greenway Street, east of Hillcrest Drive and west of Old Statesville Road.

This public hearing was continued to June 21 under Agenda Changes.

9. Other Business

9.A. Consider adopting the budget for fiscal year 2021-2022.

Anthony Roberts, Town Manager, noted the only change from the Manager's Recommended Budget is the design-build cost for the new Town Hall was reduced from $1.3 million to $1 million.

Commissioner Walsh made a motion to adopt the budget for Fiscal Year 2021-2022.

Commissioner Bales seconded motion.

Commissioner Boone said I won't be supporting this budget for numerous reasons. First of all, the Town Hall. I personally think it's in the wrong location. I think it's going to have storm water issues and traffic will continue to be an issue. The second thing is when we had the workshop on this budget, we had three commissioners say they would support a 4 percent merit increase, along with a $15 minimum hourly rate for these employees. Whether you have three commissioners that are supporting the 4 percent merit increase and then there's no budging from the Town Manager's 2.5 percent, there was absolutely no compromise, so I will not be supporting this. I think we have the funds, we have the wallet to pay our employees and this is an opportunity to show them that and with 2.5 percent, it's just not the message I want to give the people who make this town run and who protect this town.

Mayor Aneralla called for the vote to approve the budget for Fiscal Year 2021-2022.

Motion carried 4 to 2, with Commissioners Boone and Phillips opposed.

Budget Ordinance attached hereto as Exhibit No. 3.

9.B. Consider approving proposed rate modifications for Huntersville ElectriCities' customers.

Commissioner Boone made a motion to approve a rate modification for the Huntersville ElectriCities' customers which is based upon a cost service study performed by Booth and Associates LLC. These rates are incorporated into the Electric Fund Budget for Fiscal Year 2022 that will be in effect on July 1, 2021.

Commissioner Walsh seconded motion.

Motion carried unanimously.

Rates attached hereto as Exhibit No. 4.

9.C. Consider appointments to the Planning Board.

Three Planning Board seats are open.

Commissioner Bales nominated Jennifer Davis, Frank Gammon and Scott Hensley.
Commissioner Boone nominated Frank Gammon, Scott Hensley and Lee Hallman.
Commissioner Hines nominated Jennifer Davis, Frank Gammon and Scott Hensley.
Commissioner Munger nominated Jennifer Davis, Frank Gammon and Scott Hensley.
Commissioner Phillips nominated Frank Gammon, Lee Hallman and Scott Hensley.
Commissioner Walsh nominated Jennifer Davis, Frank Gammon and Scott Hensley.

Commissioner Bales made a motion to appoint Frank Gammon. Commissioner Phillips seconded motion. Motion carried unanimously.

Commissioner Boone made a motion to appoint Scott Hensley. Commissioner Bales seconded motion. Motion carried unanimously.

Commissioner Bales made a motion to appoint Jennifer Davis.
Commissioner Walsh seconded motion. Motion carried 4 to 2, with Commissioners Boone and Phillips opposed.

9.D. Consider appointments to the Board of Adjustment.

Commissioner Bales noted it was brought to the Town Board's attention that Board of Adjustment member Toniann Primiano has missed four Board of Adjustment meetings in the past 12 months and the bylaws state there could be no more than three absences.

Jack Simoneau, Planning Director, informed the Board that the Board of Adjustment Chairman did reach out to Ms. Primiano and there were no extenuating circumstances that caused her absences.

Commissioner Bales made a motion to remove Toniann Primiano from Board of Adjustment Town Seat 3 due to the number of absences within the last year.

Commissioner Walsh seconded motion.

Motion carried unanimously.

Mayor Aneralla pointed out there are now four seats on the Board of Adjustment to be filled.

<u>Nominations for Town Seat 1</u>
Commissioner Bales nominated Jonathan Bradshaw.
Commissioner Boone nominated Jonathan Bradshaw.
Commissioner Hines nominated Jonathan Bradshaw.
Commissioner Munger nominated Jonathan Bradshaw.
Commissioner Phillips nominated Jonathan Bradshaw.
Commissioner Walsh nominated Jonathan Bradshaw.

Commissioner Bales made a motion to appoint Jonathan Bradshaw to Town Seat 1.
Commissioner Phillips seconded motion. Motion carried unanimously.

<u>Nominations for Town Seat 2</u>

Commissioner Bales nominated Peter Jacobson.
Commissioner Boone nominated Peter Jacobson.
Commissioner Hines nominated Peter Jacobson.
Commissioner Munger nominated Peter Jacobson.
Commissioner Phillips nominated Peter Jacobson.
Commissioner Walsh nominated Peter Jacobson.

Commissioner Hines made a motion to appoint Peter Jacobson to Town Seat 2. Commissioner Phillips seconded motion. Motion carried unanimously.

Nominations for Town Seat 3 (Replacing Toni Primiano)
Commissioner Bales nominated Chris Price.
Commissioner Boone nominated Edward Lowry.
Commissioner Hines nominated Gloria Bennett.
Commissioner Munger nominated Gloria Bennett.
Commissioner Phillips nominated John Carbonell.
Commissioner Walsh nominated Gloria Bennett.

Commissioner Hines made a motion to appoint Gloria Bennett to Town Seat 3. Commissioner Munger seconded motion. Motion carried unanimously.

Nominations for Town Seat 4
Commissioner Bales nominated Jason Loucks.
Commissioner Boone nominated Jason Loucks.
Commissioner Hines nominated Jason Loucks.
Commissioner Munger nominated Jason Loucks.
Commissioner Phillips nominated Jason Loucks.
Commissioner Walsh nominated Jason Loucks.

Commissioner Bales made a motion to appoint Jason Loucks to Town Seat 4. Commissioner Walsh seconded motion. Motion carried unanimously.

Nominations for ETJ Seat
Commissioner Bales nominated Kimberle Burton.
Commissioner Boone nominated Kimberle Burton.
Commissioner Hines nominated Kimberle Burton.
Commissioner Munger nominated Kimberle Burton.
Commissioner Phillips nominated Kimberle Burton.
Commissioner Walsh nominated Kimberle Burton.

Commissioner Phillips motion to appoint Kimberle Burton to the ETJ Seat. Commissioner Bales seconded motion. Motion carried unanimously.

Nominations for Alternate Members
Commissioner Bales nominated John Passarelli, Kevin Bray and John Carbonell.
Commissioner Boone nominated Edward Lowry, John Carbonell and George Yazbeck.
Commissioner Hines nominated John Carbonell, John Passarelli and Kevin Bray.
Commissioner Munger nominated George Yazbeck, John Carbonell and Edward Lowry.
Commissioner Phillips nominated Kevin Bray, John Carbonell and John Passarelli.
Commissioner Walsh nominated John Carbonell, Kevin Bray and John Passarelli.

