

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

February 25, 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 January 28, 2025, regular meeting minutes.

3. Public Comments

4. Action Agenda

4.A. Consider a recommendation on Petition #R24-11, a request by DDRTC Birkdale Village, LLC to rezone +/- 12.36 acres at 8710 Lindholm Drive from Highway Commercial Conditional District to Highway Commercial Conditional District for commercial, hotel, office and multi-family uses. (*Brian Richards*)

4.B. Consider Petition #R24-14, a request by Linda Long to rezone +/- 64.5 acres located at 12705 Commerce Station Drive from Corporate Business to Corporate Business Conditional District to develop an industrial and flex space warehouse development. (*Brad Priest*)

5. Other Business

5.A. Consider approval of the Planning Board calendar adjustment

5.B. Planning Board Refresher Opportunity

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 no later than five (5) minutes prior to the designated meeting start time. 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

February 25, 2025

To: Board Members

From: Tracy Barron, Administrative Analyst

Date: February 25, 2025

Subject: January 28, 2025, regular meeting minutes.

EXPLAIN REQUEST:

Consider approval of the January 28, 2025, regular meeting minutes.

ACTION RECOMMENDED:

Consider approval of the January 28, 2025, regular meeting minutes.

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. January 28, 2025 Minutes

Minutes of the Town of Huntersville Planning Board

The Town of Huntersville Planning Board met at 6:30 p.m. on Tuesday, January 28, 2025.

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 November 20, 2024, Regular Meeting Minutes

Motion: J. Wright made a Motion to Approve the November 20, 2024, minutes. T. Loomis seconded the motion.

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

Public Comments:

None

Motion: J. Sny made a motion to amend the agenda to hear Item 4B as Item 4A, and vice versa. J. Henson seconded the motion.

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

Action Items

Item 4A: 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.

J. James, Principal Planner 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 special use permit and staff findings that the application does not currently meet the requirements based on the findings of fact presented and lack of expert testimony that the proposed use will not endanger public health or negatively affect abutting property values.

M. Pollard asked if there has been any discussion regarding the noise and sound that would be associated with the proposed facility, utilizing natural gas for burns, or smoke rooms to remove or reduce the smoke particulates and potential impact on the environment and population.

G. Baber asked if there are any alternate locations that have been identified that may be suitable for this use if the Planning Board determines that this site is not suitable. Staff stated that with expert witnesses this site may be suitable for this use. If not, then possibly a site with a greater land mass and more distance between itself and adjacent parcels could accommodate this use.

L. Hallman asked if Staff had an opportunity to review the report that was provided to the Board. Staff responded that they received it today and there was not an opportunity to digest the information yet.

J. Sny asked which agency monitors air quality. Staff confirmed that a permit would be issued by Mecklenburg County and EPA would be the agency.

A. Dominov, Senior Architect with Clark Nexsen presented for the applicant.

C. Boyd asked the applicant stated that the building was being placed closer to the currently adjacent daycare. The applicant responded that the building is proposed to be 200' to the curb of the adjacent daycare and is designed for proximity to the classroom which is also a decontamination center for the trainees with cleaning facilities for gear, showers, etc.

C. Boyd asked, based on the report provided, if the applicant had taken into consideration any further distances to see what exposure there may be at 200'. The applicant confirmed that the report provided is not site specific, it is a peer reviewed scientific calculation on similar sites.

C. Boyd asked how weather is factored in to determining if a burn should occur and how that could potentially affect the particulates and dissipation. L. McSwain, CPCC Director of Fire and Emergency Services stated that Mecklenburg County has specific rules regarding the weather conditions permitted for burn days and those must be adhered to.

J. Sny asked if there is a training facility in Charlotte. L. McSwain confirmed that the facility in Charlotte is for Charlotte Fire only. Trainees must currently go to Gaston or Cabarrus County to complete the fire portion of the training. Each fire fighter has a requirement for fire training twice a year, and a requirement to backfill their positions while training is being conducted if they are not local during the training and still able to respond.

J. Sny asked how the coordination or cooperation would occur between the school and the municipalities and the total allowed burn days. The applicant responded that the proposed 70-75 total burn days for this facility is based on the total days needed by the school and the number of days requested by the three local municipalities.

S. Hensley asked if anyone attended the community meeting. Staff confirmed that the community meeting requirement is for the rezoning only, not the special use permit, and no one attended.

J. Wright asked if they expect the number of burn days will increase as demand increases. The applicant responded that the estimate of 70-75 is the maximum number of possible burn days that they foresee as possible based on the number of classes they can conduct with the time requirements and the maximum number of days requested by the municipalities.

M. Pollard commented that he visited the daycare, and they were unaware of the specifics of what is being proposed. He applauded staff's specific concerns related to allowing time for the health agencies to have time to respond to this specific request given its proximity to the daycare and potential health implications.

G. Baber asked the applicant if they had considered any other possible locations within CPCC. The applicant responded that they are unaware of any additional site locations being considered or within their portfolio that would be suitable for the proximity needed for the classroom to the burn tower.

Motion: J. Sny made the motion, “In considering the special use permit, SUP 24-02, we, the Planning Board, find that the request does not meet all required conditions and specifications. These include whether the proposed special use will not materially endanger the public health or safety, and whether the proposed special use will not substantially injure the value of abutting property, or whether it constitutes a public necessity. It is not reasonable, as there could be negative effects on health, safety, and general welfare of the surrounding area. This decision is supported by the following findings, that data was missing that would allow the environmental impact of the project to be examined and data was also missing that would allow the financial impact of the abutting properties be examined, or the ability to determine whether the project is a public necessity.” T. Loomis seconded the motion.

J. Sny commented that this process is like a trial run to their quasijudicial proposal that will go before the Town Board. He shared that in his opinion the applicant was close on meeting the burden and that the report provided today could be included and will be useful. The applicant appeared to share additional information that was useful and when it comes to special use permits and the burden of proof, he thought additional specific data may be helpful that it appears could be available to further support their statements.

T. Loomis commented that she could see the value for the public necessity but then read from the report distributed, “training fires may account for a large portion of the fire fighters and instructors’ total occupational exposure to airborne containments particularly for instructors who may see 3-5 live fires a day over a period of several weeks or even months. These exposures may increase their risk of cancer, cardiovascular disease, and other chronic diseases.” Those risks in combination with the proximity to the adjacent day care and putting children at risk with no solid ‘no’ this will not affect kids leads her to vote to deny.

J. Henson commented that he echoes the comments stated. He thinks this is a good project and needed but the special use permit is the difficult part of the process, and the rules of the SUP require the expert witness to substantiate the information provided and the data is necessary to back that up.

G. Baber suggested that correlation data to fire pits in backyards may be helpful.

L. Hallman commented that he will not support the motion, the environmental issue should have come off at the public hearing but what is here is no worse than a fire pit. This is better than a wood burning stove and the particulate matter from the recycled dump. He thinks it is a good compliment and design to CPCC.

Vote: The motion passed (7-2) with L. Hallman and G. Baber opposed.

Item 4B: 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.

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

M. Pollard asked if there were any special requirements or considerations to the water runoff from this facility since it may be contaminated. J. Smith, Civil Engineer with Smith & Hutton responded that the facility is designed with a floor drain that the water flows through prior to release that is then periodically cleaned and due to the site constraints underwater storm water management is being proposed.

M. Pollard asked if there has been any confirmation that the water pressure in the area can support the demand. The applicant stated that there is a Charlotte Willingness to Serve letter for the site that has been submitted but the applicant has not yet reached the level of design required to confirm the water pressure requirements.

Motion: J. Wright made the motion, "In considering the proposed rezoning application, R24-10, Merancas Fire Training Facility, the Planning Board recommends approval for the special purpose conditional district if the following recommendations are implemented into the plan. The special use permit is obtained by providing proof that the adjacent properties or those in proximity to the site are not negatively impacted by smoke from this use. Minor staff comments remaining are revised, including updates to the buffers. The Planning Board believes that by implementing these recommended revisions, the plan will be consistent with the land use policies EV-4 and PS-3 and would be reasonable and in the public interest to approve the proposal." C. Boyd seconded the motion.

J. Wright commented that the location makes sense and would benefit North Mecklenburg.

C. Boyd commented that the location, design and buffers look good, and it appears to be a good project for the area.

T. Loomis commented that she sees the public necessity but continues to have concerns over the health implications.

S. Hensley commented that he will support the rezoning and that the applicant should really prepare for a quasijudicial court case with specific evidence to address the specific environmental concerns related to the burn tower.

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

Item 5A: Consider approval of the 2025 Planning Board meeting schedule.

Motion: G. Baber made a motion to adopt the 2025 Planning Board with the alternate dates of third Wednesday for November and December due to the holiday schedule. L. Hallman seconded the motion.

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

Adjourn

Motion: J. Wright made a Motion to Adjourn. C. Boyd seconded the motion.

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

Approved this ____ day of _____ 2025.

Chairman or Vice Chairman

Board Secretary



Request for Board Action

February 25, 2025

To: Board Members

From: Brian Richards, Planning Director

Date: February 25, 2025

Subject: R24-11 Birkdale Village Conditional Rezoning

EXPLAIN REQUEST:

Consider making a recommendation on Petition #R24-11, a request by DDRTC Birkdale Village, LLC rezone +/- 12.36 acres at 8710 Lindholm Drive. (Parcels # 00537157, 00537197, 00537197) from Highway Commercial Conditional District (HC-CD) to Highway Commercial Conditional District (HC-CD) for Commercial, Hotel, Office, & Multifamily uses.

ACTION RECOMMENDED:

Consider making a recommendation on Petition #R24-11, a request by DDRTC Birkdale Village, LLC rezone +/- 12.36 acres at 8710 Lindholm Drive. (Parcels # 00537157, 00537197, 00537197) from Highway Commercial Conditional District (HC-CD) to Highway Commercial Conditional District (HC-CD) for Commercial, Hotel, Office, & Multifamily uses.

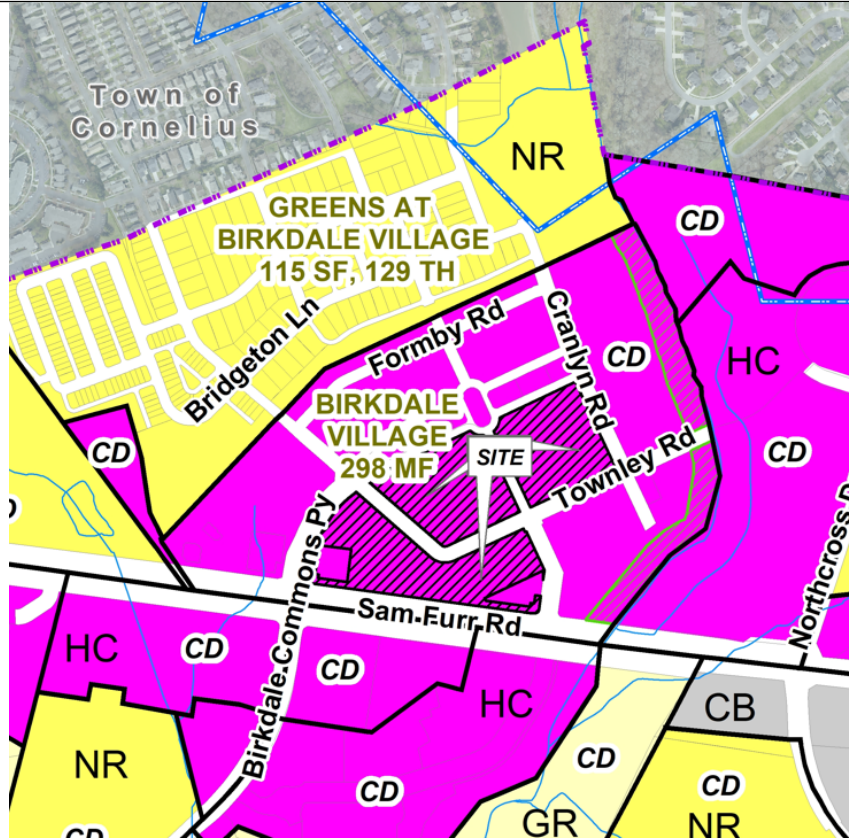
FINANCIAL IMPLICATIONS:

ATTACHMENTS:

1. R24-11 PB Staff Report
2. A - R24-11 Birkdale Village Rezoning Application
3. B - R24-11 Rezoning Plan
4. C - Birkdale Community Meeting Report 1.23.25
5. D - CMS Student Generation
6. E - Building Facade Perspectives 12-10-24
7. F - Town Engineering Rezoning Comment Summary R24-11

Petition R24-11 Birkdale Village

PART 1: PROJECT SUMMARY



Applicant: DDRTC Birkdale Village, LLC

Property Owner: DDRTC Birkdale Village, LLC

Property Address: 8725 Townley Dr

Project Size: (+/-) 12.36 acres

Parcel Numbers: 00537157, 00537197 & 00537329

Current Zoning: Highway Commercial Conditional District (HC-CD)

Current Land Use: Multifamily, Commercial, Office.

Proposed Zoning: Highway Commercial Conditional District (HC-CD)

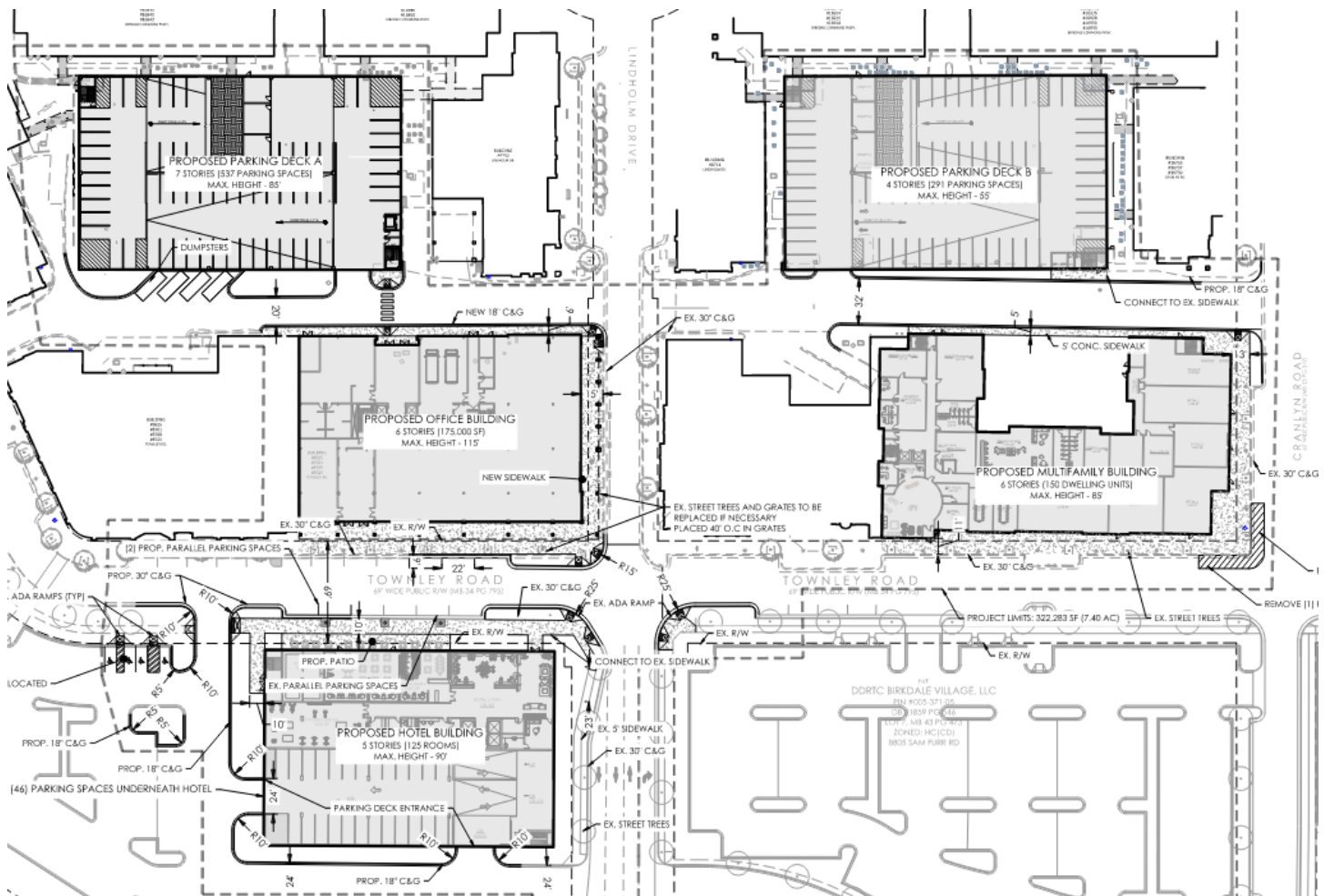
Proposed Land Use: 150 Multifamily Units, 26,715 sf Commercial, 122,300 sf Office, and a 125 Room Hotel.

1. Purpose: Rezone 12.36 acres at the intersection of Townley Dr and Lindholm Dr. from Highway Commercial Conditional District (HC-CD) to Highway Commercial Conditional District (HC-CD) for up to 150 Units Multifamily Units, 125 Room Hotel, 122,300 sf Office, and 26,715 sf Commercial.
2. Adjoining Zoning and Land Uses.
 - North: Neighborhood Residential – Greens at Birkdale Village Subdivision.
 - South: Highway Commercial – Birkdale & Birkdale Landing Developments
 - East: Highway Commercial – North Pointe Office Park.
 - West: Neighborhood Residential – Greens at Birkdale Village Subdivision.
3. A neighborhood meeting was held on December 16, 2024, and the questions asked by residents and the responses from the applicants are summarized in the Community Meeting Report (see Attachment C).
4. Birkdale Village was originally rezoned in 1996 (R96-07) and has had two revisions (R97-23 & R01-03). A Major Sketch Plan revision was approved in 2021.
5. Notice for this rezoning petition was sent via a postcard to adjoining property owners; a legal ad placed in the Charlotte Observer; and posting of rezoning signs on the property along Sam Furr Rd and inside of Birkdale Village.

PART 2: REZONING/SITE PLAN

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

- Removal of two existing buildings and construction of three new buildings. A proposed Office (6 story, 175,000 sf, 115' height), a proposed Multifamily Building (6 story, 150 Unit, 85' height), and a hotel (5 story, 125 room, 90' height). See site plan image below. A total of 26,715 sf of Commercial will be constructed on the ground floor of these buildings.
- Replacement of Two Existing parking decks with two new parking decks. Deck A (7 story, 537 spaces, 85' height) and Deck B (4 story, 291 spaces, 55' height). There will be an overall increase of 469 parking spaces (2,409 total for Birkdale Village – 1,853 are required to meet Article 5). Currently there are 1,940 parking spaces.
- The new buildings and parking decks are requesting a modification to exceed the current height limit allowed by the Zoning Ordinance (Article 4 - Urban Workplace 48').



- Urban Open Space is being provided by the existing McDowell Creek Greenway (4.62 acres) and a Promenade (0.16 acres). There are 2.2 acres of Common Open Space. All are existing and there are no changes proposed.
- There will be no impacts to the existing tree canopy or specimen tree count as part of this rezoning.
- There are no identified Heritage Trees on site.
- Building elevations for the proposed structure have been submitted. Architectural renderings have been provided (Attachment E).
- The applicant has requested a 5-year vesting period for the Rezoning Plan. The Zoning Ordinance currently offers a 2-year vesting period (Article 2.2.3).
- Planning, Transportation, and Storm Water Engineering staff have minor rezoning plan comments outstanding that need to be addressed prior to final plan approval.

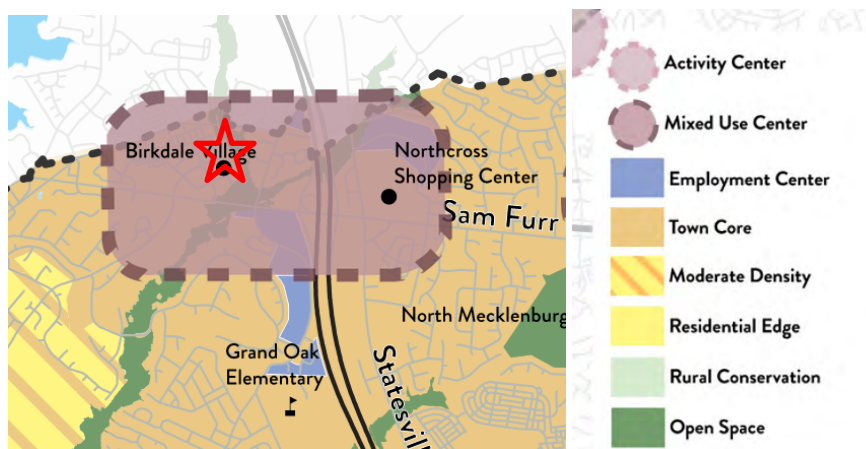
PART 3: TRANSPORTATION ISSUES

See Attachment F – Town Engineering Rezoning Comment Summary

PART 4: REZONING CRITERIA

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

2040 Huntersville Community Plan



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

- **Policy LU 2.1:** Higher intensity residential uses will be focused generally within 2 miles of the I77/NC115 corridor and future activity centers in the eastern and western areas of Huntersville zoning jurisdiction.
- **Policy LU 6.1:** A mix of land uses is encouraged in Mixed-Use Centers, Activity Centers, Employment Centers identified on the Future Land Use Map.
- **Policy LU 6.2:** Commercial uses are encouraged in the Town Core and as specified in adopted Small Area Plans.

- **Policy LU 7.1:** Require all new development to adhere to the following design principles: In Mixed Use Centers, Activity Centers, Town Core, and Moderate Density Areas, Streets and sidewalk are meant to be attractive and inviting. New development in these areas shall follow these principles:
 - In Mixed-Use Centers, Activity Centers, Town Core, and Moderate Density Areas, streets and sidewalks are meant to be attractive and inviting. New development in these areas shall follow these principles:
 - All buildings shall front a public street or open space.
 - Streets should be connected, have short blocks and sidewalks on both sides of streets.
 - Improve connectivity, particularly for pedestrians and vehicles.
 - Parking lots, if required, should be predominately located behind buildings screened from view and larger lots should be broken by buildings and or landscape features.
 - In lower intensity areas (including MD, RE, RC, CW) preservation of rural character and natural resources are prioritized.
 - In these areas, structures can be set back further from the road and should blend into the landscape and the scenic nature of roadways should be preserved.
- **Policy LU 8.1:** Continue to emphasize form and flexibility in development regulations for these areas.
 - The current zoning ordinance has basic form based standards with flexibility built-in. Key elements include allowing multiple types of land uses, a mix of uses, minimal setbacks, and parking requirements.
- **Policy LU 8.2:** Evaluate and strengthen incentives to encourage the achievement of higher design standards. Consider incentives that allow applicants to demonstrate excellence in design and exceptional public benefit for projects in key areas.
 - Offer flexibility using performance standards, guided by the design principles.
 - Specify intended outcomes and how site or building-specific design solutions can better achieve desired outcomes.
 - Evaluate incentives periodically to determine their value given shifting market and neighborhood conditions.
 - Incentives that could include:
 - Modification of height limit.
 - Increase in percent of allowable attached residential.
 - Reduced parking requirements.
 - Reduced buffer yard requirements
- **Policy EV 1.2:** Focus economic development in areas that support growth
 - Preserve areas suitable for business and industrial development, along with a mixture of support uses, to ensure an adequate inventory of land for future growth and development, with increases to this inventory as required. These areas should have proximity to existing or future activity centers, have access to transportation options and utility service, and offer amenities for employees.

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

- **Policy LU 5.1:** Allow for more intense development only where transportation infrastructure and utilities already exist. Staff Comment – NCDOT widening project will not begin until 2026. The widening project will most likely not align with the construction schedule for Birkdale.
- **Policy LU-11: Protect Existing Housing Stock.**
 - **LU 11.1:** Protect and enhance the unique character of Huntersville’s neighborhoods by using planning tools to safeguard from potentially negative impacts of development and redevelopment.
 - Promote quality design and neighborhood improvements including increasing access to parks and recreation and mobility options.

- Encourage coordination with neighborhoods to address infrastructure needs such as sidewalks and drainage.
- **LU 11.2:** Along existing streets, encourage new buildings to respect the general spacing of structures, building mass and scale, and street frontage relationships of existing buildings.

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

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

STAFF COMMENT:

The proposed rezoning for the Birkdale Village is generally consistent with envisioned uses and development pattern set forth in the 2040 Community Plan.

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

STAFF COMMENT:

- A Transportation Impact Analysis was not required – see Part 3 of this report.
- Charlotte Water currently provides service to the site.
- CMS Student Generation Report (Attachment D)

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

STAFF COMMENT:

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

PART 5: STAFF RECOMMENDATION

In considering the proposed rezoning petition R24-11, Birkdale Village Staff recommends approval if all outstanding Staff comments are addressed. A modification for building height be granted to accommodate for the mixture of land uses and parking garages. Additionally, the applicant agrees to accommodate for the planned pedestrian bridge over NC 73 (Sam Furr Rd) and participates in the Townley Road bridge project. The amendment being consistent with the Huntersville 2040 Community Plan policies LU 2.1, LU 6.1, LU 7.1, LU 8.1, LU 8.2, and EV 1.2.

It is reasonable and in the public interest to amend the Zoning Ordinance because the rezoning is consistent with the envisioned uses and development pattern set forth in the 2040 Community Plan.

PART 6: PUBLIC HEARING COMMENTS

A Public Hearing was held on February 4, 2025.

PART 7: PLANNING BOARD RECOMMENDATION

Planning Board is scheduled for February 25, 2025.

PART 8: TOWN BOARD CONSIDERATION

Town Board consideration is scheduled for March 18, 2025.

PART 9: ATTACHMENTS/ENCLOSURES

Attachments

- A – Rezoning Application
- B – R24-11 Rezoning Plan
- C – Community Meeting Report (December 16, 2024)
- D – CMS Student Generation
- E – Building Facade Perspectives
- F – Engineering Rezoning Comment Summary

PART 10: CONSISTENCY STATEMENT – R24-11 Birkdale Village

Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed rezoning petition R24-11, Birkdale Village Staff recommends approval if all outstanding Staff comments are addressed. A modification for building height be granted to accommodate for the mixture of land uses and parking garages. Additionally, the applicant agrees to accommodate for the planned pedestrian bridge over NC 73 (Sam Furr Rd) and participates in the Townley Road bridge project. The amendment being consistent with the Huntersville 2040 Community Plan policies LU 2.1, LU 6.1, LU 7.1, LU 8.1, LU 8.2, and EV 1.2. <u>It is reasonable and in the public interest to amend the Zoning Ordinance because the rezoning is consistent with the envisioned uses and development pattern set forth in the 2040 Community Plan.</u>	APPROVAL: In considering the proposed rezoning application R24-11, Birkdale Village, the Planning Board recommends approval based on the Plan being consistent with <u>(insert applicable plan reference)</u>. <u>It is reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>	APPROVAL: In considering the proposed rezoning application R24-11, Birkdale Village, the Town Board recommends approval based on the Plan being consistent with <u>(insert applicable plan reference)</u>. <u>It is reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>
	DENIAL: In considering the proposed rezoning application R24-11, Birkdale Village, the Planning Board recommends denial based on the Plan being <u>(consistent OR inconsistent) with (insert applicable plan reference)</u>. <u>It is not reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>	DENIAL: In considering the proposed rezoning application R24-11, Birkdale Village, 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 10/28/2024

Name of Project Birkdale Village Rezoning Phase # (if subdivision) _____

Project Address 8710 Lindholm Drive, Huntersville NC 28078

Parcel Identification Number(s) (PIN) 00537157, 00537197, 00537329

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

Property Size (acres) 12.36 Street Frontage (feet) _____

Current Land Use Commercial

Proposed Land Use(s) Commercial, Hotel, Office, Multifamily

Is the project within Huntersville's corporate limits?

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

3. Description of Request

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

The request is to amend the existing rezoning plans for Birkdale Village so that the owner can develop a 125 room hotel,

150 multifamily units, 26,715 sf of retail, and 122,300 sf of office space.

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 DDRTC Birkdale Village, LLC Phone 404-946-0939
☐ 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 Authorized Agent Email Mike.Lant@NAProperties.com

Address of Applicant 1175 Peachtree Street, Suite 1650, Atlanta Georgia 30361

7. Property Owner (if different than applicant)

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

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

Signature _____

Title _____ Email _____

Address of Property Owner _____

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

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

8. Development/Design Firm Contact Information

Development Firm	Name of Contact	Phone	Email
W&A Engineering	Tess Fallova	704-875-1615 ext. 310	tfalova@waengineering.com
Design Firm	Name of Contact	Phone	Email

Contact Information

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

Sheet List Table	
Sheet Number	Sheet Title
Z01	COVER
Z02	SURVEY-EXISTING FEATURES
Z02.1	SURVEY-EXISTING FEATURES
Z02.2	SLOPE ANALYSIS
Z03	REZONING PLAN
Z03.1	BMP IMPERVIOUS EXHIBIT
Z04	PRELIM GRADING PLAN
Z05	PRELIM LANDSCAPE PLAN

REZONING PLAN PACKAGE

PROPOSED

BIRKDALE VILLAGE REZONING

HUNTERSVILLE, MECKLENBURG COUNTY, NC

ACCELA #CSP-500045

R24-11

OWNER/DEVELOPER:

DDRTC BIRKDALE VILLAGE, LLC

C/O NORTH AMERICAN PROPERTIES

8712 LINDHOLM DR SUITE 206

HUNTERSVILLE, NC 28078

PH: (404) 946-0939



VICINITY MAP
SCALE: N.T.S.



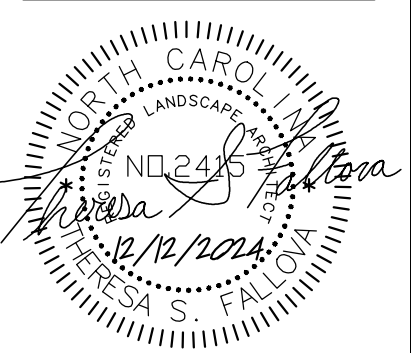


**W&A
ENGINEERING**

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

121 GILEAD RD
HUNTERSVILLE, NC 28078
P: (704) 875-1615
WAENGINEERING.COM

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



BIRKDALE VILLAGE REZONING

PIN #00537157, 00537197, 00537329

LINDHOLM DR AND TOWNLEY RD, HUNTERSVILLE NC 28078

COVER

REVISIONS:	



Know what's below.
Call before you dig.

CONTROL #108
N=622,187.962'
E=1,433,768.273'
EL:734.95'
MAG NAIL

TOWNLEY ROAD
69' WIDE PUBLIC R/W (MB 34 PG 795)

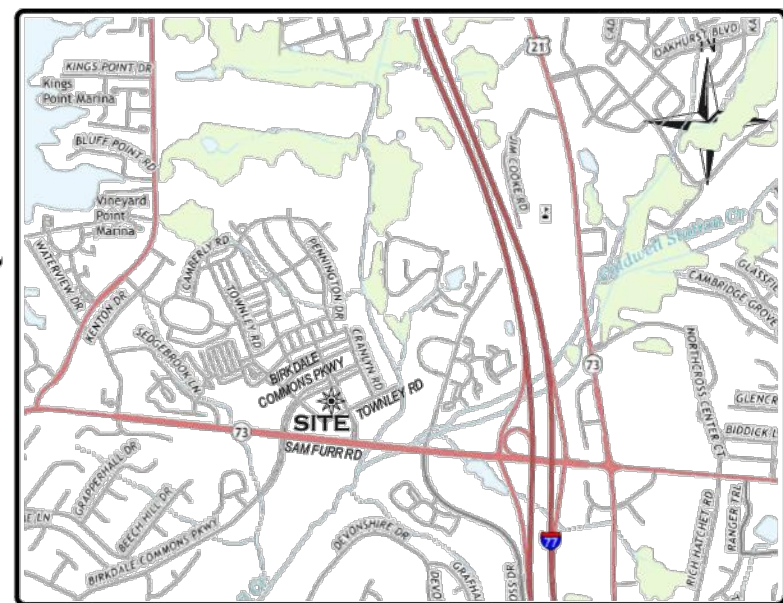
BIRKDALE COMMONS PARKWAY
37.5' WIDE PUBLIC R/W (MB 33 PG 319 & MB 34 PG 795)

346.32'

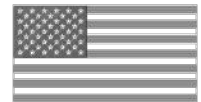
CONTROL #116
N=622,291.463'
E=1,440,090.441'
EL:731.02'
DRILL HOLE

CONTROL #119
N=622,349.426'
E=1,440,193.545'
EL:731.46'
DRILL HOLE

CONTROL #112
N=622,349.882'
E=1,440,301.896'
EL:731.32'
DRILL HOLE (PROPERTY CORNER)



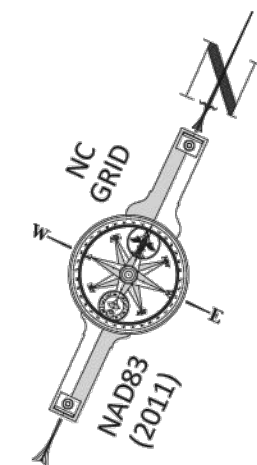
VICINITY MAP (NO SCALE)



CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	688.95'	125.68'	125.68'	N 59°17'40" E
C2	70.50'	64.32'	62.11'	S 74°17'30" E
C3	20.50'	24.07'	22.71'	N 82°40'38" W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 64°45'52" W	3.49'

N/F
DDRTC BIRKDALE VILLAGE, LLC
PIN #005-371-97
DB 21859 PG 546
LOT 6, MB 33 PG 319 &
MB 34 PG 795
ZONED: HC(CD)
8711 - 8715 LINDHOLM DR.
16735 - 16739 CRANLYN RD.
8805 - 8825 TOWNLEY RD.
16916 - 16952 BIRKDALE COMMONS PKWY.



LINE LEGEND

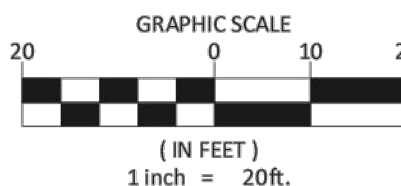
---	PROPERTY BOUNDARY
---	ADJACENT BOUNDARY (NOT SURVEYED)
---	PROPERTY BOUNDARY TIE LINE ONLY
---	RIGHT OF WAY LINE
---	EASEMENT LINE
---	CURB AND GUTTER
---	STORM DRAIN PIPE
---	HAND RAIL
---	SANITARY SEWER PIPE
---	FIBER OPTIC MARKOUT
---	TELECOMMUNICATIONS MARKOUT
---	TELEVISION MARKOUT
---	UNDERGROUND ELECTRIC MARKOUT
---	GAS MARKOUT
---	WATERLINE MARKOUT
---	UNKNOWN UTILITY

SYMBOL LEGEND

●	REBAR FOUND (RFB)
✕	DRILL HOLE FOUND (DHF)
⊙	MAG NAIL FOUND (MNF)
⊙	MAG NAIL SET (MNS)
△	CALCULATED POINT (CP)
⊙	SURVEY CONTROL POINT
⊙	AIR CONDITIONER
⊙	POSTAL MAILBOX
⊙	GAS METER
⊙	GAS VALVE
⊙	SANITARY CLEAN OUT
⊙	SANITARY MANHOLE
⊙	WATER METER
⊙	WATER VALVE
⊙	FIRE HYDRANT
⊙	FIRE DEPARTMENT CONNECTION
⊙	BACKFLOW PREVENTER
⊙	TELEPHONE HAND HOLE
⊙	TELEPHONE BOX
⊙	COMMUNICATIONS HAND HOLE
⊙	CABLE TV BOX
⊙	ELECTRIC HAND HOLE
⊙	ELECTRIC BOX
⊙	ELECTRIC TRANSFORMER
⊙	ELECTRIC METER
⊙	LIGHT POLE
⊙	STORM MANHOLE
⊙	CURB INLET
⊙	DRIP INLET
⊙	AREA DRAIN
⊙	STORM CLEAN OUT
⊙	END OF INFORMATION
⊙	LINE CONTINUES

ABBREVIATIONS

DB	DEED BOOK
MB	MAP BOOK
PG	PAGE
N/F	NOT FOUND
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
AC	ACRES
EX	EXISTING



PLAT SHOWING A BOUNDARY & TOPOGRAPHIC SURVEY

PREPARED FOR:
DDRTC BIRKDALE VILLAGE, LLC
LOT 5, BIRKDALE VILLAGE - MAP 1
(MAP BOOK 34 PAGE 795)
TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY
NORTH CAROLINA
DEED REFERENCE: DB 21859, PG 546
TAX PARCEL ID #005-371-57

GUISEWHITE PROFESSIONAL
LAND SURVEYING, PC

GPLS

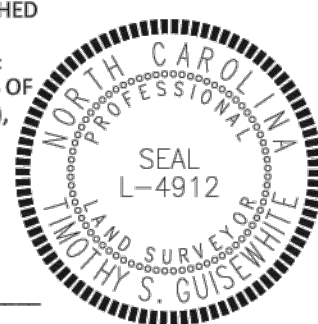
P.O. BOX 680388
CHARLOTTE, NC 28216
(704) 530-1700 NC FIRM #C-4411

NOTES:

- THIS PLAT IS NOT INTENDED FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. GUISEWHITE PROFESSIONAL LAND SURVEYING, PC DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
- ALL CORNERS MONUMENTED AS SHOWN.
- BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
- PHYSICAL IMPROVEMENTS MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
- NO NORTH CAROLINA GEODETIC SURVEY HORIZONTAL CONTROL IS LOCATED WITHIN 2000' OF THIS SITE.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE SHOWN.
- AREAS COMPUTED BY COORDINATE GEOMETRY.
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. ALL UTILITIES SHOWN HEREON ARE SUBJECT TO VERIFICATION.
- ANY ZONING & SETBACK INFORMATION SHOWN HEREON IS PER INFORMATION AVAILABLE AT THE TIME OF SURVEY AND IS SUBJECT TO VERIFICATION AND INTERPRETATION BY GOVERNING AUTHORITIES.

I, TIMOTHY S. GUISEWHITE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED LINES, DRAWN FROM INFORMATION REFERENCED ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 0.07250ppm; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600), THIS 28TH DAY OF FEBRUARY, A.D., 2022.

DocuSigned by:
Timothy S. Guisewhite
9102ABDFC6B4FE
2/28/2022
TIMOTHY S. GUISEWHITE, PLS N.C. REG. NO.: L-4912

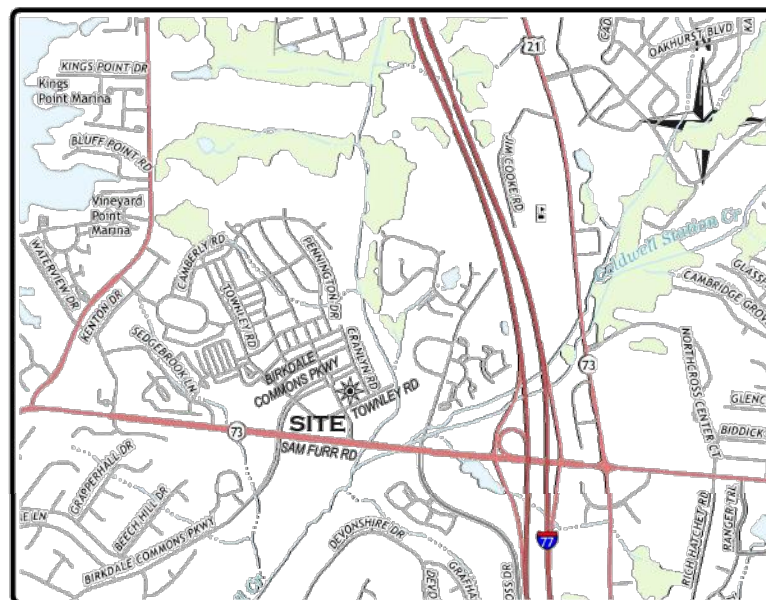
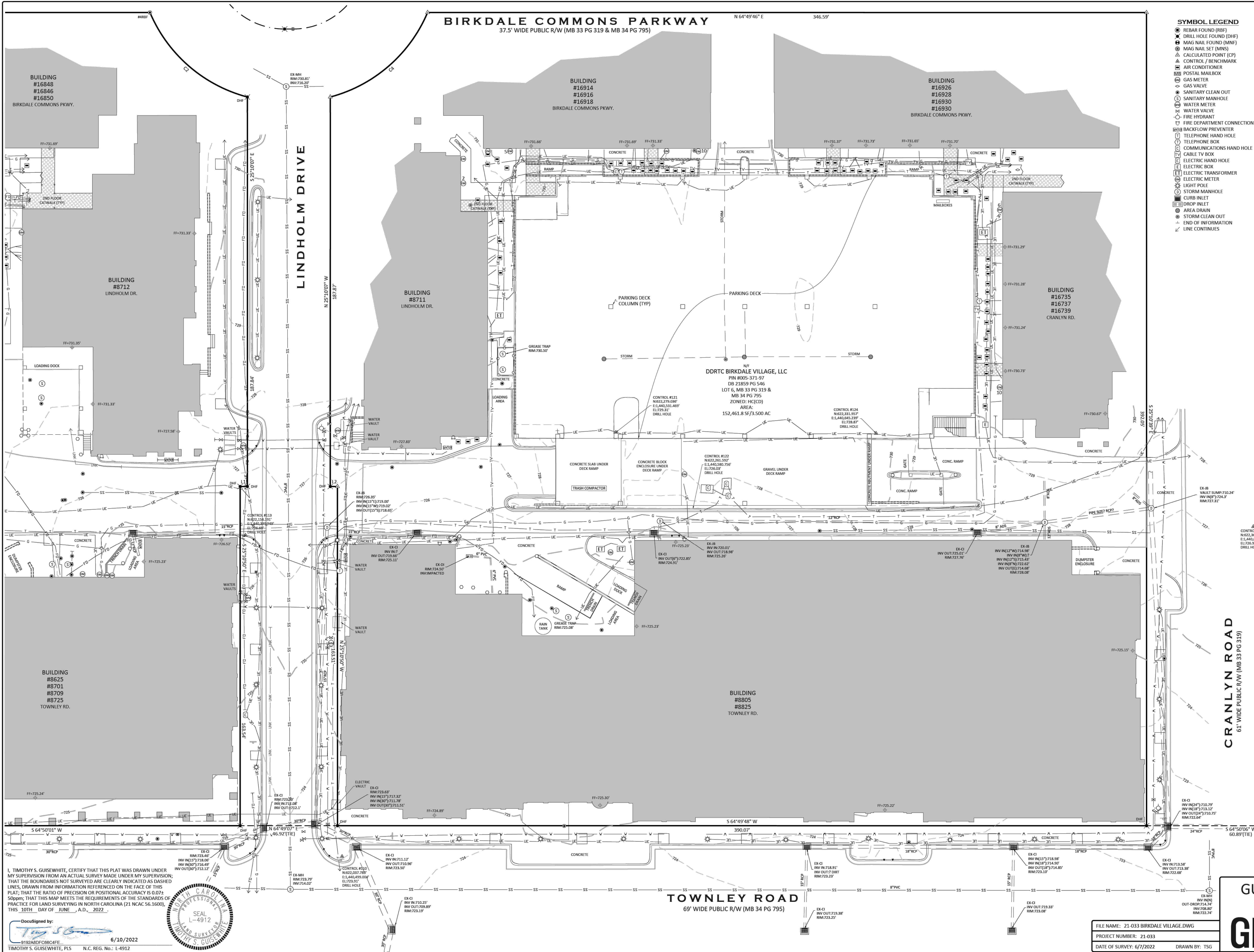


BUILDING
#8625
#8701
#8709
#8725
TOWNLEY RD.

