

Members

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



Town Staff

Brian Richards
Director
Planning Department

Tracy Barron
Administrative Analyst
Planning Department

Jacob Chambers
Staff Attorney

AGENDA

Planning Board

January 28, 2025 - 6:30 PM

TOWN HALL (101 Huntersville-Concord Road)

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

- 1. Call to Order/Roll Call**
- 2. Approval of Minutes**
 - 2.A. Consider approval of the November 20, 2024, regular meeting minutes.
- 3. Public Comments**
- 4. Action Agenda**
 - 4.A. Consider a recommendation on Petition #R24-10 Merancas Fire Training Facility, a request by Central Piedmont Community College to rezone approximately 5.28 acres located at 11700 Old Verhoeff Drive from Neighborhood Residential and Campus Institutional to Special Purpose-Conditional District.
 - 4.B. Consider a recommendation on Petition #SUP24-02 Merancas Fire Training Facility for a Special Use Permit at 11700 Old Verhoeff Drive for a fire training facility with a burn building.
- 5. Other Business**
 - 5.A. Consider approval of the 2025 Planning Board meeting schedule
- 6. Adjourn**

General Meeting Information

Planning Board:

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

Meeting Time, Place and Agenda:

All meetings of the Board are open to the public and the public is invited and encouraged to attend. The Board meets in Town Hall at 6:30 p.m. on the fourth Tuesday of each month (unless otherwise posted). Agendas are published Wednesdays before the meeting on our website. The Board reserves the right to deviate from the agenda.

Public Comment and Public Hearing Policy:

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

Special Accommodations:

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



Request for Board Action

January 28, 2025

To: Board Members

From:

Date: January 28, 2025

Subject:

EXPLAIN REQUEST:

ACTION RECOMMENDED:

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

1. November 20, 2024 Minutes

Minutes of the Town of Huntersville Planning Board

The Town of Huntersville Planning Board met at 6:30 p.m. on Tuesday, November 20, 2024.

Call to Order/Roll Call

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

Present: J. Sny, C. Boyd, J. Henson, S. Hensley, L. Hallman, G. Baber, M. Pollard, T. Loomis & J. Wright

Absent: None

Approval of Minutes

Item 2A. Consider approval of the October 22, 2024, Regular Meeting Minutes

Motion: C. Boyd made a Motion to Approve the Amended October 22, 2024, minutes. M. Pollard seconded the motion.

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

Public Comments:

B. Duncan, Huntersville

F. Gammon, Huntersville

A. Hallman, Huntersville

E. Kerns, Huntersville

D. Huang, Huntersville

C. Miller, Huntersville

M. Ainslie, Huntersville

J. Burberick, Huntersville

T. Burberick, Huntersville

J. Henson stated that he had a conflict on Items 4A and 4B.

Motion: J. Sny made a motion to recuse J. Henson for items 4A and 4B. S. Hensley seconded the motion.

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

Action Items

Item 4A: Consider a recommendation on #R24-09 located west of NC115 along Gilead Rd. Project Name Town Center General Rezoning

B. Richards, Planning Director entered his staff report into the record, a copy of which is attached hereto as Exhibit A and incorporated herein by reference. Staff reviewed the proposed rezoning, proposed uses, and stated that staff is in support of the rezoning request.

G. Baber asked if the restriction to hours of operation for commercial use that exist within NR zoning would be the same for TC zoning. Staff stated that there currently are no restrictions to the hours of operation for a commercial business within TC zoning.

G. Baber asked if there are restrictions to the maximum building height that would be permitted in the TC Zoning. Staff responded that restrictions to building height are relative to building type and not zoning. As any proposed use would be adjacent to a single-story building, mass and scale would affect what would be permitted or recommended for approval and would have to tier up.

C. Boyd asked if there are any other examples or precedent set for a general rezoning without knowing the building type or business that would be on the subject property in the future. Staff commented that general rezonings are not commonly used. The Town did do a general rezoning about one thousand acres to Corporate Business in the past to create specific corridors and areas for business development.

L. Hallman commented that this is a good idea but the wrong method in his opinion. He asked if the parcels not sharing more adjacent property lines was prohibitive to being submitted as a General Rezoning, if individual site plans and uses would be provided, if Tier 1 and Tier 2 uses was known. Staff responded that the properties do not have to be adjacent to qualify for a General Rezoning, individual site plans are not a requirement of this process, and the uses would be decided by the market for the locations under the uses permitted within the zoning.

L. Hallman commented that in his opinion there are a lot of areas in the Downtown Plan and 2040 Plan that do not agree with the elements of General Rezoning, this includes ED1.3 for Inventory & Protecting Strategic Development Sites and the opening paragraph of the Implementation section. He then requested more balance in the staff's comments to draw those out.

L. Hallman referred to the Staff report question, if the proposed reclassification would affect any known archaeological, environmental, cultural, or historical resource. Staff's comment was that there was no known effect which omits historical and cultural. L. Hallman then asked staff if that means that are negative affects on historical and cultural. Staff responded that any properties included that have a historical designation would have to abide by the rules of the historical designation regardless of the zoning therefore the zoning change is not adversely affecting the properties.

C. Boyd asked if the owners of the parcels will be required to come back through the Board approval process if and when they determine what they want to develop in the future. Staff stated that any proposed uses within Town Center zoning without exceptions or modifications would be administratively approved. Any exceptions or modifications would require a conditional rezoning which would return for Board approval. C. Boyd asked staff to confirm that means that a business that plays music all night long could be approved in one of these proposed locations. Staff confirmed that music could be played but it would be subject to the Town's noise ordinance and become a police matter if violated.

M. Pollard commented that General Rezoning has a place in the community such as an Industrial Park where few adjacent neighbors would be affected, he expressed concern that this may not be the place for a General Rezoning given the invested diversity of the properties including Huntersville Elementary, Discovery Place Kids, and existing residents.

The Board had followed up discussion to understand fully current permitted uses, current permitted hours of business, and current permitted outdoor music. Staff confirmed that any conditional rezoning negotiation requires the Town and applicant to come to an agreement to be accepted and that current business, 760 Craft Works currently has no time limits on playing music outdoors.

J. Snyder asked if properties 115 & 117 Gilead Road could be purchased by one entity and used for a singular project. Staff confirmed that could happen and would most likely require recombination.

L. Hallman asked if North State purchased 115 & 117 Gilead Road, if they could incorporate that into their existing development. Staff responded that it would require written agreements between the two developments and would not change the buffer requirements.

Motion: S. Hensley made a motion to recommend approval of R24-09, Town Center General Rezoning. The Planning Board finds that it is consistent with the Huntersville 2040 Community Plan and specifically policies LU6.1, 6.2, EV1.2, 2.2, 2.3, and the Gathering Principle of the Downtown Master Plan. The Town Center zoning district will be consistent with the character and uses adjacent to the subject properties. It is reasonable and in the public interest to amend the Zoning ordinance to help facilitate future development of the subject parcels, to help the Town and the citizens of the 2040 Master Plan and 2022 Downtown Master Plan. M. Pollard seconded the motion.

S. Hensley commented that in his opinion this is a philosophical decision as much as it is a Zoning decision. He stated that in his opinion, owners of real estate should be able to do what they want with their property within the scope of the laws. There are plenty of properties zoned TC now that people can develop by-right and there are still Zoning Ordinances that must be followed for that zoning district. It is easier for a small owner to come through the General Rezoning process versus the Conditional Rezoning process and price tag. In his opinion this is appropriate because it is adjoining parcels that are Town Center zoning and, in his opinion, most residents would like to see Gilead Road developed with more commercial development and this would assist the current owners with facilitating that process.

M. Pollard commented that he thinks that there is value in the General Rezoning process when you have a good idea of the outcome in structure and use but this may not be appropriate in the Town Center core as a makeup of the Downtown.

C. Boyd asked for confirmation if a single parcel could come for a General Rezoning versus a Conditional Rezoning. Staff confirmed that this is the same thing that is occurring tonight.

G. Baber commented that rezoning to Town Center for these parcels appears to make sense, but it also sounds like residents would like to have more say over what uses will be permitted through the Conditional Rezoning process.

T. Loomis commented that she would like to see the parcels not be bundled together in the request.

J. Wright commented that she appreciates who her neighbor is and that it is important to be able to know what the anticipated use would be.

L. Hallman commented that the parcels should not be bundled, and he feels for the small business owners in the potential associated fees but there will be site plan fees with development either way. In his opinion, the parcel at 121 Gilead Road does not need the rezoning because it per the staff report it is commercial office with a proposed commercial office use, 106 and 115 Gilead Road say single-family residential to proposed single-family residential. 117 Gilead Road states that it wants to rezone from a daycare, but it has already been approved to be a restaurant, with proposed uses allowed under Town Center zoning.

S. Hensley commented that one reason that he likes by-right zoning is because he has seen great plans come in as conditional rezonings that have been denied due to people getting off on a tangent or for a relatively irrelevant matter, as an example tree save. Trees are great but denying an entire plan because tree save is barely met or not exceeded is not good practice. The Zoning Ordinance has been vetted and allowing parcels to change their overall zoning to allow for the vetted uses makes sense.

T. Loomis commented that the bundle of the properties with all the applicants not being present is an issue for her.

Vote: The motion failed (1-7) with C. Boyd, T. Loomis, G. Baber, J. Snyder, J. Wright, M. Pollard, and L. Hallman opposed.

Motion: L. Hallman made a motion to recommend denial of R24-09, Town Center General Rezoning. The Planning Board finds that it is inconsistent with the Huntersville 2040 Community Plan and the 2022 Downtown Master Plan. We find the use of General Rezoning to be inconsistent with policies LU6.3, LU7, LU8.1, LU8.2, LU11, EV1.3, EV2.2, DT1, DT2, DT3.1, DT8.1, DT8.2, DT10.3, and DT11.2. It is not reasonable nor in the public interest to approve the rezoning due to the type of rezoning requested. Our community plans call for a more careful and structured process when redeveloping properties than a general rezoning would provide. We encourage the applicants and individual property owners to come back with individual plans that stand on their own merit. J. Wright seconded the motion.

S. Hensley asked if individual applicants have any time constraint on being able to reapply individually if this application is denied when it reaches the Town Board. J. Chambers, Staff Attorney stated that he believes it would be considered a substantial change which would remove any time constraints for individual applicants to reapply immediately.

Vote: The motion passed (6-2) with J. Snyder and S. Hensley opposed.

Item 4B: Consider a recommendation on Petition #R24-06 Rosedale Infill, a request by Antiquity Woods LLC - Joe Roy to rezone approximately 0.186 acres of land located at 9923 Ansonborough Square from NR (TND-O) to NR (TND-O) CD to develop four townhome units.

N. Farber, Senior Planner entered his staff report into the record, a copy of which is attached hereto as Exhibit B and incorporated herein by reference. Staff reviewed the proposed rezoning, proposed uses, and stated that staff is in support of the rezoning request.

C. Boyd asked if Staff has a concern with the proposed Hardie Board exterior versus the existing brick exterior as a rezoning requirement. Staff commented that massing and scale are the areas that are considered and there is no issue within those areas.

L. Hallman asked if the spacing between the buildings being proposed is the same or similar to the spacing of the current buildings. Staff confirmed that it is not the same and they will get the information to determine if it is more or less than the other buildings.

L. Hallman asked for confirmation that the land for the proposed site is not protected as part of the original plans as Common Open Space. Staff confirmed that it was labeled as such under the 1998 ordinances but was not an actual requirement and therefore is not subject to any protections to remain open space.

C. Boyd asked staff to confirm that the parking requirements would be met with the proposed changes. Staff confirmed that all parking requirements are met.

The applicant, S. Crater, Denver, NC presented the proposed development, his history with the area, and highlighted the skills of the designer. The landowner, J. Roy, Cornelius shared that he has spoken with staff and determined that he can commit one of the units to be Attainable Housing. The proposed siding would be complimentary to this site location, visibility from the street, and desired cost to build to achieve the attainability goal.

G. Baber asked if there is an existing homeowner's association and if there is an agreement in place. J. Roy commented that he has spoken with the homeowner's association and expressed a desire to join but it will be up to them to allow them to or not.

C. Boyd asked what the distance of separation is between the buildings as shown in the Antiquity example versus what is being proposed in this rezoning. He expressed concern that it may end up looking like an afterthought.

J. Wright asked if the access for the existing residents, the mailbox designs, and the access to the alleyway have been thought about to be workable for current and future residents. J. Roy responded that they would provide mailboxes. He discouraged the pathway be installed as it encourages anyone to walk through there versus going around the 5 units to the east of it and utilizing the sidewalks.

M. Pollard asked if the developer would consider going deeply affordable versus the current slightly discounted offer. J. Roy responded that he would like to but he cannot commit to at this time. It is his desire to do this in multiple locations but he does not yet have a clear path to be able to accomplish this.

J. Sny asked the applicant if they have any concerns regarding the open space requirements by staff and the conditions in the engineering report tied to the utilities easement. The applicant confirmed that they are fine with staff comments. Staff commented that the engineering report items are an element of the rezoning.

Motion: G. Baber made a motion to recommend approval of R24-06, Rosedale Infill to accommodate the additional four units. The Planning Board finds the request to be consistent with policies LU2.1, LU5.1, LU7.1, LU9.1, and LU11.2 of the Huntersville 2040 Community Plan. The Planning Board recommends allowing the modification to reorient the properties. Approval is subject to the condition: 1) for the applicant to note stating their commitment to formalizing the urban open space. It is reasonable and in the public interest to approve the rezoning plan as it is consistent with the existing development patterns in the vicinity and because the requested modification is in keeping with the spirit of the ordinance. T. Loomis seconded the motion.

G. Baber commented that he is in support because he likes what is being proposed with the existing development, the density is appropriate, and the walkability to area businesses is ideal.

T. Loomis commented that she is in support and likes this type of solution being added to the housing inventory for Huntersville.

S. Hensley commented that he is in support of this development as it is a good solution to get four additional residences on this parcel with minimal infrastructure changes and that is a good solution for encouraging affordable or attainable housing. He commented that he would like to see Huntersville continue to support good developers that bring creative solutions to try to develop a good community and find these types of solutions. He supports the diversity of design.

J. Wright agreed density is important, but she does not care for the diversity in design. Given the changes in the price point that have been quoted she expressed concern over what the final price tag will be and expressed a desire to have the affordable/attainable commitment be something that can be guaranteed. She expressed that she does hope that the homeowner's association will accept these units and that the new residents will be included in the community. Lastly, she hopes that that the developer will protect the private alleyways that are there now for the existing residents through the construction process.

J. Sny asked staff if there were any mechanisms available to them to guarantee affordable or attainable housing. Staff confirmed that there is not a mechanism in place at this time. He expressed that he has seen many of these townhomes through the Lake Norman area and he has no concerns regarding the product.

M. Pollard commented that residents should not view a vacant lot as something that will always stay that way without looking at the plans. Additionally, he encouraged the developer who states that they would like to use this as a template for affordable or attainable housing to really go all in.

L. Hallman commented that he echoes his constituents. He does not have a problem with the siding choice or the spacing.

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

Motion: S. Hensley made a motion for J. Henson to rejoin the Board. T. Loomis seconded the motion.

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

M. Pollard stated that he has a perceived conflict on Item 4C and requested to be recused.

Motion: G. Baber made a motion to recuse M. Pollard for item 4C. T. Loomis seconded the motion.

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

S. Hensley notified the Board that he received a notice regarding this rezoning as he lives within a mile of the project. He does not have a conflict. The Board was polled to determine if they believe there is a conflict, there was none.

Item 4C: Consider a recommendation on #R24-12 located south of Ramah Church Rd. Project Name Walden Berm Revision.

B. Richards, Planning Director entered his staff report into the record, a copy of which is attached hereto as Exhibit C and incorporated herein by reference. Staff reviewed the proposed rezoning, proposed uses, and stated that staff is in support of the rezoning request.

J. Wright asked if there would be additional plantings. Staff confirmed that is correct, current discussion is that there will be an additional 70-75 evergreen trees, to be determined by a landscape architect to confirm that the trees can be planted appropriately to survive.

C. Boyd asked if the 3:1 ratio for the berm has been reviewed to be sure that it is stable and will not erode. Staff confirmed that the engineers have gone on site to inspect it and that it will take some time for the dirt to settle and the plantings to take hold but yes, it has been determined that it can and will be stable. In the event that any repairs are needed it will be the responsibility of the owner at the time those repairs are necessary.

J. Snyder asked if there was ever discussion to lower the height of the berm and possibly add plantings. Staff did not have knowledge of any discussions.

J. Wright asked which side the ditch is located on and why. Staff confirmed that the ditch is on the side that collects water. The Board asked if the ditch and berm are functioning properly. Staff confirmed that it has been inspected and is functioning properly.

L. Hallman asked what the length of the berm is and how many properties are adjacent to the berm on the north side. Staff stated that it is well over 1,000 feet in length and there have been no complaints regarding the functionality.

L. Hallman confirmed the location of the berm to the proposed Ferreltown Parkway and asked if there were any concerns about site lines in relation to roads and the berm height.

C. Boyd asked what was stopping the applicant from just building it to the plans. C. Gamble, applicant stated that it is not as simple as just adding dirt and the complexity is why we are here.

S. Hensley asked if there has been any discussion with the affected neighbors about possibly finding an agreeable solution, even considering placing solutions on the neighbor's property at the developer's expense. C. Gamble responded that there was a meeting on-site with the neighbors, developers, and Town staff and the developers did offer to plant trees at their expense on the neighbor's land to help with the screening. One property owner was agreeable to that and an attempt to pursue that was made but was not ultimately able to be worked out.

Motion: L. Hallman made a motion to recommend approval of R24-12 Walden Berm Revision with the conditions, 1) that all minor staff comments and redline comments are addressed, 2) modification to allow for variable slope 2:11-3:1 as proposed, 3) RTAP is submitted and approved to update the current Preliminary Plan set, 3) additional evergreen trees are added to the berm to enhance screening from adjacent properties, 4) drainage swale is installed and maintained by the developer and HOA. The proposal is consistent with the 2040 Community Plan policy LU11.1. It is reasonable and in the public interest to approve the rezoning plan because the berm modification does not erode the efficiency and intent of the berm. Additional evergreen trees will enhance the screening of the buffer from adjacent properties. J. Henson seconded the motion.

L. Hallman commented that Jay Henson stated it well that this action is to fix the site plan for the berm to shift the requirement of 3:1 to a variable slope of 2:1-3:1 to enhance the effectiveness of the berm.

J. Henson commented that he agrees, the berm was already agreed to in the past, the plantings and the stabilization of the slope need to comply with the ordinances.

T. Loomis commented that she is trying to put herself in the adjacent property owner's shoes. It would be her preference for the applicant and the adjacent property owners to come to an agreement versus the Board simply telling someone that they have to live with something.

S. Hensley commented that he believes the proposed solution is the correct solution but that there appears to still be a remaining problem with the adjacent property owners and because of that he will not support this. He is not opposed to what is proposed.

C. Boyd walked through the steps he believes would be involved in meeting the current standard and stated that he believes the proposal is a good compromise.

Vote: The motion passed 6-2 with S. Hensley & T. Loomis opposed.

Motion: S. Hensley made a motion for M. Pollard to rejoin the Board. C. Boyd seconded the motion.

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

Item 4D: Consider a recommendation on Petition #R24-08, a request by Stephen A. McLane to rezone approximately 0.591 acres from Corporate Business to Neighborhood Residential.

N. Farber, Senior Planner entered his staff report into the record, a copy of which is attached hereto as Exhibit D and incorporated herein by reference. Staff reviewed the proposed rezoning, proposed uses, and stated that staff is in support of the rezoning request.

C. Boyd asked what the applicant plans to do with the property. Staff stated that they have discussed a plan to recombine and subdivide to allow his daughter to build a home.

L. Hallman asked if the adjacent property owner has expressed any concerns. Staff has stated that there have not been and concerns expressed.

J. Sny asked how the existing lot currently has access to his property and if that will be changed. Staff confirmed that there is a dedicated easement.

Motion: C. Boyd made a motion to recommend approval of R24-08, 12936 South Church Street. The Planning Board finds that the rezoning is consistent with the Town of Huntersville 2040 Plan and the Planning Board recommends rezoning from Corporate Business to Neighborhood Residential. It is reasonable and in the public interest to rezone this property because the NR district will be consistent with the adjacent properties and the entire property will have one zoning district. L. Hallman seconded the motion.

J. Sny requested that the motion be amended to include a request for the Future Land Use map to be updated to remove the parcel from Employment Center to Moderate Density to be consistent with the surrounding residential properties in the vicinity. C. Boyd and L. Hallman accepted the amendment.

C. Boyd commented that he can support this General Rezoning for one parcel with the intent in mind.

L. Hallman commented that he agrees and this is a downzoning to add a residential property which is a good idea.

Vote: The motion passed unanimously (9-0).

Item 4E: Consider making a recommendation on Petition #R24-05 Hillco Skilled Nursing Facility, a request by Novant Health Inc. to rezone approximately 13.9 acres of land from Corporate Business to Campus Institutional Conditional District to develop a Skilled Nursing Facility. The property is located at 13600 Reese Boulevard East in the Huntersville Business Park.

B. Priest, Assistant Planning Director entered his staff report into the record, a copy of which is attached hereto as Exhibit E and incorporated herein by reference. Staff reviewed the proposed rezoning, proposed uses, and stated that staff is in support of the rezoning request.

C. Boyd asked staff to show how close this proposed project is to the adjacent property and confirm what staff is looking for in communication from the adjacent property. Staff showed that it is a shared driveway and staff is looking for confirmation of communication that they are working with the applicant on the proposed improvements to the shared driveway.

J. Sny asked about the water quality modification request in comparison to the stormwater in the engineering plans that resulted in 40% treated and the balance being allowed to run-off. Staff confirmed that these are the same thing, only a certain amount of the stormwater is being treated because of the topography.

J. Sny asked what the buffer recommendations will be. Staff confirmed that the 20' buffer will be disturbed and replanted. Staff requested additional evergreen ratio to deciduous tree ratio to work at the opaqueness.

J. Sny asked about the note request regarding excellence in design. Staff confirmed that they are requesting that note be added to the approval to formalize that what is being presented by the applicant as a concept actually occurs in the final product.

M. Pollard asked if the flood plain is a 100-year and if any consideration is given to that given recent weather circumstances and ensuring the safety of the residents. Staff commented that they do believe the flood plain is a 100-year and that is managed by Mecklenburg County, the project will be required to meet all Mecklenburg County standards.

L. Hallman asked if there is 50-feet from I-77 to the actual building. Staff estimated that there is 20' of buffer, 24' of driveway, and 5' of landscaping between I-77 and the building.

M. Pollard asked what NCDOT sound attenuation barrier requirements are given the proximity of the project to the highway. Staff confirmed that NCDOT is required to do a sound study if NCDOT generates a project, not in response to development that occurs adjacent to highways.

R. Irvin, Cornelius, NC for the applicant confirmed that they are in agreement to put the note on the plans that what is proposed in the concept will be the final design. A color rendering of what is proposed for the urban open space was shown and the elevation and buffer's rendering was shown from the proposed building to I-77.

S. Hensley asked the applicant where they stand on the agreement for the roundabout. The applicant responded that they have already reached out to the neighbors, there is an existing cross-access easement with a statement that improvements can occur and maintenance would be shared, they are working to finalize that now.

Motion: S. Hensley made a motion to recommend approval of R24-05 Hillco Skilled Nursing Facility with the following conditions, 1) written acknowledgement from the adjacent property owner is received allowing the upfit of the driveway roundabout into an urban open space and a conditional note is added to the rezoning notes formalizing the commitment to it's design, 2) a rezoning note added to formalize construction of the concept elevations, 3) minor site plan comments from staff are met before final approval. With the conditions met the plan will be consistent with the 2040 Huntersville Community Plan, policies LU1.1, LU5, LU6.1, EOS3.1, LU8.2. It is reasonable and in the public interest to approval the rezoning plan because it further diversifies the uses in the Huntersville business park, provides approximately 160 high paying medical jobs for the community, provides Huntersville residents another option to remain in Huntersville as they age, preserves 84% of the specimen trees, adds significantly to the tax base with little demand on public services, and contributes to the good of the town by participating in the construction of a Town greenway. J. Wright seconded the motion.

S. Hensley commented that he thinks it is a great project on a challenging site and is happy to see the creative solutions between the applicant and staff.

J. Wright agreed that it is necessary and she is glad to see that it is coming to Huntersville.

M. Pollard agreed that it is a good project that exemplifies the complimentary nature of various types of services of businesses you're right around the corner from the hospital and is really want the Planning Board wants to see.

L. Hallman commented that he is a user of the business park and as it has developed maybe we should revisit what it is zoned for because it may not be the best uses and the apartments and other types of building types that have gone in there. He is glad to see that in giving up the vesting rights a better design and use can be developed here. He thought that the modifications make sense and contribute to the site and the surrounding area and restricting the uses to health care only make a lot of sense.

J. Henson commented that he agrees, it is a great use for a tough site and it a great design that will fit in well with the business park.

Vote: The motion passed unanimously (9-0).

Adjourn

Motion: C. Boyd made a Motion to Adjourn. L. Hallman seconded the motion.

Vote: The motion passed unanimously (9-0).

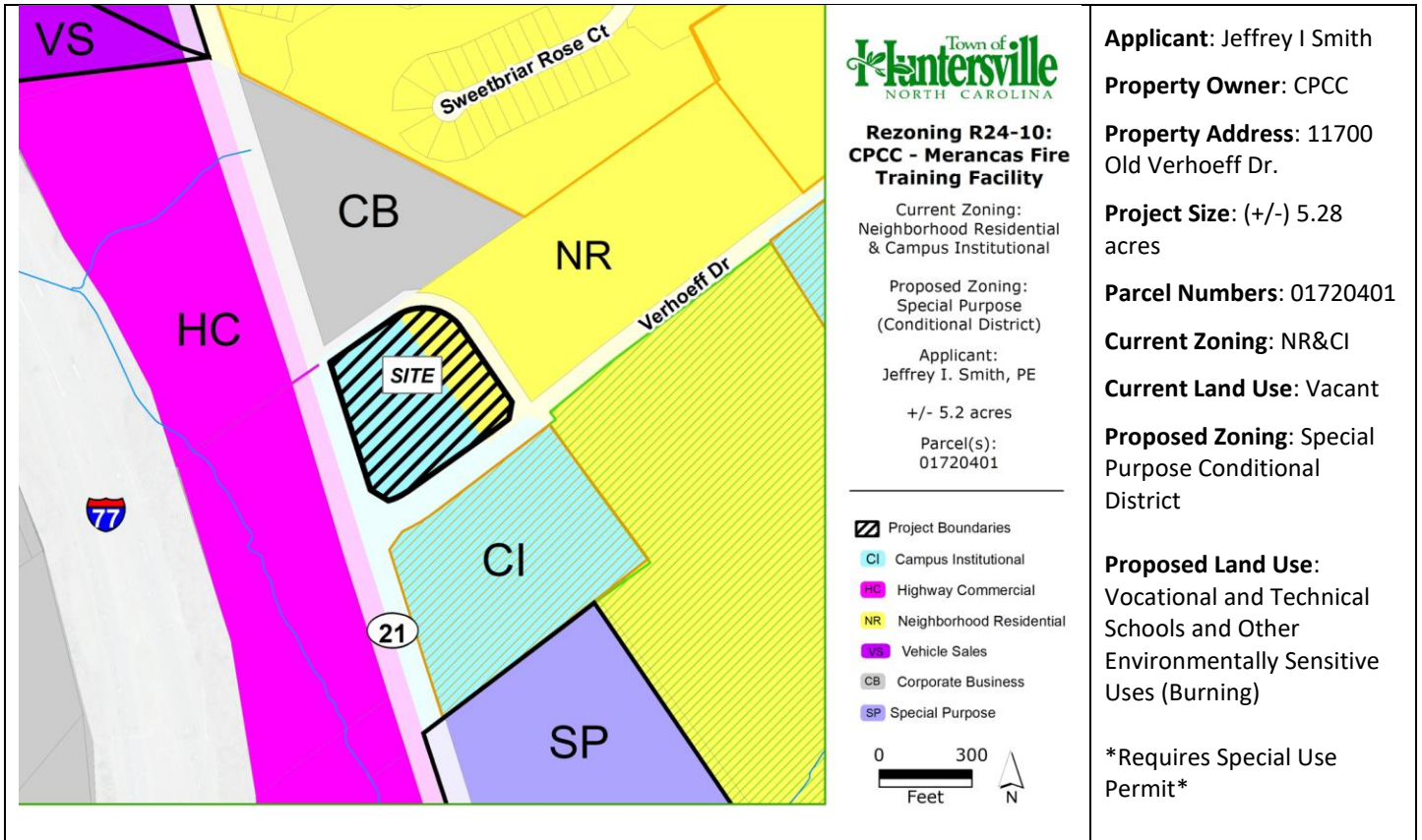
Approved this ____ day of _____ 2024.

Chairman or Vice Chairman

Board Secretary

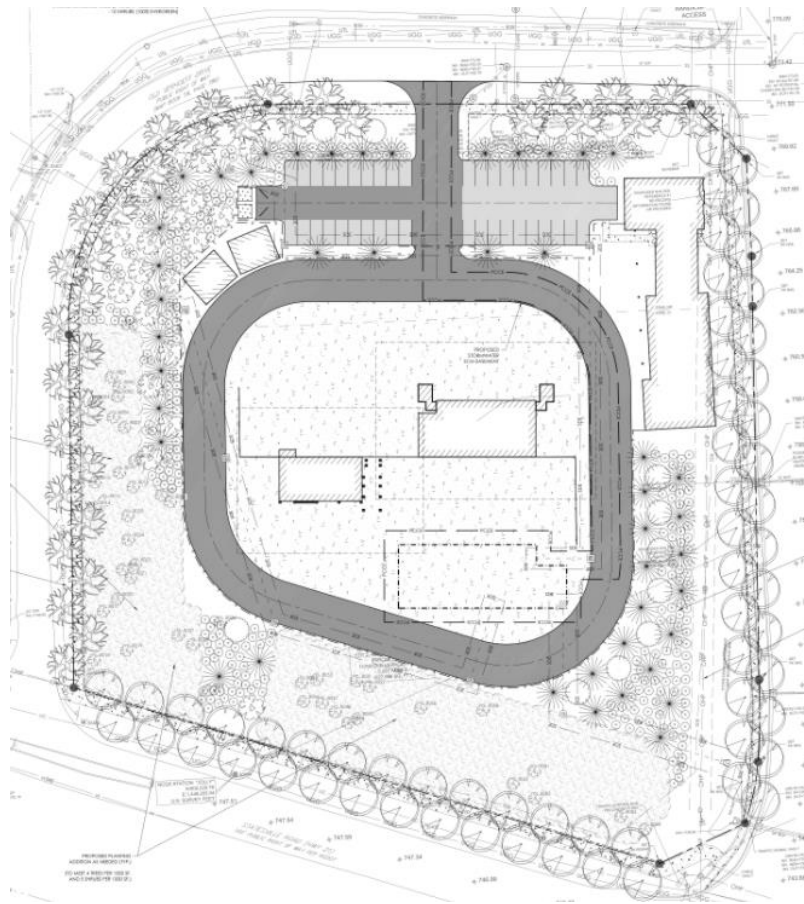
Petition R24-10 Merancas Fire Training Facility

PART 1: PROJECT SUMMARY



- Purpose: Rezone 5.28 acres at 11700 Old Verhoeff Drive from Neighborhood Residential and Campus Institutional to Special Purpose Conditional District to accommodate for a fire training facility for Central Piedmont Community College.
- Another requirement for the proposal to gain development approval is the issuance of a Special Use Permit. The Special Purpose District allows Vocational and Technical Schools by-right, however the presence of burning materials on-site adds a secondary use to the property listed in Article 3.2.10 as "other environmentally sensitive uses not expressly permitted in SP or other districts" which requires the SUP under 9.24 of the zoning ordinance. This will be detailed in the SUP staff report.
- Adjoining Zoning and Land Uses.
 - North: Corporate Business– Daycare
 - South: Campus Institutional- CPCC Truck Driving Training Facility
 - East: Neighborhood Residential-HFFA Fitness Facility
 - West: Highway Commercial (Statesville Rd) – Vacant
- A neighborhood meeting was held on Thursday, November 7, 2024 and is summarized in the Community Meeting Report (see Attachment).
- Notice for this rezoning petition was sent via letter to adjoining property owners; a legal ad placed in the Charlotte Observer; and posting of rezoning signs on the property along Verhoeff Dr, Old Verhoeff Dr, and Statesville Rd.

PART 2: REZONING/SITE PLAN

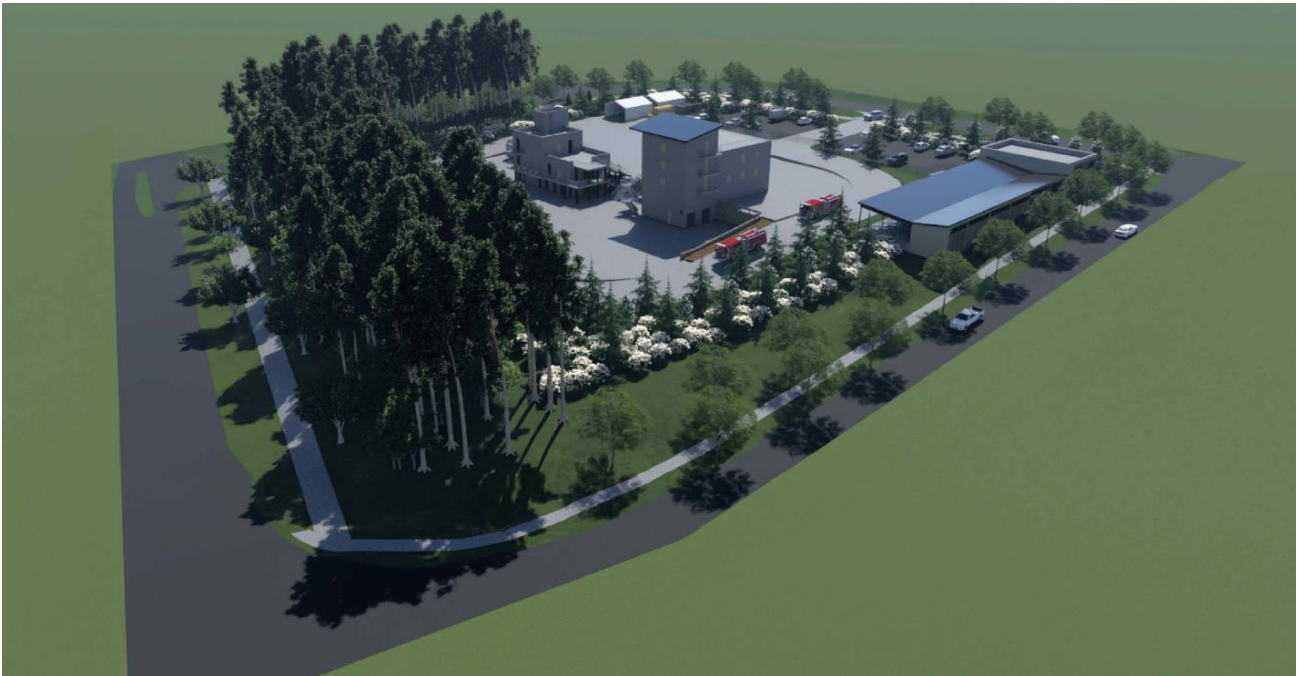


The Proposed Conditional District Rezoning has some buffer modifications but is generally compliant with zoning ordinance requirements. Significant Elements include:

- The proposal is for an education building along Verhoeff Drive that fronts the street (see the elevation rendering below and the site plan above), a training tower structure, and a burn structure (see the birds eye topographic rendering below) . All of which are under the maximum height requirement of 45-feet for the Urban Workplace building type described in Article 4 of the zoning ordinance. The fronting building meets the ordinance standards for architecture described in that article with the building character (modern style seen below) are like those surrounding it on Verhoeff Drive. The building also has an overall massing that communicates an emphasis on the human scale by having an inviting frontage for the pedestrian.