Commissioner Munger made a motion to appoint John Carbonell to Board of Adjustment Alternate. Commissioner Walsh seconded motion. Motion carried unanimously.

Commissioner Hines made a motion to appoint John Passarelli to Board of Adjustment Alternate. Commissioner Bales seconded motion. Motion carried 5 to 1, with Commissioner Munger opposed.

Commissioner Walsh made a motion to appoint Kevin Bray to Board of Adjustment Alternate. Commissioner Bales seconded motion. Motion carried 5 to 1, with Commissioner Munger opposed.

9.E. Consider approving Rosedale Nature Park Dog Park Rules and Regulations.

Michael Jaycocks, Parks & Recreation Director, noted the only changes from the proposed Rules and Regulations from last month are the controlled access and fees associated with entering the dog park were removed.

Commissioner Walsh made a motion to approve the Rosedale Nature Park Dog Park Rules and Regulations. Commissioner Bales seconded motion.

Commissioner Phillips made a substitute motion to approve the Rosedale Nature Park Dog Park Rules and Regulations on the condition that staff amend the rules to include a requirement that all dogs using the park must be spayed or neutered.

Commissioner Boone seconded motion.

The Board discussed possibly including language that would state the dogs had to be spayed or neutered, but that puppies too young to be spayed or neutered would be allowed to visit the dog park.

Emily Sloop, Town Attorney, suggested from a liability standpoint to adopt the rules and regulations with an amendment to include the requirement that dogs be spayed or neutered.

Commissioner Phillips amended her motion to include a requirement that all dogs that are of age be spayed or neutered.

Commissioner Boone seconded amended motion.

Motion carried unanimously.

Rosedale Nature Park Dog Park Rules and Regulations attached hereto as Exhibit No. 5.

9.F. Consider approving LKN Kiwanis Mural for Veterans Park Restroom Building.

April Dunn, Public Art Commission, reviewed the changes made to the proposed mural presented by LKN Kiwanis.

Commissioner Boone made a motion to approve the LKN Kiwanis Mural as presented for the north facing outside wall of the Veterans Park Restroom Building.

Commissioner Hines seconded motion.

Motion carried unanimously.

Mural Design attached hereto as Exhibit No. 6.

10. Consent Agenda

10.A. Approve the minutes of the April 5, 2021 Regular Town Board Meeting.

Commissioner Munger made a motion to approve. Commissioner Bales seconded motion. Motion carried unanimously.

10.B. Adopt Resolution to award the bid for the Downtown Greenway Phase 1 - Trailhead Project and approve the construction contract.

Commissioner Munger made a motion to adopt Resolution. Commissioner Bales seconded motion. Motion carried unanimously.

Resolution attached hereto as Exhibit No. 7.

10.C. Adopt Resolution to award the Holbrook Street Extension Construction Contract.

Commissioner Munger made a motion to adopt Resolution. Commissioner Bales seconded motion. Motion carried unanimously.

Resolution attached hereto as Exhibit No. 8.

10.D. Approve property tax refunds.

Commissioner Munger made a motion to approve property tax refunds. Commissioner Bales seconded motion. Motion carried unanimously.

Property Tax Refund Report attached hereto as Exhibit No. 9.

10.E. Cancel the July 5, 2021 Regular Town Board Meeting.

Commissioner Munger made a motion to cancel the July 5, 2021 Regular Town Board Meeting. Commissioner Bales seconded motion. Motion carried unanimously.

11. Closing Comments

None

12. Adjourn

DRAFT

There being no further business, the meeting was adjourned.

Approved this the _____ day of _____, 2021.

DRAFT

Town of Huntersville
Town Board
July 19, 2021

To: Town Board

From: Janet Pierson, Town Clerk

Date: July 19, 2021

Subject: Approval of Minutes - June 21, 2021

EXPLAIN REQUEST:
Consider approving the minutes of the June 21, 2021 Regular Town Board Meeting.

ACTION RECOMMENDED:
Approve Minutes

FINANCIAL IMPLICATIONS:
N/A

ATTACHMENTS:
1. Draft Minutes

Minutes
Regular Town Board Meeting
June 7, 2021 - 6:00 PM
HUNTERSVILLE RECREATION CENTER (11836 Verhoeff Drive)

1. Pre-meeting - 5:00 p.m.

Mayor Aneralla called the pre-meeting to order.

GOVERNING BODY MEMBERS PRESENT: Mayor John Aneralla; Commissioners Melinda Bales, Dan Boone, Brian Hines, Lance Munger, Stacy Phillips and Nick Walsh.

1.A. Discuss General Residential Zoning.

Jack Simoneau, Planning Director, reviewed the General Residential zoning district. *Refer to PowerPoint attached hereto as Exhibit No. 1.*

Mr. Simoneau stated it is staff's recommendation that the General Residential properties stay General Residential and if somebody wants to do something different, then let them propose something and bring it to the Town Board, the Planning Board and the general public to determine whether or not it's appropriate. There are not that many pieces of property that are in play.

It was the general consensus of the Board to not make any changes to General Residential at this time.

1.B. Huntersville Sesquicentennial Celebration Discussion.

Commissioner Boone suggested the Town create a committee to plan a year-long program for the Town's Sesquicentennial Celebration. *Refer to PowerPoint attached hereto as Exhibit No. 2.*

2. Call to Order

Mayor Aneralla called the meeting to order.

GOVERNING BODY MEMBERS PRESENT: Mayor John Aneralla; Commissioners Melinda Bales, Dan Boone, Brian Hines, Lance Munger, Stacy Phillips and Nick Walsh.

Before our moment of silence, we lost a long-time member of our Huntersville Family, Mr. Bob Blythe, who was the only attorney for the Town for over 50 years. He passed away the day before yesterday.

Also, obviously, we have had a very significant tragedy occur in our community last week with the murders of three of our citizens and suicide of another and I think what you will find is Huntersville is a very small town and I'm sure you'll know somebody who knows somebody and I want you to think about them, their families, but also think about our officers and detectives and first responders who had to go to the different scenes and think about their families as well and think about them. I wasn't sure I was going to be able to make tonight's meeting, so I had asked Commissioner Bales to put together a few words.

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3. Invocation - Moment of Silence

Mayor Aneralla called for a moment of silence.

4. Pledge of Allegiance

Mayor Aneralla led the Pledge of Allegiance.

5. Mayor and Commissioner Reports-Staff Questions

Mayor Aneralla
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Commissioner Bales
- Lake Norman Development Corporation is currently working 36 projects, 22 of which are in Huntersville.
- There was an article in the Charlotte Business Journal "Huntersville Capitalizing on Boom in Speculative Industrial Development."