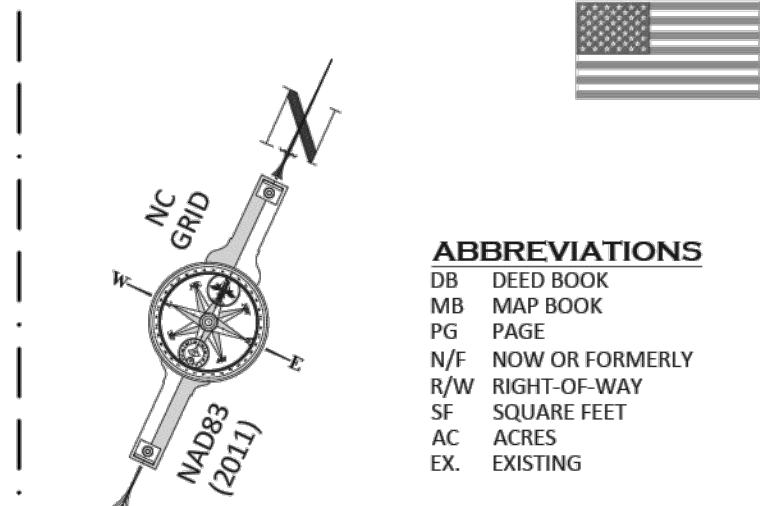
TOWNLEY ROAD
69' WIDE PUBLIC R/W (MB 34 PG 795)

FILE NAME: 21-033 BIRKDALE VILLAGE.DWG
PROJECT NUMBER: 21-033
DATE OF SURVEY: XX/XX/2019
DRAWN BY: TSG

REVISIONS:



- SYMBOL LEGEND**
- REBAR FOUND (RBF)
 - DRILL HOLE FOUND (DHF)
 - MAG NAIL FOUND (MNF)
 - MAG NAIL SET (MNS)
 - CALCULATED POINT (CP)
 - CONTROL / BENCHMARK
 - AIR CONDITIONER
 - POSTAL MAILBOX
 - GAS METER
 - GAS VALVE
 - SANITARY CLEAN OUT
 - SANITARY MANHOLE
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - FIRE DEPARTMENT CONNECTION
 - BACKFLOW PREVENTER
 - TELEPHONE HAND HOLE
 - TELEPHONE BOX
 - COMMUNICATIONS HAND HOLE
 - CABLE TV BOX
 - ELECTRIC HAND HOLE
 - ELECTRIC BOX
 - ELECTRIC TRANSFORMER
 - ELECTRIC METER
 - LIGHT POLE
 - STORM MANHOLE
 - CURB INLET
 - STORM INLET
 - AREA DRAIN
 - STORM CLEAN OUT
 - END OF INFORMATION
 - LINE CONTINUES



- ABBREVIATIONS**
- DB DEED BOOK
 - MB MAP BOOK
 - PG PAGE
 - N/F NOW OR FORMERLY
 - R/W RIGHT-OF-WAY
 - SF SQUARE FEET
 - AC ACRES
 - EX EXISTING
- LINE LEGEND**
- PROPERTY BOUNDARY
 - ADJACENT BOUNDARY (NOT SURVEYED)
 - PROPERTY BOUNDARY TIE LINE ONLY
 - RIGHT OF WAY LINE
 - EASEMENT LINE
 - CURB AND GUTTER
 - STORM DRAIN PIPE
 - HAND RAIL
 - SANITARY SEWER PIPE
 - FIBER OPTIC MARKOUT
 - TELECOMMUNICATIONS MARKOUT
 - TELEVISION MARKOUT
 - UNDERGROUND ELECTRIC MARKOUT
 - GAS MARKOUT
 - WATERLINE MARKOUT
 - UNKNOWN UTILITY

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	688.95'	125.86'	125.86'	N 59°37'48" E
C2	70.50'	64.32'	62.11'	S 74°17'30" E
C3	20.50'	24.07'	22.71'	N 82°40'38" E
C4	70.50'	64.30'	62.09'	N 23°54'53" E

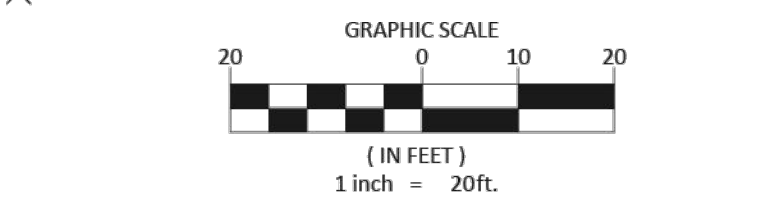
LINE TABLE

LINE	BEARING	DISTANCE
L1	S 64°45'52" W	3.49'
L2	S 64°49'10" W	3.47'

- NOTES:**
- THIS PLAT IS NOT INTENDED FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
 - THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. GUYSEWHITE PROFESSIONAL LAND SURVEYING, PC DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
 - ALL CORNERS MONUMENTED AS SHOWN.
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 - ANY ZONING & SETBACK INFORMATION SHOWN HEREON IS PER INFORMATION AVAILABLE AT THE TIME OF SURVEY AND IS SUBJECT TO VERIFICATION AND INTERPRETATION BY GOVERNING AUTHORITIES.

PLAT SHOWING A BOUNDARY & TOPOGRAPHIC SURVEY

PREPARED FOR:
DDRTC BIRKDALE VILLAGE, LLC
LOT 6, BIRKDALE VILLAGE - MAP 1
(MAP BOOK 34 PAGE 795)
TOWN OF HUNTERSVILLE
MECKLENBURG COUNTY
NORTH CAROLINA
DEED REFERENCE:
DB 21859, PG 546
TAX PARCEL ID #005-371-97

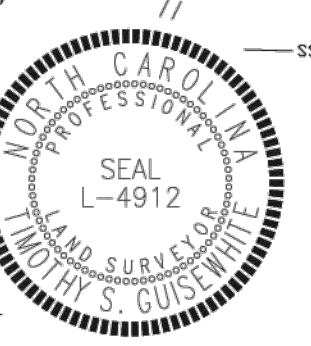


GUYSEWHITE PROFESSIONAL LAND SURVEYING, PC

P.O. BOX 680388
CHARLOTTE, NC 28216
(704) 530-1700 NC FIRM #C-4411

I, TIMOTHY S. GUYSEWHITE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED LINES, DRAWN FROM INFORMATION REFERENCED ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 0.07± 50ppm; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600), THIS 10TH DAY OF JUNE, A.D., 2022.

DocuSigned by:
Timothy S. Guisewhite
918248DFC864FE
TIMOTHY S. GUYSEWHITE, PLS N.C. REG. NO.: L-4912



FILE NAME: 21-033 BIRKDALE VILLAGE.DWG
PROJECT NUMBER: 21-033
DATE OF SURVEY: 6/7/2022
DRAWN BY: TSG

REVISIONS:

- NOTES**
1. SLOPE ANALYSIS IS BASED ON THE TOPOGRAPHIC SURVEY PROVIDED BY MERRICK. SEE SHEET 202 AND 202.1 FOR SURVEY.
 2. THE SLOPE ANALYSIS APPROVED FROM THE SKETCH PLAN REVIEW WAS CREATED BY OTHERS AND WAS BASED ON GIS DATA. THAT ANALYSIS IS NOT INCLUDED IN THE PRELIMINARY / CONSTRUCTION PLAN PACKAGE.
 3. SOIL TYPE AND HYDROLOGIC GROUP IS PROVIDED FROM USDA WEB SOIL SURVEY.

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



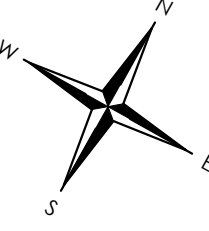


**W&A
ENGINEERING**

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

121 GILEAD RD
HUNTERSVILLE, NC 28078
P: (704) 875-1615
WAENGINEERING.COM

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



NORTH ARROW

0 30 60 120

GRAPHIC SCALE 1"=60 FT.



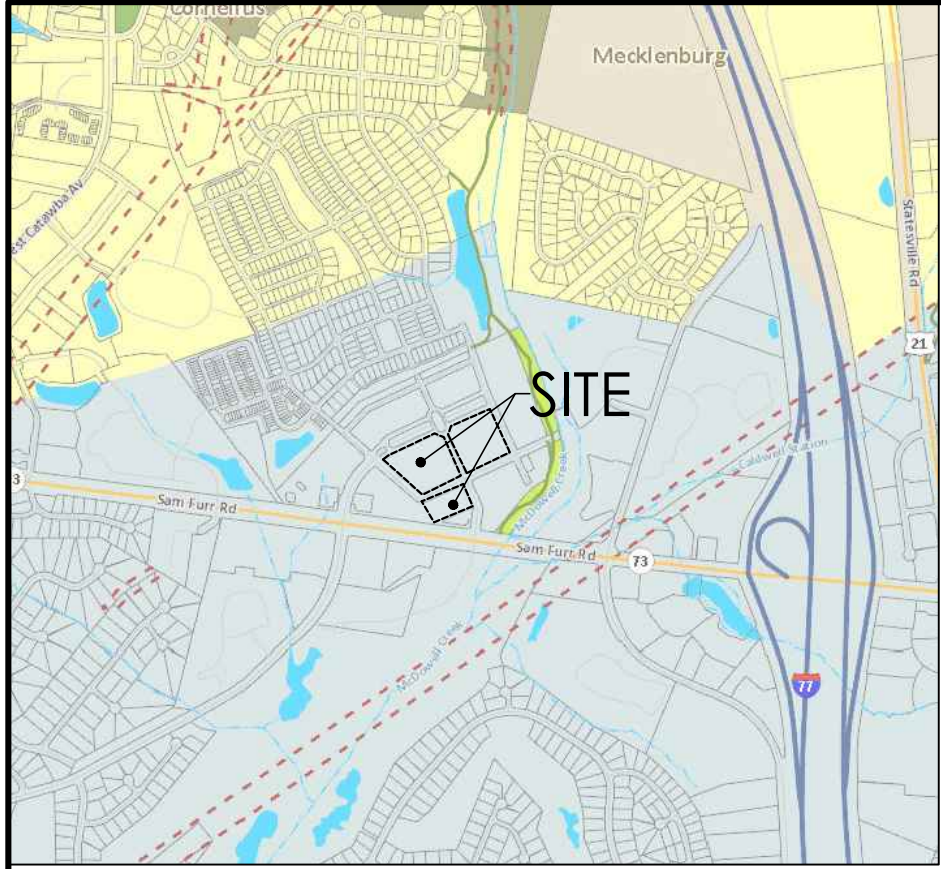
BIRKDALE VILLAGE REZONING

PIN #00537157, 00537197, 00537329

LINDHOLM DR AND TOWNLEY RD, HUNTERSVILLE NC 28078

SLOPE ANALYSIS

REVISIONS:	



VICINITY MAP
SCALE: N.T.S.

SITE DATA	
LOCATION: LINDHOLM DR AND TOWNLEY RD HUNTERSVILLE, MECKLENBURG COUNTY 28078	(PIN#00537157,00537197, 00537329)
CURRENT ZONING: HC (CD)	PROPOSED ZONING: HC (CD)
CURRENT USE: COMMERCIAL	PROPOSED USE: COMMERCIAL, OFFICE
CONTACT: HENSONFOLEY (JAY HENSON) 704-975-1615	
ITEM PROVIDED	
TOTAL BIRKDALE VILLAGE AREA	53.39 AC (2,325,668 SF)
PARCEL ACREAGE	12.358 AC (537,314 SF)
PROJECT/DISTURBED LIMITS	322,283 SF (7.40 AC)
PRINCIPAL USE(S)	COMMERCIAL, OFFICE, HOTEL, MULTIFAMILY, AND HC USES
LOT & BUILDING TYPE	URBAN WORKPLACE OR SHOPFRONT BUILDING
MAX. BUILDING HEIGHT	OFFICE BUILDING - 115' MULTIFAMILY BUILDING - 85' HOTEL - 90' OFFICE PARKING DECK - 85' MP PARKING DECK - 85'
ZONING DISTRICT	HC-CD (REZONING CASE #R01-03)
OVERLAY DISTRICT	PA-2 MIN ISLAND LAKE WATERSHED
PERCENT IMPERVIOUS ALLOWED	HIGH DENSITY - 70%
PERCENT IMPERVIOUS SHOWN	NO NET GAIN WITHIN PROJECT AREA
BUILD TO LINE	0' - 15' SIDE & REAR - 0'
CORNER SETBACK	REPLICATE FRONTAGE CONDITIONS
WATERSHED	MCDOWELL
FEMA MAP NUMBER	3710465100K
FEMA EFFECTIVE DATE	09/02/2015
SOIL TYPE	CoD2, CoB2

PARKING CALCULATIONS	
EXISTING DEVELOPMENT	
EXISTING RESIDENTIAL SF #1 SPACES PER DWELLING UNIT (1 BR) 1.5 SPACES PER DWELLING UNIT (2+ BR)	164 (1 BR) X 1 = 164 SPACES 134 (2 BR) X 1.5 = 201 SPACES 22 (3 BR) X 1.5 = 33 SPACES
REQUIRED PARKING SPACES	TOTAL 398 PARKING SPACES
EXISTING RETAIL/RESTAURANT SF #2 SPACES/1,000 SF	342,073 SF (342,073 x 2 = 684)
REQUIRED PARKING SPACES	684 PARKING SPACES
EXISTING OFFICE SF #2 SPACES/1,000 SF	150,829 SF (150,829 x 2 = 302)
TOTAL REQUIRED PARKING SPACES	302 PARKING SPACES
TOTAL REQUIRED PARKING (EXISTING)	1,384 PARKING SPACES
TOTAL PROVIDED PARKING (EXISTING)	1,940 PARKING SPACES
NEW DEVELOPMENT	
OFFICE BUILDING EXISTING RETAIL (TO BE REMOVED) PROPOSED RETAIL OFFICE RETAIL SPACE	- 23,000 SF (-46 PARKING SPACES) 13,005 SF (13 x 2 = 26) 122,300 SF (122.3 x 2 = 245) = 225 PARKING SPACES
HOTEL BUILDING PROPOSED RETAIL ROOMS	3,000 SF (3 x 2 = 6 PARKING SPACES) 125 ROOMS (125 x 125 PARKING SPACES) = 131 PARKING SPACES
MULTIFAMILY EXISTING RETAIL (TO BE REMOVED) PROPOSED RETAIL RESIDENTIAL	- 42,000 SF (-84 PARKING SPACES) 107,710 SF (107.71 x 22 PARKING SPACES) 100 (1 BR) X 1 = 100 SPACES 50 (2 BR) X 1.5 = 75 SPACES = 113 PARKING SPACES
NEW DEVELOPMENT REQUIRED PARKING	469 PARKING SPACES
NET TOTAL REQUIRED PARKING	1,853 PARKING SPACES
TOTAL PROVIDED PARKING	2,409 PARKING SPACES TOTAL
- SURFACE PARKING	1,533 PARKING SPACES
- PROPOSED PARKING UNDER HOTEL	46 PARKING SPACES
- OFFICE PARKING DECK	537 PARKING SPACES
- MULTIFAMILY PARKING DECK	291 PARKING SPACES

DORTC BIRKDALE REZONING NOTES

- REZONING PETITION:** THESE REZONING NOTES COMPRISE THE DEVELOPMENT STANDARDS (THE "DEVELOPMENT STANDARDS") ASSOCIATED WITH THE REZONING PETITION (THE "REZONING PETITION") FILED BY DORTC BIRKDALE VILLAGE, LLC (THE "PETITIONER") AS REZONING PETITION #284-11 & ASSOCIATED REZONING PLAN (THE "REZONING PLAN") FOR THAT APPROXIMATELY 12.36 ACRE TRACT OF LAND IDENTIFIED ON THIS SITE AS A PORTION OF BIRKDALE VILLAGE (THE "PROJECT"), DATED OCTOBER 31, 2024 (THE "FILING DATE") IN CONNECTION WITH TAX PARCEL NUMBERS 00537157, 00537197 AND 00537329 (THE "PROPERTY"). THE PURPOSE OF THE REZONING PETITION IS TO AMEND THE CURRENT ZONING CLASSIFICATION OF THE PROPERTY OF HC (CD) HIGHWAY COMMERCIAL ZONING DISTRICT TO HC (CD) HIGHWAY COMMERCIAL ZONING DISTRICT AS INDICATED ON THE REZONING PLAN AND OTHERWISE PURSUANT TO THE APPLICABLE PROVISIONS OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE IN EFFECT ON THE FILING DATE (THE "ORDINANCE").
- DEVELOPMENT STANDARDS:** THE DEVELOPMENT STANDARDS FOR BIRKDALE VILLAGE, FILED IN CONNECTION WITH THE REZONING PETITION NO. 97-23 (THE "ORIGINAL STANDARDS") GOVERN THE DEVELOPMENT OF THE PROPERTY EXCEPT AS SPECIFICALLY NOTED FOR THE PROPERTY IN THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN. UNLESS THE DEVELOPMENT STANDARDS AND THE REZONING PLAN ESTABLISH A MORE STRINGENT STANDARD(S), OR UNLESS OTHERWISE NOTED ON THE REZONING PLAN OR IN THESE DEVELOPMENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE IN PLACE ON THE FILING DATE FOR THE HC (CD) ZONING DISTRICT GOVERN THE DEVELOPMENT OF THE CHANGES PROPOSED IN THE REZONING PLAN. IN THE EVENT OF A CONFLICT BETWEEN THE DEVELOPMENT STANDARDS AND THE REZONING PLAN THE PROVISIONS OF THESE DEVELOPMENT STANDARDS SHALL GOVERN.
- SCHEMATIC NATURE OF REZONING PLAN:** THE LOTS AND PROPOSED IMPROVEMENTS SHOWN ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND EXACT LOCATIONS, ARCHITECTURE, SIZE, NUMBER OR QUANTITY AND CONFIGURATIONS OF LOTS, UNITS AND BUILDINGS (INCLUDING PARKING GARAGES) MAY BE MODIFIED DURING DESIGN, ENGINEERING AND CONSTRUCTION PHASES OF THE DEVELOPMENT SO LONG AS SUCH MODIFICATION IS COMPATIBLE WITH THE ASSUMPTIONS SET FORTH IN THE TRAFFIC IMPACT ANALYSIS SUBMITTED WITH THE REZONING PETITION (THE "TIA").
- PHASING:** THE DEVELOPMENT OF THE PROPERTY AS GENERALLY DEPICTED ON THE REZONING PLAN MAY BE PHASED; ANY PROPOSED PHASING MUST ALIGN WITH THE TIA, AND ASSOCIATED INFRASTRUCTURE AND STORMWATER IMPROVEMENTS; PROVIDED, HOWEVER, A) PETITIONER WILL COORDINATE ANY MITIGATION REQUIRED BY NCDOT WITH NCDOT IN SEQUENCING OF CONSTRUCTION TO MINIMIZE DISRUPTION OF SURROUNDING BIRKDALE VILLAGE IS PERMITTED; AND C) EACH PHASE OR SEQUENCE OF IMPROVEMENTS IN THE PROJECT WILL MEET ALL ORDINANCE REQUIREMENTS, UTILITIES, INFRASTRUCTURE AND GRADING SHALL BE DELIVERED TO EACH INDIVIDUAL PHASE AS EACH IS DEVELOPED.
- VESTED RIGHTS:** THIS REZONING PLAN IS A SITE-SPECIFIC DEVELOPMENT PLAN AND APPROVAL THEREOF CONSTITUTES VESTED RIGHTS IN THE REZONING PLAN FOR A PERIOD OF FIVE YEARS PURSUANT TO THE PROVISIONS OF THE ORDINANCE AND 160D OF THE NORTH CAROLINA GENERAL STATUTES.
- PERMITTED USES:** THE PROPERTY MAY BE DEVELOPED FOR USES (INCLUDING ACCESSORY USES) PERMITTED IN THE HC ZONING DISTRICT, INCLUDING HOTELS AS SHOWN ON THE REZONING PLAN, SUBJECT TO THE DEVELOPMENT STANDARDS ASSOCIATED WITH SUCH USES. PERMITTED USES SHALL INCLUDE, BUT NOT BE LIMITED TO, OFFICE LOTS AND SUITES, HOTELS, MULTI-FAMILY PARKING GARAGES AND COMMERCIAL USES, INCLUDING MEETING AND EVENT SPACES AS SHOWN ON THE REZONING PLAN. THE FOLLOWING USES ARE PROHIBITED AS DESCRIBED IN THE ORIGINAL STANDARDS: ARMORIES FOR MEETINGS AND TRAINING OF MILITARY ORGANIZATIONS, AUCTION SALES, PAWNSHOPS AND SECOND-HAND SALES, VOCATIONAL AND TECHNICAL SCHOOLS, BOARDING OR ROOMING HOUSES, FRATERNAL OR CLUB FACILITIES, ADULT ESTABLISHMENTS, SALES OF MOTOR VEHICLES, OUTDOOR KENNELS, AND "FAST FOOD" RESTAURANTS. DRIVE-THROUGH RESTAURANTS, ANY LABELING ON THE REZONING PLAN OR ZONING SUMMARY MAY BE AN INDICATION OF THE CURRENT INTENTION ON THE PART OF PETITIONER BUT SHALL NOT RESTRICT THE PROPERTY IN A MANNER THAT CONFLICTS WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. DRIVE-UP AND WALK-UP AUTOMATED TELLER MACHINES ARE SPECIFICALLY PERMITTED SO LONG AS THEY MEET THE DESIGN REQUIREMENTS OF THE ORDINANCE.
- RESIDENTIAL COMPONENT:** THE ORIGINAL STANDARDS ALLOW FOR 320 MULTI-FAMILY UNITS, INCLUDING 50 LIVE/WORK UNITS CONSISTING OF RESIDENTIAL, OFFICE OR RETAIL USES. ADDITIONAL MULTI-FAMILY RESIDENTIAL DWELLING UNITS SHALL BE ALLOWED, NOT TO EXCEED 150 ADDITIONAL MULTI-FAMILY UNITS.
- ACCESS:** THE NUMBER OF SITE ACCESS POINTS, DRIVEWAYS AND CONNECTIONS TO ROADS ARE SCHEMATIC IN NATURE; TO THE EXTENT PERMITTED BY APPLICABLE DRIVEWAY PERMIT REQUIREMENTS, FUTURE DRIVEWAYS, ACCESS POINTS AND ROAD CONNECTIONS MAY CROSS THE SETBACK AND SHALL NOT REQUIRE A REZONING OF THE PROPERTY, BUT SHALL OTHERWISE COMPLY WITH APPLICABLE DRIVEWAY PERMIT REQUIREMENTS.
- SUBDIVISION:** THE PROPERTY IS ONE DEVELOPMENT AND MAY BE FURTHER SUBDIVIDED WITHOUT A REZONING TO ALLOW SEPARATE OWNERS OF INDIVIDUAL PARCELS SO LONG AS SUCH SUBDIVISION IS IN COMPLIANCE WITH APPLICABLE SUBDIVISION REGULATIONS, HOWEVER, RECOMBINATION, CONDOMINIUMIZATION, OR REDUCTION IN THE NUMBER OF PARCELS MAY OCCUR IN ACCORDANCE WITH THE REGULATIONS OF THE ORDINANCE. REQUIREMENTS THAT ARE MET BY THE PROJECT AS A WHOLE, SUCH AS OPEN SPACE, TREE SAVE AND IMPERVIOUS REQUIREMENTS, NEED NOT BE MET BY INDIVIDUAL PARCELS.
- AMENDMENT:** IN THE EVENT ANY PORTION OF THE PROPERTY IS CONVEYED TO A THIRD PARTY, PETITIONER MAY REQUEST AN AMENDMENT TO THE REZONING PLAN WITHIN OF ANY OTHER PORTION OF ANY OTHER PORTION OF THE PROPERTY UNLESS SUCH AMENDMENT REQUIRES SUCH OWNER'S CONSENT TO A CHANGE IN THE PRIVATE RESTRICTIVE COVENANTS THAT GOVERN THE PROJECT, ALL REQUIREMENTS IN CONNECTION WITH THE AMENDMENT WILL BE CALCULATED ON THE PROPERTY AS A WHOLE IN THE SAME MANNER SUCH REQUIREMENTS WERE CALCULATED AT THE TIME OF THE INITIAL APPROVAL. THIS NOTE SHALL BE SHOWN ON THE FINAL PLAT WHEN RECORDED.
- DESIGN ELEMENTS**
 - DESIGN ELEMENTS THAT EXCEED THE REQUIREMENTS OF THE ORDINANCE HAVE BEEN INCLUDED IN THIS REZONING PLAN TO ACHIEVE EXCEPTIONAL DESIGN. TOWN BOARD APPROVAL OF THIS REZONING PLAN CONSTITUTES APPROVAL OF UNIQUE DESIGN ELEMENTS SHOWN ON THE REZONING PLAN THAT ARE MINOR CHANGES FROM THE ORDINANCE, INCLUDING, BUT NOT LIMITED TO:
 - PARKING LOT CONNECTIVITY, VEHICULAR AND PEDESTRIAN CONNECTIONS AND STUBS TO ADJOINING PROPERTIES AS SHOWN ON THE PLAN;
 - BLOCK LENGTH;
 - HOTEL HEIGHT MAY NOT EXCEED SEVENTY FEET (70');
 - THE HEIGHT OF THE URBAN WORKPLACE OR SHOPFRONT BUILDING CONTAINING OFFICE USES, COMMERCIAL USES AND CONFERENCE CENTER USES, IF ANY, SHALL NOT EXCEED ONE HUNDRED FIFTY FEET (115');
 - THE HEIGHT OF THE URBAN WORKPLACE OR SHOPFRONT BUILDING CONTAINING MULTI-FAMILY UNITS SHALL NOT EXCEED EIGHTY-FIVE FEET (85');
 - PARKING DECK A, AS SHOWN ON THE REZONING PLAN, SHALL NOT EXCEED EIGHTY-FIVE FEET (85'), PARKING DECK B, AS SHOWN ON THE REZONING PLAN, SHALL NOT EXCEED FIFTY FIVE FEET (55'); PROVIDED THAT ANY PORTION OF THE PARKING DECK THAT IS EXPOSED AT ANY POINT ABOVE ADJACENT STRUCTURES AND VISIBLE FROM PUBLIC STREETS SHALL MEET THE FOLLOWING ADDITIONAL REQUIREMENTS:
 - COMPLEMENT THE SCALE AND CHARACTER OF NEARBY DEVELOPMENT.
 - HAVE AN ARCHITECTURAL FACADE THAT BLENDS WITH EXISTING STRUCTURES. THE FACADES SHALL INCLUDE BOTH VERTICAL AND HORIZONTAL TREATMENT THAT RESEMBLES PATTERNS AND ARCHITECTURE OF THE BUILDINGS WITHIN THE DEVELOPMENT, INCLUDING USE OF SIMILAR MATERIALS AND A SIMILAR RHYTHM OF WINDOW OPENINGS, ANY OPENINGS SHALL BE SCREENED USING DECORATIVE ELEMENTS SUCH AS GRILLWORK, LOUVERS, GREEN WALLS, OR A SIMILAR TREATMENT.
 - FOR PARKING DECK STRUCTURES WITH ROOF-TOP PARKING, A PARAPET WALL OF NO LESS THAN FOUR FEET (4') IN HEIGHT AS MEASURED FROM THE SURFACE OF THE ROOF IS REQUIRED.
 - PORTIONS OF THE PARKING DECKS NOT FRONTING OR VISIBLE FROM PUBLIC STREETS SHALL NOT BE SUBJECT TO THE ABOVE REQUIREMENTS.
- GUIDELINES:** BUILDING ELEVATIONS WILL FOLLOW THE DESIGN GUIDELINES ESTABLISHED IN THE ORIGINAL STANDARDS, INCLUDING BUT NOT LIMITED TO:
 - BUILDING ENTRIES WILL BE DEFINED BY THE USE OF VARIED FORMS AND/OR OTHER ARCHITECTURAL DETAILS. PRIMARY ELEVATIONS (I.E. ELEVATIONS ALONG A PRIMARY STREET OR THE PRINCIPAL POINT OF ENTRY INTO A BUILDING) WILL ALSO BE ARTICULATED THROUGH THE USE OF COLOR, PATTERNING AND OTHER ARCHITECTURAL DESIGNING.
 - YARD RESTRICTIONS. IN EVERY INSTANCE, THE SIDE YARD, SETBACK AND REAR YARD FOR EACH PARCEL DEVELOPED WITHIN THE PROJECT SHALL COMPLY WITH AT LEAST THE MINIMUM STANDARDS OF THE ORDINANCE. WITHIN THE PARAMETERS OF THESE MINIMUM STANDARDS, SETBACKS WILL BE UTILIZED IN A MANNER TO ENCOURAGE PEDESTRIAN ACTIVITY.
 - DRIVEWAYS AND STREETS. ALL STREETS SHALL BE PUBLIC STREETS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE. ALL STREETS AND HIGHWAY IMPROVEMENTS, TO THE EXTENT REQUIRED BY THE TIA, WILL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS ESTABLISHED BY THE GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THEIR MAINTENANCE AND OPERATION.
 - OPEN SPACE. OPEN SPACE WILL BE DESIGNED TO INCORPORATE NATURAL DRAINAGE WAYS AND WOODED AREAS. THE FOLLOWING THREE SIGNIFICANT OPEN SPACES ARE TO REMAIN AS OPEN SPACES ACCORDING TO THE ORIGINAL STANDARDS:
 - TRANSCO PIPELINE
 - MCDOWELL CREEK BUFFER
 - SAM FURR FRONTAGE
 - ADDITIONAL DESIGN ELEMENTS. SIGNS AND GRAPHICS, STORM WATER MANAGEMENT AND WATERSHED PROTECTION, ENTRYWAYS, BUFFER YARDS, LANDSCAPE AREAS AND SCREENING WILL FOLLOW THE GUIDELINES OF THE ORIGINAL STANDARDS.
 - ELEVATIONS AND PERSPECTIVES. CONCEPTUAL ELEVATIONS AND PERSPECTIVES SHOWING THE GENERAL THEME OF THE ARCHITECTURE WITHIN THE PROJECT HAVE BEEN SUBMITTED WITH THE REZONING PLAN. THE ARCHITECTURAL DESIGN WITHIN THE PROJECT SHALL BE IN KEEPING WITH THIS GENERAL THEME.
- AFORDABLE HOUSING:** AT LEAST TEN (10) ATTAINABLE HOUSING UNITS SHALL BE PROVIDED AMONG THE RESIDENTIAL UNITS FOR A PERIOD OF FIFTEEN (15) YEARS AFTER THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE APPLICABLE BUILDING.

IMPERVIOUS SUMMARY - SITE

ITEM	SQUARE FOOT	ACRES	PERCENTAGE OF TOTAL SITE
TOTAL SITE AREA WITHIN PROJECT LIMITS	322,283 SF	7.40 AC	N/A
EXISTING IMPERVIOUS WITHIN PROJECT LIMITS	298,796 SF	6.86 AC	92.71 %
PROPOSED IMPERVIOUS WITHIN PROJECT LIMITS	298,090 SF	6.84 AC	92.49 %
TOTAL PROPOSED PERVIOUS	24,193 SF	0.56 AC	7.51 %
NET IMPERVIOUS GAIN WITHIN PROJECT LIMITS	-706 SF		
TOTAL IMPERVIOUS [ALL OF BIRKDALE VILLAGE]	1,582,970 SF	36.34 AC	

ZONING SUMMARY FOR BIRKDALE VILLAGE

CURRENTLY APPROVED CROSS AREA - MAX ALLOWABLE DEVELOPMENT	INDOOR MOVIE THEATRE/FUTURE COMMERCIAL - 75,000 SF COMMERCIAL/RETAIL/RESTAURANT - 275,000 SF OFFICE - 160,000 SF RESIDENTIAL - 320 UNITS
EXISTING DEVELOPMENT	INDOOR THEATRE/FUTURE COMMERCIAL - 53,270 SF COMMERCIAL/RETAIL/RESTAURANT - 252,090 SF OFFICE - 150,829 SF RESIDENTIAL - 320 UNITS
PROPOSED DEVELOPMENT (AS A PART OF THIS REZONING)	INDOOR THEATRE/FUTURE COMMERCIAL - 53,270 SF COMMERCIAL/RETAIL/RESTAURANT - 213,805 SF (-38,285 SF) OFFICE - 272,829 SF (+122,300 SF) RESIDENTIAL - 470 UNITS (+150 UNITS) HOTEL - 125 ROOMS

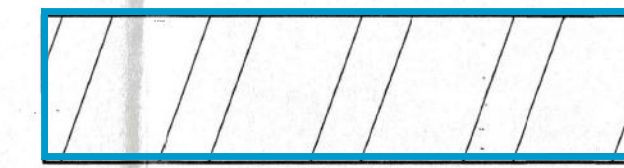
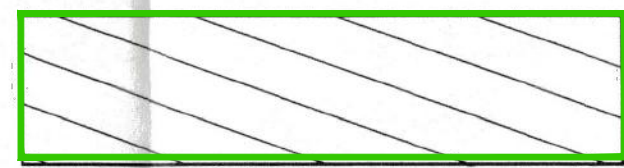
Lot Type / Urban Workplace

Building Placement/Parking/Vehicle Access	Encroachment/Pedestrian Access to Building
- Buildings shall be placed on the lot within the zone represented by the hatched area. In most cases, the building shall range from 10' to 15' behind street right-of-way (ROW). Special site conditions such as topography, pattern of lot widths, or setbacks of existing buildings shall be considered. The building shall be placed to the rear of the lot. - Building facades shall be generally parallel to frontage property lines. The facade shall be determined by the zoning of the lot. - Parking shall be located primarily to the rear of the building. Parking shall occupy no more than 25 percent of the primary frontage line and shall not be placed in any setback area adjacent to an intersecting street. Where dimensions of existing lots restrict parking behind buildings, the limitations on setback parking may be modified. - Points of permitted access to the parking including on-street parking shall be located on the lot within the zone represented by the hatched area. In most cases, the building shall range from 10' to 15' behind street right-of-way (ROW). Special site conditions such as topography, pattern of lot widths, or setbacks of existing buildings shall be considered. The building shall be placed to the rear of the lot. - Primary pedestrian access into the building shall be from the street frontage line (indicated by larger arrows). Secondary access may be from parking areas (indicated by smaller arrows). - Buildings, porches, walkways, or fences may be built on property lines or as the continuation of building walls. A garden wall, fence, or hedge (min. 3' in height) shall be installed along any street frontage adjacent to parking areas. - Parking areas on adjacent lots shall be connected wherever practicable. - Trash containers shall be located in a rear parking area (see Parking Regulations) and shall be screened from view by opaque screening from grade level along any public street or adjacent property (Article 7-6.2). Buildings that front on more than one public street may have mechanical and utility equipment located within a street facing yard, provided it is visually screened using compatible building materials and design as the principal structure. This is applicable only where no other reasonable option exists as determined by the Administrator. Examples of features limiting the location of mechanical and utility equipment may include, but not limited to, the physical layout of existing building, the presence of easements, elevation changes, etc. - Building facades at street frontage lines shall be pedestrian oriented and of pedestrian scale.	- Buildings, porches, walkways, or fences may be built on property lines or as the continuation of building walls. 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FOREST CITY AREA BMP
WALKS/PLAZAS, ETC.=2.1± AC.
BUILDS./STRUCTURES=4.4± AC.
ROADS/PARKING=8.0± AC.
PERVIOUS=1.5± AC.
TOTAL=16.0 ±Ac.

BIRKDALE BMP @ HOLE #18
IMPERVIOUS AREA = 10.91 ±AC
PERVIOUS=3.0± AC.
TOTAL=13.9±Ac.

PROP. BMP
WALKS/PLAZAS, ETC.=1.22± AC.
BUILDS./STRUCTURES=2.6± AC.
ROADS/PARKING=7.11± AC.
PERVIOUS=3.77± AC.
TOTAL=14.7±Ac.



PREVIOUS PERMITTED AREA:
IMPERVIOUS = 5.66 ac
PERVIOUS = 1.28 ac
TOTAL = 6.94 ac

BUILDING 4E AREA:
IMPERVIOUS = 1.06 ac
PERVIOUS = 0.29 ac
TOTAL = 1.35 ac

BUILDING 8D AREA:
IMPERVIOUS = 1.04 ac
PERVIOUS = 0.40 ac
TOTAL = 1.44 ac

POOL AREA:
IMPERVIOUS = 0.50 ac
PERVIOUS = 0.10 ac
TOTAL = 0.60 ac

BLOCK 8 AREA:
IMPERVIOUS = 1.64 ac
PERVIOUS = 0.61 ac
TOTAL = 2.25 ac

NO IMPERVIOUS CHANGE
WITHIN THIS DRAINAGE AREA

DECREASE OF 98 SF WITHIN THIS
DRAINAGE AREA

DECREASE OF 908 SF OF IMPERVIOUS
WITHIN THIS DRAINAGE AREA

PROP. BMP

BIRKDALE BMP @ HOLE #18

PROPOSED BLOCK 7 AREA:
IMPERVIOUS = 0.65 ac
PERVIOUS = 0.15 ac
TOTAL = 0.80 ac

CLUBHOUSE AREA:

SHEET FROM ORIGINAL BIRKDALE VILLAGE
PLANS FOR REFERENCE ONLY.