- This rendering shows birds eye topographic side view looking down on the site from the corner of Statesville Avenue and the Verhoeff Drive intersection. It depicts the massing of the proposed structures on the site.



- The context map below shows the development site in yellow outlining, with HFFA(Fitness Center with outdoor pool) to the NE, the Daycare to the north, CPCC truck driving training facility to the south.



- Article 7 of the zoning ordinance for this type of use requires an 80-foot buffer at all street rights of way and adjacent property lines. For this purpose, that is an 80-foot vegetated buffer on all 4 sides of the property. The applicants have proposed a modification request for a variable buffer width on 3 of the 4 sides of the property with the Statesville Road/southern boundary meeting the 80-foot requirement and the other 3 sides having different variable widths as seen in the site plan above.
 - **Staff Comment:** Staff is generally ok with the buffer modification reductions due to the location of the site and being in proximity to other CPCC training sites. The proximity of the development to the most sensitive use(Daycare) is a reduction of about 6 feet from the 80-feet required to 74-feet proposed with added evergreen screening. There is a proposed reduction to the Northeast from 80-feet to about 33-feet with added evergreen screening. This reduction is appropriate since there is a road (Old Verhoeff Drive, and a parking lot(HFFA) between the two uses(fitness center). The buffer for the Verhoeff Drive section is detailed in the next bullet.
- The Verhoeff Drive buffer modification is to reduce the 80-foot buffer to a 40-foot buffer with vegetation and additional evergreen screening. The upper portion of the buffer meets ordinance requirements for architecture consistent with Town standards (as previously detailed). By incorporating a 15-foot build to line with the fronting structure and meeting the architectural requirements, the building acts as the buffer and screens part of the interior of the development. There is a proposed modification on the lower section of this site where the building does not buffer the internal development. The proposal is to reduce the 80-foot buffer to a 40-foot buffer with increased evergreen vegetation for screening.

- **Staff Comment: *UPDATE*** At the public hearing, staff had concerns with the placement of this buffer, which was in conflict with utilities, easements, drainage. The applicants have since then, revised their design to stay out of these areas, while also screening the site to the intent of the ordinance standards with the additional evergreen vegetation provided. Staff can recommend this update.
- ***UPDATE*** As previously mentioned, this site includes the use of burning materials on site for training purposes. During the Public hearing, staff recommended that a condition be included in the plan, by the applicant, that controlled burns at the facility do not take place during ozone sensitive days of the year determined by the North Carolina Department of Air Quality, EPA, or Mecklenburg County. The applicants have provided this information as a condition for approval.

General Plan Information

- Minimum Tree Preservation (specimen tree save) for Special Purpose is 30%. There are 4 specimen trees on site. 3 are to be removed and 1 is to be saved therefore mitigation of 1 specimen tree is required.
- There are no identified Heritage Trees on site.
- The Huntersville Bike Plan calls for a 10-foot Side path along Statesville Road. This has been provided.

PART 3: TRANSPORTATION ISSUES

See the attached Engineering Analysis Report for information on TIA and other engineering review items.

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/project is **consistent** with the following policies of the 2040 Huntersville Community Plan:

- Policy EV-4: Support education and workforce training opportunities to align local jobs with residents.
 - EV 4.2: Encourage workforce training options- Support current efforts of CPCC, CMS, and others to train and develop a skilled workforce to meet labor demands for local business and industry. Convene round table meetings between partners and enhance workforce training
Staff Comment- The application is for CPCC to do fire training for fire-fighters and other emergency service personnel. This project encourages local emergency services personnel to train in this important field without traveling for training. It promotes the industry in Huntersville.
- Policy PS-3: Coordinate with police and fire departments to ensure adequate resources to provide public safety services to desired development.
 - Staff Comment- The fire department has expressed the need for this type of facility in Huntersville and this would benefit their local training for emergency services.

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

- LU 11.1: Protect and enhance the unique character of Huntersville’s neighborhoods by using planning tools to safeguard from potentially negative impacts of development and redevelopment.
 - Staff Comment- There are residential uses existing nearby to the north of this proposal that could be negatively affected by the smoke from this use. The applicants will need to prove otherwise with the

requirement of a Special Use Permit approval. If the applicants can prove that the adjacent properties, or those in proximity to this site, are not negatively impacted, this inconsistency is voided.

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:

While this use is more industrial in nature than that of the immediate adjacent properties (due to the burning activities on site), there are civic and institutional uses/buildings in the immediate vicinity (commercial truck driving training, CPCC Merancas Campus) that make its character consistent with the overall area. This proposed reclassification can be consistent with the overall character of the existing development in the immediate vicinity if the applicants can prove that they meet the criteria in article 9.24 for approval of a special use permit which proves that the use has a minimal effect on adjacent developments. Additionally, staff recommends that a condition be placed on the plan that controlled burns at the facility do not take place during ozone sensitive days of the year determined by the North Carolina Department of Air Quality.

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

STAFF COMMENT:

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

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

STAFF COMMENT:

Planning staff has no indication that the request will adversely affect known archeological, environmental, historical, or cultural resources. The applicants must prove they meet the criterial in article 9.24 for approval of a special use permit which would determine if there are any environmental effects.

PART 5: STAFF RECOMMENDATION

In considering the proposed rezoning petition R24-10, Merancas Fire Training Facility, staff can recommend approval if the following staff recommendations are implemented into the plan:

- 1) Special Use Permit is obtained.
- 2) Minor staff comments remaining are revised.

Staff believes that by implementing these recommended revisions, the plan will be consistent with land use policies EV-4 and PS-3 and would be reasonable and in the public interest to approve the proposal.

PART 6: PUBLIC HEARING COMMENTS

A Public Hearing is scheduled for January 7, 2025.

PART 7: PLANNING BOARD RECOMMENDATION

The Planning Board Meeting is scheduled for January 28, 2025.

PART 8: TOWN BOARD RECOMMENDATION

The Town Board Meeting is scheduled for February 18, 2025.

PART 9: ATTACHMENTS

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

PART 10: CONSISTENCY STATEMENT – R24-10 Merancas Fire Training Facility

Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed rezoning petition R24-10, Merancas Fire Training Facility, staff can recommend approval if the following staff recommendations are implemented into the plan: 1) Special Use Permit is obtained. 2) Minor staff comments remaining are revised. Staff believes that by implementing these recommended revisions, the plan will be consistent with land use policies EV-4 and PS-3 and would be reasonable and in the public interest to approve the proposal.	APPROVAL: In considering the proposed rezoning application R24-10, Merancas Fire Training Facility, the Planning Board recommends approval based on the Plan being consistent with <u>(insert applicable plan reference)</u>. <u>It is reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>	APPROVAL: APPROVAL: In considering the proposed rezoning application R24-10, Merancas Fire Training Facility, the Town Board recommends approval based on the Plan being consistent with <u>(insert applicable plan reference)</u>. <u>It is reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>
DENIAL:	DENIAL: In considering the proposed rezoning application R24-10, Merancas Fire Training Facility, the Planning Board recommends denial based on the Plan being <u>(consistent OR inconsistent) with (insert applicable plan reference)</u>. <u>It is not reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>	DENIAL: DENIAL: In considering the proposed rezoning application R24-10, Merancas Fire Training Facility, the Town Board recommends denial based on the Plan being <u>(consistent OR inconsistent) with (insert applicable plan reference)</u>. <u>It is not reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>



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 10/01/2024

Name of Project Merancas Fire Training Facility Phase # (if subdivision) _____

Project Address 11700 Old Verhoeff Dr., Huntersville, NC 28078

Parcel Identification Number(s) (PIN) 017-204-01

Current Zoning District NR/CI Proposed District (for rezoning only) SP-CD

Property Size (acres) 5.28 Street Frontage (feet) 1950 LF

Current Land Use vacant

Proposed Land Use(s) Fire training facility

Is the project within Huntersville's corporate limits?

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

3. Description of Request

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

New fire training facility with classroom building, fire training tower and fire burn building, with related parking.

4. Site Plan Submittals

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

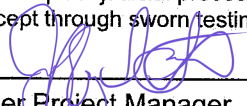
5. Outside Agency Information

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

6. Applicant

Printed Name Jeffrey I. Smith, PE Phone 704-330-6232
☒ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

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

Signature 

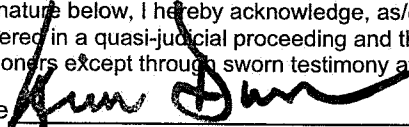
Title Civil Engineer Project Manager Email smith.jeff@tandh.com

Address of Applicant 1020 Euclid Ave., Charlotte, NC 28203

7. Property Owner (if different than applicant)

*Printed Name Central Piedmont Community College/ Jim Dunn Phone 704-330-6232
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

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

Signature 

Title Chair, Central Piedmont Board of Trustees Email jimdunn7@gmail.com

Address of Property Owner 1201 Elizabeth Ave., Charlotte, NC 28204

* 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
Thomas and Hutton	Jeffrey I. Smith, PE	704-907-2214	smith.jeff@tandh.com
Design Firm	Name of Contact	Phone	Email

Contact Information

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



CENTRAL PIEDMONT COMMUNITY COLLEGE

REZONING PLAN SET OF CPCC - MERANCAS FIRE TRAINING FACILITY PLAN TYPE : CONCEPTUAL COMMERCIAL PLAN-CI REZONING-CI : R24-10 11700 OLD VERHOEFF DR. HUNTERSVILLE, NC 28078

PREPARED FOR:
CENTRAL PIEDMONT
1111 METROPOLITAN AVE, SUITE 333
CHARLOTTE, NC 28204
MECKLENBURG COUNTY

TM# 017-204-01
ACCELA# CSP-500039
J-30881.0001

JANUARY 14, 2025

PREPARED BY:



Sheet List Table	
Sheet Number	Sheet Title
C0	COVER SHEET
G0	GENERAL NOTES & INDEX
EX1.0	EXISTING CONDITIONS
EX2.0	TREE SURVEY
EX3.0	TREE SAVE PLAN & DEMO PLAN
C1.0	SITE & UTILITY PLAN
C2.0	PAVING, GRADING, & DRAINAGE
C3.0	PRE DEVELOPMENT DRAINAGE AREA
C3.1	POST DEVELOPMENT DRAINAGE AREAS
L1.0	LANDSCAPING PLAN
AE901	CLASSROOM BUILDING PRELIMINARY ELEVATIONS
AE902	PRELIMINARY 3D VIEWS
AE903	PRELIMINARY 3D VIEWS
AE904	BURN BUILDING PLANS
AE905	COLD TOWER PLANS

Central Piedmont Community College

MERANCAS FIRE TRAINING FACILITY

11700 OLD VERHOEFF DR.
HUNTERSVILLE, NC
28078

DESIGNER



CLARK NEXSEN

1111 METROPOLITAN AVE., SUITE 333
CHARLOTTE, NORTH CAROLINA 28204
704-377-8800



NC#F-0871
1020 Euclid Avenue
Charlotte, NC 28203

www.thomasandhutton.com

PROFESSIONAL SEAL

SUBMITTAL

10/01/2024

REZONING
PLAN

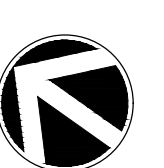
REVISIONS

1 10/01/2024

RESUBMITTAL NO. 1

2 01/14/2025

RESUBMITTAL NO. 2



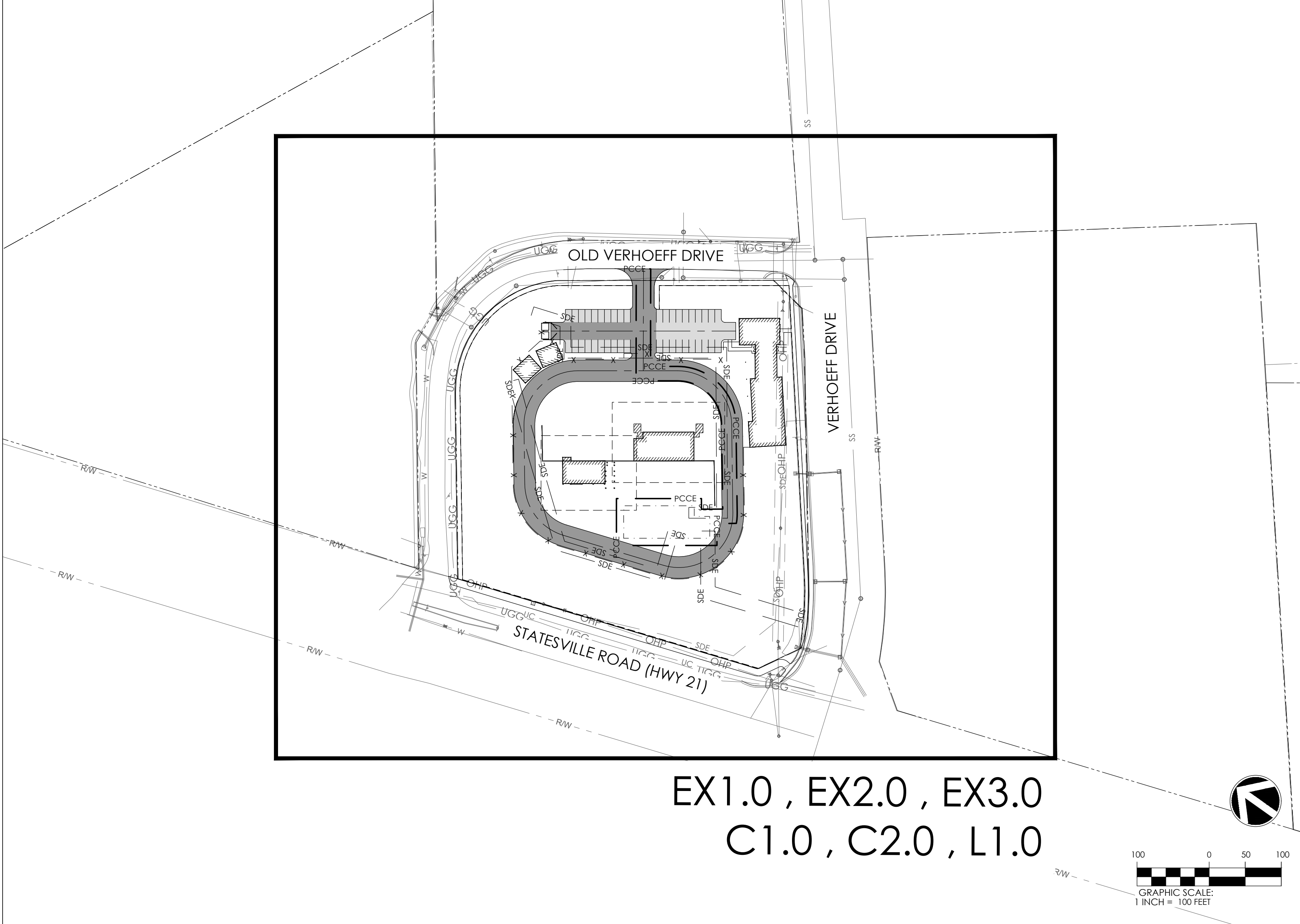
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C0

DESIGN AE
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REVIEW NH

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SHEET INDEX

GENERAL NOTES:

1. MINOR CHANGES TO THE THE SITE PLAN ARE PERMITTED PER TOWN OF HUNTERSVILLE ORDINANCE PENDING STAFF APPROVAL.
2. SITE LIGHTING WILL MEET ORDINANCE.
3. ALL UTILITY EQUIPMENT AND TRASH DUMPSTER/COMPACTORS WILL BE SCREENED PER ORDINANCE.
4. STORMWATER SYSTEMS WILL BE DESIGNED TO MEET TOWN OF HUNTERSVILLE STANDARDS.
5. POTABLE WATER AND FIRE SERVICE WILL BE PROVIDED BY CHARLOTTE WATER.
6. WASTEWATER WILL BE DISCHARGED TO CHARLOTTE WATER.
7. ALL RETAINING WALLS REQUIRING SPECIAL INSPECTIONS (>5' IN HEIGHT) SHALL MEET THE REQUIREMENTS OF THE MCSBC CHAPTER 17 - SPECIAL INSPECTIONS AS DETAILED PER THE MECKLENBURG COUNTY CODE ENFORCEMENT SPECIAL INSPECTIONS PROCESS. ADDITIONALLY, COPIES OF THE RETAINING WALL PLANS SHALL BE SUBMITTED TO THE HUNTERSVILLE ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL. THE TOWN OF HUNTERSVILLE SHALL BE COPIED ON ALL STATEMENTS OF SPECIAL INSPECTIONS, SPECIAL INSPECTION FINAL REPORTS, AND DESIGN PRINCIPAL IN RESPONSIBLE CHARGE (DPIRC) LETTERS.
8. OVERHEAD POWER LINES ARE TO BE RELOCATED BY UTILITY COMPANIES.

MODIFICATION REQUEST:

1. EASTERN BUFFER (40' MINIMUM) SHALL BE PLANTED WITH ENHANCED DENSITY OF EVERGREENS AS FOLLOWS: 5 LARGE MATURING TREES (75%) EVERGREEN, 2 SMALL MATURING TREES (8' HEIGHT, 100% EVERGREEN) AND 10 SHRUBS (100% EVERGREEN) PER 1000 SF OF BUFFER.
2. REDUCE EXISTING 80' WIDE NORTHERN BUFFER TO 32'-76' TO ACCOMMODATE REQUIRED PARKING. PROVIDE NEW BUFFER PLANTED WITH ENHANCED DENSITY OF EVERGREENS AS FOLLOWS: 5 LARGE MATURING TREES (75%) EVERGREEN, 2 SMALL MATURING TREES (8' HEIGHT, 100% EVERGREEN) AND 10 SHRUBS (100% EVERGREEN) PER 1000 SF OF BUFFER.
3. REDUCE EXISTING 80' WIDE WESTERN BUFFER TO 73' TO ACCOMMODATE NEW SIDEWALK.

CONDITIONS:

1. THE FACILITY WILL FOLLOW MECKLENBURG COUNTY AIR QUALITY STANDARDS AS DEFINED BY THE EPA'S "AIR QUALITY INDEX" FOR CLASS A BURNS DURING OZONE ACTION DAYS.

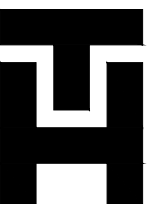
Central Piedmont Community College

**MERANCAS FIRE
TRAINING FACILITY**

11700 OLD VERHOEFF DR.
HUNTERSVILLE, NC
28078

DESIGNER

**CLARK NEXSEN**
1111 METROPOLITAN AVE., SUITE 333
CHARLOTTE, NORTH CAROLINA 28204
704-377-8800

**THOMAS
&
HUTTON**
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PROFESSIONAL SEAL

SUBMITTAL
10/01/2024
**REZONING
PLAN**

REVISIONS		
1	10/01/2024	RESUBMITTAL NO. 1
2	01/14/2025	RESUBMITTAL NO. 2

SHEET
GENERAL NOTES & INDEX

G0



THOMAS
&
HUTTON

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THE TRUSTEES OF CENTRAL
PIEDMONT COMMUNITY COLLEGE
DEED BOOK 31797, PAGE 708
LOT 1 -MAP BOOK 59, PAGE 786
PARCEL 01742111
11636 OLD VERHOEFF DRIVE

PROFESSIONAL SEAL

SUBMITTAL

01/2024

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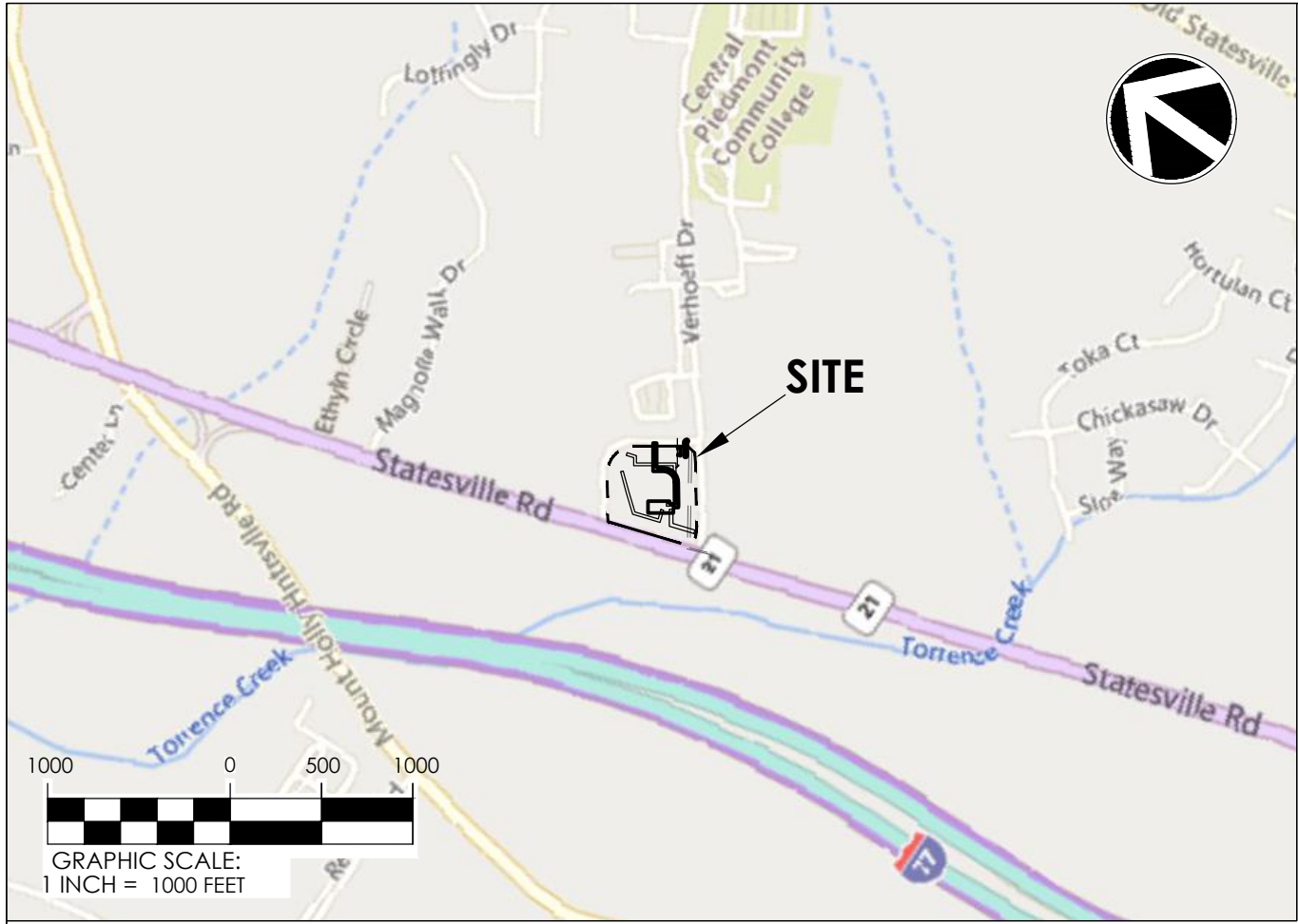
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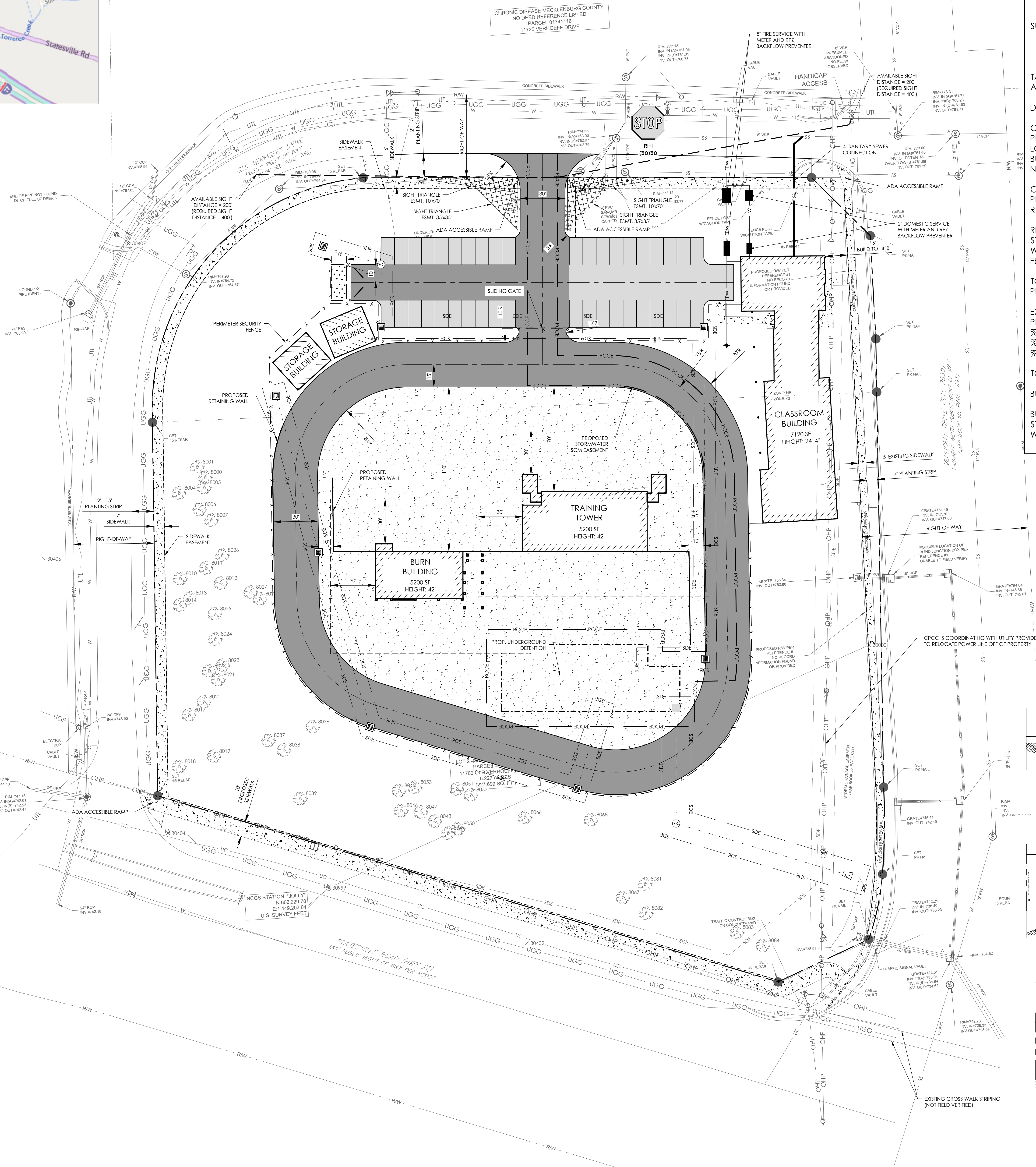


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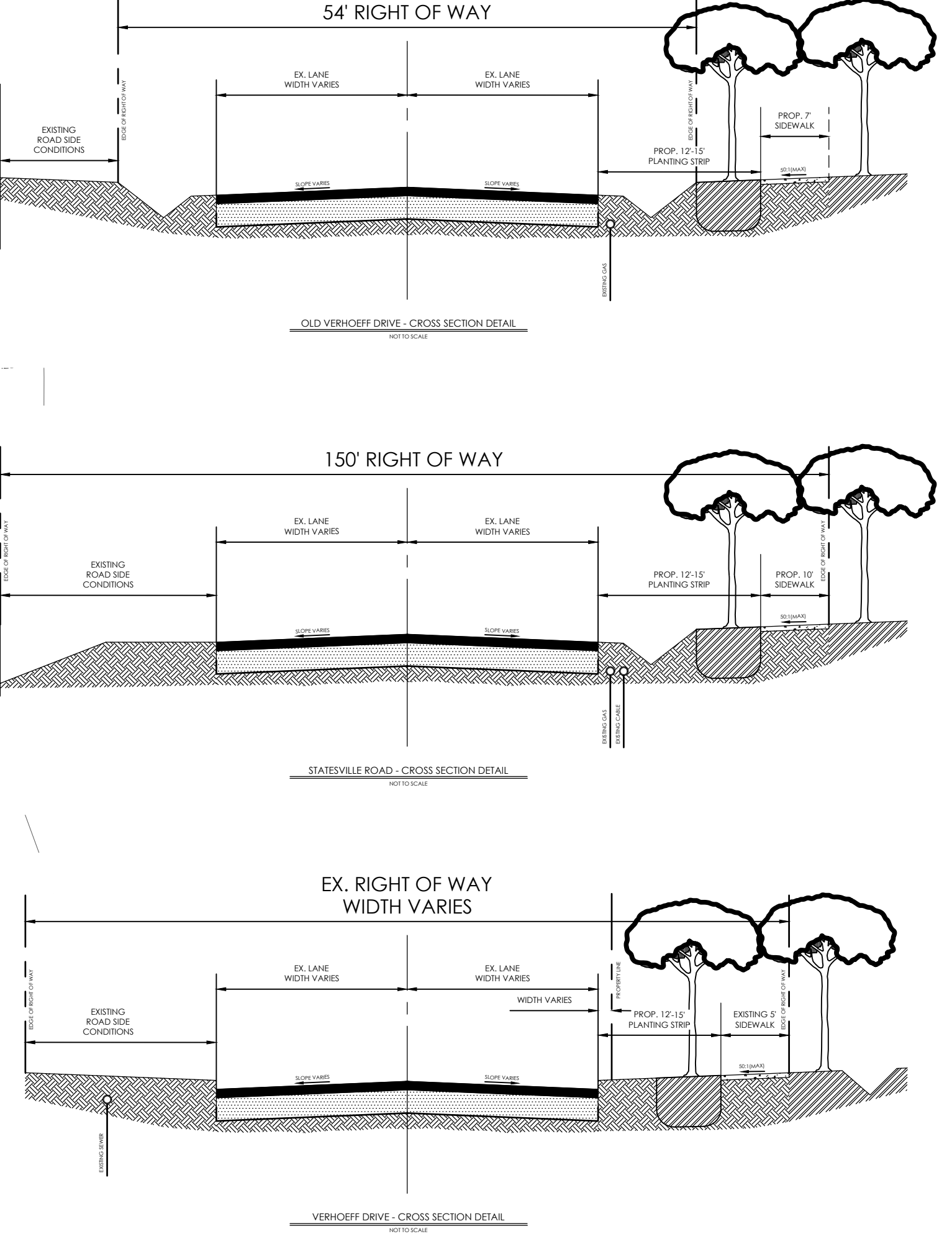
STORE MASTER FUNDING VII LLC
DEED BOOK 31621, PAGE 836
PARCEL 01741115
12700 STATESVILLE ROAD



SUMMARY:	CENTRAL PIEDMONT COMMUNITY COLLEGE
OWNER:	PO BOX 35009 CHARLOTTE, NC 28235
ENGINEER:	THOMAS & HUTTON JEFFERY I. SMITH, PE 1020 EUCLID AVENUE CHARLOTTE, NC 28203 980-201-5511
SURVEYOR:	THE SURVEY COMPANY, INC. 4105-B STUART ANDREW BLVD. CHARLOTTE, NC 28217 704-561-9970
TAX PARCEL NUMBER:	017-204-01
ADDRESS:	11700 OLD VERHOEFF DRIVE HUNTERSVILLE, NC 28078 31797, PG. 708
DEED BOOK AND PAGE:	
CURRENT PROPERTY USE:	VACANT
PROPOSED USE:	VOCATIONAL AND TECHNICAL SCHOOL
LOT TYPE:	URBAN WORKPLACE
BUILDING TYPE:	URBAN WORKPLACE
NUMBER OF STRUCTURES:	5
CURRENT ZONING:	NR/CI
PROPOSED ZONING:	SPECIAL PURPOSE CONDITIONAL DISTRICT
REGULATED WATERSHED DISTRICT:	PA-2 MTN ISLAND LAKE
RIVER BASIN:	CATAWBA
STREAM CLASSIFICATION:	WS-IV
WATERSHED:	MTN ISLAND LAKE WATERSHED PA-2
FEMA PANEL:	3710464000K
TOTAL SITE ACREAGE:	± 5.23 A.C.
PROPOSED DISTURBED AREA:	± 5.23 A.C.
EXISTING IMPERVIOUS AREA:	± 0.00 A.C.
PROPOSED IMPERVIOUS AREA:	± 2.66 A.C.
% IMPERVIOUS EXISTING:	100%
% IMPERVIOUS PROPOSED:	51%
% IMPERVIOUS ALLOWED:	70%
TOTAL PARKING PROVIDED:	40 SPACES
BUILD TO LINE:	0 - 15' (15' PROVIDED)
BUFFER REQUIREMENTS:	
STREAM:	N/A
WETLAND:	N/A

THE TRUSTEES OF CENTRAL
PIEDMONT COMMUNITY COLLEGE
DEED BOOK 31787, PAGE 708
LOT 1 MAIN BOOK 99, PAGE 786
PARCEL 01742111
11636 OLD VERHOEFF DRIVE

LEGEND:
LIGHT DUTY ASPHALT PAVING
HEAVY DUTY ASPHALT PAVING
CONCRETE WALKS AND PLAZA
HEAVY DUTY CONCRETE PAVING
WETLANDS
SAND MEDIA LIMITS
RP RAP



Central Piedmont Community College

MERANCAS FIRE TRAINING FACILITY

11700 OLD VERHOEFF DR.
HUNTERSVILLE, NC
28078

DESIGNER

CLARK NEXSEN

1111 METROPOLITAN AVE., SUITE 333
CHARLOTTE, NORTH CAROLINA 28204
704-377-8800

THOMAS & HUTTON

NC#F-0871
1020 Euclid Avenue
Charlotte, NC 28203

www.thomasandhutton.com

PROFESSIONAL SEAL
SUBMITAL 1001/2024
REZONING PLAN
REVISIONS
1 1001/2024 RESUBMITTAL NO. 1
2 01/14/2025 RESUBMITTAL NO. 2