Commissioner Boone
- Provided update from the Lake Norman Chamber of Commerce.
- Echoed the Mayor's comments concerning the first responders and Police Department. Community clean-up in Huntington Green is June 18. National Night Out is August 3.

Commissioner Hines
- Next Charlotte Regional Transportation Planning Organization meeting is June 16.

Commissioner Munger
- Attended Huntersville Ordinances Advisory Board meeting on June 3.
- Attended Memorial Day event at Veterans Park.
- Consider supporting local non-profits.

Commissioner Phillips

- Provided update on Rural Hill events.
- Provided update from Ada Jenkins Center.
- Announced details of fundraiser for Watchmen of the Streets.

Commissioner Walsh

- Next meeting of the Public Art commission is this Wednesday
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- Provided update on Parks & Recreation events.

Commissioner Boone expressed appreciation to the Town Manager for having the Town Hall power washed.

Commissioner Walsh requested information on what the Town is doing to mitigate an attack on our IT infrastructure.

Larry Davis, IT Director, reviewed the steps the Town is taking to protect the IT infrastructure.

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7. Agenda Changes

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Commissioner Bales made a motion to adopt the agenda, as amended. Commissioner Munger seconded motion. Motion carried unanimously.

8. Public Hearings

8.A. Conduct public hearing on petition to abandon a 0.478-acre portion of Oyster Lane (an un-opened public right-of-way) located north of Hylas Lane and south of Prosperity Church Road.

This public hearing was continued to June 21 under Agenda Changes.

8.B. Conduct public hearing on petition to abandon two un-opened public rights-of-way (Tract A - 0.305-acres & Tract B - 0.634-acres) located south of Gilead Road, north of Greenway Street, east of Hillcrest Drive and west of Old Statesville Road.

This public hearing was continued to June 21 under Agenda Changes.

9. Other Business

9.A. Consider adopting the budget for fiscal year 2021-2022.

Anthony Roberts, Town Manager, noted the only change from the Manager's Recommended Budget is the design-build cost for the new Town Hall was reduced from $1.3 million to $1 million.

Commissioner Walsh made a motion to adopt the budget for Fiscal Year 2021-2022.

Commissioner Bales seconded motion.

Commissioner Boone said I won't be supporting this budget for numerous reasons. First of all, the Town Hall. I personally think it's in the wrong location. I think it's going to have storm water issues and traffic will continue to be an issue. The second thing is when we had the workshop on this budget, we had three commissioners say they would support a 4 percent merit increase, along with a $15 minimum hourly rate for these employees. Whether you have three commissioners that are supporting the 4 percent merit increase and then there's no budging from the Town Manager's 2.5 percent, there was absolutely no compromise, so I will not be supporting this. I think we have the funds, we have the wallet to pay our employees and this is an opportunity to show them that and with 2.5 percent, it's just not the message I want to give the people who make this town run and who protect this town.

Mayor Aneralla called for the vote to approve the budget for Fiscal Year 2021-2022.

Motion carried 4 to 2, with Commissioners Boone and Phillips opposed.

Budget Ordinance attached hereto as Exhibit No. 3.

9.B. Consider approving proposed rate modifications for Huntersville ElectriCities' customers.

Commissioner Boone made a motion to approve a rate modification for the Huntersville ElectriCities' customers which is based upon a cost service study performed by Booth and Associates LLC. These rates are incorporated into the Electric Fund Budget for Fiscal Year 2022 that will be in effect on July 1, 2021.

Commissioner Walsh seconded motion.

Motion carried unanimously.

Rates attached hereto as Exhibit No. 4.

9.C. Consider appointments to the Planning Board.

Three Planning Board seats are open.

Commissioner Bales nominated Jennifer Davis, Frank Gammon and Scott Hensley.
Commissioner Boone nominated Frank Gammon, Scott Hensley and Lee Hallman.
Commissioner Hines nominated Jennifer Davis, Frank Gammon and Scott Hensley.
Commissioner Munger nominated Jennifer Davis, Frank Gammon and Scott Hensley.
Commissioner Phillips nominated Frank Gammon, Lee Hallman and Scott Hensley.
Commissioner Walsh nominated Jennifer Davis, Frank Gammon and Scott Hensley.

Commissioner Bales made a motion to appoint Frank Gammon. Commissioner Phillips seconded motion. Motion carried unanimously.

Commissioner Boone made a motion to appoint Scott Hensley. Commissioner Bales seconded motion. Motion carried unanimously.

Commissioner Bales made a motion to appoint Jennifer Davis.
Commissioner Walsh seconded motion. Motion carried 4 to 2, with Commissioners Boone and Phillips opposed.

9.D. Consider appointments to the Board of Adjustment.

Commissioner Bales noted it was brought to the Town Board's attention that Board of Adjustment member Toniann Primiano has missed four Board of Adjustment meetings in the past 12 months and the bylaws state there could be no more than three absences.

Jack Simoneau, Planning Director, informed the Board that the Board of Adjustment Chairman did reach out to Ms. Primiano and there were no extenuating circumstances that caused her absences.

Commissioner Bales made a motion to remove Toniann Primiano from Board of Adjustment Town Seat 3 due to the number of absences within the last year.

Commissioner Walsh seconded motion.

Motion carried unanimously.

Mayor Aneralla pointed out there are now four seats on the Board of Adjustment to be filled.

<u>Nominations for Town Seat 1</u>
Commissioner Bales nominated Jonathan Bradshaw.
Commissioner Boone nominated Jonathan Bradshaw.
Commissioner Hines nominated Jonathan Bradshaw.
Commissioner Munger nominated Jonathan Bradshaw.
Commissioner Phillips nominated Jonathan Bradshaw.
Commissioner Walsh nominated Jonathan Bradshaw.

Commissioner Bales made a motion to appoint Jonathan Bradshaw to Town Seat 1.
Commissioner Phillips seconded motion. Motion carried unanimously.

<u>Nominations for Town Seat 2</u>

Commissioner Bales nominated Peter Jacobson.
Commissioner Boone nominated Peter Jacobson.
Commissioner Hines nominated Peter Jacobson.
Commissioner Munger nominated Peter Jacobson.
Commissioner Phillips nominated Peter Jacobson.
Commissioner Walsh nominated Peter Jacobson.

Commissioner Hines made a motion to appoint Peter Jacobson to Town Seat 2. Commissioner Phillips seconded motion. Motion carried unanimously.

Nominations for Town Seat 3 (Replacing Toni Primiano)
Commissioner Bales nominated Chris Price.
Commissioner Boone nominated Edward Lowry.
Commissioner Hines nominated Gloria Bennett.
Commissioner Munger nominated Gloria Bennett.
Commissioner Phillips nominated John Carbonell.
Commissioner Walsh nominated Gloria Bennett.