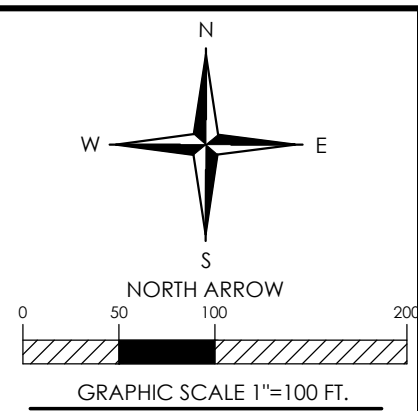


W&A
ENGINEERING

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

121 GILEAD RD
HUNTERSVILLE, NC 28078
P: (704) 875-1615
WAENGINEERING.COM

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



BIRKDALE VILLAGE REZONING

PIN #00537157, 00537197, 00537329

LINDHOLM DR AND TOWNLEY RD, HUNTERSVILLE NC 28078

BMP IMPERVIOUS EXHIBIT

REVISIONS:

Z03.1 - BMP IMPERVIOUS EXHIBIT.DWG

PROJECT NUMBER: 222020

DATE: 10/07/2024 DRAWN BY: TSF

Z03.1 5
SHEET OF



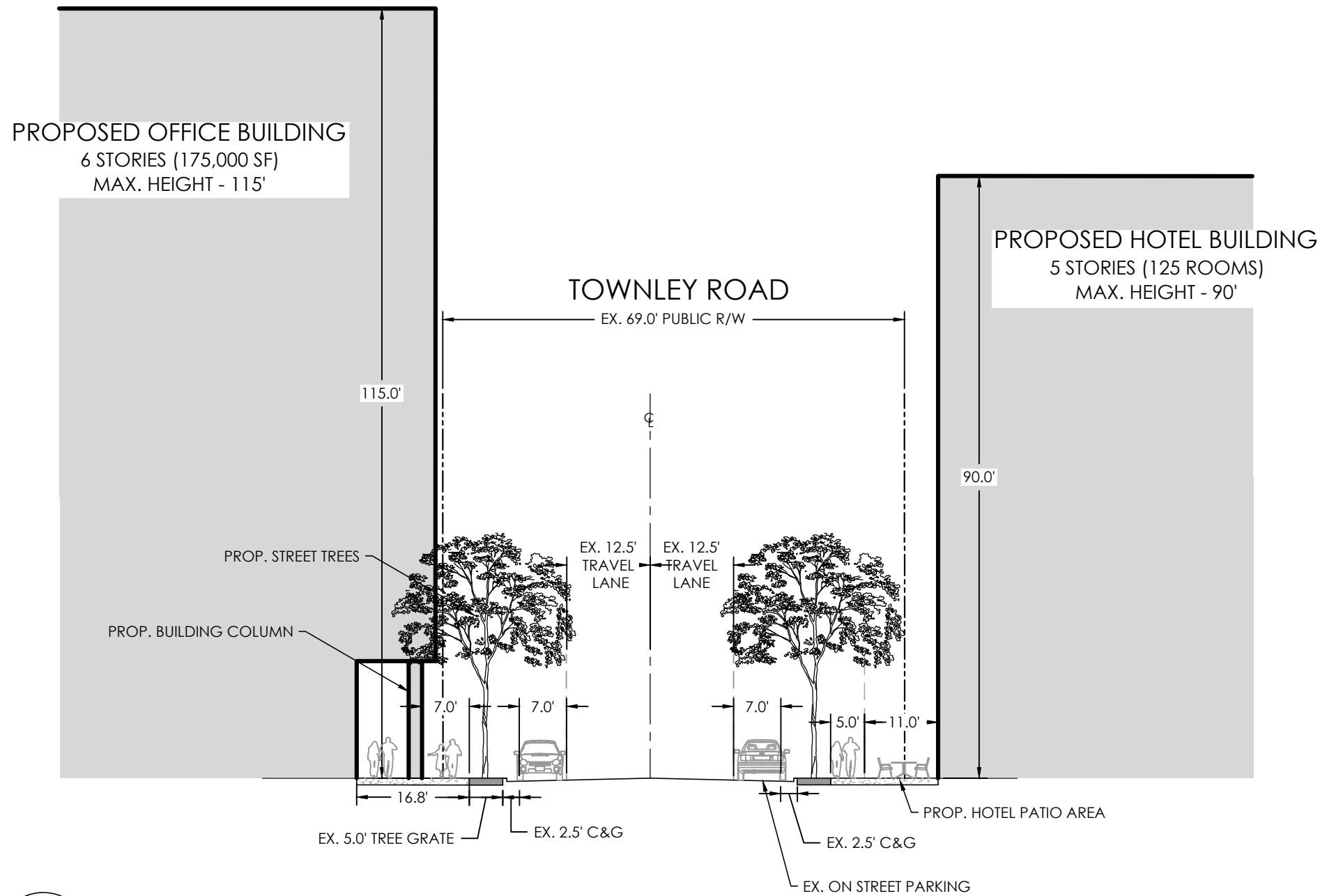
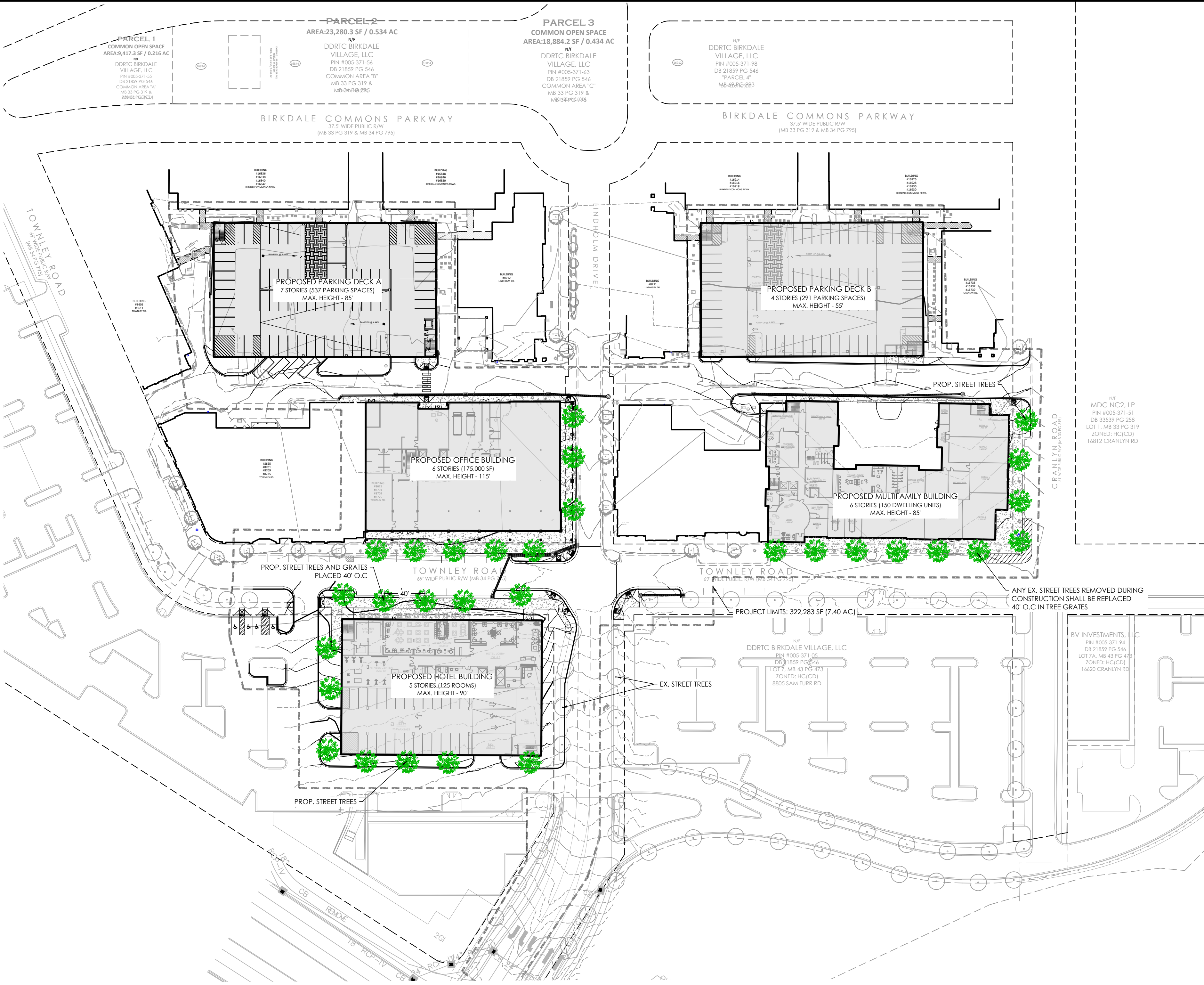
Know what's below.
Call before you dig.

LEGEND

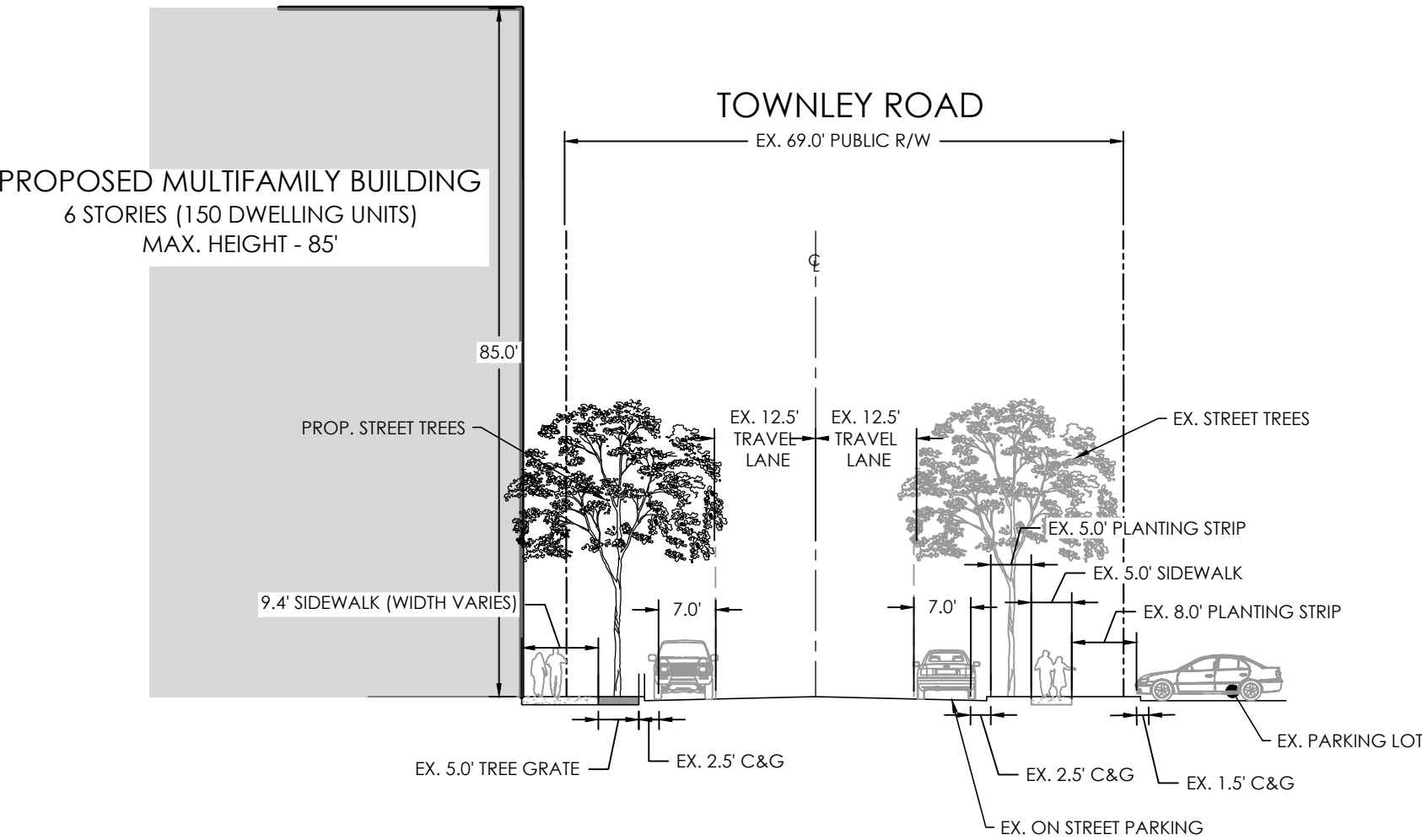
 PROPOSED STREET TREES

 EXISTING STREET TREES TO REMAIN

PLEASE NOTE: TREE LOCATION ARE CONCEPTUAL IN NATURE, SUBJECT TO CHANGE WITH FULL DESIGN AT PRELIMINARY PLANS.



1 OFFICE/HOTEL STREET SECTION



2 MULTIFAMILY STREET SECTION



**W&A
ENGINEERING**

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

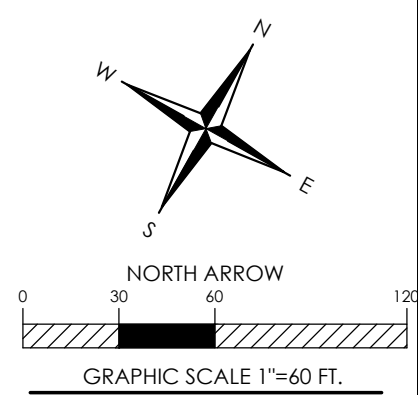
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BIRKDALE VILLAGE REZONING

PIN #00537157, 00537197, 00537329

LINDHOLM DR AND TOWNLEY RD, HUNTERSVILLE NC 28078

PRELIM LANDSCAPE PLAN

REVISIONS:

Z05 - PRELIM LANDSCAPE PLAN.DWG
PROJECT NUMBER: 222020
DATE: 10/07/2024 DRAWN BY: TSF
SHEET 5 OF 5



Birkdale Village Rezoning (R24-11)

Community Meeting Report

Date: December 16, 2024

Time: 6:00pm – 7:00pm

Location: Community in Christ Lutheran Church, Cornelius, NC 28031

Roster of Persons in Attendance: **See attached sign-in sheets**

Agenda:

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

Applicant and the attendees discussed the following comments and questions:

Presentation & General Discussion

- The Applicant shared the PowerPoint presentation attached to this Community Meeting Report.

Huntersville Infrastructure

- General comments concerned about the lack of infrastructure in the Birkdale surrounding areas.
- General comment that once the CATS redline is complete all the businesses will want to be near those stations, making the Birkdale Village area obsolete.
- Concerns that there are already apartments and developments in the area and that Huntersville is not ready for the Birkdale improvements.

Birkdale Upgrades & Improvements

- A resident commented that the Birkdale owners made a mistake when they removed the local vendors and added national retailers. They also made a mistake adding the small vendor space to the Plaza on Birkdale Commons Parkway.
- One resident in the front row called everyone on the development team “clowns” for coming back with this request.
- One resident commented that the developers only want to increase the value of the property so they can turn around and sell it to an investor.
- General comment by one resident that they encourage more retail or residential space in Birkdale they just cannot accept the office component.
- One resident claimed that the proposed office building would make Birkdale Village look like Charlotte and that if they wanted to do this, they should have done it 20 years ago.
- A couple of residents said that they have no problems with improvements and development, but they are concerned about the design of the office building. Many neighbors did not like the original design, and they are not happy that the original design is

still an option. One of the residents stated that she preferred the second option for the office design.

- One resident requested that the developer do something in Birkdale more akin to Optimist Hall in Charlotte.

Transportation & Traffic

- One resident commented that traffic is so bad at Birkdale Village that he is unable to see across the lawn or cross the street when he is walking around the property.
- Some neighbors claimed that all these new improvements will make traffic worse and the people in the area don't want this.
- Comment regarding the current state of the intersections between Sam Furr Road and Birkdale. The resident stated that multiple intersections have an F grade and that the Birkdale improvements should not be allowed until the NCDOT improvements to Sam Furr are complete.
- One resident stated that they don't live in Birkdale but thinks that the improvements to Birkdale Commons Parkway have made problems worse. They concluded by saying that the addition of a parking garage would help alleviate some of these problems.

Parking & Neighborhood Streets

- Comment stating that Birkdale is only adding 109 parking spaces and that this amount will not make a difference to the parking issues on the property.
- One resident mentioned that she worked at Talbot's in Birkdale for 5 years until they were forced out in October. She said that many customers would complain about parking, then Cheesecake Factory moved in and took up even more parking. She suggested that Birkdale Village make the office parking deck available for all of the public 24/7 to increase parking particularly for the area around Cheesecake Factory.
- Concerns that Birkdale customers are parking in and cutting through the Greens at Birkdale neighborhood.
- Multiple residents asked the developer and Town staff/Commissioners in attendance to come visit them at their houses to experience the parking/traffic problems.
- There is a detention pond in the neighborhood that cars park around, clogging up the roads even more.
- Residents want some type of traffic restriction to stop people from cutting through the Greens neighborhood and parking illegally on streets and open space.
- A resident requested that the parking deck be staffed with an attendant 24/7 to increase security of the deck.

Security & Safety

- General comment that increased traffic brings increased crime.
- Comment from one resident saying that there was supposed to be increased police surveillance and security in Birkdale. The resident claims that police are present, but they just sit in their cars on their phones and don't do anything to stop illegal street parking, often times parking illegally themselves. More claims that the cops are directed to not ticket

drivers/parked cars because it would hurt the Birkdale businesses. Resident also says that ambulances and police don't even come to the Greens at Birkdale because they can't drive down the streets.

Questions

***Answers in bold**

Huntersville Infrastructure

- What is the cost to the Town for this development (fire, schools, police, etc.)?

Birkdale Upgrades & Improvements

- If these improvements are worth \$200 million then how is the property tax only going to be \$200,000+ per year? **This was a conservative estimate based on the current tax rate in Huntersville. The improvements will be replacing some current buildings so the \$200,000 estimate is based on the net increase in property taxes with the new improvements. The Applicant will continue to determine the exact property tax increase, but that number will be over \$200,000 a year.**
- How was the Applicant able to resubmit their application? Doesn't Huntersville require that substantive changes need to be made to the application prior to resubmission? **The Town requirement for resubmission is 1 year after denial. The original rezoning was denied in March of 2023 and the new application was submitted in November 2024.**
- Recent years have seen an increase in work-from-home (WFH), is there a demand for this type of office space? **Recent trends in Charlotte and other areas show that there is a return to office movement for larger companies and some medium-sized companies are following suit (especially on the East coast). Workers are returning to the office on a flex schedule sometimes only 3-4 days a week and they need more amenities to incentivize a move away from the WFH model. There is currently no Class A office space like this in Huntersville.**
- If this rezoning goes through is there any plan to put a nice steakhouse like a Morton's or Capital Grille in one of the spaces? **There are no definitive plans for tenants yet, but the hotel will have a 3,000 square foot full-service restaurant and bar.**
- Are there any plans to put a rooftop bar on the roof of the hotel? It would be nice to have cocktails overlooking Birkdale. **These discussions would take place when a tenant for the hotel is identified after the rezoning process.**
- Does the developer have any confirmed/committed tenants? **Not yet, these discussions would most likely occur after the rezoning process.**
- There was just a large storm that came through North Carolina (Hurricane Helene) and that damage required a lot of construction workers to go to the western part of North Carolina to assist in the rebuilding effort. More workers are still needed. Concerning the construction jobs needed/created by this project, will the developer be able to staff the necessary number of workers? **The developer does not foresee this to be a problem. Furthermore, proactive trade programs are coming back to help supplement the construction worker base.**

- Why do you think the project didn't pass last time, why was it denied? **The previous rezoning went through a quasi-judicial special use permit process and the restrictions & requirements ultimately made it too difficult for staff and Commissioners to support.**
- Is it public knowledge what Jamestown paid for Birkdale Village? **No.**
- Has there been a hotel occupancy study in Huntersville to determine the need for a new hotel? **This would be a boutique hotel unlike any currently in Huntersville. The hotel comes with a full-service restaurant/bar along with meeting & event space.**
- Can the developer estimate the total property value for Birkdale? How much could they sell it for with these rezoning entitlements?

Transportation & Traffic

- Does the Town have any requirements for conducting the traffic study or traffic counts? **The Town has rules around when the traffic counts are taken to ensure accurate numbers. For example, traffic counts cannot be taken during the summer months when school is not in session.**
- When was the Traffic Impact Analysis (TIA) count conducted? **This TIA count was taken in late April and early May of 2024.**
- The Birkdale neighbors need another exit out of the development. The Town had plans for Townley Bridge at one point but that never happened. There is already a pedestrian bridge that connects to Northcross Drive, is there a possibility of building a vehicular bridge over Townley? **Birkdale is dedicating land for the future Townley vehicular bridge. The bridge will need to be designed and planned to determine where the land will be dedicated.**
- If the TIA was completed in April then why is it not public knowledge and on the Town's website? **There is internal work that the Town must do prior to making it public. The Town planners and engineers are working on some revisions before it is finalized.**
- Did the TIA take into account any other approved or under construction projects in the area? **Yes, the TIA takes into account approved and under construction projects when determining required street improvements.**
- **I have lived in the Greens at Birkdale for 3 years and traffic keeps getting worse, what will these new additions do to the residents in the Green?**

Parking & Neighborhood Streets

- The neighborhood streets and parking spaces are already clogged with cars, where will the valet service park vehicles? **Parking is managed by a parking management company and they have a Parking Plan in the works to address valet concerns. They have identified less dense areas where parking spots are more readily available. Furthermore, the new larger parking deck will serve as a centralized parking location and encourage parking away from the neighborhood.**
- **The neighborhood streets are packed with cars parked on both sides, firetrucks and other emergency vehicles are unable to get into the neighborhood. The Sam Furr Road improvements will not fix these problems, what can Birkdale do to address this?**

- Can the developer add more levels to the parking deck or at least let the public park on more levels 24/7? **The intent is to open the office parking deck to the public after 5pm on weekdays and 24/7 on weekends when Birkdale is the most crowded.**
- Once the parking deck is complete how will Birkdale ensure that people actually park in the garage and not in the neighborhood? **The developer is going to continue discussions with the Town to try to create a mechanism to restrict neighborhood parking (parking tags, signage, etc.).**
- What are the heights of the parking garages? **Parking deck A is 80' and parking deck B is 50'.**
- Will the parking decks charge for parking? **No, the decks will not charge for parking.**

Security & Safety

- Does the developer have any intention of adding more security personnel on site? Could they hire armed security personnel or off-duty officers to patrol the property? Could they hire an ex-marine, navy seal or someone with some “teeth” to dish out justice? **Birkdale Village added more security cameras in the last 3 months, and they already supplement security with the Huntersville Police Department. Birkdale will discuss other options to increase security and continue to get feedback from the neighbors and visitors.**
- What is the crime prevention program/strategy for the parking decks? **Birkdale has added a number of new cameras over the last 3 months as well as increased security personnel. They are open to exploring more security features to ensure safe parking in both decks.**
- What is preventing Birkdale from charging for parking? **Most of the shop leases in Birkdale do not allow for paid parking.**
- Could a third parking deck be added on the movie theater parking lot? **Parking is shared throughout all of the commercial property in Birkdale but that parking lot is still owned by the movie theater, any improvements to that space would require cooperation from the movie theater.**
- Where is overflow parking and what will happen if all the spots in Birkdale are taken? **Birkdale is exploring options for overflow parking including valet parking and shuttle parking from adjacent developments with open parking spaces.**

Current Birkdale Tenants

- Is Barnes & Noble leaving Birkdale? **Barnes & Noble's lease ends in 2026-2027 and they are looking for a smaller space to move into because they no longer operate stores of this size. Barnes & Noble are in discussions with Jamestown to find another spot.**
- What is going to happen to Dick's Sporting Goods? **Similar to Barnes & Noble they are going through some internal decisions that could require a different sized space but they are still under lease for the next few years.**
- Will the Apple Store be leaving? **No, the Apple Store will remain in its current location and nothing will be built on top of it.**
- Will the old Total Wine store be leaving? **No, that store will remain in Birkdale.**

COMMUNITY MEETING

SIGN IN SHEET

December 16, 2024, 6:00pm to 7:00pm

R24-11 Birkdale Village Rezoning

Location: Community in Christ Lutheran Church
7621 Norman Island Drive, Cornelius, NC 28031

ATTENDEE NAME
Gail + Bill Horver
M Betzel
GREG + DONNA LANDGREN
M Eugene
Shannon + Brien Rice
Katherine Nielsen
Marcus Miller
Fritz & Christy Kramer
Sheila Wilsen
Sharon McQuillan

COMMUNITY MEETING

SIGN IN SHEET

December 16, 2024, 6:00pm to 7:00pm
R24-11 Birkdale Village Rezoning
Location: Community in Christ Lutheran Church
7621 Norman Island Drive, Cornelius, NC 28031

ATTENDEE NAME
Frank Logano
TAD BLOWIN
MERLIN VILLAR
Suzanne Villar
Dick O'Shaughnessy
Donna Giolino
Dave Yochum
Trish Beyan
Linda Angele

COMMUNITY MEETING

SIGN IN SHEET

December 16, 2024, 6:00pm to 7:00pm

R24-11 Birkdale Village Rezoning

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7621 Norman Island Drive, Cornelius, NC 28031

[illegible]

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SIGN IN SHEET

December 16, 2024, 6:00pm to 7:00pm

R24-11 Birkdale Village Rezoning

Location: Community in Christ Lutheran Church

7621 Norman Island Drive, Cornelius, NC 28031

ATTENDEE NAME	
Kathy Threse	9525 Levenshire Lane Huntersville
Peg McLean	8033 Parkview Dr. Huntersville
Lorise Long, Esq.	17021 Carlton Way Rd Huntersville
Susan Henderson	
Brian Richards	TOH
Helen Mason	17025 Carlton Way Road Huntersville
DELEK, REEF	11228 Cawood Ave Ln 28028
Cathy & Henry Marconi	8365 Brickhe Ln Huntersville
Laurin Nichols	17315 Inglewood Lane Huntersville

COMMUNITY MEETING
SIGN IN SHEET

December 16, 2024, 6:00pm to 7:00pm
R24-11 Birkdale Village Rezoning
Location: Community in Christ Lutheran Church
7621 Norman Island Drive, Cornelius, NC 28031

ATTENDEE NAME	
FRANK GAMMON	DANIEL RIBOLL
Susan Gammon	BOB McGRUBIN
Alisa Bergsman	Alisia Bergsman
Andy Tallows	Eric Winkler
JOAN Kankowske	Maddie KLANE
Burt Harold	Shari Gomilla
Errol Geravis	Jon Boggiano
T. Davis	Liz Bowen
M Turetsky	Kerry Edelstein

Community Meeting Notices

Project Name	R24-11 Birkdale Village Rezoning
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Pursuant to Huntersville Subdivision Ordinance 6.320.3 a list of all persons and organizations contacted about the meeting shall be sent and incorporated into the application for this project.

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

First and Last Name	Parcel ID	Date Sent	Method Sent	Reason Sent
DDRTC Birkdale Village LLC	537157	11/29/2024	Certified Mail	Property Owner
DDRTC Birkdale Village LLC	537197	11/29/2024	Certified Mail	Property Owner
DDRTC Birkdale Village LLC	537329	11/29/2024	Certified Mail	Property Owner
141 Providence Road LLC	537331	11/29/2024	Certified Mail	Within 250 ft of
AVVA Advisory Group LLC	537618	11/29/2024	Certified Mail	Within 250 ft of
Thomas S. Barilari	537704	11/29/2024	Certified Mail	Within 250 ft of
Linda B. Barnes	537550	11/29/2024	Certified Mail	Within 250 ft of
Birkdale Real Estate Investors LLC	914142	11/29/2024	Certified Mail	Within 250 ft of
Birkdale Real Estate Investors LLC	914143	11/29/2024	Certified Mail	Within 250 ft of
Birkdale Village LLC	537152	11/29/2024	Certified Mail	Within 250 ft of
Birkdale Village LLC	537153	11/29/2024	Certified Mail	Within 250 ft of
Bobs LLC	914137	11/29/2024	Certified Mail	Within 250 ft of
Bobs LLC	914139	11/29/2024	Certified Mail	Within 250 ft of
BV Investments LLC	537194	11/29/2024	Certified Mail	Within 250 ft of
Halit Faruk Celebkolu	537729	11/29/2024	Certified Mail	Within 250 ft of
Joe A. Cochrane Jr.	537620	11/29/2024	Certified Mail	Within 250 ft of
Israel Caballero Jr.	537620	11/29/2024	Certified Mail	Within 250 ft of
Dana P. Davis	537615	11/29/2024	Certified Mail	Within 250 ft of
Tammy L. Davis	537615	11/29/2024	Certified Mail	Within 250 ft of
Dana Davis	537733	11/29/2024	Certified Mail	Within 250 ft of
Tammy Davis	537733	11/29/2024	Certified Mail	Within 250 ft of
DDRTC Birkdale Village LLC	537105	11/29/2024	Certified Mail	Within 250 ft of
DDRTC Birkdale Village LLC	537402	11/29/2024	Certified Mail	Within 250 ft of
DDRTC Birkdale Village LLC	537154	11/29/2024	Certified Mail	Within 250 ft of
DDRTC Birkdale Village LLC	537155	11/29/2024	Certified Mail	Within 250 ft of
DDRTC Birkdale Village LLC	537156	11/29/2024	Certified Mail	Within 250 ft of
DDRTC Birkdale Village LLC	537157	11/29/2024	Certified Mail	Within 250 ft of
DDRTC Birkdale Village LLC	537329	11/29/2024	Certified Mail	Within 250 ft of
DDRTC Birkdale Village LLC	537161	11/29/2024	Certified Mail	Within 250 ft of
DDRTC Birkdale Village LLC	537163	11/29/2024	Certified Mail	Within 250 ft of
DDRTC Birkdale Village LLC	537197	11/29/2024	Certified Mail	Within 250 ft of
DDRTC Birkdale Village LLC	537330	11/29/2024	Certified Mail	Within 250 ft of
DDRTC Birkdale Village LLC	537112	11/29/2024	Certified Mail	Within 250 ft of
DDRTC Birkdale Village LLC	537113	11/29/2024	Certified Mail	Within 250 ft of
DDRTC Birkdale Village LLC	537114	11/29/2024	Certified Mail	Within 250 ft of
Barry L. Draughon	537623	11/29/2024	Certified Mail	Within 250 ft of
Beth H. Draughon	537623	11/29/2024	Certified Mail	Within 250 ft of

Jared J. Engelbrecht	537731	11/29/2024	Certified Mail	Within 250 ft of
Kiera L. Mann	537731	11/29/2024	Certified Mail	Within 250 ft of
Richard Gordon Fallon III	537529	11/29/2024	Certified Mail	Within 250 ft of
Fallows Family Revocable Trust	537702	11/29/2024	Certified Mail	Within 250 ft of
Eric J. Felice	537619	11/29/2024	Certified Mail	Within 250 ft of
Tara M. Felice	537619	11/29/2024	Certified Mail	Within 250 ft of
Fifth Third Bank	537492	11/29/2024	Certified Mail	Within 250 ft of
Priscilla Freda Trust EFR Realty	537527	11/29/2024	Certified Mail	Within 250 ft of
Gay Rudisill Living Trust	537608	11/29/2024	Certified Mail	Within 250 ft of
Gemini Investment Group LLC	914138	11/29/2024	Certified Mail	Within 250 ft of
Haylee L. Gordon	537612	11/29/2024	Certified Mail	Within 250 ft of
Kimberly Gordon	537621	11/29/2024	Certified Mail	Within 250 ft of
Matthew Rorech	537621	11/29/2024	Certified Mail	Within 250 ft of
James Burton Harold	537610	11/29/2024	Certified Mail	Within 250 ft of
Teresa F. Harold	537610	11/29/2024	Certified Mail	Within 250 ft of
Andrew J. Houston	537548	11/29/2024	Certified Mail	Within 250 ft of
Savannah L. Houston	537548	11/29/2024	Certified Mail	Within 250 ft of
Philip Hughes	537546	11/29/2024	Certified Mail	Within 250 ft of
Katherine Hughes	537546	11/29/2024	Certified Mail	Within 250 ft of
Huntersville Office Owners LP	537202	11/29/2024	Certified Mail	Within 250 ft of
James D. Jones	537730	11/29/2024	Certified Mail	Within 250 ft of
Maria F. Junker	537616	11/29/2024	Certified Mail	Within 250 ft of
Lake Norman Real Estate Investors LLC	914117	11/29/2024	Certified Mail	Within 250 ft of
Harry W. Mayhall	537607	11/29/2024	Certified Mail	Within 250 ft of
Andrea McCall	537606	11/29/2024	Certified Mail	Within 250 ft of
Richard McCall	537606	11/29/2024	Certified Mail	Within 250 ft of
MDC NC2 LP	537151	11/27/2024	Certified Mail	Within 250 ft of
Mecklenburg County	537162	11/29/2024	Certified Mail	Within 250 ft of
Mecklenburg County	537196	11/27/2024	Certified Mail	Within 250 ft of
Randy H. Moose	537605	11/27/2024	Certified Mail	Within 250 ft of
Taska H. Moose	537605	11/27/2024	Certified Mail	Within 250 ft of
Narsi Development Birkdale LLC	914141	11/27/2024	Certified Mail	Within 250 ft of
Enrique Paredes-Tables	537603	11/27/2024	Certified Mail	Within 250 ft of
Lila Yacaman-Flores	537603	11/27/2024	Certified Mail	Within 250 ft of
Enrique Paredes-Tables	537614	11/27/2024	Certified Mail	Within 250 ft of
Lila Yacaman-Flores	537614	11/27/2024	Certified Mail	Within 250 ft of
Ana Cristina Peterson	537614	11/27/2024	Certified Mail	Within 250 ft of
Matthew David Peterson	537614	11/27/2024	Certified Mail	Within 250 ft of
Brian J. Rice	537601	11/27/2024	Certified Mail	Within 250 ft of
Shannon H. Rice	537601	11/27/2024	Certified Mail	Within 250 ft of
David E. Roop Jr.	537701	11/27/2024	Certified Mail	Within 250 ft of
Anna-Marie Christello-Roop	537701	11/27/2024	Certified Mail	Within 250 ft of
Sarah Rose	537547	11/27/2024	Certified Mail	Within 250 ft of
Brian Ruede	537613	11/27/2024	Certified Mail	Within 250 ft of
Albert Rusnak Jr.	537622	11/27/2024	Certified Mail	Within 250 ft of
Linda L. Rusnak	537622	11/27/2024	Certified Mail	Within 250 ft of
Daniel M. Schubert	537617	11/27/2024	Certified Mail	Within 250 ft of

Janet A. Schubert	537617	11/27/2024	Certified Mail	Within 250 ft of
Kenneth W. Springer	537609	11/27/2024	Certified Mail	Within 250 ft of
Don Paul Stevens	914133	11/27/2024	Certified Mail	Within 250 ft of
Anne Chavre Stevens	914133	11/27/2024	Certified Mail	Within 250 ft of
Kyle J. Stillson	537604	11/27/2024	Certified Mail	Within 250 ft of
David E. Stukbauer	537732	11/27/2024	Certified Mail	Within 250 ft of
Theresa M. Stukbauer	537732	11/27/2024	Certified Mail	Within 250 ft of
Ellen Therese Sweeney	537703	11/27/2024	Certified Mail	Within 250 ft of
Ellen Therese Sweeney R/L/T	537705	11/27/2024	Certified Mail	Within 250 ft of
Trivest Holdings Group LLC	537494	11/27/2024	Certified Mail	Within 250 ft of
Merlin M. Villar Jr.	537611	11/29/2024	Certified Mail	Within 250 ft of
Suzanne O. Villar	537611	11/29/2024	Certified Mail	Within 250 ft of
Ineke C. Wilson	537549	11/29/2024	Certified Mail	Within 250 ft of
Robert O. Wilson	537549	11/29/2024	Certified Mail	Within 250 ft of
Becky A. Wood	537602	11/29/2024	Certified Mail	Within 250 ft of
Cameryn Elise Properties	537401	11/29/2024	Certified Mail	Neighborhood as
CSP Community Owner LLC	N/A	11/29/2024	Certified Mail	Neighborhood as
Fairway Birkdale II LLC	N/A	11/29/2024	Certified Mail	Neighborhood as
Greens at Birkdale Village	N/A	11/29/2024	Certified Mail	Neighborhood as
mes at Birkdale Village Homeowners As	N/A	11/27/2024	Certified Mail	Neighborhood as
Alcove Birkdale XIV LLC	N/A	11/29/2024	Certified Mail	Neighborhood as
Birkdale Homeowners Assoc. Inc.	N/A	11/29/2024	Certified Mail	Neighborhood as
Birkdale Multifamily LLC	N/A	11/29/2024	Certified Mail	Neighborhood as
Cook Farms Inc.	N/A	11/29/2024	Certified Mail	Neighborhood as
Fairway-Birkdale LLC	N/A	11/29/2024	Certified Mail	Neighborhood as
Glenfurness Homeowners Association	N/A	11/29/2024	Certified Mail	Neighborhood as
IVT Northcross Center Huntersville, LLC	N/A	11/29/2024	Certified Mail	Neighborhood as
Kenton Community Assoc. Inc.	N/A	11/29/2024	Certified Mail	Neighborhood as
The Landings Apartments LLC	N/A	11/29/2024	Certified Mail	Neighborhood as
MAR Fariways LLC	N/A	11/29/2024	Certified Mail	Neighborhood as
Northcross Master Association Inc.	N/A	11/29/2024	Certified Mail	Neighborhood as
Reserve at Kenton Place (NC) Owner LLC	N/A	11/29/2024	Certified Mail	Neighborhood as
Stratford Forest Community	N/A	11/29/2024	Certified Mail	Neighborhood as
Reserve at Robbins Park Community Assoc	N/A	11/29/2024	Certified Mail	Neighborhood as

BIRKDALE

VILLAGE

November 30, 2024

SUBJECT: Notice of community meeting for information related to a Conditional Rezoning of the property located at Lindholm Dr. and Townley Rd., Huntersville, NC, shown on the map below and having Parcel ID Numbers of 00537157, 00537197 & 00537329. The Applicant for the subject property is DDRTC Birkdale Village, LLC.

To Whom It May Concern:

Recipients of this letter meet the notification requirements of the Town of Huntersville as being adjacent landowners with at least a portion of their properties located within 250 ft. of the subject properties, and neighborhood organizations registered with the Town of Huntersville within 2,000 ft. of any portion of the rezoning site. The purpose of the meeting is to provide an opportunity for the Applicant/Developer to describe the proposed project and to answer any questions you may have. The Applicant/Developer is requesting approval from the Town to amend the existing rezoning plans for Birkdale Village to accommodate revisions to its existing mixed-use development including office lofts and suites, hotel, multi-family, parking garages and commercial uses.

MEETING DETAILS:

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

Monday, December 16, 2024

Community in Christ Lutheran Church

7621 Norman Island Drive

Cornelius, NC 28301

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

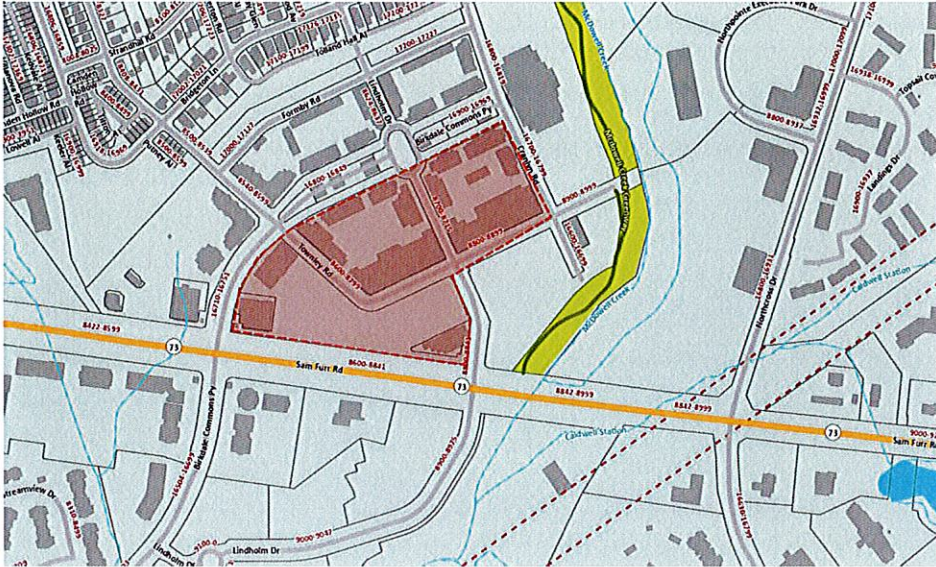
Sincerely,



Mike Lant, Senior VP Development
DDRTC Birkdale Village, LLC



BIRKDALE VILLAGE



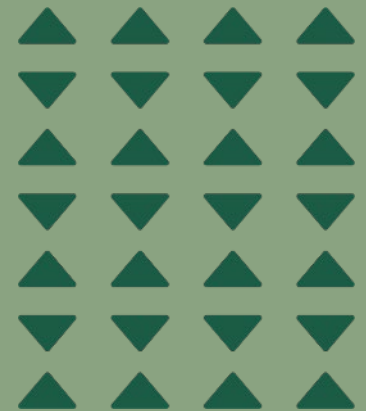
Office: 704.895.8744 | 8712 Lindholm Drive, Suite 202 | Huntersville, NC 28078



BIRKDALE
VILLAGE

Rezoning Neighborhood Meeting

12.16.24



Agenda

- Introduction to Jamestown
- Market Review
- Rezoning Proposal Overview
- Design Perspectives
- Community Discussion



Jamestown

Jamestown is a design-focused, vertically integrated real estate investment manager and service provider with over 40 years of experience and a mission to create places that inspire. The firm acquired North American Properties-Atlanta, the team behind Birkdale Village's redevelopment, in October 2024. The company is now an investor in the property, through an affiliate, and oversees management along with retail leasing.





