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Town Manager
Anthony Roberts

Deputy Town Manager
Jackie Huffman

Assistant Town Manager
Bobby Williams

Town Attorney
Emily Sloop

Town Clerk
Janet Pierson

AGENDA

Planning Board

March 25, 2025 - 6:30 PM
TOWN HALL (101 Huntersville-Concord Road)

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

Advisory Board Members:

1. Call to Order/Roll Call

2. Approval of Minutes

2.A. Consider approval of the February 25, 2025, regular meeting minutes.

3. Public Comments

4. Action Agenda

4.A. Consider a recommendation on Petition #R24-13, a request by Mission Properties, LLC to rezone +/- 19.08 acres located at the intersection of Stumptown Road and Statesville Road from Neighborhood Residential to Highway Commercial-Conditional District. (*Jesse James*)

4.B. Consider a recommendation on Petition #R24-15, a request by Station South LLC, to rezone +/- 21.29 acres located on Old Statesville Road from Corporate Business - Conditional District to Transit Oriented Development-Residential-Conditional District for a mixed-use development. (*Jesse James*)

4.C. Consider a recommendation on Petition #R24-16, a request by Cottage Properties of Lake Norman, LLC to rezone +/- 8.77 acres located at 15533, 15513, and 15501 NC Highway 73 from General Residential to Neighborhood Residential Conditional District to develop a single-family residential development. (*Brad Priest*)

5. Other Business

6. Adjourn

General Meeting Information

Planning Board:

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

Meeting Time, Place and Agenda:

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

Public Comment and Public Hearing Policy:

Persons desiring to address the Board during the public comment period or a public hearing shall sign up via the speaker sign-up sheet 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

March 25, 2025

To: The Honorable Mayor and Board of Commissioners

From:

Subject:

EXPLAIN REQUEST:

ACTION RECOMMENDED:

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

1. February 25, 2025 Minutes

Minutes of the Town of Huntersville Planning Board

The Town of Huntersville Planning Board met at 6:30 p.m. on Tuesday, February 25, 2025.

Call to Order/Roll Call

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

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

Absent: S. Hensley

Approval of Minutes

Item 2A. Consider approval of the January 25, 2025, Regular Meeting Minutes

Motion: M. Pollard made a Motion to Approve the January 25, 2025, minutes. J. Henson seconded the motion.

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

Public Comments:

David Krug, Huntersville Business Owner – Against, Item 4A

Errol Genoio, Cornelius, NC – Against, Item 4A

Carol Swartz, Huntersville, NC – Against, Item 4A

Suzanne Villar, Huntersville, NC – Against, Item 4A

Julia Kiemt, Huntersville, NC - Against, Item 4A

Dan Ripoll, Huntersville, NC - Against, Item 4A

Peter Romaniello, Huntersville, NC - Against, Item 4A

Nick O'Shaughnessy, Huntersville, NC - Against, Item 4A

Katie Collins, Cornelius, NC – For, Item 4A

Peter Tremblay, Cornelius, NC – For, Item 4A

Eric Willoughby, Huntersville, NC – For, Item 4A

Dawn Snow, Cornelius, NC – Against, Item 4A

Roy Dalton, Huntersville Business Owner - Against, Item 4A

Motion: J. Henson requested to be recused due to a conflict of interest.

C. Boyd made a motion to recuse J. Henson for Item 4A. T. Loomis seconded the motion.

Vote: The motion passed unanimously (7-0) with J. Henson abstaining.

Action Items

Item 4A: 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.

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

J. Sny asked staff questions related to right-of-way abandonment procedures, parking requirements, Townley bridge status, Northpoint Drive ownership status, location of future pedestrian bridge crossing

NC-73, how parking would be affected by ancillary hotel uses, and how access could be affected by required medians.

C. Boyd asked staff how parking requirements are determined and if they are updated.

L. Hallman asked for clarification on the location of the right-of-way abandonment, if building height is the only variance being requested, what type of participation in the Townley bridge is being discussed, and if the pedestrian bridge is funded.

M. Pollard asked if there is there has been any consideration of the shadow effects of the proposed structures, if the finishes for the parking structures have been considered to ensure the impact of the structure is softened, if there was any consideration for traffic mitigation.

S. Irvin, Cornelius, NC and F. Bond, Director of Development and Construction for Jamestown Development presented for the applicant.

J. Sny asked the applicant if they have engaged the hotel brand in specific discussions, what the reasoning is for the varying heights of the proposed parking decks, if the leasing agreement with the tenant Vin & Vino permits them to have their own valet service, if there are any conditions on where the valet service are parking the cars and if the applicant has taken any action regarding the statements made that the valet service is parking cars in the residential area. The applicant responded that there have been several conversations with the valet service but there is no authority to enforce it as it is public parking, valet services are permitted under the current lease structure, and the tenant feels that the overall valet services are too far for their customers to walk.

J. Sny asked where the applicant's valet service parks, reiterated concerns expressed at the public hearing about emergency vehicles being able to pass, asked how road closures and parking is addressed during large scale events. The applicant confirmed their valet service parks in the parking decks and they coordinate with local police on any large events to inform them of the dates and to manage any road closures.

M. Pollard asked if the neighboring communities have explored parking by permit only. Staff confirmed that Public Works and Engineering have explored this and pursued conversations with the homeowner's associations at this time. The legality of a community moving to this option on public roads still has to be fully reviewed.

T. Loomis asked the applicant why they are not considering building up the parking deck's higher to accommodate parking, and how the applicant is going to ensure availability of parking. The applicant stated that they would like the option to increase the height of the second parking deck if the lease rates of the office space at the time of completion of construction supports the addition of the parking deck height.

G. Baber asked what height modifications have been made from the original request, how many stories are being proposed to the building, and if the parking decks would be considered if there were no additional office space added.

C. Boyd asked how the staging for construction and impact on parking would be addressed, what the proposed timeline is for completion in relation to NCDOT proposed completion of NC-73 widening, and why the applicant adjusted the hotel location to outside of the building footprint. The applicant responded that there was not an approved hotel deal and they were approached by Apple so they adjusted their plan to the business that was at hand.

J. Wright commented on the required median as it relates to potential hotel guests, traffic during heightened times of day, and the considerations of valet services at the proposed hotel.

M. Pollard commented on the growth of the region and asked the applicant how they are planning for the future demands with their limited footprint, and if they intend to include adaptive wayfinding.

L. Hallman asked if mitigating any of the parking for the outparcel has been considered. S. Irvin responded that a letter from the outparcel owner's attorney has been received but there have not been any discussions to negotiate anything requested at this time. The applicant responded that they would be open to discussions with the outparcel owner and there are considerations that need to be factored in relative to the entire deed. S. Irvin stated that it is her understanding that the deed may indicate a maximum of three tenants allowed and there are currently four tenants. This has not been vetted to determine if there was any title work that may have adjusted this requirement.

L. Hallman asked where the staging of the construction of the hotel and office would occur and how the applicant expects to schedule the timing of this proposed construction.

J. Snyder reviewed the proposed parking and discussed the potential of negotiating parking deck height and even location of parking deck height, he then asked the applicant which product was most financially viable to the success of the development, the apartments or the hotel. The applicant commented that there are too many variables to be able to respond but it is known that the locations are not variables as the proposed hotel does not have a desire to be in-line with the existing shops.

J. Snyder commented that he does see a need for the office space in our area, he does not believe Birkdale is a singular destination for travelers but that it could be a secondary destination, there is a proposed hotel across the street that will be connected by a pedestrian bridge and he does not see all of the proposed items coming together at this location. S. Irvin commented that the hotel proposed is likely higher-end with more amenities and the level of service is greater which also brings a different type of customer to the complex.

L. Hallman asked if any of the proposed items would work at 48 feet. The applicant responded it would be cost prohibitive in today's market.

Motion: G. Baber made the motion, "In considering the proposed rezoning application, R24-11, Birkdale Village, the Planning Board recommends denial based on the plan not being consistent with Land Use (LU) 5.1, LU 11.1, LU 11.2, LU 12.3 of the 2040 Huntersville Community Plan. It is not reasonable and in the public interest to approve the rezoning plan because there is not adequate transportation infrastructure to accommodate the plan, nor does the plan fit the scope and character of the neighborhood." T. Loomis seconded the motion.

G. Baber commented that he has enjoyed the updates the developer has added to Birkdale and he is not opposed to the proposed uses. He thinks the scale of the offices are not in keeping with the Village development and this proposed use may not be protecting the unique character of this area.

T. Loomis commented that she is not opposed to development or change but she is not comfortable with this much change and much more parking should be added. She does not like where the hotel is proposed and the potential effect on the existing outparcel.

C. Boyd commented that he is not a fan of the location for the proposed hotel. It seems like the developer is making choices based on the parcels that have come available. It may cost more but if the development were more thoughtful then it could achieve better placement and better results versus what is proposed.

L. Hallman commented that this appears to be hyper-density and the NCDOT proposed changes are to address the people living there now, not the future growth and changes that have since been approved and are not yet built. He then spoke of the increased support vehicles that this will also draw and it does not appear to be able to support that either.

J. Wright commented that she is not opposed to the project. She thinks that density is good, the pedestrian bridge will add a lot, a shuttle could be added if necessary for future growth. This is a great thing for Huntersville and does move the Town to another level. In her business, there is a lot of money and upper class people in this area that don't always have the space they need for their corporate events. We have companies with their North American headquarters here and we need a nice hotel with nice amenities available for their traveling guests. We need to think not just as residents but also as what we need in order to attract outside travelers to our area.

M. Pollard commented that he would like to make sure that whatever is approved works and does what it is set out to accomplish. This proposal does seem to elevate Huntersville and when a developer is investing \$180M into a project it brings economic growth and communicates to outside agencies that this is a place worth investing in. It also has to work so traffic and parking are also important so that it is functioning. If there were a way to demonstrate that it is effective that may help. Birkdale Village has already evolved from 2001 and if it does not continue to evolve then we are a community going in the wrong direction unless we have a tax base so substantial that we are in a position to say no. It is important to remember that saying no to development also means saying yes to absorbing some of the cost at the residential level that the commercial taxes would otherwise offset. The proposal is not perfect but has substantial enough value that it should be considered.

J. Snyder commented that there is a partnership here. The residents in the Green's need Birkdale Village for your values, and many of you for your activities. Jamestown Development needs the residents. If nothing more happens to Birkdale Village, at some point the parking, traffic and frustration will have an effect on tenants which will have to be addressed by Jamestown in other ways. This could involve them selling the development and let's not forget that two owners ago the owners would not reinvest in Birkdale and there were noticeable declines. As a partnership it is also of note to the applicant team that there is real hesitation on the Board. J. Snyder then asked the applicant if they would like to consider negotiating anything or if they would like the Board to simply take a vote.

L. Hallman commented that he does not share the notion that if we are not growing we are dying. We are a suburb of Charlotte and it's just not going away. Change is inevitable but not all change is good, careful and measured change. He is not opposed to development but we have time to pick the right developments for the right location.

J. Snyder commented that NC-73 is the highest traveled east-west corridor in North Mecklenburg and that is also not going anywhere.

L. Hallman commented that in his opinion the proposed development is for outside visitors and he is here to represent the people who are local.

T. Loomis commented that over and over people have commented how the proposed development does not fit with the current character and that was one of the basis for turning down the previous rezoning request. Now the same office building is being proposed and her priority is for the residents and that they are heard. Her hope is that the applicant hears the concerns and could present to the Town Board a better solution.

J. Snyder agreed that is fair and when you look at the public comments today, nine of the thirteen speakers are Huntersville residents.

S. Irvin commented in response to J. Snyder's ask for negotiations that Mike Lant, Jamestown Development has agreed to adding one more level to Parking deck B and this would be included in the final drawing after Planning Board comments are provided.

Vote: The motion passed (4-3) with J. Snyder, J. Wright, and M. Pollard opposed.

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

Vote: The motion passed unanimously (7-0) with J. Henson abstaining.

Item 4B: 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.

B. Priest, Assistant Planning Director 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, requested modifications, and stated that staff recommends approval with the listed changes.

C. Boyd asked how the SWIM buffer would be managed and mitigated. Staff stated it typically is filled in but the applicant can confirm. Staff confirmed that the applicant would be required to get the appropriate permit and mitigate with the County.

J. Henson asked if water quality is an option to do onsite versus off-site mitigation. Staff stated that on-site or very local would be good and staff is open to how the County decides that is adequately mitigated.

J. Snyder asked what the proposed uses would be for each of the proposed sites. Staff confirmed that it would be any permitted use within Corporate Business (CB) zoning, and this is acceptable to staff.

L. Hallman asked for confirmation on where the block length modification is being requested. Staff confirmed it is Commerce Station Road.

R. Irvin, Cornelius, NC representing the applicant presented the proposed development. C. Kerley, Crescent Development, Charlotte, NC participated in the presentation.

C. Boyd asked the applicant what their plan is with the stream, and if the proposed Verhoeff Drive moves to the north what happens to the proposed lot 2. The applicant stated that they have to impact the stream with a pipe that is being added which is why they must get the permit and possibly handle any mitigation with the County. The applicant confirmed that they are willing to work with staff on some flexibility, but they would request a timeline also be associated with that so that they can move forward with the development if it is approved. Staff confirmed that it would likely take the balance of the 2025 calendar year to identify the road location or at least finalize workable options.

Motion: J. Henson made the motion: "In considering the proposed rezoning application, R24-14, Commerce Station Industrial, the Planning Board recommends approval based on the plan being consistent with the 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 it does not change the proposed uses of the existing zoning district and provides recommended flexibility to employment centers and provides needed alternative entrance to the Greenway Waste Landfill. In addition, we recommend approval of all modifications, items 1-6, as presented in the staff report, including minor staff comments." C. Boyd seconded the motion.

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

J. Henson stated that he was okay with the modifications being requested and flexibility to identify the road placement of Verhoeff Drive and the proposed use.

J. Snyder commented that it is important that the water mitigation stay local since Huntersville is the location of Charlotte drinking water. The applicant responded that the conversations with Rusty Rozzelle have been very positive and he definitely is a steward of the drinking water.

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

Motion: L. Hallman made a motion to move the April Planning Board meeting to April 29, 2025. J. Snyder seconded the motion.

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

Adjourn

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

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

Approved this ____ day of _____ 2025.

Chairman or Vice Chairman

Board Secretary



Request for Board Action

March 25, 2025

To: Board Members

From: Jesse James, Principal Planner

Date: March 25, 2025

Subject: R24-13 Mission Stumptown Road

EXPLAIN REQUEST:

Consider a recommendation on Petition #R24-13, a request by Mission Properties, LLC to rezone +/- 19.08 acres located at the intersection of Stumptown Road and Statesville Road (Parcels 01714405, 01714406) from Neighborhood Residential to Highway Commercial-Conditional District for a commercial and multi-family development.

ACTION RECOMMENDED:

Recommendation

FINANCIAL IMPLICATIONS:

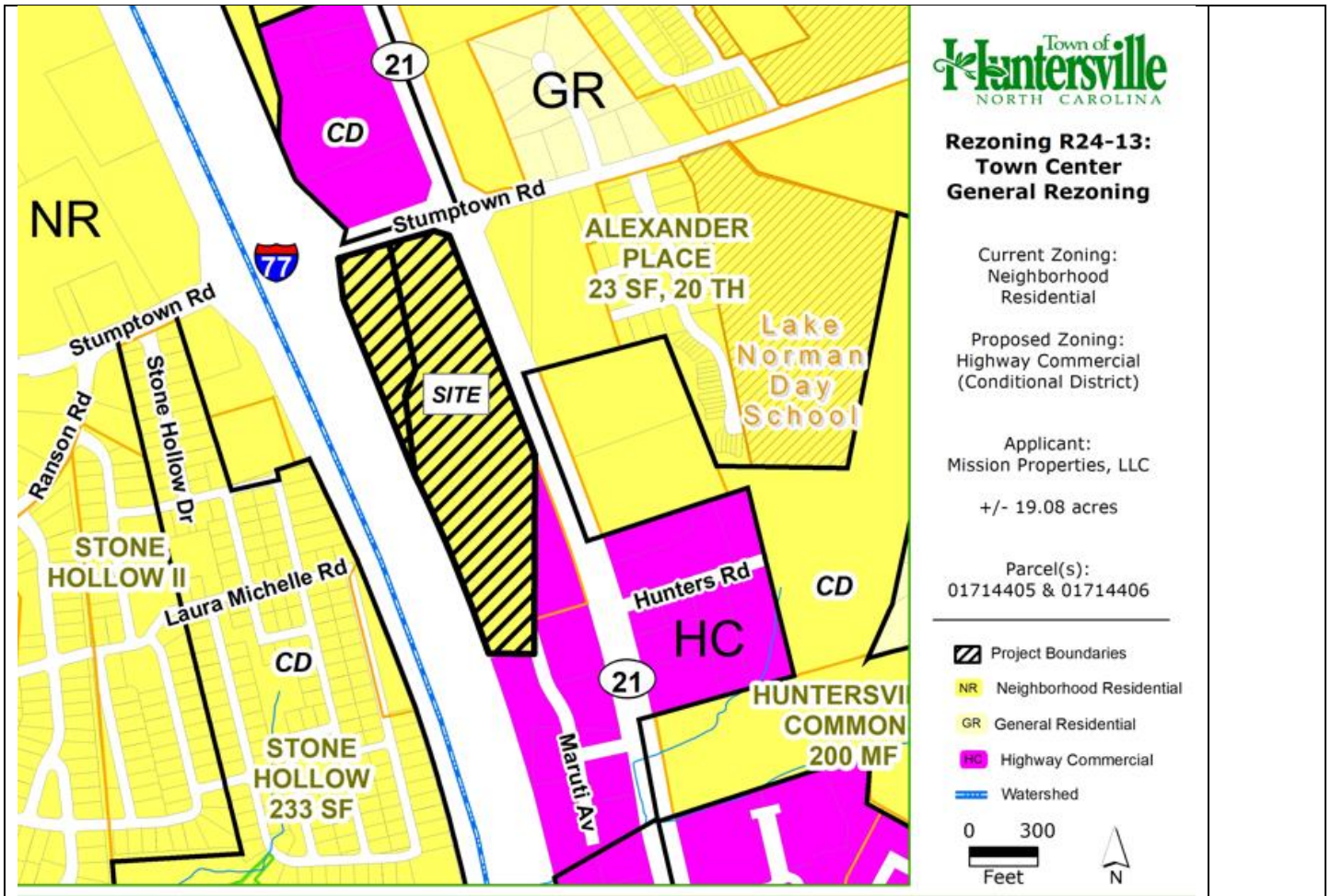
N/A

ATTACHMENTS:

1. R24-13 PB 3-25-25 Staff Report
2. Mission Stumptown Road - General Application (1)
3. Mission Stumptown Road Rezoning-Sketch Plans 3rd Submittal 021025
4. 02.11.25_Stumptown Road Concept_adjusted
5. R24-13 Mission Stumptown Community Meeting Report Package 12.16.24.1
6. Rezoning Engineering Comment Summary - Mission Stumptown (RZ 24-13)

Petition R24-13 Mission Stumptown

PART 1: PROJECT SUMMARY **No changes since the Public Hearing**



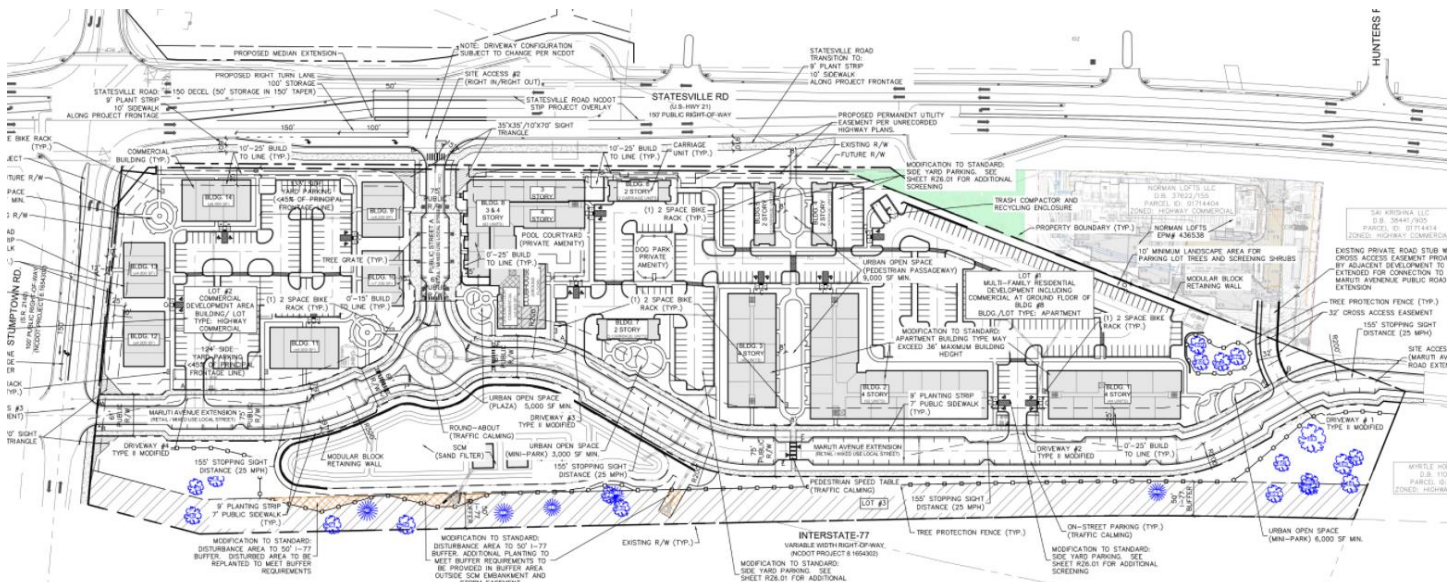
1. Purpose: Rezone approximately 19.08-acres at 14435 Stumptown Road (PINs 01714405&01714406) from Neighborhood Residential (NR) to Highway Commercial-Conditional District (HC-CD) to permit a commercial and multi-family development.
2. The existing NR zoning primarily allows for residential development. The applicant's intention is to mirror the zoning designation to the north and south of the subject parcels and to allow for a mix of multi-family and commercial development which HC zoning would allow.
3. Adjoining Zoning and Land Uses.

North: Stumptown Road(minor thoroughfare) and Highway Commercial-Car Dealership with servicing.

South: Highway Commercial-Multi-Family Housing
East: Neighborhood Residential- Single Family Residential
West: Interstate I-77

- A neighborhood meeting was held on Thursday, December 12, 2024. Questions asked by residents and the responses from the applicants are summarized in the Neighborhood Meeting Report (see Attachment).
- Notice for this rezoning petition was sent via letter to adjoining property owners; a legal ad placed in the Charlotte Observer; and posting of rezoning signs on the property along Stumptown Road and Statesville Road.

PART 2: REZONING/SITE PLAN

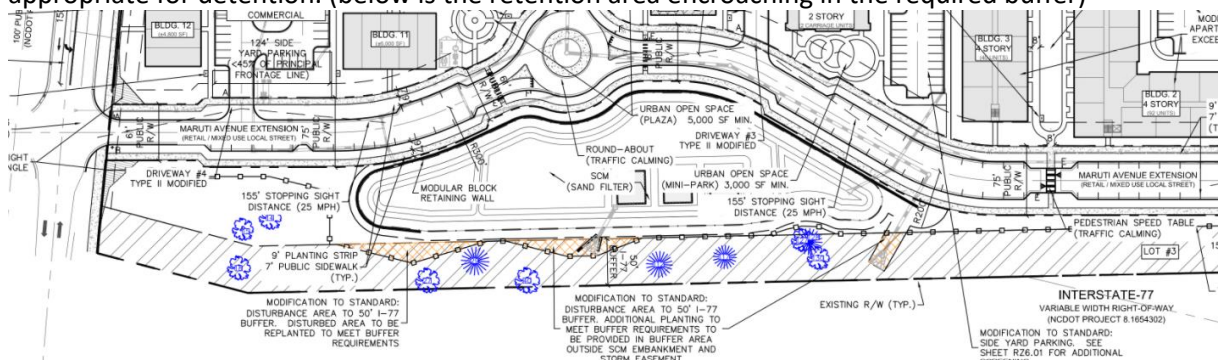


The proposed Conditional District Rezoning Plan has modification proposals and site standard requests from staff that are presented in the body of this document. Generally, the layout and architecture of these buildings meet ordinance standards. Significant elements include:

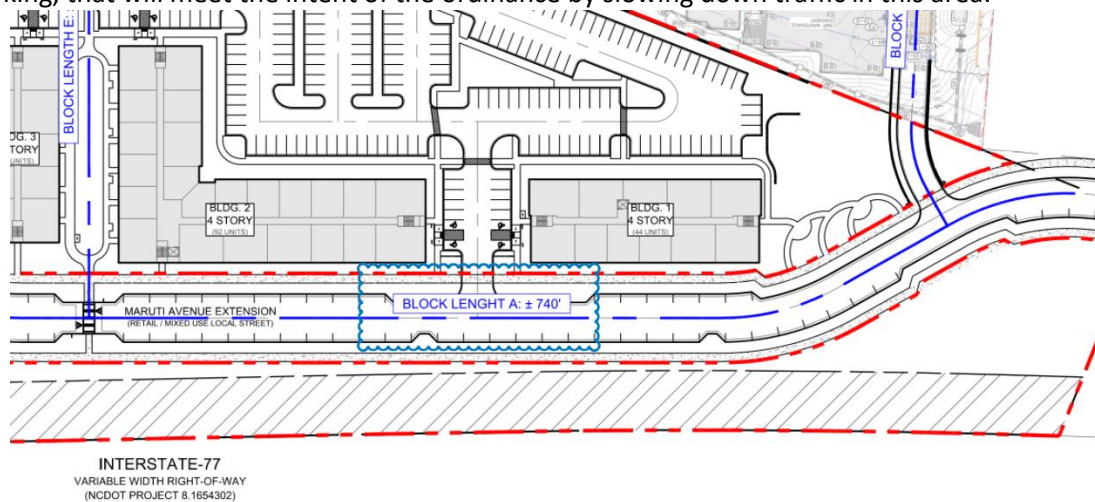
- The plan is laid out with the commercial buildings 9-14 sited at the corner of Stumptown and Statesville Road. The plan extends Maruti Avenue to the South and includes “Public Street A” that divides the commercial and multi-family portions. Buildings 1-8 are multi-family with building 8 including the clubhouse and a 2,000 square foot commercial street frontage unit, which adds a vertical mixed-use component to the roundabout at the intersection of Maruti and “Public Street A”. (see Sheet R22.00)
 - Staff Comment-** Staff recommends adding a second occupiable story to at least 2 of the commercial buildings(9-14). The applicants have offered to “use commercially reasonable efforts to include at least one two-story commercial building along the frontage of Stumptown Rd and or Hwy21”. Staff requests more enforceable terms for this and would recommend offering at least 2, 2-story buildings to the plan. This would add some massing to the street frontage, which would help with the transition of 3-4 story

multi-family buildings included in this proposal, while also offering more leasable space or residential units(more vertical mixed-use).

- **Modification Request-** Multi-family units may comprise up to 100% of the residential units and apartment buildings may be four-story with a height in excess of the ordinance requirement (36' max); provided that, portions of residential buildings and apartment buildings within 30-feet of the ROW of Statesville Road will be no higher than 3-stories.
 - **Staff Comment-** The zoning ordinance article 3.2.7 states that in major subdivisions and planned developments, the aggregate number of dwelling units contained in attached houses, apartment buildings, and mixed-use buildings shall not exceed 30 percent of the total number of dwelling units in a project. This request would allow 100% which is a break from the Towns traditional mixing of housing types in a planned development. This request would also greatly increase the density of what would otherwise be permitted in this district.
Staff reviews these types of requests wholistically by reviewing the full plan and focus on items that potentially go over and beyond the ordinance standards to make our assessment, this can be achieved by adding great urban design, architecture, open space, or other items that can give the development an overall standard that the community may find benefit in. Staff is generally in favor of the request with items included in the plan like a vertical mixed-use component (previously detailed), and the addition of attainable housing (see later in this report). However, staff would like to see more in the way of architectural schemes that at minimum meet ordinance requirements but ideally go over and beyond (see later in this report), and more potential for occupiable 2nd stories on multiple commercial buildings. Staff would also recommend having the maximum height listed for allowance under this modification request in order to make a fair assessment of it and ensure it meets the intent of the ordinance.
- **Modification Request-** Buffer disturbance in the I-77 buffer is permitted for grading so long as such disturbance does not go more than 20-feet into the buffer, provided an alternate buffer yard is submitted with section 7.5.4 of the ordinance.
 - **Staff Comment-** The ordinance requires a full, undisturbed 50-foot buffer along I-77. Staff is agreeable to this request and will make sure during construction plans that all additional plantings are added to meet the intent of the ordinance. This request is for meeting the plans stormwater detection requirements since the natural grade of the land lends the area of the I-77 buffer as the most appropriate for detention. (below is the retention area encroaching in the required buffer)



- **Modification Request-** Side-yard parking is permitted, provided additional landscaping screening and 36" minimum height screen wall is provided as shown on the rezoning plan. (See notes on plan sheet RZ.01).
 - **Staff Comment-** Side-yard parking per ordinance is not permitted for apartment buildings. The side-yard parking proposed is minimal, and the offering of the additional screening meets the intent of the ordinance. Staff is amenable to this request.
- **Modification Required-** This is not a request on the plan but will be needed for approval. Per ordinance standards, new streets in planned subdivisions may not exceed 500 feet for block length in urban conditions. The Planning Staff may authorize up to 30% greater block lengths at the time of subdivision sketch plan review and approval. Any block length extension beyond 30% shall be processed as a subdivision variance(or conditional rezoning modification in this case) in accordance with 4.000 of the Subdivision Ordinance. The proposed plan has one block (Block A as seen on RZ2.02) that exceeds this requirement at 740 feet. Staff is in favor of this modification request as the proposed extension of Maruti Avenue has enough curvature, and on street parking, that will meet the intent of the ordinance by slowing down traffic in this area.



- **Architectural Elevations- Staff Comment-** While the elevations provided during conditional rezonings are conceptual in nature and may be edited during construction review, staff recommends providing elevations, at minimum, meeting ordinance standards, or request a modification to the ordinance. As seen on the multi-family elevations below, the frontage of the buildings do not meet the minimum standard of the front elevations facing the street, and the overall massing shall communicate an emphasis on the human scale and the pedestrian environment. This can be achieved by providing a main front entryway that is architectural prominent. Building entrances should be visually prominent and use features such as canopies, awnings, portico, or other overhangs that provide architectural interest.



- The Urban Open Space- The ordinance requires UOS in be accessible and usable. Urban Open Space features should provide focal points for the neighborhood. A central square or green, for example, may comprise a majority of the open space. There should be a hierarchy of open space within new neighborhoods to serve the needs of all residents. Article 7B of the zoning ordinance outlines the requirements.
 - **Staff Comment-** The proposed plan meets and or exceeds the requirements of article 7B for open space requirements. As seen on the plans RZ6.10-13 there are several UOS greens, plazas, and pedestrian paths that add usable and accessible outdoor amenities throughout the plan.
- **Attainable Housing-** Adding to the benefits of this project, the applicants have offered at least 16 attainable units for a period of 15 years after the issuance of a certificate of occupancy. At least 6 of the units shall be available to households earning between 80%-90% of the area median income as published by HUD for the Charlotte-Concord-Gastonia NC-SC HUD metro area (The AMI). The remaining attainable units shall be available to households earning between 80%-100% of the AMI. Taking advantage of NCGS 160D-703(B1) and therefore Huntersville article 3.2.13(D)(2), the massing provisions of the ordinance described in article 4.8 shall not apply to the buildings containing such units.
 - **Staff Comment-** These massing/architectural standards per NCGS 160D-703 (B1) shall only be used if the affordable/attainable housing is achieved for the lifetime of the project. With the plan only offering 15 years under their terms, this omission of article 4.8 of the zoning standards is not valid. Staff

comments regarding the architecture of the buildings is still pertinent with meeting minimum standards of article 4.8. The offering of the temporary term attainable housing outside of ordinance requirements may add to “going above and beyond” that may assist in the allowance of other modification requests. IE, requesting 100% attached housing, where the ordinance permits this by right at 30%.

General Plan Information

- Parking requirements= multi-family= 1 space for 1BR, 1,5 spaces/2BR units= 309 required. Provided standard spaces, plus 78 on street and 24 garage spaces equaling 418 spaces. Commercial= 1 space/500 square feet of space. Required= 80. Provided= 136 standard plus 19 on street equaling 155 total.
- Minimum Tree Preservation (specimen tree save) for Highway Commercial is 30%. The Rezoning Plan lists 77 existing specimen trees. 30%= 24 trees, the plan saves 24 trees meeting the minimum standard.
- There are no identified Heritage Trees on site.
- Planning, Transportation, and Storm Water Engineering staff have minor site plan comments outstanding that need to be addressed prior to final plan approval.

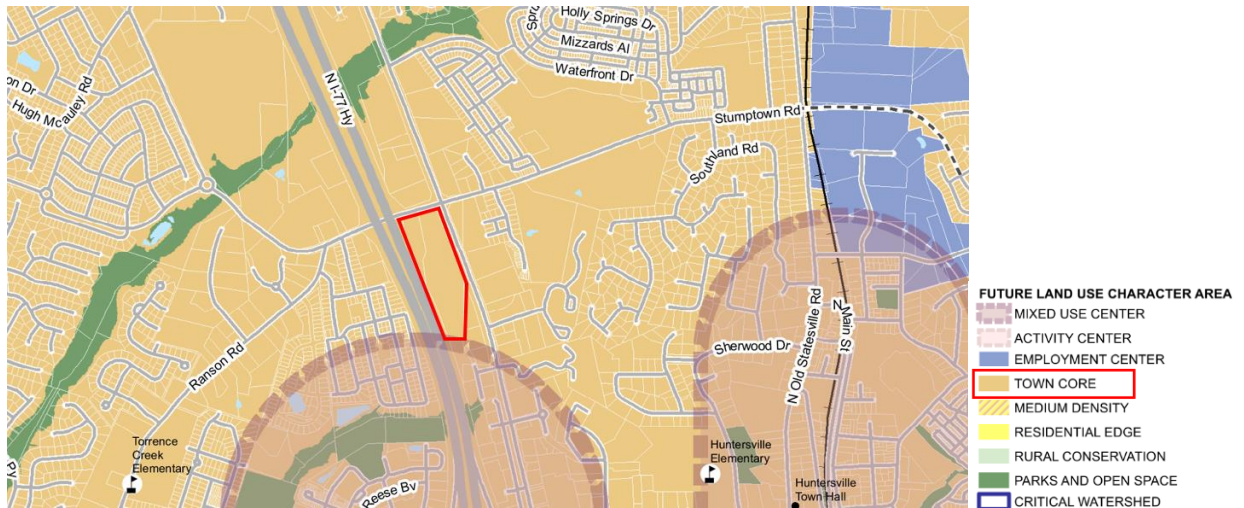
PART 3: TRANSPORTATION ISSUES

See attached analysis

PART 4: REZONING CRITERIA

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

2040 Huntersville Community Plan(Subject Parcel within “Town Core”)



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

- LU-2.1- Encourage higher density residential uses focused generally within 2 miles of the I-77/Hwy 115 corridor.