Commissioner Hines made a motion to appoint Gloria Bennett to Town Seat 3. Commissioner Munger seconded motion. Motion carried unanimously.

Nominations for Town Seat 4
Commissioner Bales nominated Jason Loucks.
Commissioner Boone nominated Jason Loucks.
Commissioner Hines nominated Jason Loucks.
Commissioner Munger nominated Jason Loucks.
Commissioner Phillips nominated Jason Loucks.
Commissioner Walsh nominated Jason Loucks.

Commissioner Bales made a motion to appoint Jason Loucks to Town Seat 4. Commissioner Walsh seconded motion. Motion carried unanimously.

Nominations for ETJ Seat
Commissioner Bales nominated Kimberle Burton.
Commissioner Boone nominated Kimberle Burton.
Commissioner Hines nominated Kimberle Burton.
Commissioner Munger nominated Kimberle Burton.
Commissioner Phillips nominated Kimberle Burton.
Commissioner Walsh nominated Kimberle Burton.

Commissioner Phillips motion to appoint Kimberle Burton to the ETJ Seat. Commissioner Bales seconded motion. Motion carried unanimously.

Nominations for Alternate Members
Commissioner Bales nominated John Passarelli, Kevin Bray and John Carbonell.
Commissioner Boone nominated Edward Lowry, John Carbonell and George Yazbeck.
Commissioner Hines nominated John Carbonell, John Passarelli and Kevin Bray.
Commissioner Munger nominated George Yazbeck, John Carbonell and Edward Lowry.
Commissioner Phillips nominated Kevin Bray, John Carbonell and John Passarelli.
Commissioner Walsh nominated John Carbonell, Kevin Bray and John Passarelli.

Commissioner Munger made a motion to appoint John Carbonell to Board of Adjustment Alternate. Commissioner Walsh seconded motion. Motion carried unanimously.

Commissioner Hines made a motion to appoint John Passarelli to Board of Adjustment Alternate. Commissioner Bales seconded motion. Motion carried 5 to 1, with Commissioner Munger opposed.

Commissioner Walsh made a motion to appoint Kevin Bray to Board of Adjustment Alternate. Commissioner Bales seconded motion. Motion carried 5 to 1, with Commissioner Munger opposed.

9.E. Consider approving Rosedale Nature Park Dog Park Rules and Regulations.

Michael Jaycocks, Parks & Recreation Director, noted the only changes from the proposed Rules and Regulations from last month are the controlled access and fees associated with entering the dog park were removed.

Commissioner Walsh made a motion to approve the Rosedale Nature Park Dog Park Rules and Regulations. Commissioner Bales seconded motion.

Commissioner Phillips made a substitute motion to approve the Rosedale Nature Park Dog Park Rules and Regulations on the condition that staff amend the rules to include a requirement that all dogs using the park must be spayed or neutered.

Commissioner Boone seconded motion.

The Board discussed possibly including language that would state the dogs had to be spayed or neutered, but that puppies too young to be spayed or neutered would be allowed to visit the dog park.

Emily Sloop, Town Attorney, suggested from a liability standpoint to adopt the rules and regulations with an amendment to include the requirement that dogs be spayed or neutered.

Commissioner Phillips amended her motion to include a requirement that all dogs that are of age be spayed or neutered.

Commissioner Boone seconded amended motion.

Motion carried unanimously.

Rosedale Nature Park Dog Park Rules and Regulations attached hereto as Exhibit No. 5.

9.F. Consider approving LKN Kiwanis Mural for Veterans Park Restroom Building.

April Dunn, Public Art Commission, reviewed the changes made to the proposed mural presented by LKN Kiwanis.

Commissioner Boone made a motion to approve the LKN Kiwanis Mural as presented for the north facing outside wall of the Veterans Park Restroom Building.

Commissioner Hines seconded motion.

Motion carried unanimously.

Mural Design attached hereto as Exhibit No. 6.

10. Consent Agenda

10.A. Approve the minutes of the April 5, 2021 Regular Town Board Meeting.

Commissioner Munger made a motion to approve. Commissioner Bales seconded motion. Motion carried unanimously.

10.B. Adopt Resolution to award the bid for the Downtown Greenway Phase 1 - Trailhead Project and approve the construction contract.

Commissioner Munger made a motion to adopt Resolution. Commissioner Bales seconded motion. Motion carried unanimously.

Resolution attached hereto as Exhibit No. 7.

10.C. Adopt Resolution to award the Holbrook Street Extension Construction Contract.

Commissioner Munger made a motion to adopt Resolution. Commissioner Bales seconded motion. Motion carried unanimously.

Resolution attached hereto as Exhibit No. 8.

10.D. Approve property tax refunds.

Commissioner Munger made a motion to approve property tax refunds. Commissioner Bales seconded motion. Motion carried unanimously.

Property Tax Refund Report attached hereto as Exhibit No. 9.

10.E. Cancel the July 5, 2021 Regular Town Board Meeting.

Commissioner Munger made a motion to cancel the July 5, 2021 Regular Town Board Meeting. Commissioner Bales seconded motion. Motion carried unanimously.

11. Closing Comments

None

12. Adjourn

DRAFT

There being no further business, the meeting was adjourned.

Approved this the _____ day of _____, 2021.

DRAFT

Town of Huntersville
Town Board
July 19, 2021

To: Town Board

From: Jacob Glass, Staff Attorney

Date: July 19, 2021

Subject: Interlocal Agreement with Mecklenburg County for Fire Protection Services

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EXPLAIN REQUEST:
Approve interlocal agreement with Mecklenburg County for Fire Protection Services

ACTION RECOMMENDED:
Approval

FINANCIAL IMPLICATIONS:

ATTACHMENTS:
1. Interlocal Fire Protection resolution
2. FY22 Town of Huntersville Fire Service
3. VFD_Huntersville

RESOLUTION APPROVING INTERLOCAL COOPERATION AGREEMENT FOR FIRE PROTECTION SERVICES

WHEREAS, North Carolina General Statute §160A-461 authorizes units of local government to enter into agreements with each other in order to execute an undertaking by one unit of local government on behalf of another unit of local government; and

WHEREAS, the Town of Huntersville ("Town") and Mecklenburg County ("County") have previously entered into interlocal agreements for the provision of fire protection services to unincorporated areas within the Town's sphere of influence, and

WHEREAS, the Town of Huntersville and Mecklenburg County wish to renew the Interlocal Agreement according to the terms set forth therein.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED AS FOLLOWS:

1. The Town of Huntersville Board of Commissioners hereby approves the Interlocal Agreement, attached hereto as Exhibit "A" and incorporated herein by reference.