Ridge Hill
Yonkers, NY



Ponce City Market
Atlanta, GA



Avenue East Cobb
Marietta, GA



The Forum
Peachtree Corners, GA



Colony Square
Atlanta, GA



Optimist Hall
Charlotte, NC





GLOBAL AWARDS
**GLOBAL DESIGN
& DEVELOPMENT**

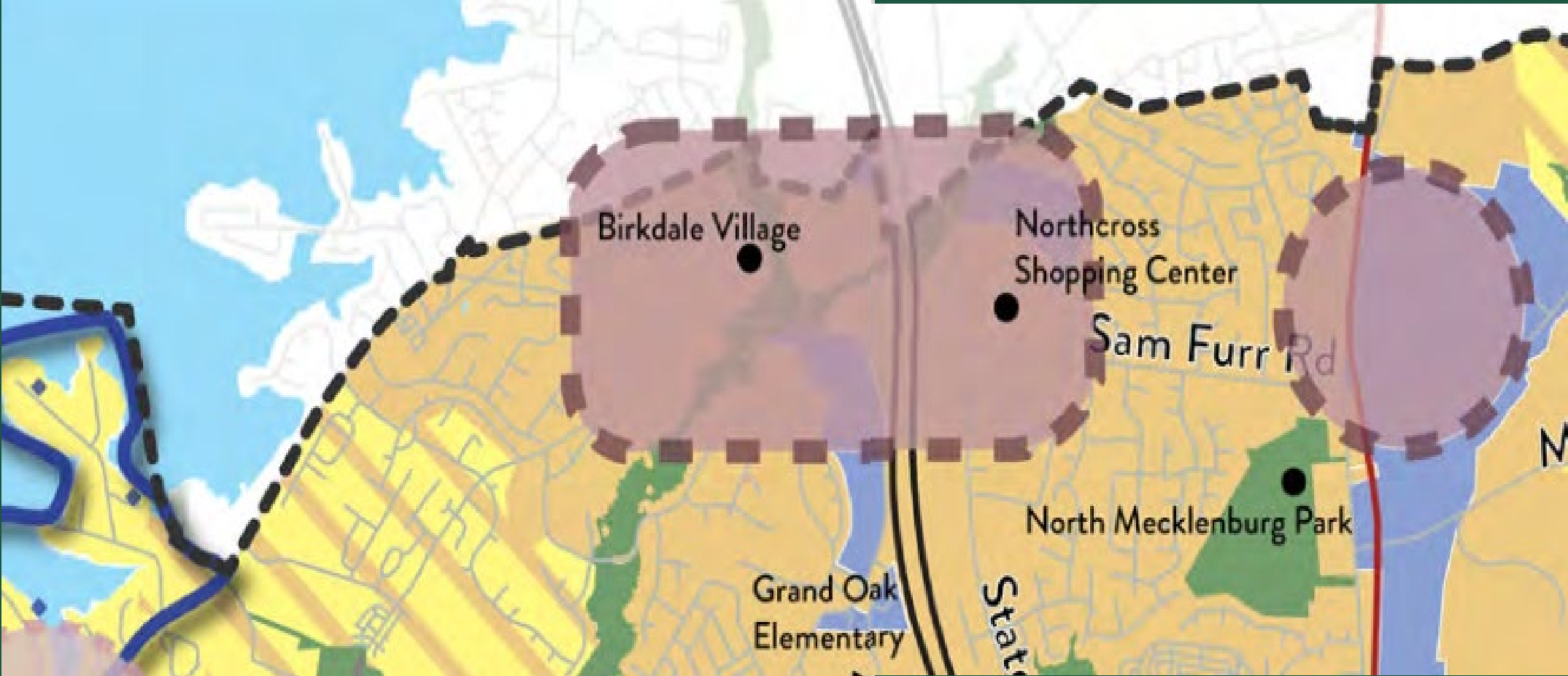
Birkdale Village Reimagined:
2024 Gold Winner



Existing Zoning: HC CD
Proposed Zoning: HC CD



Huntersville 2040 Comprehensive Plan: Birkdale Village, high-intensity growth area



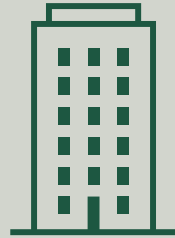
LU-1 Policy LU-1: Encourage a development pattern that follows the Future Land Use Map.

LU-8 Policy LU-8: Emphasize form and flexibility in Mixed Use Centers, Employment Centers, the Town Core and Activity Centers.

LU-5 Policy LU-5: Focus more intense development in locations that can support growth.

EV-1 Policy EV-1: Support a balanced economy through job growth in target industry sectors.

Rezoning Proposal Overview



Mixed-Use Office Building

6 stories, 100 feet
120,000 square feet of office space
13,000 square feet of ground-floor retail



Mixed-Use Residential Building

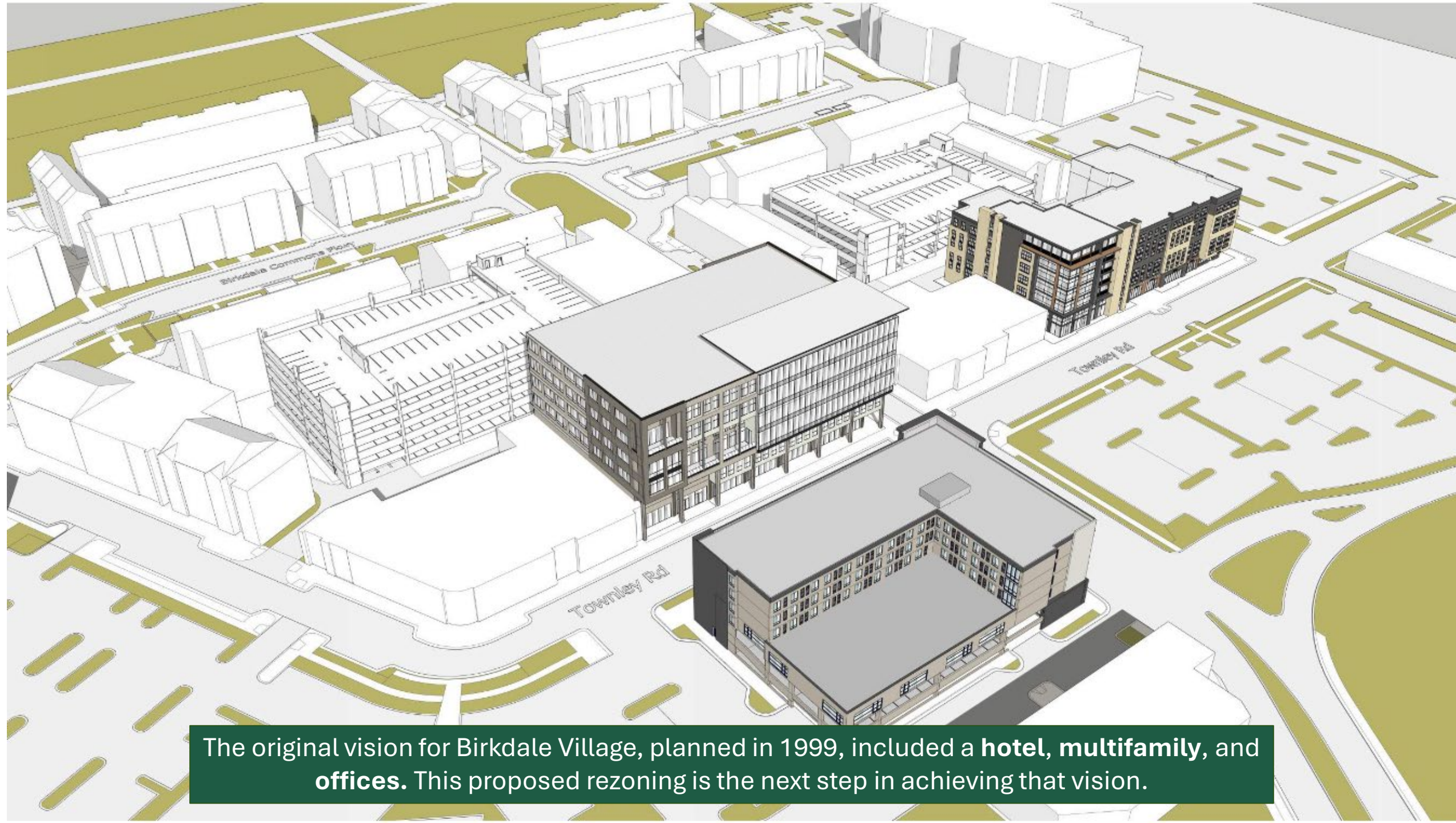
6 stories, 100 feet
150 upscale residences
10,700 SF square feet ground-floor retail



Full-Service Boutique Hotel

5 stories, 80 feet
125 rooms
109 underground parking spaces

Amenities: lobby, 3,000-square-foot restaurant, bar, fitness center, 10,000 square feet of meeting space



The original vision for Birkdale Village, planned in 1999, included a **hotel, multifamily, and offices**. This proposed rezoning is the next step in achieving that vision.

Birkdale Village Parking			
	Today	With Rezoning	Net New
Public			
Reserved			
Total	1,940	2,539	599
Required by Code			



Community Benefits

- Expanded, convenient parking
- Additional retail/restaurants brings opportunity for more community engagement
- Additional residential accommodates Town's recent and projected population growth
- Full-service hotel accommodations for out-of-town guests and business travelers
- 10 affordable residential units
- Dedication of land for Greenway and pedestrian bridge over NC 73
- Dedication of land for Townley Bridge
- Green building options to reduce carbon footprint
- EV charging stations



Economic Development Impact

- \$200 million+ in direct construction spending, over 500 construction jobs
- \$212 million+ in estimated annual employment benefits to Town
- \$200,000+ in additional annual property tax to Town
- \$15 million+ in new resident/worker spending
- Substantial positive impact on adjacent single-family home values
- Class A office incentivizes businesses to relocate to Huntersville
- Onsite office employees increase daytime sales during the week
- Residents drive dinnertime and weekend business
- Business and tourism travel spend

Financial data sourced from IMPLAN



Transportation and Traffic

NCDOT Roadway Plans

- Expanding NC 73 from 4 to 6 lanes, a 50% increase in capacity
 - Stretch of highway in front of Birkdale Village currently sees approximately 34,000 cars daily
- Adding a third lane out of Birkdale Village onto NC 73
- Synchronized street (coordinated traffic signals)

Traffic Impact Analysis

- Conducted by NCDOT and local traffic engineering firm, Davenport
- Determined traffic impact at completion of all construction in 2030 would be minimal – 240 or less trips into/out of Birkdale Village during peak hours
- Concluded no additional improvements necessary to mitigate future traffic impact



Project Timeline

With approval, the timeline would be:

- Conduct market study 3-6 months after
- Break ground on office in 2027 (earliest)
 - Complete construction in line with NCDOT road work
- Residential construction at least 4-5 years out



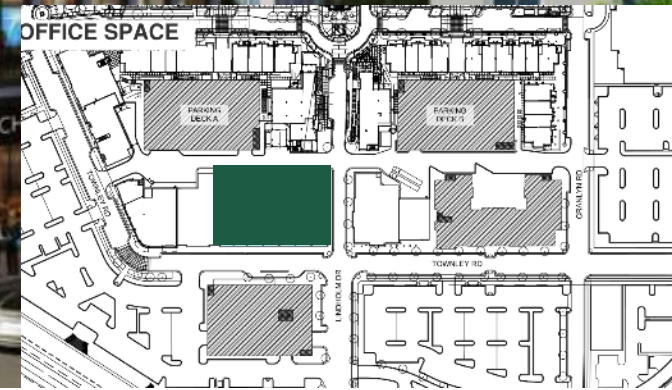


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Design Perspectives



Mixed-Use Office Building – Design 1 of 2



Mixed-Use Office Building – Design 2 of 2



Full-Service Boutique Hotel

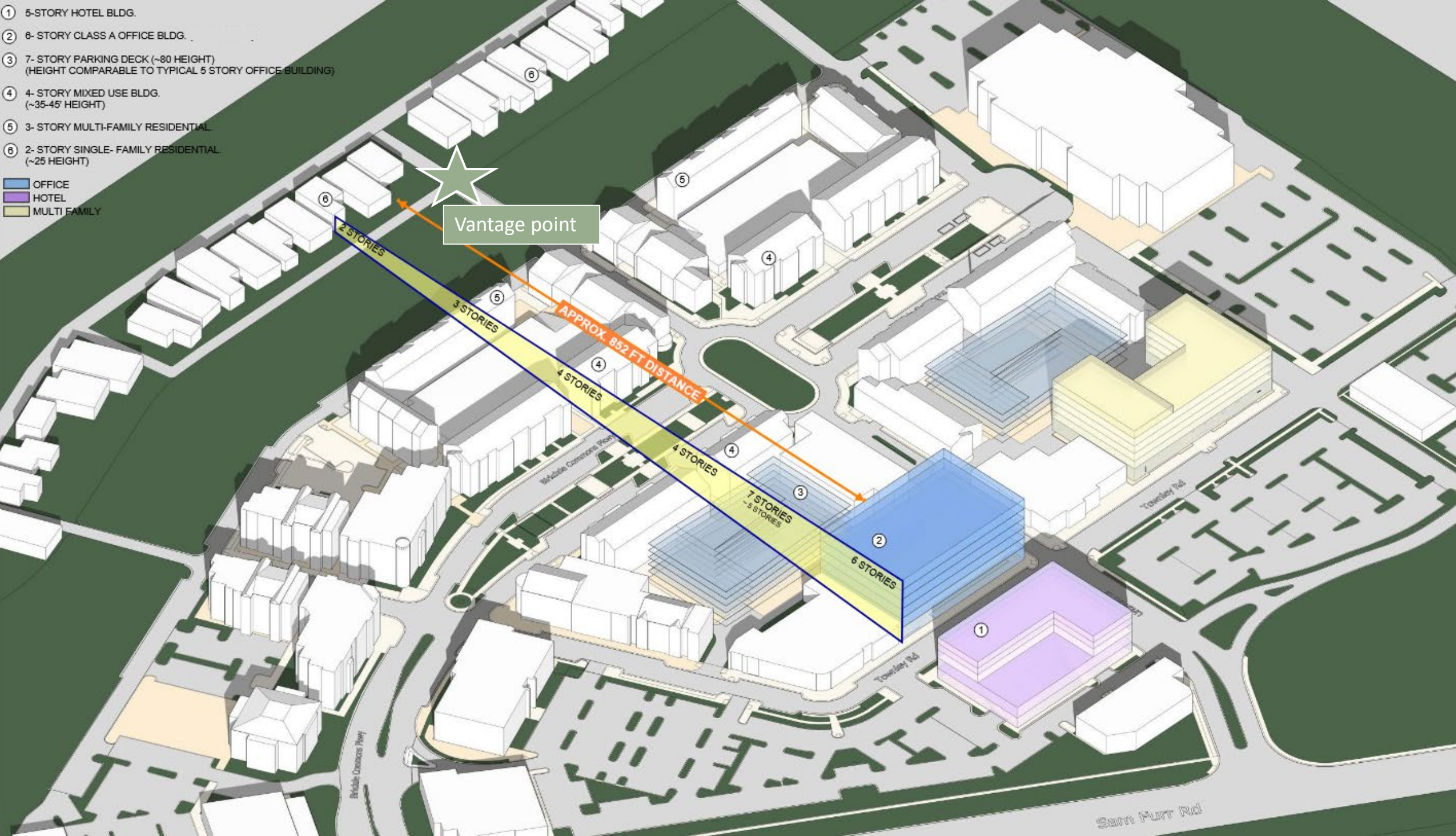


Mixed-Use Residential Building



- ① 5-STORY HOTEL BLDG.
- ② 6-STORY CLASS A OFFICE BLDG.
- ③ 7-STORY PARKING DECK (~80 HEIGHT)
(HEIGHT COMPARABLE TO TYPICAL 5 STORY OFFICE BUILDING)
- ④ 4-STORY MIXED USE BLDG.
(~35-45' HEIGHT)
- ⑤ 3-STORY MULTI-FAMILY RESIDENTIAL
- ⑥ 2-STORY SINGLE-FAMILY RESIDENTIAL
(~25' HEIGHT)

OFFICE
HOTEL
MULTI FAMILY



Vantage point

APPROX. 852 FT DISTANCE

2 STORIES

3 STORIES

4 STORIES

4 STORIES

7 STORIES
~ 5 STORIES

6 STORIES



BIRKDALE
VILLAGE

Thank you

Questions or feedback? Email rezoning@birkdalevillage.com





Facilities Planning & Real Estate
3301 Stafford Drive
Charlotte, NC 28208
Email: facilitiesplanning@cms.k12.nc.us

Huntersville - R24-11 Birkdale Village

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The HC (CD) zoning petition seeks to allow up to 150 multi-family housing units.

CMS Planning Group: North

This development may add 18 students to the schools in this area.

The following data is as of 20th Day of the 2023-24 school year.

Schools	20th day Enrollment	20th day Building Utilization without Mobiles	Additional Students as a result of this development	Utilization as a result of this development
J.V. Washman Elementary	810	112%	8	112%
Bailey Middle	1325	118%	4	118%
W.A. Hough High	2503	115%	6	115%

Summary

Existing school capacity in this area is currently inadequate for elementary school. Existing school capacity in this area is currently adequate for middle and high school. Utilization is above 100% for middle and high school; however, it is below the flex limit of 130%.

Applicants are encouraged to contact us in advance of their project submittals to inform CMS of their prospective impacts and discuss mitigation alternatives. Contact CMS at facilitiesplanning@cms.k12.nc.us.



Louise
BY BIRKDALE

Louise
BY BIRKDALE

LOUISE

Remove entrance
into parking

Remove drop off
and show existing
parallel parking







PERSPECTIVE VIEW • 20



Town Engineering Rezoning Comment Summary
R24-11 Birkdale Village (CSP-500045)
Lindholm Dr and Townley Road (PID 00537157, 00537197, 0053729)
Huntersville, NC 28078

General Project Information

This proposed rezoning is located in the existing Birkdale Village Development, between Birkdale Commons Parkway and NC-73. The proposed rezoning plan consists of the demolition of two existing parking decks, an existing parking lot, and existing commercial space to be replaced by two proposed parking decks, a proposed office building, a proposed multifamily building, and a proposed hotel with associated parking deck. The anticipated impacts of the NCCDOT STIP project (U-5765) on NC-73 have been considered by the applicant.

Engineering Staff Comments

Traffic Impact Analysis (TIA):

- 1) The Town deferred review of the TIA for the development to NCDOT. A TIA was completed and accepted by NCDOT on 10/7/2024, this report determined that no improvements are necessary to accommodate the impacts of the new development traffic.
- 2) The Town requested a supplementary traffic memo be prepared to analyze the intersection of Townley Road and Lindholm Drive. The analysis of weekday PM and weekend midday peak times shows that the intersection will operate at an acceptable level per Article 14 of the Zoning Ordinance. However, queues along Lindholm Drive will be projected to extend from NC73 to beyond Townley Road prior to the completion of the NCDOT NC73 widening project during both times analyzed.

Transportation and Stormwater:

- 1) Town Staff are requesting a median be provided on Lindholm Drive (between NC-73 and Townley Rd) to limit conflicting traffic movements from existing driveways. Based on the expected routine queuing indicated in the traffic analysis and recent crash history (left turn out) at the driveways, the request is for the median to improve safety (reduce crashes).



Request for Board Action

February 25, 2025

To: Board Members

From: Brad Priest, Assistant Planning Director

Date: February 25, 2025

Subject: R24-14: Commerce Station Industrial

EXPLAIN REQUEST:

Petition #R24-14, a request by Linda Long to rezone +/- 64.5 acres located at 12705 Commerce Station Drive from Corporate Business to Corporate Business Conditional District (parcel ID 01930105). The purpose of the rezoning is to develop an industrial and flex space warehouse development.

ACTION RECOMMENDED:

Consider making a recommendation on Tuesday February 25th, 2025 on R24-14.

FINANCIAL IMPLICATIONS:

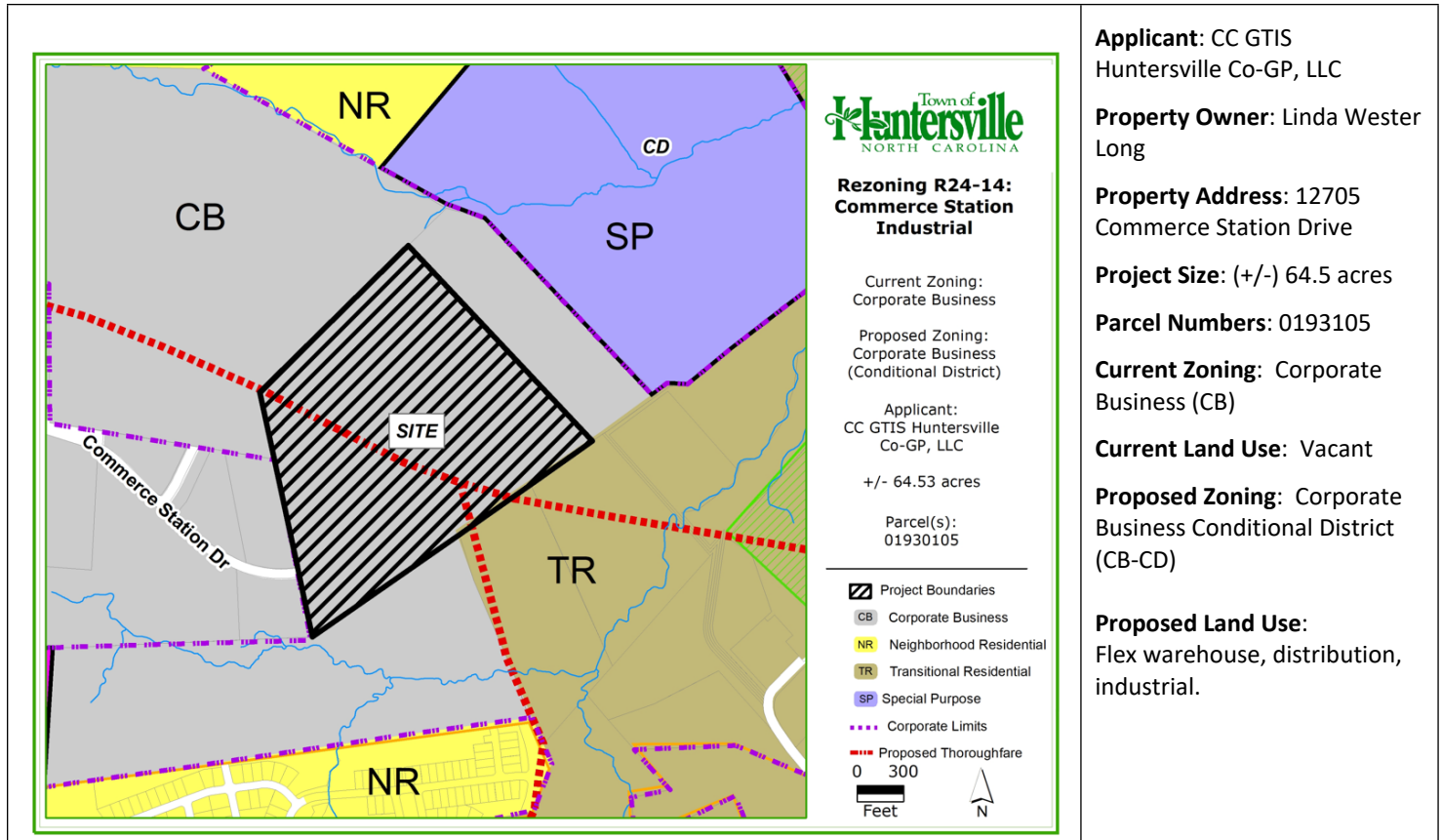
N/A

ATTACHMENTS:

1. R24-14 Commerce Station Staff Report - PB- 2 25 25
2. Commerce Station Industrial CD Rezoning and Sketch Plan 2nd Submittal 12.24.2024
3. R24-14_Eng Attachement_Public Hearing_2025 0123
4. Commerce Station - SeamonWhiteside TIA Determination 6-11-24
5. R24-14 Commerce Station Community Report Package12.6.24
6. Commerce Station Industrial GA Fully Executed

Petition R24-14 Commerce Station Industrial

PART 1: PROJECT SUMMARY

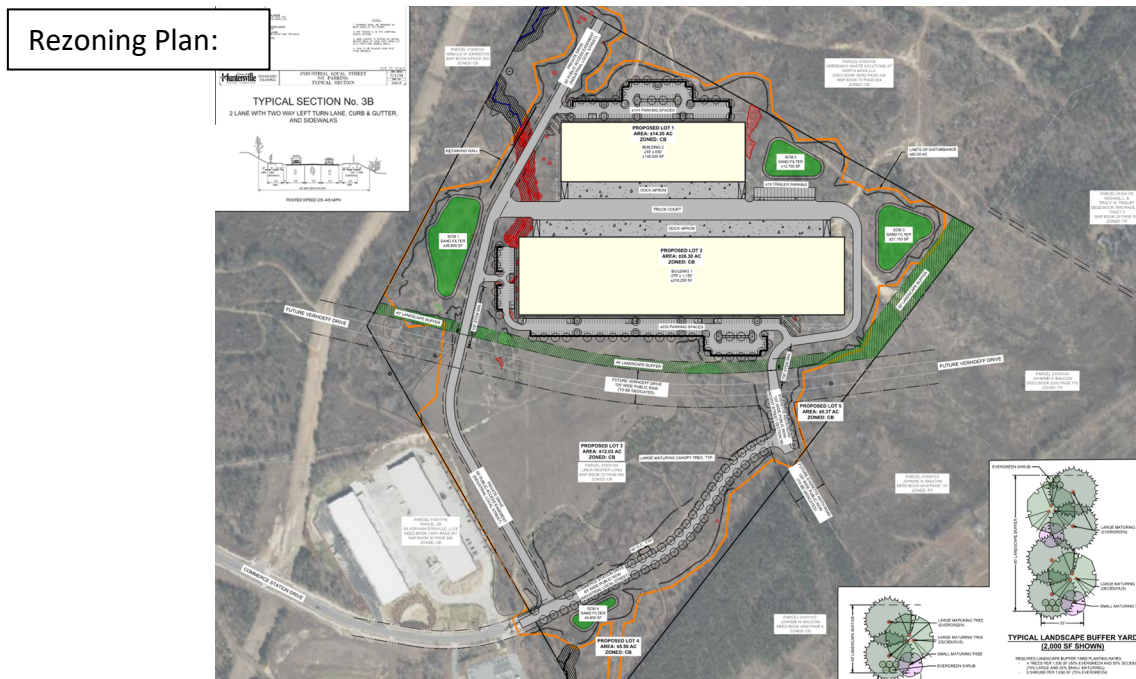


1. Purpose: Petition #R24-14, a request by Linda Long to rezone +/- 64.5 acres located at 12705 Commerce Station Drive from Corporate Business to Corporate Business Conditional District (parcel ID 01930105). The purpose of the rezoning is to develop an industrial and flex space warehouse development.
2. Adjoining Zoning and Land Uses.
 - North: Special Purpose (SP) zoning, Greenway Waste Construction and Demolition Landfill and Recycling.
 - South: Corporate Business (CB) zoning, vacant, Cane Creek. Transitional Residential (TR) zoning, Single Family Residential, vacant.
 - East: Transitional Residential (TR) zoning, Single Family Residential, and vacant.
 - West: Corporate Business (CB), Flex warehouse, Commerce Station Industrial development.
3. A neighborhood meeting was held on Wednesday December 11th, 2024. The invitation list, invitation, attendance list, and summary of the meeting are included in the agenda packet for review. Several adjacent property owners attended the meeting to discuss the potential project and ask questions of the applicant.
4. Planning staff certifies that notice for this rezoning petition was sent via a postcard to adjoining property owners; a legal ad was placed in the Charlotte Observer; and posting of a rezoning sign along Commerce Station Drive in front of the property.

PART 2: REZONING/SITE PLAN

Site Plan Description

- The applicants are proposing to develop a 4-lot commercial subdivision. Lots 1 and 2 are currently shown on the rezoning plan as distribution and flex warehouse buildings. Lot 3 is shown as a vacant 12-acre tract with undetermined uses, and lot 4 is also a vacant lot with storm water controls and utilities. Development on lot 4 is likely limited due to its narrow width and utility location.
- The property is currently zoned Corporate Business (CB), and the uses proposed are already allowed uses in the CB district. However, as part of the development, the applicants are requesting to remove a portion of stream on the property and encroach on a Surface Water Improvement and Management (SWIM) buffer. This is permitted under Article 8.25.10 with the approval of a conditional district rezoning and mitigation. Therefore, the applicants have submitted this conditional rezoning application to allow the stream buffer encroachment and to also request modifications of the ordinance per Article 11.4.7 k.
- The maximum total building size for the development is proposed to be capped at 500,000 sqft.
- The applicants propose to construct an expansion of Commerce Station Drive to provide access and required street frontage for lots 2 and 3. A private drive built to public street standards would provide access to lot 1 (see modification for sidewalk request below).
- The private drive is also intended to be extended to Greenway Waste landfill's property line to the north. Along with a public easement on the private drive, this would give the landfill the ability to move its main entrance and access off Holbrooks Road as required by their Conditional Rezoning Plan and Special Use Permit approved in 2016. If this plan is approved, staff would work with the landfill to schedule the access change.



Rezoning Issues:

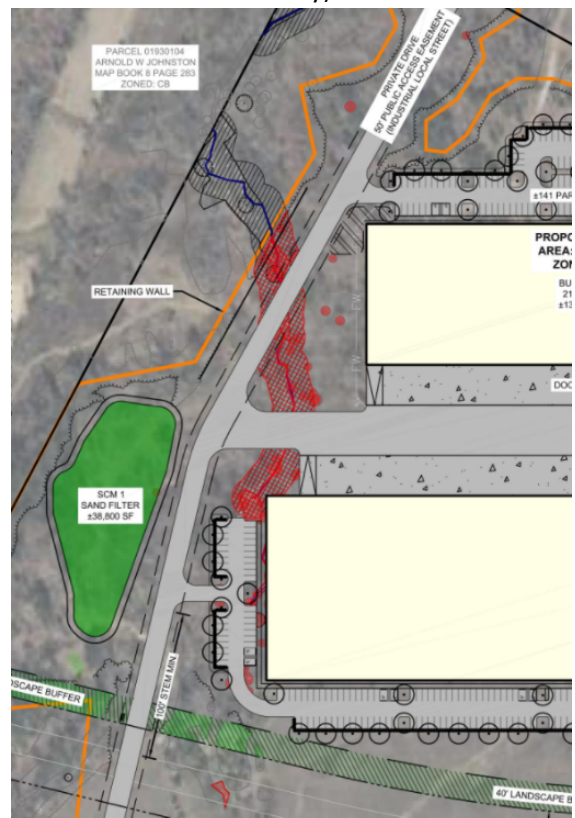
- **UPDATE 2/14/25**
 - Staff has recently released to the applicant the Town's drafted Verhoeff alternative alignments. With these updates the applicant will be able to modify their rezoning plan in an effort to accommodate the thoroughfare's potential shifts. Since they did not yet have the Town's drafted alignments no new

rezoning plan has been submitted for review. However, staff expects to have an updated plan soon and recommends moving the application forward with the condition that the outstanding items below are revised.

- Modifications:

- **Buffers:** Article 7.5.8 of the Zoning Ordinance requires that buffers be undisturbed. The applicants are requesting to be allowed to grade into the required 40- and 80-foot buffers and replant them in various locations as shown on the plan. Staff supports the proposed modifications and the buffers being replanted.
- **Sidewalk:** Article 8.1.5 of the Zoning Ordinance allows developments in the CB district to access interior lots with a private drive built to public street standards. The applicants propose to access lot 1 with such a drive but are requesting a modification of the sidewalk on one side requirement. The request is also to construct the “Industrial Local Street” design rather than the “Retail Mixed Use” design as required in the ordinance. Staff supports the Industrial Street design due to the heavy trucks and traffic proposed on the drive. However, as this is an access road for a building in the development, and Commerce Station block length needs to be shortened per ordinance, staff recommends a sidewalk be installed on one side at minimum. See block length discussion immediately below.
- **Block Length:** (This modification is not yet requested but will be required unless an additional street stub is added to Commerce Station Drive). Article 5.1 requires that industrial streets have block lengths no greater than 1,500 feet (street lengths between public street intersections). With the expansion of Commerce Station Drive, the block will be an estimated 2,300 feet from the closest planned public street intersection (future business park street proposed at the natural gas ROW about 1,000 feet west of the subject property). Staff therefore recommends the private drive proposed to access lot 1 have sidewalk and street trees to function as a public street and providing the necessary block break to Commerce Station Drive (public dedication of the ROW would not be necessary).
- **SWIM Buffer:** Article 8.25.6 of the Zoning Ordinance prohibits grading and building in SWIM buffers (stream buffers). Per Article 8.25.10, the applicants are requesting approval of a conditional district rezoning for encroachment into the SWIM buffer for small streams that drain less than 50 acres in the CB zoning district. Please see the stream impacted in the graphic here in red. To encroach, stream mitigation is required in addition to the approval of the conditional rezoning. The applicants are proposing to meet the minimums of the ordinance by providing Article 8.25.10 #8 mitigation: purchasing mitigation credits through the Mecklenburg County Stream Restoration Program.

- Staff Comment: Per Article 3.1.2.1 and Policy 8.2 of the Huntersville 2040 Plan, staff recommends the applicant go above and beyond the minimums of the ordinance and look for practical ways to mitigate the encroachment of the stream. The mitigation funds for stream restoration are not earmarked for local use and could be used in a way that does not positively affect Huntersville’s water quality. Staff



is recommending mitigation that is either on site or nearby which would be a net benefit for local water quality.

- **UPDATE 2/14/25:** The applicant has discussed with staff potentially partnering with Mecklenburg County on a future Cane Creek restoration project. Discussions are preliminary, but such a local stream project would benefit Huntersville water quality and would have staff support.
- **Thoroughfares:** A major and minor thoroughfare alignment intersect on the subject tract; Verhoeff Drive Extension and Everette Keith Road Extension.
 - **Verhoeff Drive Extension:** The alignment shown is proposed to be dedicated right of way, but is slightly different from the currently approved Comprehensive Transportation Plan (CTP). the Town of Huntersville is currently in the process of submitting an alignment study to the Charlotte Regional Transportation Planning Organization (CRTPO) to potentially update the official alignment. Therefore, the current path of the thoroughfare could change and affect the submitted site plan. The applicants have added a rezoning note to the plan requesting a modification to allow their site plan to change the alignment and site plan without having to go back before the Town Board. Depending on the resultant new alignment, this could cause significant changes to the design of the site.
 - **Staff Comment:** Staff recommends the either of two options; First and ideally, the applicants could wait until the re-alignment process is complete and finalized to ensure that the plan proposed does not conflict with the final approved thoroughfare alignment. Or, secondly, the applicants could now provide several alignment “options” that show how their site plan can accommodate various versions of the proposed alignment (the Town’s consultant is working on the alignment versions to submit to CRPTO now). Then, depending on how the alignment is finalized, the applicants would build the closer matching option. Staff supports either option.
 - **Everette Keith Road Extension:** The Everette Keith thoroughfare alignment shown is generally correct and represents the current CTP. The portion from Commerce Station Drive to Verhoeff Drive is proposed to be built. The extension of Commerce Station Drive and its intersection with Everette Keith Drive is very close to Everette Keith Drive’s intersection with Verhoeff Drive. These intersections are closer than recommended.
 - **Staff Comment:** Although the proposed Everette Keith Drive/Commerce Station Drive intersection is closer to the Verhoeff Drive intersection than recommended, staff supports the construction. Verhoeff Drive construction is not currently funded or on the North Carolina Transportation Improvement Program (NCTIP). Therefore, it’s actual construction is many years away. When Verhoeff Drive is constructed, it is likely that much of the Everette Keith Road intersection and the Commerce Station Drive intersection will need to be rebuilt. These additional roads would then be placed in the most appropriate locations at that time in the future.
- **Open Space:** Article 7.11.1 C requires urban open space in all major subdivisions. No urban open space has been found on the submitted plan.
- **Conditional Notes:** The “Schematic Nature of the Rezoning Plan” note #3 on sheet C1.1 would allow extraordinary flexibility to all aspects of the conditional plan. The number of buildings, uses, street locations, lot locations, sizes, building materials etc. could all significantly change due to this note. Staff is concerned that this note nullifies the intent of the conditional plan and could allow a completely different design to be built from what was presented to the Town Board and public. Flexibility for construction after sketch plan approval is routine and to be expected, but staff recommends the note be amended to only allow “minor revisions consistent with the general layout of the rezoning plan as approved by staff”, or a variation thereof.
- **Vacant Lots:** No uses or development is prescribed in lots 3 or 4. Staff recommends a general scope of what type of development is proposed in the vacant lots for review.

- **Maximum Building Size for the Development:** A maximum building size of 500,000 ft² has been submitted for the development. But lots 1 and 2 by themselves total 452,750 ft². Staff requests clarification if the remaining two lots (3 and 4) would be limited to 47,250 ft².
- **Minor Site Plan Comments:** Several minor site plan comments remain unresolved. Staff recommends these comments be addressed on the updated rezoning submittals.

PART 3: TRANSPORTATION ISSUES

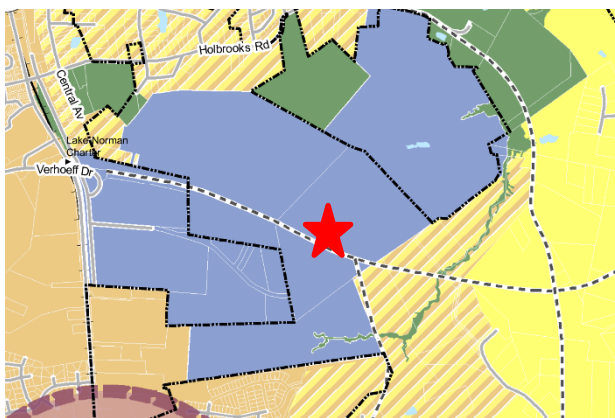
Traffic Impact Analysis (TIA)

- A Town TIA for the proposed project is required, has been received, and is under review by staff. The applicants have added the proposed draft mitigation road improvements on the front of the plan. However, the TIA and the needed improvements have not been finalized at this time.
- Please find the TIA Determination from Engineering attached in the agenda packet.

PART 4: REZONING CRITERIA

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

2040 Huntersville Community Plan – “Employment Center”



FUTURE LAND USE CHARACTER AREA

- MIXED USE CENTER
- ACTIVITY CENTER
- EMPLOYMENT CENTER
- TOWN CORE
- MEDIUM DENSITY
- RESIDENTIAL EDGE
- RURAL CONSERVATION
- PARKS AND OPEN SPACE
- CRITICAL WATERSHED



Employment Center

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

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

- **Policy LU 1.1:** Utilize the Future Land Use Map during development approval process to ensure compatibility with long range plans.
 - **STAFF COMMENT:** The property proposed is in the Employment Center Character Area of the Huntersville 2040 plan as shown above. The flex commercial, distribution, warehouse uses proposed are appropriate in this character area.
- **Policy LU 5:** Focus more intense development in locations that can support growth
 - **STAFF COMMENT:** The proposed development is in an established business park with direct access to Verhoeff Drive and Old Statesville Road. Additionally, the project would establish an alternative access for the adjacent landfill to redirect trucks traffic off Holbrooks Road and on to commercial streets.
- **Policy LU 11.1:** Protect existing housing stock from potential negative impacts of development.
 - **STAFF COMMENT:** The proposed development is providing a stub to the Greenway Waste landfill to the rear of the property. This stub will allow the adjacent landfill to move their main entrance on Holbrooks Road to this new access. The new access would divert heavy truck traffic away from the residential neighborhoods located on and near Holbrooks Road and preserve their residential character.

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

- **Policy LU 7.1:** Connectivity and short block length recommendations.
 - **STAFF COMMENT:** The current plan shows Commerce Station Drive exceeding the block length maximum of 1,500 feet for industrial development. Additionally, the applicants are requesting a modification of the ordinance standard to remove the sidewalk requirement on the private drive giving access to lot 1. These changes would reduce the walkability, connectivity, and urban design principles of the site.
 - However, this policy also recommends some flexibility for Employment Centers and their frontage requirements. Staff would recommend approving the block length modification but keeping the sidewalk requirement on one side of the proposed private drive, with the establishment of street trees on both sides. This private drive would then function and have the appearance of a public street (although remaining private), thus appropriately breaking up the block and providing for pedestrian access to lot 1.
- **Policy LU 8.2:** Achieve higher design standards through flexibility.
 - **STAFF COMMENT:** The applicants are asking for modifications and flexibility to the zoning ordinance for zoning and SWIM buffer disturbances as well as block length maximums. They are providing an access stub to the Greenway Waste landfill in the rear of the development that is over and above the requirements of the ordinance and will provide much public benefit. However much of the private drive proposed is already required in the zoning ordinance to give access to lot 1, up to the lot one driveway (Article 8.1.5). Therefore, staff's recommendation to supplement this policy would be to provide a stream buffer mitigation plan that goes above the minimums of the ordinance as described in Part 2 above.
- **Policy EOS 1.1:** Enhance open space design criteria by prioritizing the following...water quality protection.
 - **STAFF COMMENT:** The applicants are proposing to remove a stream buffer requirement for the proposed development. As mentioned above, the mitigation proposed is purchasing mitigation credits through the Mecklenburg County Stream Restoration Program which meets minimum ordinance requirements but is not recommended. The Stream Restoration Program is not guaranteed to benefit local water quality nearby the site. By establishing water quality mitigation on site, or by working with Mecklenburg County to identify mitigation close to Huntersville, the plan could be consistent with this policy.

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

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

STAFF COMMENT:

The property in question is already zoned Corporate Business (CB) which allows the uses proposed. The rezoning would only modify design and buffer requirements of the ordinance and would not introduce different uses. Therefore, the character of the existing development will not substantially change by the rezoning. Some buffer modifications are proposed, but only regarding the disturbance of existing vegetation, not the width and planting requirements. Therefore, the appropriate separation of uses and screening will be maintained.

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

STAFF COMMENT:

- A Transportation Impact Analysis (TIA) is required, has been submitted and is currently being reviewed by staff.
- Staff has no other indication that the proposed use will adversely affect the adequacy of public facilities.

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

STAFF COMMENT:

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

PART 5: STAFF RECOMMENDATION

The substance of the application is a Corporate Business (CB) use being developed on an existing Corporate Business (CB) parcel, but one that needs site flexibility to make the plan work. Staff recommends approval of the rezoning with the following design modifications.

1. The applicants submit various option sheets in the rezoning set to closely match as possible the future Verhoeff Drive alignment options.
2. A SWIM buffer encroachment mitigation plan is chosen that has practical and tangible water quality benefits to Huntersville, commensurate to or exceeding the negative effects caused by the stream encroachment.
3. A sidewalk on one side and street trees on both sides are added to the lot 1 private drive.
4. Urban Open Space is added to the plan.
5. The schematic plan conditional note #3 is narrowed in scope to allow minor changes consistent with the general layout of the rezoning plan as approved by staff.
6. Minor comments on the rezoning plan are addressed.

PART 6: PUBLIC HEARING COMMENTS

A Public Hearing was held on February 4, 2025. No one from the public spoke for or against the application. After staff and applicant presentation and questions from the Board, the public hearing was closed. The livestream of the meeting can be found here: <https://www.youtube.com/watch?v=VBtVdpvnCd0>

PART 7: PLANNING BOARD RECOMMENDATION

Planning Board is scheduled for February 25th, 2025.