Staff Comment: This development is adjacent to I-77 and within a few miles of the Gilead Road interchange. While not inside of an activity or mixed-use center, it is within the Town Core character area, so the density is appropriate in this area according to the plan.

- LU 6.2: Commercial uses are encouraged in the Town Core and as specified in adopted Small Area Plans.

Staff Comment: The proposed commercial development portion of the project is located within the Town Core. This additionally adds some mix of uses to the overall project.

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

Staff Comment: This rezoning adds a key future road connection in Maruti Avenue which would eventually connect Stumptown Road south to the Huntersville Gateway development along Statesville Road.

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

- LU8.2: Encourage the achievement of higher design standards.

Staff Comment: While staff believes that the project overall meets higher standards of urban design through good design of Urban Open Space and Road Improvements with on street parking, the current plans for architecture of the multi-family units are lacking minimum design standards of the ordinance, as described in this report. Staff recommends that not only these architectural elevations meet the minimum design but go over and beyond these standards due to some of the modification requests within the proposed plan.

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

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

STAFF COMMENT:

-The proposed rezoning can be consistent with the overall character of the existing development with implementation of revisions to the plan previously stated in this report. More emphasis should be placed on adding higher density commercial buildings and revising the existing multi-family building architecture.

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

STAFF COMMENT:

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

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

STAFF COMMENT:

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

PART 5: STAFF RECOMMENDATION

In considering the proposed rezoning amendment petition R24-13, Mission Stumptown, staff can support the proposed plan if the following staff recommendations are implemented:

- 1) Revise the commercial portion of the plan to commit to at minimum 2, 2-story commercial or mixed use buildings.
- 2) Revise the current multi-family architectural design to at minimum meet ordinance standards with a goal of going over and beyond.
- 3) Any TIA comments are resolved.
- 4) Any remaining staff comments are addressed.
- 5) Modification to allow 100% attached residential still needs assessment for full evaluation.
- 6) Modification to allow 4-story height of apartment buildings still needs assessment for full evaluation.
- 7) Modification to allow 20-feet of disturbance with a replanting plan in the I-77 buffer is recommended for approval.
- 8) Modification to allow side-yard parking for apartment buildings as depicted in the rezoning plans is recommended for approval.
- 9) Modification to allow for a block length increase of block A up to 740 feet is recommended for approval.

It is reasonable and in the public interest to approve this rezoning if the recommended revisions are made to the plan as it would then be consistent with future land use implementation policies LU2.1, 6.2, and T-3 and 3.1.

PART 6: PUBLIC HEARING COMMENTS

A Public Hearing was held on March 4, 2025. This can be viewed with this link <https://www.youtube.com/watch?v=dYjtNZ77pdA> and starts at the 1:16 mark.

PART 7: PLANNING BOARD RECOMMENDATION

The Planning Board Meeting is scheduled for March 25, 2025.

PART 8: TOWN BOARD RECOMMENDATION

Town Board Meeting is tentatively scheduled for April 22, 2025.

PART 9: ATTACHMENTS

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

PART 10: CONSISTENCY STATEMENT – R24-13 Mission Stumptown

Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed rezoning amendment petition R24-13, Mission Stumptown, staff can support the proposed plan if the following staff recommendations are implemented: 1) Revise the commercial portion of the plan to commit to at minimum 2, 2-story commercial or mixed use buildings. 2) Revise the current multi-family architectural design to at minimum meet ordinance standards with a goal of going over and beyond. 3) Any TIA comments are resolved. 4) Any remaining staff comments are addressed. 5) Modification to allow 100% attached residential still needs assessment for full evaluation. 6) Modification to allow 4-story height of apartment buildings still needs assessment for full evaluation. 7) Modification to allow 20-feet of disturbance with a replanting plan in the I-77 buffer is recommended for approval. 8) Modification to allow side-yard parking for apartment buildings as depicted in the rezoning plans is recommended for approval.	APPROVAL: <u>(insert applicable plan reference)</u>. <u>It is reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>	APPROVAL: <u>(insert applicable plan reference)</u>. <u>It is reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>

9) Modification to allow for a block length increase of block A up to 740 feet is recommended for approval. <u>It is reasonable and in the public interest to approve this rezoning if the recommended revisions are made to the plan as it would then be consistent with future land use implementation policies LU2.1, 6.2, and T-3 and 3.1.</u>		
	<u>DENIAL: (consistent OR inconsistent) with (insert applicable plan reference).</u> <u>It is not reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>	<u>DENIAL: (consistent OR inconsistent) with (insert applicable plan reference).</u> <u>It is not reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>



General Application

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

1. Application Type

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

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

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

2. Project Data

Date of Application 11/01/24

Name of Project Mission Stumptown Road Phase # (if subdivision) _____

Project Address 14435 Stumptown Road, Huntersville, NC

Parcel Identification Number(s) (PIN) 01714405, 01714406

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

Property Size (acres) 19.08 Street Frontage (feet) 1,521

Current Land Use Single Family

Proposed Land Use(s) Mixed (Apartments and Commercial)

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

3. Description of Request

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

The applicant is seeking to rezone property to provide mixed use development consisting of apartments and commercial

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 Mission Properties, LLC Phone 704. 307. 8265
☐ 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 C. Jason M. Arthur

Title President Email jason@missionprop.com

Address of Applicant 5800 Old Pineville Rd, Suite 201, Charlotte, NC 28217

7. Property Owner (if different than applicant)

*Printed Name Sharon Brown Allen Phone 952-21538
☐ 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 for Special Use Permits and Subdivisions)

Signature Sharon Brown Allen

Title Co-Owner Email sharon@allenfamilyemail.net

Address of Property Owner 58 Fish Dancer Ct, Bluffton, SC 29910

* 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

Design Resource Group	Brian Graham	704-343-0608	brian@drgrp.com
Development Firm	Name of Contact	Phone	Email

Design Firm	Name of Contact	Phone	Email
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Contact Information

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

5. Outside Agency Information

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

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Signature C. Jason McArthur

Title President Email jason@missionprop.com

Address of Applicant 5800 Old Pineville Rd, Suite 201, Charlotte, NC 28217

7. Property Owner (if different than applicant)

*Printed Name June Overcash Phone 704-560-5608
☐ 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 June Overcash

Title owner Email Jbocash5@gmail.com

Address of Property Owner 14435 Stump Run Rd, Huntersville, NC

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

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

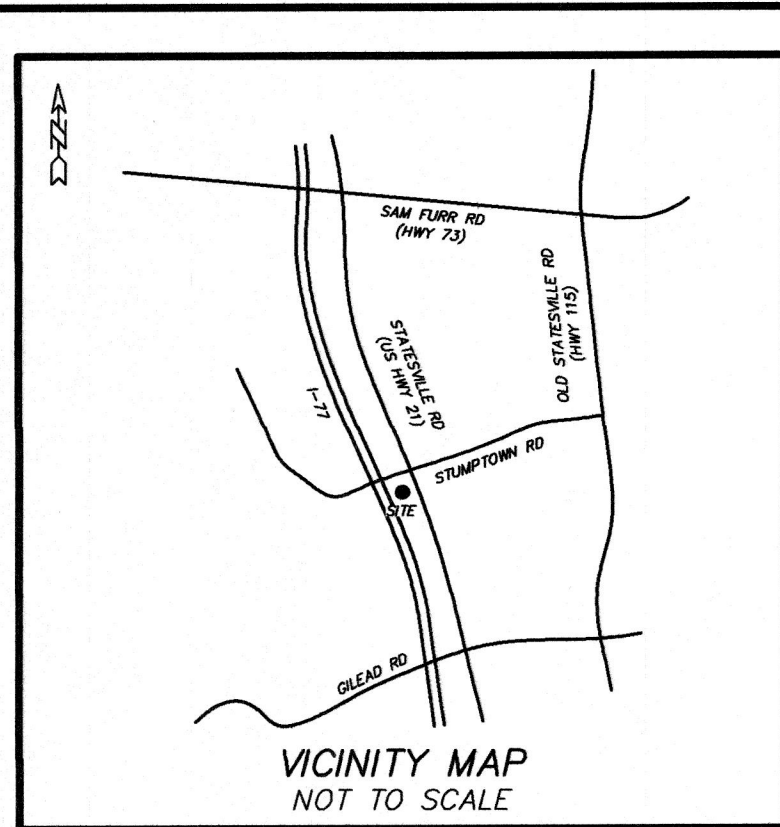
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Brian Graham		704-343-0608	brian@drgrp.com

Design Firm	Name of Contact	Phone	Email
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Contact Information

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



SURVEYED LEGAL DESCRIPTION (NOTE: DESCRIPTIONS DO NOT INCLUDE AREAS WITHIN PUBLIC RIGHTS OF WAY)

Tract 1

BEGINNING at a an existing 2" pipe, being the southernmost corner of Lot 14 as shown on Map Book 279, Page 439 and being on the common line of the property of Deer Hill Limited Partnership II (now or formerly) recorded in Deed Book 5779 Page 434; thence following the common line thereof with a bearing of S 73°52'08" W and a distance of 333.40' to an existing rebar at the base of a pipe on the northeastern margin of the right of way of Statesville Rd (U.S. Hwy. 21); thence following the margin thereof with a bearing of N 21°03'21" W and a distance of 61.67' to a point, being the common corner of the property of June Brown Overcash (now or formerly) recorded in Deed Book 38015 Page 234; thence following the common line thereof with a bearing of N 0°00'50" E and a distance of 689.48' to a point on the southern margin of the right of way of Stumpdown Rd (S.R. 2140); thence following the margin thereof with a bearing of N 74°15'59" E and a distance of 167.52' to a point, being on the common line of the property of Mitchell Edward Hampton, et al (now or formerly) recorded in Deed Book 1789 Page 748; thence following the common line thereof with a bearing of S 71°07'32" E and a distance of 106.56' to an existing rebar at the base of a pipe on the northeastern margin of the right of way of Statesville Rd (U.S. Hwy. 21); thence following the margin thereof with a bearing of N 21°03'21" W and a distance of 61.67' to a point, being the point of BEGINNING at a point on the northeastern margin of the right of way of Statesville Rd (U.S. Hwy. 21); being the common corner of the property of June Brown Overcash (now or formerly) recorded in Deed Book 38015 Page 234; thence following the margin thereof with a bearing of N 21°03'21" W and a distance of 173.35' to a point, being the common corner of the property of June Brown Overcash; thence following the common line thereof with a bearing of S 71°07'32" E and a distance of 106.56' to an existing rebar at the base of a pipe on the northeastern margin of the right of way of Statesville Rd (U.S. Hwy. 21); thence following the margin thereof with a bearing of N 21°03'21" W and a distance of 61.67' to a point, being the point of BEGINNING, having an area of 1.847 acres, more or less, as shown on a survey by Carolina Surveyors, Inc.

Tract 2

Commencing at an existing 2" pipe, being the southernmost corner of Lot 14 as shown on Map Book 279, Page 439 and being on the common line of the property of Deer Hill Limited Partnership II (now or formerly) recorded in Deed Book 5779 Page 434; thence following the common line thereof with a bearing of S 73°52'08" W and a distance of 333.40' to an existing rebar at the base of a pipe on the northeastern margin of the right of way of Statesville Rd (U.S. Hwy. 21); thence following the margin thereof with a bearing of N 21°03'21" W and a distance of 61.67' to a point, being the point of BEGINNING at a point on the northeastern margin of the right of way of Statesville Rd (U.S. Hwy. 21); being the common corner of the property of June Brown Overcash (now or formerly) recorded in Deed Book 38015 Page 234; thence following the margin thereof with a bearing of N 21°03'21" W and a distance of 173.35' to a point, being the common corner of the property of June Brown Overcash; thence following the common line thereof with a bearing of S 71°07'32" E and a distance of 106.56' to an existing rebar at the base of a pipe on the northeastern margin of the right of way of Statesville Rd (U.S. Hwy. 21); thence following the margin thereof with a bearing of N 21°03'21" W and a distance of 61.67' to a point, being the point of BEGINNING, having an area of 1.847 acres, more or less, as shown on a survey by Carolina Surveyors, Inc.

SURVEYED LEGAL DESCRIPTION (NOTE: DESCRIPTIONS DO NOT INCLUDE AREAS WITHIN PUBLIC RIGHTS OF WAY)

Tract 3

BEGINNING at an existing concrete monument on the northeasterly margin of the right of way of Interstate 77; thence following the margin thereof three (3) calls: (1) with a curve to the left having a radius of 8679.30' and an arc length of 407.58' and being chorde by a bearing of N 20°46'37" W and a distance of 407.58' to a point; (2) with a bearing of N 22°22'57" W and a distance of 201.32' to a point; (3) with a bearing of N 22°22'57" W and a distance of 234.48' to a point, being the common corner of the property of Shirley Knox Brown (now or formerly) recorded in Deed Book 1791 Page 506; thence following the common line thereof three (3) calls: (1) with a bearing of N 08°10'30" W and a distance of 335.29' to a point; (2) with a bearing of N 24°07'30" E and a distance of 119.00' to an existing pipe; (3) with a bearing of N 11°59'30" W and a distance of 575.38' to a point on the southern margin of the right of way of Stumpdown Rd (S.R. 2140); thence following the margin thereof with a bearing of N 73°46'00" E and a distance of 202.56' to a point, being the common corner of the property of June Brown Overcash (now or formerly) recorded in Deed Book 38015 Page 234; thence following the margin thereof with a bearing of S 71°07'32" E and a distance of 106.56' to an existing rebar, being the common corner of the property of Norman Loftis LLC (now or formerly) recorded in Deed Book 37529 Page 165; thence following the common line thereof with a bearing of S 0°00'50" E and a distance of 872.58' (passing an existing rebar at 720.39' to a point in the terminus of the right of way of Maruti Ave as shown on Map Book 65, Page 713; thence following the terminus of said right of way and the common line of the property of Myrtle Hoke Powell (now or formerly) recorded in Deed Book 11028 Page 850 with a bearing of N 89°26'42" W and a distance of 200.00' (passing an existing rebar at 176.31' to an existing concrete monument, being the point of BEGINNING, having an area of 15.625 acres, more or less, as shown on a survey by Carolina Surveyors, Inc.

SURVEYED LEGAL DESCRIPTION (NOTE: DESCRIPTIONS DO NOT INCLUDE AREAS WITHIN PUBLIC RIGHTS OF WAY)

Tract 4

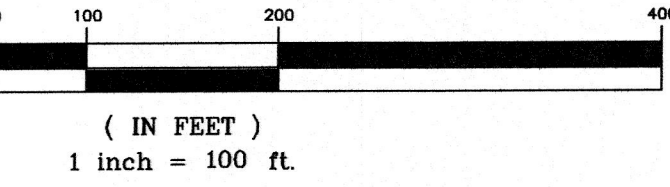
Commencing at an existing concrete monument on the northeasterly margin of the right of way of Interstate 77; thence following the margin thereof three (3) calls: (1) with a curve to the left having a radius of 8679.30' and an arc length of 407.58' and being chorde by a bearing of N 20°46'37" W and a distance of 407.58' to a point; (2) with a bearing of N 22°22'57" W and a distance of 201.32' to a point; (3) with a bearing of N 22°22'57" W and a distance of 234.48' to a point, being the common corner of the property of Shirley Knox Brown (now or formerly) recorded in Deed Book 1791 Page 506; thence following the common line thereof three (3) calls: (1) with a bearing of N 08°10'30" W and a distance of 335.29' to a point; (2) with a bearing of N 24°07'30" E and a distance of 119.00' to an existing pipe; (3) with a bearing of N 11°59'30" W and a distance of 575.38' to a point on the southern margin of the right of way of Stumpdown Rd (S.R. 2140); thence following the margin thereof with a bearing of N 73°46'00" E and a distance of 202.56' to a point, being the common corner of the property of June Brown Overcash (now or formerly) recorded in Deed Book 38015 Page 234; thence following the margin thereof with a bearing of S 71°07'32" E and a distance of 106.56' to an existing rebar, being the common corner of the property of Norman Loftis LLC (now or formerly) recorded in Deed Book 37529 Page 165; thence following the common line thereof with a bearing of S 0°00'50" E and a distance of 872.58' (passing an existing rebar at 720.39' to a point in the terminus of the right of way of Maruti Ave as shown on Map Book 65, Page 713; thence following the terminus of said right of way and the common line of the property of Myrtle Hoke Powell (now or formerly) recorded in Deed Book 11028 Page 850 with a bearing of N 89°26'42" W and a distance of 200.00' (passing an existing rebar at 176.31' to an existing concrete monument, being the point of BEGINNING, having an area of 15.625 acres, more or less, as shown on a survey by Carolina Surveyors, Inc.

CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	8679.30'	407.58'	N20°46'37"W	407.55'
C2	7509.44'	408.13'	S22°18'21"W	409.08'

LINE	BEARING	LENGTH
L1	N73°40'19"E	95.15'
L2	N73°46'00"E	338.74'
L3	S71°07'32"E	75.48'
L4	N24°22'34"W	98.74'
L5	N15°33'30"E	177.15'
L6	N83°07'42"E	98.22'
L7	N74°22'24"E	168.69'
L8	N75°00'15"E	198.56'
L9	S00°07'07"E	30.46'
L10	S74°21'18"E	168.77'
L11	S73°52'08"W	25.20'
L12	S20°34'48"W	346.63'
L13	N41°36'19"W	33.42'

- SYMBOL LEGEND
- SET MONUMENT (TYPE INDICATED)
 - EXISTING MONUMENT (TYPE INDICATED)
 - CP ○ CALCULATED POINT
 - GV ○ GAS VALVE
 - WV ○ WATER VALVE
 - MB ○ MAIL BOX
 - WM ○ WATER METER
 - WELL
 - FX ○ FIRE HYDRANT
 - SMH ○ SANITARY SEWER MANHOLE
 - SDMH ○ STORM DRAIN MANHOLE
 - TMH ○ TELEPHONE/COMMUNICATIONS MANHOLE
 - EMH ○ ELECTRIC MANHOLE
 - DECIDUOUS TREE
 - EVERGREEN TREE
 - LP ○ LIGHT POLE
 - PP ○ POWER/UTILITY POLE
 - BFP ○ BACK FLOW PREVENTOR
 - GW ○ GUY WIRE
 - CB ○ CATCH BASIN
 - DI ○ DROP INLET
 - YI ○ YARD INLET

GRAPHIC SCALE



N.C. GRID (NAD83/2011)

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT DATE: JUNE 11, 2024 AT 8:00 AM
COMMITMENT NO.: 24-1384

SCHEDULE B, PART II - EXCEPTIONS

4. [INTENTIONALLY DELETED]

5. [INTENTIONALLY DELETED]

6. RIGHT OF WAY IN FAVOR OF THE DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 29811, PAGE(S) 538; AND BOOK 29881, PAGE 542, MECKLENBURG COUNTY REGISTRY. (AS SHOWN)

7. RIGHT OF WAY AGREEMENT IN FAVOR OF THE STATE HIGHWAY AND PUBLIC WORKS COMMISSION RECORDED IN BOOK 1728, PAGE(S) 522; AND BOOK 1728, PAGE 537, MECKLENBURG COUNTY REGISTRY. (AS SHOWN)

8. DEED OF EASEMENT IN FAVOR OF STATE HIGHWAY COMMISSION RECORDED IN BOOK 3449, PAGE(S) 515, 536; AND PAGE(S) 522; AND BOOK 321, MECKLENBURG COUNTY REGISTRY. (AS SHOWN)

9. EASEMENT IN FAVOR OF CORNELIUS MUTUAL CORPORATION RECORDED IN BOOK 1527, PAGE(S) 117, MECKLENBURG COUNTY REGISTRY. (BLANKET IN NATURE)

THIS IS TO CERTIFY TO

MISSION PROPERTIES, LLC
CHICAGO TITLE INSURANCE COMPANY
GROHEAD TITLE COMPANY AS AGENT FOR/AND IN ADDITION TO CHICAGO TITLE INSURANCE COMPANY

THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD TITLE REQUIREMENTS FOR ALTA SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,6,(8),9 & 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 1/9/2024

NATHAN E. BAKER, NCPS #5518 DATE 9/30/24



CAROLINA SURVEYORS, INC.

P.O. BOX 267 PINEVILLE, N.C. 28134 - 0267

THOMAS E. WHITE, NCPS & SCPS 704-889-7601

TENNCAROLINASURVEYS.COM

CERTIFICATE OF AUTHORIZATION N.C. 6-1242 SC 886

AN ALTA/NSPS LAND TITLE SURVEY SHOWING

STUMPTOWN RD & STATESVILLE RD

SURVEYED FOR: MISSION PROPERTIES, LLC

TOTAL AREA: 42.106 AC.

TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA

- LEGEND:
- EIP = EXISTING IRON PIN
 - OP = OLD IRON PIPE
 - SP = SET IRON PIN
 - R/W = RIGHT OF WAY
 - AC = AIR CONDITIONING UNIT
 - PWM = POWER PAD
 - PM = POWER METER
 - PP = POWER POLE
 - LP = LIGHT POLE
 - GM = GAS METER
 - TELE = TELEPHONE PEDESTAL
 - CTV = CABLE TELEVISION
 - FDB = FIBER OPTIC BOX
 - TSD = TRAFFIC SIGNAL BOX
 - WM = WATER METER
 - FES = FLARED END SECTION
 - RE = REINFORCED CONCRETE PIPE
 - CP = CORRUGATED METAL PIPE
 - CPP = CORRUGATED PLASTIC PIPE
 - PVC = POLYVINYL CHLORIDE PIPE
 - DU = DESTINATION UNKNOWN
 - SDE = STORM DRAINAGE EASEMENT
 - SSMH = STORM DRAIN MANHOLE
 - CB = CATCH BASIN
 - YI = YARD INLET
 - DI = DROP INLET
 - SSE = SANITARY SEWER EASEMENT
 - SSMH = SANITARY SEWER MANHOLE
 - CO = SEWER CLEAN OUT
 - BC = BACK OF CURB
 - (7) = TOTAL DISTANCE
 - P.O.B. = POINT OF BEGINNING

- NOTES:
- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - PROPERTY ZONED: NR (SETBACKS & ZONING MATTERS ARE SUBJECT TO INTERPRETATION BY LOCAL MUNICIPALITIES)
 - TAX PARCEL NUMBER 01714406, 01714405, 01713406, 01713405.
 - DEED REFERENCES AS SHOWN.
 - BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN.
 - THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) NO. 3710464100K, WITH A DATE OF IDENTIFICATION OF 8/2/2015.
 - THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, SETBACKS AND BUFFERS INCLUDING THOSE WITHIN THE APPLICABLE UNIFIED DEVELOPMENT ORDINANCE (UDO), RIGHTS-OF-WAY, IMPROVEMENT AREAS & BUILT UPON AREA (BUA) RESTRICTIONS, AND/OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN.
 - AREA COMPUTED BY COORDINATE METHOD.
 - NO NCSS MONUMENT FOUND WITHIN 200'.
 - UTILITY LOCATIONS SHOWN ARE LOCATED BASED ON SITE CONDITIONS AND MARKINGS AT THE TIME OF SURVEY. CONTRACTORS ARE TO HAVE ALL UTILITIES ACCURATELY MARKED PRIOR TO CONSTRUCTION.
 - ANY CONSTRUCTION OR USE WITHIN ANY DELINEATED FLOOD AREA IS SUBJECT TO THE RESTRICTIONS IMPOSED BY ANY APPLICABLE ORDINANCES OR REGULATIONS.
 - OFFSITE ADJACENT LINES AND RIGHT-OF-WAY LINES SHOWN AS DASHED ARE APPROXIMATE AND ARE FOR ILLUSTRATIVE PURPOSES ONLY.
 - LINE SHOWN REPRESENTING FENCES AND WALLS ARE MEASURED FROM THE APPROXIMATE CENTERLINE AND DO NOT ACCOUNT FOR THE THICKNESS, PLUMBNESS OR MEASUREMENT OF THE FENCE UNLESS OTHERWISE STATED.
 - DISTANCES SHOWN ARE GROUND U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
 - DEED 2801/542 CONVEYED A STRIP IN FEE SIMPLE FROM THE EXISTING R/W TO THE NEW R/W. NO ADDITIONAL R/W CONVEYANCE WAS FOUND FOR REMAINDER OF LAND WITHIN STUMPTOWN ROAD.
 - IN THE PROCESS OF COMPARING FIELDWORK TO COMPUTATION OF RECORDS, A DISCREPANCY WAS FOUND BETWEEN THE LOCATION OF THE EXISTING RIGHTS OF WAY OF U.S. HWY. 21 AND S.R. 2140 AS SHOWN ON HIGHWAY PLANS BEARING PROJECT NUMBERS: (1) 81654302, RECORDED IN HIGHWAY BOOK 1, PAGE 423, CORRESPONDING DEEDS RECORDED IN DEED BOOK 3449, PAGES 515, 518, 519, & 521 (2) 6538, UNRECORDED PLAN DATED OCTOBER 1956, CORRESPONDING DEEDS RECORDED IN DEED BOOK 1759 PAGES 529 & 537 (3) U-5771, UNRECORDED PLANS HAVING PROJECT NUMBER U-5771 HAVING REVISION DATE OF 1/22/2023.

THE FOLLOWING WAS USED TO ESTABLISH N.C.S.P.C. INFORMATION:

- CLASS OF SURVEY: A-URBAN LAND SURVEY
- POSITIONAL ACCURACY: 0.04"
- TYPE OF GPS FIELD PROCEDURE: STATIC, ONLINE POSITION USER SERVICE
- DATES OF SURVEY: 1/4/2024
- DATUM/EPOCH: NAD 83 (2011), EPOCH 2010
- PUBLISHED/FIXED-CONTROL USE: CORS SITES

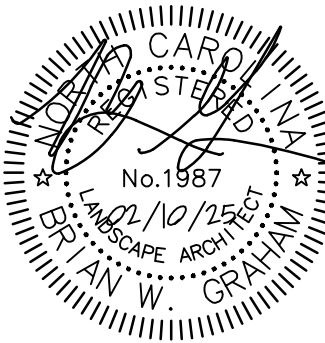
UNDA584 NCSS NCSA SAULSBURY CORP ARP
DF5880 NCMP MONROE CORP ARP
DO5838 SCOW WHITE ROSE CORP ARP
DM3523 NCH HICKORY CORP ARP
DO5753 NLE LEONOR CORP ARP
DO5755 NCAL ALBEMARLE CORP ARP
DG7404 NCSS SHELBY CORP ARP
DH7117 NCMP MORGANTOWN CORP ARP
A4198 HPT HIGH POINT CORP ARP
G7000 NCSS SHREVE CORP ARP
N544227.073 W0813623.568
N355756.486 W080048.937 97406.8

STATESVILLE RD (U.S. HWY 21)
150' PUBLIC RIGHT OF WAY

TREE TABLE	TREE TABLE	TREE TABLE	TREE TABLE	TREE TABLE
# DBH SPECIES	# DBH SPECIES	# DBH SPECIES	# DBH SPECIES	# DBH SPECIES
1 60" OAK	35 12" PINE	69 36" OAK	103 20" PINE	137 26" PINE
2 52" OAK	36 12" PINE	70 28" PINE	104 15" PINE	138 18" PINE
3 23" OAK	37 18" PINE	71 14" PINE	105 15" PINE	139 20" PINE
4 18" PINE	38 15" OAK	72 20" PINE	106 20" PINE	140 20" PINE
5 16" OAK	39 12" PINE	73 21" PINE	107 19" PINE	141 25" PINE
6 28" OAK	40 28" PINE	74 20" PINE	108 19" PINE	142 20" PINE
7 24" OAK	41 30" OAK	75 20" PINE	109 15" PINE	143 30" PINE
8 21" OAK	42 18" PINE	76 14" PINE	110 16" PINE	144 22" PINE
9 26" OAK	43 18" PINE	77 12" PINE	111 15" PINE	145 30" OAK
10 16" PINE	44 19" PINE	78 19" PINE	112 28" PINE	146 15" OAK
11 28" PINE	45 20" PINE	79 18" PINE	113 16" PINE	147 30" OAK
12 12" OAK	46 20" PINE	80 16" PINE	114 17" PINE	148 24" OAK
13 13" PINE	47 20" PINE	81 6" PINE	115 15" PINE	149 18" OAK
14 25" OAK	48 14" PINE	82 20" PINE	116 17" PINE	150 20" OAK
15 24" OAK	49 22" PINE	83 24" OAK	117 25" PINE	151 15" OAK
16 17" PINE	50 18" PINE	84 21" OAK	118 16" PINE	152 15" OAK
17 12" OAK	51 14" PINE	85 22" OAK	119 18" PINE	153 20" OAK
18 26" OAK	52 12" PINE	86 20" OAK	120 22" PINE	154 19" OAK
19 18" OAK	53 13" PINE	87 18" OAK	121 22" PINE	155 17" OAK
20 12" OAK	54 12" PINE	88 16" PINE	122 19" PINE	156 25" OAK
21 20" OAK	55 12" PINE	89 15" PINE	123 26" PINE	157 26" OAK
22 26" PINE	56 14" PINE	90 24" PINE	124 30" PINE	158 32" OAK
23 18" PINE	57 18" OAK	91 16" PINE	125 18" PINE	159 24" OAK
24 14" OAK	58 22" PINE	92 19" OAK	126 19" OAK	160 21" OAK
25 14" OAK	59 14" PINE	93 30" OAK	127 25" OAK	161 28" OAK
26 18" PINE	60 14" PINE	94 26" OAK	128 28" PINE	162 30" OAK
27 12" OAK	61 22" OAK	95 14" OAK	129 14" OAK	163 22" OAK
28 20" PINE	62 30" OAK	96 20" PINE	130 25" OAK	164 20" OAK
29 30" PINE	63 25" OAK	97 14" PINE	131 18" PINE	165 20" OAK
30 13" PINE	64 20" PINE	98 16" PINE	132 18" OAK	166 20" OAK
31 12" OAK	65 22" OAK	99 18" PINE	133 16" PINE	167 14" OAK
32 13" PINE	66 12" OAK	100 14" PINE	134 18" PINE	168 20" OAK
33 16" OAK	67 19" PINE	101 14" PINE	135 15" PINE	169 18" OAK
34 12" OAK	68 12" PINE	102 13" PINE	136 20" PINE	170 22" OAK

TREE TABLE	TREE TABLE	TREE TABLE	TREE TABLE	TREE TABLE
# DBH SPECIES	# DBH SPECIES	# DBH SPECIES	# DBH SPECIES	# DBH SPECIES
137 26" PINE	171 24" OAK	172 12" OAK	173 20" OAK	174 20" PINE
138 18" PINE	172 12" OAK	174 20" PINE	175 19" OAK	176 30" OAK
139 20" PINE	173 20" OAK	175 19" OAK	176 30" OAK	177 15" OAK
140 20" PINE	174 20" PINE	176 30" OAK	177 15" OAK	178 22" OAK
141 25" PINE	175 19" OAK	177 15" OAK	178 22" OAK	179 25" OAK
142 20" PINE	176 30" OAK	178 22" OAK	179 25" OAK	180 21" OAK
143 30" PINE	177 15" OAK	179 25" OAK	180 21" OAK	181 20" OAK
144 22" PINE	178 22" OAK	180 21" OAK	181 20" OAK	182 22" OAK
145 30" OAK	179 25" OAK	181 20" OAK	182 22" OAK	183 16" OAK
146 15" OAK	180 21" OAK	182 22" OAK	183 16" OAK	184 34" OAK
147 30" OAK	181 20" OAK	183 16" OAK	184 34" OAK	185 20" OAK
148 24" OAK	182 22" OAK	184 34" OAK	185 20" OAK	186 20" OAK
149 18" OAK	183 16" OAK	185 20" OAK	186 20" OAK	187 20" OAK
150 20" OAK	184 34" OAK	186 20" OAK	187 20" OAK	188 16" PINE
151 15" OAK	185 20" OAK	187 20" OAK	188 16" PINE	189 18" OAK
152 15" OAK	186 20" OAK	188 16" PINE	189 18" OAK	190 22" OAK
153 20" OAK	187 20" OAK	189 18" OAK	190 22" OAK	191 20" OAK
154 19" OAK	188 16" PINE	190 22" OAK	191 20" OAK	192 18" OAK
155 17" OAK	189 18" OAK	191 20" OAK	192 18" OAK	193 32" OAK
156 25" OAK	190 22" OAK	192 18" OAK	193 32" OAK	194 14" OAK
157 26" OAK	191 20" OAK	193 32" OAK	194 14" OAK	195 20" OAK
158 32" OAK	192 18" OAK	194 14" OAK	195 20" OAK	196 31" OAK
159 24" OAK	193 32" OAK	195 20" OAK	196 31" OAK	197 20" OAK
160 21" OAK	194 14" OAK	196 31" OAK	197 20" OAK	198 20" OAK
161 28" OAK	195 20" OAK	197 20" OAK	198 20" OAK	199 20"

D:\WORKSPACE\08-2015 MISSION STUMPTOWN ROAD\DWG\DESIGN DEVELOPMENT\VEGETARIAN DESIGN OF PHOTOGRAPH RENDERING\LANDSCAPE SITE PLAN.DWG(7/1/2024 1:14 PM)



REZONING/SKETCH

MISSION STUMPTOWN ROAD

CHARLOTTE, NORTH CAROLINA

MISSION PROPERTIES, LLC

1114 CLEMENT AVE #100
CHARLOTTE, NC 28205
704.307.8265

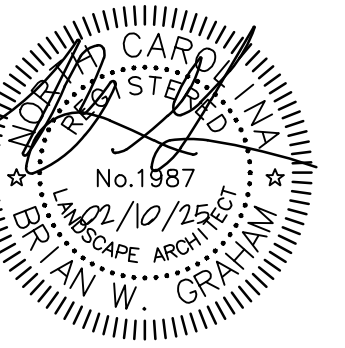
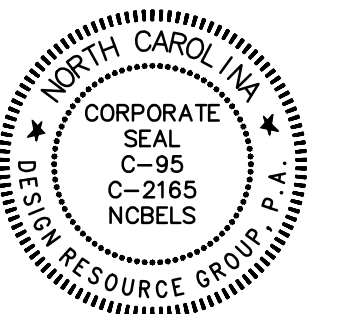
ILLUSTRATIVE
SITE PLAN

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SCALE: 1"=80'

PROJECT #: 695-015
DRAWN BY: SG
CHECKED BY: BG

FEBRUARY 10, 2025

REVISIONS:

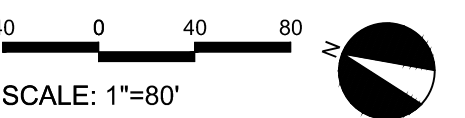


REZONING/SKETCH

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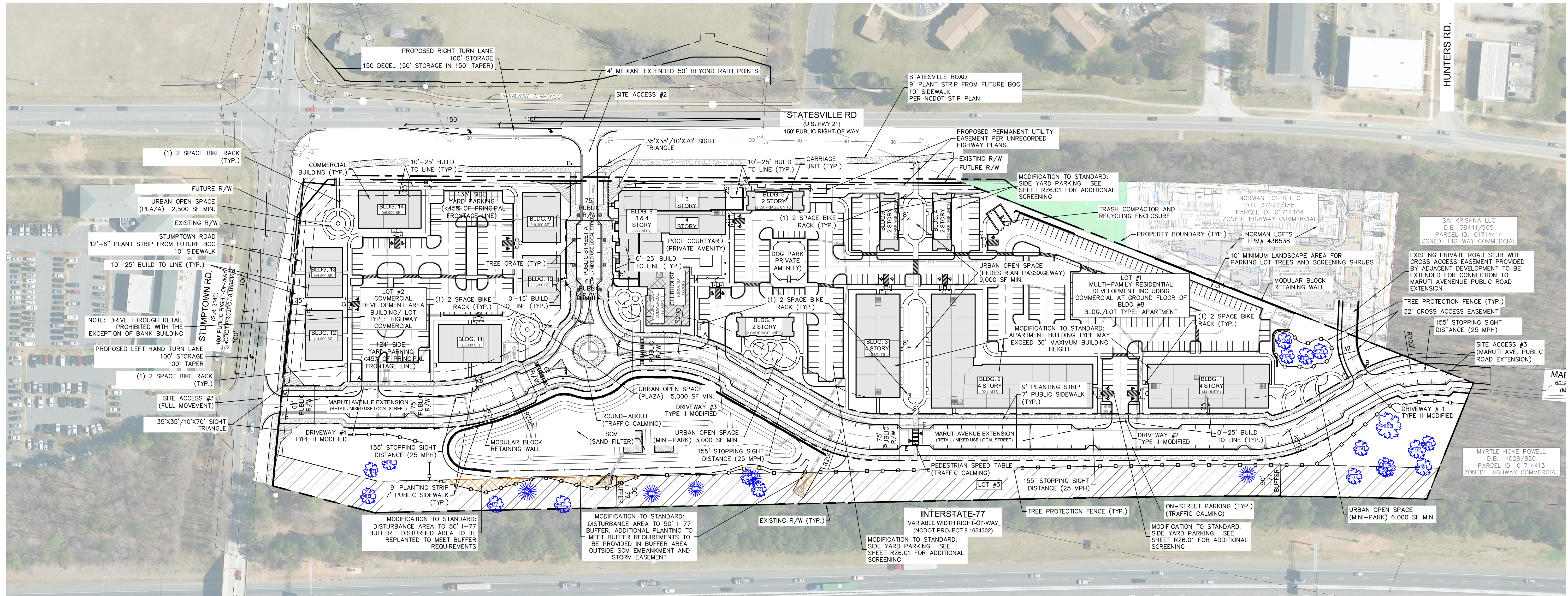
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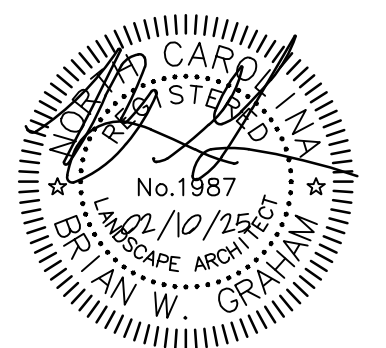


PROJECT #: 695-015
DRAWN BY: BG
CHECKED BY: TH

FEBRUARY 10, 2025

REVISIONS:





MISSION STUMPTOWN ROAD
CHARLOTTE, NORTH CAROLINA

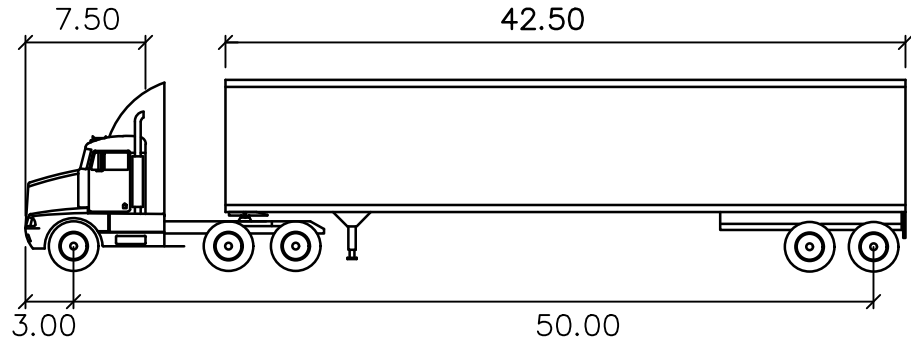
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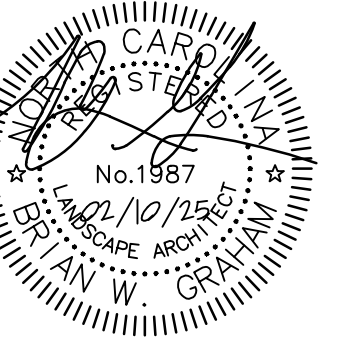
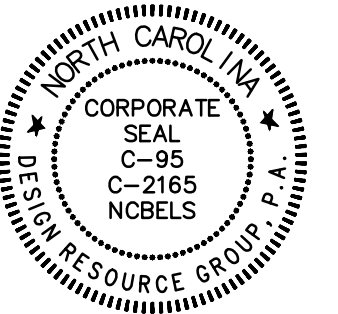
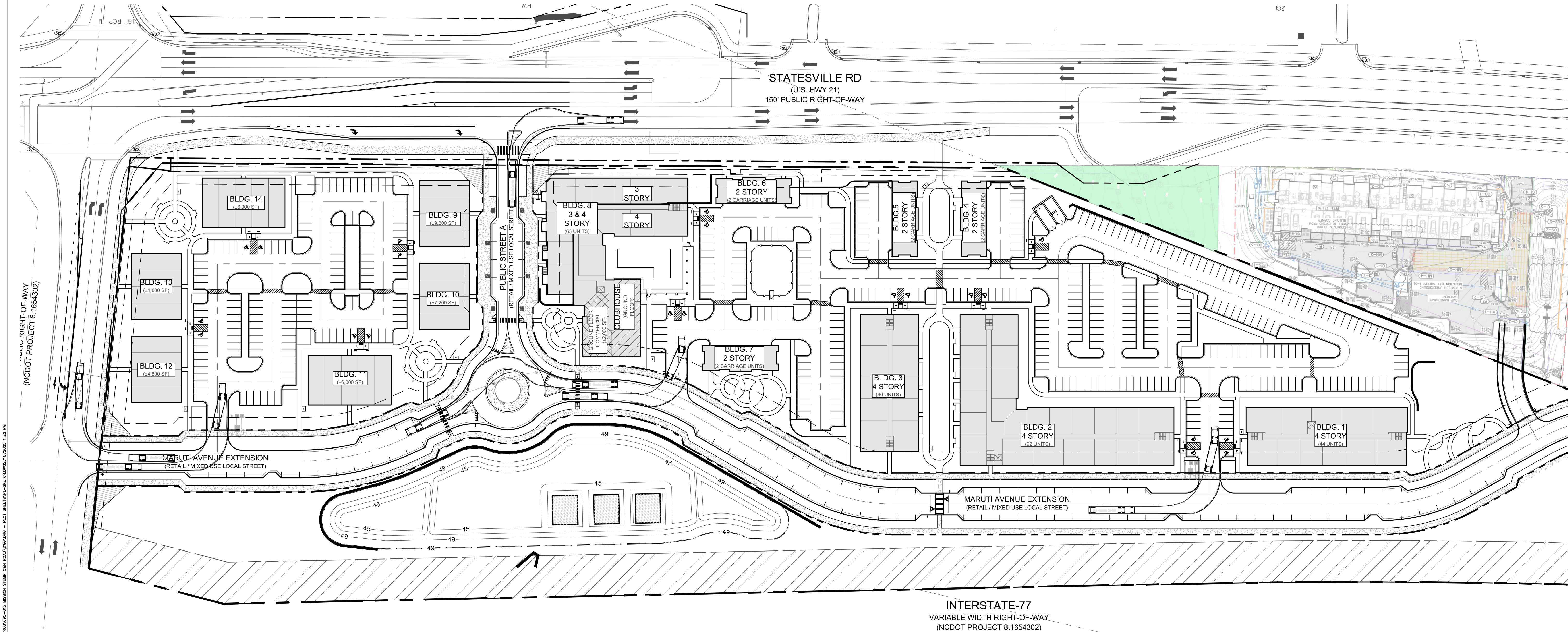
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SCALE: 1"=80'

FEBRUARY 10, 2025

REVISIONS:



WB-50	feet	
Tractor Width	: 8.00	Lock to Lock Time : 6.00
Trailer Width	: 8.50	Steering Angle : 17.70
Tractor Track	: 8.00	Articulating Angle : 70.00
Trailer Track	: 8.50	

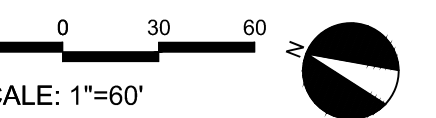


REZONING/SKETCH

MISSION STUMPTOWN ROAD

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WB-50
TURNING
MOVEMENTS



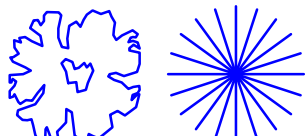
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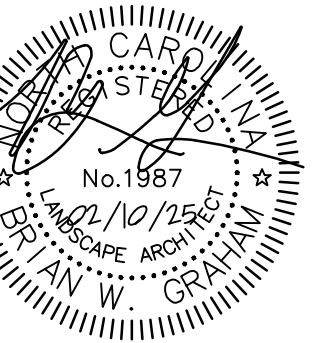
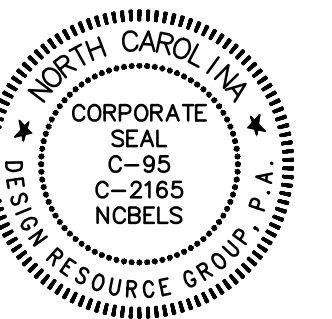
REVISIONS:

TREE LEGEND:

SPECIMEN TREE TO BE SAVED



NON SPECIMEN TREE TO BE SAVED



REZONING/SKETCH

MISSION STUMPTOWN ROAD
CHARLOTTE, NORTH CAROLINA

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GRADING
PLAN

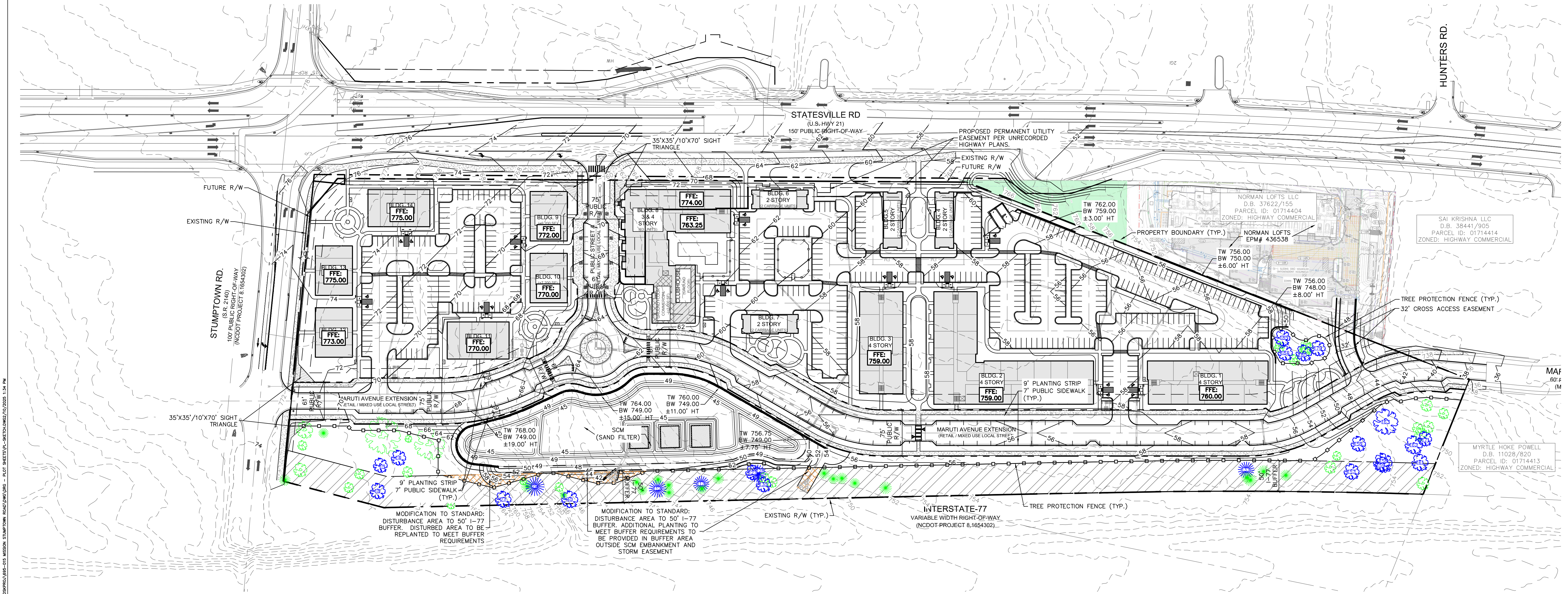
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PROJECT #: 695-015
DRAWN BY: BG
CHECKED BY: TH

FEBRUARY 10, 2025

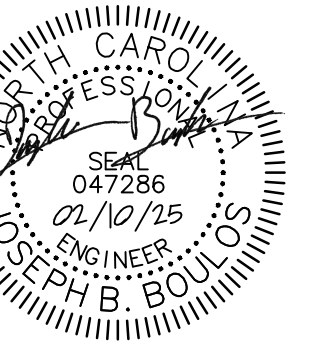
REVISIONS:

RZ4.00





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CHARLOTTE, NORTH CAROLINA

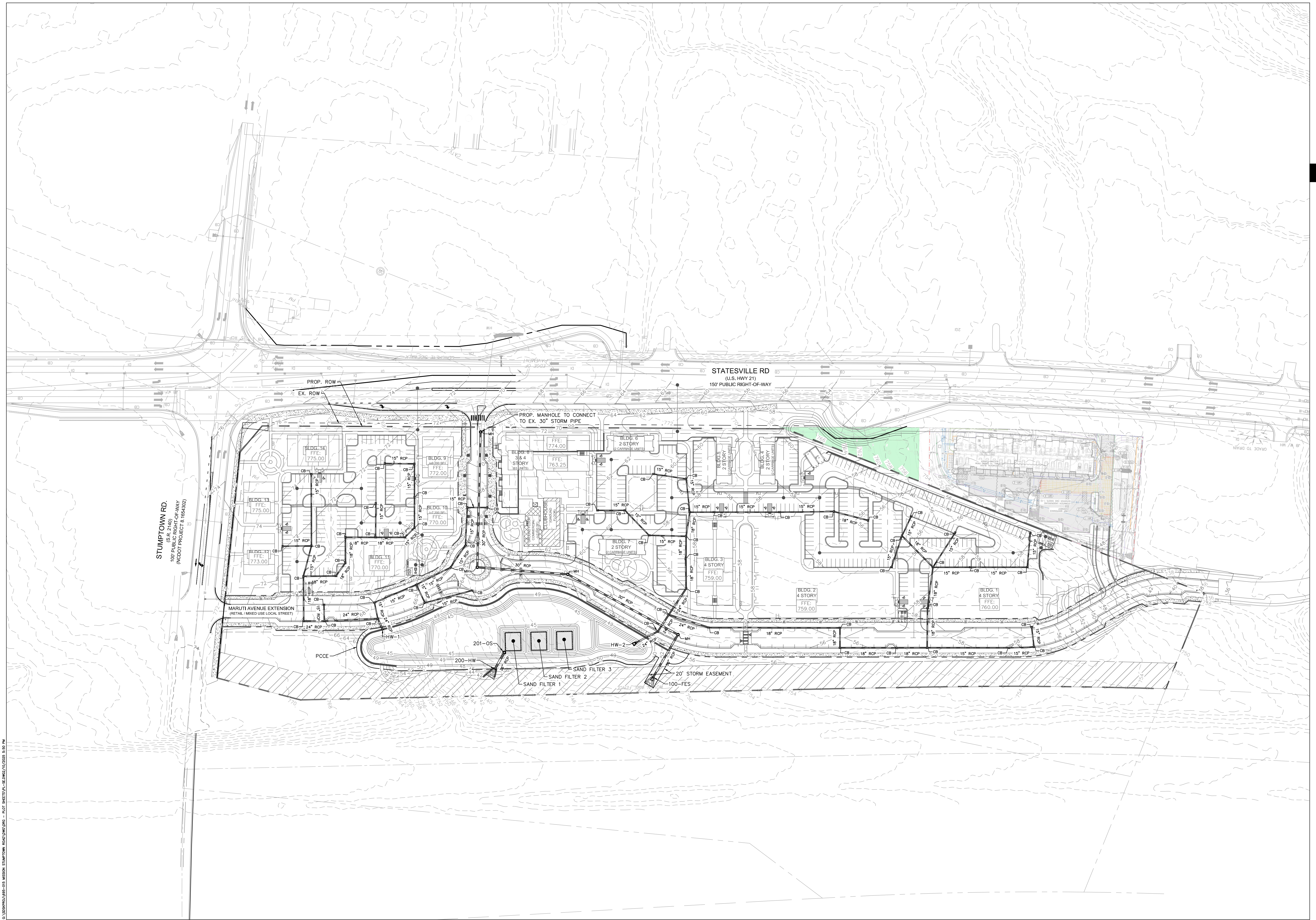
MISSION PROPERTIES, LLC
1114 CLEMENT AVE. #100
CHARLOTTE, NC 28205
704.307.8265

PROJECT #: 695-015
OWN BY: AVK
CHECKED BY: JBB

FEBRUARY 10, 2025

VISIONS:

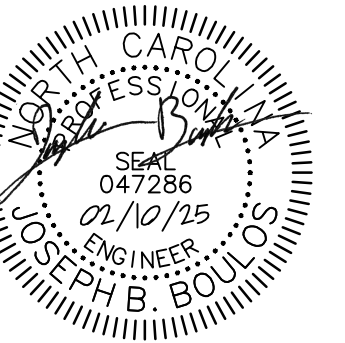
RZ4.50



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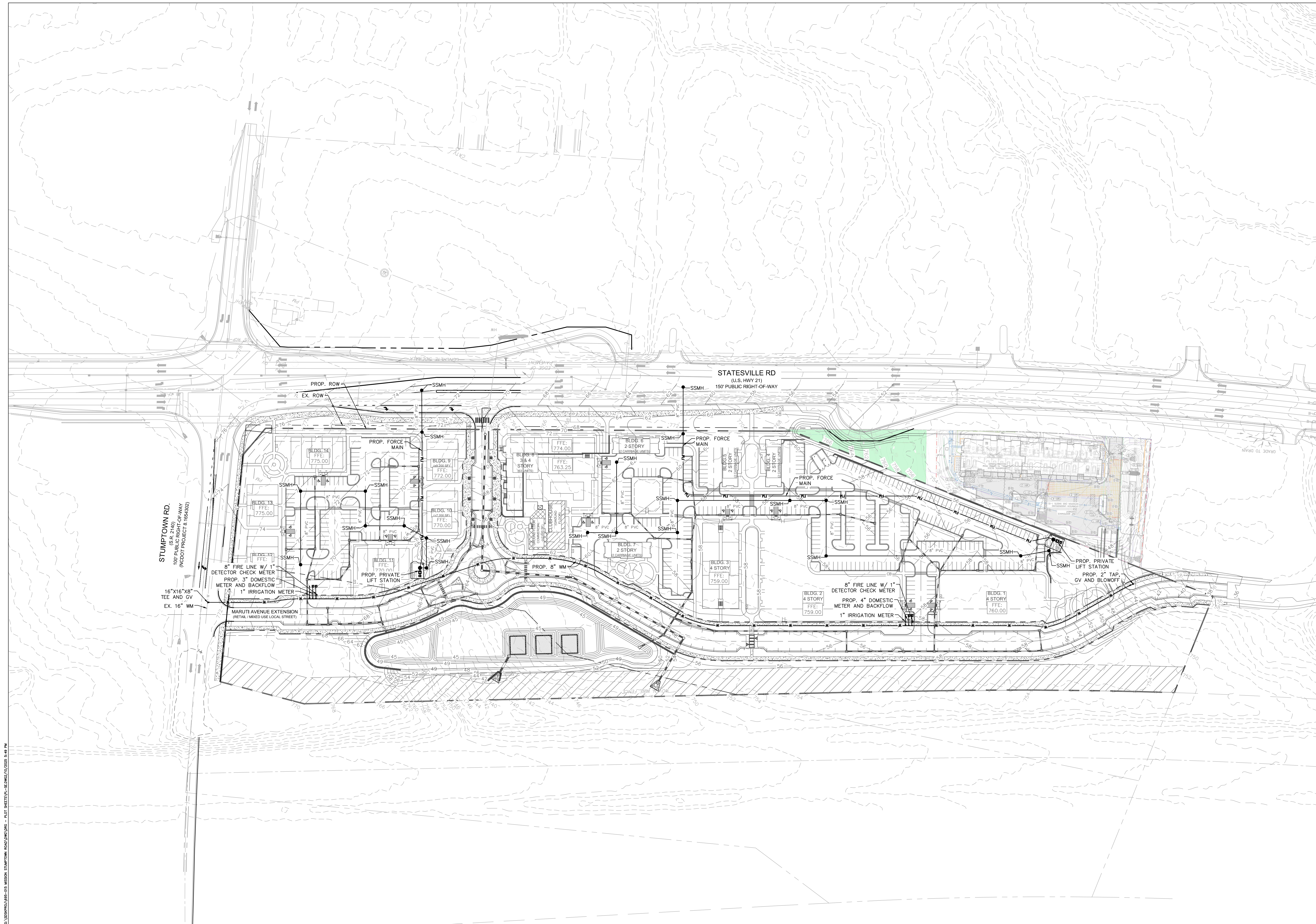
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SCALE: 1"=80'
N

PROJECT #: 695-015
DRAWN BY: AVK
CHECKED BY: JBB

FEBRUARY 10, 2025

REVISIONS:

RZ5.00



TREE PRESERVATION AND CANOPY (NR ZONED PORTION OF SITE)

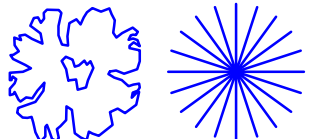
HERITAGE TREES	
NUMBER OF HERITAGE TREES ON-SITE	0
NUMBER OF HERITAGE TREES SAVED	N/A
PERCENTAGE OF HERITAGE TREES REQUIRED TO SAVE	N/A
PERCENTAGE OF HERITAGE TREES ACTUALLY SAVED	N/A
SPECIMEN TREES	
NUMBER OF SPECIMEN TREES ON-SITE	77
NUMBER OF SPECIMEN TREES SAVED	24
PERCENTAGE OF SPECIMEN TREES REQUIRED TO SAVE	30%
PERCENTAGE OF SPECIMEN TREES ACTUALLY SAVED	30%
TREE CANOPY	
PERCENTAGE OF SITE COVERED BY TREE CANOPY	±43%
PERCENTAGE OF TREE CANOPY PRESERVATION REQUIRED BY DISTRICT	0%
PERCENTAGE OF TREE CANOPY PRESERVATION PROVIDED	±14%

MITIGATION STRATEGY.

FOR SPECIMEN TREE MITIGATION, THE DEVELOPER MAY MITIGATE THE REMOVAL OF SPECIMEN TREES BY PLANTING NEW TREES ON THE SITE WHOSE TOTAL CALIPER (DBH) EQUALS 100% OF THE TOTAL CALIPER OF TREES (DBH) TO BE REMOVED ABOVE THE ORDINANCE REQUIREMENT. IF SITE CONDITIONS ARE NOT CONDUCIVE FOR HEALTHY TREE PLANTING ON SITE, THE DEVELOPER MAY CONTRIBUTE TO A TREE FUND/BANK AS DESCRIBED ABOVE. NEWLY PLANTED STREET TREES, PARKING LOT TREES, AND BUFFER TREES DO NOT COUNT TOWARD THE MITIGATION CALCULATION

TREE LEGEND:

SPECIMEN TREE TO BE SAVED



SPECIMEN TREE TO BE REMOVED



NON SPECIMEN TREE TO BE SAVED



NON SPECIMEN TREE TO BE REMOVED



TREE TABLE			
#	DBH	SPECIES	SPECIMEN
1	60"	OAK	YES
2	52"	OAK	YES
3	23"	OAK	NO
4	18"	PINE	NO
5	16"	OAK	NO
6	28"	OAK	YES
7	24"	OAK	YES
8	21"	OAK	NO
9	26"	OAK	YES
10	16"	PINE	NO
11	28"	PINE	YES
12	12"	OAK	NO
13	15"	PINE	NO
14	25"	OAK	YES
15	24"	OAK	YES
16	17"	OAK	NO
17	17"	OAK	NO
18	26"	OAK	YES
19	18"	OAK	NO
20	12"	OAK	NO
21	20"	OAK	NO
22	26"	PINE	YES
23	18"	PINE	NO
24	14"	OAK	NO
25	14"	OAK	NO
26	18"	PINE	NO
27	27"	OAK	YES
28	20"	PINE	NO
29	30"	PINE	YES
30	13"	OAK	NO
31	12"	OAK	NO
32	13"	PINE	NO
33	16"	OAK	NO

TREE TABLE			
#	DBH	SPECIES	SPECIMEN
34	12"	OAK	NO
35	12"	PINE	NO
36	18"	PINE	NO
37	18"	PINE	NO
38	15"	OAK	NO
39	12"	PINE	NO
40	28"	OAK	YES
41	30"	OAK	YES
42	18"	PINE	NO
43	18"	PINE	NO
44	19"	PINE	NO
45	20"	PINE	NO
46	20"	PINE	NO
47	20"	PINE	NO
48	14"	PINE	NO
49	22"	PINE	NO
50	15"	PINE	NO
51	14"	PINE	NO
52	12"	PINE	NO
53	13"	PINE	NO
54	12"	PINE	NO
55	12"	PINE	NO
56	14"	PINE	NO
57	18"	OAK	NO
58	22"	PINE	NO
59	14"	PINE	NO
60	14"	PINE	NO
61	29"	OAK	YES
62	30"	OAK	YES
63	25"	OAK	YES

TREE TABLE			
#	DBH	SPECIES	SPECIMEN
64	20"	PINE	NO
65	22"	OAK	NO
66	12"	OAK	NO
67	19"	PINE	NO
68	12"	PINE	NO
69	38"	OAK	YES
70	28"	PINE	YES
71	14"	PINE	NO
72	20"	PINE	NO
73	21"	PINE	NO
74	20"	PINE	NO
75	20"	PINE	NO
76	14"	PINE	NO
77	12"	PINE	NO
78	19"	PINE	NO
79	18"	PINE	NO
80	16"	PINE	NO
81	16"	PINE	NO
82	20"	PINE	NO
83	24"	OAK	YES
84	21"	OAK	NO
85	29"	OAK	YES
86	20"	OAK	NO
87	18"	OAK	NO
88	16"	PINE	NO
89	15"	PINE	NO
90	24"	PINE	YES
91	16"	PINE	NO
92	15"	PINE	NO
93	30"	OAK	YES

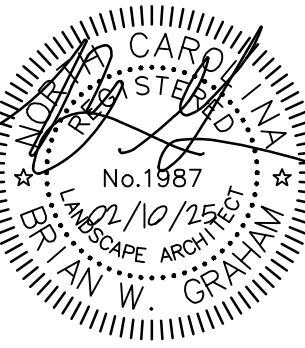
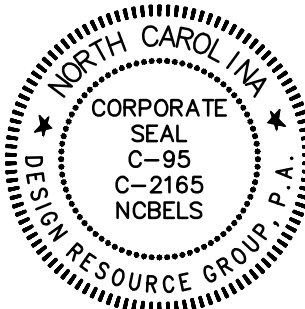
TREE TABLE			
#	DBH	SPECIES	SPECIMEN
94	26"	OAK	YES
95	14"	PINE	NO
96	20"	PINE	NO
97	14"	PINE	NO
98	16"	PINE	NO
99	18"	PINE	NO
100	14"	PINE	NO
101	14"	PINE	NO
102	13"	PINE	NO
103	20"	PINE	NO
104	15"	PINE	NO
105	20"	PINE	NO
106	20"	PINE	NO
107	19"	PINE	NO
108	19"	PINE	NO
109	15"	PINE	NO
110	16"	PINE	NO
111	15"	PINE	NO
112	28"	PINE	YES
113	16"	PINE	NO
114	17"	PINE	NO
115	15"	PINE	NO
116	14"	PINE	NO
117	25"	PINE	YES
118	16"	PINE	NO
119	18"	PINE	NO
120	22"	PINE	NO
121	22"	PINE	NO
122	19"	PINE	NO
123	26"	PINE	YES

TREE TABLE			
#	DBH	SPECIES	SPECIMEN
124	30"	PINE	YES
125	18"	PINE	NO
126	19"	OAK	NO
127	25"	OAK	YES
128	28"	PINE	YES
129	18"	OAK	NO
130	25"	OAK	YES
131	18"	OAK	NO
132	18"	PINE	NO
133	16"	PINE	NO
134	18"	PINE	NO
135	16"	PINE	NO
136	20"	PINE	NO
137	26"	PINE	YES
138	18"	PINE	NO
139	20"	PINE	NO
140	20"	PINE	NO
141	25"	PINE	YES
142	20"	PINE	NO
143	30"	PINE	YES
144	22"	PINE	NO
145	30"	OAK	YES
146	15"	PINE	NO
147	30"	OAK	YES
148	24"	OAK	YES
149	18"	PINE	NO
150	19"	OAK	NO
151	15"	OAK	NO
152	15"	OAK	NO
153	20"	OAK	NO

TREE TABLE			
#	DBH	SPECIES	SPECIMEN
154	19"	OAK	NO
155	17"	OAK	NO
156	25"	OAK	YES
157	26"	OAK	YES
158	32"	OAK	YES
159	24"	OAK	YES
160	21"	OAK	NO
161	28"	OAK	YES
162	30"	OAK	YES
163	42"	OAK	YES
164	20"	OAK	NO
165	20"	OAK	NO
166	20"	OAK	NO
167	18"	OAK	NO
168	20"	OAK	NO
169	18"	OAK	NO
170	22"	OAK	NO
171	24"	OAK	YES
172	17"	OAK	NO
173	26"	OAK	YES
174	20"	OAK	NO
175	19"	OAK	NO
176	30"	OAK	YES
177	15"	OAK	NO
178	22"	OAK	NO
179	25"	OAK	YES
180	27"	OAK	YES
181	20"	OAK	NO
182	22"	OAK	NO
183	18"	OAK	NO

TREE TABLE			
#	DBH	SPECIES	SPECIMEN
184	25"	OAK	YES
185	26"	OAK	YES
186	18"	OAK	NO
187	20"	PINE	NO
188	18"	PINE	NO
189	18"	OAK	NO
190	20"	OAK	NO
191	20"	OAK	NO
192	18"	OAK	NO
193	32"	OAK	YES
194	34"	OAK	YES
195	28"	OAK	YES
196	31"	OAK	YES
197	20"	OAK X2	NO
198	26"	OAK	YES
199	18"	OAK	NO
200	21"	OAK	NO
201	19"	OAK	NO
202	29"	OAK	YES
203	26"	OAK	YES
204	25"	OAK	YES
205	26"	OAK	YES
206	20"	OAK	NO
207	25"	OAK	YES
208	18"	OAK	NO
209	23"	OAK	NO
210	22"	OAK	NO
211	25"	OAK	YES
212	24"	OAK	YES
213	32"	OAK	YES

TREE TABLE			
#	DBH	SPECIES	SPECIMEN
214	19"	OAK	NO
215	20"	PINE	NO
216	22"	PINE	NO
217	20"	OAK	NO
218	20"	PINE	NO
219	22"	OAK	NO
220	18"	PINE	NO
221	30"	OAK	YES
222	30"	OAK	YES
223	20"	OAK	NO
224	32"	OAK	YES
225	30"	OAK	YES
226	25"	OAK	YES
227	22"	OAK	NO
228	30"	OAK	YES
229	30"	PINE	YES
230	28"	PINE	YES
231	25"	PINE	YES
232	12"	DOGWOOD	YES
233	15"	OAK	NO
234	21"	OAK	NO
235	44"	OAK	YES
236	42"	OAK	YES
237	16"	OAK	NO
238	20"	OAK	NO
239	15"	OAK	NO
240	17"	OAK	NO
241	20"	OAK	NO
242	24"	OAK	YES
243	21"	OAK	NO



REZONING/SKETCH

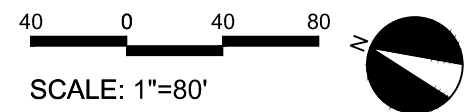
MISSION STUMPTOWN ROAD

CHARLOTTE, NORTH CAROLINA

MISSION PROPERTIES, LLC

1114 CLEMENT AVE. #100
CHARLOTTE, NC 28205
704.307.8265

TREE
INVENTORY
PLAN

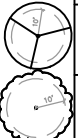
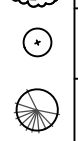
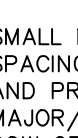


PROJECT #: 695-015
DRAWN BY: BG
CHECKED BY: TH

FEBRUARY 10, 2025

REVISIONS:

REQUIRED PLANTING SCHEDULE

KEY	QTY.	SCIENTIFICNAME	COMMONNAME	CAL.	HT.	NOTE
	171	QUERCUS PHELLOS	WILLOW OAK	2" MIN.	10-12' MIN.	LARGE MATURING STREET TREE
	77	ULMUS PARVIFOLIA	CHINESE ELM	2" MIN.	10-12' MIN.	LARGE MATURING INTERNAL TREE
	57	ILEX X 'NELLIE R STEVENS'	NELLIE STEVENS HOLLY	-	6' MIN.	SCREENING TREE
	320	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	-	36" MIN.	SCREENING SHRUB

PERIMETER TREE REQUIREMENTS

SMALL MATURING CANOPY TREES SHALL BE PLANTED AT A SPACING NOT TO EXCEED 30' O.C. BETWEEN EXISTING STREET AND PROPOSED SIDEWALK. PROPERTIES LOCATED ON MAJOR/MINOR THOROUGHFARE SHALL ADD AN ADDITIONAL ROW OF STREET TREES BEHIND PROPOSED SIDEWALK. TREES SHALL BE STAGGERED FROM THE TREES IN THE R/W.

STATESVILLE ROAD - 1,017 LF
REQUIRED: 1,017/30 = 34 (X2) = 64 TREES
PROVIDED: 46 TREES

STUMPTOWN ROAD - 510 LF
REQUIRED: 510/30 = 17 (X2) = 34 TREES
PROVIDED: 18 TREES

LARGE MATURING CANOPY TREES SHALL BE PLANTED AT A SPACING NOT TO EXCEED 40' O.C.

MARUTI AVE. (WEST SIDE) - 1,976 LF
REQUIRED: 1,976/40 = 50 TREES
PROVIDED: 50 TREES

MARUTI AVE. (EAST SIDE) - 1,785 LF
REQUIRED: 1,785/40 = 45 TREES
PROVIDED: 45 TREES

PUBLIC STREET A (NORTH SIDE) - 232 LF
REQUIRED: 232/40 = 6 TREES
PROVIDED: 6 TREES

PUBLIC STREET A (SOUTH SIDE) - 232 LF
REQUIRED: 232/40 = 6 TREES
PROVIDED: 6 TREES

NOTE:

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

BUFFER YARD REQUIREMENTS (1-77 RIGHT-OF-WAY)

50' (92,746 SF) PLANTED BUFFER

REQUIRED: (PER 1,000 SF)
TREES: 464 (5 TREES PER 1,000 SF OF BUFFER AREA, 75% LARGE MATURING, 50% EVERGREEN)
SHRUBS: 742 (8 SHRUBS PER 1,000 SF, 75% EVERGREEN)

PROVIDED:
EXISTING VEGETATION TO COUNT TOWARDS BUFFER PLANTING REQUIREMENTS.