GRAPHIC SCALE:
1 INCH = 30 FEET

SHEET

SITE & UTILITY PLAN

C1.0

DESIGN AE
DRAW AE
REVIEW NH

CN 10179



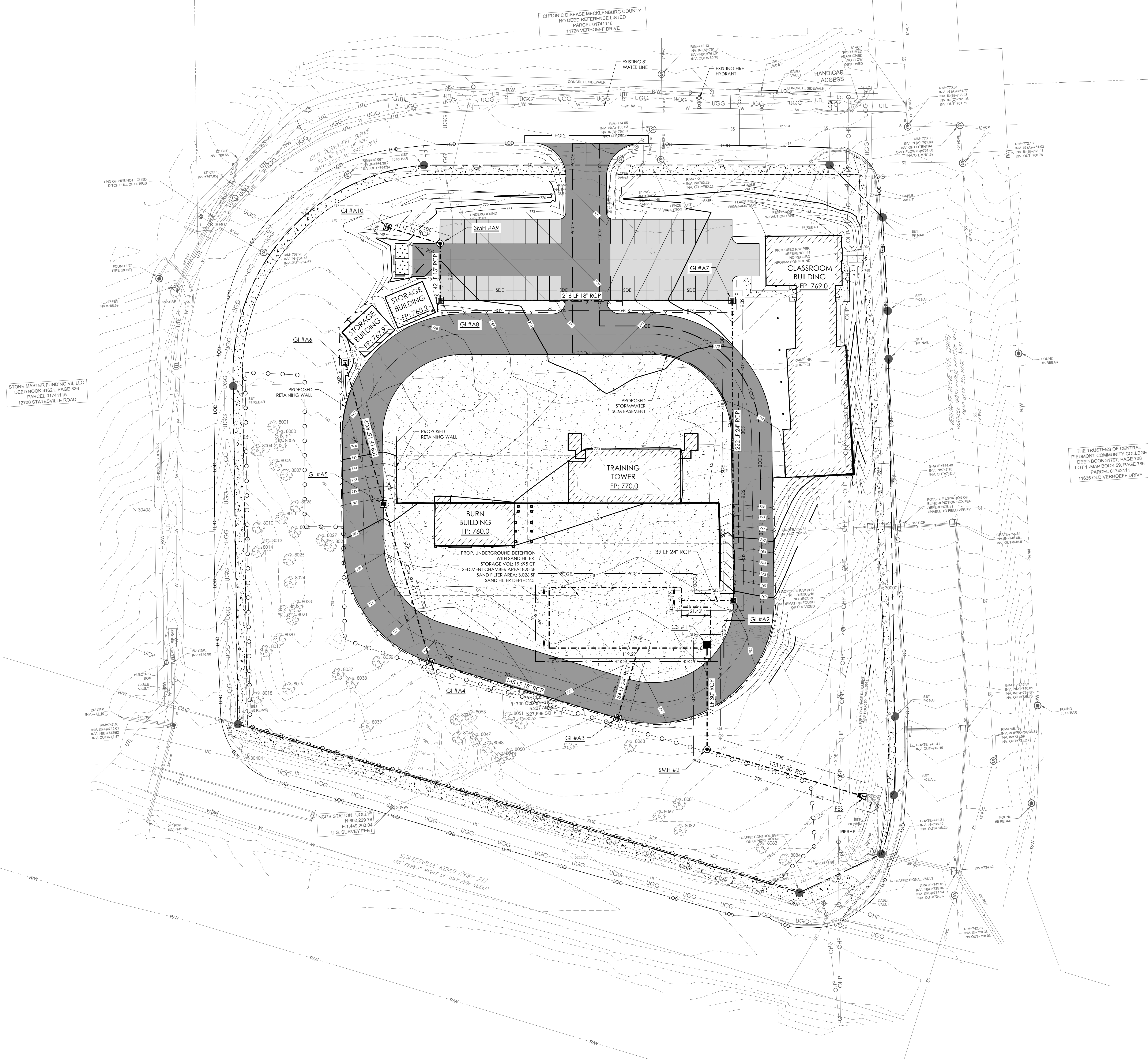
THOMAS
&
HUTTON

www.thomasandhutton.com



C2.0

N 10179



MERANCAS FIRE
TRAINING FACILITY

11700 OLD VERHOEFF DR.
HUNTERSVILLE, NC
28078

DESIGNER



CLARK NEXSEN

1111 METROPOLITAN AVE., SUITE 333
CHARLOTTE, NORTH CAROLINA 28204
704-377-8800



NC#F-0871
1020 Euclid Avenue
Charlotte, NC 28203

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PROFESSIONAL SEAL

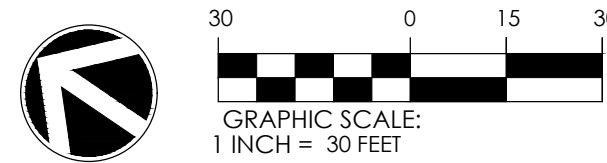
SUBMITTAL

10/01/2024

REZONING
PLAN

REVISIONS

NO.	DATE	DESCRIPTION
1	10/01/2024	RESUBMITTAL NO. 1
2	01/14/2025	RESUBMITTAL NO. 2



SHEET

PRE DEVELOPMENT
DRAINAGE AREA

C3.0

DESIGN

AE

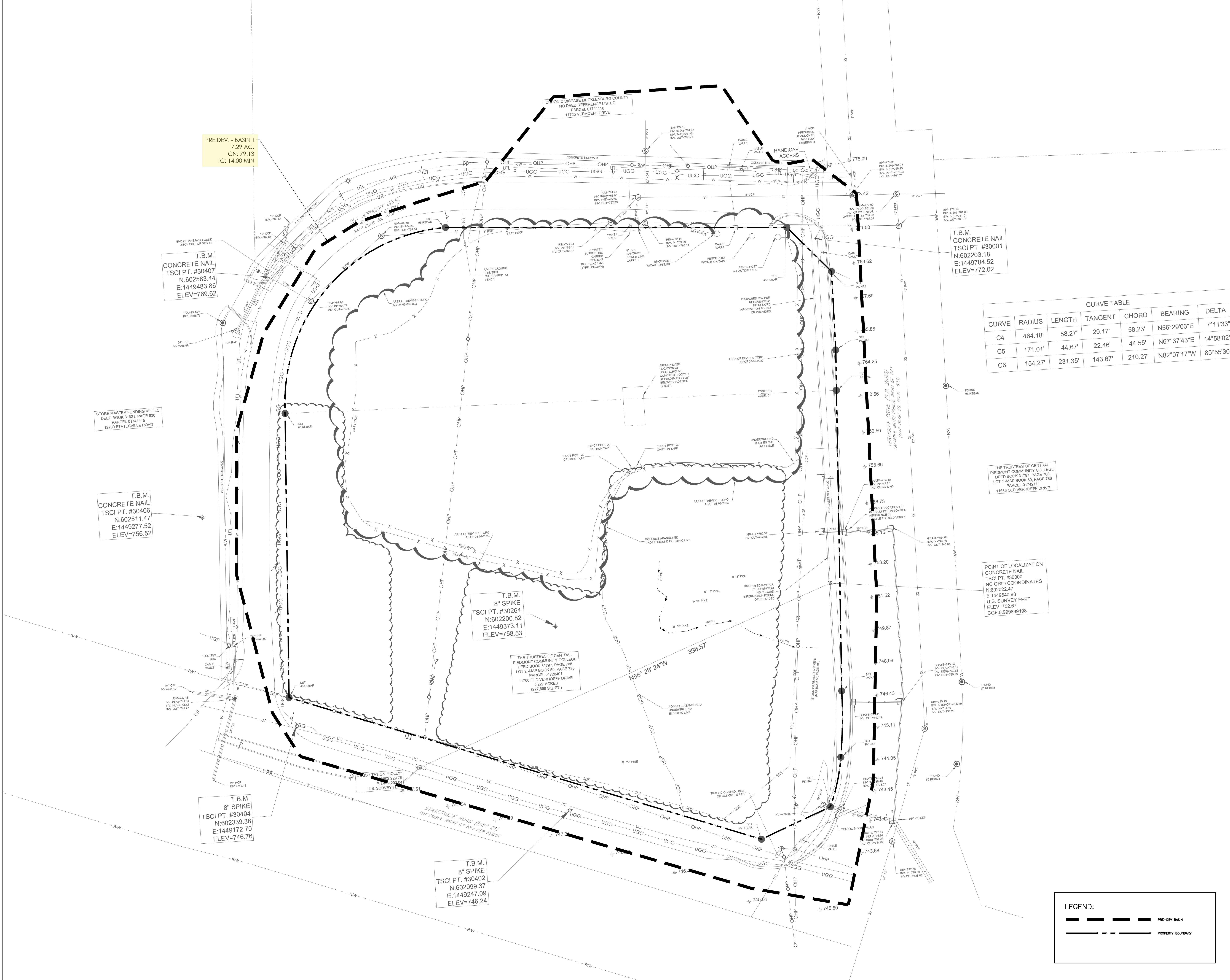
DRAWN

AE

REVIEW

NH

CN 10179



MERANCAS FIRE
TRAINING FACILITY

11700 OLD VERHOEFF DR.
HUNTERSVILLE, NC
28078

DESIGNER

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CHARLOTTE, NORTH CAROLINA 28204
704-377-8800



NC#F-0871
1020 Euclid Avenue
Charlotte, NC 28203

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PROFESSIONAL SEAL

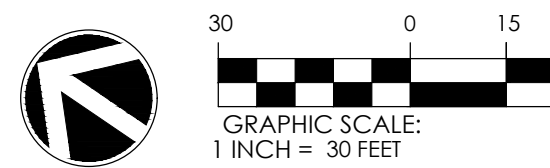
SUBMITTAL

10/01/2024

REZONING
PLAN

REVISIONS

NO.	DATE	DESCRIPTION
1	10/01/2024	RESUBMITTAL NO. 1
2	01/14/2025	RESUBMITTAL NO. 2



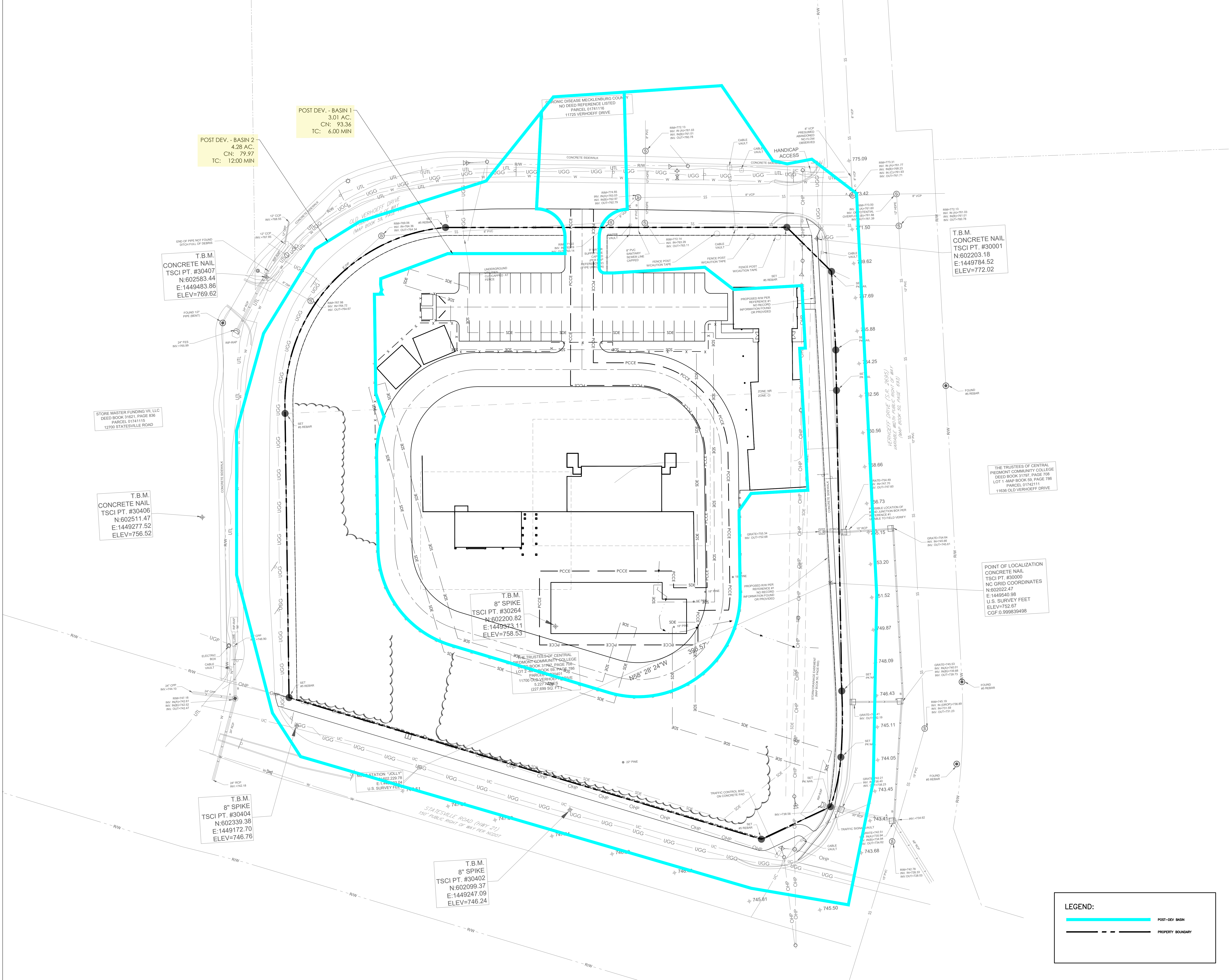
SHEET

POST DEVELOPMENT
DRAINAGE AREAS

C3.1

DESIGN: AE
DRAWN: AE
REVIEW: NH

CN 10179





1111 METROPOLITAN AVE., SUITE 333
CHARLOTTE, NORTH CAROLINA 28204
704-377-8800

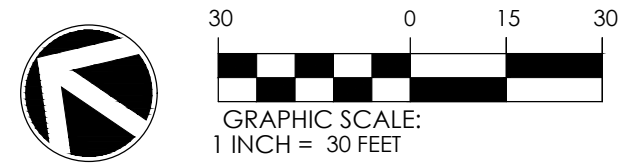


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PROFESSIONAL SEAL

SUBMITTAL
10/01/2024

REVISIONS

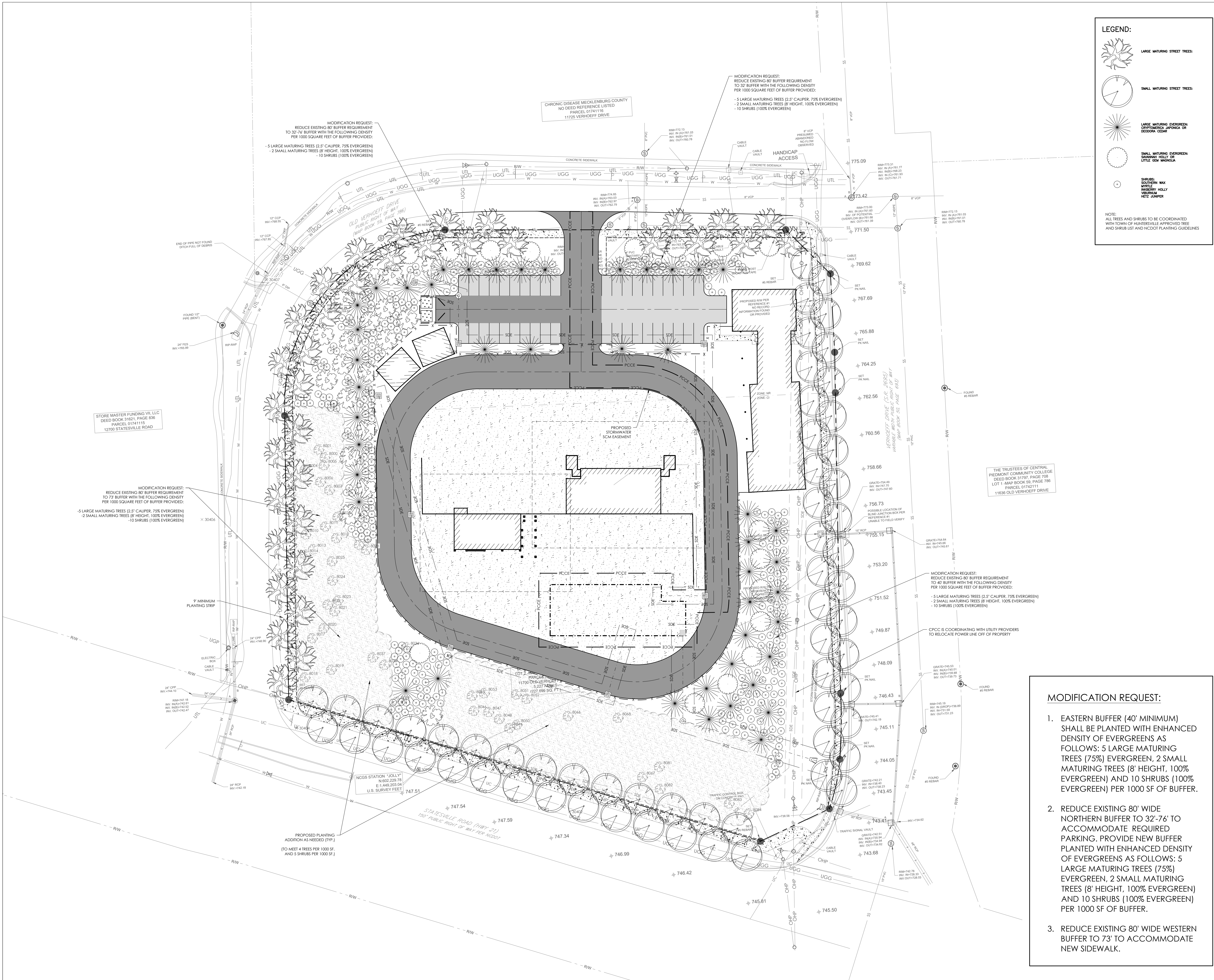
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SHEET

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DESIGN: AE
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REVIEW: NH

CN 10179



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Central Piedmont Community College

MERANCAS FIRE
TRAINING FACILITY

11700 OLD VERHOEFF DR.
HUNTERVILLE, NC 28078

DESIGNER

CLARK NEXSEN

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CHARLOTTE, NORTH CAROLINA 28204
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PROFESSIONAL SEAL

SUBMITTAL

10/01/2024

REZONING PLAN

REVISIONS

1	10/01/2024	Resubmittal No. 1
2	01/14/2025	Resubmittal No. 2

SHEET

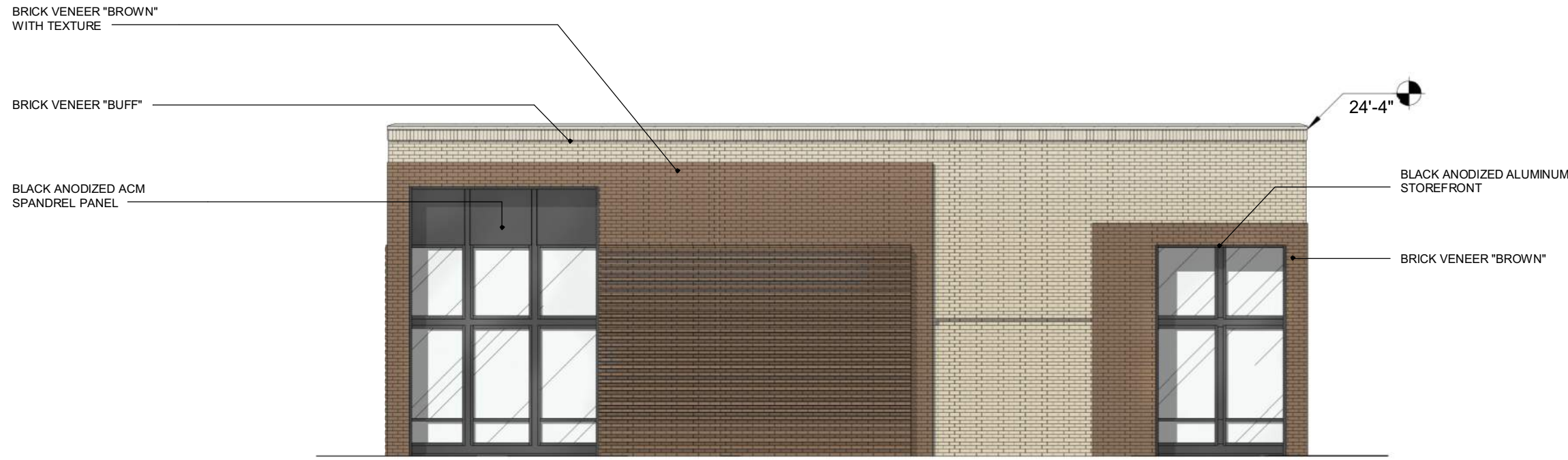
CLASSROOM BUILDING
PRELIMINARY ELEVATIONS

AE901

DESIGN: E.J.
DRAWN: E.J.
REVIEW: AMD

CN 10179

3 COLORED FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 ELEVATION AT OLD VERHOEFF DRIVE
SCALE: 1/8" = 1'-0"

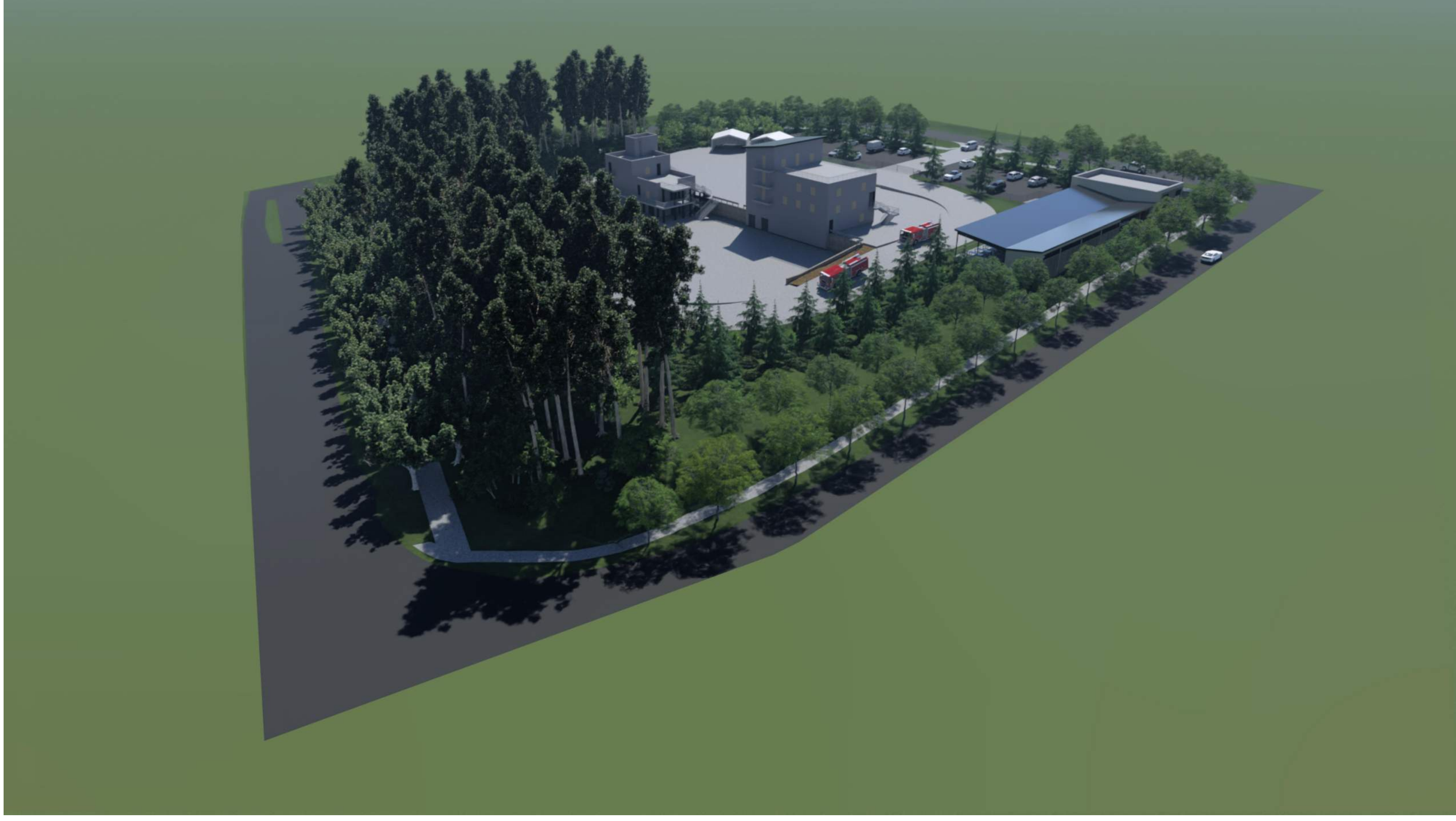


1 ELEVATION AT VERHOEFF DRIVE
SCALE: 1/8" = 1'-0"

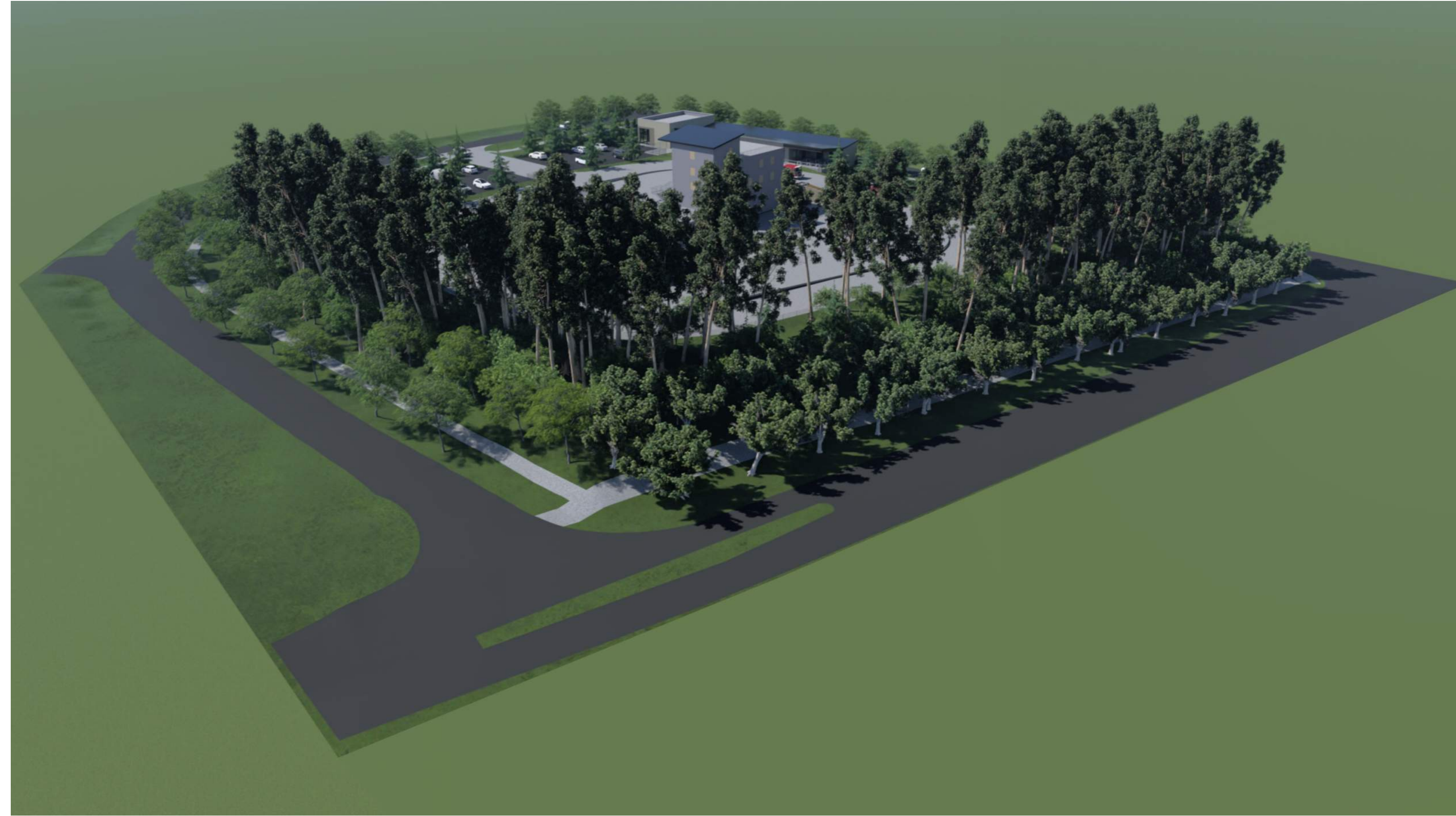
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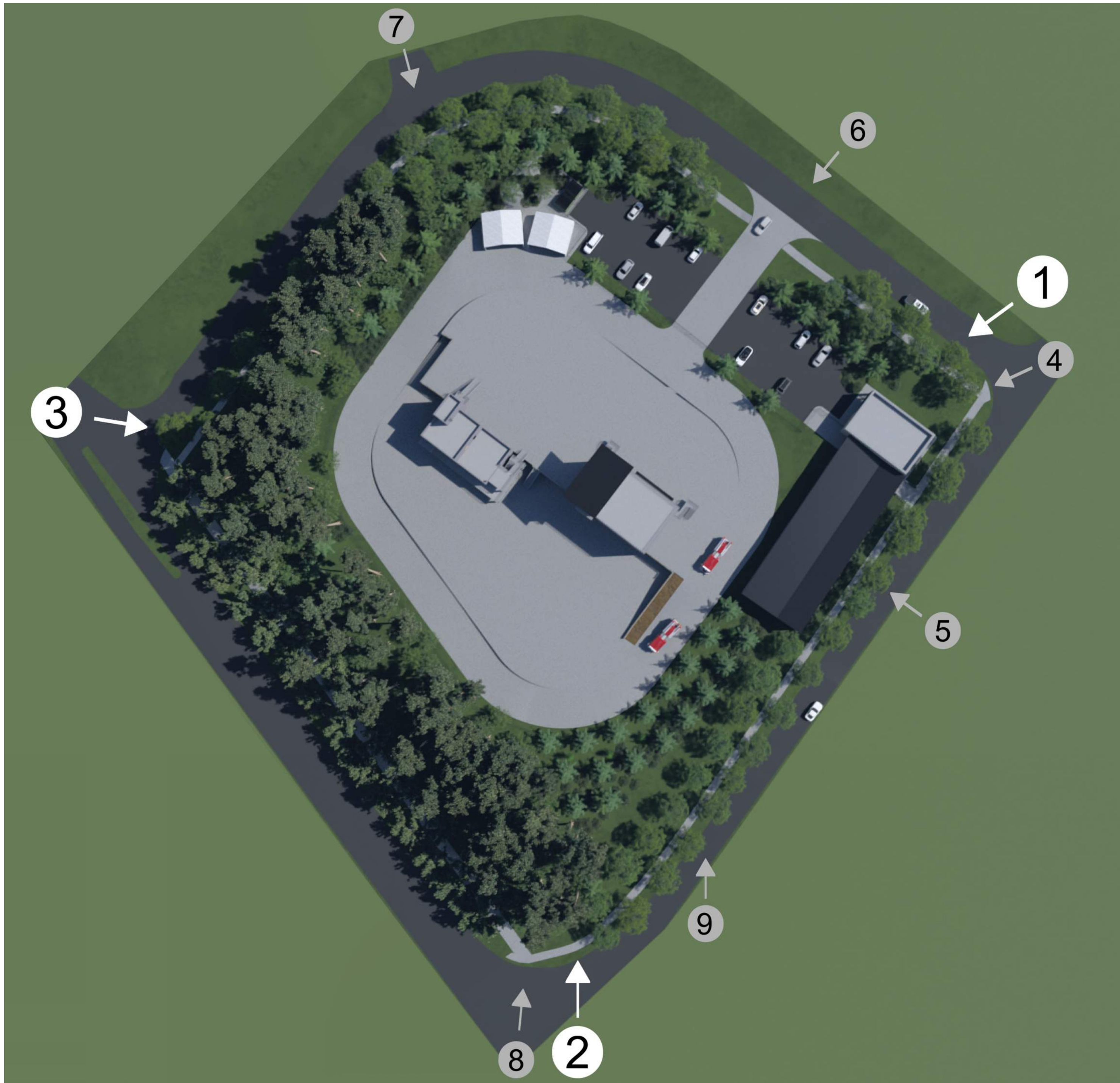
1 3D AXON - OLD VERHOEFF DRIVE AND VERHOEFF DRIVE



2 3D AXON - STATESVILLE ROAD AND VERHOEFF DRIVE



3 3D AXON - OLD VERHOEFF DRIVE AND STATESVILLE ROAD



Central Piedmont Community College

MERANCAS FIRE TRAINING FACILITY

11700 OLD VERHOEFF DR.
HUNTERVILLE, NC 28078

DESIGNER



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PROFESSIONAL SEAL

SUBMITTAL

10/01/2024

REZONING PLAN

REVISIONS

1	10/01/2024	Resubmittal No. 1
2	01/14/2025	Resubmittal No. 2

SHEET

PRELIMINARY 3D VIEWS

AE902

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DRAWN: E.J.
REVIEW: AMD

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PERSPECTIVE VIEW - ENTRANCE AT VERHOEFF DRIVE



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PERSPECTIVE VIEW - SITE VIEW FROM DAYCARE ENTRANCE



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PERSPECTIVE VIEW - OLD VERHOEFF DRIVE AND VERHOEFF DRIVE



8

PERSPECTIVE VIEW - STATESVILLE ROAD AND VERHOEFF DRIVE



5

PERSPECTIVE VIEW - CLASSROOM BUILDING AT VERHOEFF DRIVE



9

PERSPECTIVE VIEW - NORTH ON VERHOEFF DRIVE



6

PERSPECTIVE VIEW - CAMPUS ENTRANCE

Central Piedmont Community College

MERANCAS FIRE TRAINING FACILITY

11700 OLD VERHOEFF DR.
HUNTERVILLE, NC 28078

DESIGNER



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PROFESSIONAL SEAL

SUBMITTAL

10/01/2024

REZONING PLAN

REVISIONS

1	10/01/2024	Resubmittal No. 1
2	01/14/2025	Resubmittal No. 2

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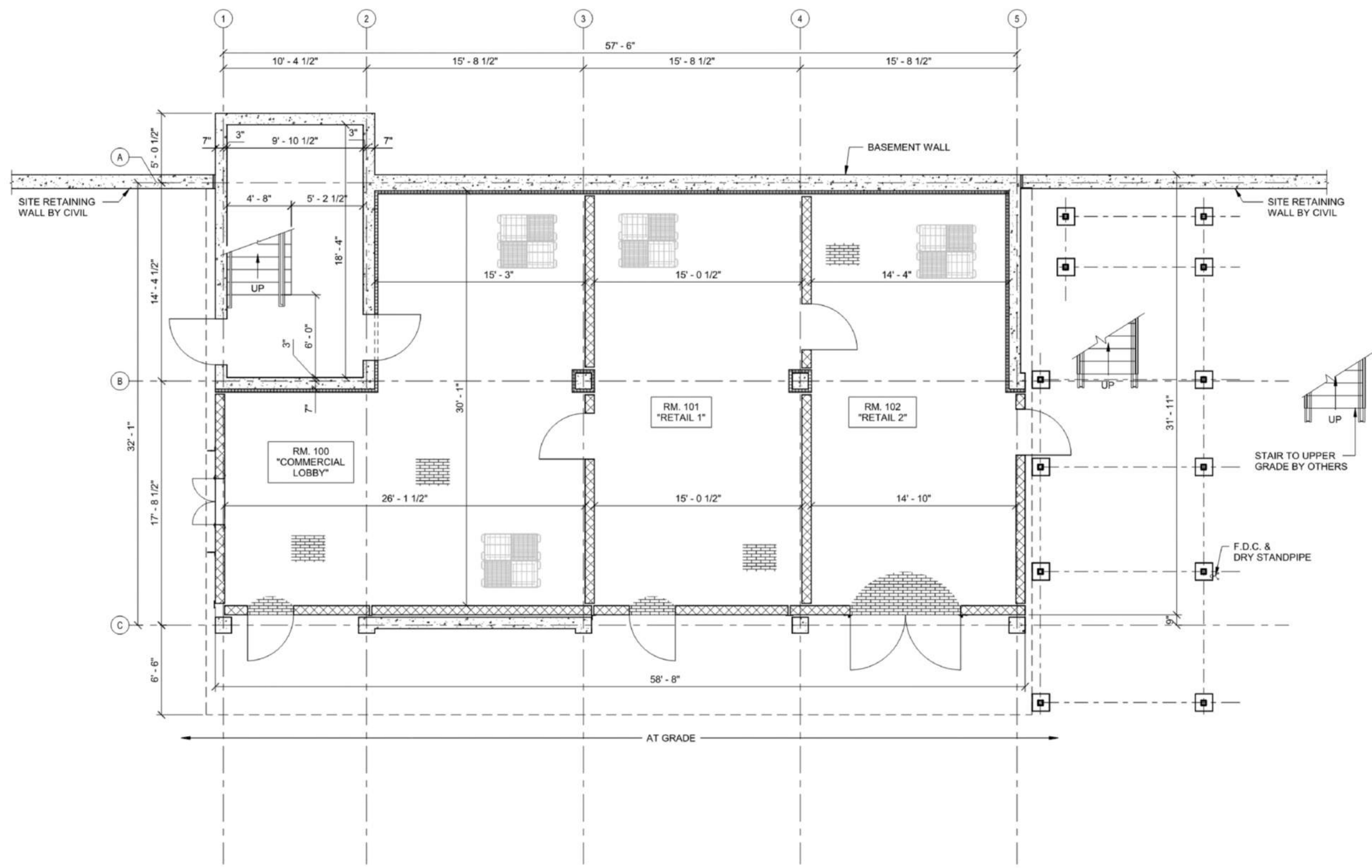
PRELIMINARY 3D VIEWS