PART 8: TOWN BOARD CONSIDERATION

Town Board consideration is scheduled for March 18th, 2025.

PART 9: ATTACHMENTS/ENCLOSURES

Attachments

- Rezoning Application
- R24-14 Rezoning Plan
- Neighborhood Meeting Report
- Engineering Report
- TIA Determination

PART 10: CONSISTENCY STATEMENT – R24-14 Commerce Station Industrial

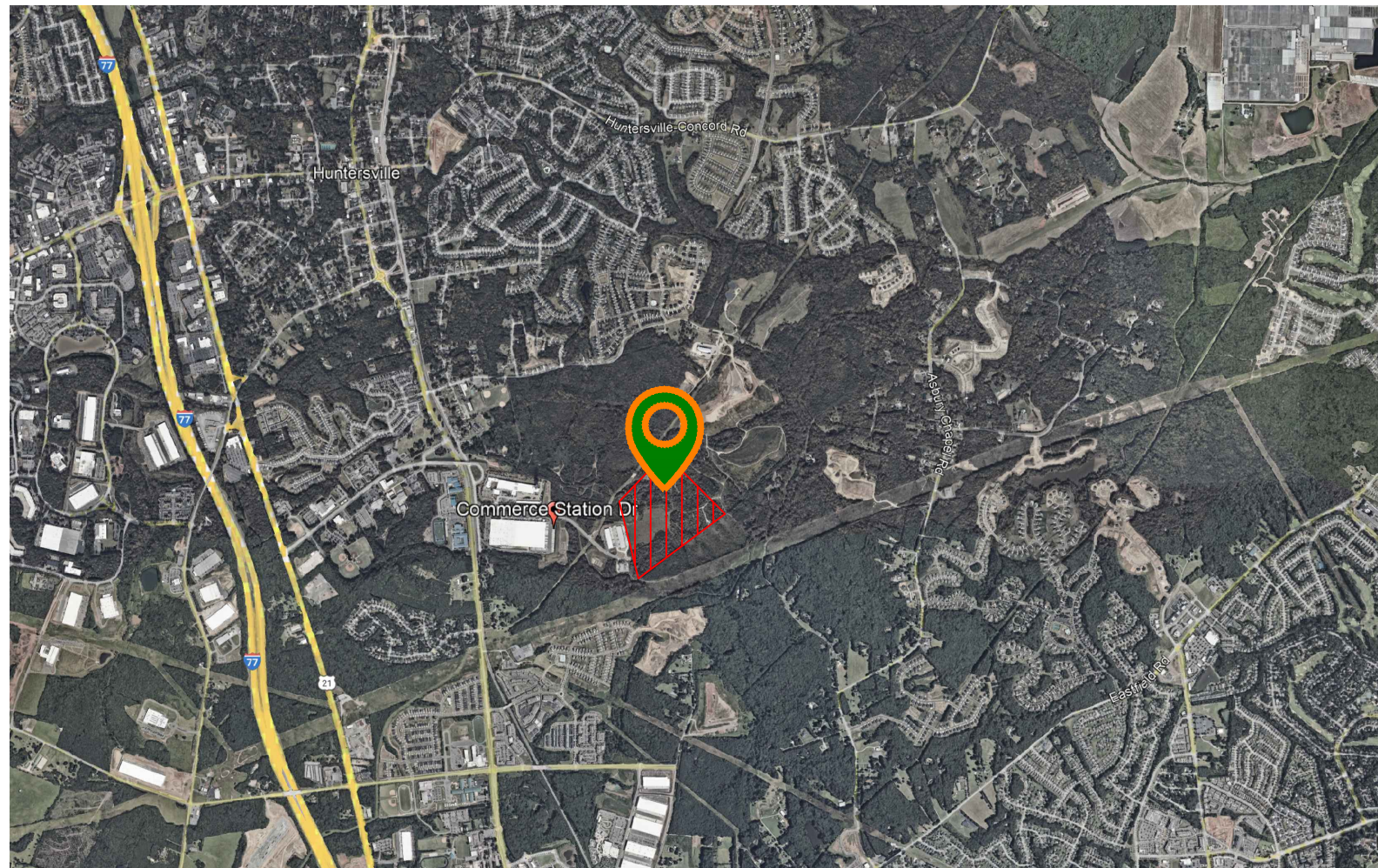
Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed rezoning application R24-14 Commerce Station Industrial, staff recommends approval of the application with conditions. With the attached conditions, the plan would be consistent with Policies LU 1.1, LU 5, LU 7.1, LU 8.2, LU 11.1, and EOS 1.1 of the Huntersville 2040 Plan. It is reasonable and in the public interest to approve the Rezoning Plan because the rezoning does not change the proposed uses of the existing zoning district, provides recommended flexibility to Employment Centers, provides for a needed alternative entrance to the Greenway Waste Landfill, and mitigates the encroachment of the stream by improving water quality for Huntersville.	APPROVAL: In considering the proposed rezoning application R24-14, Commerce Station Industrial, the Planning Board recommends approval based on the Plan being consistent with <u>(insert applicable plan reference)</u>. <u>It is reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>	APPROVAL: In considering the proposed rezoning application R24-14, Commerce Station Industrial, 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 R24-14, Commerce Station Industrial, the Planning Board recommends denial based on the Plan being <u>(consistent OR inconsistent) with (insert applicable plan reference)</u>. <u>It is not reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>	DENIAL: In considering the proposed rezoning application R24-14 Commerce Station Industrial, 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>

COMMERCE STATION INDUSTRIAL

SKETCH PLAN / CONDITIONAL DISTRICT REZONING

REZONING #: R24-14
HUNTERSVILLE, MECKLENBURG COUNTY, NC
PARCEL ID# 01930105
ACCELA PROJECT #: CSP-500044

SITE LOCATION MAP



PROJECT DESCRIPTION

THIS PROJECT IS LOCATED ON APPROXIMATELY 64.53 ACRE SITE, IN HUNTERSVILLE, NC. THE PROJECT WILL CONSIST OF AN APPROXIMATELY 316,250 SF WAREHOUSE/DISTRIBUTION CENTER & AN APPROXIMATELY 136,500 SF WAREHOUSE/DISTRIBUTION CENTER WITH ASSOCIATED PARKING, TRUCK COURTS AND TRAILER PARKING. THE WAREHOUSE/DISTRIBUTION CENTER WILL HAVE ACCESS TO COMMERCE STATION DRIVE & EVERETTE KEITH ROAD VIA A PRIVATE ROADWAY. STORMWATER WILL BE MANAGED THROUGH MULTIPLE SCMs.

FLOOD ZONE:
THIS PROPERTY IS LOCATED INSIDE OF THE CLARKE WATERSHED AND FLOOD ZONE "X", NAVD88, SCALED FROM THE FEMA FLOOD MAP PANEL NO. 37710465000K DATED NOVEMBER 16, 2008.

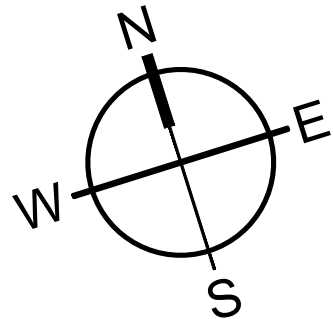
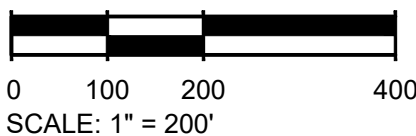
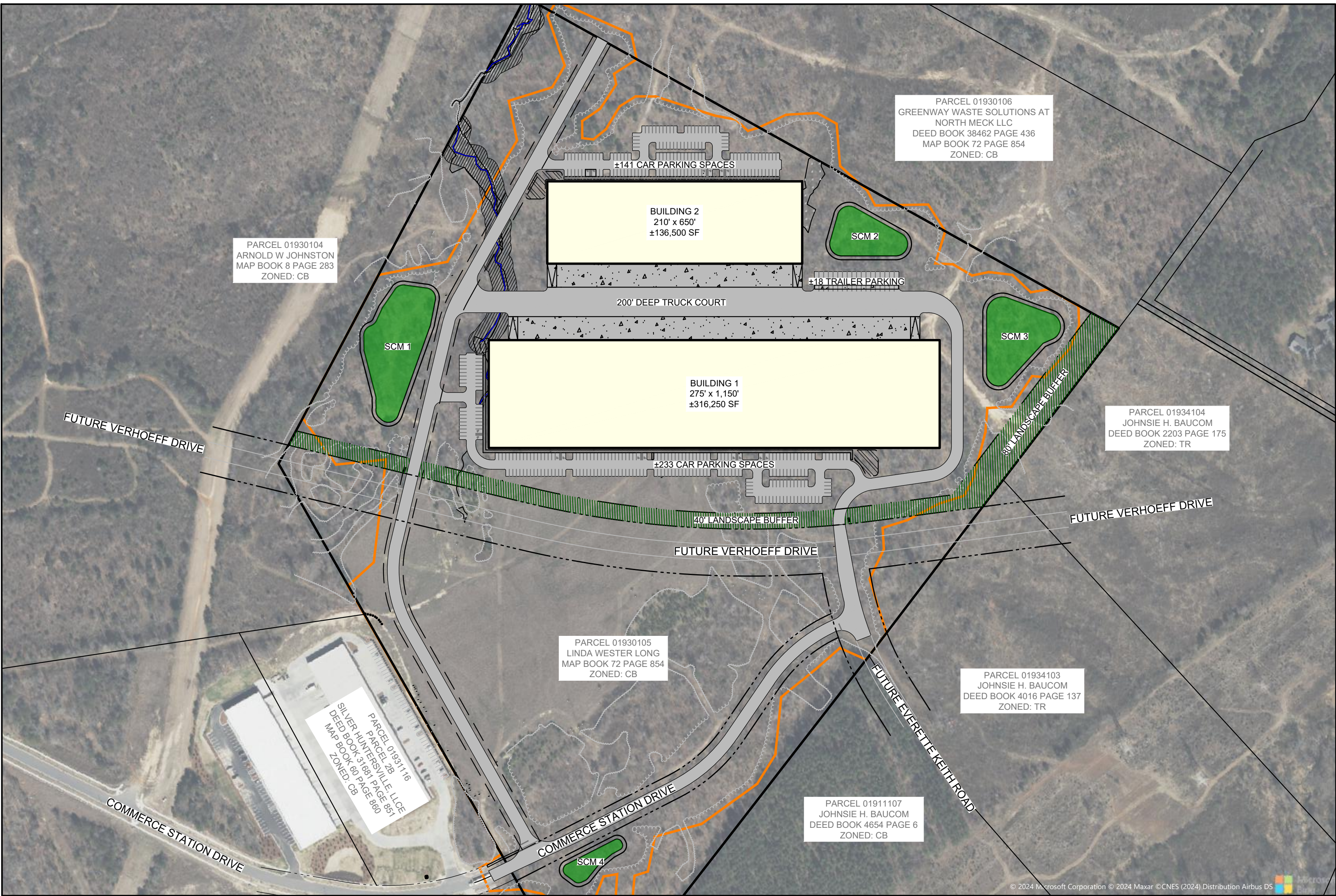
PROPERTY INFORMATION:
PARCEL ID: 01930105
ZONING DISTRICT: CB

GENERAL NOTES

PROJECT SURVEY INFORMATION AND CONTRACTOR VERIFICATION REQUIREMENTS

- BOUNDARY, TOPOGRAPHIC, TREE, WETLAND DELINEATION, AND OTHER EXISTING CONDITIONS SHOWN ARE FROM SURVEY PREPARED BY PATTERSON LAND SURVEYING, P.A SURVEYING COMPANY, TITLED "BOUNDARY & TOPOGRAPHICAL SURVEY OF TRACT 2 (MAP BOOK 72 PAGE 854)", DATED JUNE 3, 2024. THE TOPOGRAPHIC AND ELEVATION DATA SHOWN HEREON WAS OBTAINED FROM "PATTERSON LAND SURVEYING, P.A" AND IS NOT CERTIFIED AS CORRECT BY THIS ENGINEER.
- PER REFERENCE SURVEY, ALL ELEVATIONS ARE BASED ON NC NAD 83 VERTICAL DATUM. HORIZONTAL DATUM IS STATE PLANE (NC83F). REFER TO SURVEY FOR BENCHMARK REFERENCE AND/OR LOCATION. CONTACT OWNER FOR ANY MISSING BOUNDARY PINS, MONUMENTS, OR VERTICAL DATUM BENCHMARKS NEEDED FOR ESTABLISHING CONSTRUCTION STAKING CONTROL.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PERIMETER BOUNDARY PROPERTY CORNERS AND VERIFYING BOUNDARY DATA AGAINST CONSTRUCTION PLANS AND/OR ELECTRONIC FILE INFORMATION PROVIDED TO THE CONTRACTOR.
- PRIOR TO STARTING CONSTRUCTION, INCLUDING LAND DISTURBING ACTIVITIES, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO TOPOGRAPHIC, TREE, STORM DRAINAGE FACILITIES, AND ALL UTILITIES. EXISTING UTILITIES SHOWN ARE APPROXIMATE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ENGINEER. THEREFORE, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UTILITIES. ANY DISCREPANCIES OR CONFLICTS IDENTIFIED DURING VERIFICATION OF EXISTING CONDITIONS AND UTILITIES SHALL BE REPORTED TO THE OWNER AND ENGINEER. ANY COSTS ASSOCIATED WITH CORRECTIVE WORK OR DAMAGES THAT ARE A RESULT OF THE CONTRACTOR NOT VERIFYING EXISTING CONDITIONS AND THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WILL BE THE CONTRACTOR'S RESPONSIBILITY.

SITE OVERVIEW



PROJECT CONTACTS

DEVELOPER:
CRESCENT COMMUNITIES
601 SOUTH TRYON STREET, SUITE 800
CHARLOTTE, NC 28202
CONTACT: ANTHONY PARKER
PHONE: 704-681-0957

OWNER:
LINDA WESTER LONG
7910 GOLF COURSE DR.
DENVER, NC 28037
PHONE: 704-871-1582

CIVIL ENGINEER & LANDSCAPE ARCHITECT:
SEAMON, WHITESIDE & ASSOCIATES, INC
230 E. PETERSON DRIVE, SUITE B
CHARLOTTE, NC 28217
CONTACT: TREY LITTLE
PHONE: 980-312-5450

SURVEYOR:
PATTERSON LAND SURVEYING, P.A.
P.O. BOX 5010,
MOORSEVILLE, NC 28117
CONTACT: JOEL H. PATTERSON III
PHONE: 704-663-0110

SHEET TABLE LIST

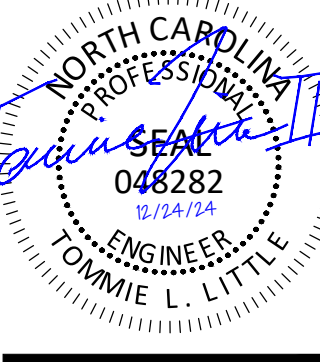
C1.0	TITLE SHEET
C1.1	REZONING NOTES
C2.0	EXISTING CONDITIONS
C2.1	EXISTING TREE SURVEY
C3.0	OVERALL SITE PLAN
C3.1	ENLARGED SITE PLAN
C4.0	OVERALL GRADING AND DRAINAGE PLAN
C4.1	EXISTING SLOPE ANALYSIS
C4.2	PROPOSED SLOPE ANALYSIS
C5.0	UTILITY PLANS
	ARCHITECTURE FOOTPRINT & ELEVATIONS

COMMITTED TRAFFIC IMPROVEMENTS

US-21 & HAMBRIGHT ROAD	CONSTRUCT A SOUTHBOUND RIGHT TURN LANE WITH 250 FEET OF STORAGE AND APPROPRIATE TAPER
	INSTALL A RIGHT TURN OVERLAP PHASE FOR THE SOUTHBOUND APPROACH
	MODIFY THE SIGNAL TO ACCOMMODATE NEW GEOMETRY AND PHASING
MEACHAM FARM DRIVE & COMMERCE STATION DRIVE	CONSTRUCT A SOUTHBOUND LEFT TURN PHASE WITH 125 FEET OF STORAGE AND APPROPRIATE TAPER



MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.972.0710
SPARTANBURG, SC
864.272.1272
CHARLOTTE, NC
980.312.5450
RALEIGH, NC
980.312.5450
WWW.SEAMONWHITESIDE.COM



COMMERCE STATION INDUSTRIAL

SKETCH PLAN / CONDITIONAL DISTRICT REZONING

REZONING #: R24-14

HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA

SW+ PROJECT: 10660
DATE: 12/20/2024
DRAWN BY: JCH/ASB
CHECKED BY: CAB

REVISION HISTORY

NO.	DESCRIPTION

TITLE SHEET

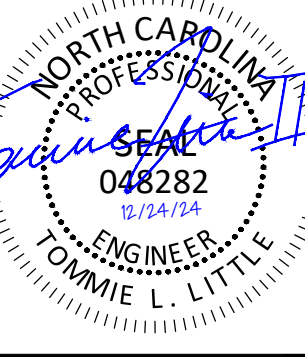
501 WINDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29664 | JUDSONVILLE BUILDING 6000, 701 EAST FV BRIDGE RD, SUITE 6000, GREENVILLE, SC 29617 | 1301 PETERSON DR., CHARLOTTE, NC 28017 | 1710 N. CEDAR STREET, SUMMERVILLE, SC 29583 | 450 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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REZONING NOTES
COMMERCE STATION INDUSTRIAL

1. REZONING PETITION. THESE REZONING NOTES COMPRISE THE DEVELOPMENT STANDARDS ("DEVELOPMENT STANDARDS") ASSOCIATED WITH THE REZONING PETITION (THE "REZONING PETITION") FILED BY CC GTIS HUNTERSVILLE CO-OP, LLC ("PETITIONER") ON NOVEMBER 1, 2024 (THE "FILING DATE") AS REZONING PETITION R24-14 & SKETCH PLAN (THE "REZONING PLAN") FOR THAT APPROXIMATELY 64.53 ACRE TRACT OF LAND, IDENTIFIED ON THE REZONING PLAN AS COMMERCE STATION INDUSTRIAL (THE "PROJECT") IN CONNECTION WITH TAX PARCEL NUMBER 019-301-05 (THE "PROPERTY"). THE PURPOSE OF THE REZONING PETITION IS TO CONVERT THE ZONING CLASSIFICATION OF THE PROPERTY FROM CORPORATE BUSINESS (CB) TO CORPORATE BUSINESS-CONDITIONAL DISTRICT (CB-CD) IN ACCORDANCE WITH THE PROVISIONS OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE (THE "ORDINANCE").
2. DEVELOPMENT STANDARDS. DEVELOPMENT OF THE PROPERTY WILL BE GOVERNED BY THESE DEVELOPMENT STANDARDS, WHICH ARE PART OF THE REZONING PETITION, AND THE APPLICABLE PROVISIONS OF THE ORDINANCE IN PLACE ON THE DATE OF THE FILING OF THE REZONING PLAN. UNLESS THE REZONING PLAN ESTABLISHES ALTERNATE STANDARD(S) AS NOTED ON THE REZONING PLAN OR IN THESE DEVELOPMENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE IN PLACE ON THE DATE OF THE FILING OF THE REZONING PLAN GOVERN DEVELOPMENT OF THE PROPERTY AS SHOWN ON THE REZONING PLAN.
3. SCHEMATIC NATURE OF REZONING PLAN. THE LOTS AND PROPOSED IMPROVEMENTS AND ARCHITECTURAL RENDERINGS SHOWN ON AND INCLUDED WITH THE REZONING PLAN ARE SCHEMATIC IN NATURE AND EXACT LOCATIONS, ARCHITECTURAL DETAILS, STYLE AND MATERIALS, SIZE, NUMBER OR QUANTITY AND CONFIGURATIONS OF LOTS AND BUILDINGS MAY BE MODIFIED DURING DESIGN, ENGINEERING AND CONSTRUCTION PHASES OF THE DEVELOPMENT SO LONG AS SUCH ALTERATION IS WITHIN THE PARAMETERS OF THE APPROVED TRAFFIC IMPACT ANALYSIS AND PERMITTED USES SET FORTH HEREIN. MULTIPLE BUILDINGS MAY BE COMBINED AND A SINGLE BUILDING MAY BE DIVIDED INTO TWO OR MORE BUILDINGS AS LONG AS THE RESULTING BUILDING COMPLIES WITH THE ORDINANCE STANDARDS. THE EXACT ALIGNMENTS OF THE INTERNAL DRIVES AND INTERNAL PUBLIC STREETS, INCLUDING SIDEWALK, PLANTING STRIP AND INTERSECTION DESIGN AND LOCATION, HAVE NOT BEEN DETERMINED AND ARE SUBJECT TO FINAL DESIGN AND ENGINEERING PLANS, AND MINOR ALTERATIONS OF THESE ALIGNMENTS MAY TAKE PLACE DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES.
4. PHASING. THE DEVELOPMENT OF THE PROPERTY AS GENERALLY DEPICTED ON THE REZONING PLAN MAY BE PHASED, AS DETERMINED DURING THE COURSE OF CONSTRUCTION. ANY PROPOSED PHASING MUST ALIGN WITH TIA, INFRASTRUCTURE, PARKING, TREE SAVE, OPEN SPACE AND STORMWATER REQUIREMENTS FOR THAT PHASE. PROVIDED, HOWEVER, ANY MITIGATION REQUIRED BY NCDOT WILL BE COORDINATED WITH NCDOT BEFORE OR AFTER APPROVAL OF THIS REZONING PETITION.
5. VESTED RIGHTS. THIS REZONING PLAN IS A SITE-SPECIFIC DEVELOPMENT PLAN AND APPROVAL THEREOF CONSTITUTES VESTED RIGHTS IN THE REZONING PLAN PURSUANT TO THE PROVISIONS OF THE ORDINANCE. NOTWITHSTANDING ANY OTHER PROVISIONS OF THESE DEVELOPMENT STANDARDS, IF, AT SOME POINT AND PRIOR TO COMPLETION OF THE DEVELOPMENT, MODIFICATIONS ARE MADE TO THE ORDINANCE BY THE TOWN BOARD, PETITIONER MAY VOLUNTARILY AGREE TO APPLY SUCH MODIFICATIONS TO THE REZONING PLAN IN A MANNER CONSISTENT WITH THE REZONING PLAN AND THE ORDINANCE AS IT CHANGES FROM TIME TO TIME, AND WITHOUT PURSUING A REZONING. SUCH MODIFICATIONS TO THE ORDINANCE SHALL IN NO WAY IMPACT THE PETITIONER'S VESTED RIGHTS. APPROVAL OF THIS CONDITIONAL REZONING SHALL CONSTITUTE ESTABLISHMENT OF VESTED RIGHTS IN THE LANDOWNER (AND ITS SUCCESSORS OR ASSIGNS) FOR A PERIOD OF FIVE YEARS PURSUANT TO N.C. GEN. STAT. §160D-108.1.
6. PERMITTED USES. THE PROPERTY MAY BE DEVELOPED FOR ANY USES (INCLUDING ACCESSORY USES) PERMITTED IN THE CORPORATE BUSINESS ZONING DISTRICT. ANY LABELLING ON THE REZONING PLAN MAY BE AN INDICATION OF THE CURRENT INTENTION ON THE PART OF THE PETITIONER BUT SHALL NOT RESTRICT THE PROPERTY IN A MANNER THAT CONFLICTS WITH THE PROVISIONS OF THESE DEVELOPMENT NOTES. RETAIL, RESTAURANT, PERSONAL SERVICES, BRANCH BANKS, CONFERENCE FACILITIES, CLINICS, INDOOR RECREATION AND SIMILAR "WORKPLACE SUPPORT USES", AS REFERENCED IN 3.2.9(C) OF THE ORDINANCE, UP TO 10% OF GROSS FLOOR AREA WITHIN THE DEVELOPMENT OR 70,000 SF, WHICHEVER IS LESS, ARE PERMITTED. MAXIMUM BUILDING SQUARE FOOTAGE IN THE PROJECT SHALL BE LIMITED TO 500,000 SF.
7. SUBDIVISION. THE PROPERTY IS ONE DEVELOPMENT AND MAY BE SUBDIVIDED WITHOUT A REZONING TO ALLOW SEPARATE OWNERS OF INDIVIDUAL PARCELS SO LONG AS SUCH SUBDIVISION IS CONSISTENT WITH THE GENERAL DESIGN OF THE REZONING PLAN, IN COMPLIANCE WITH APPLICABLE LAW, INCLUDING SUBDIVISION REGULATIONS AND CONSISTENT WITH THE ORDINANCE EXCEPT AS SHOWN ON THE APPROVED REZONING PLAN. HOWEVER, RECOMBINATION, CONDOMINIUMIZATION, OR REDUCTION OF THE NUMBER OF PARCELS MAY OCCUR IN ACCORDANCE WITH THE REGULATIONS OF THE ORDINANCE WITHOUT AMENDMENT TO THE REZONING PLAN. REQUIREMENTS THAT ARE MET BY THE PROJECT AS A WHOLE, SUCH AS OPEN SPACE, TREE SAVE AND IMPERVIOUS REQUIREMENTS, NEED NOT BE MET BY INDIVIDUAL PARCELS.
8. STREET IMPROVEMENTS. PETITIONER SHALL BE REQUIRED TO INSTALL SIDEWALKS, STREET TREES, PLANTING STRIPS, BICYCLE LANES OR OTHER STREET IMPROVEMENTS AS A CONDITION OF THE APPROVAL OF THIS REZONING PLAN AS SPECIFICALLY SHOWN ON THE REZONING PLAN AND AS REQUIRED BY THE ZONING ORDINANCE, SUBDIVISION ORDINANCE, APPLICABLE HUNTERSVILLE/NCDOT TIA, OR DRIVEWAY PERMIT REQUIREMENTS. SECOND ROW STREET TREES MAY BE PLACED BEHIND THE SIDEWALK IN A LANDSCAPE EASEMENT IF REQUIRED BY PETITIONER AND TO SATISFY THE TOWN'S ENGINEERING STANDARDS AND PROCEDURES MANUAL. CONNECTIONS TO ANY STUB STREETS SHOWN AT THE BOUNDARIES OF THE PROPERTY SHALL BE THE OBLIGATION OF THE ADJOINING OWNER UNLESS OTHERWISE INDICATED ON THE REZONING PLAN.
9. GRADING. AS MORE PARTICULARLY DESCRIBED IN THE REZONING PLAN AND THE MODIFICATIONS, GRADING IN THE BUFFER SHALL BE ALLOWED IN ACCORDANCE WITH THE MODIFICATIONS SET FORTH HEREIN.
10. AMENDMENT. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE PROPERTY IN ACCORDANCE WITH THE PROVISIONS OF THE ORDINANCE; PROVIDED, HOWEVER, IN THE EVENT ANY PORTION OF THE PROPERTY IS CONVEYED TO A THIRD PARTY, PETITIONER MAY REQUEST AN AMENDMENT TO THE REZONING PLAN WITHOUT THE WRITTEN CONSENT OF ANY OTHER OWNER OF ALL OR ANY PORTION OF THE PROPERTY UNLESS SUCH AMENDMENT CONSTITUTES A CHANGE IN THE BUILDING OR USE OF THE PORTION OF THE PROPERTY OWNED BY SUCH OWNER, PROVIDED PETITIONER PROVIDES FOR SUCH AMENDMENT RIGHT IN THE RECORDED PRIVATE RESTRICTIVE COVENANTS THAT GOVERN THE PROJECT. ALL REQUIREMENTS IN CONNECTION WITH THE AMENDMENT WILL BE CALCULATED ON THE PROPERTY AS A WHOLE IN THE SAME MANNER SUCH REQUIREMENTS WERE CALCULATED AT THE TIME OF THE INITIAL APPROVAL. THIS NOTE SHALL BE SHOWN ON THE FINAL PLAT WHEN RECORDED.
11. BMP DESIGN. THE DESIGNS FOR THE BMPS SHOWN ON THE REZONING PLAN SHALL BE FINALIZED DURING THE CONSTRUCTION PHASE AND SHALL BE COMPLETED AS A PART OF THE INFRASTRUCTURE IMPROVEMENTS. IF STORMWATER CONTROL MEASURE #2 (SCM#2) ENROACHES ONTO A PORTION OF TAX PARCEL NO. 019-301-06 (THE "GREENWAY PARCEL"), AS SHOWN ON THE REZONING PLAN, SCM#2 SHALL BE NON-INFILTRATING AND AN EASEMENT OVER, OR CONVEYANCE OF, THE PORTION OF THE GREENWAY PARCEL AFFECTED BY SUCH ENROACHMENT SHALL BE OBTAINED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING UTILIZING SCM#2.
12. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE PROPERTY IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE PROPERTY AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE PROPERTY FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
13. ELEVATIONS. THE ELEVATIONS ARE SUBMITTED AS EXAMPLES ONLY AND ARE NOT THE ACTUAL ELEVATIONS FOR THIS PROJECT. STAFF MAY APPROVE ELEVATIONS SUBMITTED DURING CONSTRUCTION THAT ARE GENERALLY CONSISTENT WITH THE CONCEPTUAL RENDERINGS INCLUDED WITH THE REZONING PLAN AND THE EXAMPLE MATERIALS PROVIDED.
14. MODIFICATIONS TO STANDARDS. PURSUANT TO SECTION 11.4.7(K) OF THE ORDINANCE, THE STANDARDS OF THE ORDINANCE ARE MODIFIED TO PERMIT THE FOLLOWING:
- a. APPROVAL OF A 40-FOOT-WIDE BUFFER AS SHOWN ON THE REZONING PLAN. GRADING SHALL BE ALLOWED IN THE BUFFER YARDS AS SHOWN ON THE REZONING PLAN AND REPLANTING SHALL BE IN ACCORDANCE WITH THE ALTERNATE BUFFER YARD PLAN.
- b. IF THE REALIGNMENT OF VERHOEFF ROAD IS FINALIZED IN A LOCATION NOT REPRESENTED ON THE REZONING PLAN, NO AMENDMENT TO THE APPROVED REZONING SHALL BE REQUIRED AND BUFFERS MAY BE MODIFIED AS A PART OF PRELIMINARY PLAN APPROVAL.
- c. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, A PRIVATE EASEMENT AGREEMENT BETWEEN THE PETITIONER AND THE OWNER OF THE GREENWAY PARCEL SHALL BE EXECUTED TO ALLOW MAINTENANCE OF AND ACCESS TO COMMERCE STATION DRIVE.
- d. THE PCO STREAM BUFFER ON THE PROPERTY MAY BE IMPACTED AS SHOWN ON THE REZONING PLAN AND THE MITIGATION PROVIDED SHALL INCLUDE OPTION 8 FROM SECTION 8.25.11.B IN THE TOWN OF HUNTERSVILLE ZONING ORDINANCES.
- e. THE PRIVATE STREET ON THE WESTERN SIDE OF THE PROPERTY SHALL BE BUILT TO INDUSTRIAL LOCAL STREET STANDARDS AND SIDEWALKS SHALL NOT BE REQUIRED ON THE PRIVATE STREET.



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COMMERCE STATION

INDUSTRIAL

SKETCH PLAN / CONDITIONAL DISTRICT REZONING

REZONING #: R24-14

HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA

SW+ PROJECT: 10660
DATE: 12/20/2024
DRAWN BY: JCH/ASB
CHECKED BY: CAB

REVISION HISTORY

REZONING
NOTES

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSONVILLE BUILDING 6000, 701 EAS FV BRIDGE RD, SUITE 2000, GREENVILLE, SC 29611 | 200 PETERSON DR, CHARLOTTE, NC 28207 | 110 N CEDAR STREET, SUMMERVILLE, SC 29583 | 150 N DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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- TREE LEGEND**
- SPECIMEN TREE TO REMAIN
 - >12" DBH NON SPECIMEN TREE TO REMAIN
 - SPECIMEN TREE REMOVAL
 - >12" DBH NON SPECIMEN TREE REMOVAL

HERITAGE TREES

NUMBER OF HERITAGE TREES ON SITE:	0
NUMBER OF HERITAGE TREES SAVED:	N/A
PERCENTAGE OF HERITAGE TREES REQUIRED TO SAVE:	100%
PERCENTAGE OF HERITAGE TREES ACTUALLY SAVED:	N/A

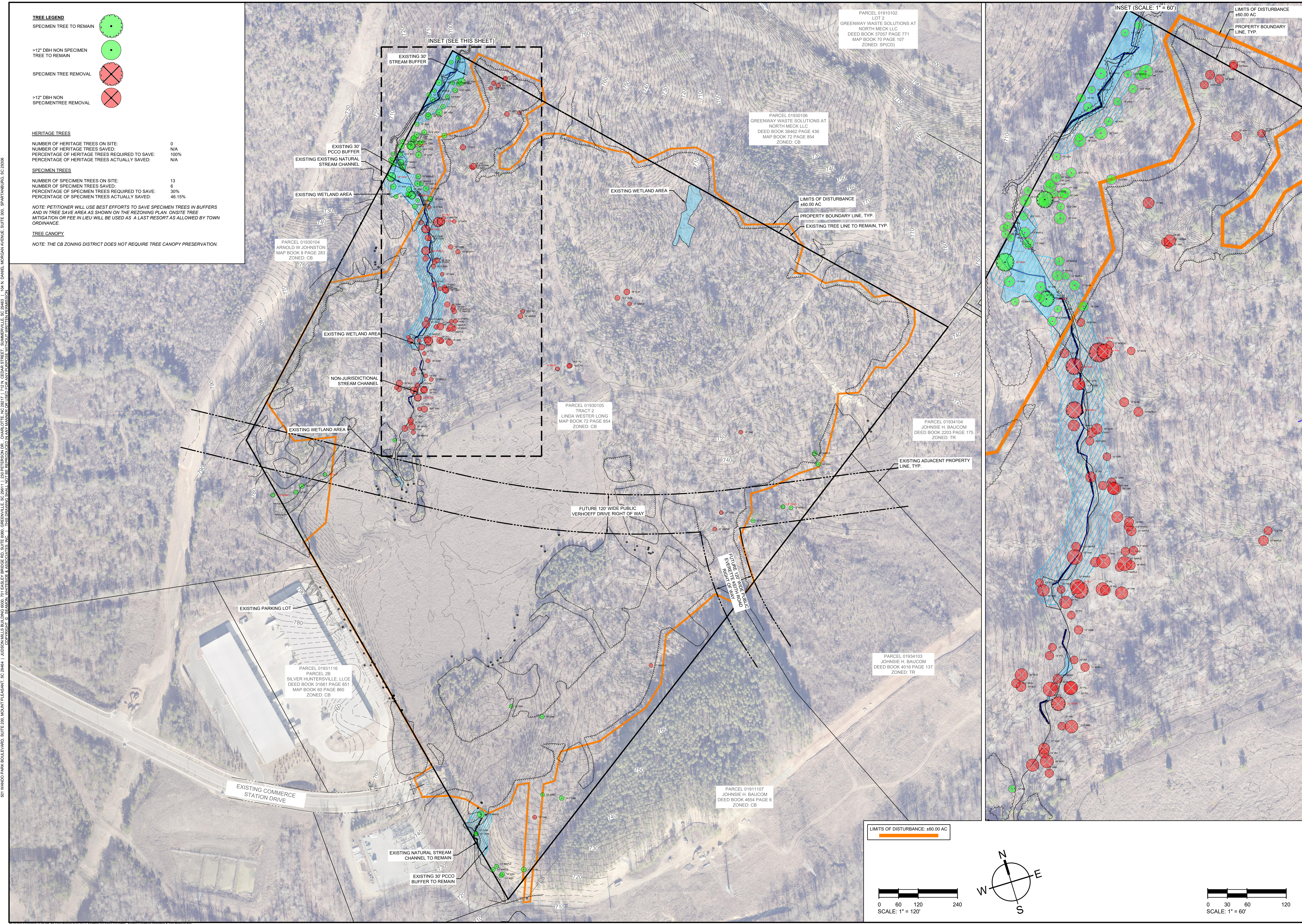
SPECIMEN TREES

NUMBER OF SPECIMEN TREES ON SITE:	13
NUMBER OF SPECIMEN TREES SAVED:	6
PERCENTAGE OF SPECIMEN TREES REQUIRED TO SAVE:	30%
PERCENTAGE OF SPECIMEN TREES ACTUALLY SAVED:	46.15%

NOTE: PETITIONER WILL USE BEST EFFORTS TO SAVE SPECIMEN TREES IN BUFFERS AND IN TREE SAVE AREA AS SHOWN ON THE REZONING PLAN. ON-SITE TREE MITIGATION OR FEE IN LIEU WILL BE USED AS A LAST RESORT AS ALLOWED BY TOWN ORDINANCE.

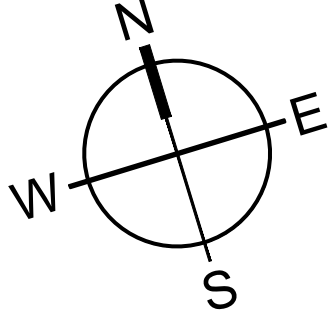
TREE CANOPY

NOTE: THE CB ZONING DISTRICT DOES NOT REQUIRE TREE CANOPY PRESERVATION.



LIMITS OF DISTURBANCE: ±60.00 AC

0 60 120 240
SCALE: 1" = 120'



0 30 60 120
SCALE: 1" = 60'

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NO. C-2466
CERTIFICATE OF AUTHORIZATION

NORTH CAROLINA
Professional Engineer
Tommie Little
048282
12/14/24
ENGINEER
TOMMIE LITTLE

COMMERCE STATION INDUSTRIAL

SKETCH PLAN / CONDITIONAL DISTRICT REZONING

REZONING #: R24-14

HUNTERVILLE, MECKLENBURG COUNTY, NORTH CAROLINA

SW+ PROJECT:	10660
DATE:	12/20/2024
DRAWN BY:	JCH/ASB
CHECKED BY:	CAB

REVISION HISTORY

EXISTING CONDITIONS

C2.0

This 31 day of October, A.D. 2024.

A circular professional seal for Joel H. Patterson. The outer ring contains the text "NORTH CAROLINA" at the top and "JOEL H. PATTERSON, III" at the bottom. The inner ring contains the text "PROFESSIONAL" at the top and "LAND SURVEYOR" at the bottom. In the center, it says "SEAL" and "L-3717".

PARCEL 01931116
SILVER PARCEL 2B
DEED BOOK 31681 PAGE 85
MAP BOOK 60 PAGE 86
ZONED: CB 860

The diagram illustrates a water main layout with the following components and dimensions:

- Water Main Components:**
 - Water blow off
 - Water meter
 - Water valve
- Infrastructure:**
 - Fire Hydrant
 - Power Transformer
 - Power Transformer
 - 18" RCP
 - 21" RCP
 - 63.15" Reinforced Concrete Pipe
 - 60" Reinforced Concrete Pipe
 - 50" Reinforced Concrete Pipe
 - 48" Reinforced Concrete Pipe
 - 42" Reinforced Concrete Pipe
 - 36" Reinforced Concrete Pipe
 - 30" Reinforced Concrete Pipe
 - 24" Reinforced Concrete Pipe
 - 18" Reinforced Concrete Pipe
 - 12" Reinforced Concrete Pipe
 - 6" Reinforced Concrete Pipe
- Basins:**
 - Catch Basin # 1
 - Rim = 749.66
 - Inv. Out: 745.31
 - Catch Basin # 2
 - Rim = 749.78
 - Inv. Out: 744.84
 - Inv. In: 745.18
- Other Features:**
 - Sidewalk
 - Found

PARCEL 01931117
PARCEL 2C
OF HUNTERSVILLE
BOOK 18410 PAGE 880
OWNED: C

1. ALL DIMENSIONS SHOWN ARE IN US SURVEY FEET AND DECIMALS THEREOF AND ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE INDICATED. AREA BY COORDINATE METHOD.
2. THIS SURVEY IS BASED ON DEED BOOK 6116 PAGE 663, DEED BOOK 37057 PAGE 773 AND MAP BOOK 70 PAGE 107 OF RECORDS. THE MEASUREMENTS OF DEEDS ARE CONSIDERED CORRECT.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION BY AN ATTORNEY. THE PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHTS-OF-WAY, EASEMENTS, RESTRICTIVE COVENANTS OR CONDITIONS NOT OBSERVED OR SHOWN HEREON.
4. SUBJECT PARCEL LIES WITHIN A SUBDIVISION PREVIOUSLY TIED TO NC GRID.
5. BASIS OF BEARINGS: NC GRID (NAD 83)
6. #4 REBAR SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
7. THE LOCATION OF UTILITIES AS SHOWN HEREON, WHETHER PUBLIC OR PRIVATE, ARE BASED ON THE LOCATION OF UTILITIES SHOWN ON THE GROUND. THE LOCATION OF UTILITIES WHICH WERE NOT OBSERVED AND NOT SHOWN HEREON MAY EXIST. IT IS THE OWNERS/TENANTS RESPONSIBILITY TO VERIFY THE LOCATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. GEOMATIC CONDITIONS, PLAND CANNOT ASSUME RESPONSIBILITY FOR MISIDENTIFICATION OR OMISSION OF UNDERGROUND UTILITIES.
8. THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
9. THIS PROPERTY LIES IN FLOOD ZONE "X" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 371046500K, WITH AN EFFECTIVE DATE OF NOVEMBER 16, 2008.
10. PROPERTY IS ZONED: G8
11. THIS PROPERTY IS LOCATED WITHIN THE CLARKE WATERSHED.