ADDITIONAL PLANTING TO BE PROVIDED IN ANY VOID AREAS OR DISTURBED AREAS TO MEET BUFFER PLANTING REQUIREMENTS OF 2.0. ARTICLE 7.5

TREE PLANTING NOTES

PLANTING MATERIAL

- MINIMUM SHADE TREE SIZE AT PLANTING IS 2"-2.5" CALIPER AND 10'-12' TALL AT TIME OF PLANTING. ORNAMENTAL TREES SHALL MEASURE 1.5-2" CALIPER FOR SINGLE-STEM AND 1-1.5" CALIPER FOR ALL MULTI-STEM TREES AND BE A MINIMUM 8' IN HEIGHT AT TIME OF PLANTING.
- LARGE SHRUBS PLANTED FOR SCREENING PURPOSES SHALL MEASURE A MINIMUM OF 3-3.5' IN HEIGHT AT TIME OF PLANTING. SHRUBS PLANTED FOR SCREENING PURPOSES SHALL FORM A REQUIRED DENSITY TO BLOCK VISIBILITY WITHIN 3 YEARS FROM DATE OF INSTALLATION.
- SMALL SHRUBS SHALL MEASURE A MINIMUM OF 36" IN SPREAD AND/OR HEIGHT AT TIME OF PLANTING.
- ALL NEW TREES MUST HAVE STRAIGHT TRUNKS WITH STRONG CENTRAL LEADERS INTACT TO THE TOP OF THE CROWN UNLESS MULTI-STEM TREES ARE SPECIFIED. ALL REQUIRED TREES SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, HAVE WELL-DEVELOPED BRANCHES, BE VIGOROUS AND HAVE FIBROUS ROOT SYSTEMS. TREES WITH MAJOR GROUNDING ROOTS WILL NOT BE ACCEPTED. TREES WITH CO-DOMINANT BRANCHING WILL NOT BE ACCEPTED. TREES THAT HAVE BEEN SHEARED, TOPPED OR CUT BACK TO MULTIPLY THE BRANCHING STRUCTURE WILL NOT BE ACCEPTED. TREE SHALL BE FREE OF ABRASIONS, DAMAGE, DISEASE, PESTS AND CRACKS. ALL PRUNING CUTS GREATER THAN 1/2 INCH DIAMETER SHALL HAVE CALLUS TISSUE FORMED PRIOR TO PLANTING. NO PRUNING CUT ON THE TRUNK SHALL BE MORE THAN ONE-HALF THE DIAMETER OF THE CENTRAL LEADER AT THE HEIGHT WHERE THE CUT IS MADE. ROOT FLARES SHALL BE LOCATED AT GRADE. TREES WITH MORE THAN 2" OF SOIL COVERING ROOT BALL/FLARE WILL NOT BE ACCEPTED.
- SIZE OF REQUIRED PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1 (LATEST EDITION) AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, EXCEPT WHERE SPECIFIED/AUTHORIZED BY THE ADMINISTRATOR.
- ALL REQUIRED TREES OF A PARTICULAR SPECIES AND VARIETY SHALL BE UNIFORM IN SIZE AND CONFIGURATION.
- THE PRESENCE OF OVERHEAD POWER LINES REQUIRES STREET YARD TREES TO BE ORNAMENTAL TREES. LARGER SHADE TREE VARIETIES ARE ENCOURAGED WHERE OVERHEAD POWER LINES ARE NOT PRESENT.

PLANTING REQUIREMENTS

- SEE DETAILS FOR TREE AND SHRUB PLANTING DETAILS.
- PLASTIC HOSE PARTS WILL NOT BE ACCEPTED FOR TREE STAKING.
- ALL STRAPPING, AND TOP 1/2 OF WIRE BASKET AND BURLAP MUST BE CUT AWAY AND REMOVED FROM ROOT BALL WHEN PLANTING.
- FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 18" NEW TOPSOIL, OR TILL AND AMEND THE TOP 18" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES.
- TREES PLANTED IN NCDOT RIGHT-OF-WAY WILL NEED APPROVAL FROM NCDOT.
- UTILITY ISSUES
- IF ANY UTILITY IS BEING INSTALLED IN OR NEAR ANY REQUIRED TREE(S), CALL LANDSCAPE ARCHITECT TO RESOLVE PRIOR TO UTILITY INSTALLATION.
- LARGE MATURING TREES MAY NOT BE PLANTED WITHIN 25' OF OVERHEAD POWER DISTRIBUTION OR TRANSMISSION LINES
- IF TREES CONFLICT WITH ANY UTILITIES OR SIGNS, CALL LANDSCAPE ARCHITECT TO RESOLVE BEFORE PLANTING
- ADJUST TREE PLANTING LOCATIONS TO AVOID EXISTING UNDERGROUND UTILITIES. PLANT 15' FROM ALL UNDERGROUND UTILITIES.

AMENDED SOIL (AS):

AMENDED SOIL (AS) MAY BE MET IN ONE OF THE FOLLOWING WAYS:

- PREPARING THE EXISTING SOIL FOR PLANTING BY TILLING TO A DEPTH OF 18", AND ADDING SOME NEW PLANTING MIX AND/OR ORGANIC MATTER. THIS OPTION MAY ALSO REQUIRE THE REMOVAL OF SOME EXISTING SOIL ALONG WITH OTHER MITIGATION WORK AND SOIL AMENDMENTS TO IMPROVE SOIL STRUCTURE.
 - REMOVING ALL EXISTING SOIL FROM A TREE ORDINANCE PROTECTED/REQUIRED PLANTING AREA AND REPLACING IT WITH NEW PLANTING MIX AND OTHER SOIL AMENDMENTS.
- PLANTING MIX USED FOR AMENDED SOIL SHALL HAVE UNIFORM COMPOSITION THROUGHOUT, WITH A MIXTURE OF SUBSOIL. IT SHALL BE FREE OF STONES, LUMPS, LIVE PLANTS AND THEIR ROOTS, STICKS, AND OTHER EXTRANEOUS MATTER. IT SHALL CONTAIN NO MAN-MADE MATERIALS UNLESS OTHERWISE SPECIFIED. PLANTING MIX SHALL NOT BE USED WHILE IN A FROZEN OR MUDDY CONDITION.

UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS, NEW/ADDED PLANTING MIX SHALL CONTAIN THE FOLLOWING SPECIFIED PERCENTAGES OF CONSTITUENTS:

CLAY MIN. 10%/MAX. 40% SAND MIN. 20%/MAX. 50%

SILT MIN. 20%/MAX. 50% ORGANIC MATTER MIN. 5%/MAX. 10%

ORGANIC MATTER IS DEFINED AS COMPOST/HUMUS SUCH AS SAWDUST OR LEAF MOLD THAT HAS COMPLETED THE DECOMPOSITION

PROCESS. PERCENTAGE OF ORGANIC MATTER SHALL BE DETERMINED BY LOSS ON IGNITION OF MOISTURE FREE SAMPLES DRIED AT 65 DEGREES.

AMENDED SOIL SHALL HAVE AN ACIDITY RANGE OF pH 5.5 TO 7.0.

AMENDED SOIL SHALL HAVE A CATION EXCHANGE CAPACITY (CEC) FROM 5 TO 25 CMOL +/KG(MEQ/100G)

AMENDED SOIL SHALL HAVE NORMAL CONTENTS OF NITROGEN, PHOSPHOROUS, POTASSIUM, CALCIUM, MAGNESIUM, SULFUR, AND PROPER MICRONUTRIENT LEVELS. NUTRIENT LEVELS MUST SATISFY GROWING NEEDS (AS RECOMMENDED BY LAB REPORT) OF THE EXISTING OR PLANNED PLANT MATERIAL.

LAB TESTING MAY BE REQUIRED TO VERIFY THE QUALITY OF EXISTING SOILS, AS AND OTHER SOIL AMENDMENTS.

INSTALLATION GUARANTEE REQUIRED:

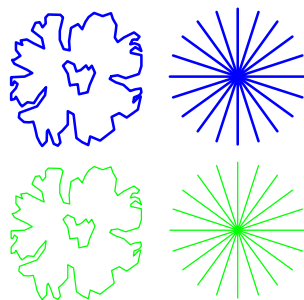
- A FINAL CERTIFICATE OF OCCUPANCY MAY BE ISSUED PRIOR TO THE INSTALLATION OF TREES AND SHRUBS, EXCLUDING YARD TREES, DURING THE NON-PLANTING SEASON IF A CASH BOND, SURETY BOND OR LETTER OF CREDIT IS ISSUED FOR 120% OF THE COST OF MATERIALS AND INSTALLATION. PLANTING SHALL BE COMPLETED DURING THE NEXT PLANTING SEASON.
- THE PLANTING SEASON SHALL RUN FROM OCTOBER 15 TO MARCH 15, EXCEPT FOR EXTREME WEATHER CONDITIONS AS DETERMINED BY STAFF. A FINAL CERTIFICATE OF OCCUPANCY SHALL NOT BE GIVEN DURING THE PLANTING SEASON UNLESS ALL OF THE LANDSCAPING IS COMPLETELY INSTALLED ACCORDING TO THIS ARTICLE.

MAINTENANCE SURETY REQUIRED:

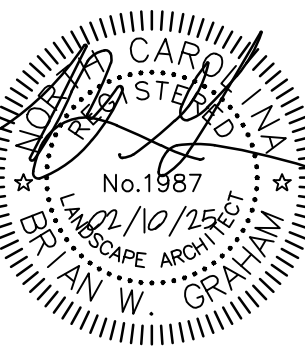
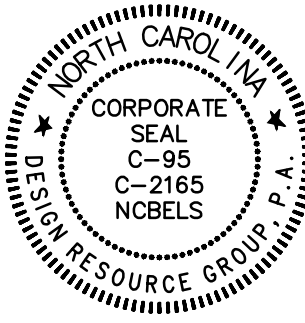
- DEVELOPERS SHALL ENTER INTO A MAINTENANCE SURETY AGREEMENT WITH THE TOWN OF HUNTERSVILLE GUARANTEEING THE VIABILITY OF STREET TREES AND TREES AND SHRUBS PLANTED IN BUFFER YARDS FOR A PERIOD OF 1 YEAR FOLLOWING PLANTING. THE AMOUNT OF THE SURETY SHALL BE EQUAL TO 50% OF THE VALUE OF THE NEW TREES OR LANDSCAPE MATERIAL AND THEIR INSTALLATION. THE MAINTENANCE SURETY SHALL BE PROVIDED WHEN ALL OF THE REQUIRED TREES AND SHRUBS HAVE BEEN PLANTED.

TREE LEGEND:

SPECIMEN TREE TO BE SAVED



NON SPECIMEN TREE TO BE SAVED



REZONING/SKETCH

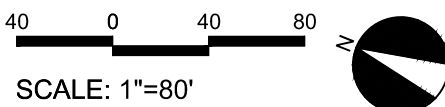
MISSION STUMPTOWN ROAD

CHARLOTTE, NORTH CAROLINA

MISSION PROPERTIES, LLC

1114 CLEMENT AVE. #100
CHARLOTTE, NC 28205
704.307.8265

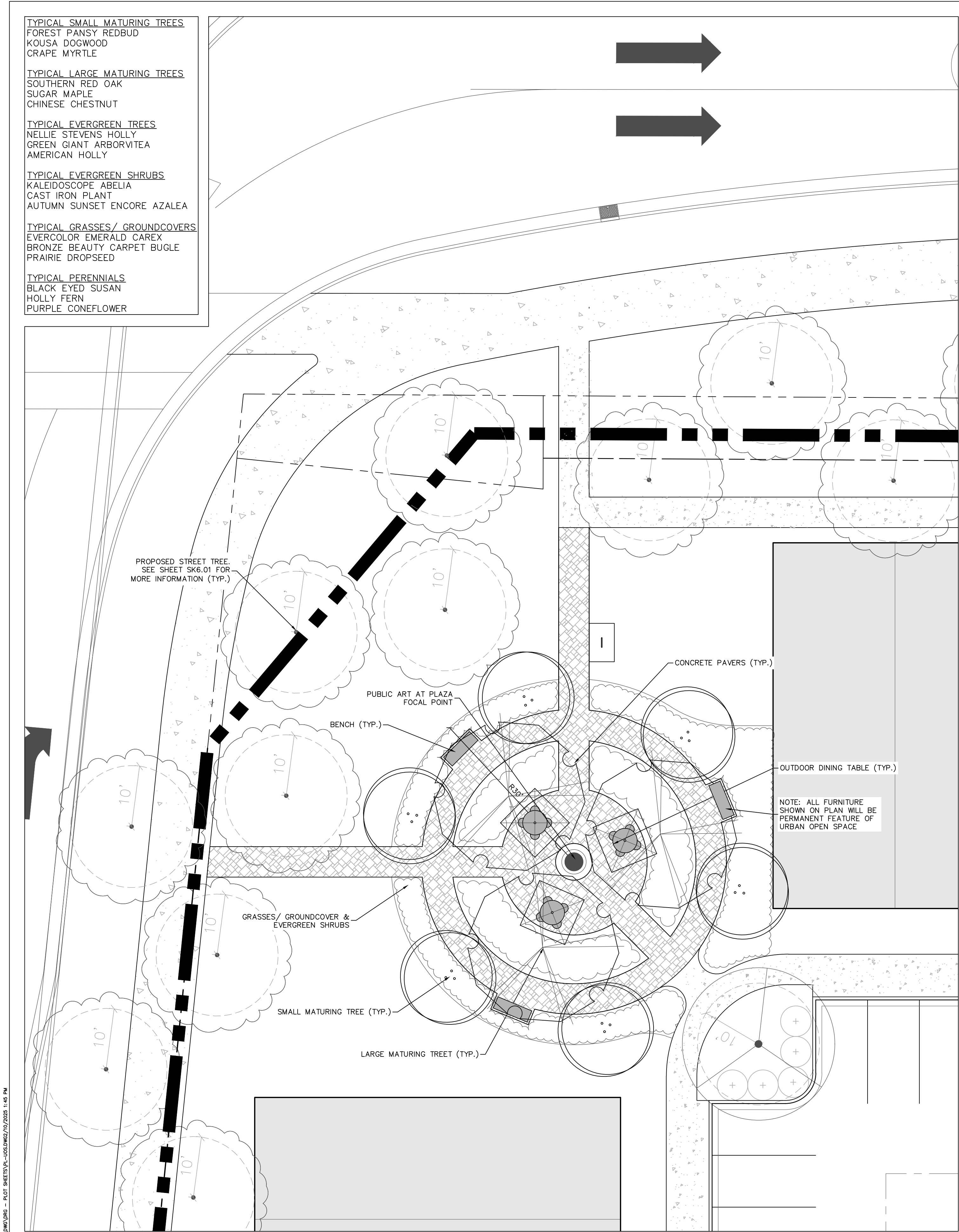
REQUIRED
PLANTING
PLAN



PROJECT #: 695-015
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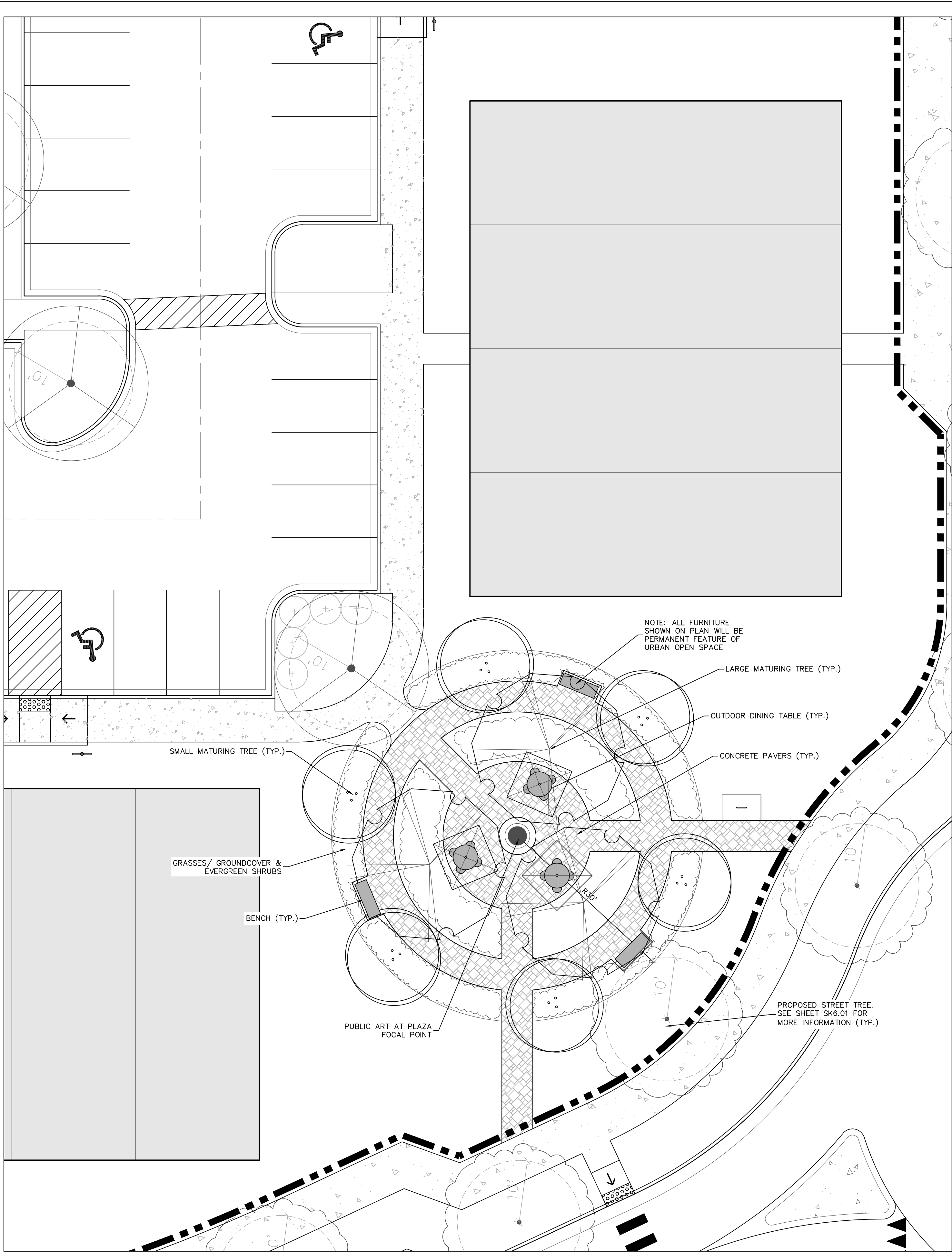
FEBRUARY 10, 2025