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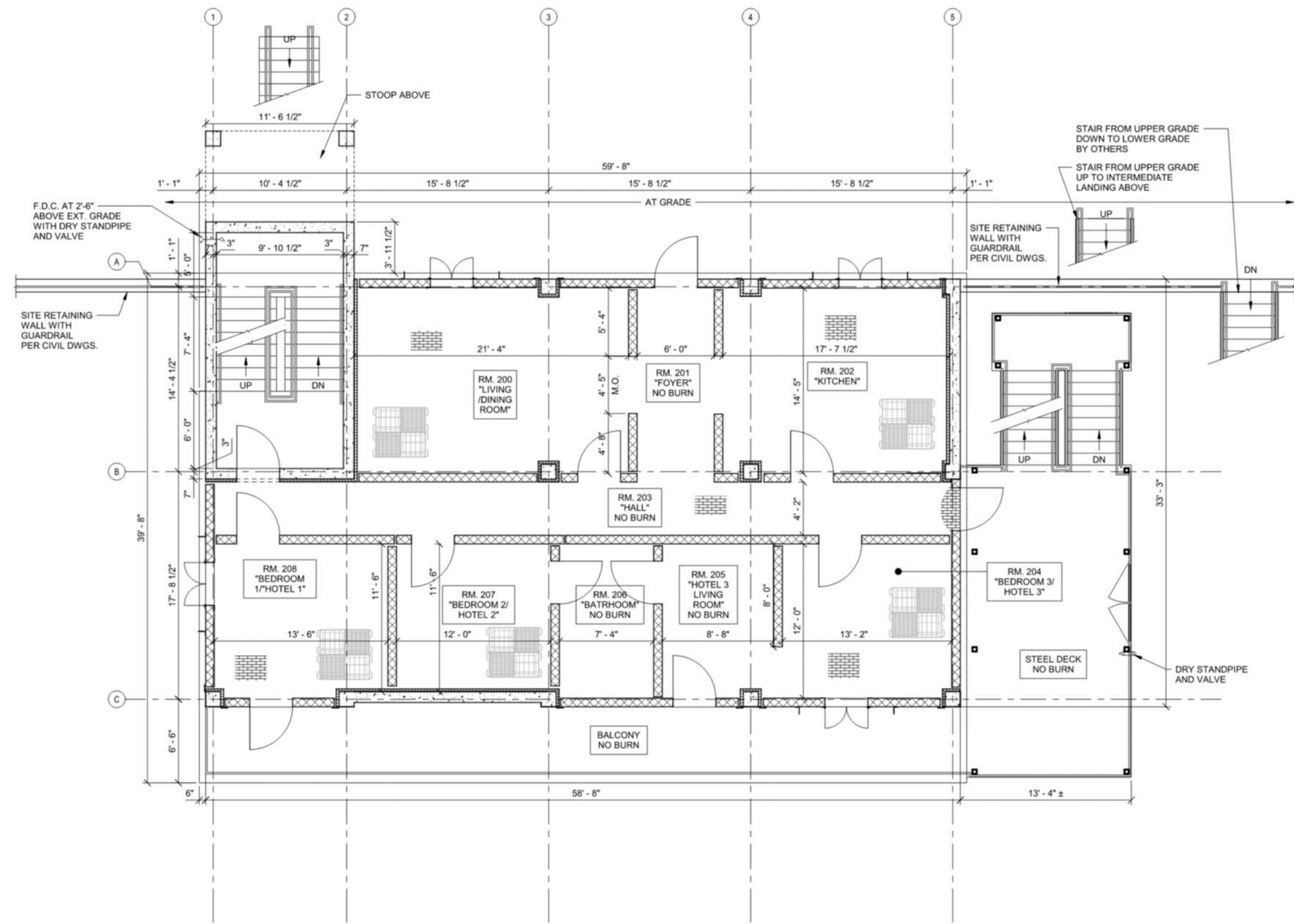
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CN 10179

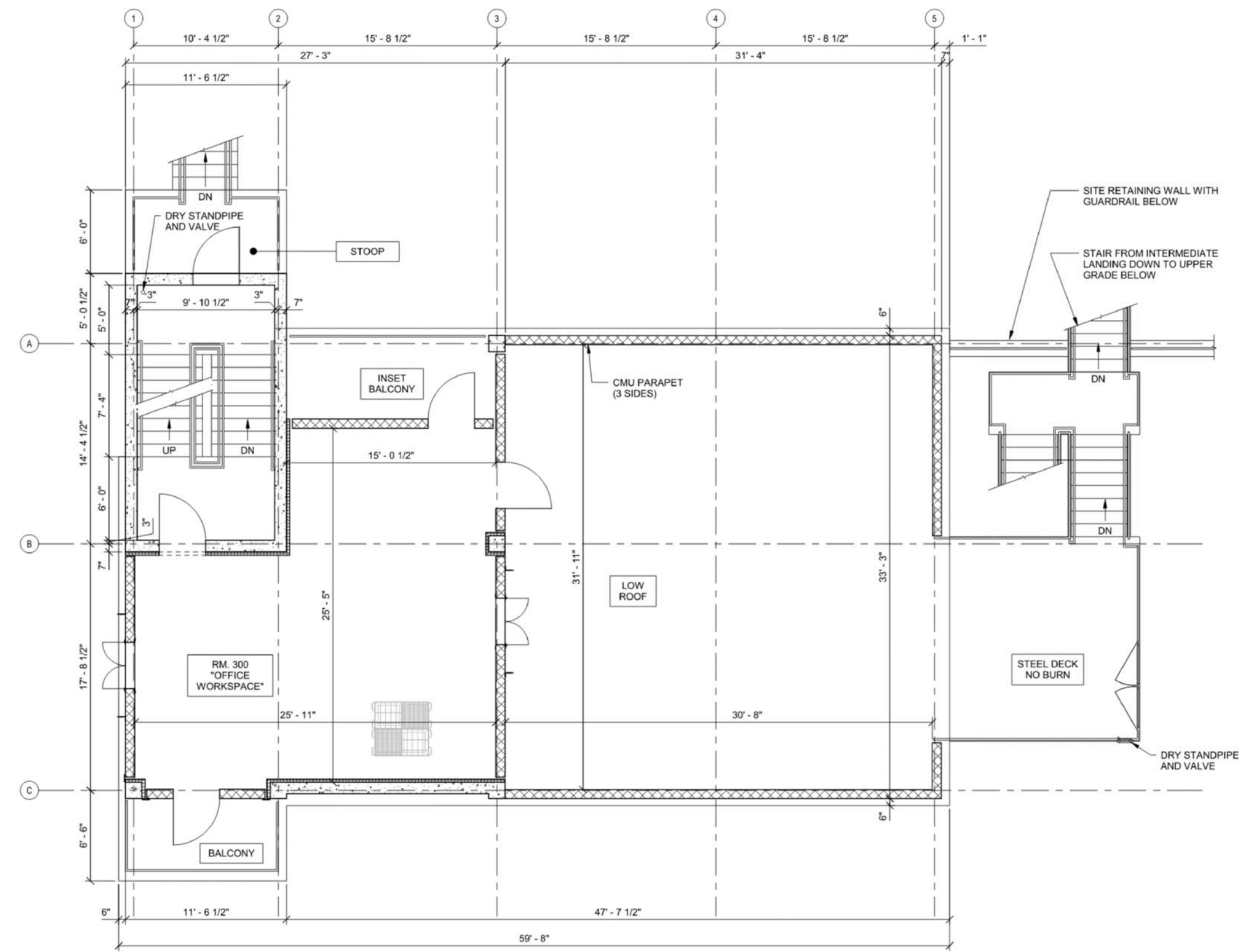
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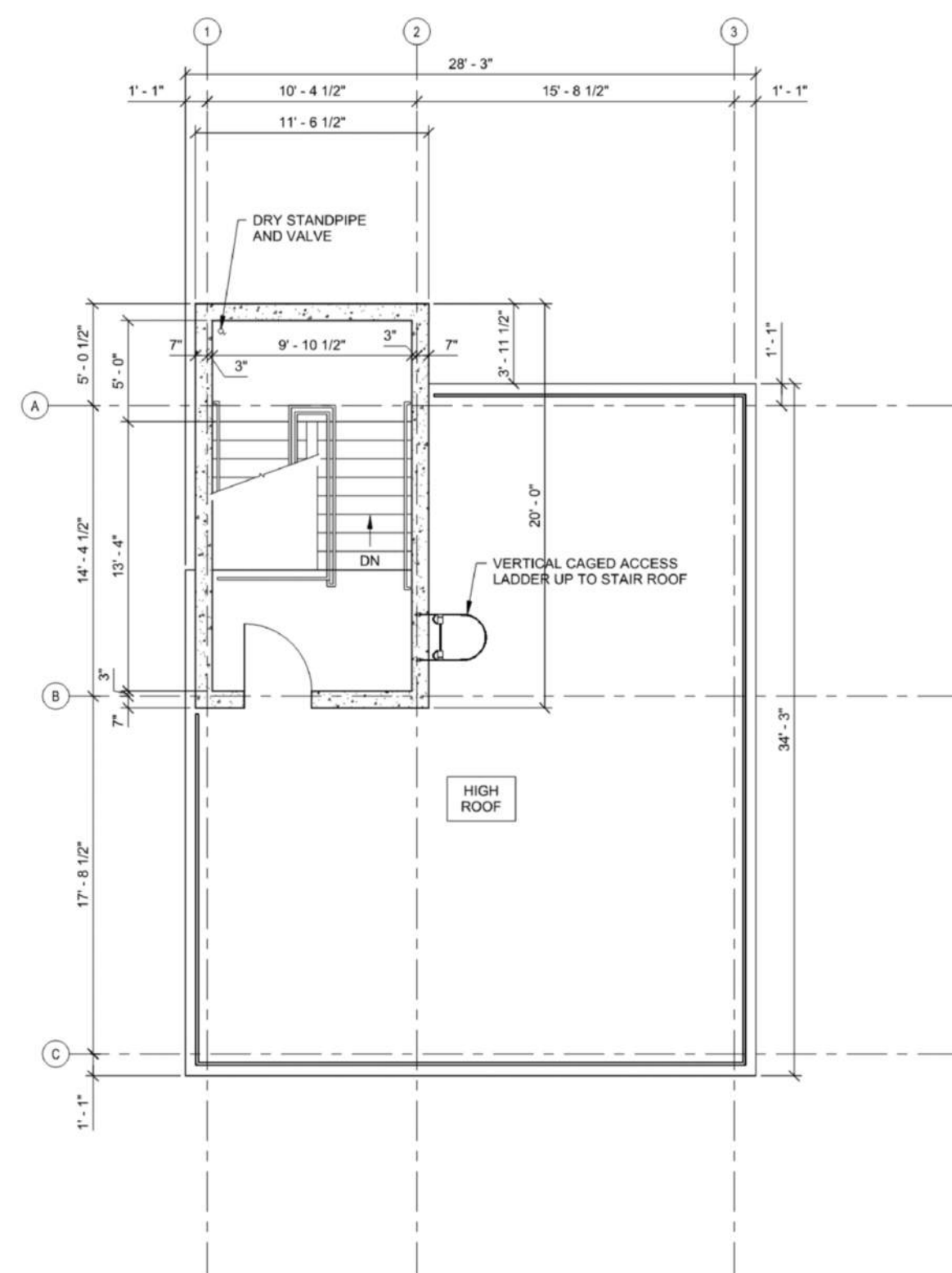
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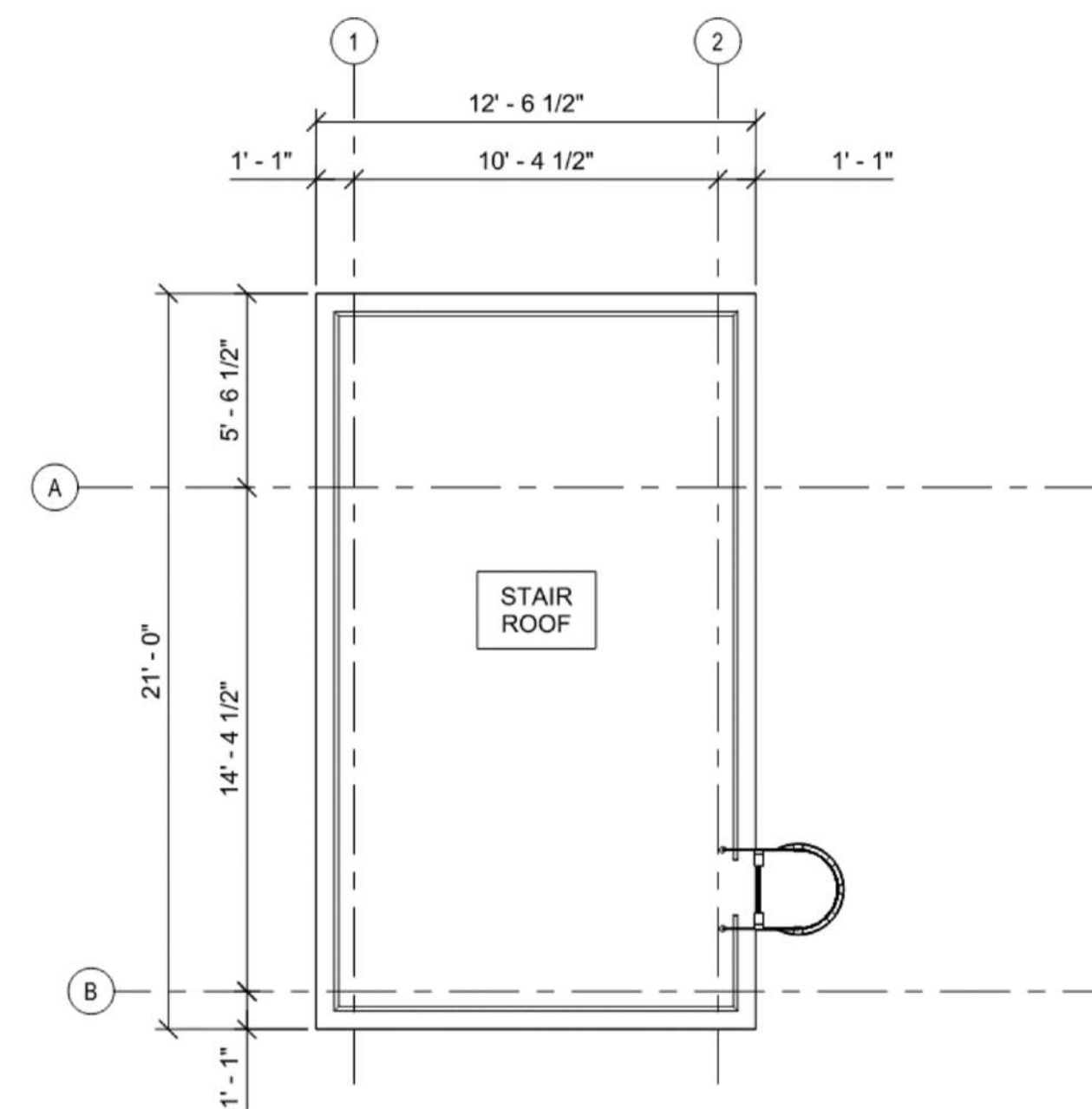
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3 LEVEL 3
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Central Piedmont Community College

MERANCAS FIRE TRAINING FACILITY

11700 OLD VERHOEFF DR.
HUNTERSVILLE, NC 28078

DESIGNER

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CHARLOTTE, NORTH CAROLINA 28204
704-377-8800

PROFESSIONAL SEAL

SUBMITTAL

10/01/2024

REZONING PLAN

REVISIONS

1 10/01/2024 Resubmittal No. 1
2 01/14/2025 Resubmittal No. 2

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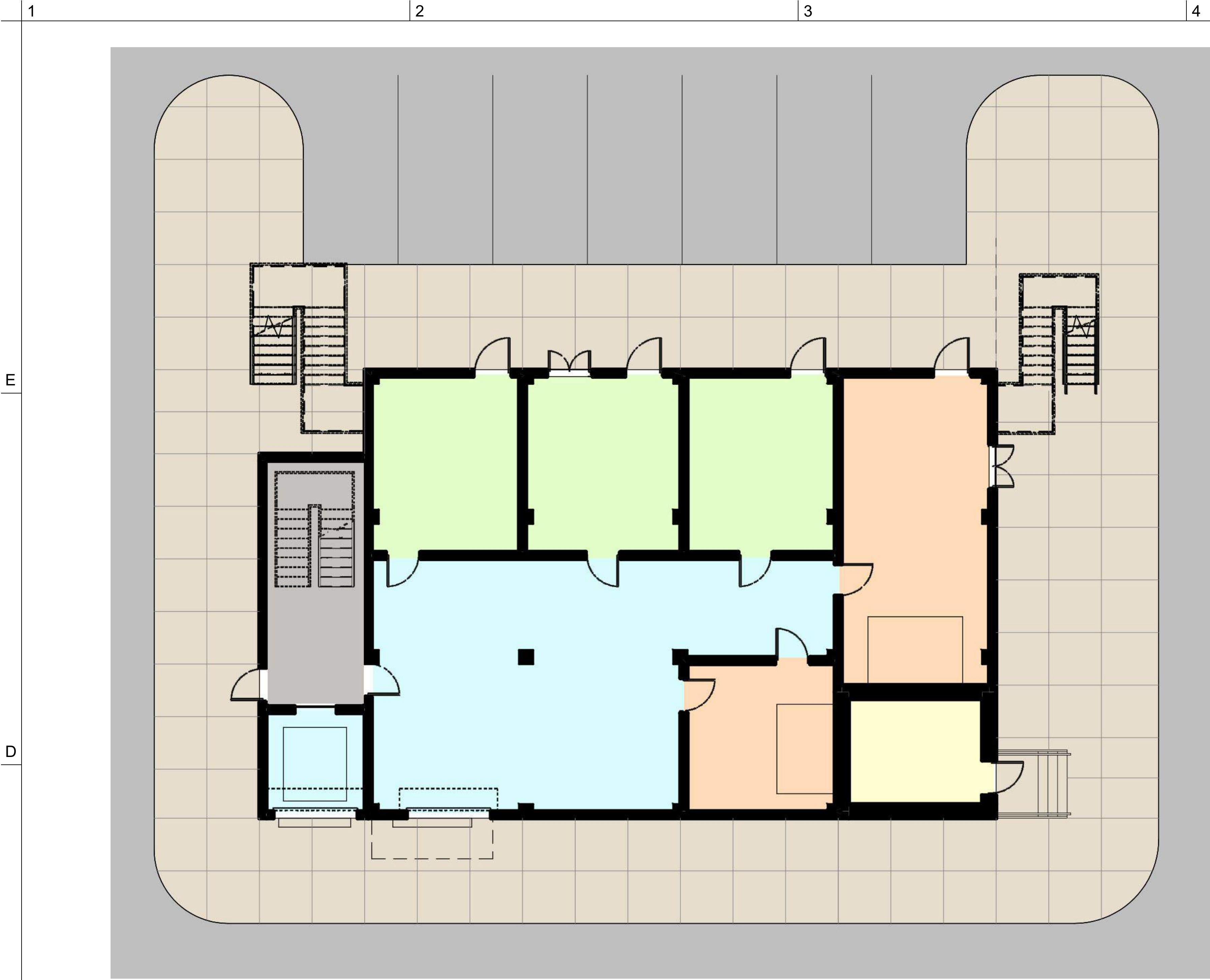
BURN BUILDING PLANS

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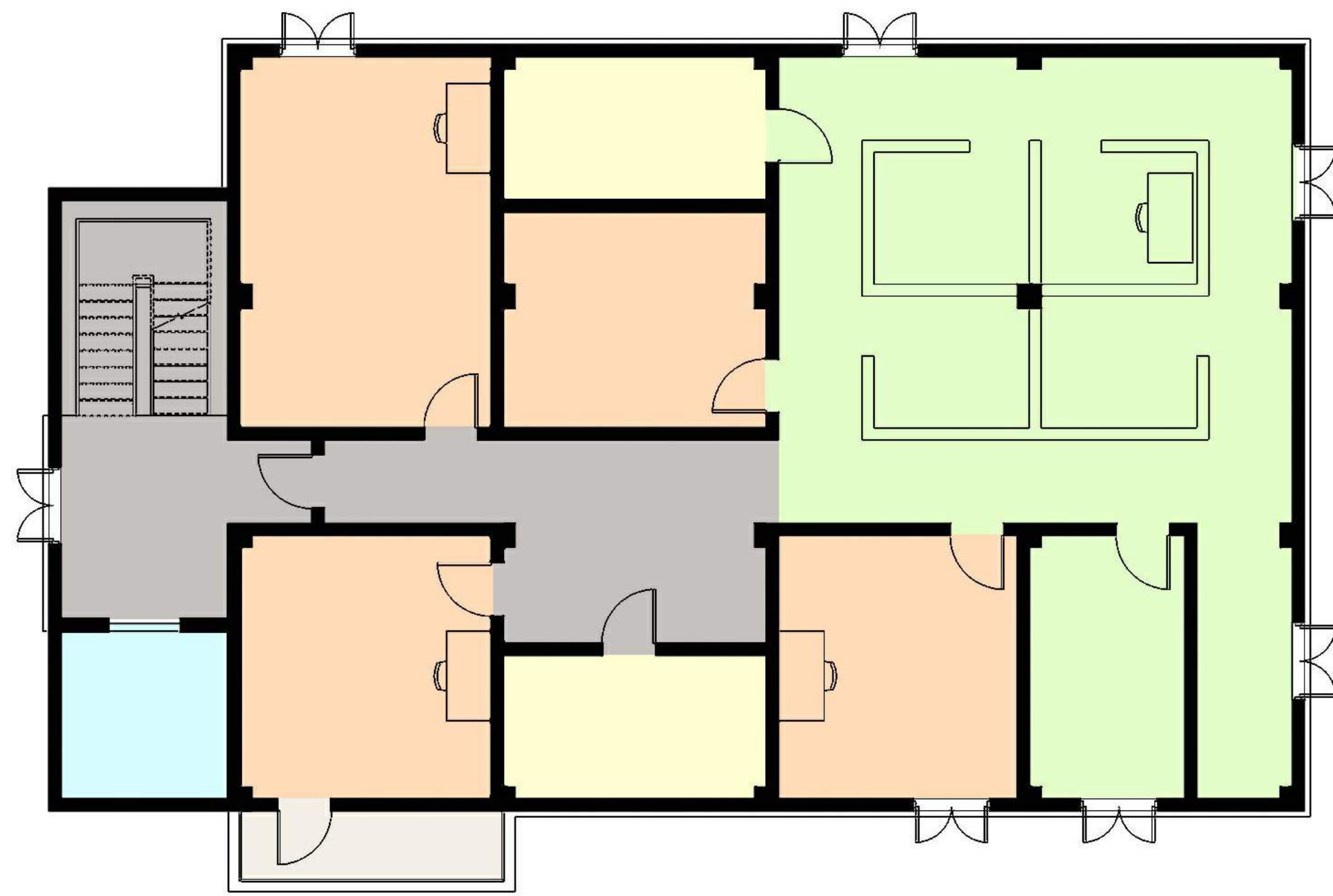
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REVIEW: AMD

CN 10179

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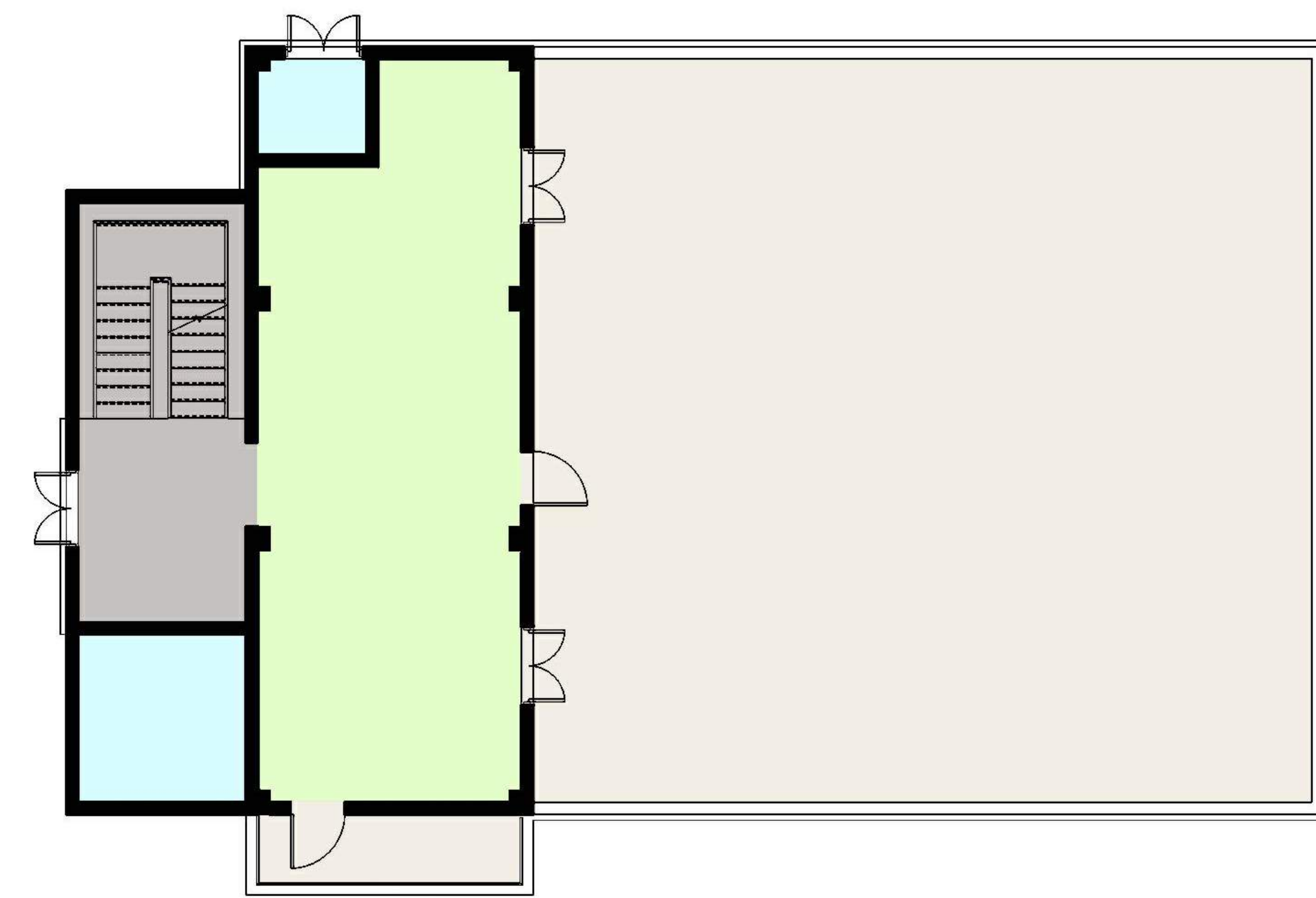
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4 LEVEL 4
NOT TO SCALE

LEGEND

Specialty Training
Flex Training
Scenarios/Props
Support/Storage
Circulation

Central Piedmont Community College
MERANCAS FIRE TRAINING FACILITY

11700 OLD VERHOEFF DR.
HUNTERVILLE, NC 28078

DESIGNER
CLARK NEXSEN

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CHARLOTTE, NORTH CAROLINA 28204
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PROFESSIONAL SEAL

SUBMITTAL
10/01/2024
REZONING PLAN

REVISIONS

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2	01/14/2025	Resubmittal No. 2

SHEET
COLD TOWER PLANS

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DESIGN: EJ
DRAWN: EJ
REVIEW: AMD

CN 10179

Meeting Minutes



CLARK NEXSEN
1111 Metropolitan Ave, Suite 333
Charlotte, NC 28204
P: 704.377.8800
F: 704.358.1037

Project: CPCC Merancas Fire Training Facility

Date: 11/07/24 **Comm #:** 10179

Purpose: Community Meeting

Prepared By: Clark Nexsen

Attendees: See attached attendance log

Action Items: NONE

Assigned To: N/A

Representatives from Clark Nexsen, Thomas & Hutton, Central Piedmont Community College (CPCC), Town of Huntersville (Board of Commissioners & Planning Department), and local fire departments were present at the start of the meeting at 5:30. However, no members of the public were present.

At 5:40, when no members of the public had shown up, it was decided to start the prepared presentation.

- Matt Butler with Clark Nexsen began the presentation by reviewing the intent and scope of the project.
- Jeff Smith with Thoms & Hutton described the basic approach to the site plan design to address various buffer, setback, and stormwater requirements.
- Items presented:
 - Matt point out various pieces of the program, including the classroom building, training tower, and burn building. He clarified uses, heights, and intended fuels. Aesthetics of the project were also discussed.
 - Matt showed digitally rendered aerial and street views around the site. Discussed public views of the site and screening efforts.
 - Matt reviewed the basic operational intent of the site, including anticipated frequency of use.
 - Matt mentioned that there would occasionally be use of the facility during nights and weekends, and that these and all scheduled burns would be communicated to the community by CPCC and Town of Huntersville via website posting or social media blast.
 - Matt concluded the presentation with a video of a typical Class A fuel burn in a similar style burn building as is planned for the site.

The presentation concluded, and a discussion of the project began:

- Members of local fire departments explained that the video was a very good depiction of an average burn and amount of smoke that can be expected. It was explained that in general the fuel load is designed to produce the least amount of smoke as possible to complete the required training.
 - It was explained that the whole building is not burned at once, and typically only one room at a time is set with live fire.

Meeting Minutes



- It was explained that local fire departments are not given free rein to do burns whenever they want, and burns may only occur within very tightly regulated EPA and NFPA guidelines.
- Members of local fire departments brought up Mecklenburg County's policy on Ozone Action Days and mentioned that no Class A burns can be conducted on Red days, and sometimes not on orange days. The period of the year from late May until mid-September is typically all Red Ozone Action Days, and so it is unlikely Class A burns will be conducted during this timeframe.
 - It was explained that Ozone Action Days are determined mostly by humidity and temperature, which are deciding factors in how far smoke can carry.
 - The purpose of Ozone Action Days is to improve air quality.

The meeting was adjourned at 6:10. No members of the public were present during the meeting, however the architects remained until 6:20 pm. No members of the public were present at this time, and all parties left.

Community Meeting Attendance Log

Project Name:	CPCC Merancas Fire Training Facility
Location of Meeting:	Belk Center For Justice, 11920 Verhoeff Dr., Huntersville, NC 28078
Date:	11/7/2024
Time:	5:30pm

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

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

1	Jessica Boyce	26
2	Kent Reid	27
3	Vicki Saville	28
4	Wendy McSwain	29
5	Heather Hill	30
6	Jeff Smith	31
7	Jim Debeli	32
8	Nick Walsh	33
9	Jesse Jones	34
10	Sackie Hoffman	35
11	Eric D. Earnhardt	36
12	Brian Shumake	37
13	Reginald Fincham	38
14	Ryan Monteth	39
15	TREVOR VANNUCCI	40
16	MATT BUTLER	41
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24		49
25		50



**Town Engineering Rezoning Comment Summary
R24-10 CPCC – Merancas Fire Training Facility (CSP-500039)
11700 Old Verhoeff Dr (PID 01720401)
Huntersville, NC 28078**

General Project Information

This proposed rezoning is located at the corner of Old Verhoeff Dr and Statesville Rd (US21) and consists of a new fire training facility with one proposed driveway.

Engineering Staff Comments

Traffic Impact Analysis (TIA):

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

Transportation and Stormwater:

- 1) Street tree locations are subject to change during the construction plan phase to meet requirements of the Town's Engineering Standards and Procedures Manual (ESAPM) and NCDOT Planting Guidelines. Several proposed street tree locations shown on the latest plan set are not meeting these requirements.
- 2) The hydrology analysis must be revised to accurately reflect the current existing condition of the site.
- 3) Storm Drain Easement (SDE) and Post-Construction Controls Easement (PCCE) must be shown on the rezoning plan per the ESAPM and Post-Construction Ordinance.

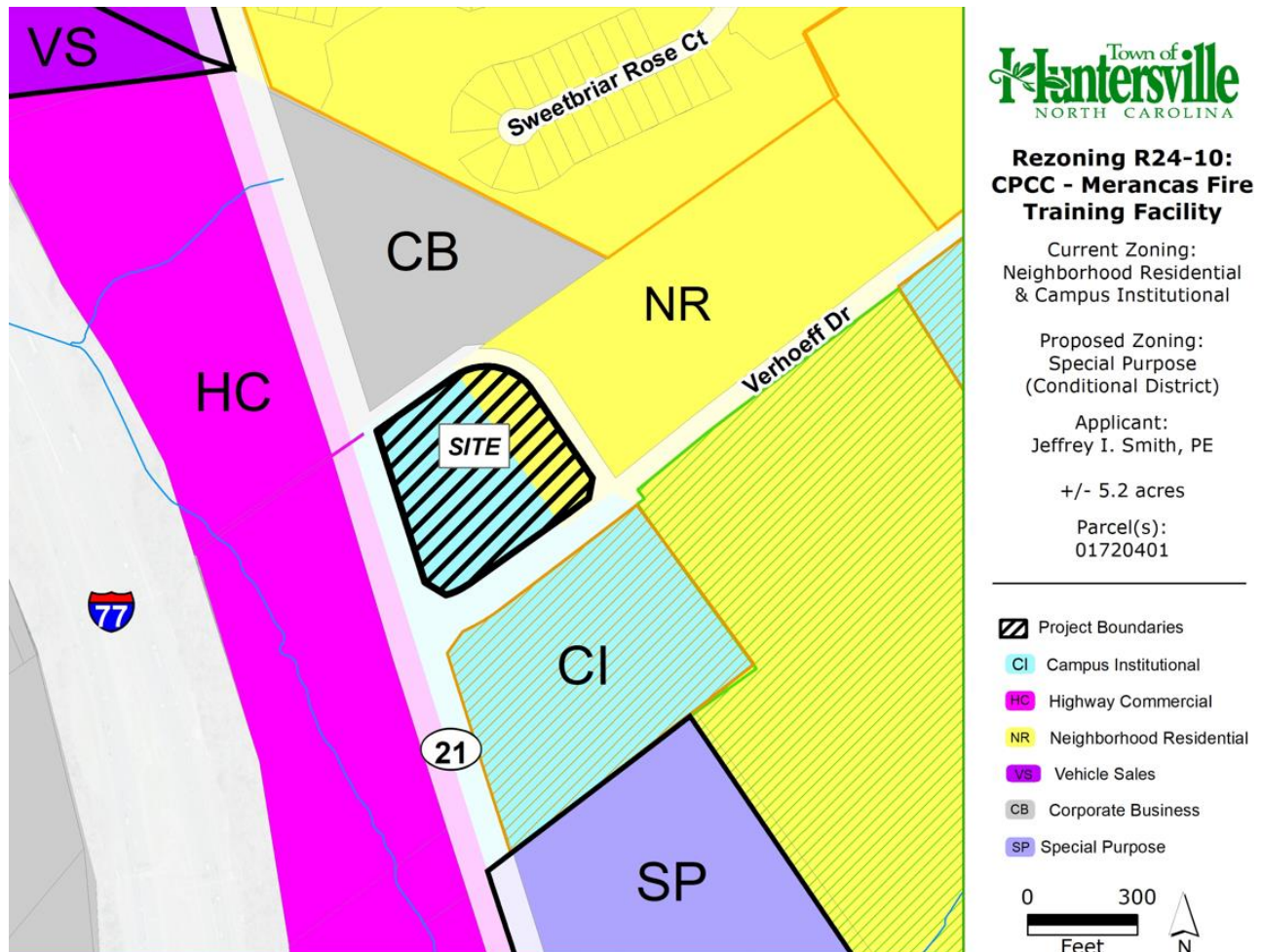
REQUEST:

Special Use Permit Application for Other Environmentally Sensitive Uses not Expressly Permitted (uses causing smoke) in Special Purpose District – SUP24-02

1: DESCRIPTION

Petition #SUP24-02 is a request by Central Piedmont Community College for a Special Use Permit for the accessory use of “Other Environmentally Sensitive Uses Not Expressly Permitted” (uses causing smoke) in the Special Purpose District at 11700 Old Verhoeff Drive-PIN# 01720401. The principal use proposed for a “vocational and technical school” is permitted by right in the district(education building for fire training), however because the training involves controlled burning of a burn building(see site plan) , the smoke from the burning of materials requires the issuance of a special use permit subject to the conditions outlined in Article 9.24.