2. The Mayor of the Board of Commissioners, the Town Manager, and the Clerk to the Board are hereby authorized to sign all necessary documents on behalf of the Town in order to effectuate this transaction.

3. This Resolution shall be reflected in the minutes of the Town of Huntersville Board of Commissioners.

4. This resolution shall become effective upon adoption.

Adopted this 19th day of July, 2021.

_____
John Aneralla, Mayor, Town of Huntersville

ATTEST:

_____
Janet Pierson, Clerk to the Board

EXHIBIT “A”
(Interlocal Agreement)

State of North Carolina
County of Mecklenburg

FIRE PROTECTION SERVICES AGREEMENT

THIS AGREEMENT made and entered into as of the 1st day of July 2021 by and between **Mecklenburg County**, a political subdivision of the State of North Carolina, hereinafter referred to as the "County", and the **Town of Huntersville,** a North Carolina municipal corporation, hereinafter referred to as the "Town";

Identification:	Town of Huntersville
Address:	PO Box 664
	Huntersville, NC 28070
Telephone:	704-875-6541
Contact Person:	Anthony Roberts
Term of Contract:	7/1/21 – 6/30/22

RECITALS:

A. WHEREAS, North Carolina General Statute §153A-233 provides that a county may maintain a fire department and provide financial assistance to incorporated volunteer fire departments (VFD) and may contract for fire-fighting or prevention services with counties, cities, or other units of local government, and may for these purposes appropriate funds not otherwise limited as to use by law; and

B. WHEREAS, the Mecklenburg Board of County Commissioners has established fire protection service districts that cover the entire unincorporated area of Mecklenburg County and has levied a property tax for every fire protection service district for the purpose of funding fire protection services in the unincorporated area of Mecklenburg County; and

C. WHEREAS, the Town agrees to contract with the County to provide fire protection services in the area that is within the portion of unincorporated Mecklenburg County which is in the sphere of influence of the Town as shown on the map attached hereto as Attachment A (such area referred to herein as the "District") by exercising the power granted to the County by N.C.G.S. 153A-233 to maintain a fire department and/or to provide financial assistance to incorporated volunteer fire departments in the unincorporated area of Mecklenburg County; and

D. WHEREAS, the County and Town desire to enter into this Agreement for the Town to furnish fire protection and emergency services for and within the District using either a municipal fire department, or by contracting with one or more incorporated volunteer fire departments that meet the criteria set forth in this Agreement.

AGREEMENT

NOW THEREFORE, in consideration of the mutual promises contained herein and other good and valuable considerations, the receipt of which is hereby acknowledged, the parties hereto contract and agree as follows:

SECTION 1. USE AND AMOUNT OF SERVICE TAX LEVIED

The Mecklenburg Board of County Commissioners has agreed to levy and collect a tax each year on all taxable property within District. The amount of such fire protection service district tax levy shall be determined by the Board of County Commissioners from year to year and maintained by the County in a special fund as provided by law and more

specifically set out in Section 2 hereunder. Out of this fund, the County shall, to the extent of the taxes collected hereunder, provide funds for fire protection services for the District by appropriating funds for fire protection services to the Town. For each fiscal year, the funds provided to the Town from the fire protection service district tax fund shall be based on the request submitted by the Town to the County and as approved by and deemed necessary by the Board of County Commissioners for furnishing fire protection services within the District. The Town will recommend a tax rate for the District based on their annual budget assessment as it relates to the projected tax rate for fire protection services within the Town.

Fire protection services district tax funds levied and collected by the County and paid to the Town by the County shall be used solely for fire department operations, fire protection and emergency services in the District and other areas of response as dispatched and to meet the standards established by this Agreement.

SECTION 2. ACCOUNT MAINTAINED FOR RECEIPTS FROM SERVICE TAX

A separate account will be maintained by the County for the receipts from the property tax levied for the District. Any fire protection service tax district revenues collected annually in excess of the approved total appropriations shall be maintained in the separate account established by the County and held for appropriation in future fiscal years to fund fire protection services in the tax district from which collected. The Mecklenburg County Fire Commission shall make recommendations to the Board of County Commissioners for distribution of these revenues.

The County will pay the approved total appropriations, up to the amount of taxes collected, to the Town in equal monthly payments on the last day of each month.

SECTION 3. PAYMENT PROVISIONS

1. Amount payable each month: $108,507.75
   Annual payment for Fire Protection Service: $1,302,093

2. Submit monthly invoices via electronic format to the email address: LUESA.invoices@mecklenburgcountync.gov.

3. Electronic invoices must be submitted in accordance with the following privacy and security requirements:

   a. The Service Provider shall adopt and apply data security standards and procedures that comply with all applicable federal, state, and local laws, regulations, and rules.

   b. Electronic exchange of confidential information, including any email which will include invoices, billing information, employee or administrative data, or any information regarding the delivery of services, must be sent and received via encrypted methods.

4. Payment will be made via electronic funds transfer.

5. Town will submit an invoice by the fifth (5^{th}) of each month. The total amount paid under the terms of this Agreement shall not exceed the maximum amount payable in #1 above.

6. The first invoice will be due no later than August 15, 2021 for services rendered from July 1st through July 31^{th} of the current year and will be paid providing the contract has been fully executed.

7. Upon receipt, the invoice will be validated and verified for accuracy and submitted to Finance for payment. Incorrect invoices will be clarified with Town with corrections/changes made on a revised invoice.

8. The date of the revised invoice will be considered as the original date of the invoice.

9. County will authorize approved amounts to be paid to Town.

10. Failure to send requests to the appropriate person may result in payment being delayed beyond thirty (30) calendar days.

11. For services rendered from June 1st through June 30th of the previous year, the invoice will be due no later than July 5th of the current year. Late billings must be submitted for payment no later than sixty (60) calendar days from the date of service. If billing is over (60) calendar days, the County may deny payment.

SECTION 4. SERVICES FURNISHED BY TOWN

The Town will furnish fire protection and other emergency services twenty four (24) hours per day, seven (7) days per week, 365 days per year as determined and approved by the Town's governing body and as contracted for by the County within the District and shall provide the necessary equipment, personnel and those things necessary for furnishing such protection in the District, or shall contract with one or more incorporated volunteer fire departments to provide such services. The services shall be in accordance with minimum standards set forth in this Agreement and all future amendments adopted in accordance with Section 16 of this Agreement. The Town shall furnish said fire protection in the District without charge (other than the service district tax funds) to all persons and property located in the District in an efficient and workmanlike manner. This provision shall not prohibit the Town from entering into contracts with the Federal, State or local governments, or utility companies for the provision of fire protection services exceeding the scope of this Agreement for a fee. This provision shall not prohibit the Town from billing for certain services, including but not limited to hazardous materials mitigation responses nor shall this provision prohibit the Town or volunteer fire departments from additional fundraising, memberships dues or similar funding.