PARCEL 01911107
WILSON D JOHNSTON
DEED BOOK 4654 PAGE 6
ZONED: CB

PARCEL 01934103
JOHNSIE H. BAUCOM
DEED BOOK 4016 PAGE 137
ZONED: TR

PARCEL 01934104
JOHNSIE H. BAUCOM
DEED BOOK 2203 PAGE 175
ZONED: TR

15' Access Easement
0.80 Acres —

Tree Table	
TREE NUMBER	TREE SIZE / SPECIES
140	21" WHITE ASH
141	13" MAPLE
142	22" MAPLE
143	13" WHITE OAK
144	13.5 WHITE OAK
145	14" WHITE OAK
146	15" MAPLE
147	13.5 MAPLE
148	17" SWEETGUM
149	13" MAPLE
150	13" WHITE OAK
151	19" OAK
152	18" OAK
153	16" POPLAR
154	12" OAK
155	12.5 WHITE ASH
156	14.5 WHITE ASH
157	16" SWEETGUM
158	17" MAPLE
159	12.5" POPLAR

Tree Table		
TREE NUMBER	TREE SIZE / SPECIES	
200	14" SYCAMORE	
201	12" HICKORY	
202	16" ASH	
203	13" MAPLE	
204	17" ASH	
205	28" SWEETGUM	
206	12" HICKORY	
207	13" SWEETGUM	
208	12" POPLAR	
209	13" ASH	
210	12" SWEETGUM	
211	17" OAK	
212	12" MAPLE	
213	15" MAPLE	
214	17" MAPLE	
215	14" POPLAR	
216	15.5" RED OAK	
217	17" RED OAK	
218	12" ASH	
219	12.5" CEDAR	

Tree Table	
TREE NUMBER	TREE SIZE
261	13" S
262	21.5"
263	14"
264	12"
265	14"
266	14" S



LEGEND

EOP = Edge-of-pavement

W = Water Meter

⊗ = Water Valve

$$\} = \text{Tree}$$

— = Underground Electric

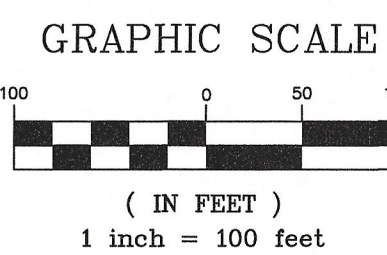
———— = Gas Line

 = Water Line
 = Curb Inlet

 = Hydrant

RCP = Reinforced Concrete Pipe

CL = Center Line of



BOUNDARY & TOPOGRAPHICAL SURVEY OF
TRACT 2 (MAP BOOK 72 PAGE 854)
HUNTERVILLE TOWNSHIP, MECKLENBURG COUNTY, NC

Prepared For:

CRESCENT COMMUNITIES
601 S. TRYON ST. SUITE 800
CHARLOTTTE, NC 28202

Owner:
LINDA WASTER LONG
116 JULIA DRIVE
LINCOLNTON, NC 28092

PATTERSON LAND SURVEYING, P.A.

NC LICENSE #: C-3390

P.O. BOX 5010, MOORESVILLE, NC 28117

Drawn By: BWB	Checked By: JHP	Scale	Project No.
---------------	-----------------	-------	-------------

Tax Parcel: 01930105	1" = 100'	24016
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Date: October 31, 2024	Sheet No.
------------------------	-----------

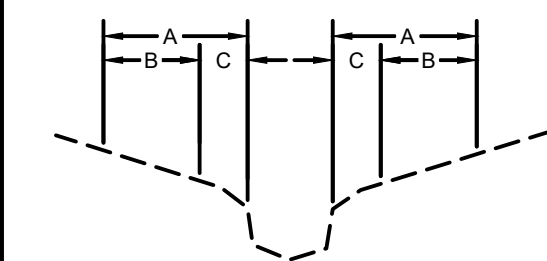
File: 24016_TOPO_TREESURVEY.dwg	3 of 3
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501 WINDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSONVILLE BUILDING 8800, 101 EASLEY BRIDGE RD, SUITE 2000, GREENVILLE, SC 29615 | 200 PETERSON DR, CHARLOTTE, NC 28207 | 1101 N. GERRARD STREET, SUMMERVILLE, SC 29583 | 1501 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306

SITE DATA TABLE	
TOTAL AREA (AC/SF)	64.53 AC
PROPOSED DISTURBED AREA (AC/SF)	±60.00 AC
RIVER BASIN	YADKIN
STREAM CLASSIFICATION	C - CANE CREEK
PRINCIPLE USE(S) (Z.O. ARTICLE 3)	WAREHOUSES
BUILDING TYPE (Z.O. ARTICLE 3.4, AND 8.10)	URBAN WORKPLACE
ZONING DISTRICT (Z.O. ARTICLE 3)	CB
OVERLAY DISTRICT	N/A
PERCENTAGE OF IMPERVIOUS ALLOWED	N/A
LOT COUNT	5
LOT SIZE RANGE	0 AC TO 27 AC
SETBACKS AND BUILD-TO-LINES	
MAX. BUILDING HEIGHT	45'
FRONT SETBACK	40'
CORNER SETBACKS	N/A
REAR SETBACKS	N/A
RIGHT SIDE SETBACK	80'
LEFT SIDE SETBACK	N/A
WATERSHED INFORMATION	
IS THE PROPERTY IN A REGULATED WATERSHED DISTRICT?	NO
LOW DENSITY/HIGH DENSITY	HIGH DENSITY

PARKING SUMMARY TABLE:	
BUILDING 1: MINIMUM SPACES REQUIRED: 1 SPACE / 4,000 SF WAREHOUSE X (90% OF 317,350 SF) = 72 SPACES 1 SPACE / 500 SF OFFICE X (10% OF 317,350 SF) = 64 SPACES TOTAL SPACES REQUIRED: = 136 SPACES	
BUILDING 2: MINIMUM SPACES REQUIRED: 1 SPACE / 4,000 SF WAREHOUSE X (90% OF 136,500 SF) = 31 SPACES 1 SPACE / 500 SF OFFICE X (10% OF 136,500 SF) = 28 SPACES TOTAL SPACES REQUIRED: = 59 SPACES	

CONSTRAINING FEATURES	
FEATURE	AREA
WETLANDS	0.61 AC
STREAM BUFFERS	1.24 AC



STREAM BUFFER SECTION LEGEND:

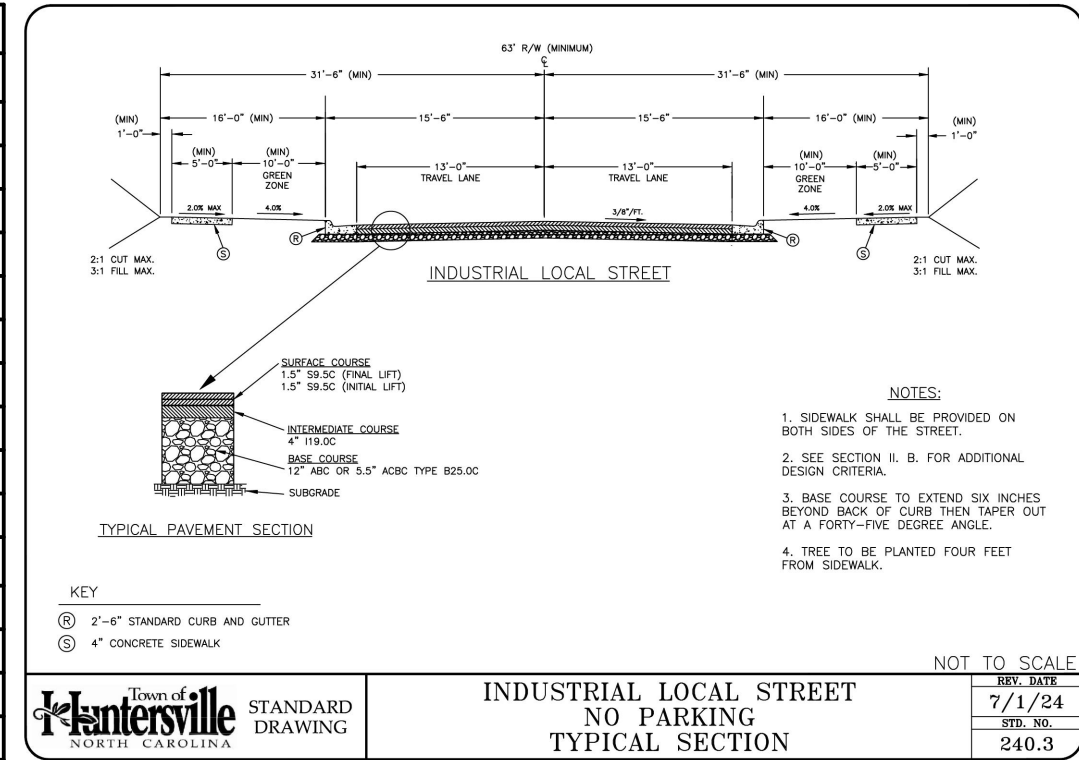
- A 30' UPLAND ZONE STREAM BUFFER
B 20' VEGETATED BUFFER, DISTURBANCE WITHIN THIS AREA MUST BE REVEGETATED.
C 10' BANK STABILIZATION BUFFER, ANY DISTURBANCE WITHIN THIS AREA SHALL REQUIRE STREAM BANK STABILIZATION USING BIOENGINEERING TECHNIQUES AS SPECIFIED IN THE DESIGN MANUAL.

NOTES:

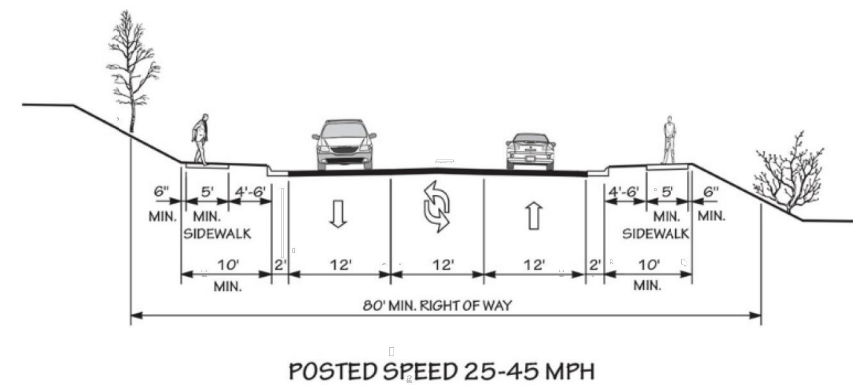
- MITIGATION WILL BE PROVIDED BY OPTION 8 FROM SECTION 8.25.11.B IN THE TOWN OF HUNTERSVILLE ZONING ORDINANCES.
- LANDSCAPE BUFFERS FOR LOT 3, 4, & 5 SHALL BE PER ORDINANCE UPON DEVELOPMENT.
- DEVELOPER TO LIMIT GRADING AND MAINTAIN EXISTING VEGETATION WHERE FEASIBLE WITHIN LANDSCAPE BUFFERS.

SITE LEGEND:

- WETLAND
- 30' PCCO BUFFER
- INTERMITTENT ORDINARY HIGH WATER MARK (OHWM)
- INTERMITTENT ORDINARY HIGH WATER MARK REMOVAL
- WETLAND REMOVAL ±10,400 SF / 0.24 AC
- 30' PCCO BUFFER IMPACT ±28,000 SF / 0.64 AC
- LANDSCAPE BUFFER
- EXISTING CANOPY TO COUNT TOWARDS BUFFER PLANTINGS



TYPICAL SECTION No. 3B
2 LANE WITH TWO WAY LEFT TURN LANE, CURB & GUTTER, AND SIDEWALKS

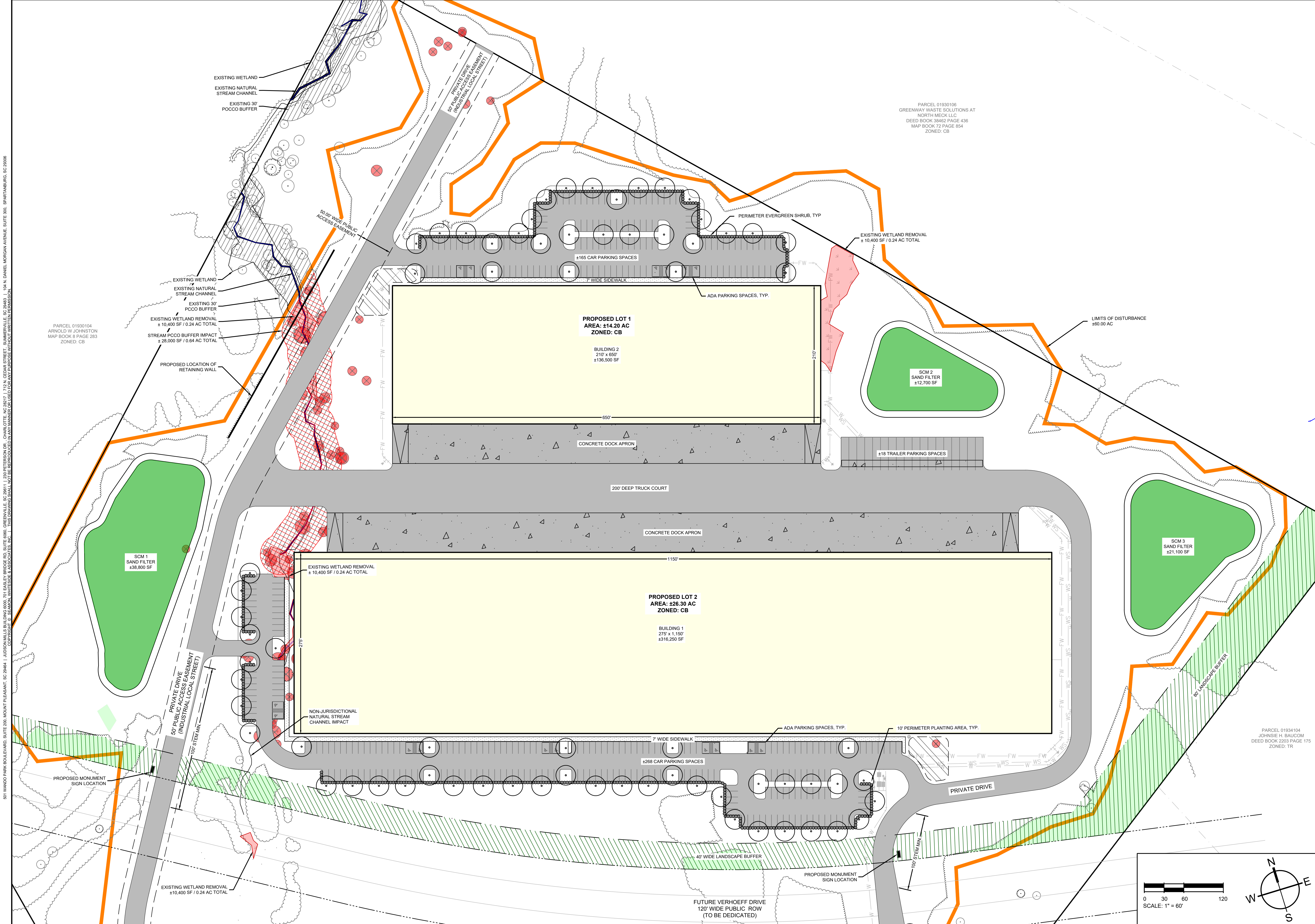


REVISION HISTORY

NO.	DESCRIPTION	DATE

OVERALL SITE PLAN

501 WINDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29564 | JUDSONVILLE BUILDING 600, 701 EASLEY BRIDGE RD, SUITE 200, GREENVILLE, SC 29611 | JON PETERSON JR., CHARLOTTE, NC 28207 | 101 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306



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NO. C-2466
CERTIFICATE OF AUTHORIZATION

NORTH CAROLINA
PROFESSIONAL
ENGINEER
048282
12/14/24
TOMMIE L. LITTLE

**COMMERCE STATION
INDUSTRIAL**
SKETCH PLAN / CONDITIONAL DISTRICT REZONING
REZONING #: R24-14
HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA

PARCEL 01930104
JOHNSIE H. BAUCOM
DEED BOOK 2203 PAGE 175
ZONED: TR

SW+ PROJECT: 10660
DATE: 12/20/2024
DRAWN BY: JCH/ASB
CHECKED BY: CAB

REVISION HISTORY

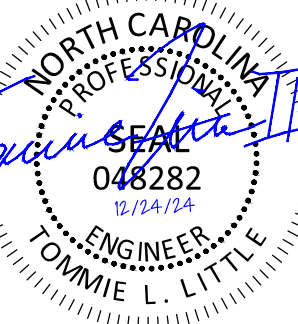
ENLARGED
SITE PLAN

C3.1

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING 6000, 701 EASLEY DRIVE, SUITE 6000, GREENVILLE, SC 29611 | 250 PETERSON DR., CHARLOTTE, NC 28207 | 1711 N. CEDAR STREET, SUMMERVILLE, SC 29585 | 1501 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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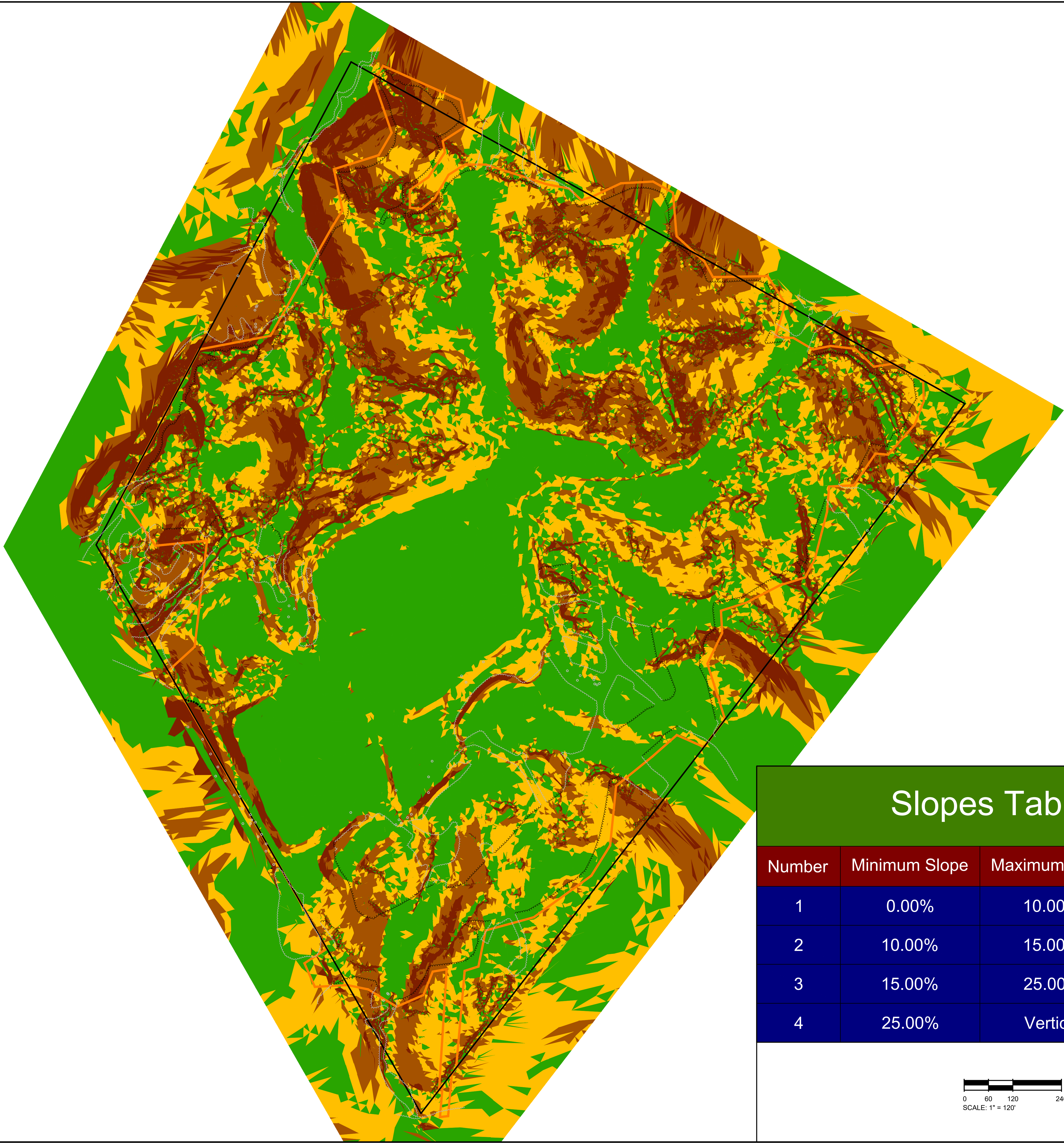
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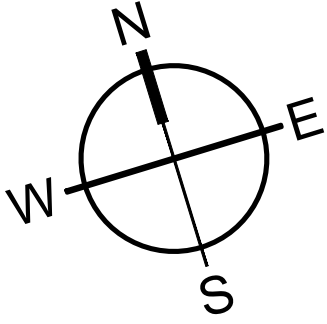
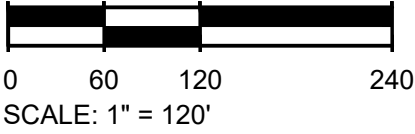
OVERALL
GRADING AND
DRAINAGE
PLAN

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSONVILLE BUILDING 600, 701 EAST F STREET, SUITE 600, GREENVILLE, SC 29611 | 201 PETERSON DR., CHARLOTTE, NC 28207 | 101 N. CEDAR STREET, SUMMERVILLE, SC 29583 | 100 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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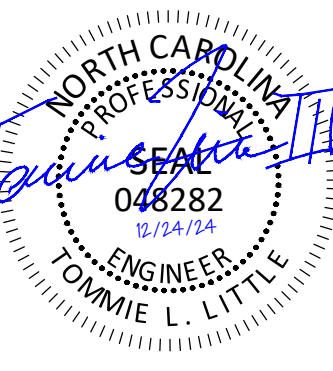
Slopes Table

Number	Minimum Slope	Maximum Slope	Color
1	0.00%	10.00%	
2	10.00%	15.00%	
3	15.00%	25.00%	
4	25.00%	Vertical	





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SKETCH PLAN / CONDITIONAL DISTRICT REZONING
REZONING #: R24-14

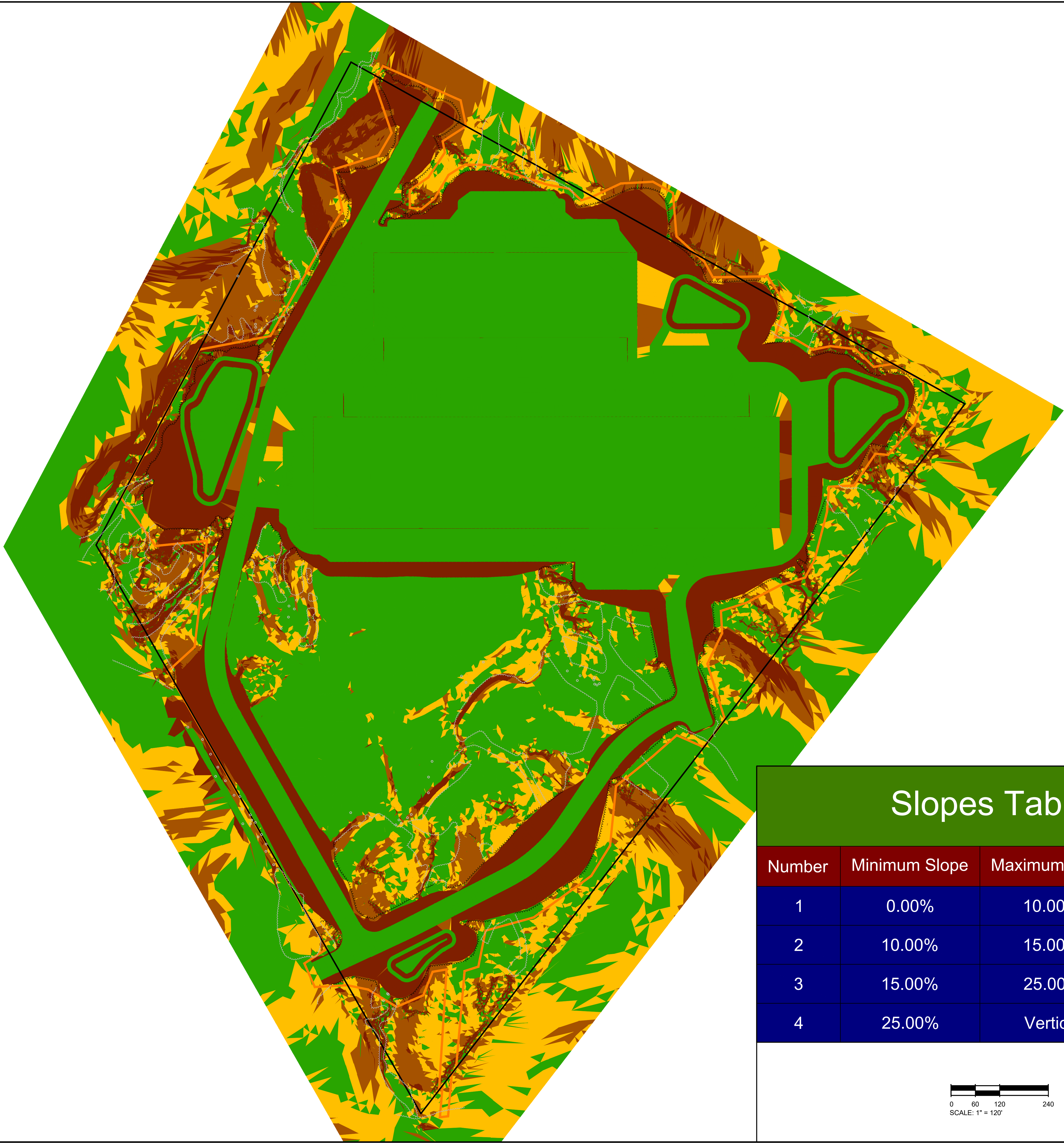
HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA

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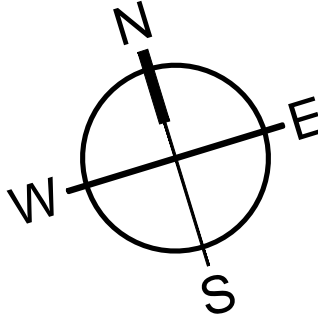
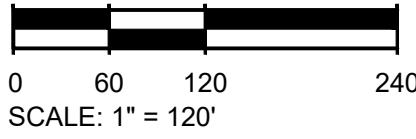
EXISTING
SLOPE
ANALYSIS

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSONVILLE BUILDING 600, 701 EASLEY DRIVE, SUITE 600, GREENVILLE, SC 29611 | 201 PETERSON DR., CHARLOTTE, NC 28207 | 111 N. CEDAR STREET, SUMMERVILLE, SC 29583 | 150 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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Slopes Table

Number	Minimum Slope	Maximum Slope	Color
1	0.00%	10.00%	
2	10.00%	15.00%	
3	15.00%	25.00%	
4	25.00%	Vertical	

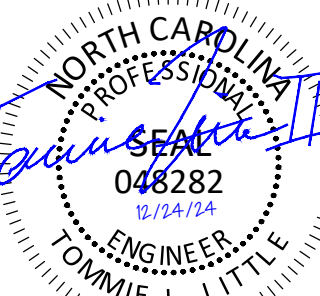




SEAMONWHITESIDE

MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.972.0710
SPARTANBURG, SC
864.272.1272
CHARLOTTE, NC
980.312.5450
RALEIGH, NC
980.312.5450
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COMMERCE STATION
INDUSTRIAL

SKETCH PLAN / CONDITIONAL DISTRICT REZONING
REZONING #: R24-14

HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA

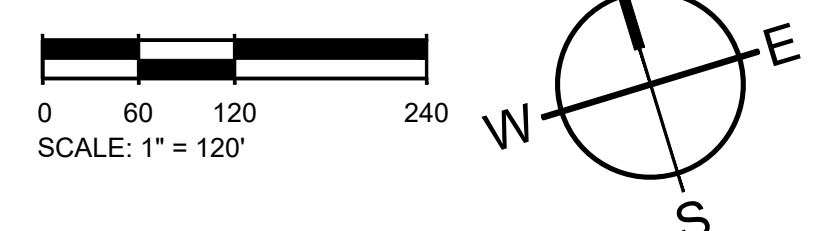
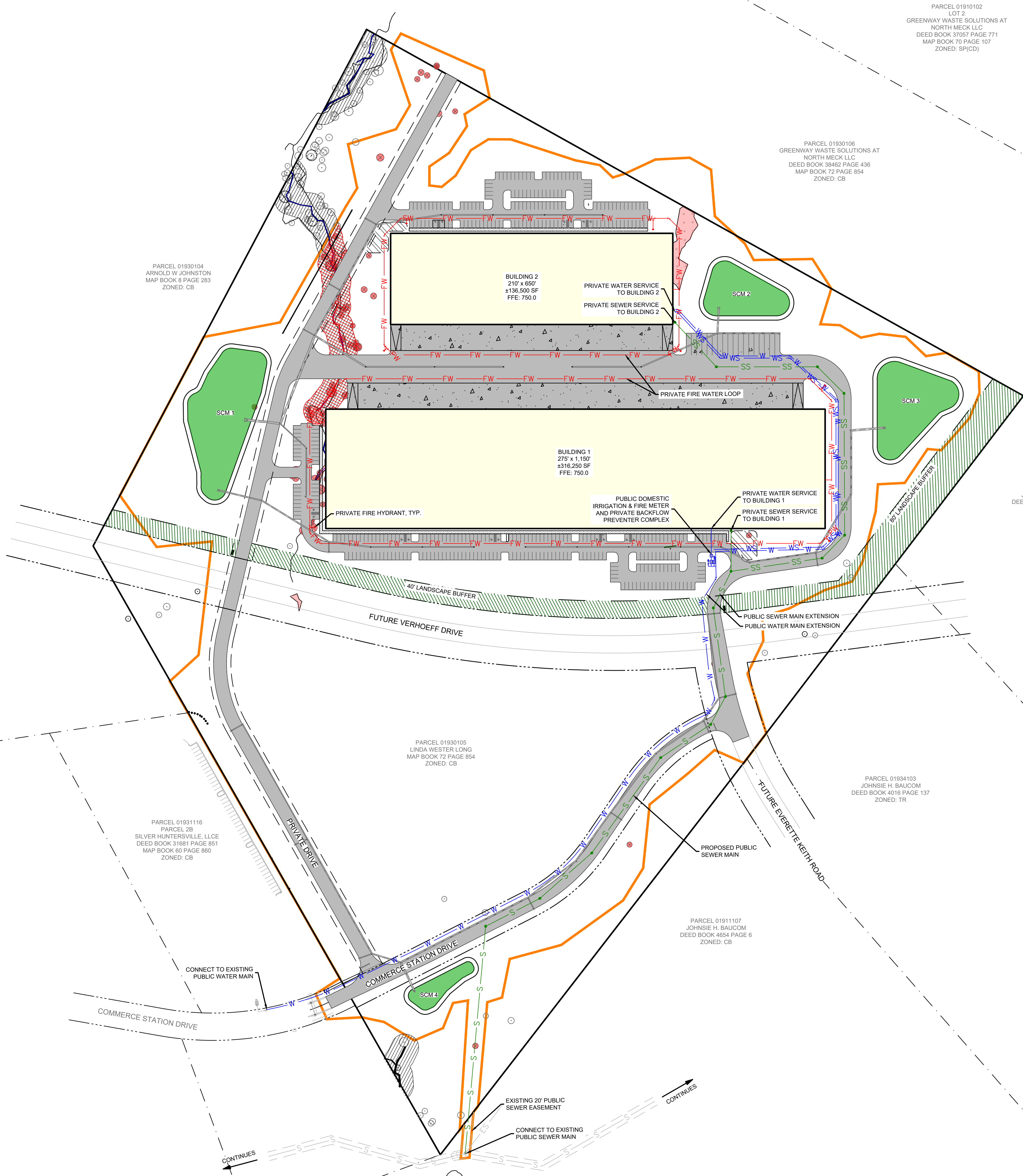
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DATE: 12/20/2024
DRAWN BY: JCH/ASB
CHECKED BY: CAB

REVISION HISTORY

PROPOSED
SLOPE
ANALYSIS

C4.2

501 WINDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29564 | JUDSONVILLE BUILDING 600, 701 EASLEY BRIDGE RD, SUITE 600, GREENVILLE, SC 29611 | JON PETERSON, P.E., CHARLOTTE, NC 28017 | 101 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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RALEIGH, NC 27601
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NORTH CAROLINA
SEAMON WHITESIDE & ASSOCIATES, INC.
NO. C-2466
CERTIFICATE OF AUTHORIZATION

NORTH CAROLINA
PROFESSIONAL ENGINEER
JOHNSIE H. BAUCOM
048282
12/14/24
ENGINEER
TOMMIE L. LITTLE

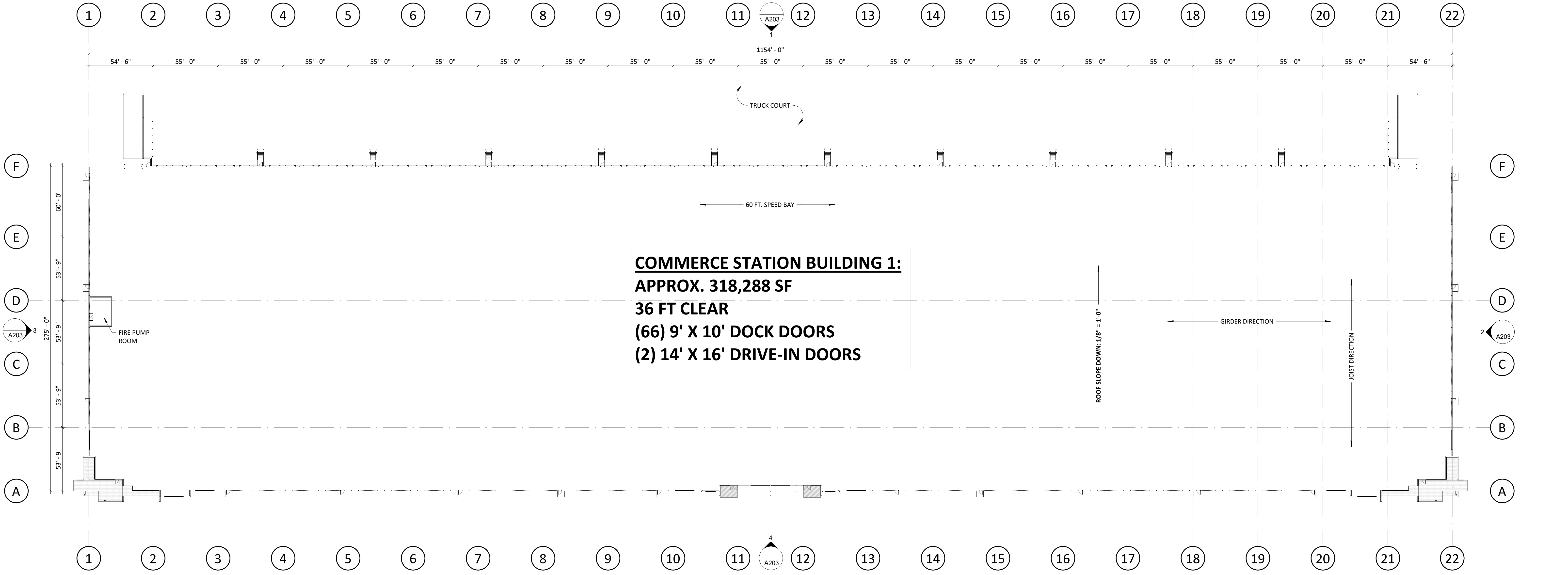
COMMERCE STATION INDUSTRIAL
SKETCH PLAN / CONDITIONAL DISTRICT REZONING
REZONING #: R24-14
HUNTERVILLE, MECKLENBURG COUNTY, NORTH CAROLINA

SW+ PROJECT: 10660
DATE: 12/20/2024
DRAWN BY: JCH/ASB
CHECKED BY: CAB

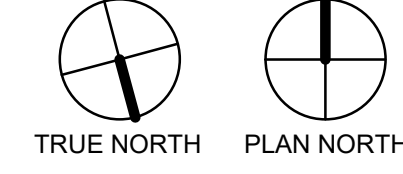
REVISION HISTORY	

UTILITY PLANS

C5.0



1 OVERALL FLOOR PLAN
1" = 40'-0"



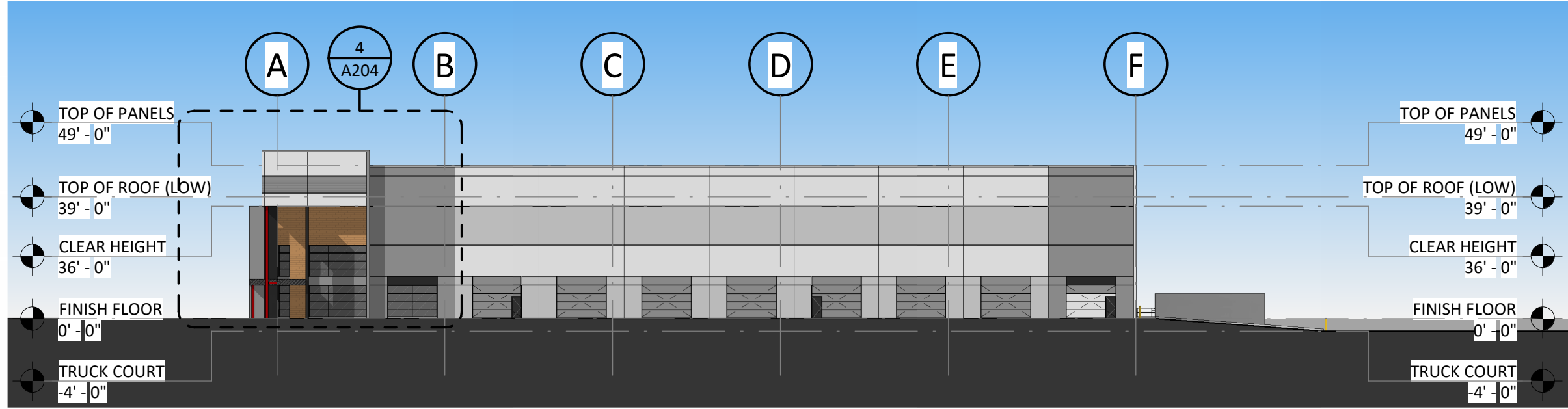
REVISIONS		
MARK	DATE	DESCRIPTION

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○ ISSUED FOR BIDDING
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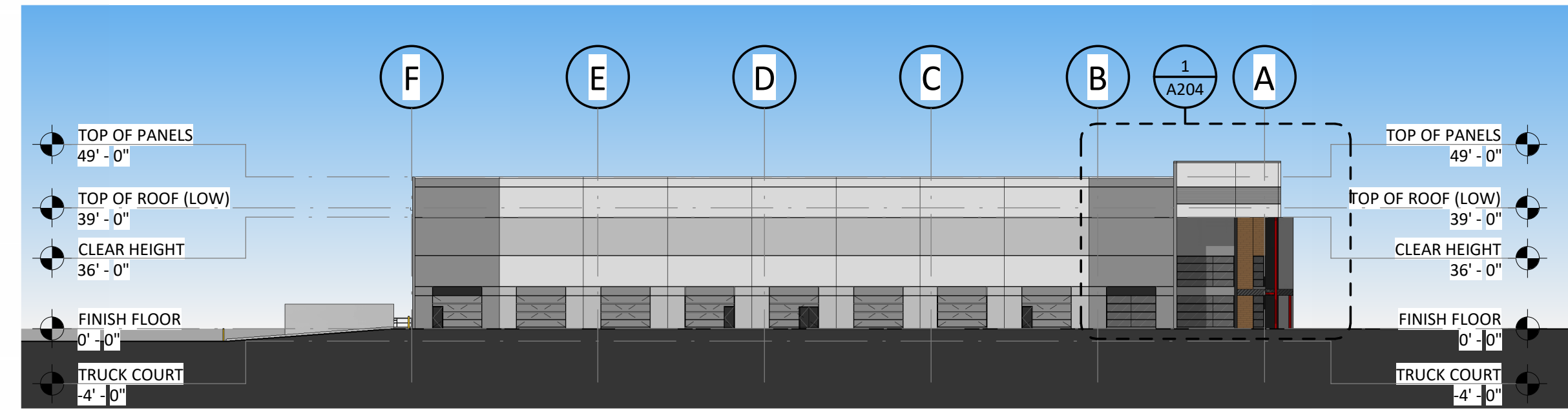
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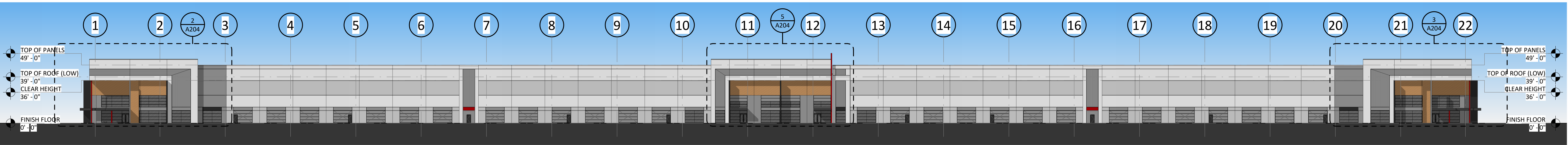
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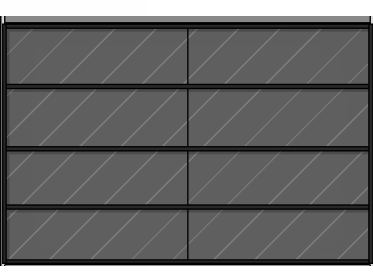
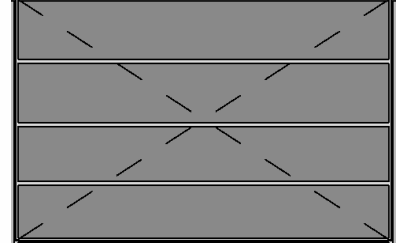
2 OVERALL ELEVATION - PLAN EAST
1" = 40'-0"