PART 2: LOCATION



PART 3: STAFF FINDINGS

The Town Zoning Ordinance requires this proposal to meet these standards and findings of fact for a Special Use Permit to be granted by the Town Board

Article 9.24 Environmentally Sensitive Uses Not Expressly Permitted:

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

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

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

1. Adjoining properties and streets are protected from adverse impacts of the use and buildings on the proposed site by the locations of buffers and/or screens;

Staff Comment: The buffers are efficient to screen to use for aesthetic purposes per the proposed landscape plan. The applicants will need to prove that no adverse impacts will exist due to the smoke because of the use. There has not been evidence included in this submittal by an expert that proves that smoke will be mitigated by the vegetated buffer. In Exhibit 1 by Roger LeBoeuf, a structural engineer states “ EL&M is unable to respond to this issue (for #1) definitely because our expertise is limited to Professional Engineering (structural engineering for buildings) and designing fire training structures as licensed design professionals to meet the minimum requirements of the Building Code and NFPA 1402, Standard on Facilities for Fire Training and Associated Props. I and EL&M are not experts in:

- Health, wellness, and physiology
- Environmental engineering
- Smoke emissions of repetitive training fires fueled with Class A materials
(typically limited to a combination of straw and wood pallets)
- Smoke plume dynamics and travel distances.

2. Any areas of the site which may present a danger to residents, their children, pets, or livestock shall be fenced with non-climbable fencing material to a height sufficient to avert said danger; fencing shall be installed on the interior of any buffering or screening;

Staff Comment: The proposed site plan shows security fencing around the developed areas of the site.

3. Vehicular access to the proposed use will be provided by way of a road sufficiently sized to accommodate the generated trips and the vehicles typically associated with

the use; a use considered under the standards of this special use permit process shall not be accessed through a residential neighborhood nor from a Residential Local street.

Staff Comment: The site plan shows access from Old Verhoeff Drive, a non-residential street and will meet all applicable standards for access by the Town Zoning Ordinance and Engineering Standards.

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

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

STAFF FINDINGS: All applicable fire and building safety codes will be met if approved. Furthermore, as stated in the application, no plastics, liquid fuels, furniture, or other petroleum-based items will be used as fuel for the on-site burns. The fuel burned is wood pallets and straw bales only. However, with the testimony submitted, no data on effects of adjacent properties has been included by an expert witness. See #1 above and attached Applicant Burden Application package.

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

STAFF FINDINGS: The application includes exhibits of examples of other similar facilities that are adjacent to similar land uses in comparison to the proposed site in this application. It is unclear with the information received how that relates to impacts on property values.

Included in the application is information regarding insurance rates associated with fire protection districts on a rating scale. It is unclear how this information relates to the impacts this facility may have on abutting properties values. Air particulate Q&A has been submitted but it is unclear how the requirements relates to regulating this facilities effect on adjacent home values.

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

STAFF FINDINGS: The proposal is consistent with the Huntersville 2040 Community Plan policies EV-4 and 4.2 which has a goal of supporting education and workforce training opportunities to align local jobs with residents and encourages the support of efforts at CPCC, CMS, and others to train and develop a skilled workforce to meet labor demands for local business and industry. The application is for CPCC to do fire training for fire-fighters and other emergency service personnel. This project encourages local emergency services personnel to train in this important field without traveling for training. It promotes the industry in Huntersville.

As far as land uses are concerned in the vicinity of the proposed project there are civic uses all along Verhoeff Drive. The example sites included in this package do not address adjacent land uses for this proposal. Staff would recommend that the applicants focus on

Town of Huntersville Community Plans and how this site is consistent with the plan goals to justify this section for approval.

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

STAFF FINDINGS: The proposal will comply with all applicable standards except for a pending modification approval by the Town Board for varying buffer widths. A proposed Conditional District Rezoning will follow this SUP application and includes this modification request. Staff is in favor of the request.

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

STAFF FINDINGS: All standards will be met, and the proposed plan meets these standards. (see 1 & 2 above). Staff would recommend that the applicants include in this section a list of other permits required by outside agencies for this development.

PART 4: PLANNING STAFF RECOMMENDATION

Staff finds the Special Use Permit application does not currently meet the requirements for approval for the proposed fire training facility based on the above findings of fact. Staff finds a lack of evidence provided by expert witnesses that proves that:

- 1) The proposed special use will not materially endanger the public health or safety. Staff would like to see evidence that smoke particulate from the burning on site does not necessitate any further mitigation by the public.
- 2) The proposed special use will not substantially injure the value of abutting property, or it constitutes a public necessity. Staff recommends that evidence be submitted by a professional property appraiser that can attest to this. Or, show how this constitutes a public necessity despite property values potential of declining.

PART 5: EVIDENTIARY HEARING/FINAL ACTION

The Special Use Permit Evidentiary Hearing will be held on February 18, 2025.

PART 6: ATTACHEMENTS

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

PART 7: Planning Board Decision Statements

In Favor of the Special Use Permit

In considering the Special Use Permit SUP24-02, Merancas Fire Training Facility, we, the Planning Board, find that the request meets all required conditions and specifications, is reasonable and does not pose an injurious effect on adjoining properties, and finds that the character of the neighborhood or the health, safety and general welfare of the community will be minimized. This decision is supported by the following findings:

- 1)
- 2)

Add additional statements as necessary.

Against the Special Use Permit

In considering the Special Use Permit SUP24-02, Merancas Fire Training Facility, we, the Planning Board, find that the request does not meet the required conditions and specifications.

(List which conditions are not being met)

- 1)
- 2)

Add additional statements as necessary.

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

- 1)
- 2)

Add additional statements as necessary



General Application

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

1. Application Type

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

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

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

2. Project Data

Date of Application 10/01/2024

Name of Project Merancas Fire Training Facility Phase # (if subdivision) _____

Project Address 11700 Old Verhoeff Dr., Huntersville, NC 28078

Parcel Identification Number(s) (PIN) 017-204-01

Current Zoning District NR/CI Proposed District (for rezoning only) SP-CD

Property Size (acres) 5.28 Street Frontage (feet) 1950 LF

Current Land Use vacant

Proposed Land Use(s) Fire training facility

Is the project within Huntersville's corporate limits?

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

3. Description of Request

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

New fire training facility with classroom building, fire training tower and fire burn building, with related parking.

4. Site Plan Submittals

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

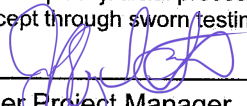
5. Outside Agency Information

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

6. Applicant

Printed Name Jeffrey I. Smith, PE Phone 704-330-6232
☒ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

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

Signature 

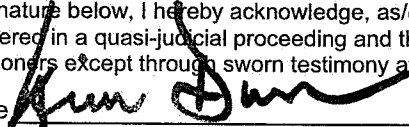
Title Civil Engineer Project Manager Email smith.jeff@tandh.com

Address of Applicant 1020 Euclid Ave., Charlotte, NC 28203

7. Property Owner (if different than applicant)

*Printed Name Central Piedmont Community College/ Jim Dunn Phone 704-330-6232
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

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

Signature 

Title Chair, Central Piedmont Board of Trustees Email jimdunn7@gmail.com

Address of Property Owner 1201 Elizabeth Ave., Charlotte, NC 28204

* 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
Thomas and Hutton	Jeffrey I. Smith, PE	704-907-2214	smith.jeff@tandh.com
Design Firm	Name of Contact	Phone	Email

Contact Information

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

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

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

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

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

Expert Witness & Competent, Material, and Substantial Evidence:

Expert Witness:

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

Competent, Material, and Substantial Evidence:

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

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

Applicant Response:

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

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

The project will be constructed in accordance with applicable building codes and NFPA 1402, Standard on Facilities for Fire Training and Associated Props. No plastics, liquid fuels, upholstered furniture, or other petroleum-based items will be used as fuel for the training fires. Smoke developed and emitted from burn buildings is usually similar in characteristics to that from a residential fireplace, backyard fire pit, and campground fire. Fuel for fires will be wood pallets and straw bales only. No asbestos will be used as insulation in the training structure. A single-entry point is located off Old Verhoeff Drive which is a secondary road and the site will be protected by a security fence to prevent unauthorized access. The Daycare is the only other property with an entry off this street. Existing "stacking" for student pickup is maintained. The properties facilities and landscape will have a high level of routine maintenance in keeping with Central Piedmont standards.

Evidence in support of Item #1: See attached

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

The abutting properties across Old Verhoeff Dr. are a Daycare (Zoned CB) and a Recreation Center (Zoned NR). Other properties in the area are commercial in nature along with an Athletic Park. There are numerous facilities of this type within the State located in similar settings, many associated with Community Colleges. Some include the Charlotte Police and Fire Training Academy, Mooresville Fire Training, Iredell Firefighters Assoc. Training, Surry Community College, Forsyth Tech, and Davidson-Davie Community College to name a few. From Chief Dotoli – "The Insurance Services Office (ISO) is responsible for rating fire departments on their ability to provide sound fire protection for the fire districts they serve. The ISO uses a rating system that has a point value for each required component. Ratings are based on Class 1 to Class 10 with a Class 1 Department being considered excellent. ISO Scores are used to determine fire insurance rates in the associated fire protection district. The lower the Class such as a Class 1 would have the best Insurance Rates."

Evidence in Support of Item #2: See attached

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

The proposed facilities will be in harmony with the area which is primarily commercial in nature. Vehicular trips to the site are estimated to

be less than 50 per day, which will have minimal traffic impact. The scale of structures are within the height limits of the local ordinance.

The material pallet for the perimeter structures that are most visible to the public are in keeping with adjacent properties including the CPCC

Merancas Campus. Materials include two colors of brick (brown - wire cut and textured, and wire cut buff), dark anodized aluminum

storefront framing, fiber cement siding ("shou sugi ban" style -appearance of being charred), dark anodized aluminum fascia and faux wood

grain aluminum panels. The existing site is an undeveloped parcel with existing mature trees and landscaping on two frontages. This

project provides new landscaping on the other two sides to create the buffers/screening required for compliance with the local ordinances.

Evidence in Support of Item #3: See attached.

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

The proposed special use permit complies with all lot, size, yard and other applicable standards for Special Purpose

Conditional District (SP-CD) found in the Town of Huntersville Zoning Ordinance as shown on the Rezoning Documents

dated 11/26/2024 and noted as CSP 500039. Modifications have been requested to the northern, eastern and western

buffers to reduce the required eighty feet to variable widths as noted and with denser, evergreen landscaping.

Evidence in Support of Item #4: See attached.

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

The proposed special use permit complies with all general standards of Article 11.4 and all specific standards of Article 9.

The special use complies with all standards of Article 9.24 regarding Environmentally Sensitive Uses Not Expressly

Permitted. The special use complies with all standards of Article 9.24 regarding Environmentally Sensitive Uses Not

Expressly Permitted to adjoining properties, perimeter security fencing behind the buffers to secure the site, and access from the public, NCDOT maintained roadway.

Evidence in Support of #5: See attached.

Attach additional documents if needed.

SPECIAL USE PERMIT SUBMISSION – EVIDENCE

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

Evidence in support of Item #1:

- The presentation includes a brief overview of Roger LeBoeuf's Resume and Statement regarding his Burn Building experience as a Structural Engineer and cofounder of Elliott, LeBoeuf & McElwain. **See EXHIBIT #1** for additional information.
- The presentation includes a video of a typical Class A Burn to demonstrate the anticipated smoke development from a burn.
- The presentation includes information regarding the NC Environmental Quality not requiring notification for burns at permanent fire-training facilities. EPA 2024 Air Quality Index Chart is also provided showing the AQI Categories and Index Values. **See EXHIBIT #2** for additional information.
- The presentation includes an example of Windrose Data superimposed on an aerial view of the project site to indicate the primary wind direction.
- The presentation includes statements from CPCC and the Fire Department regarding Community notification of scheduled Burns.
 - CPCC will work with the Town and the Fire Departments to post schedules/notifications on the appropriate social media websites for community access.
 - Fire Departments will continue to follow the requirements of OSFM regarding notification.
- CPCC will provide their Protocol and Policies for use of the Burn Building that will include:
 - Policy on available burn days in accordance with the State of North Carolina and Mecklenburg County Air Quality requirements.

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

Evidence in Support of Item #2:

- The location of the proposed Fire-Training Facility is like others across North Carolina including some on Community College campuses. The presentation includes Google Earth images of other NC Training Facilities and their adjacent properties. A 500' radius is shown for comparison. **See EXHIBIT #3.**
- The presentation includes a summary of a statement from Chief Dotoli regarding the Public Necessity and Benefits of Training Facilities to the local FDs and community which includes:
 - Provide training for future firefighters.
 - Provide the best trained firefighters to serve Mecklenburg County.
 - Provide proximate, and accessible, training to the communities that active firefighting personnel serve.**See EXHIBIT #4** for more information.
- Chief Dotoli noted that ISO scores are used to determine fire insurance rates. The lower the ISO Class the better the insurance rates. **See EXHIBIT #4** for more information.

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

Evidence in Support of Item #3:

- "Application for Determination of TIA Need" was submitted stating anticipated occupancy of the facility to be 50 students with 5 training staff. Town of Huntersville Engineering Department determined a TIA was not required. **See EXHIBIT #5.**

SPECIAL USE PERMIT SUBMISSION – EVIDENCE

- The presentation includes images of existing CPCC Merancas Campus buildings to establish the surrounding context. Elevations and perspectives of the proposed Classroom/Office building are provided showing a material palette in keeping with campus buildings.
- The presentation includes aerial perspectives of the site and proposed new structures. All are within zoning height limitations.
- The presentation includes images of the Training Buildings with a more utilitarian palette of gray CMU and Concrete. The Class A Burn Building will have soot and water stains. These structures are in the middle of the site to aid in screening from public view. There is an option of using a pigmented CMU if the budget allows.
- The presentation includes aerial and street perspectives showing the density of existing and proposed landscape that will screen public view of the interior of the site. The Classroom/Office Building will anchor the Northeast corner of the site and establish the public face for the project with access directly off Verhoeff Drive.

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

Evidence in Support of Item #4:

- The proposed lot size, buffers, setbacks, build-to line, ... have been coordinated with Town Staff and meet the requirements of the proposed rezoning designation of Special Purpose Conditional District.

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

Evidence in Support of Item #5:

- By submission of the Applicant Burden Form, we are addressing Article 11.4.
- **Zoning Ordinance Article 9.24a** - Adjoining properties and streets are protected from adverse impacts of the use and buildings on the proposed site by the locations of buffers and/or screens
 - The current rezoning site plan has been vetted with Huntersville Planning Staff to provide acceptable buffers around the perimeter of the site, with the addition of denser, evergreen plantings in areas to provide year-round screening.
- **Zoning Ordinance Article 9.24b** - Any areas of the site which may present a danger to residents, their children, pets or livestock shall be fenced with non-climbable fencing material to a height sufficient to avert said danger; fencing shall be installed on the interior of any buffering or screening.
 - Per rezoning site plan, the perimeter of the training center training area is secured with a permanent security fence and lockable gates located behind the required buffers to control entry to authorized personnel only.
- **Zoning Ordinance Article 9.24c** - Vehicular access to the proposed use will be provided by way of a road sufficiently sized to accommodate the generated trips and vehicles typically associated with the use; a use considered under the standards of this special use permit process shall not be accessed through a residential neighborhood nor from a residential local street.
 - Per the rezoning site plan, access to the site will be provided from Old Verhoeff Drive, a NC DOT maintained roadway.



EXHIBIT 1

Roger M. LeBoeuf, P.E.

Mr. LeBoeuf co-founded Elliott, LeBoeuf & McElwain in 1999 and is the President. Although he has been the Structural Engineer for a wide variety of building projects, he has specialized in planning and designing fire training centers for the past 27 years. His specialized experience includes burn buildings and training towers (new and renovations), tactical villages, drafting pits, technical rescue props, LP fire training systems (gas props), and other props.

Position: President / Principal Engineer

Education: Massachusetts Institute of Technology (M.I.T.)
B.S. Civil Engineering 1988

Stanford University
M.S. Civil Engineering 1989

PE Registration: SC (No. 25167), AL, AR, AZ (S.E.), CO, CT, FL, GA, IA, ID, IL (S.E.), IN, KY, LA, MA (S.E.), MD, ME, MN, MO, MS, NC, NH, NJ, NM, NY, OH, OK, OR, PA, RI, TN, TX, VA, WA, WI, WV, WY

Experience: Elliott, LeBoeuf & McElwain, 24 years
FDE Ltd. Consulting Engineers, 10 years

Organizations: Two NFPA Committees writing NFPA 1402 and 1403; IAFC

Awards: Young Engineer of the Year Award by CEC/MW
Design Excellence awards for new fire training structures in Gilbert, AZ, Fairfax County, VA, Boise, ID, and Willimantic, CT

Published Writing: 15 articles on planning and designing public safety training centers.

Teaching: Educational seminars on a national level on the topic of planning and designing training centers, including at FDIC, IAFC Fire-Rescue International, F.I.E.R.O. Symposium, and Station Style Conference.

Representative Projects:

- Over 800 fire training center projects in 37 states, Canada, Egypt, and Japan including designing over 150 new fire training structures, master planning, & evaluating existing training structures.
- Bergen County, NJ Law and Public Safety Institute - Three new training structures in tactical village simulating shopping mall, theater, strip mall with apartments above, residence, & commercial.
- Montgomery Co., MD PSTA – \$80M master plan of police and fire outdoor and indoor tactical villages and designer for two training structures.
- Boise Fire Training Center - Master plan of tactical village and design of 2 training structures.
- Phoenix Fire Department – Master plan consulting and two burn buildings (one Class A, one Class B, with attached tower).
- State of Connecticut – Master plan for 8 Regional Fire Training Centers and full designs for 4 of those, with various training structures and props.
- Gilbert Public Safety Training Facility - Master plan of \$65M police & fire training center plus design of 4 training structures in tactical village simulating apartments, strip mall, & residences.
- Master plans / prelim. designs for 75 public safety training centers, including Raleigh, Davidson Davie CC, Aims CC, Tulsa CC, and Midland, TX. Estimates from \$3M to \$140M.
- Fayetteville Technical Community College, NC - Master plan, three new Class A burn buildings and training tower.
- Texas A&M University Emergency Services Training Institute – Two new burn buildings.
- Nearly 600 structural evaluations of over 200 existing live fire training structures, including TEEX and U.S. Navy Trainers.
- Egyptian Navy – Naval vessel training simulator in Alexandria, Egypt (procured through U.S. Government).





Elliott, LeBoeuf & McElwain

Phone (703) 321-2100
Fax (703) 321-2112

8001 Forbes Place Suite 201
Springfield, VA 22151
www.elaengineers.com

January 16, 2025

Jeff Yelton
Clark Nexsen Architects & Engineers
1111 Metropolitan Avenue Suite 333
Charlotte, NC 28204

RE: CPCC Merancas Campus Fire Training Facility
EL&M No. 22055

Dear Jeff,

This letter is in response to your request for EL&M to write a statement about Issue No. 1 of the Town of Huntersville Special Use Permit application, which requires producing competent, material, and substantial evidence establishing that the proposed special use will not materially endanger the public health or safety.

As we have discussed, EL&M is unable to respond to this issue definitively because our expertise is limited to Professional Engineering (structural engineering for buildings) and designing fire training structures as licensed design professionals to meet the minimum requirements of the Building Code and NFPA 1402, Standard on Facilities for Fire Training and Associated Props. I and EL&M are not experts in:

- Health, wellness, and physiology
- Environmental engineering
- Smoke emissions of repetitive training fires fueled with Class A materials (typically limited to a combination of straw and wood pallets)
- Smoke plume dynamics and travel distances.

We can offer the following anecdotal information for discussion but not as a definitive response to Issue No. 1 of the Special Use Permit Application:

1. We know of many fire training centers that burn Class A fuels that are near various occupancies, including residences, schools, community colleges, and commercial complexes.
2. Because training fires are fueled by straw and clean wood pallets, the smoke created by training fires and emitted from burn buildings is usually similar in characteristics to smoke from a residential fireplace, backyard fire pit, and campground fire.
3. No plastics, liquid fuels, upholstered furniture, or other petroleum-based items will be used as fuel for the training fires.
4. No asbestos will be used as insulation in the training structure.



5. Underwriters Laboratories (UL) and others have been studying various exposures and health impacts of training fires for a few years.
 - a. The studies that we have seen or heard about focus on the exposures of the firefighters themselves while they are in and just outside the training structures during live fire training, not the exposures for those who are several hundred feet or more away from the training fires.
 - b. We know of no study that has been performed that provides data on what exposures exist at various distances from the exterior perimeter of fire training structures during live fire training.
6. CPCC and the regional fire departments want to be good neighbors.
 - a. Although the standard operating procedures have not been written yet for the Merancas Fire Training Facility, policies will likely include a combination of publicly scheduling live fire training in advance, and burning on days with favorable weather conditions as much as possible.

Please let us know if you need anything else.

Sincerely,

Roger M. LeBoeuf, P.E.
President

EXHIBIT #2

NC Environmental Quality – Fire Burning

NC Environmental Quality - [Fire Training Burning Questions | NC DEQ](#)

Fire Training Burning Questions

General Questions

Do all open burning activities involved in fire training require notification?

No. Open burning activities at permanent fire training facilities do not require notification. Additionally, those activities conducted under the supervision or cooperation of the North Carolina Forest Service, the North Carolina Department of Insurance, the North Carolina Technical Institutes or the North Carolina community colleges **do not** require notification to the Division of Air Quality.

What is RACM?

This is an acronym for Regulated Asbestos Containing Material (RACM) that is friable or can become friable in nature. Since most materials containing asbestos become friable when a structure is burned, these materials must be removed before the burning takes place. All structures to be burned or otherwise demolished must be inspected for asbestos by an accredited inspector. Contact the Health Hazards Control Unit for details.

If a structure is burned without notification to the Health Hazards Control Unit, but the Division of Air Quality has been notified, is this a violation of Air Quality Regulations?

Yes. 15A NCAC 2D.1903(b)(11)(A) requires the HHCB (now HHCU or Health Hazards Control Unit) be notified so failure to notify the Health Hazards Control Unit would also be a violation of 15A NCAC 2D.1900 "Open Burning."

Can a demolished structure be approved for fire training open burning?

No.

Can a motor vehicle be approved for fire training open burning?

Yes.

Do non-asbestos roofing shingles have to be removed from a building before a fire training exercise can be approved?

No.

If I fail to comply with the regulations of the Health Hazards Control Unit as well as the Division of Air Quality, can I be assessed a civil penalty from both agencies. Isn't this double jeopardy?

You could be assessed a civil penalty from either or both agencies. It is not double jeopardy since the agencies are independent from one another and have different rules.

EXHIBIT #2

NC Environmental Quality – Fire Burning

Always remember that compliance with the rules of one agency does not guarantee compliance with another.

Should I check the air quality forecast before conducting fire training?

Yes. You will not be able to conduct your fire training on days when the air quality forecast in your area is Code Orange, Red or Purple unless your fire training is being conducted under the supervision of or the cooperation of one or more of the following agencies, North Carolina Fire or Rescue College, Technical Institutes, North Carolina Forest Service or the NC Department of Insurance.

EXHIBIT #2



Final Updates to the Air Quality Index (AQI) for Particulate Matter Fact Sheet and Common Questions

Summary

- On February 7, 2024, the U.S. Environmental Protection Agency (EPA) announced a final rule to strengthen the nation's National Ambient Air Quality Standards (NAAQS) for fine particle pollution, also known as fine particulate matter (PM_{2.5}) or soot. EPA is setting the level of the primary (health-based) annual PM_{2.5} standard at 9.0 micrograms per cubic meter (µg/m³) to provide increased public health protection, consistent with the available health science.
- In addition, after considering public comments, EPA is changing some breakpoints in the U.S. [Air Quality Index \(AQI\)](#) to reflect the revised level of the primary annual PM_{2.5} standard and to reflect recent health science on PM_{2.5}. The AQI is EPA's color-coded tool for communicating air quality to the public.
- EPA is also updating AQI reporting requirements to reflect current reporting practices.
- EPA sets AQIs for the following common pollutants: particulate matter (also called particle pollution, soot, or PM), ozone, carbon monoxide, nitrogen dioxide, and sulfur dioxide.
- The AQI updates will become effective May 6, 2024. EPA will update its tools for communicating the AQI to reflect the changes. This includes the [AirNow](#) website.

What's New in the AQI for PM

- The table below shows the previous and updated AQI for particle pollution. EPA bases each category on a range of particle pollution concentrations in the air. The Agency measures particle pollution in micrograms per cubic meter of air. Sometimes, you will see micrograms per cubic meter written as "µg/m³."
- The table on the next page shows the color code and index values for each category. EPA converts pollution concentrations to index values to make AQI categories consistent across pollutants. Together, the category color and the index values help you quickly know what your air quality is like.

2024 AQI for Fine Particle Pollution
(Breakpoints are in micrograms per cubic meter)

AQI Category and Index Value	Previous AQI Category Breakpoints	Updated AQI Category Breakpoints	What changed?
Good (0 – 50)	0.0 to 12.0	0.0 to 9.0	EPA updated the breakpoint between Good and Moderate to reflect the updated annual standard of 9 micrograms per cubic meter
Moderate (51 – 100)	12.1 to 35.4	9.1 to 35.4	
Unhealthy for Sensitive Groups (101 – 150)	35.5 to 55.4	35.5 to 55.4	No change, because EPA retained the 24-hour fine PM standard of 35 micrograms per cubic meter.
Unhealthy (151 – 200)	55.5 to 150.4	55.5 to 125.4	EPA updated the breakpoints at the upper end of the unhealthy, very unhealthy, and hazardous categories based on scientific evidence about particle pollution and health. The Agency also combined two sets of breakpoints for the Hazardous category into one.
Very Unhealthy (201 – 300)	150.5 to 250.4	125.5 to 225.4	
Hazardous (301+)	250.5 to 350.4 and 350.5 to 500	225.5+	

- About the columns in the table:

- The first column shows the color-coded AQI categories, which range from “Good” to “Hazardous.”
- The second column shows the previous AQI category breakpoints for particle pollution, which were set in 2012. The term “breakpoint” refers to the particle pollution concentration where the AQI category changes.
- The third column shows the new AQI category breakpoints for fine particle pollution.
- The fourth column explains why EPA changed breakpoints.

Changes to AQI Reporting Requirements

- The daily AQI must be reported for metropolitan areas with more than 350,000 people. The final rule requires that the daily AQI be reported seven days a week. EPA made this change, because many states are already doing this. The updated reporting requirement applies for all AQI pollutants.
- The previous requirement was issued in 1999. It required the daily AQI to be reported five days a week. Since then, technology has made it easier for state, local and tribal air agencies to automatically report the AQI. Today, most air quality agencies report the AQI every day.
- Technology also makes it possible for EPA to estimate a near-real time AQI, called the “NowCast AQI.” Using automated processes, state, local and Tribal air quality agencies provide hourly air quality monitoring information to the AirNow program for nearly 900 areas across the country. The agencies provide this information as a public service.
- AirNow converts the monitoring data to the NowCast AQI and displays it on the AirNow website and app. AirNow and the air quality agencies provide this information to help people make decisions about their outdoor activities based on the most recent monitoring data. Many agencies also report the NowCast AQI on their own websites and applications.
- The final rule recommends that air quality agencies report the AQI in near real time, but the rule does not require this. Similarly, the final rule recommends that agencies continue submitting hourly air quality monitoring data to EPA’s air quality database but does not require them to do so.

Common Questions about Changes to the AQI

Did EPA update the AQI because my air quality is getting worse?

- No. EPA updated the AQI because it has learned more about the health impacts of breathing air containing particle pollution. The changes to the AQI reflect the latest science on particle pollution and health, and the updates EPA has made to the annual standard for fine particle pollution.

Will I see more Code Orange or Code Red days in my community because of the AQI changes?

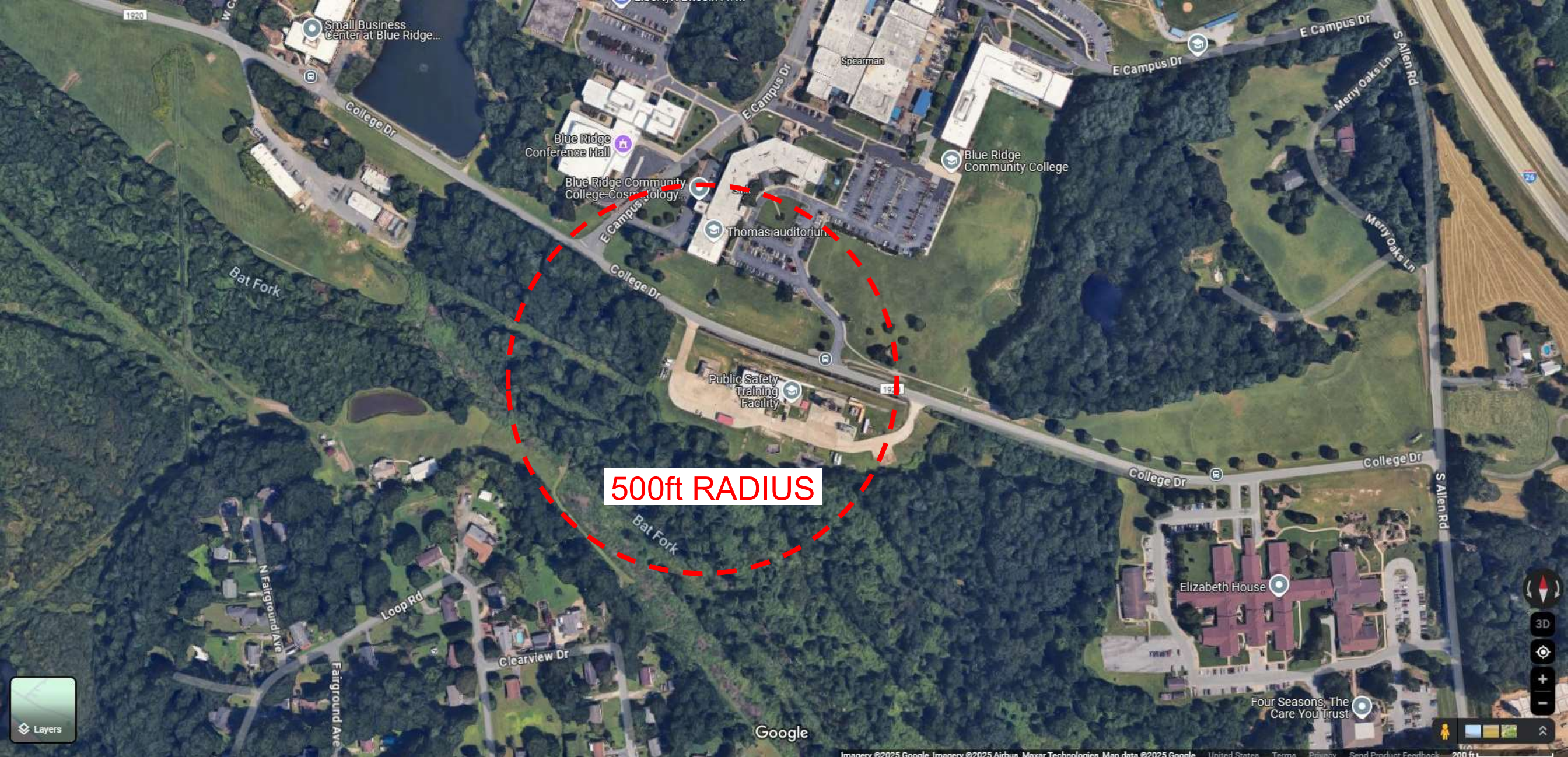
- Many areas can expect to see more days in the Moderate (Code Yellow) category because of the changes in the AQI breakpoints. The Moderate category now begins when fine particle pollution concentrations reach 9 micrograms per cubic meter of air (the level of the updated annual air quality standard). Previously, the Moderate category began at 12 micrograms per cubic meter.
- The Agency does not expect significant increases in days in the other AQI categories as a result of the updates to the category breakpoints. However, when events like wildfires affect air quality, the revised breakpoints in the upper AQI categories may shift some days from Unhealthy to Very Unhealthy, or from Very Unhealthy to Hazardous.

When will the updated AQI show up on AirNow or other air quality applications?

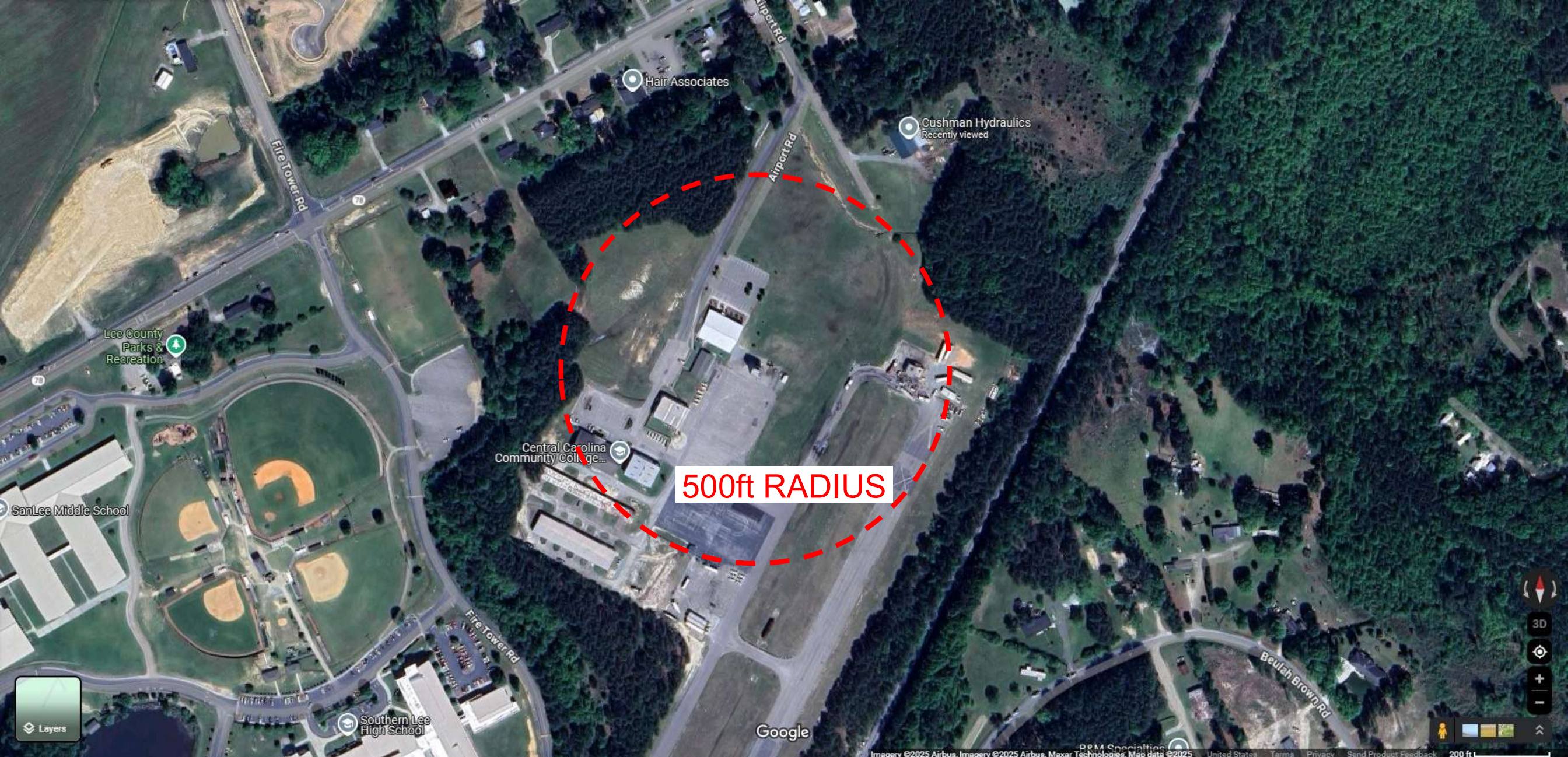
- EPA anticipates updating its AirNow products when the changes to the AQI breakpoints take effect on May 6, 2024. The AirNow products include the [AirNow](#) website, the AirNow app, and the AirNow API, which is the application EPA uses to share data with other agencies and application developers. The [AirNow Fire and Smoke Map](#), which is a partnership project between EPA and the U.S. Forest Service, will also use the updated breakpoints.