SECTION 5. BOOKS AND RECORDS

The Town shall maintain a written accounting system which provides adequate documentation of all of its receipts and disbursements including, but not limited to, those related to the expenditure of funds subject to this Agreement (it being acknowledged and agreed that the Town is not required to maintain separate accounting for fire and emergency related services provided within the Town corporate limits and outside the Town corporate limits).The County may inspect the financial books and records of the Town at reasonable times during regular business hours of the Town during the Term of this Agreement for up to three (3) years after the end of the Term of the Agreement. The Town agrees that it will supply such financial books, records, and information or verification as may be reasonably requested by the County.

SECTION 6. AUDIT

The Town shall provide to the County an audit and accompanying management letter prepared in accordance with generally accepted accounting principles and generally accepted auditing standards.

In the event that the audit or management letter reveals any reportable and/or material issue(s) related to Town fire operations, including those provided in the District, with regard to compliance with generally accepted accounting principles, the Town shall provide a written statement to the County that contains an explanation of each such issue and an action plan (with implementation timetable) for resolving each such issue, and shall provide periodic reports to the County on progress made in resolution of each issue.

SECTION 7. DECISION MAKING PROCESS OPEN TO PUBLIC

The Town acknowledges that it is a public body subject to the provisions of N.C.G.S. Chapter 143, Article 33C and agrees to comply with all provisions of said statute in conducting any decision-making process required by the terms of this Agreement.

SECTION 8. NOTICE OF FAILURE TO MAINTAIN DELIVERY OF SERVICES

In the event that the Town's governing body determines that the Town is unable to reliably deliver the services described herein, for reasons including, but not limited to, resignation or withdrawal of volunteers, part-time or full-time members, or other reasons for loss of ability to deliver services, the Town shall immediately so notify the County.

SECTION 9. TOWN'S USE OF FUNDS

The Town shall use the funds subject to this Agreement in accordance with the annual Town Budget. This budget may be amended by the Town within the approved total appropriations made available by this Agreement. All service tax funds provided by the County to the Town must be used for furnishing fire protection and emergency services within said District. For each year of the term of this Contract and as part of each parties annual budget process, the Town Manager and County Fire Marshal shall agree in writing to a mutually agreeable method to demonstrate compliance with this Section.

SECTION 10. INSURANCE AND INDEMNIFICATION

The Town and its contracted VFD shall obtain and keep in force during the term of this Agreement the following minimum insurance coverage. All required insurance shall be procured from insurance companies licensed to do business in North Carolina and Workers' Compensation. Coverage shall be maintained continuously during the term of this agreement. The Town shall be responsible for purchasing or assuring the provision of such insurance coverage for both regular employees and volunteers.

A. Worker's Compensation: Coverage A – Statutory – State of North Carolina. Coverage B – Employers Liability - $100,000 each claim.
B. Comprehensive General Liability, Including Medical Malpractice and Errors and Omissions: Coverage with minimum limits of $1,000,000.00 per occurrence combined single limit for bodily injury liability and property damage liability.

   The County shall be named as an additional insured under the commercial general liability insurance for operations or services rendered under this contract. The county shall be designated as Certificate Holder on the Certificate of Insurance.

C. Business Auto Policy: Coverage with minimum limits of $1,000,000.00 per occurrence combined single limit for bodily injury liability and property damage liability. This shall include owned vehicles, hired and non-owned vehicles and employee non-ownership.
D. Management Liability/Directors and Officers Liability: Coverage with minimum limits of $1,000,000.00 per claim and $2,000,000.00 aggregate.
E. Umbrella Liability: Coverage with limits of $2,000,000.00. Coverage shall excess the underlying auto liability, employer's liability, general liability including Medical Malpractice and Errors and Omissions liability. There shall not be any "drop down deductibles" in areas where underlying coverage is not required but the Umbrella Policy provides coverage.
F. Fidelity Bonds: A blanket fidelity bond shall be purchased in the amount of not less than $100,000.00.

To the extent permitted by law, the Town shall indemnify and save harmless the County, its officers, agents, and employees from and against all loss, cost, damages, expense and liability caused by accidents or other occurrence resulting in bodily injury, including death, sickness and disease to any person arising directly or indirectly from the negligence of the Town in performance of its obligations under this Agreement. The provisions of this Section shall survive the termination of this Agreement.

SECTION 11. STANDARDS OF PERFORMANCE.

The Town shall furnish fire protection and emergency services in a professional, efficient and workmanlike manner, in particular so as to meet the requirements of and comply with rules and regulations of the North Carolina Office of the State Fire Marshal, the North Carolina General Statutes, and other pertinent federal, State and County laws, regulations and standard.

The Town shall annually furnish documentation to the County certifying and/or verifying that the Town fire department or volunteer fire department servicing the District is in compliance with the minimal ISO performance standards, as well as the rules and regulations, as set forth by the North Carolina Department of Insurance, the North Carolina Office of State Fire Marshal, and the North Carolina General Statutes.

SECTION 12. RELATIONSHIP OF PARTIES

The County and the Town agree that the Town shall operate and act as an independent contractor of the County, and the County is in no way responsible for the administration and supervision of the officers, employees, subcontractors, and agents of the Town, which persons it is agreed are not the officers, employees, subcontractors, and agents of the County.

SECTION 13. TERM OF AGREEMENT

This agreement shall become effective as of July 1, 2021 and shall automatically renew from fiscal year to fiscal year unless terminated by either party in accordance with Section 15 of this Agreement or replaced with a new contract in the future.

SECTION 14. NON-ASSIGNABILITY

This Agreement may not be transferred, assigned, or subcontracted by the Town without the prior written consent of the County.

SECTION 15. TERMINATION

This Agreement may be terminated in the following manner:

(a) By either party for breach that has not been cured within thirty (30) days after written notice of the breach;
(b) At any time by mutual consent; and
(c) By either party without cause upon advance written notice to the other party, served upon the other party by certified mail at least ninety (90) days prior to the date of termination. Failure of the Town and the County to agree on the level of funding (or the Town Budget) for fire protection and emergency services shall require at least ninety (90) days' notice to terminate if the County provides at least the same level of funding as provided during the previous fiscal year.

SECTION 16. AMENDMENTS

Any amendment to this Agreement shall be made in writing and signed by both parties in order to be effective.