3 OVERALL ELEVATION - PLAN WEST
1" = 40'-0"



4 OVERALL ELEVATION - PLAN SOUTH
1" = 40'-0"

FINISHES LEGEND			
PAINT COLORS		MATERIAL SPECIFICATIONS	
A	BASEWALL - FINE TEXTURE PAINT SHERWIN WILLIAMS: TBD	 THERMALLY MODIFIED WOOD PLANKS OVERLAID ONTO CONCRETE TILT-UP WALL PANELS WHERE INDICATED AND AT ALL CANOPY AND BUILDING SOFFITS	 GRAY TINTED INSULATED GLASS WITH BLACK MULLIONS
B	ACCENT B - FINE TEXTURE PAINT SHERWIN WILLIAMS: TBD		
C	ACCENT C - FINE TEXTURE PAINT SHERWIN WILLIAMS: TBD	 KNOCK-OUT PANELS WITH ACCENT PAINT	
D	ACCENT D - FINE TEXTURE PAINT SHERWIN WILLIAMS: TBD		
E	ACCENT E - FINE TEXTURE PAINT SHERWIN WILLIAMS: TBD		

10/20/2024 4:52:05 PM

CONSULTANTS:

GENERAL CONTRACTOR:

CLIENT:

COMMERCE STATION INDUSTRIAL BUILDING 1

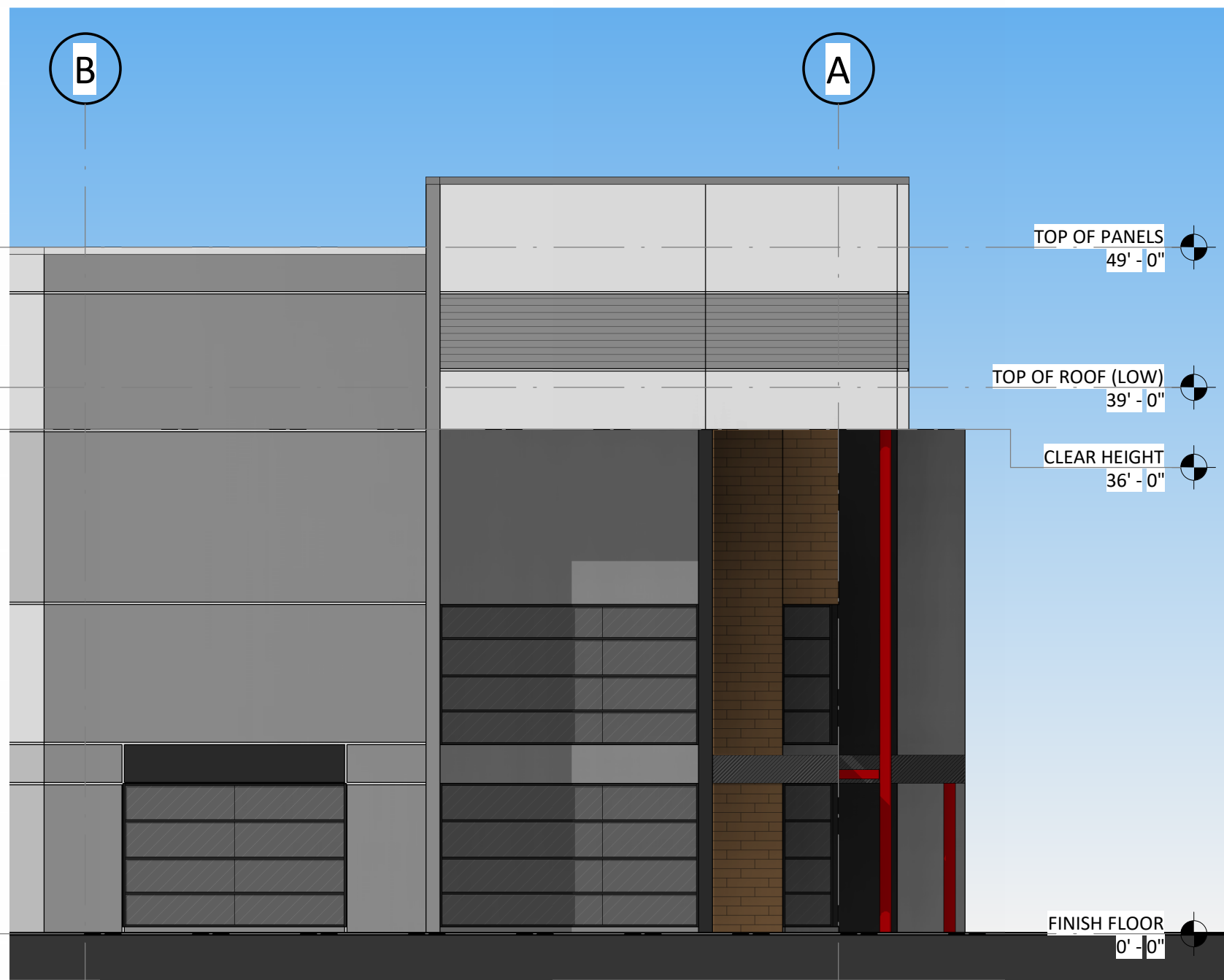
SKETCH PLAN/CONDITIONAL DISTRICT REZONING
HUNTERSVILLE, MECKLENBURG COUNTY, NC

SEALS:

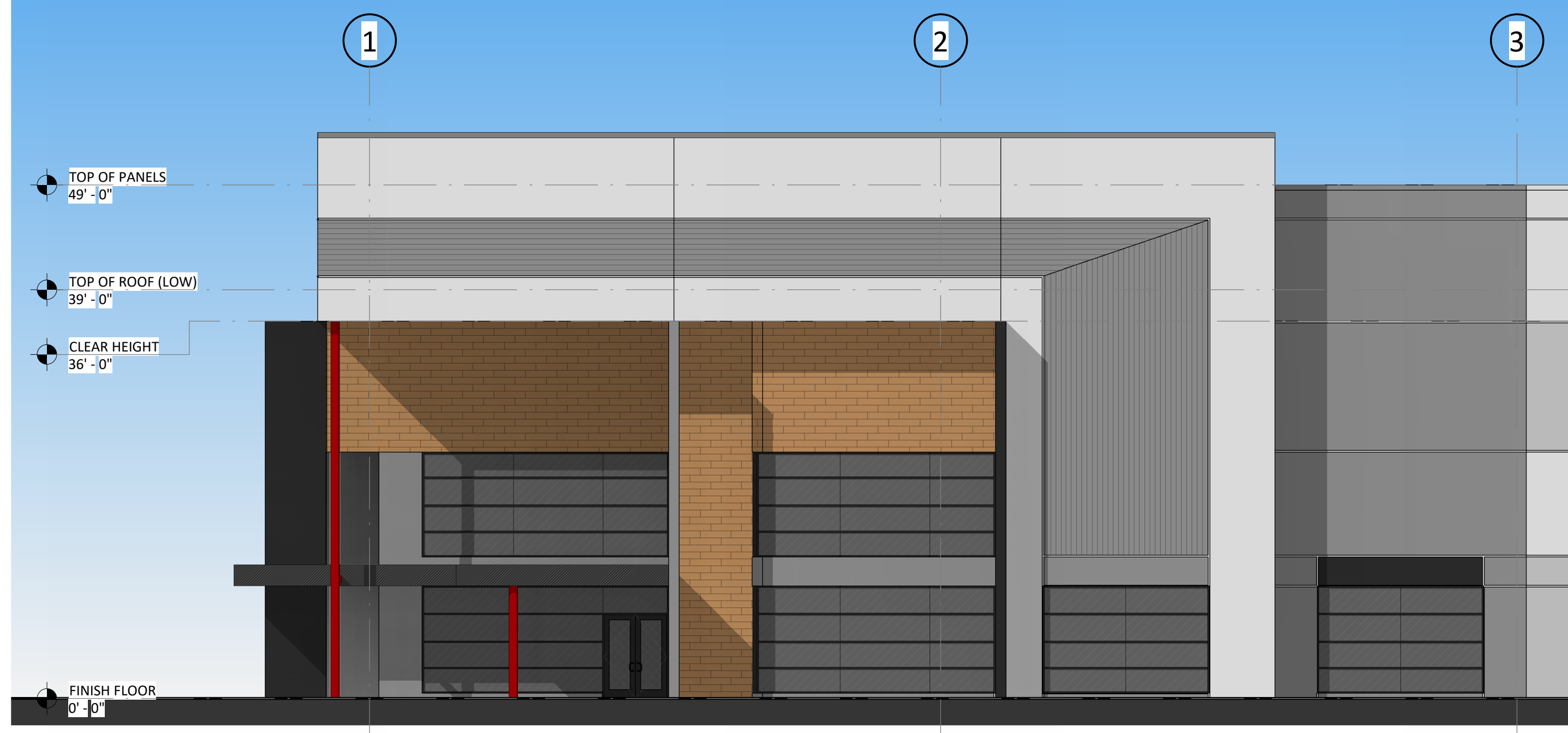
REVISIONS		
MARK	DATE	DESCRIPTION

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DRAWING STATUS:
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☐ ISSUED FOR BIDDING
☐ ISSUED FOR CONSTRUCTION

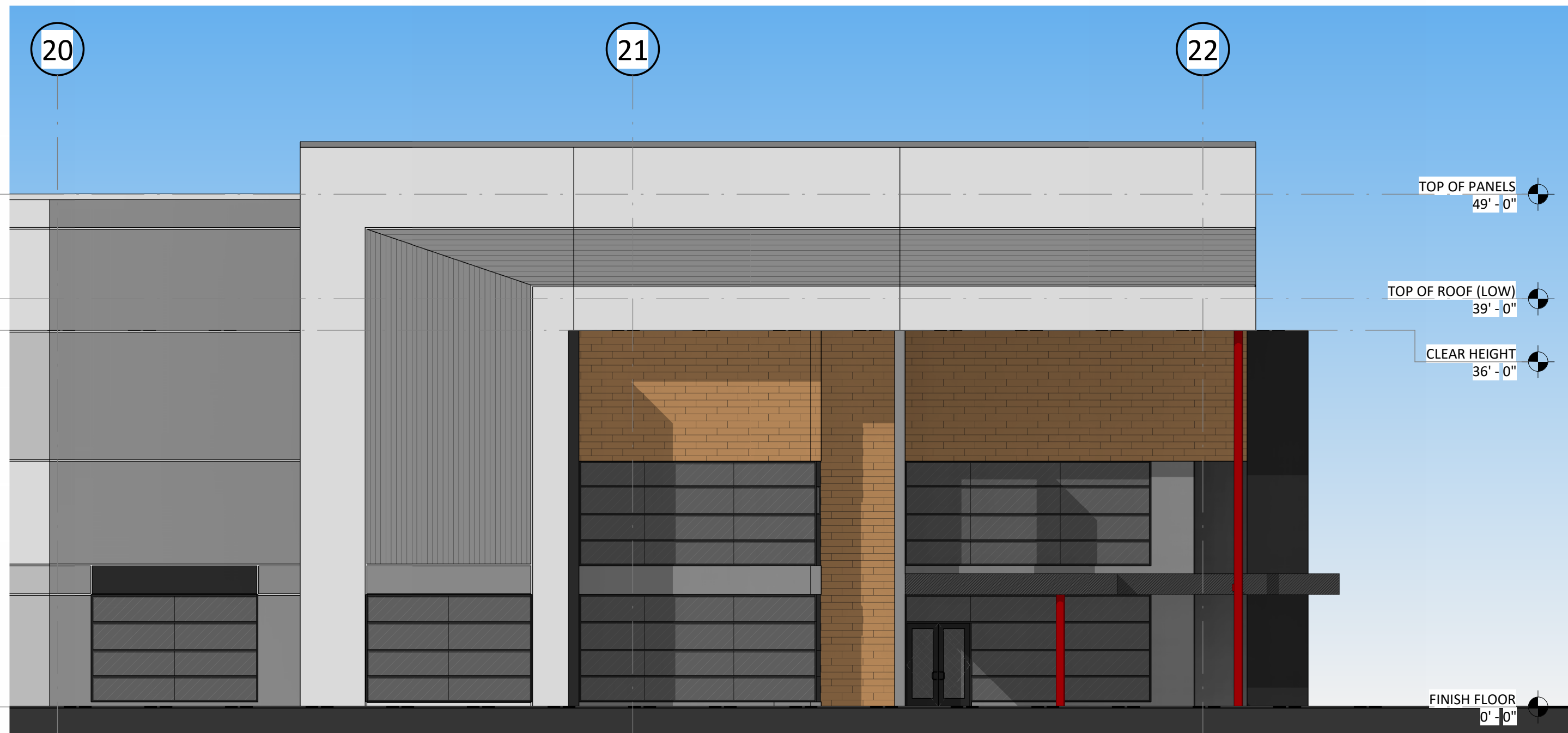
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COLORED ELEVATIONS
FOR WALL FINISHES
SHEET NUMBER:
A203
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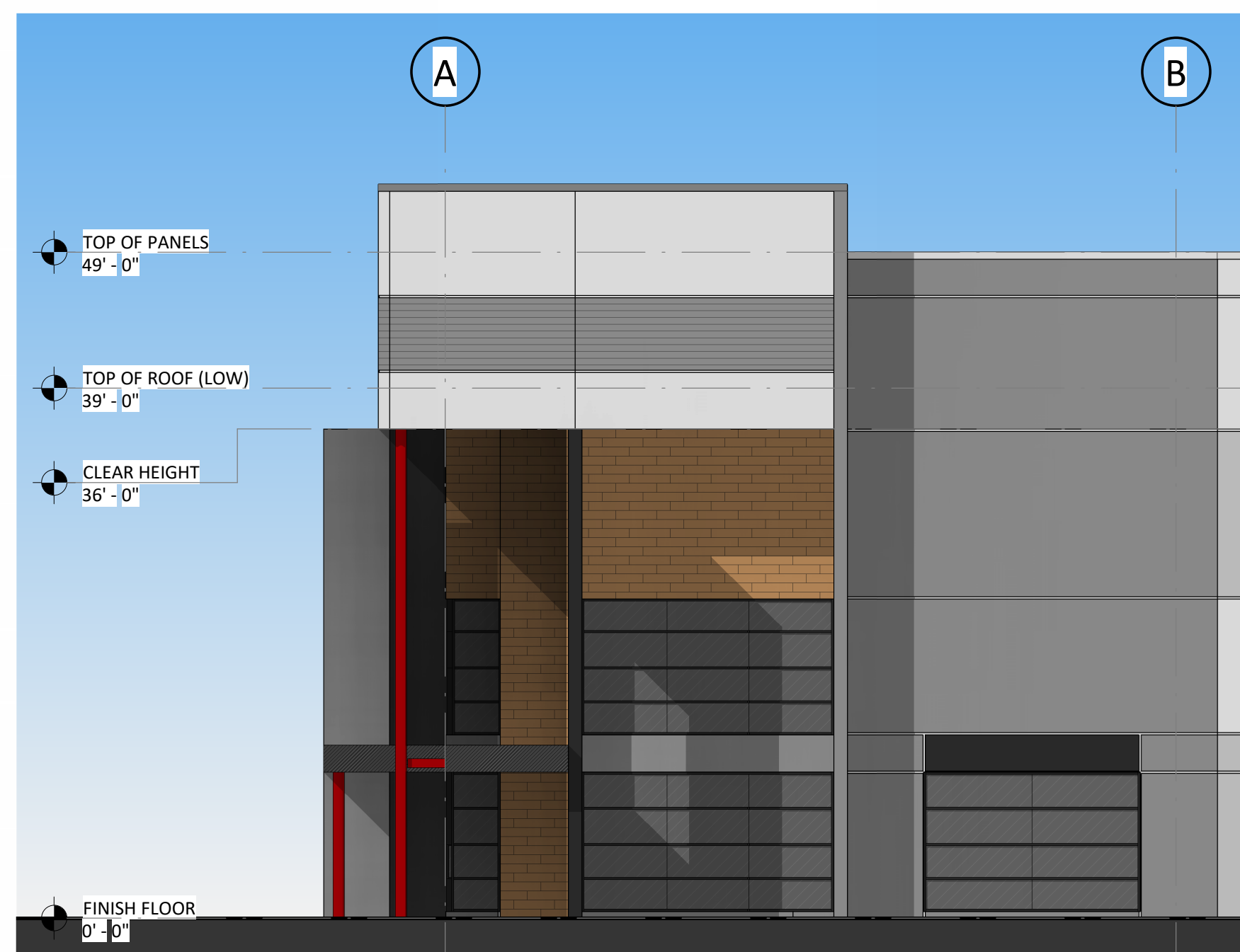
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1" = 10'-0"



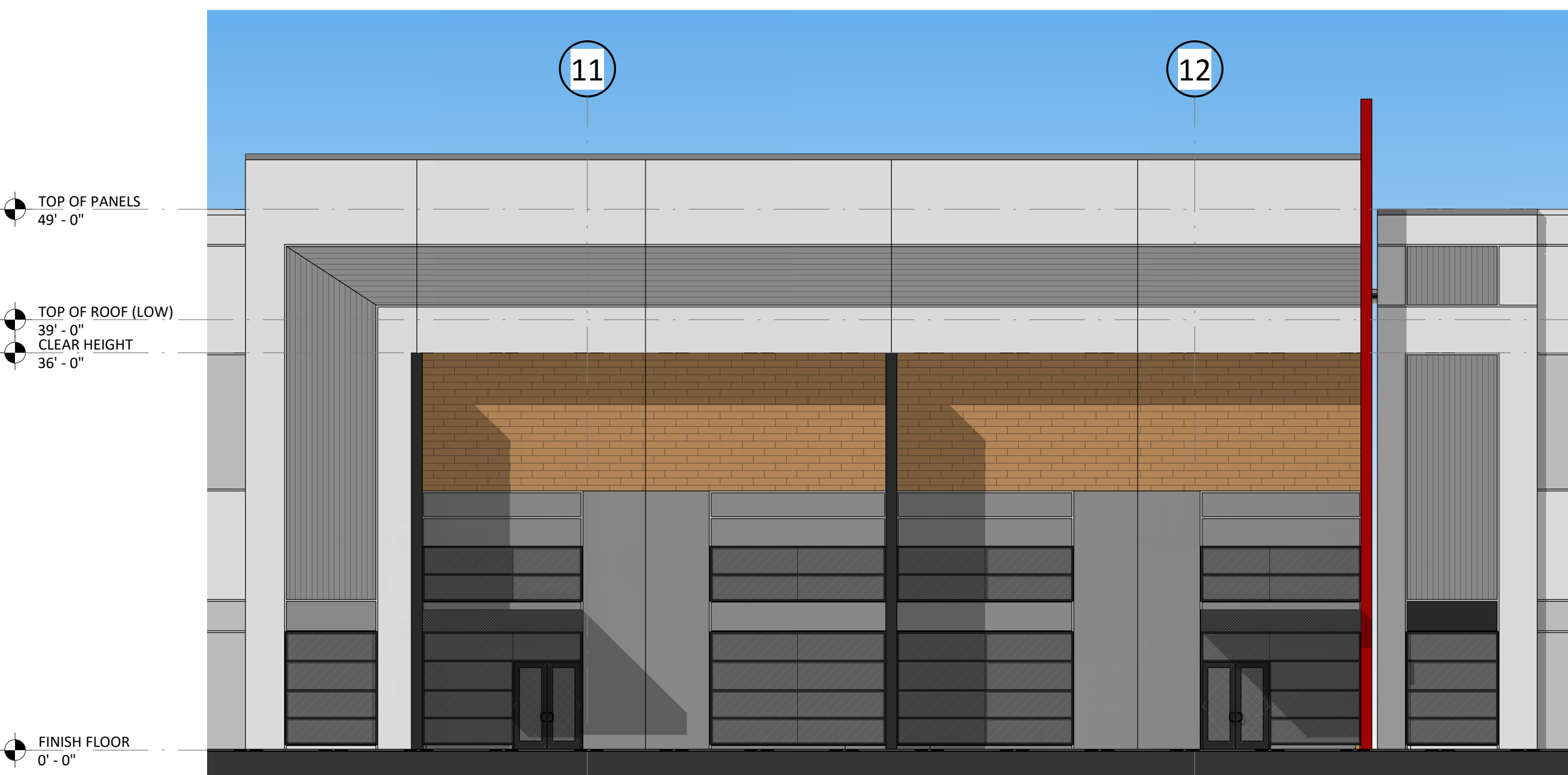
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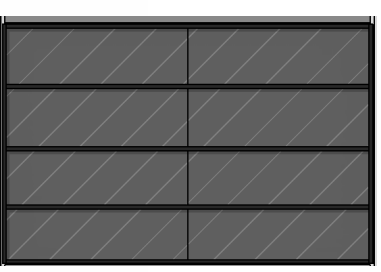
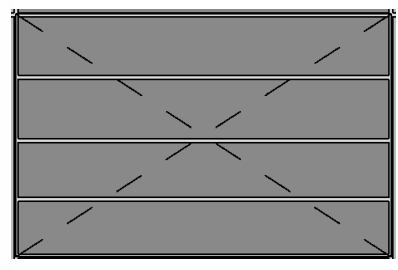
3 ENTRY ELEVATION - SE CORNER
1" = 10'-0"



4 ENTRY ELEVATION - SW CORNER
1" = 10'-0"



5 ENTRY ELEVATION - CENTER
1" = 10'-0"

FINISHES LEGEND		
PAINT COLORS		MATERIAL SPECIFICATIONS
A	BASEWALL - FINE TEXTURE PAINT SHERWIN WILLIAMS: TBD	 THERMALLY MODIFIED WOOD PLANKS OVERLAID ONTO CONCRETE TILT-UP WALL PANELS WHERE INDICATED AND AT ALL CANOPY AND BUILDING SOFFITS
B	ACCENT B - FINE TEXTURE PAINT SHERWIN WILLIAMS: TBD	
C	ACCENT C - FINE TEXTURE PAINT SHERWIN WILLIAMS: TBD	 GRAY TINTED INSULATED GLASS WITH BLACK MULLIONS
D	ACCENT D - FINE TEXTURE PAINT SHERWIN WILLIAMS: TBD	
E	ACCENT E - FINE TEXTURE PAINT SHERWIN WILLIAMS: TBD	
		 KNOCK-OUT PANELS WITH ACCENT PAINT

10/20/2024 4:00:00 PM

CONSULTANTS:

GENERAL CONTRACTOR:

CLIENT:

COMMERCE STATION INDUSTRIAL BUILDING 1

SKETCH PLAN/CONDITIONAL DISTRICT REZONING
HUNTERSVILLE, MECKLENBURG COUNTY, NC

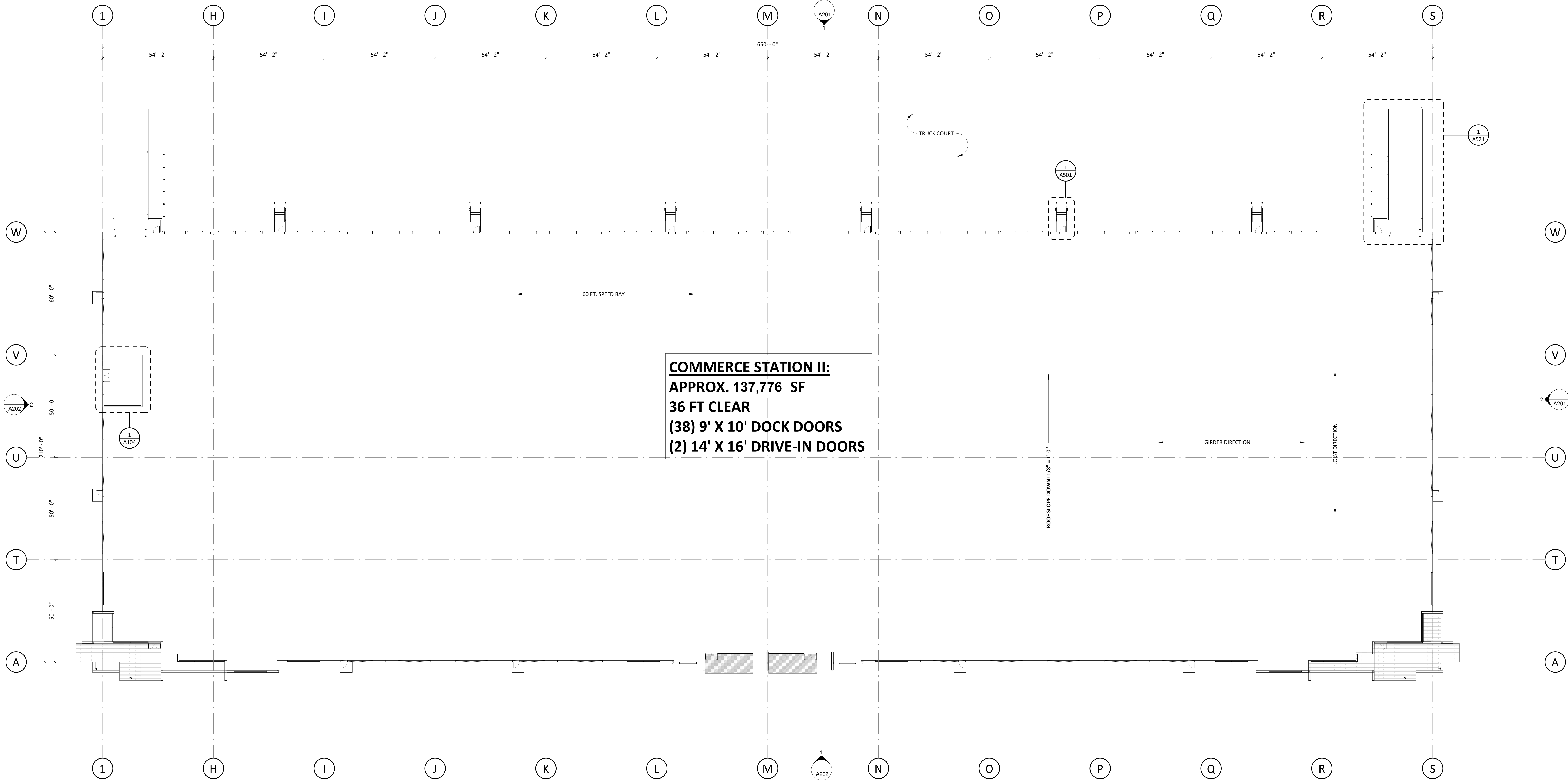
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REVISIONS		
MARK	DATE	DESCRIPTION

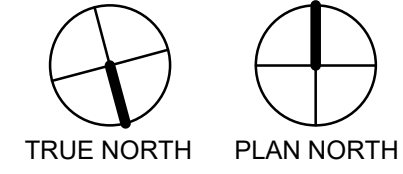
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☒ NOT FOR CONSTRUCTION
☐ ISSUED FOR BIDDING
☐ ISSUED FOR CONSTRUCTION

SHEET TITLE:
COLORED ELEVATIONS
FOR WALL FINISHES
SHEET NUMBER:
A204
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1 OVERALL FLOOR PLAN
1" = 20'-0"



(NOTE: BUILDING # 1 WILL UTILIZE THE SAME DESIGN, ONLY WITH THE DIMENSIONAL CONFIGURATION SHOWN ON THE SITE PLANS)

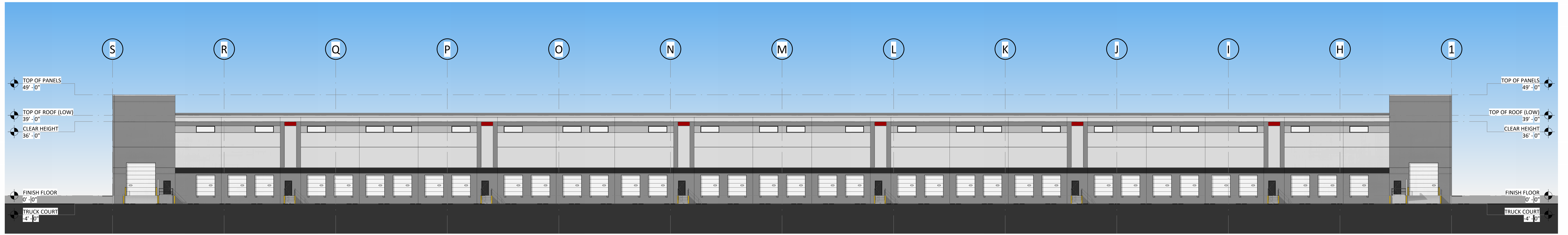
COMMERCE STATION-BUILDING #2

INDUSTRIAL
SKETCH PLAN/CONDITIONAL DISTRICT REZONING
HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA

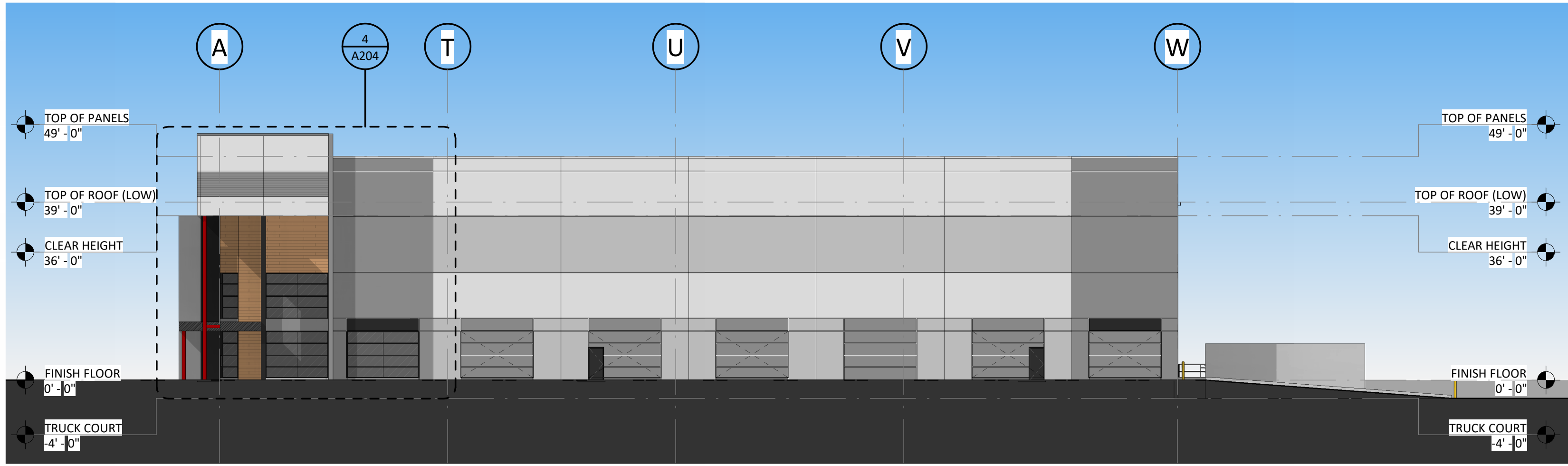
REVISIONS	
MARK	DESCRIPTION

NOTE:
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PROJECT NUMBER: C24018
PERMIT TRACKING: X
DRAWING STATUS:
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○ ISSUED FOR BIDDING
○ ISSUED FOR CONSTRUCTION

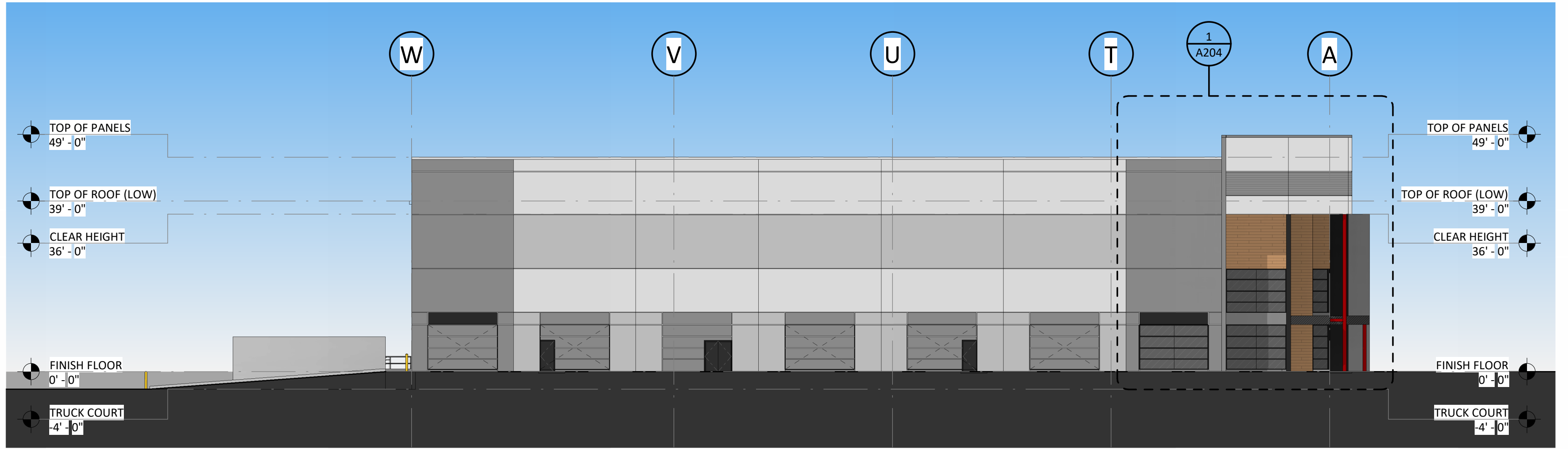
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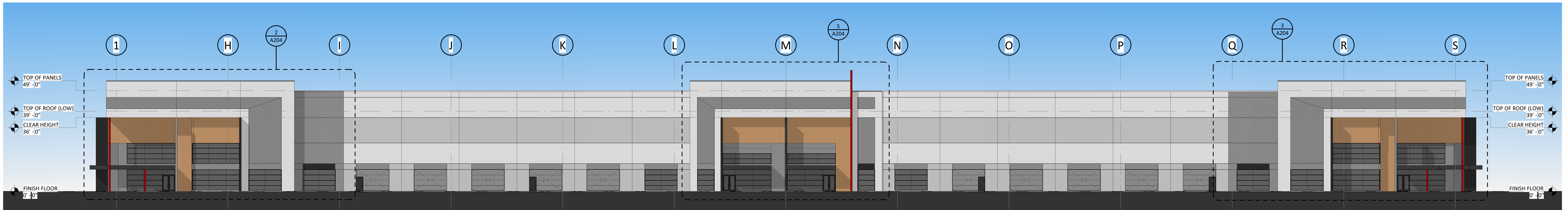
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1" = 20'-0"



2 OVERALL ELEVATION - PLAN EAST
1" = 20'-0"

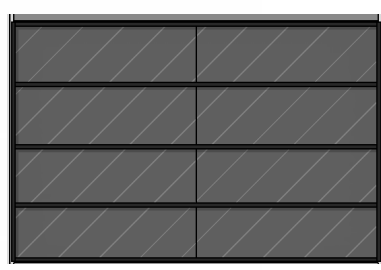
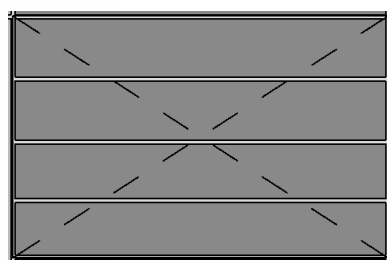


3 OVERALL ELEVATION - PLAN WEST
1" = 20'-0"



4 OVERALL ELEVATION - PLAN SOUTH
1" = 20'-0"

(NOTE: BUILDING # 1 WILL UTILIZE THE SAME DESIGN, ONLY WITH THE
DIMENSIONAL CONFIGURATION SHOWN ON THE SITE PLANS)

FINISHES LEGEND		(NOTE: ALL EXTERIOR WALLS WILL BE CONSTRUCTED WITH LOAD-BEARING, CONCRETE TILT UP PANELS WITH AREAS OF CAST-IN FORM LINER FOR TEXTURE, TEXTURED PAINT COATINGS AND ACCENT COLORS)	
PAINT COLORS		MATERIAL SPECIFICATIONS	
A	BASEWALL - FINE TEXTURE PAINT SHERWIN WILLIAMS: TBD	 THERMALLY MODIFIED WOOD PLANKS OVERLAID ONTO CONCRETE TILT-UP WALL PANELS WHERE INDICATED AND AT ALL CANOPY AND BUILDING SOFFITS	 GRAY TINTED INSULATED GLASS WITH BLACK MULLIONS
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D	ACCENT D - FINE TEXTURE PAINT SHERWIN WILLIAMS: TBD		
E	ACCENT E - FINE TEXTURE PAINT SHERWIN WILLIAMS: TBD		

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COMMERCE STATION-BUILDING #2

INDUSTRIAL

SKETCH PLAN/CONDITIONAL DISTRICT REZONING
HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA

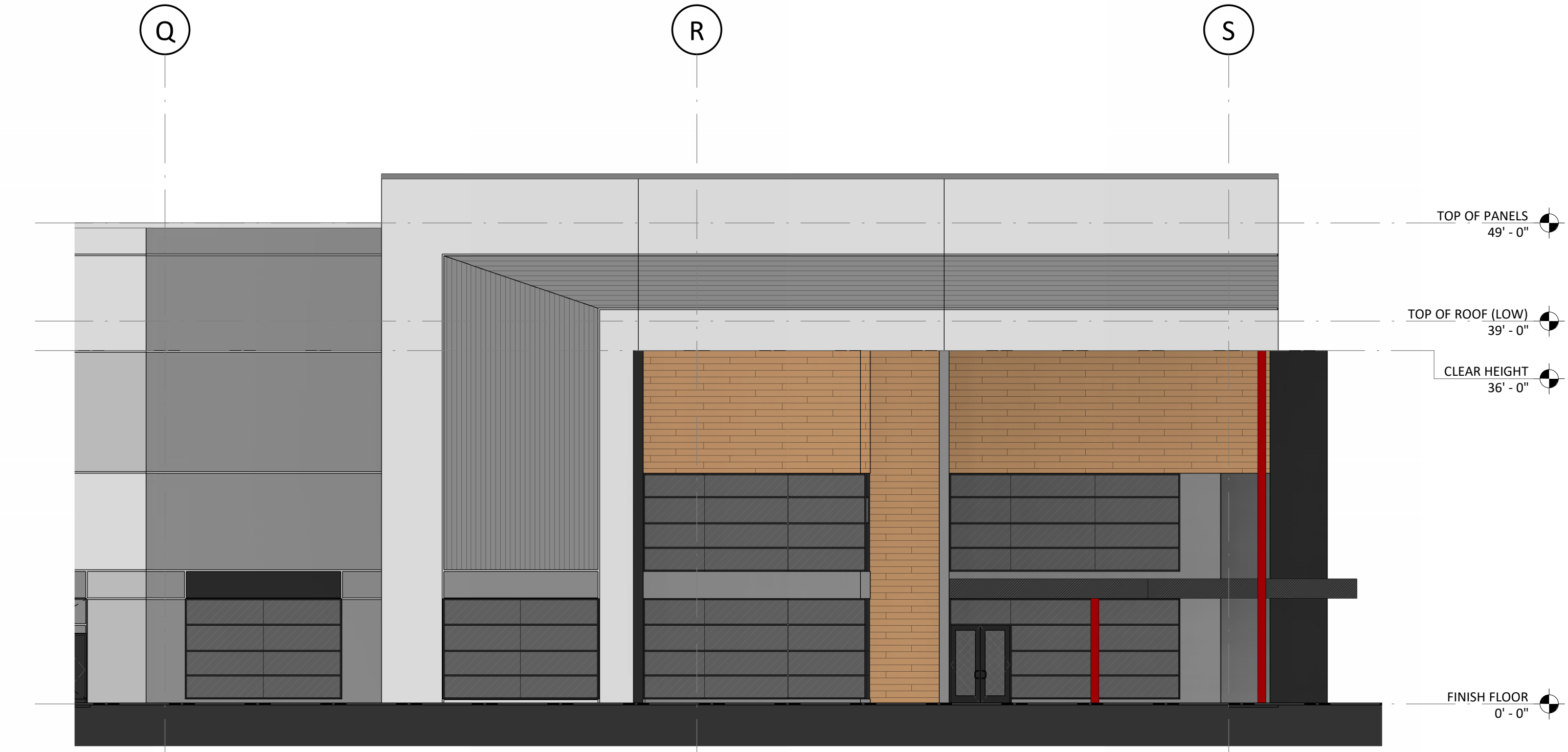
REVISIONS	
MARK	DATE

NOTE: MINIMUM 36 FT. CLEAR HEIGHT UNDER STRUCTURE, TYPICAL.	
PROJECT NUMBER: C24018	PERMIT TRACKING: X
DRAWING STATUS: ☒ NOT FOR CONSTRUCTION ☐ ISSUED FOR BIDDING ☐ ISSUED FOR CONSTRUCTION	

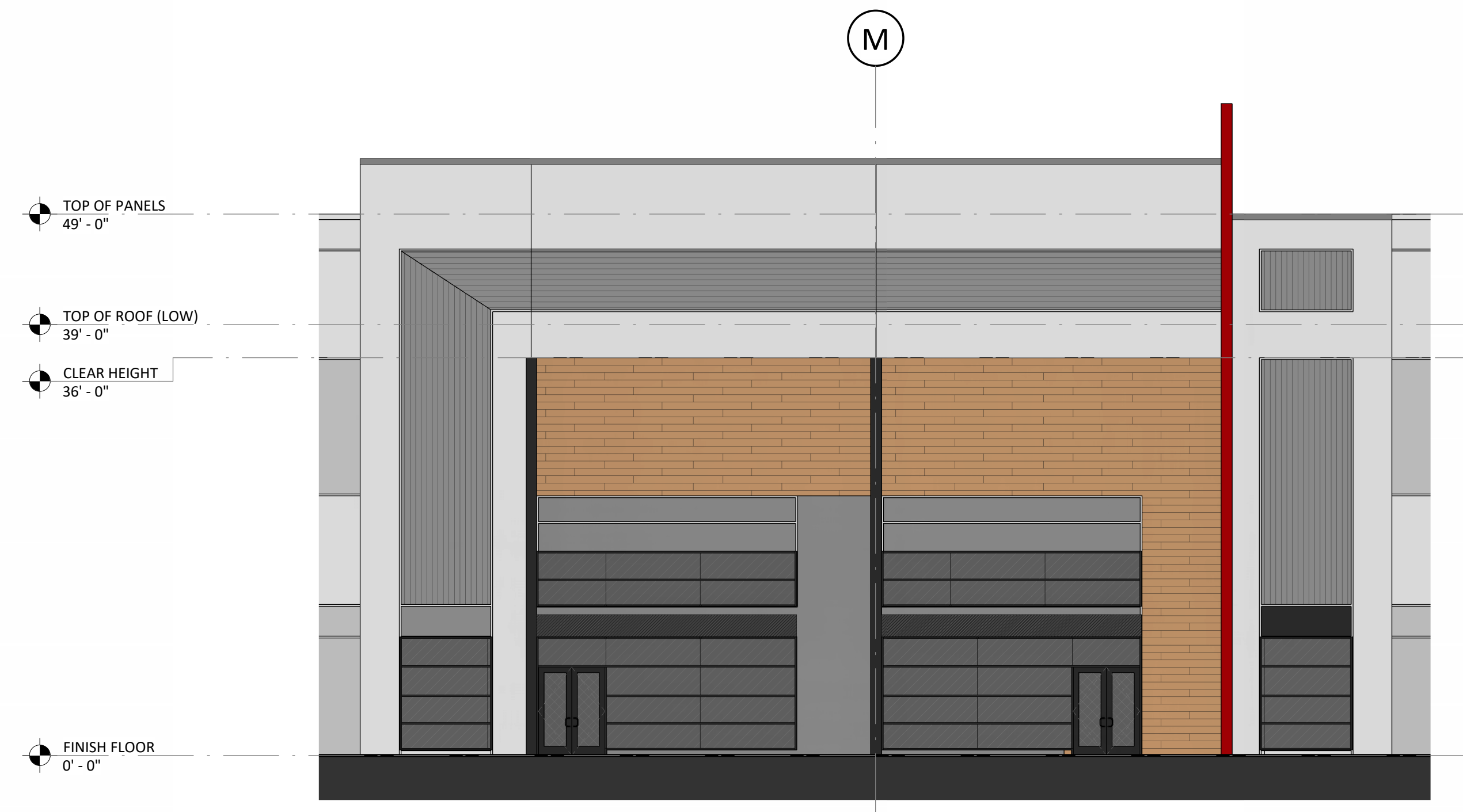
SHEET TITLE: COLORED ELEVATIONS FOR WALL FINISHES	
SHEET NUMBER: B203	©2024 MERRIMAN SCHMITT ARCHITECTS, INC.