EXHIBIT 3

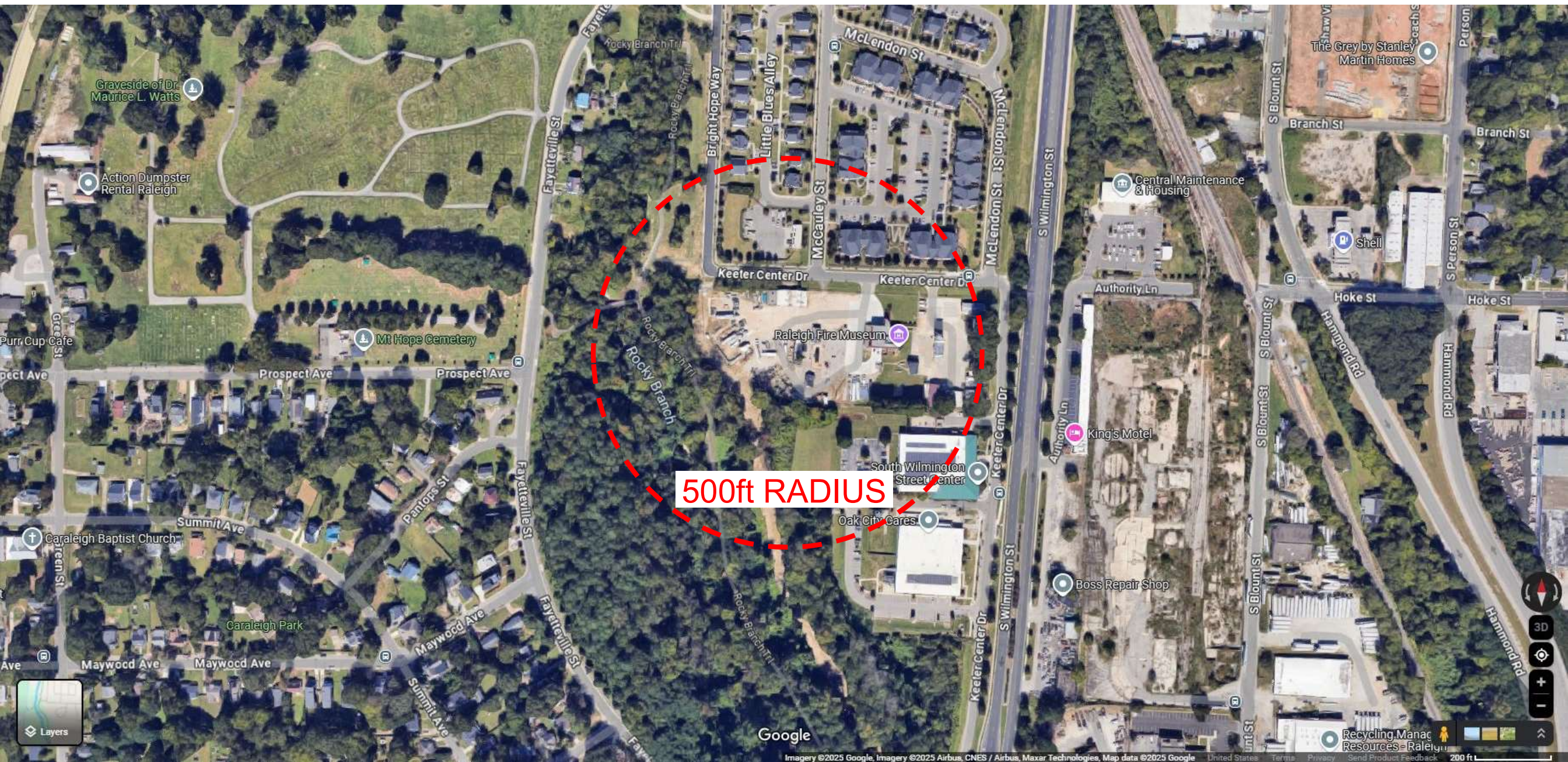
Blue Ridge Community College
Public Safety Training Facility – Flat Rock, NC



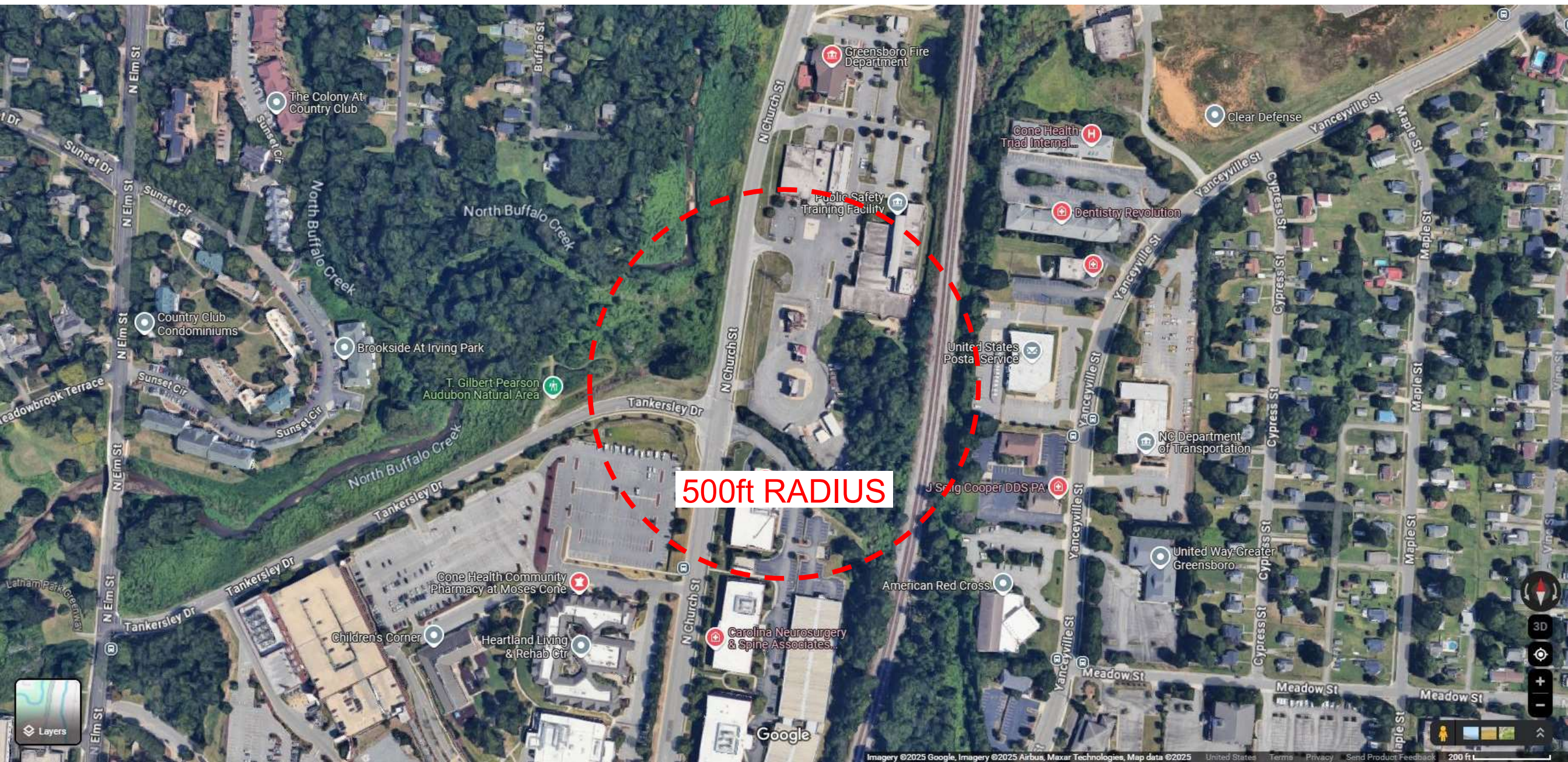
Central Carolina Community College Emergency Services Training Center – Sanford, NC



Keeter Training Center – Raleigh, NC



Greensboro Public Safety Training Facility – Greensboro, NC



CPCC Merancas Fire Training Facility – Charlotte, NC

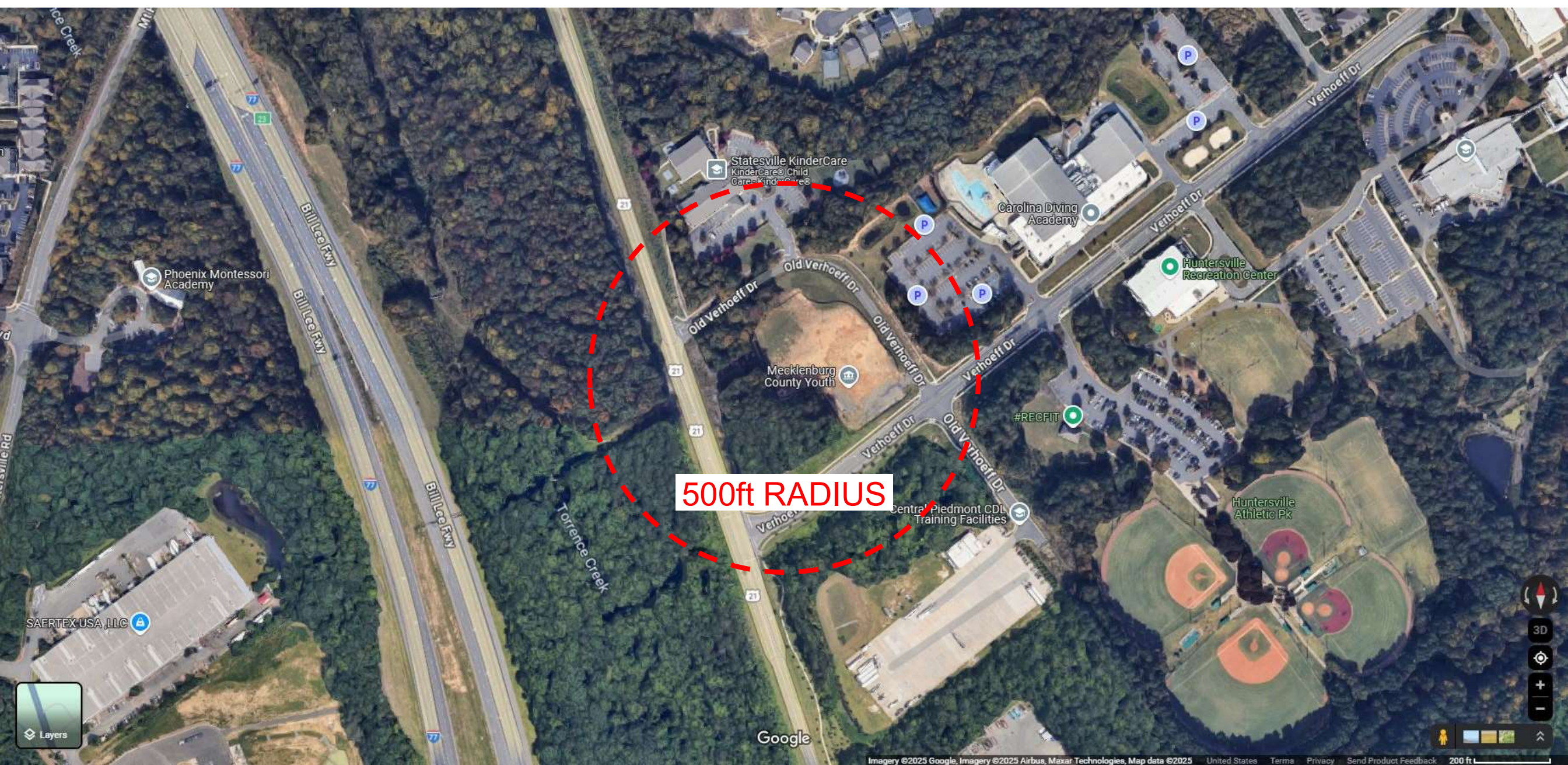


EXHIBIT 4

Insurance Services Office (ISO) – Chief Jim Dotoli

The Insurance Services Office (ISO) is responsible for rating fire departments on their ability to provide sound fire protection for the fire districts they serve. The ISO uses a rating system that has a point value for each required component. Ratings are based on Class 1 to Class 10 with a Class 1 Department being considered excellent.

ISO Scores are used to determine fire insurance rates in the associated fire protection district. The lower the Class such as a Class 1 would have the best Insurance Rates. The median score is five for all departments that are rated by ISO. Urban areas tend to have better ISO scores for various reasons including staffing, station proximity and secure funding.

Major components of scoring include a water supply network with adequate coverage, more training for each member above the required 36 hours and thorough Pre-Planning. In the state of North Carolina, the ISO scoring is handled by the NC State Fire Marshal's Office.

The individual fire department can earn a maximum of 50 points for the entire score. These points come from adequate distribution of Engines and Ladders at each fire station. In addition to development, call load and response times determine the placement of additional apparatus or fire stations. This is a significant factor in scoring. Annually, all fire apparatus are required to have the fire pumps tested and aerial ladders tested to make sure apparatus is operational and safe. Along with Station/Apparatus placement the following are considered in the scoring matrix:

- The type and extent of training provided to fire company personnel.
- Number of personnel that participate in the training.
- The number of firefighters that physically respond to emergency calls.
- As stated above, testing of fire department equipment.

Training hours for each firefighter is something that is within our control. Training personnel is a vital component for any fire department. We accomplish training in a variety of ways. Individual fire companies have training daily during the tour of duty. Maintaining certifications requires a set number of hours to maintain various qualifications including fire officer, driver/operator, hazardous materials and initial recruit or new hire requirements. Pre-Fire Planning is a key point of training related to Building Construction and Fire Behavior. Training provides for 50 possible points which equals 9 points in the overall ISO Grading Matrix. These points are the easiest way for a fire department to increase their score and receive a lower Class Rating.

The ISO evaluates fire training facilities and places a high priority on Live Fire Training.

The ISO has six specific areas for training annually. These include the following:

EXHIBIT 4

Insurance Services Office (ISO) – Chief Jim Dotoli

1. Firefighter Training which includes “Live Fire” training where firefighters should practice using “Live Fire” conditions annually.
2. Driver/Operator training provides exercises for the Fire Apparatus Operator. These exercises include safe operation of the truck, operating the fire pump and understanding the capabilities of the truck.
3. Officer Training is required for personnel that are the rank of Lieutenant and above and for those acting in a Supervisory Capacity. Officers are required to complete 12 hours annually. This includes but is not limited to: Incident Command, fire company operation, building construction, fire behavior and Strategy and Tactics.
4. Hazardous Materials training annually requires six hours for each firefighter. This training includes how to deal with Chemical Spills, response to McGuire Nuclear Faculty and responses as simple as a gasoline spill at the QT.
5. Recruit or New Hire Training requires 240 hours of initial firefighter training before anyone can ride a piece of fire apparatus and respond to emergencies. Currently this training occurs as far away as Gaston College.
6. Facilities Training requires 18 hours for each firefighter. These hours can only be obtained at an approved Fire Training Facility. These types of facilities have specific requirements to become approved. These requirements are as follows:
 - a) A Drill Tower to conduct ladder training, mid-rise firefighting exercises and rope rescue.
 - b) A Live Fire Training Structure to conduct “Live Fire” scenarios.
 - c) The Training area requirements are at least two acres. This area provides adequate room for fire apparatus to drive, to conduct fire pump operations and space to conduct hazardous materials drills.

In conclusion Huntersville, Davidson and Corneilius Fire Departments are required to drive 30 minutes to an hour to conduct hands-on training at an Approved Training Facility. To conduct this training, it costs additional taxpayer dollars to back fill fire stations while the personnel and apparatus are gone out of their area. There is additional cost for wear and tear on the apparatus and the apparatus that was purchased to provide fire protection is not available in the fire protection districts in the event of an emergency.

This training facility would solve a lot of issues. It reduces cost to the Fire Departments and Towns by providing facilities in proximity to or within their district. This facility would keep personnel that are most familiar with the areas in the area and fire apparatus purchased for providing fire protection close. The fuel savings alone would be significant. These are key reasons that this “Approved Training Facility is desperately needed in North Mecklenburg.

EXHIBIT 5



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

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

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

Applicant: Central Piedmont Community College

Project Name: Merancas Fire Training Facility

Project Address: 11700 Old Verhoeff Dr., Huntersville, NC 28078

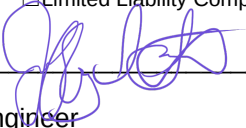
Project Description (including square footage for each proposed land use):

Fire Training Facility with 11,000 sf classroom, 8,700 sf fire training tower, 7,690 sf burn building, 3100 sf of training
props and 6000 sf training pad and related drives. Anticipated occupancy of facility is 50 students and training staff.

Applicant

Printed Name Jeffrey I. Smith, PE Phone 704-907-2214

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☒ Other: Engineering Consultant

Signature 

Title Civil Engineer Email smith.jeff@tandh.com

Contact Information

Town of Huntersville Engineering Department
(704) 766 - 2220

For Town Staff Use Only

Project File # _____

Date Submitted 8/14/24

Daily Trips Anticipated 73

Peak Hour Trips Anticipated AM 7 PM 7

TIA Required (Yes/No) No

Date of Determination: 8/26/24

Comments: Determination based on a 50 student and 5 staff fire training facility.



CENTRAL PIEDMONT COMMUNITY COLLEGE

SPECIAL USE PLAN SET OF CPCC - MERANCAS FIRE TRAINING FACILITY PLAN TYPE : CONCEPTUAL COMMERCIAL PLAN-CI REZONING-CI : R24-10 11700 OLD VERHOEFF DR. HUNTERSVILLE, NC 28078

PREPARED FOR:
CENTRAL PIEDMONT
1111 METROPOLITAN AVE, SUITE 333
CHARLOTTE, NC 28204
MECKLENBURG COUNTY

TM# 017-204-01
ACCELA# CSP-500040
J-30881.0001

JANUARY 14, 2025

PREPARED BY:



Sheet List Table	
Sheet Number	Sheet Title
C0	COVER SHEET
G0	GENERAL NOTES & INDEX
EX1.0	EXISTING CONDITIONS
EX2.0	TREE SURVEY
EX3.0	TREE SAVE PLAN & DEMO PLAN
C1.0	SITE & UTILITY PLAN
C2.0	PAVING, GRADING, & DRAINAGE
C3.0	PRE DEVELOPMENT DRAINAGE AREA
C3.1	POST DEVELOPMENT DRAINAGE AREAS
L1.0	LANDSCAPING PLAN
AE901	CLASSROOM BUILDING PRELIMINARY ELEVATIONS
AE902	PRELIMINARY 3D VIEWS
AE903	PRELIMINARY 3D VIEWS
AE904	BURN BUILDING PLANS
AE905	COLD TOWER PLANS

PLANS CORRESPOND TO REZONING
APPLICATION ACCELA # CSP-500039.

Central Piedmont Community College

MERANCAS FIRE TRAINING FACILITY

11700 OLD VERHOEFF DR.
HUNTERSVILLE, NC
28078

DESIGNER



CLARK NEXSEN

1111 METROPOLITAN AVE., SUITE 333
CHARLOTTE, NORTH CAROLINA 28204
704-377-8800



NC#F-0871
1020 Euclid Avenue
Charlotte, NC 28203

www.thomasandhutton.com

PROFESSIONAL SEAL

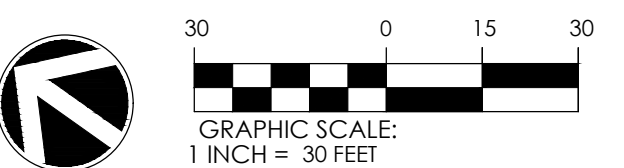
SUBMITTAL

10/01/2024

REZONING
PLAN

REVISIONS

1	10/01/2024	RESUBMITTAL NO. 1
2	01/14/2025	RESUBMITTAL NO. 2



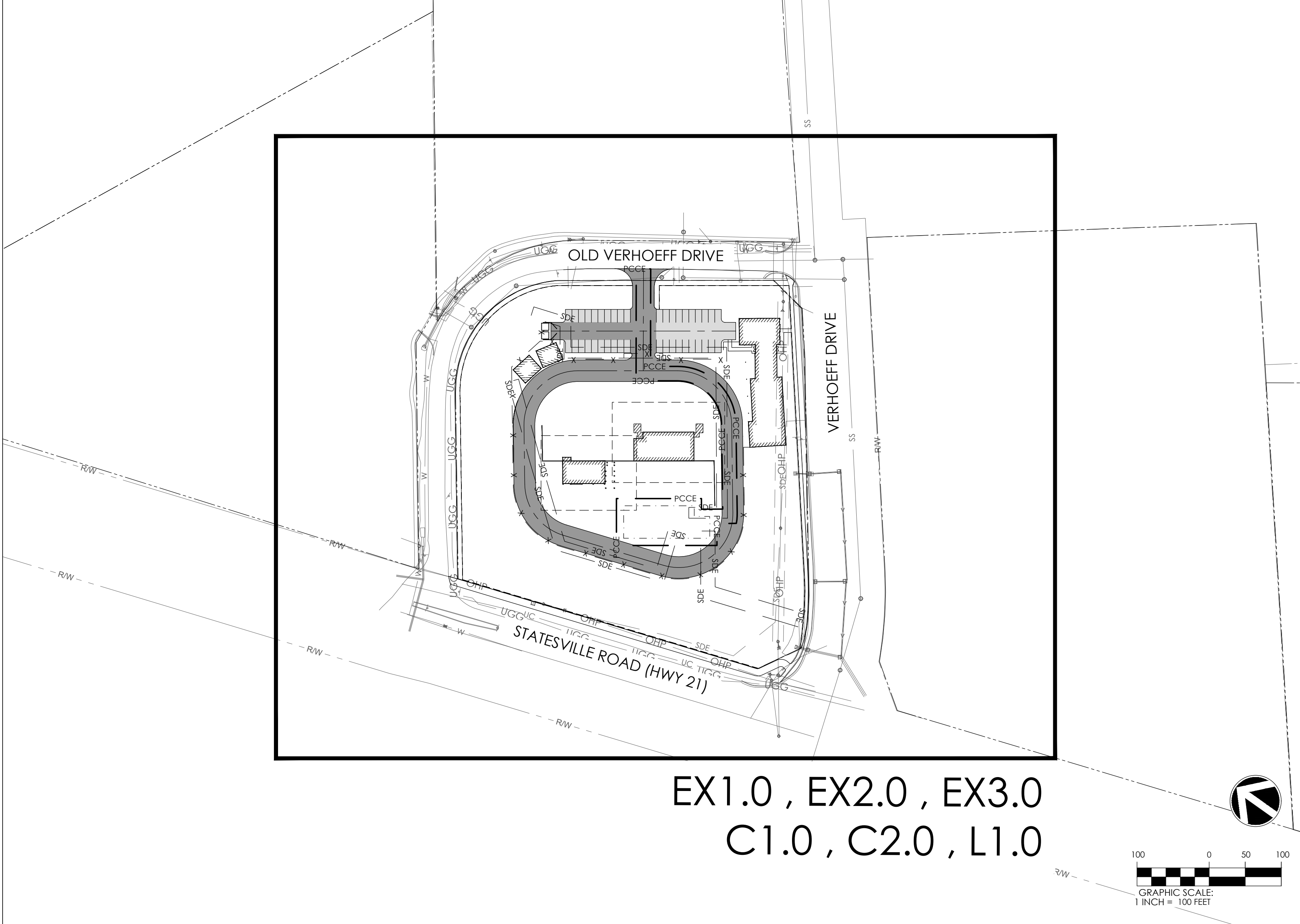
SHEET

COVER SHEET

C0

DESIGN: AE
DRAWN: AE
REVIEW: NH

CN 10179



SHEET INDEX

GENERAL NOTES:

1. MINOR CHANGES TO THE THE SITE PLAN ARE PERMITTED PER TOWN OF HUNTERSVILLE ORDINANCE PENDING STAFF APPROVAL.
2. SITE LIGHTING WILL MEET ORDINANCE.
3. ALL UTILITY EQUIPMENT AND TRASH DUMPSTER/COMPACTORS WILL BE SCREENED PER ORDINANCE.
4. STORMWATER SYSTEMS WILL BE DESIGNED TO MEET TOWN OF HUNTERSVILLE STANDARDS.
5. POTABLE WATER AND FIRE SERVICE WILL BE PROVIDED BY CHARLOTTE WATER.
6. WASTEWATER WILL BE DISCHARGED TO CHARLOTTE WATER.
7. ALL RETAINING WALLS REQUIRING SPECIAL INSPECTIONS (>5' IN HEIGHT) SHALL MEET THE REQUIREMENTS OF THE MCSBC CHAPTER 17 - SPECIAL INSPECTIONS AS DETAILED PER THE MECKLENBURG COUNTY CODE ENFORCEMENT SPECIAL INSPECTIONS PROCESS. ADDITIONALLY, COPIES OF THE RETAINING WALL PLANS SHALL BE SUBMITTED TO THE HUNTERSVILLE ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL. THE TOWN OF HUNTERSVILLE SHALL BE COPIED ON ALL STATEMENTS OF SPECIAL INSPECTIONS, SPECIAL INSPECTION FINAL REPORTS, AND DESIGN PRINCIPAL IN RESPONSIBLE CHARGE (DPIRC) LETTERS.
8. OVERHEAD POWER LINES ARE TO BE RELOCATED BY UTILITY COMPANIES.

MODIFICATION REQUEST:

1. EASTERN BUFFER (40' MINIMUM) SHALL BE PLANTED WITH ENHANCED DENSITY OF EVERGREENS AS FOLLOWS: 5 LARGE MATURING TREES (75%) EVERGREEN, 2 SMALL MATURING TREES (8' HEIGHT, 100% EVERGREEN) AND 10 SHRUBS (100% EVERGREEN) PER 1000 SF OF BUFFER.
2. REDUCE EXISTING 80' WIDE NORTHERN BUFFER TO 32'-76' TO ACCOMMODATE REQUIRED PARKING. PROVIDE NEW BUFFER PLANTED WITH ENHANCED DENSITY OF EVERGREENS AS FOLLOWS: 5 LARGE MATURING TREES (75%) EVERGREEN, 2 SMALL MATURING TREES (8' HEIGHT, 100% EVERGREEN) AND 10 SHRUBS (100% EVERGREEN) PER 1000 SF OF BUFFER.
3. REDUCE EXISTING 80' WIDE WESTERN BUFFER TO 73' TO ACCOMMODATE NEW SIDEWALK.

CONDITIONS:

1. THE FACILITY WILL FOLLOW MECKLENBURG COUNTY AIR QUALITY STANDARDS AS DEFINED BY THE EPA'S "AIR QUALITY INDEX" FOR CLASS A BURNS DURING OZONE ACTION DAYS.

Central Piedmont Community College

**MERANCAS FIRE
TRAINING FACILITY**

11700 OLD VERHOEFF DR.
HUNTERSVILLE, NC
28078

DESIGNER



CLARK NEXSEN

1111 METROPOLITAN AVE., SUITE 333
CHARLOTTE, NORTH CAROLINA 28204
704-377-8800



NC#F-0871
1020 Euclid Avenue
Charlotte, NC 28203

www.thomasandhutton.com

PROFESSIONAL SEAL

SUBMITTAL
10/01/2024

**REZONING
PLAN**

REVISIONS		
1	10/01/2024	RESUBMITTAL NO. 1
2	01/14/2025	RESUBMITTAL NO. 2

SHEET

GENERAL NOTES & INDEX

G0

DESIGN: AE
DRAWN: AE
REVIEW: NH

CN 10179

MERANCAS FIRE
TRAINING FACILITY

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HUNTERSVILLE, NC
28078

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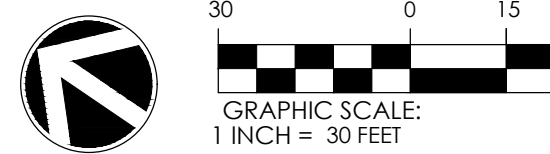
PROFESSIONAL SEAL

SUBMITTAL
10/01/2024

REZONING
PLAN

REVISIONS

1	10/01/2024	RESUBMITTAL NO. 1
2	01/14/2025	RESUBMITTAL NO. 2

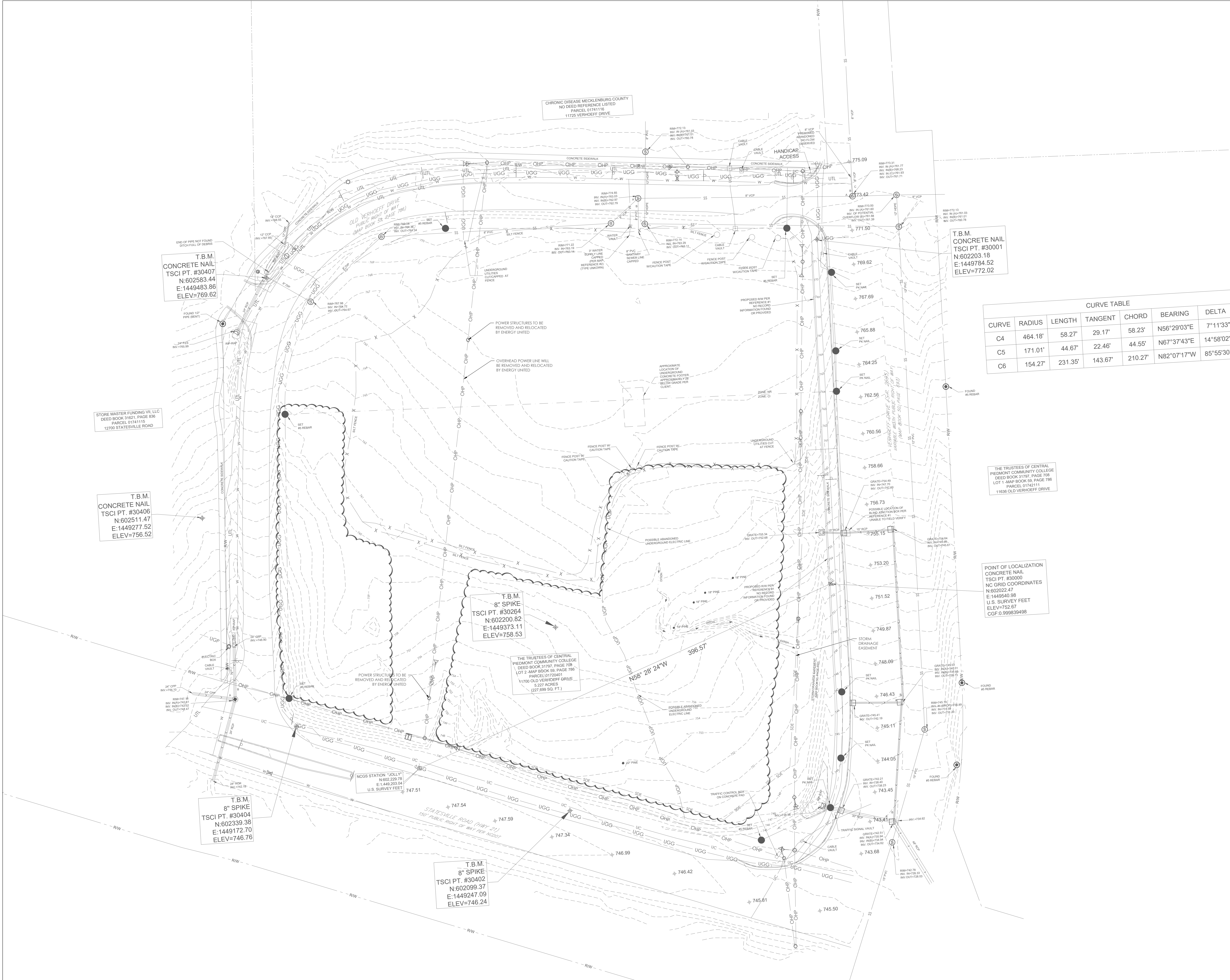


EXISTING CONDITIONS

EX1.0

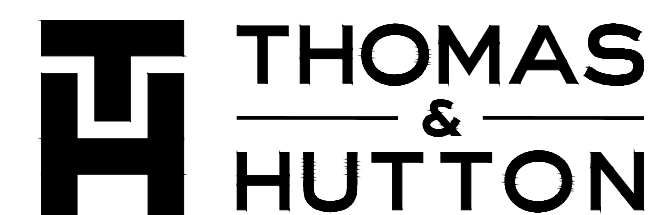
DESIGN AE
DRAWN AE
REVIEW NH

CN 10179





1111 METROPOLITAN AVE., SUITE 333
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704-377-8800



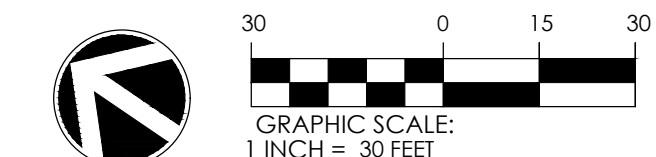
www.thomasandhutton.com

TOTAL TREES		
	Tree #	Species & DBH
1	8000	BLM 28"
2	8001	BLM 14"
3	8002	OKAK 38"
4	8003	BLM 18"
5	8004	HIC 15"
6	8005	GLUM 19"
7	8006	CED 13"
8	8007	GLUM 23"
9	8008	PN 17"
10	8009	PN 24"
11	8010	GLUM 19"
12	8011	BLM 13"
13	8012	BLM 13"
14	8013	GLUM 14"
15	8014	GLUM 14"
16	8015	HIC 16"
17	8016	OKAK 15"
18	8017	OKAK 15"
19	8018	OKAK 17"
20	8019	OKAK 19"
21	8020	OKAK 15"
22	8021	PN 15"
23	8022	OKAK 25"
24	8023	OKAK 14"
25	8024	CED 17"
26	8025	OKAK 21"
27	8026	ELM 19X2"
28	8027	OKAK 14"
29	8028	CED 14"
30	8029	GLUM 15"
31	8030	GLUM 16"
32	8031	PN 14"
33	8032	PN 15"
34	8033	PN 15"
35	8034	GLUM 14"
36	8035	PN 16"
37	8036	PN 13"
38	8037	OKAK 14"
39	8038	OKAK 14"
40	8039	PN 13"
41	8040	PN 28"
42	8041	PN 15"
43	8042	GLUM 17"
44	8043	PN 13"
45	8044	PN 15"
46	8045	OKAK 14"
47	8046	OKAK 16"
48	8047	PN 14"
49	8048	PN 13"
50	8049	GLUM 13X2"
51	8050	GLUM 14"
52	8051	GLUM 13"
53	8052	PN 18"
54	8053	OKAK 13"
55	8054	MAP 14"
56	8055	PN 13"
57	8056	GLUM 15"
58	8057	GLUM 13"
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63	8062	PN 14"
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90	8089	PN 21"
91	8090	PN 16"
92	8091	PN 15"
93	8092	GLUM 18"
94	8093	PN 15"
95	8094	PN 17"
96	8095	PN 17"
97	8096	PN 17"
98	8097	PN 14"
99	8098	PN 13"
100	8099	OKAK 12"
101	8100	GLUM 22"
102	8101	PN 15"
103	8102	GLUM 13"
104	8103	PN 13"
105	8104	PN 20"
106	8105	PN 13"
107	8106	OKAK 16"
108	8107	GLUM 21"
109	8108	GLUM 14"
110	8109	OKAK 13"
111	8110	PN 18"
112	8111	PN 14"
113	8112	PN 13"
114	8113	PN 14"
115	8114	PN 13"
116	8115	PN 15"
117	8116	PN 19"
118	8117	PN 13X2"
119	8118	PN 21"
120	8119	OKAK 14"
121	8120	PN 19"
122	8121	PN 20"
123	8122	PN 15"
124	8123	OKAK 22"
125	8124	PN 14"
126	8125	PN 17"
127	8126	PN 17"