SECTION 17. NOTICES

Any notice, consent or other communication required or contemplated by this Agreement shall be in writing, and shall be delivered in person, by U.S. mail, by overnight courier, by electronic mail or by telefax as follows:

To the County: See **CONTRACT SUMMARY B2a.**

To Town: See **CONTACT SUMMARY B1a.**

Notice shall be effective upon the date of receipt by the intended recipient; provided that any notice, which is sent by telefax or electronic mail, shall also be simultaneously sent by mail deposited with the U.S. Postal Service or by overnight courier. Each party may change its address for notification purposes by giving the other party written notice of the new address and the date upon which it shall become effective as noted below:

A. Area to be served in Mecklenburg County is as identified on the attached Map (see Attachment A).

B. Agreement Identification:

1. Town
   a. Name of Agreement Administrator: Anthony Roberts
   b. Telephone Number: 704-875-6541
   c. E-mail: aroberts@huntersville.org
   d. Fax:
   e. Name of Program Contact: Same as above
   f. Telephone Number:
   g. E-mail: Fax:
   h. Name, Location, and Mailing Address: PO Box 664, Huntersville, NC 28070
      Same as above.
   i. Status: ☒ MUNCIPALITY
   j. Federal Tax Identification Number: 56-6001252

2. County
   a. Name of Agreement Analyst: Bob Iannucci
   b. Telephone Number: 980-314-2542
   c. E-mail: Robert.Iannucci@MecklenburgCountyNC.gov
   d. Fax:
   e. Name of Program Manager: Stephanie Prioleau
   f. Telephone Number: 980-314-3025
   g. E-mail: Stephanie.Prioleau@MecklenburgCountyNC.gov
   h. Fax:
   i. Address of Department: 2145 Suttle Avenue Charlotte, NC 28208

SECTION 18. MISCELLANEOUS MATTERS

A. Pursuant to NCGS §143-133.3 and NCGS § 64-26(a), any "employer" that transacts business in North Carolina and employs 25 or more employees in this State entering into a contract with Mecklenburg County is required to verify the work eligibility status of all newly hired employees through the E-Verify program. The Fire Department must execute the E-Verify Declaration included in this Agreement on E-Verify compliance.

B. **IRAN DIVESTMENT ACT PROHIBITION**. Each party of this agreement represents to the other party that as of the date of this Contract or purchase order, that they are not currently listed on the Final Divestment List created and maintained by the North Carolina State Treasurer pursuant to G.S.143-6A-4. Further, pursuant to G.S. 143C-6A-5(b), Town further agrees to notify the County Procurement Department if at any time during the term of this agreement, it is added to the "List." The Divestment List may be found on the State Treasurer's website at www.nctreasurer.com/Iran.

C. **E-VERIFY, FMLA, ADA, OSHA.** Both parties agree to make themselves aware of and comply with, and cause their subcontractors to comply with all federal, state, and local laws, regulations and ordinances relating to the performance of this Agreement or to the Services delivered hereunder, including without limitation, E-Verify (Article 2 of Chapter 64 of the North Carolina General Statutes), Workers' Compensation, the Fair Labor Standards Act (FLSA) the Americans with Disabilities Act (ADA), the Family and Medical Leave Act (FMLA) and Occupational Safety And Health Administration (OSHA). The Town further agrees to obtain all verifications, permits and licenses applicable to the performance of this Agreement. If any violation of this section has occurred or does occur, the violating party will indemnify and hold harmless the non-violating party from all losses, damages, costs, expenses (including reasonable attorneys' fees), obligations, duties, fines, penalties, interest charges and other liabilities (including settlement amounts) incurred on account of such violation.

D. **COMPANIES THAT BOYCOTT ISRAEL LIST.** With the execution hereof, the parties to this agreement certify to each other that they are not one of the companies that Boycott Israel List created by N.C State Treasurers pursuant to N.C.G.S § 147-86.80 and will not contract with anyone on such list in performance of the work hereunder.

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, _____ (the individual attesting below), being duly authorized by and on behalf of _____ (the entity contracting with the County, hereinafter "SERVICE PROVIDER") AFFIRMS AND DECLARES as follows:

1. Service Provider understands that E-Verify is a federal program operated by the United States Department of Homeland Security and other federal agencies, or any successor or equivalent program used to verify the work authorization of newly hired employees pursuant to federal law in accordance with NCGS §64-25(5).

2. Pursuant to NCGS **§**143-133.3 and NCGS **§** 64-26(a), any "employer" that transacts business in this State and employs 25 or more employees in this State entering into a contract with the County is required to verify the work eligibility status of all newly hired employees through the E-verify program.

3. Service Provider is a person, business entity, or other Service Provider that transacts business in this State and employs 25 or more employees in this State. (check Yes or No)
   a. ☐ YES, or
   b. ☐ NO

4. For Service Provider who employ 25 or more employees in the State and are therefore subject E-Verify, the undersigned verifies the Service Provider's/Employer's compliance with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes.

5. Service Provider's subcontractors performing work under this Agreement that employ 25 or more employees in this State must also comply with E-Verify, and Service Provider agrees that it will ensure compliance with E-Verify by any of its subcontractors used by Service Provider on this agreement that employ 25 or more employees in this State.

6. I hereby declare under penalty of perjury that the foregoing is true and correct.

This ____ day of _____, 20____.

_____
Signature of Declarant

_____
Print or Type Name

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in their names by their duly authorized officers as of the day and year first above written.