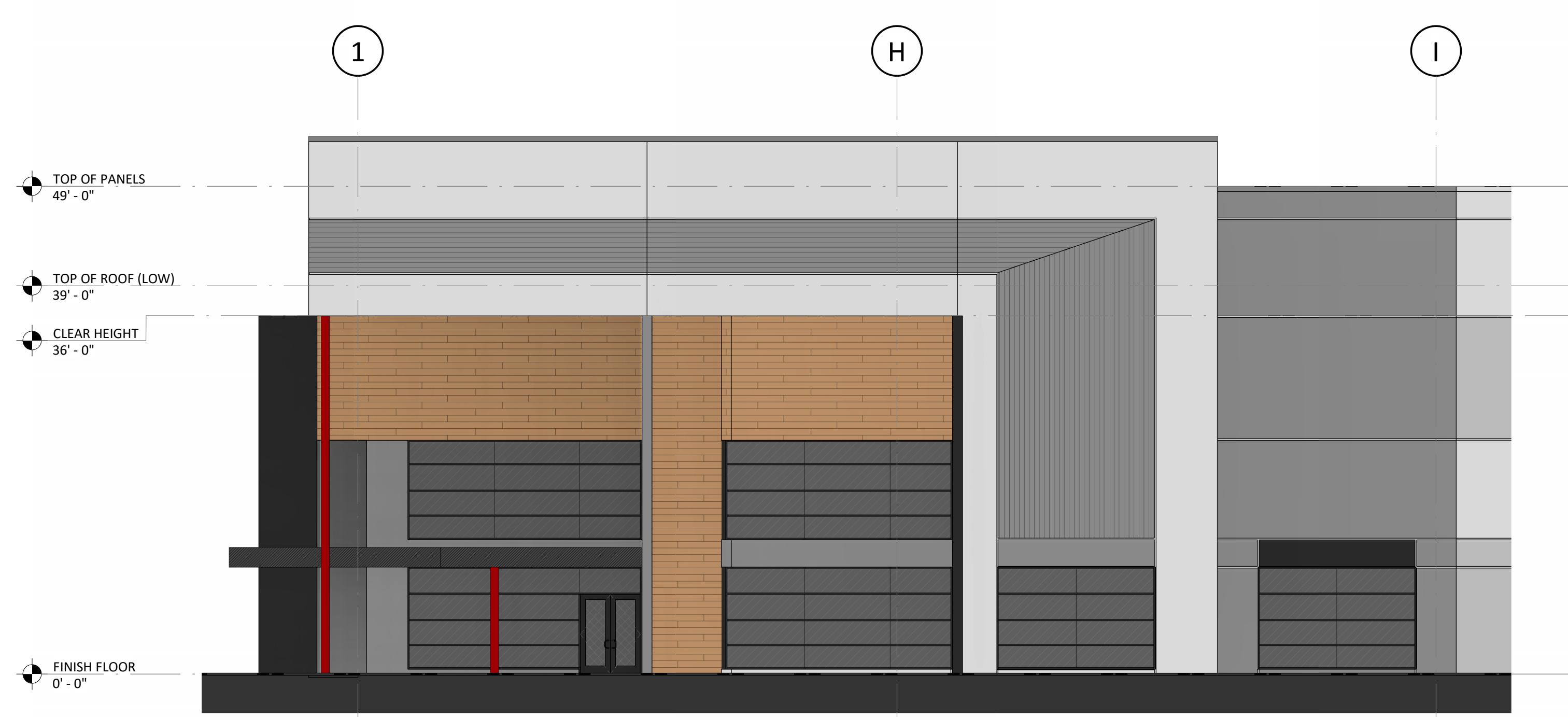
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1" = 10'-0"



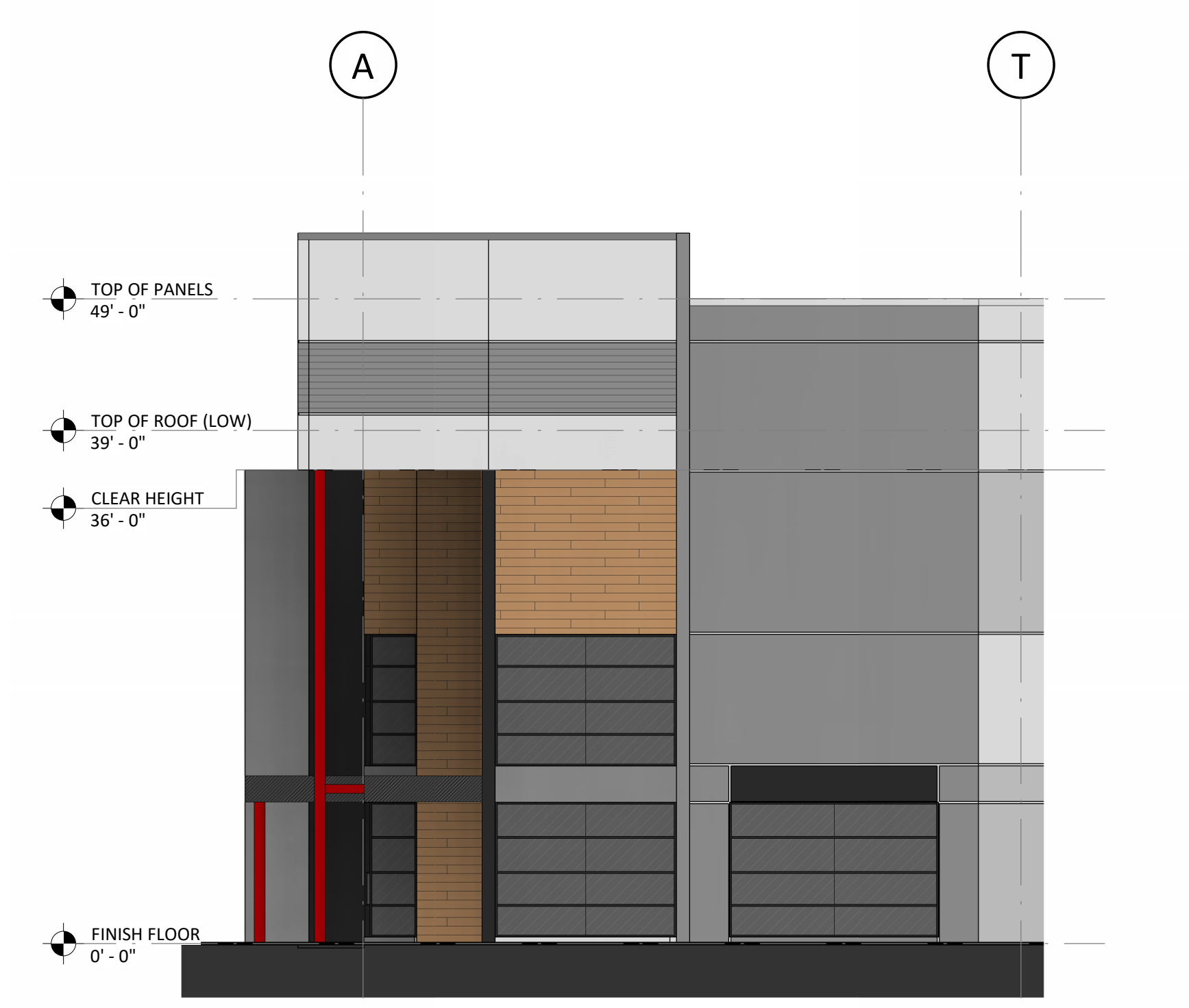
3 ENTRY ELEVATION - SE CORNER
1" = 10'-0"



5 ENTRY ELEVATION - CENTER
1" = 10'-0"

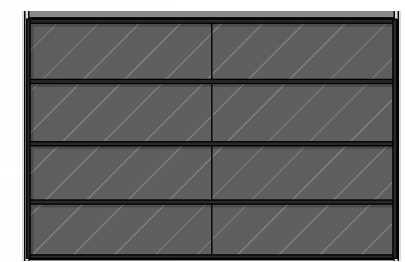
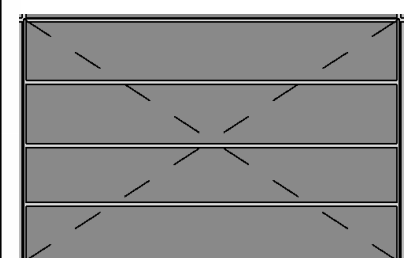


2 ENTRY ELEVATION - SW CORNER
1" = 10'-0"



4 ENTRY ELEVATION - SE CORNER
1" = 10'-0"

(NOTE: BUILDING # 1 WILL UTILIZE THE SAME DESIGN, ONLY WITH THE DIMENSIONAL CONFIGURATION SHOWN ON THE SITE PLANS)

FINISHES LEGEND			
PAINT COLORS		MATERIAL SPECIFICATIONS	
A	BASEWALL - FINE TEXTURE PAINT SHERWIN WILLIAMS: TBD	 THERMALLY MODIFIED WOOD PLANKS OVERLAID ONTO CONCRETE TILT-UP WALL PANELS WHERE INDICATED AND AT ALL CANOPY AND BUILDING SOFFITS	 GRAY TINTED INSULATED GLASS WITH BLACK MULLIONS
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D	ACCENT D - FINE TEXTURE PAINT SHERWIN WILLIAMS: TBD		
E	ACCENT E - FINE TEXTURE PAINT SHERWIN WILLIAMS: TBD		

NOT TO SCALE 1/8" = 1'-0"

architects
msa
merriman
schmitt
architects - planning
interior design
605 LEXINGTON AVENUE
SUITE 180
CHARLOTTE, NC 28203
704.377.1177
704.377.3880 (fax)

CONSULTANTS:

GENERAL CONTRACTOR:

CLIENT:

COMMERCE STATION-BUILDING #2

INDUSTRIAL
SKETCH PLAN/CONDITIONAL DISTRICT REZONING
HUNTERVILLE, MECKLENBURG COUNTY, NORTH CAROLINA

SEALS:

REVISIONS		
MARK	DATE	DESCRIPTION

NOTE:
MINIMUM 36 FT. CLEAR HEIGHT UNDER
STRUCTURE, TYPICAL.
PROJECT NUMBER: C24018
PERMIT TRACKING: X
DRAWING STATUS:
NOT FOR CONSTRUCTION
ISSUED FOR BIDDING
ISSUED FOR CONSTRUCTION

SHEET TITLE:
ENLARGED COLOR
ELEVATIONS FOR WALL
FINISHES
SHEET NUMBER:
B204
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2 CORNER ENTRY



3 CORNER ENTRY



1 CENTER ENTRY

(NOTE: BUILDING # 1 WILL UTILIZE THE SAME DESIGN, ONLY WITH THE DIMENSIONAL CONFIGURATION SHOWN ON THE SITE PLANS)

10/12/2024 3:12:37 PM

COMMERCE STATION-BUILDING #2

INDUSTRIAL

SKETCH PLAN/CONDITIONAL DISTRICT REZONING
HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA

REVISIONS		DATE	DESCRIPTION
MARK			

NOTE: MINIMUM 36 FT. CLEAR HEIGHT UNDER STRUCTURE, TYPICAL.	
PROJECT NUMBER: C24018	PERMIT TRACKING: X
DRAWING STATUS:	
☒ NOT FOR CONSTRUCTION	
☐ ISSUED FOR BIDDING	
☐ ISSUED FOR CONSTRUCTION	

SHEET TITLE: 3D COLOR PERSPECTIVES	
SHEET NUMBER: B205	
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Town Engineering Rezoning Comment Summary
R24-14 Commerce Station Industrial (CSP-500044)
12705 Commerce Station Drive - PID 01930105
Huntersville, NC 28078

General Project Information

This proposed rezoning is located at a parcel at the end of existing Commerce Station Drive (local road) and consists of a 4-parcel subdivision including two warehouses, associated parking, public roadway, and private roadway. The development parcel contains portions of thoroughfare alignments Verhoeff Drive and Everette Keith Road, per the CRTPO Comprehensive Transportation Plan.

Engineering Staff Comments

Traffic Impact Analysis (TIA):

- 1) The development is above the trip threshold and a TIA is required. The TIA has been submitted to the Town and is currently in review.
- 2) Attached is a figure from the TIA report indicating the improvements recommended.

Transportation and Stormwater:

- 1) The applicant is requesting to modify a post-construction stream buffer, subject to Town Board approval, per Zoning Ordinance 8.25.10 (this is an intermittent stream buffer draining less than 50 acres). They have proposed to implement mitigation technique #8 (ZO 8.25.11.b) "Mitigation Credits." This would require purchase of mitigation credits at a 1:1 basis, at the currently established rate, from the Charlotte-Mecklenburg Stream Buffer Mitigation Fund.
- 2) The applicant is proposing a dedication of right-of-way for Verhoeff Drive as well as a dedication of right-of-way and construction of approximately 200' for Everette Keith Road within the development parcel boundary. The proposed intersection of Everette Keith Road and Commerce Station Drive is closer than standard (approx. 200' provided vs 350' minimum). This intersection may need to be relocated farther south by the Town or NCDOT at a later date, upon the construction of Verhoeff Drive and Everette Keith Road.
- 3) Proposed street tree locations are subject to change with preliminary plans to comply with Town and NCDOT planting guidelines.
- 4) A 100-foot driveway stem is required at both proposed driveways, measured from the back of the Verhoeff Drive right-of-way.



- 5) A typical section adhering to Town standards is to be provided for Everette Keith Road.



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: Crescent Acquisitions, LLC

Project Name: Commerce Station Drive Industrial

Project Address: extension of Commerce Station Drive

Project Description (including square footage for each proposed land use):
450,183 sq. ft. of general light industrial

Applicant

Printed Name Anthony Parker Phone 980-321-6000

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

Signature Anthony Parker

Title Director of Development Email aparker@crescentcommunities.com

Contact Information

Town of Huntersville Engineering Department
(704) 766 - 2220

For Town Staff Use Only

Project File # _____

Date Submitted 6/7/24

Daily Trips Anticipated 1,899

Peak Hour Trips Anticipated AM 284 PM 374

TIA Required (Yes/No) Yes

Date of Determination: 6/11/24

Comments: Determination based on 450,190 square feet of Manufacturing space (LU 140).

Commerce Station Industrial (R24-14)

Community Meeting Report

Date: December 11, 2024

Time: 6:00pm – 7:00pm

Location: CPCC Merancas Campus Auditorium, 11920/11930 Verhoeff Drive, Huntersville 28078

Roster of Persons in Attendance: **See attached sign-in sheets**

Agenda:

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

Applicant and the attendees discussed the following comments and questions:

General Discussion

- The applicant presented the PowerPoint presentation attached to this Community Meeting Report.
- General discussion/comments about the landlocked nature of some of the surrounding property.
- General discussion about the owners of the surrounding property, specifically the Town property adjacent to the utility station and to the north of the Southwire site.
- General discussion about what is permitted by-right on this property and in Corporate Business (CB) overall. The proposed use is currently allowed in this location.
- General discussion that explains that the lot below the Future Verhoeff Drive will be retained by the current landowner and the roads will be constructed on this property to the landowner's benefit.

Questions

***Answers in bold**

- Are the blue ponds shown on the map for stormwater? **Yes, the blue spots on the site plan are stormwater control measures.**
- Can you explain the details/status of the Everette Keith Road Realignment? **There is an unfunded transportation plan to connect Everette Keith Road to the east side of this property at around the point where Verhoeff Drive crosses the property. The plan has no scheduled construction date and would require coordination with multiple landowners.**
- Can you explain the details/status of the Verhoeff Drive Extension? **The Verhoeff Drive extension crosses at about the midpoint of the property. The future road alignment is shown on the site plan as a red shaded area bordering the buffer of the larger building.**
- Who will be responsible for building the Verhoeff Drive Extension and Everette Keith? **These are unfunded and unscheduled Town of Huntersville projects; the Town will provide**

more information on their website regarding these projects when new information arises.

- Is the dark green shaded area around the edge of the property the buffer area? **Yes, these are 80' and 40' landscaped buffers**
- What is the max building height of both buildings? **The maximum building height is 45', the building with less square footage will be shorter than the larger building.**
- Where is the truck unloading and loading zone? **The truck court/loading zone is located at the rear of each of the buildings on the interior of the site. Parking is located at the exterior of the buildings.**
- Is the site balanced? **Yes, the site is balanced.**
- What is the timeline for approval and construction? **The Public Hearing and Planning Board meeting are both currently scheduled for February and the final Town Board vote is scheduled for mid-March. The Applicant would like to begin construction after approvals and permitting (potentially end of 2025).**
- What is the applicant providing to the Town in exchange for the requested modification? **The applicant is building the private drive on the westerly portion of the site to connect to the Greenway landfill site and divert truck traffic off Holbrooks Rd.**

COMMUNITY MEETING
SIGN IN SHEET

December 11, 2024, 6:00pm to 7:00pm

R24-14 Commerce Station Industrial Rezoning

Location: CPCC Merancas Campus Auditorium

11920/11930 Verhoeff Road, Huntersville, NC 28078

ATTENDEE NAME
John Brown
GREG BAACON
MARIL LONG
MIKE TINSLEY
Bill Catta

COMMERCE STATION
INDUSTRIAL
CONDITIONAL
REZONING

Company Introduction

GTIS PARTNERS



The applicant and future developer for the project is a partnership between Charlotte-based Crescent Communities and New York-based GTIS Partners (which has a Charlotte office) who collectively have developed over 100 single family and multifamily communities and over 30MM square feet of commercial space.

Highlights

- Sustainable development practices
- Positive community impact
- Top tier architectural quality
- Entry level or affordable housing components
- Crescent recognized by NAIOP as Charlotte's Developer of the Year in 2024

Project Examples

Airport Logistics Center – Phoenix, AZ

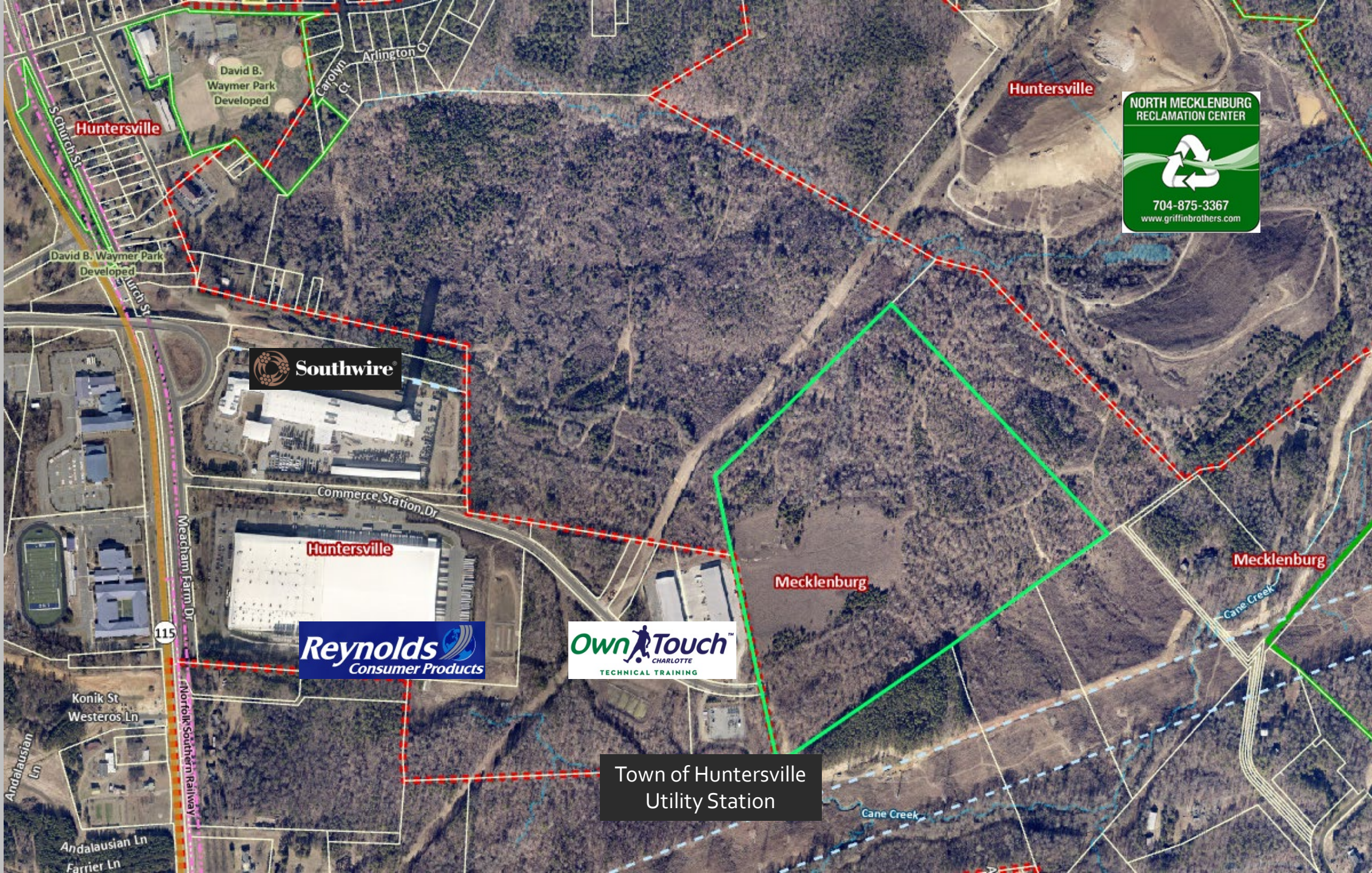


Westside Logistics Center – Gastonia, NC



Forsyth 400 – Atlanta, GA





Huntersville

David B. Waymer Park Developed

Southwire

Huntersville

Reynolds
Consumer Products

Own A Touch
CHARLOTTE
TECHNICAL TRAINING

Town of Huntersville
Utility Station

Huntersville

NORTH MECKLENBURG
RECLAMATION CENTER



704-875-3367
www.griffinbrothers.com

Mecklenburg

Mecklenburg

Cane Creek

Cane Creek

115

Mecklenburg Farm Dr

Norfolk Southern Railway

Konik St
Westeros Ln

Andalusian Ln

Andalusian Ln
Farrier Ln

Commerce Station Dr

Carolyn Ct

Arlington Ct

Current Zoning - Permitted Uses

Zoning Ordinance 3.2.9 Corporate Business (CB)

(a) Permitted Uses.

Uses Permitted by Right.

- office
- distributive businesses
- inns
- laboratories and research facilities
- manufacturing and assembly, excluding heavy manufacturing
- government buildings
- warehouses, except mini-warehouse storage
- wholesale sales
- vocational and technical schools

Uses Permitted With Conditions.

- automotive country club, (9.57)
- day care center, (9.11)
- commercial communication tower, (9.9)
- essential services 1 and 2, (9.14)
- hotels and motels, (9.45)
- schools, (9.35)
- parks, (9.29)
- temporary mobile food sales, (9.37)
- transit-oriented parking lots as a principal use, (9.49)
- transit shelters, (9.39)

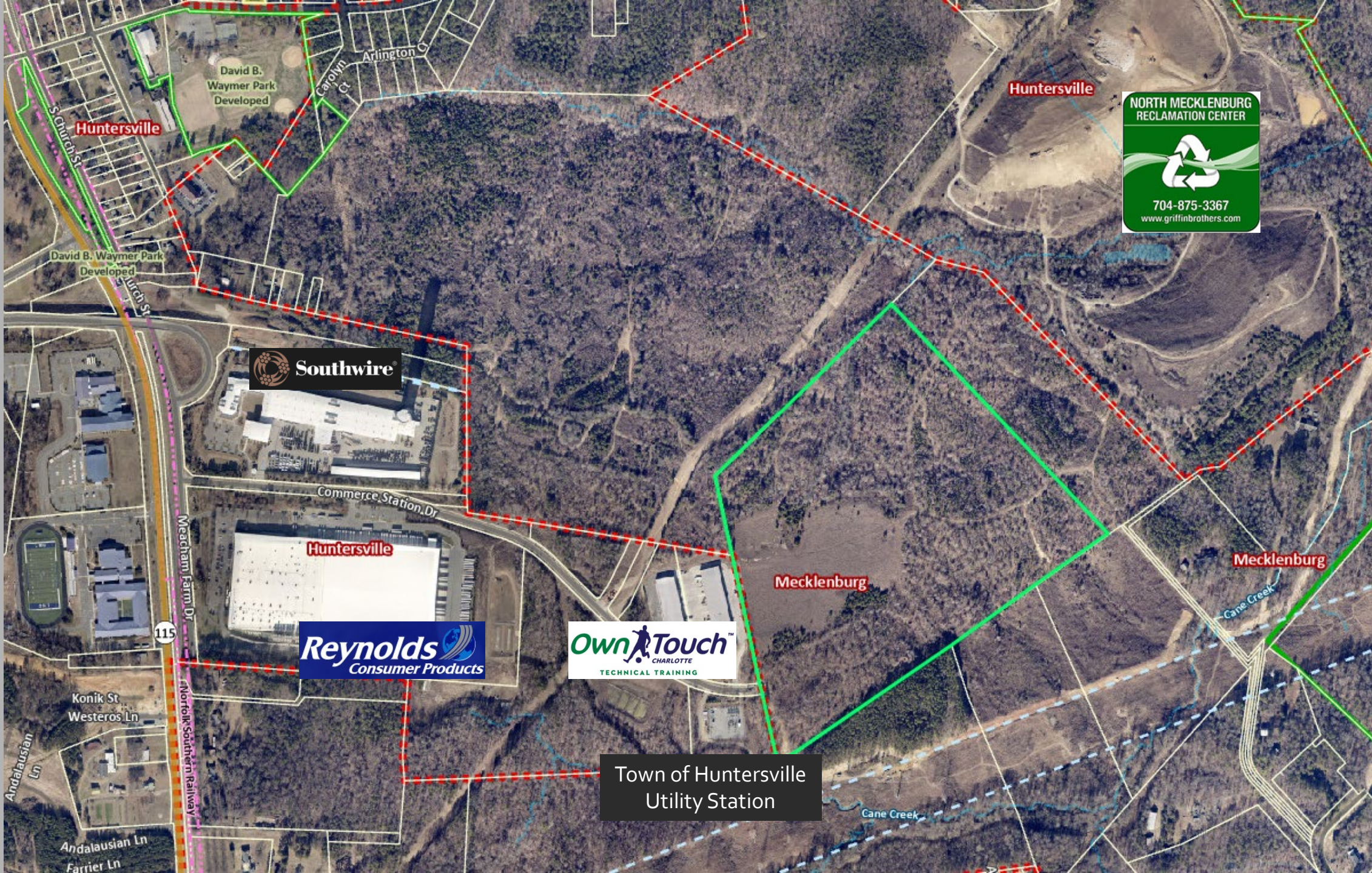
The possible by right uses for the Commerce Station Industrial project are already allowed in the current Corporate Business (CB) Zoning of the Property

Why are We Here?

Stormwater mitigation process options

Town Variance	✓ Town Conditional Rezoning	✓ U.S. Army Corps of Engineers
• Decision by the Board of Adjustment • No conditional zoning site plan • No additional public meetings	• Community Meeting • Public Hearing • Planning Board Meeting • Final Town Board Meeting	• Permit

- Project will obtain federal permit approval from the Army Corps of Engineers
- The Conditional Rezoning process is an alternative to the variance process and includes a community meeting and three additional public meetings



Huntersville

David B.
Waymer Park
Developed

Southwire

Huntersville

Reynolds
Consumer Products

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Touch
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Mecklenburg

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115

Meacham Farm Dr

Norfolk Southern Railway

Commerce Station Dr

Arlington Ct

Carolyn Ct

Konik St
Westeros Ln

Andalusian Ln

Andalusian Ln
Farrier Ln

Landfill access once connected to the Greenway property will add an alternate route that avoids Holbrooks Rd.



Project Information

- 64.53 acres
- 453,850 SF
- Warehouse, Distributive Business
- Current Zoning: Corporate Business
- Proposed: Corporate Business – Conditional District



HUNTERSVILLE 2040 COMMUNITY PLAN

Employment centers contain a mix of uses including office, industrial, and institutional.

POLICY RECOMMENDATIONS

LU-1

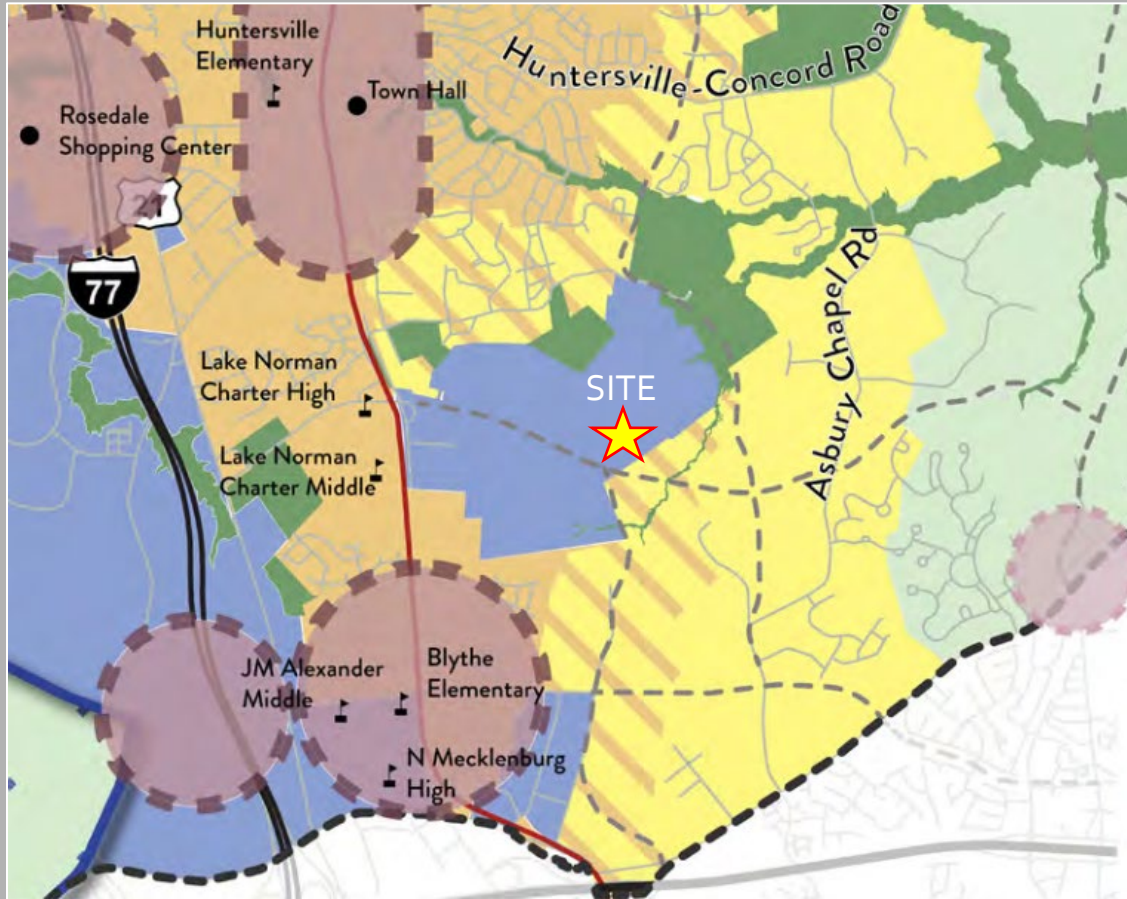
Policy LU-1: Encourage a development pattern that follows the Future Land Use Map.

EV-1

Policy EV-1: Support a balanced economy through job growth in target industry sectors.

T-3

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



FINISHES LEGEND		
PAINT COLORS		MATERIAL SPECIFICATIONS
A	 BASEWALL - FINE TEXTURE PAINT SHERWIN WILLIAMS: TBD	 THERMALLY MODIFIED WOOD PLANKS OVERLAID ONTO CONCRETE TILT-UP WALL PANELS WHERE INDICATED AND AT ALL CANOPY AND BUILDING SOFFITS
B	 ACCENT B - FINE TEXTURE PAINT SHERWIN WILLIAMS: TBD	
C	 ACCENT C - FINE TEXTURE PAINT SHERWIN WILLIAMS: TBD	
D	 ACCENT D - FINE TEXTURE PAINT SHERWIN WILLIAMS: TBD	 KNOCK-OUT PANELS WITH ACCENT PAINT
E	 ACCENT E - FINE TEXTURE PAINT SHERWIN WILLIAMS: TBD	
		 GRAY TINTED INSULATED GLASS WITH BLACK MULLIONS





Economic Benefits

Development Expenditures: \$50 million+

- Land Acquisition
- Hard Costs
- Leasing Costs
- Soft Costs
- Financing Costs
- Contingency

Economic Benefits

- Current Huntersville Property Tax: None (ETJ)
- Estimated Huntersville Property Tax: \$132,459.73
- Construction Benefits: \$58,678,670.09
- Construction Jobs Created: 237
- Employment after Construction: 250+

No	Parcel ID	Postal Address	Owner Name
1	01911107	12346 OLD STATESVILLE RD HUNTERSVILLE NC 28078	JOHNSTON WILSON D
2	01930104	12300 OLD STATESVILLE RD HUNTERSVILLE NC 28078	JOHNSTON ARNOLD W
3	01930105	7910 GOLF COURSE DR N DENVER NC 28037	LONG LINDA WESTER
4	01934103	7861 DEER TRACK DR DENVER NC 28037	BAUCOM JOHNSIE H
5	01934104	7861 DEER TRACK DR DENVER NC 28037	BAUCOM JOHNSIE H
6	01934105	11737 TRAILS END LN HUNTERSVILLE NC 28078	TINSLEY MICHAEL L TINSLEY TRACY W
7	01934118	19109 W CATAWBA AVE STE 110 CORNELIUS NC 28031	TRAILS END HOLDINGS LLC
8	01931116	1805 SARDIS RD NORTH STE 120 CHARLOTTE NC 28270	SILVER HUNTERSVILLE LLC
9	01931117	PO BOX 664 HUNTERSVILLE NC 28070	TOWN OF HUNTERSVILLE
10	01930106	19109 W CATAWBA AVE STE 110 CORNELIUS NC 28031	GREENWAY WASTE SOLUTIONS AT NORTH MECK LLC
11	01930107	7910 GOLF COURSE DR N DENVER NC 28037	LONG LINDA WESTER

HOA WITHIN 2,000 FT

1	P.O. BOX 11906, CHARLOTTE, NC 28220	BRYTON MASTER OWNERS ASSOCIATION
2	*not within 2,000 feet - just closest: P.O. BOX 11906, CHARLOTTE, NC 28220	PLUM CREEK

November 27, 2024

SUBJECT: Notice of community meeting for information related to a Conditional Rezoning and Sketch Plan of the property located at 12705 Commerce Station Dr., Huntersville, NC, shown on the map below and having Parcel ID Number of 01930105. The Applicant for the subject property is CC GTIS Huntersville Co-GP, LLC.

To Whom It May Concern:

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

MEETING DETAILS:

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

Wednesday, December 11, 2024

CPCC Campus Auditorium

11920 Verhoeff Drive

Huntersville, NC 28078

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

Sincerely,

CC GTIS Huntersville Co-GP, LLC.





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 10/17/2024

Name of Project Commerce Station Industrial Phase # (if subdivision) _____

Project Address Commerce Station Drive, Huntersville, NC 28078

Parcel Identification Number(s) (PIN) 01930105

Current Zoning District Corporate Business (CB) Proposed District (for rezoning only) Corporate Business (CB-CD)

Property Size (acres) 64.53 acres Street Frontage (feet) N/A

Current Land Use Vacant

Proposed Land Use(s) Light Industrial Warehousing and/or Manufacturing

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

3. Description of Request

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

This project will consist of an approximately 317,000 & 136,000 SF warehouse/distribution center with associated parking, truck courts, and trailer parking. Stormwater to be managed by on-site SCM's. Commerce Station Drive will be extended to serve the site. Future Verhoeff Drive ROW has been reserved through the property. Requesting sketch plan approval and conditional rezoning.

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 CC GTIS Huntersville Co-GP LLC

☐ 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 if box is checked.)

Signature [Signature]

Title Authorized Signatory Email rmccall@gtispartners.com

Address of Applicant 787 7th Avenue, 50th Floor, New York, NY 10019

7. Property Owner (if different than applicant)

* Printed Name Linda Wester Long

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☒ Other: Individual

☐ 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 if box is checked.)

Signature [Signature]

Title _____ Email lmlong@jstiber.com

Address of Property Owner 990 Golf Course Dr N, Denver NC 28031

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

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

7. Development/Design Firm Contact Information

GTIS Partners	Robert McCall	212-220-5220	RMccall@gtispartners.com
Development Firm	Name of Contact	Phone	Email
SeamonWhiteside & Associates	Tommie L Little	980-312-5450	tlittle@seamonwhiteside.com
Design Firm	Name of Contact	Phone	Email

Contact Information

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



Request for Board Action

February 25, 2025

To: Board Members

From: Tracy Barron, Administrative Analyst

Date: February 25, 2025

Subject: Planning Board calendar adjustment

EXPLAIN REQUEST:

Consider approval of the Planning Board calendar adjustment

ACTION RECOMMENDED:

Consider approval of the Planning Board calendar adjustment

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. 2025 Planning Board Schedule Adjustment Memo

MEMO



To:	Planning Board
From:	Planning Department
Date:	February 11, 2025
Re:	2025 Planning Board April Meeting Date

Due to an adjustment by the Town Board of Commissioners, there is a conflict with the April 2025 meeting date. Staff is proposing adjusting the April 2025 meeting to Tuesday, April 29, 2025 and has confirmed the availability of the Board Room.

Please state in your motion the date the Board prefers.

- **January 28**
- **February 25**
- **March 25**
- **April 22 (Proposed date: Tuesday, April 29, 2025)**
- **May 27**
- **June 24**
- **July 22**
- **August 26**
- **September 23**
- **October 28**
- **November 19 (3rd Wednesday)**
- **December 17 (3rd Wednesday)**