PROFESSIONAL SEAL

SUBMITTAL
10/01/2024

REZONING PLAN

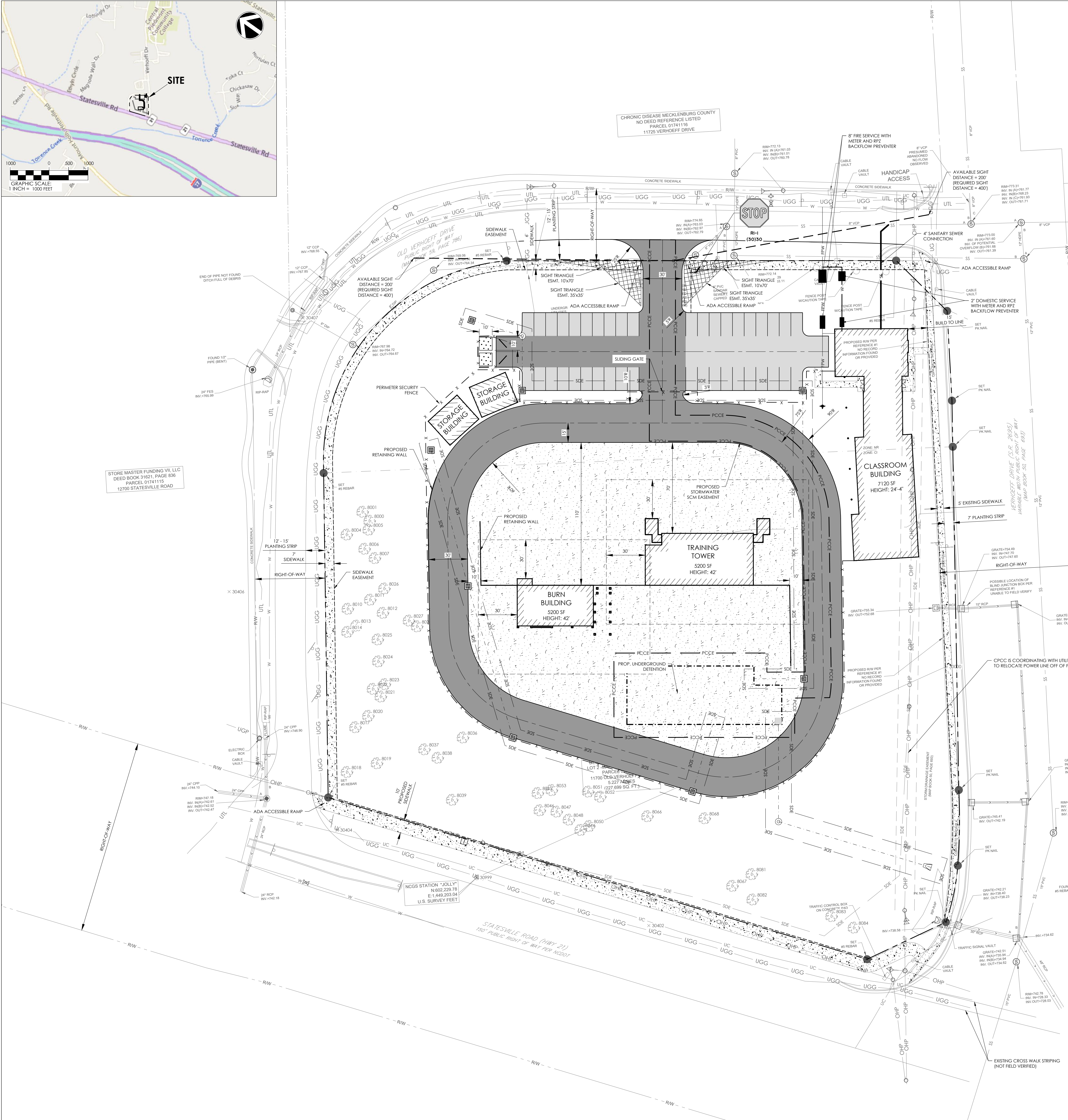
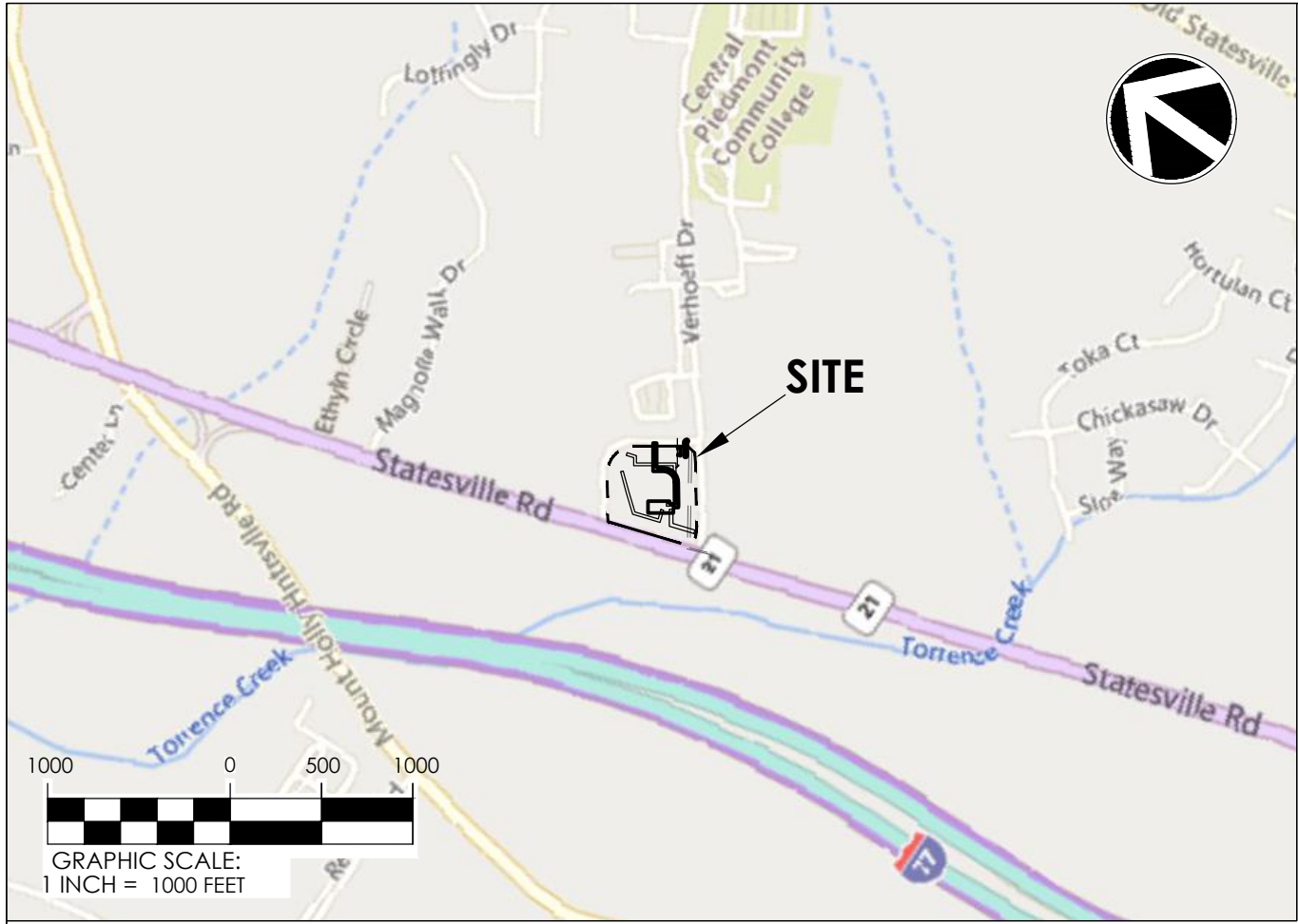
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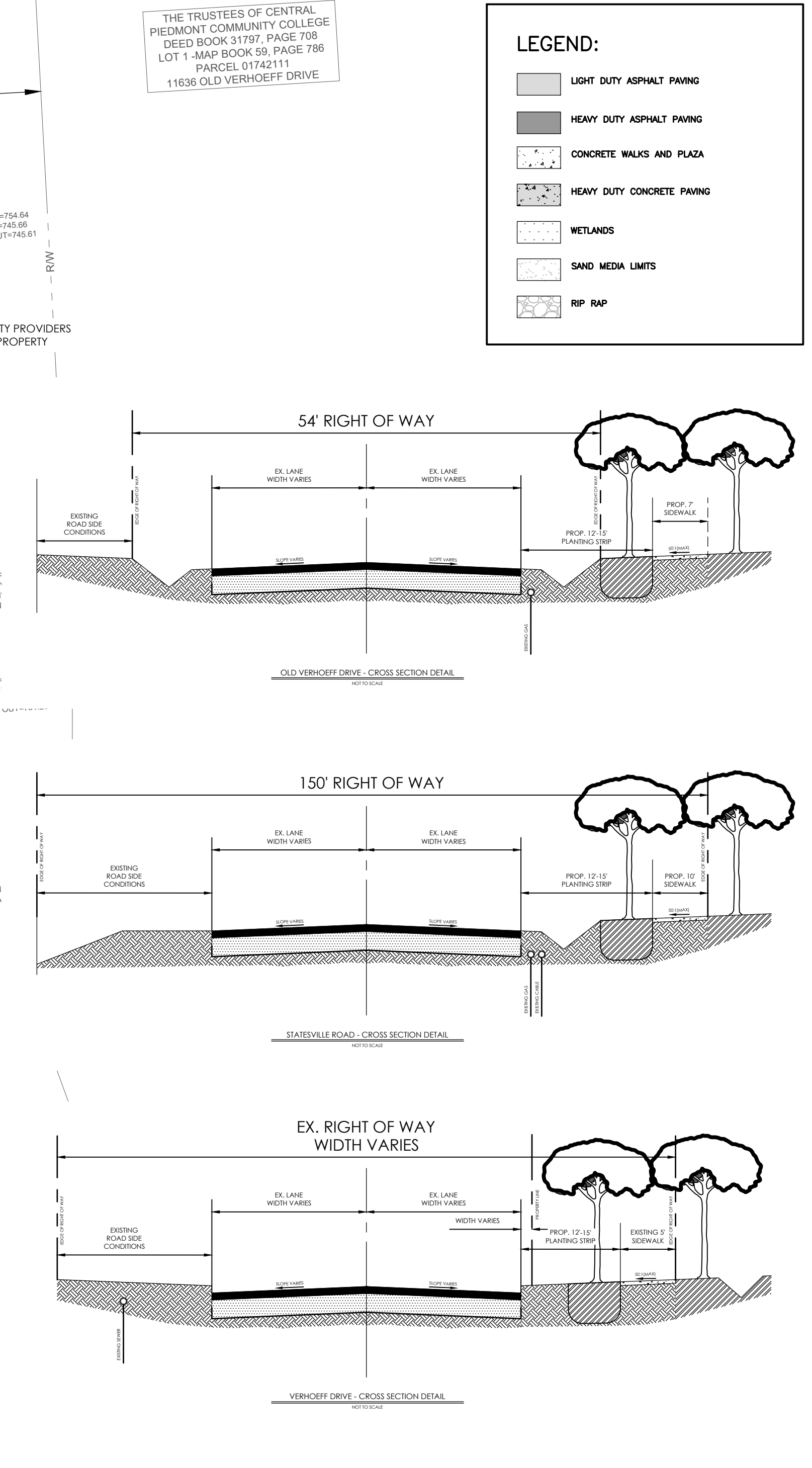
TREE SURVEY

EX2.0

1/14/2025 2:37:32 PM
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SUMMARY:	CENTRAL PIEDMONT COMMUNITY COLLEGE
OWNER:	PO BOX 35009 CHARLOTTE, NC 28235
ENGINEER:	THOMAS & HUTTON JEFFERY I. SMITH, PE 1020 EUCLID AVENUE CHARLOTTE, NC 28203 980-201-5511
SURVEYOR:	THE SURVEY COMPANY, INC. 4105-B STUART ANDREW BLVD. CHARLOTTE, NC 28217 704-561-9970
TAX PARCEL NUMBER:	017-204-01
ADDRESS:	11700 OLD VERHOEFF DRIVE HUNTERSVILLE, NC 28078 31797, PG. 708
DEED BOOK AND PAGE:	
CURRENT PROPERTY USE:	VACANT
PROPOSED USE:	VOCATIONAL AND TECHNICAL SCHOOL
LOT TYPE:	URBAN WORKPLACE
BUILDING TYPE:	URBAN WORKPLACE
NUMBER OF STRUCTURES:	5
CURRENT ZONING:	NR/CI
PROPOSED ZONING:	SPECIAL PURPOSE CONDITIONAL DISTRICT
REGULATED WATERSHED DISTRICT:	PA-2 MTN ISLAND LAKE
RIVER BASIN:	CATAWBA
STREAM CLASSIFICATION:	WS-IV
WATERSHED:	MTN ISLAND LAKE WATERSHED PA-2
FEMA PANEL:	3710464000K
TOTAL SITE ACREAGE:	± 5.23 A.C.
PROPOSED DISTURBED AREA:	± 5.23 A.C.
EXISTING IMPERVIOUS AREA:	± 0.00 A.C.
PROPOSED IMPERVIOUS AREA:	± 2.66 A.C.
% IMPERVIOUS EXISTING:	100%
% IMPERVIOUS PROPOSED:	51%
% IMPERVIOUS ALLOWED:	70%
TOTAL PARKING PROVIDED:	40 SPACES
BUILD TO LINE:	0 - 15' (15' PROVIDED)
BUFFER REQUIREMENTS:	
STREAM:	N/A
WETLAND:	N/A



Central Piedmont Community College

MERANCAS FIRE TRAINING FACILITY

11700 OLD VERHOEFF DR.
HUNTERSVILLE, NC 28078

DESIGNER

CLARK NEXSEN

1111 METROPOLITAN AVE., SUITE 333
CHARLOTTE, NORTH CAROLINA 28204
704-377-8800

THOMAS & HUTTON

NC#F-0871
1020 Euclid Avenue
Charlotte, NC 28203
www.thomasandhutton.com

PROFESSIONAL SEAL

REVISIONS

NO.	DATE	DESCRIPTION
1	10/01/2024	RESUBMITTAL NO. 1
2	01/14/2025	RESUBMITTAL NO. 2

GRAPHIC SCALE:
1 INCH = 30 FEET

C1.0

DESIGN: AE
DRAWN: AE
REVIEW: NH

CN 10179

MERANCAS FIRE
TRAINING FACILITY

11700 OLD VERHOEFF DR.
HUNTERSVILLE, NC
28078

DESIGNER



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CHARLOTTE, NORTH CAROLINA 28204
704-377-8800



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PROFESSIONAL SEAL

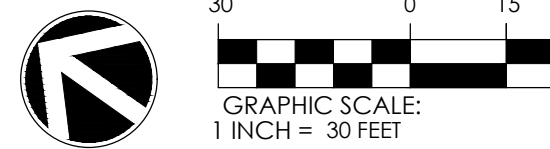
SUBMITTAL

10/01/2024

REZONING
PLAN

REVISIONS

NO.	DATE	DESCRIPTION
1	10/01/2024	RESUBMITTAL NO. 1
2	01/14/2025	RESUBMITTAL NO. 2



SHEET

PAVING, GRADING, &
DRAINAGE

C2.0

DESIGN AE
DRAWN AE
REVIEW NH

CN 10179

CHRONIC DISEASE MECKLENBURG COUNTY
NO DEED REFERENCE LISTED
PARCEL 01741115
11725 VERHOEFF DRIVE

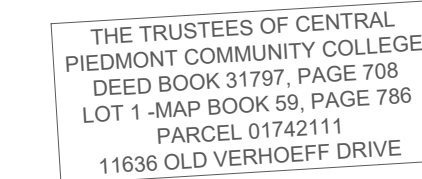
STORE MASTER FUNDING VII LLC
DEED BOOK 31621, PAGE 836
PARCEL 01741115
12700 STATESVILLE ROAD

THE TRUSTEES OF CENTRAL
PIEDMONT COMMUNITY COLLEGE
DEED BOOK 31187, PAGE 708
LOT 1, MAP BOOK 59, PAGE 786
PARCEL 01742111
11636 OLD VERHOEFF DRIVE



THOMAS
&
HUTTON

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PROFESSIONAL SEAL

SUBMITTAL

01/2024

REVISIONS

SHEET

C3.0

CN 10179



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28078

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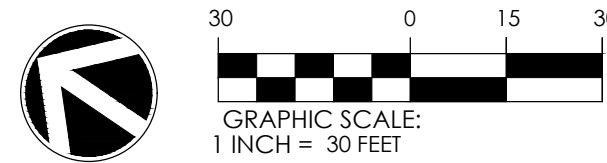
SUBMITTAL

10/01/2024

REZONING
PLAN

REVISIONS

NO.	DATE	DESCRIPTION
1	10/01/2024	RESUBMITTAL NO. 1
2	01/14/2025	RESUBMITTAL NO. 2



SHEET

POST DEVELOPMENT
DRAINAGE AREAS

C3.1

DESIGN

AE

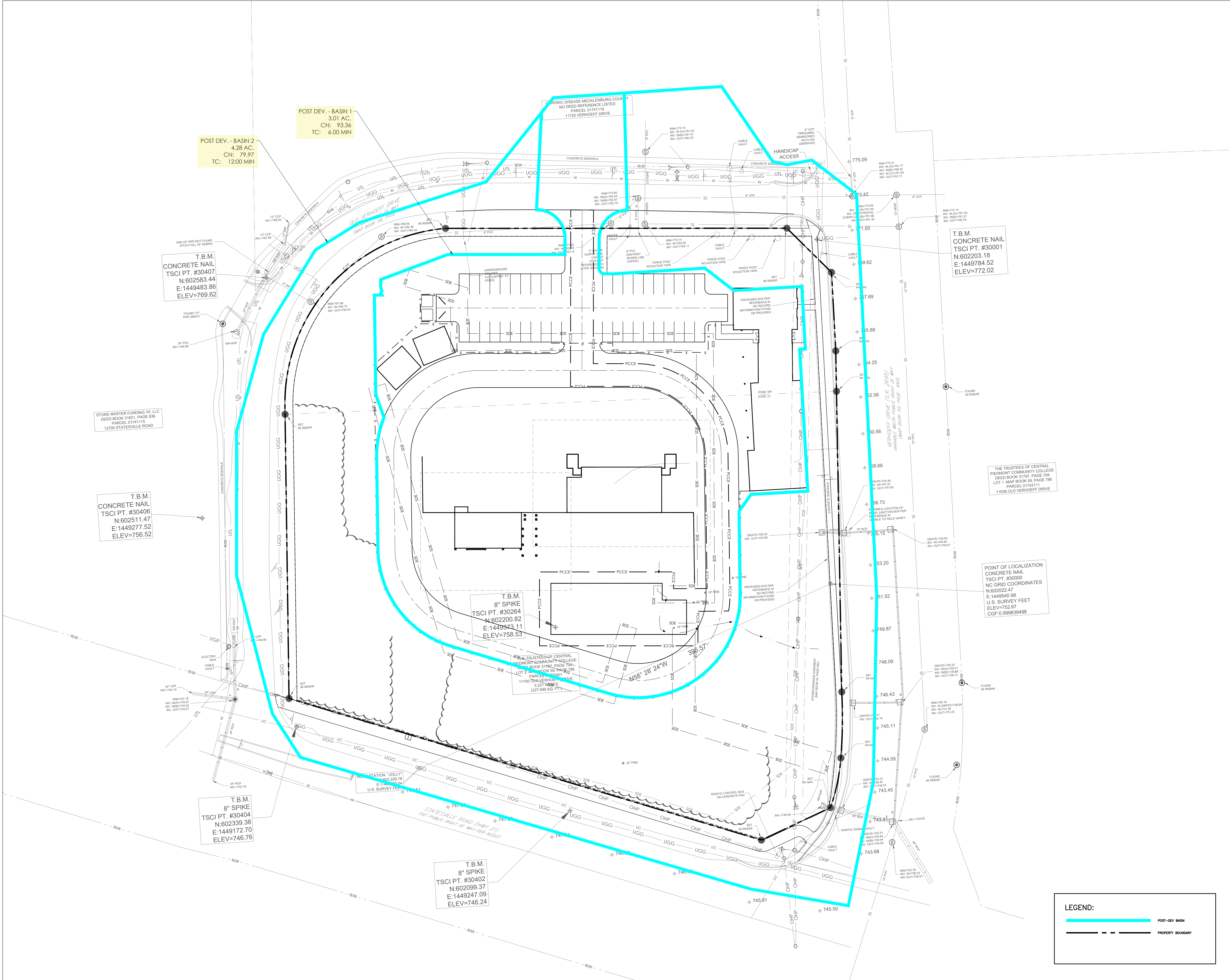
DRAWN

AE

REVIEW

NH

CN 10179

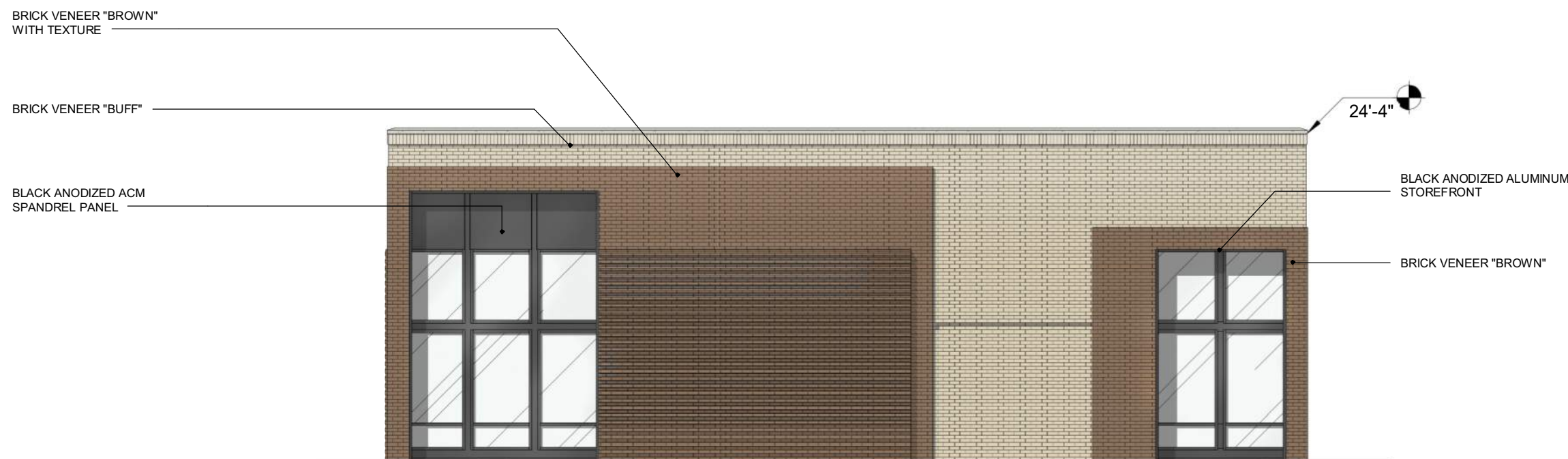




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9669



3 COLORED FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 ELEVATION AT OLD VERHOEFF DRIVE
SCALE: 1/8" = 1'-0"



1 ELEVATION AT VERHOEFF DRIVE
SCALE: 1/8" = 1'-0"

Central Piedmont Community College

MERANCAS FIRE TRAINING FACILITY

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704-377-8800

PROFESSIONAL SEAL

SUBMITTAL

10/01/2024

REZONING PLAN

REVISIONS

1	10/01/2024	Resubmittal No. 1
2	01/14/2025	Resubmittal No. 2

SHEET

CLASSROOM BUILDING PRELIMINARY ELEVATIONS

AE901

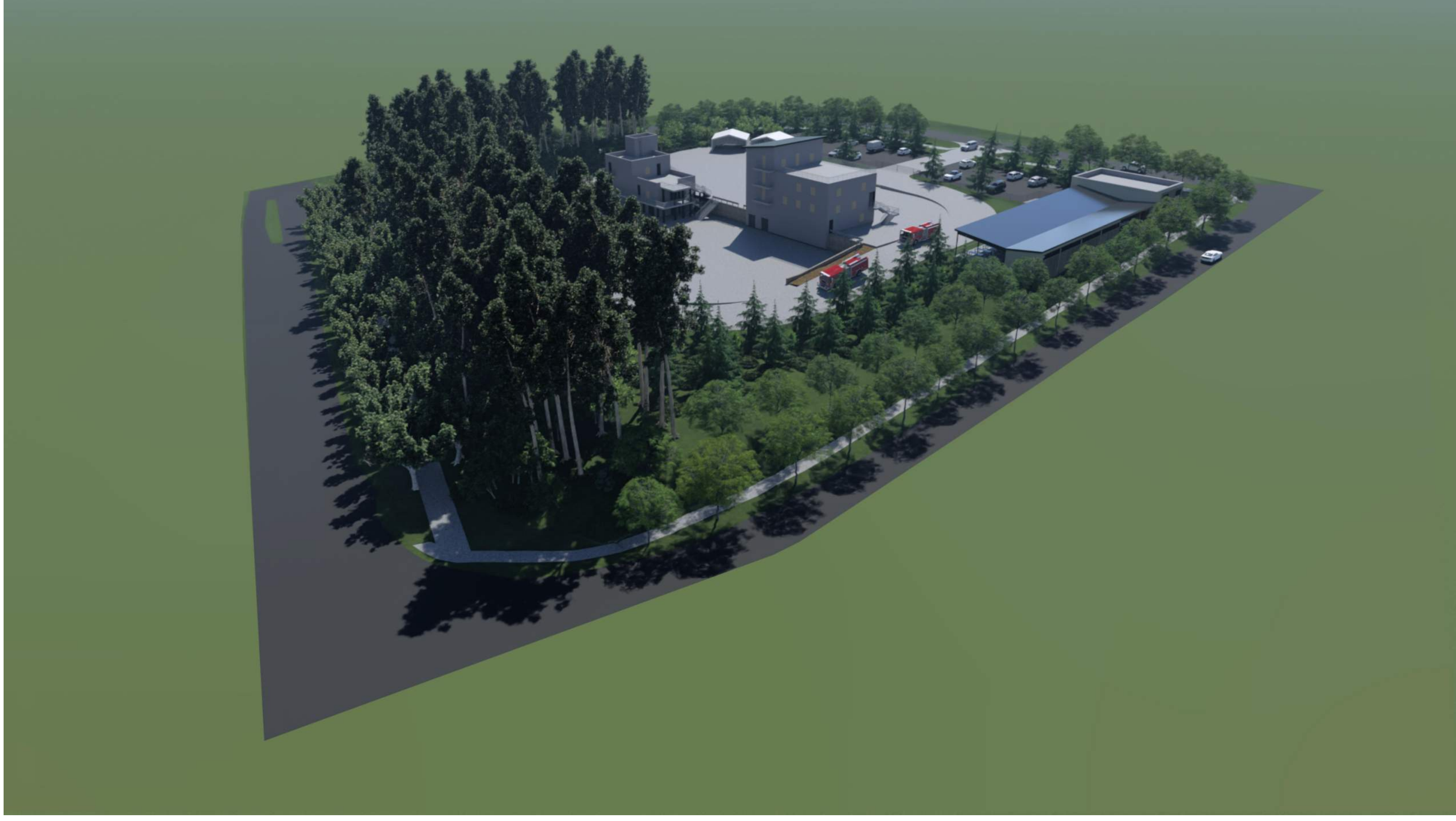
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DRAWN: EJ
REVIEW: AMD

CN 10179

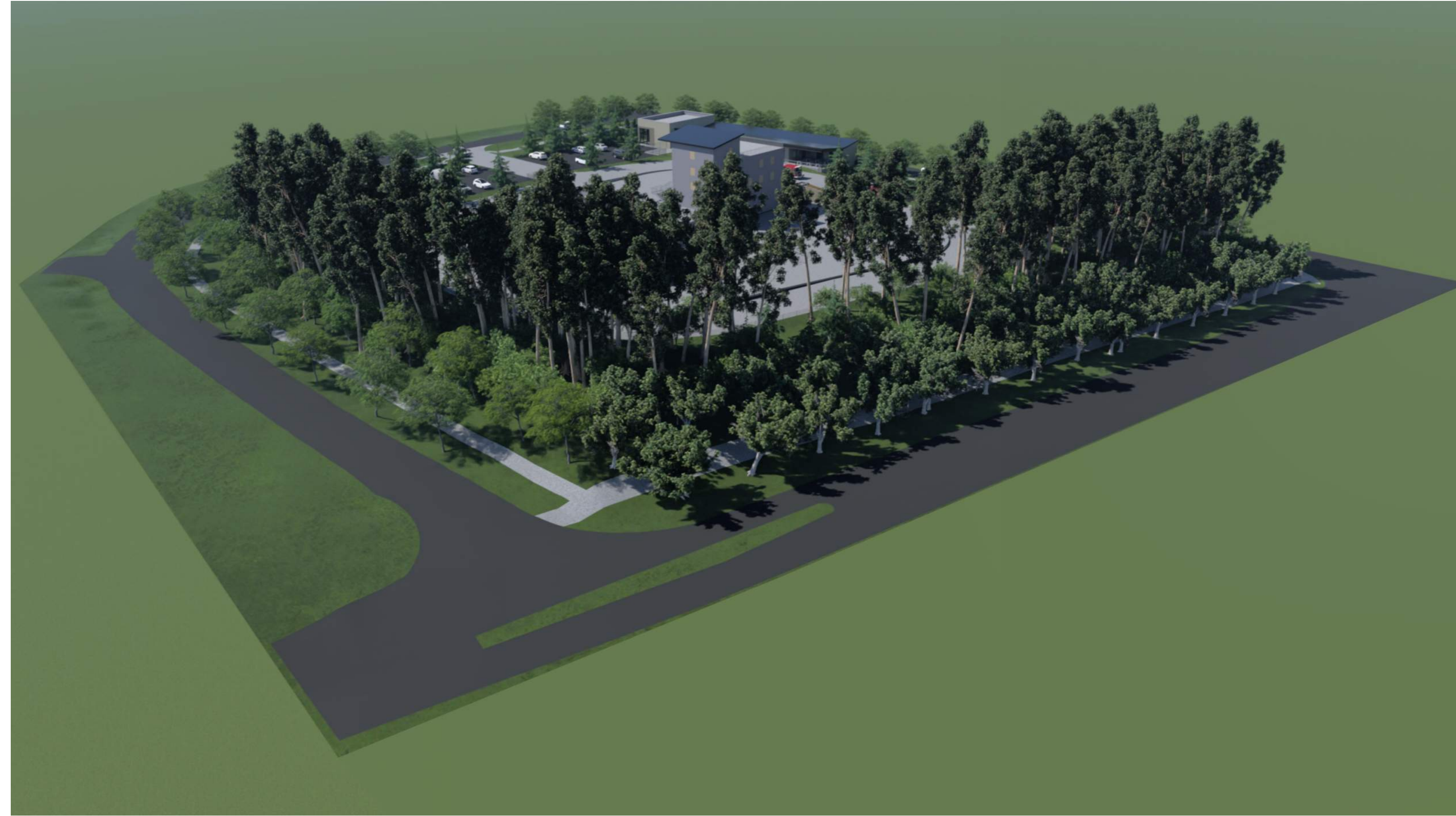
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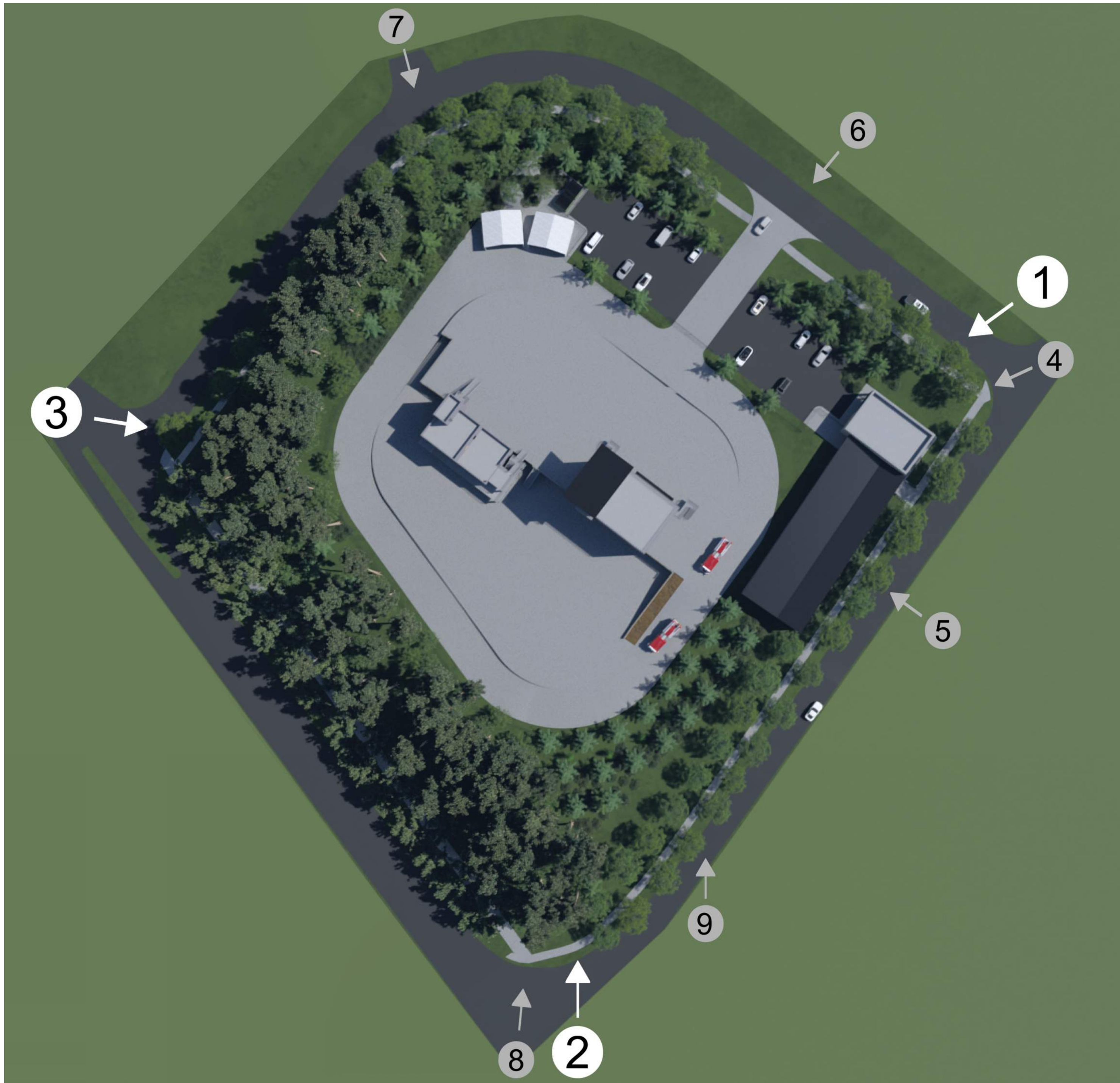
1 3D AXON - OLD VERHOEFF DRIVE AND VERHOEFF DRIVE