TOWN OF HUNTERSVILLE

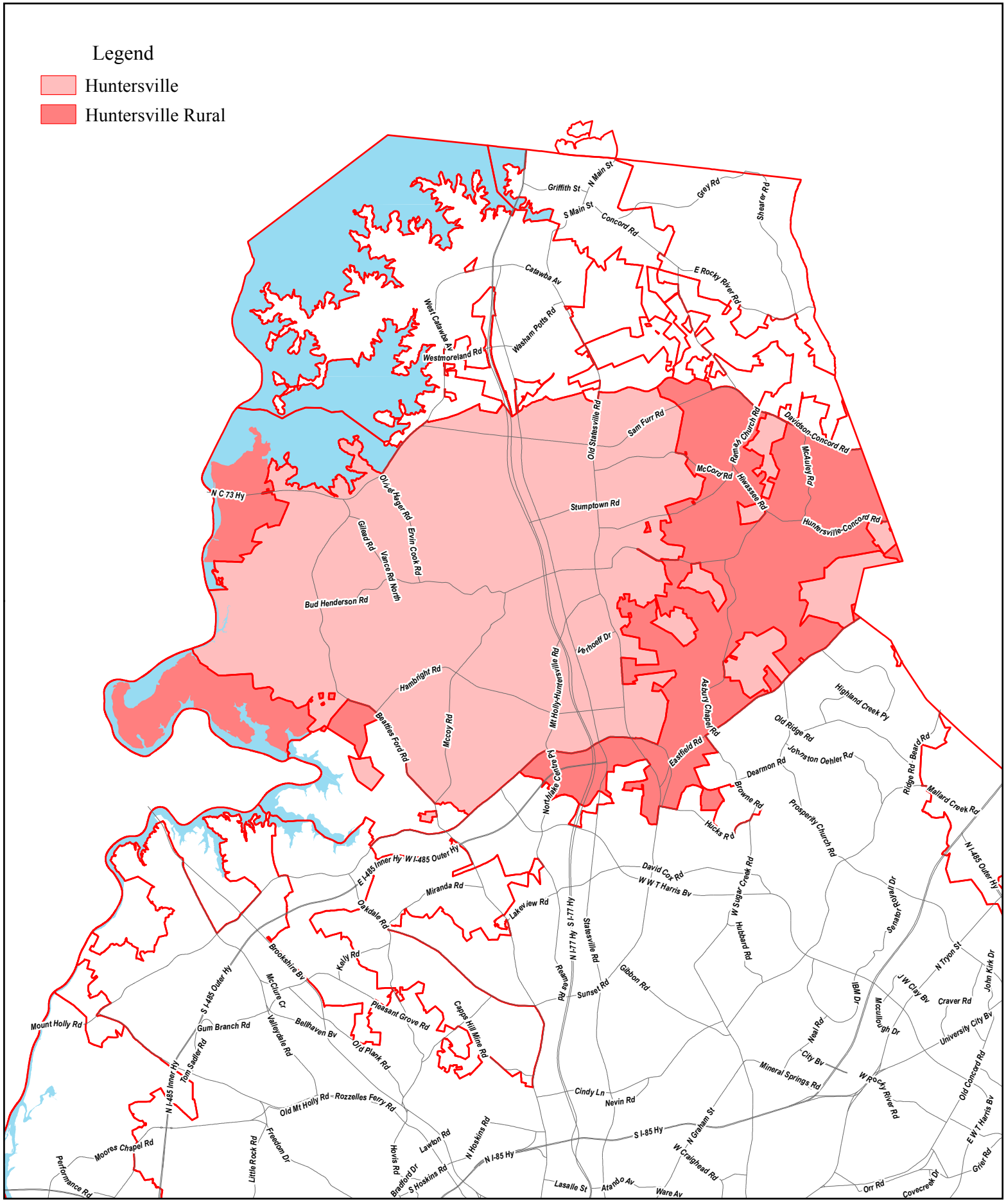
BY: _____
Mayor or Town Manager

Attest:

BY: _____
Town Clerk

Approved as to Form

_____
Town Attorney


Legend
Huntersville
Huntersville Rural
Griffith St
N Main St
S Main St
Concord Rd
Grey Rd
Shearer Rd
Catawba Av
West Catawba Av
Westmoreland Rd
Washam Potts Rd
E Rocky River Rd
Old Statesville Rd
Sam Furr Rd
Ramah Church Rd
Davidson-Concord Rd
McAuley Rd
McCord Rd
Hiwassee Rd
Huntersville-Concord Rd
N C 73 Hy
Oliver Hager Rd
Ervin Cook Rd
Stumptown Rd
Gilead Rd
Vance Rd North
Bud Henderson Rd
Verhoeff Dr
Hambright Rd
Mt Holly-Huntersville Rd
Asbury Chapel Rd
Highland Creek Py
Old Ridge Rd
Johnston Oehler Rd
Dearmon Rd
Eastfield Rd
Northlake Centre Cy
Beatties Ford Rd
Mccoy Rd
Browne Rd
Prosperity Church Rd
Ridge Rd
Beard Rd
Mallard Creek Rd
Hucks Rd
N I-485 Outer Hy
E I-485 Inner Hy
W I-485 Outer Hy
David Cox Rd
W W T Harris Bv
Miranda Rd
Lakeview Rd
Oakdale Rd
W Sugar Creek Rd
Senator Royal Dr
Hubbard Rd
N I-77 Hy
S I-77 Hy
Statesville Rd
Reames Rd
Gibbon Rd
Sunset Rd
Kelly Rd
Brookshire Bv
McClure Cr
S I-485 Outer Hy
Mount Holly Rd
Gum Branch Rd
Valleydale Rd
Bellhaven Bv
Old Plank Rd
Pleasant Grove Rd
Camps Hill Mine Rd
Tom Sadler Rd
N I-485 Inner Hy
Old Mt Holly Rd
Rozzelles Ferry Rd
Moores Chapel Rd
Performance Rd
Little Rock Rd
Freedom Dr
Hovis Rd
Bradford Dr
Lawton Rd
S Hoskins Rd
N Hoskins Rd
N I-85 Hy
S I-85 Hy
Lasalle St
Atando Av
Ware Av
W Craighead Rd
N Graham St
Cindy Ln
Nevin Rd
Mineral Springs Rd
City Bv
Neal Rd
IBM Dr
Mccullough Dr
J W Clay Bv
Craver Rd
N Tryon St
John Kirk Dr
University City Bv
W Rocky River Rd
Old Concord Rd
E W T Harris Bv
Grier Rd
Orr Rd
Covecreek Dr
N
S
E
W
Huntersville VFD
Map prepared by Jamie Metz (GIS) : June 22, 2016
GIS
MECKLENBURG COUNTY

Town of Huntersville
Town Board
July 19, 2021

To: Town Board

From: Brad Priest, Principal Planner

Date: July 19, 2021

Subject: Petition #TA21-09 - CB Buffer Text Amendment

EXPLAIN REQUEST:
TA21-09 is an application by the Huntersville Planning Department to amend the requirements of Article 7.5.3 of the Huntersville Zoning Ordinance. The purpose of the amendment to allow flexibility for CB/SP/CI buffers along public streets and rights of way.

ACTION RECOMMENDED:
Consider calling a public hearing for Monday August 16th, 2021.

FINANCIAL IMPLICATIONS:
N/A

ATTACHMENTS:
None

Town of Huntersville
Town Board
July 19, 2021

To: Town Board

From: Jack Simoneau, Director

Date: July 19, 2021

Subject: Petition #TA21-09 - Strategic Capital Partners.

EXPLAIN REQUEST:
Call a public hearing for Monday, August 16, 2021 at 6:00 PM at Huntersville Town Hall, on Petition #TA21-09, a request by Strategic Capital Partners to amend the requirements of Article 8.25 of the Huntersville Zoning Ordinance to allow flexibility for SWIM buffer requirements and mitigation in conditional zoning and Corporate Business developments.

ACTION RECOMMENDED:
Call Public Hearing for Monday, August 16, 2021

FINANCIAL IMPLICATIONS:

ATTACHMENTS:
None