2 3D AXON - STATESVILLE ROAD AND VERHOEFF DRIVE



3 3D AXON - OLD VERHOEFF DRIVE AND STATESVILLE ROAD



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SUBMITTAL

10/01/2024

REZONING PLAN

REVISIONS

1	10/01/2024	Resubmittal No. 1
2	01/14/2025	Resubmittal No. 2

SHEET

PRELIMINARY 3D VIEWS

AE902

DESIGN: E.J.
DRAWN: E.J.
REVIEW: AMD

CN 10179

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9669

A

B

C

D

E



9

PERSPECTIVE VIEW - ENTRANCE AT VERHOEFF DRIVE



7

PERSPECTIVE VIEW - SITE VIEW FROM DAYCARE ENTRANCE



4

PERSPECTIVE VIEW - OLD VERHOEFF DRIVE AND VERHOEFF DRIVE



8

PERSPECTIVE VIEW - STATESVILLE ROAD AND VERHOEFF DRIVE



5

PERSPECTIVE VIEW - CLASSROOM BUILDING AT VERHOEFF DRIVE



9

PERSPECTIVE VIEW - NORTH ON VERHOEFF DRIVE



6

PERSPECTIVE VIEW - CAMPUS ENTRANCE

Central Piedmont Community College

MERANCAS FIRE TRAINING FACILITY

11700 OLD VERHOEFF DR.
HUNTERVILLE, NC 28078

DESIGNER



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PROFESSIONAL SEAL

SUBMITTAL

10/01/2024

REZONING PLAN

REVISIONS

1	10/01/2024	Resubmittal No. 1
2	01/14/2025	Resubmittal No. 2

SHEET

PRELIMINARY 3D VIEWS

AE903

DESIGN: EJ
DRAWN: EJ
REVIEW: AMD

CN 10179



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704-377-8800

PROFESSIONAL SEAL

10/01/2024

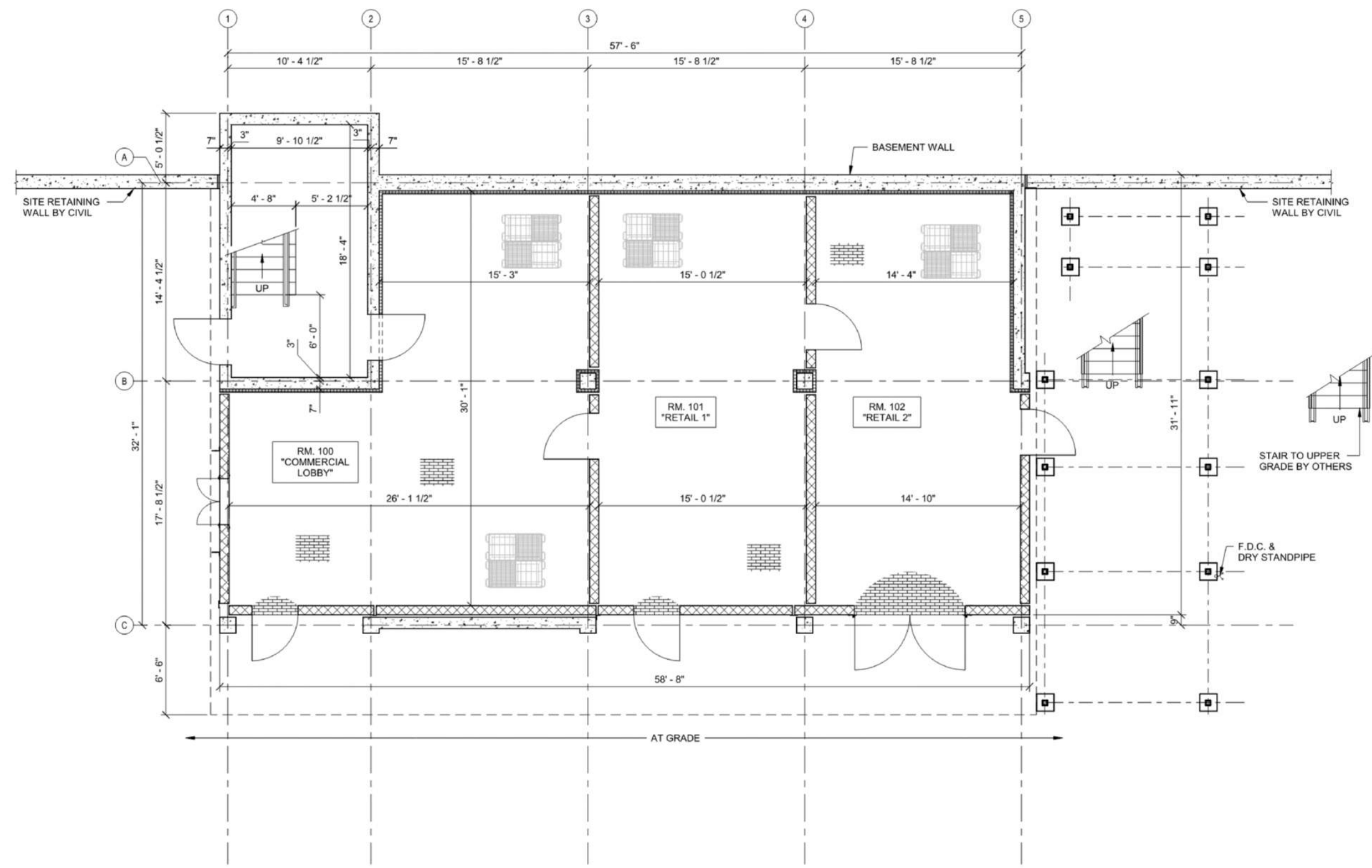
REVISIONS

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<u>2</u>	<u>01/14/2025</u>	<u>Resubmittal No. 2</u>

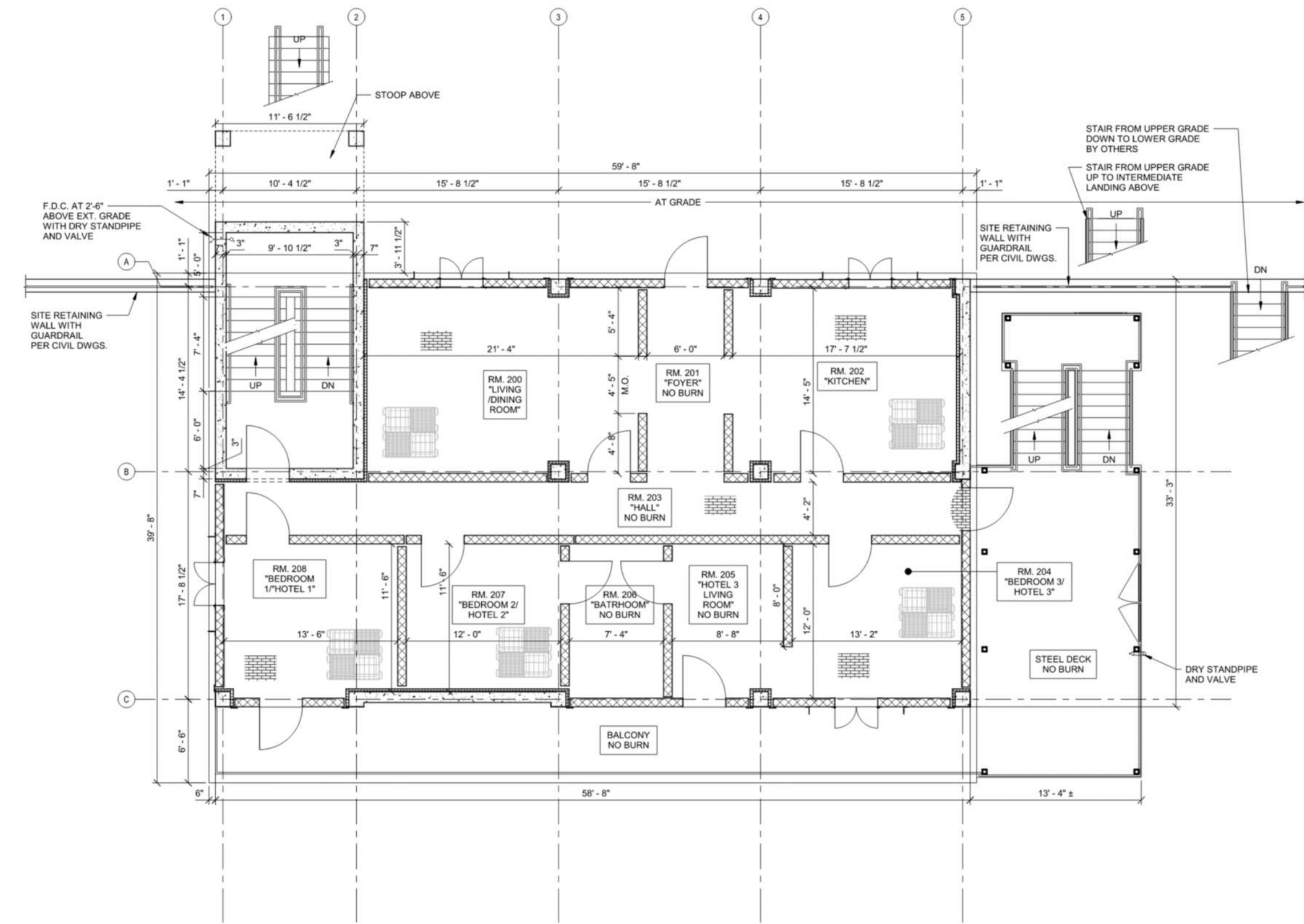
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DESIGN: EJ
DRAWN: EJ
REVIEW: AMD

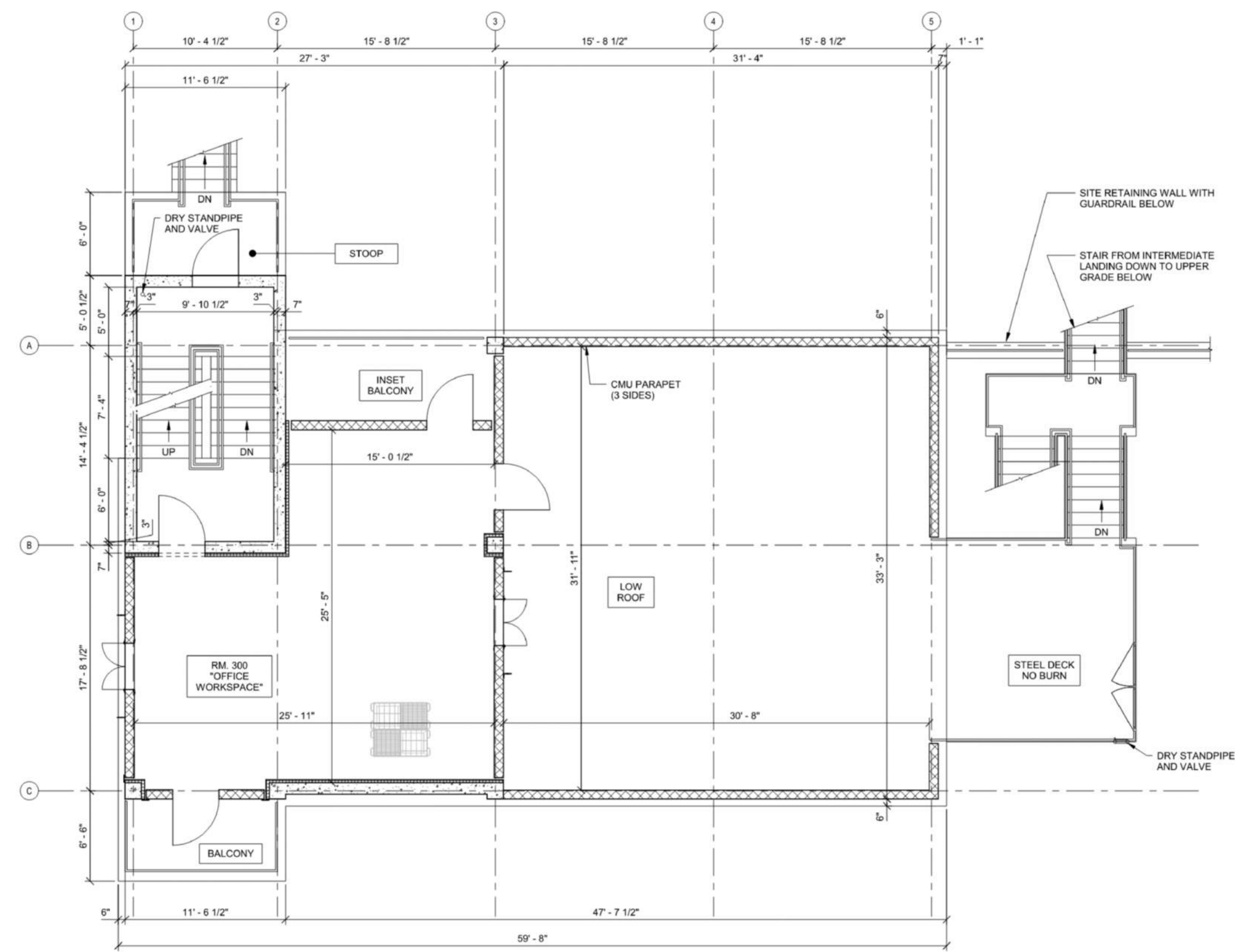
N 10179



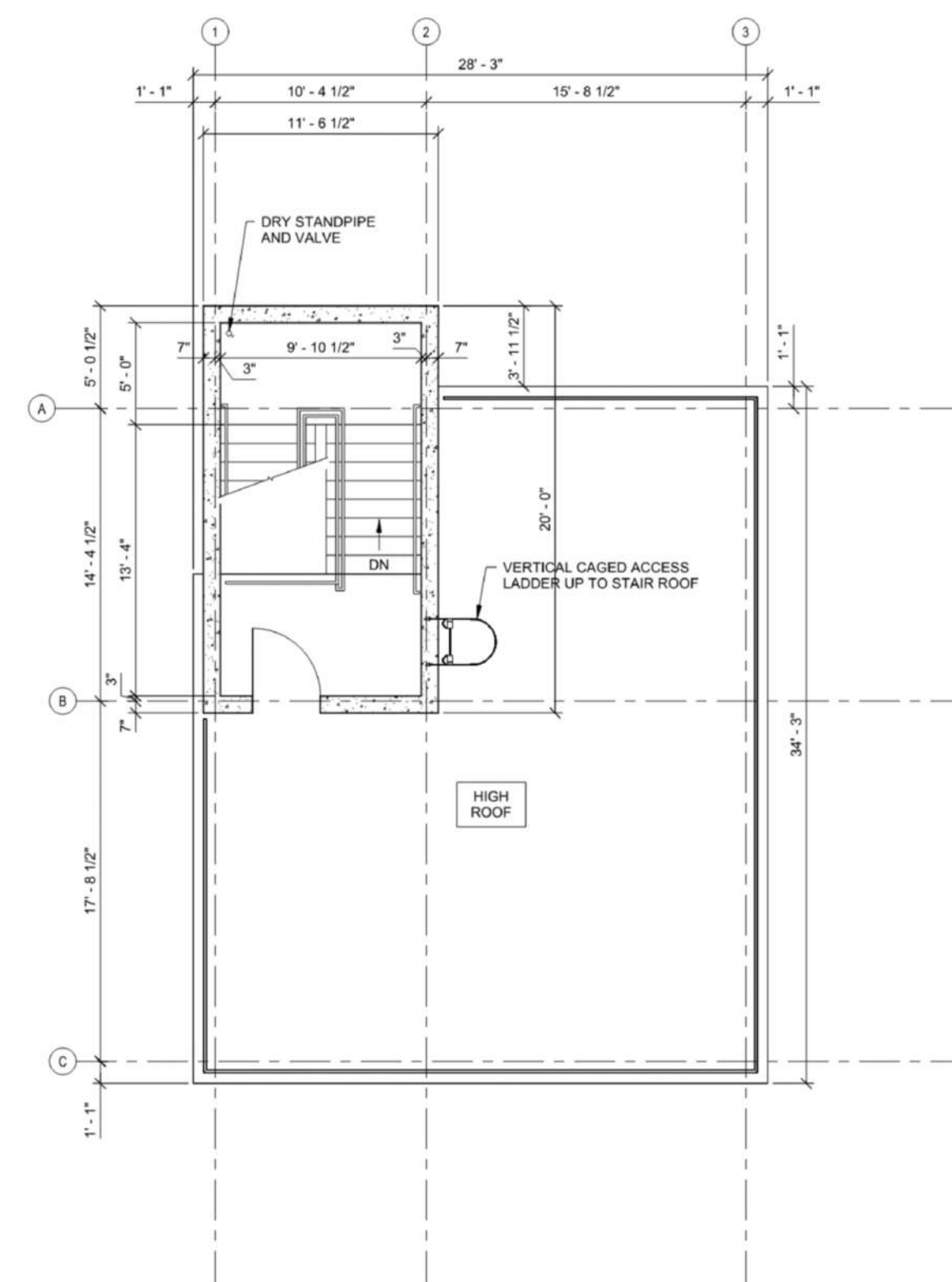
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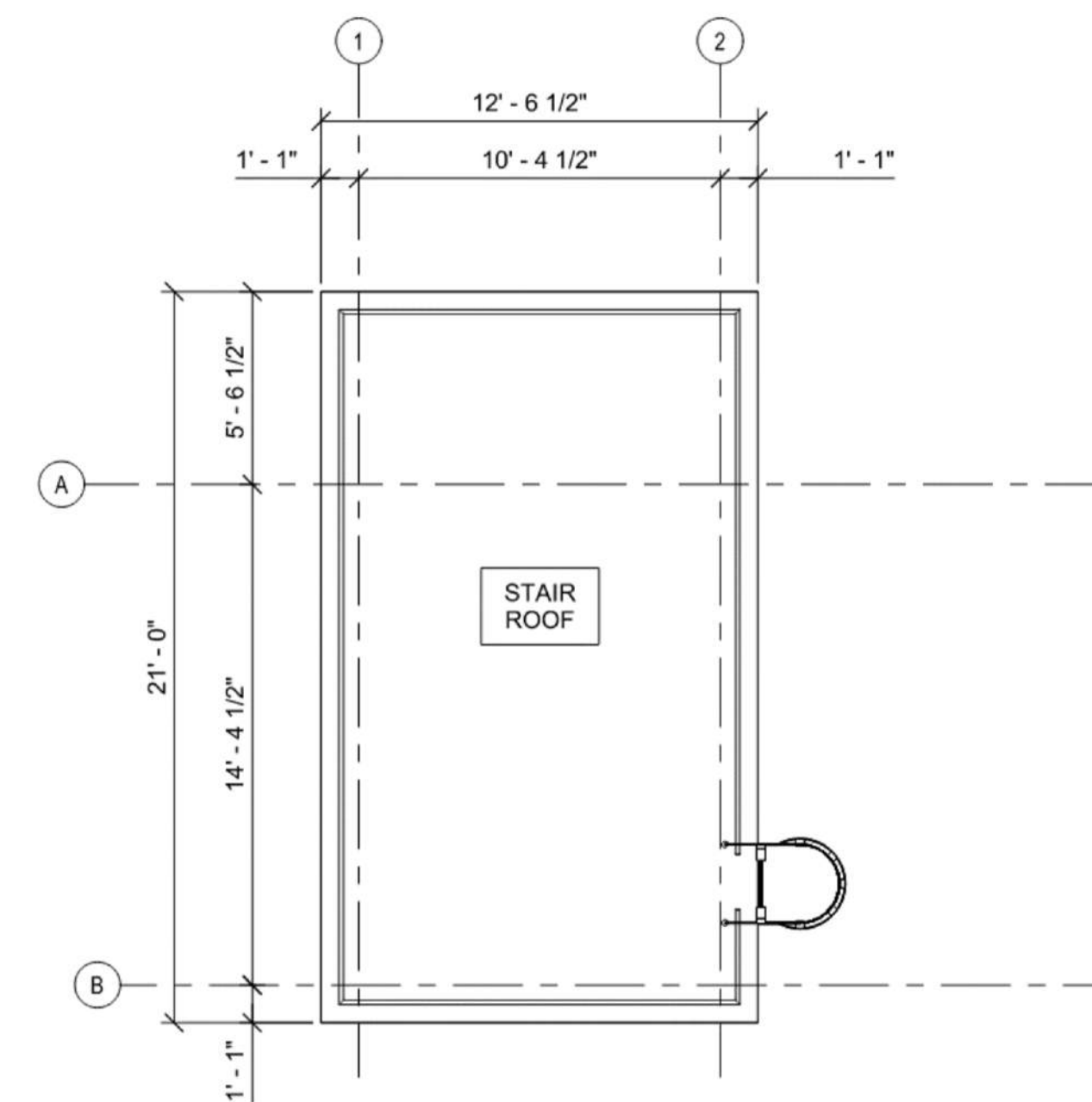
2 LEVEL 2
NOT TO SCALE



3 LEVEL 3
NOT TO SCALE



4 LEVEL 4
NOT TO SCALE



5 ROOF
NOT TO SCALE

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9669

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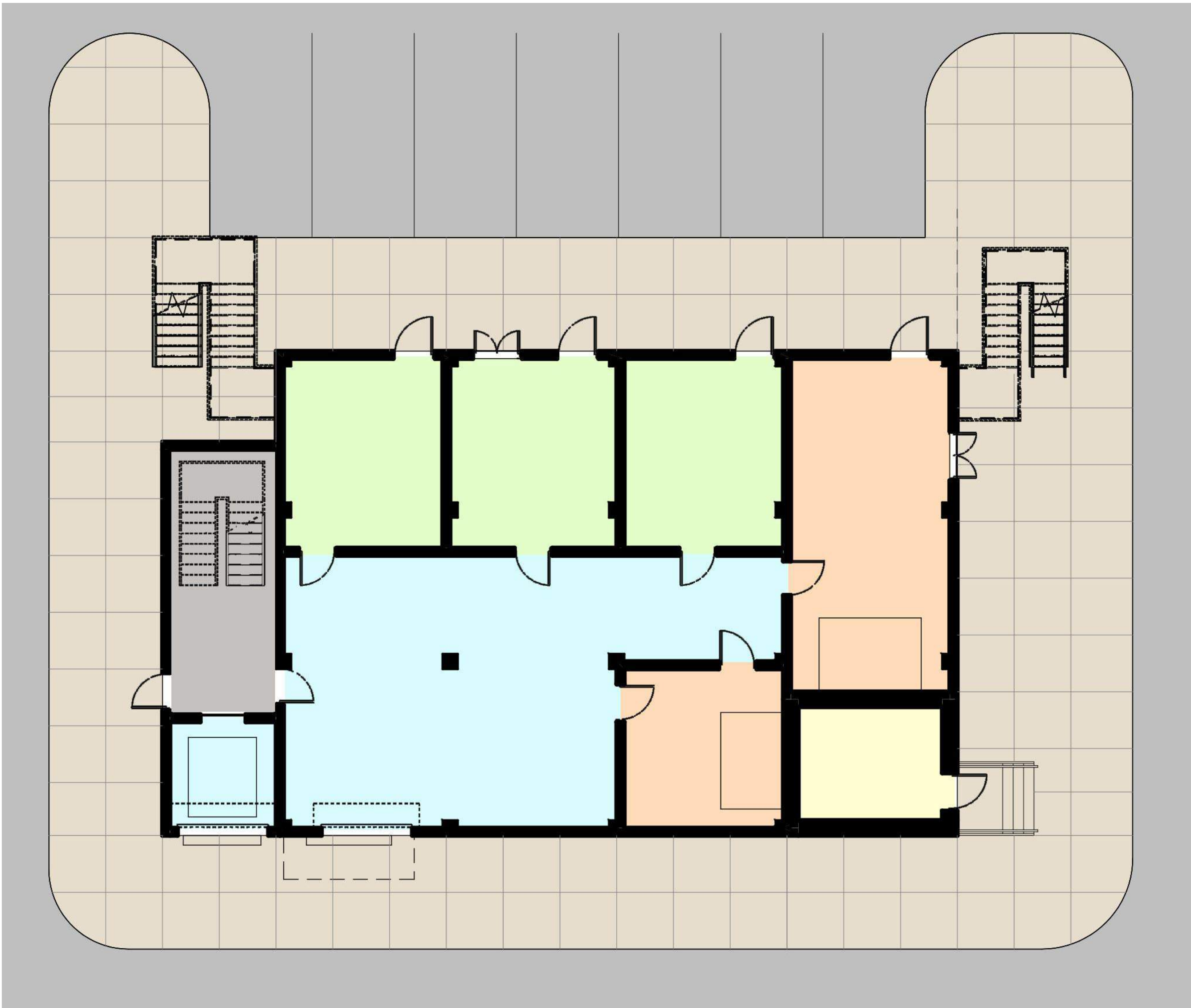
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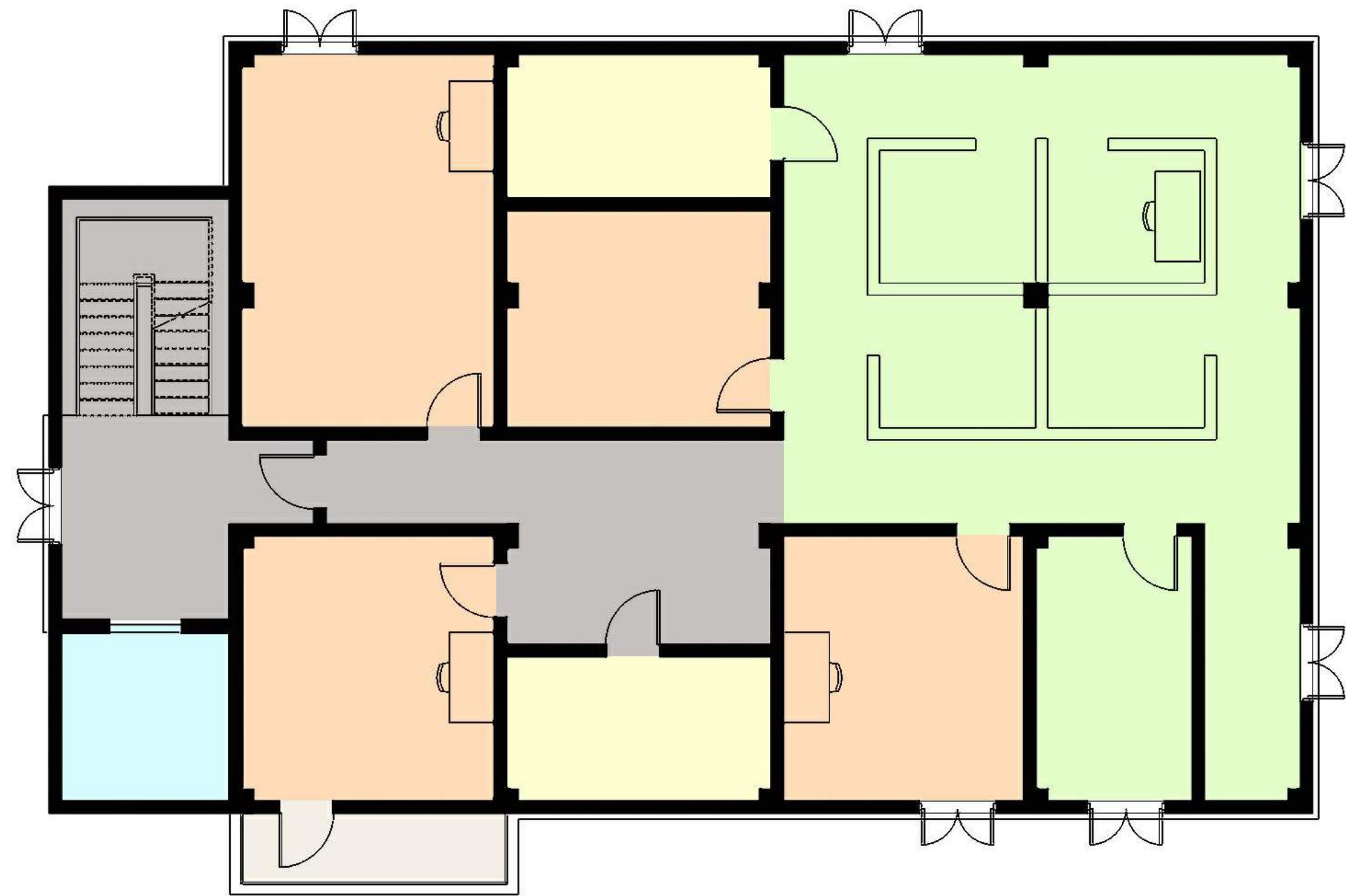
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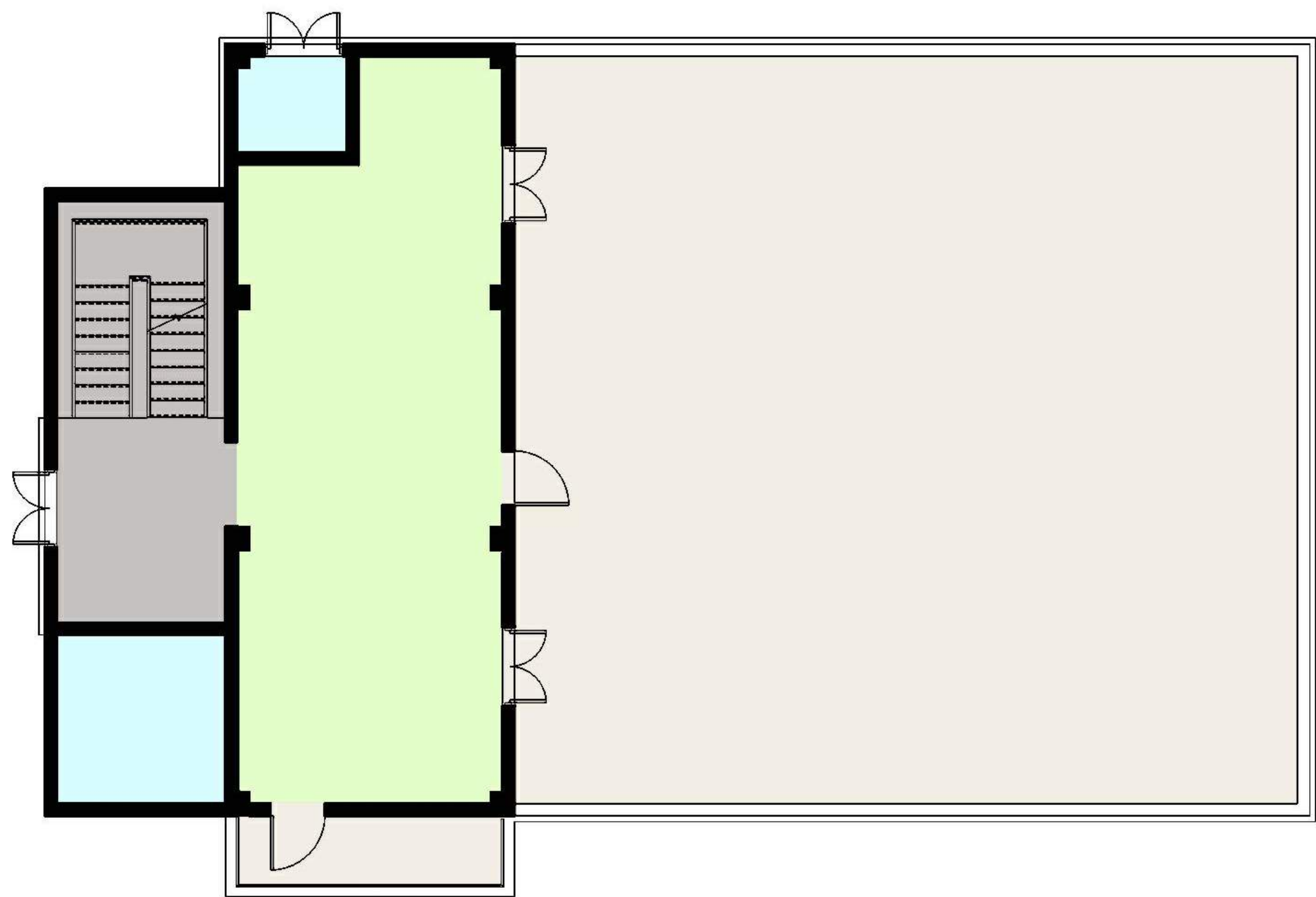
1 LEVEL 1
NOT TO SCALE



3 LEVEL 3
NOT TO SCALE



2 LEVEL 2
NOT TO SCALE



4 LEVEL 4
NOT TO SCALE

- LEGEND
- Specialty Training
 - Flex Training
 - Scenarios/Props
 - Support/Storage
 - Circulation

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HUNTERVILLE, NC 28078

DESIGNER
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704-377-8800

PROFESSIONAL SEAL

SUBMITTAL
10/01/2024
REZONING PLAN

REVISIONS			
1	10/01/2024	Resubmittal No. 1	
2	01/14/2025	Resubmittal No. 2	

SHEET
COLD TOWER PLANS

AE905

DESIGN: EJ
DRAWN: EJ
REVIEW: AMD

CN 10179



Request for Board Action

January 28, 2025

To: The Honorable Mayor and Board of Commissioners

From:

Subject:

EXPLAIN REQUEST:

ACTION RECOMMENDED:

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

1. 2025 Planning Board Schedule Memo

MEMO



To:	Planning Board
From:	Planning Department
Date:	January 17, 2025
Re:	2025 Planning Board Meeting Schedule

Due to Town 2025 holiday schedule, staff is proposing adjusting the November & December to the 3rd Wednesday of the month as indicated below and has confirmed the availability of the Board Room.

Please state in your motion which of these dates the Board prefers.

- **January 28**
- **February 25**
- **March 25**
- **April 22**
- **May 27**
- **June 24**
- **July 22**
- **August 26**
- **September 23**
- **October 28**
- **November 25 (3rd Wednesday: November 19)**
- **December 23 (3rd Wednesday: December 17)**

NOVEMBER						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4 TOWN BOARD	5	6 HOAB	7	8
9	10	11 BOA (AS NEEDED)	12	13	14	15
16	17	18 TOWN BOARD	19 PROPOSED PLANNING BOARD	20	21	22
23	24	25 PLANNING BOARD	26	27 THANKSGIVING	28 THANKSGIVING	29
30						

DECEMBER						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2 TOWN BOARD	3	4 HOAB	5	6
7	8	9 BOA (AS NEEDED)	10	11	12	13
14	15	16 TOWN BOARD	17 PROPOSED PLANNING BOARD	18	19	20
21	22	23 PLANNING BOARD	24 CHRISTMAS	25 CHRISTMAS	26 CHRISTMAS	27
28	29	30	31			