REVISIONS:



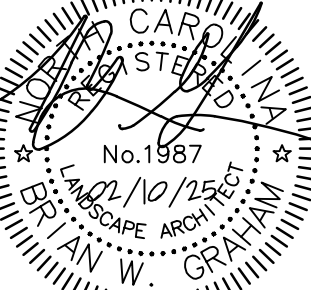
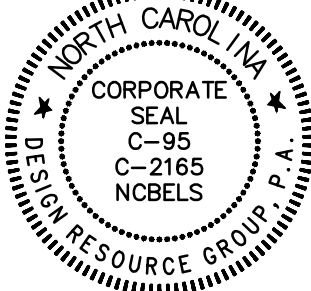
URBAN OPEN SPACE: (2,500 SF MINIMUM)

- TYPE OF URBAN OPEN SPACE PROVIDED: PLAZA
- DEFINITION FROM ORDINANCE: A PLAZA IS AN OPEN AREA ADJACENT TO A CIVIC, COMMERCIAL, OR RESIDENTIAL BUILDING/S. PLAZAS FUNCTION AS GATHERING PLACES. LIMITED PARKING IS ALSO PERMITTED. PLAZAS ARE ALWAYS PAVED IN BRICK OR ANOTHER TYPE OF PAVER OR CRUSHED STONE. PLAZAS SHALL BE LEVEL, STEPPED, OR GENTLY SLOPPING (LESS THAN 5% GRADE). THE FOLLOWING SIZES ARE RECOMMENDED BUT MAY BE SMALLER OR LARGER DEPENDING ON THE BUILDING OR FACILITY DESIGN. AT NO TIME SHALL A PLAZA'S HORIZONTAL LENGTH OR WIDTH BE GREATER THAN 3 TIMES THE HEIGHT OF SURROUNDING BUILDINGS. PLAZAS MAY BE LEFT UNPLANTED. IF PLANTED, TREES SHOULD BE GEOMETRIC FRAME OF THE PLAZA SPACE OR FOR THE STRUCTURE THE PLAZA SERVICES. SPACING SHALL BE A MINIMUM OF 10 FT ON CENTER AND A MAXIMUM OF 30 FT ON CENTER. MINIMUM SIZE IS 2,000 SQ FT AND MAXIMUM SIZE IS 30,000 SQ FT.



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REZONING/SKETCH

MISSION STUMPTOWN ROAD

CHARLOTTE, NORTH CAROLINA

MISSION PROPERTIES, LLC

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CHARLOTTE, NC 28205

704.307.8265

**URBAN OPEN
SPACE
ENLARGMENT**

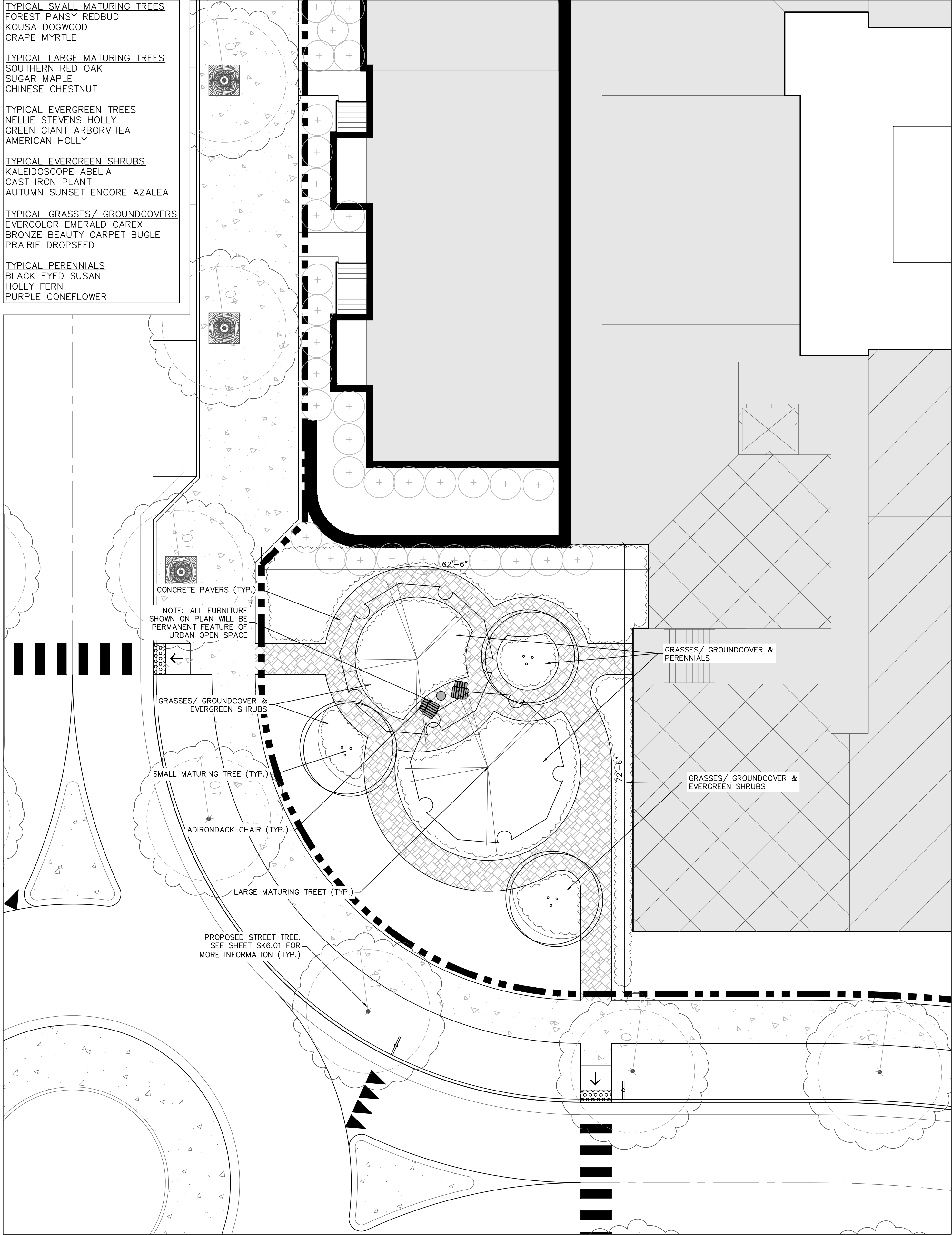
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PROJECT #: 695-015
DRAWN BY: BG
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FEBRUARY 10, 2025

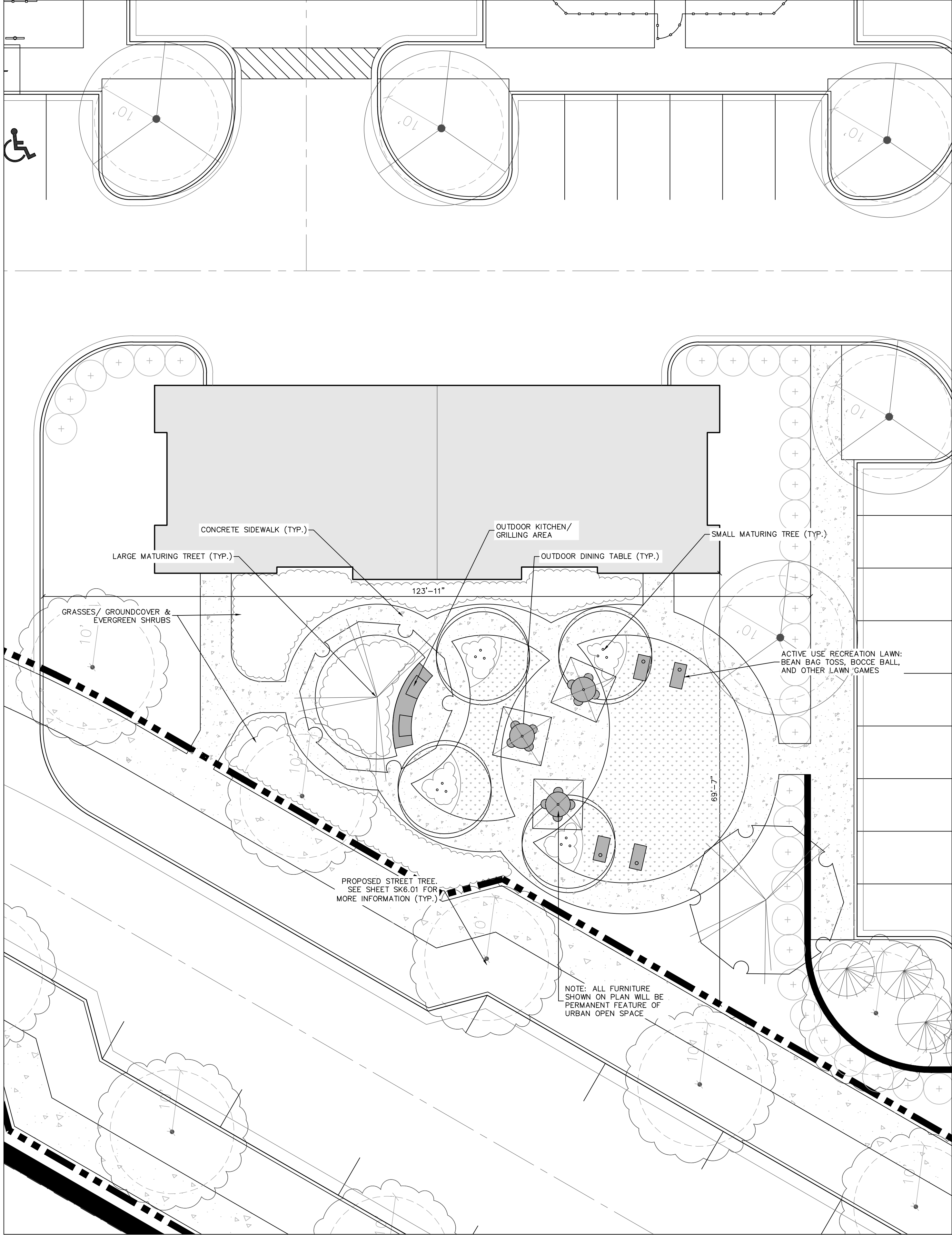
REVISIONS:

- TYPICAL SMALL MATURING TREES**
FOREST PANSY REDBUD
KOUSA DOGWOOD
CRAPE MYRTLE
- TYPICAL LARGE MATURING TREES**
SOUTHERN RED OAK
SUGAR MAPLE
CHINESE CHESTNUT
- TYPICAL EVERGREEN TREES**
NELLIE STEVENS HOLLY
GREEN GIANT ARBORVITEA
AMERICAN HOLLY
- TYPICAL EVERGREEN SHRUBS**
KALEIDOSCOPE ABELIA
CAST IRON PLANT
AUTUMN SUNSET ENCORE AZALEA
- TYPICAL GRASSES/ GROUNDCOVERS**
EVERCOLOR EMERALD CAREX
BRONZE BEAUTY CARPET BUGLE
PRAIRIE DROPSEED
- TYPICAL PERENNIALS**
BLACK EYED SUSAN
HOLLY FERN
PURPLE CONEFLOWER



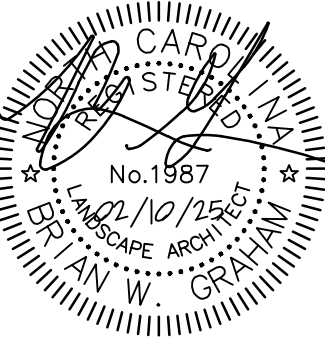
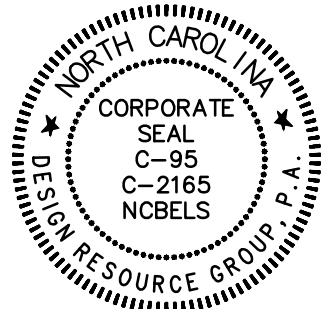
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URBAN OPEN SPACE: (3,000 SF MINIMUM)

- TYPE OF URBAN OPEN SPACE PROVIDED: MINI-PARK
- DEFINITION FROM ORDINANCE: PARKS MAY BE DESIGNED FOR PASSIVE AND/OR ACTIVE RECREATIONAL USE. PARKS SHALL BE BOUNDED BY STREETS ON A MINIMUM OF 25% OF THEIR PERIMETER, AND ARE ENCOURAGED TO BE ENCLOSED BY STREETS ON ALL SIDES. MINI PARKS, SUCH AS, BUT NOT LIMITED TO DOG PARKS, PLAYGROUNDS, POCKET PARKS AND SPLASH PADS CAN BE INCORPORATED THROUGHOUT A DEVELOPMENT TO MEET THE ORDINANCE REQUIREMENTS.



REZONING/SKETCH

MISSION STUMPTOWN ROAD

CHARLOTTE, NORTH CAROLINA

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URBAN OPEN
SPACE
ENLARGMENT

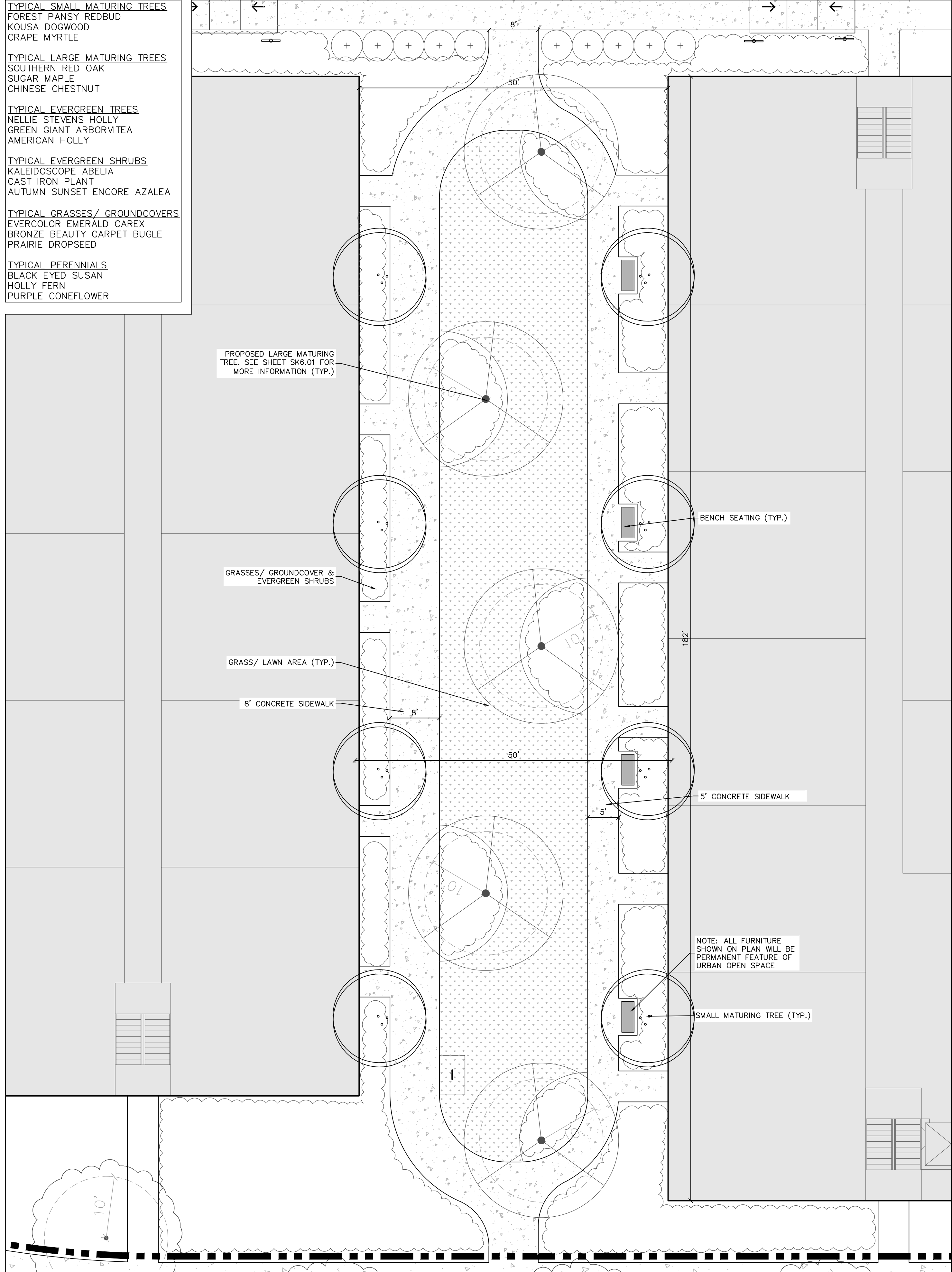
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PROJECT #: 695-015
DRAWN BY: BG
CHECKED BY: TH

FEBRUARY 10, 2025

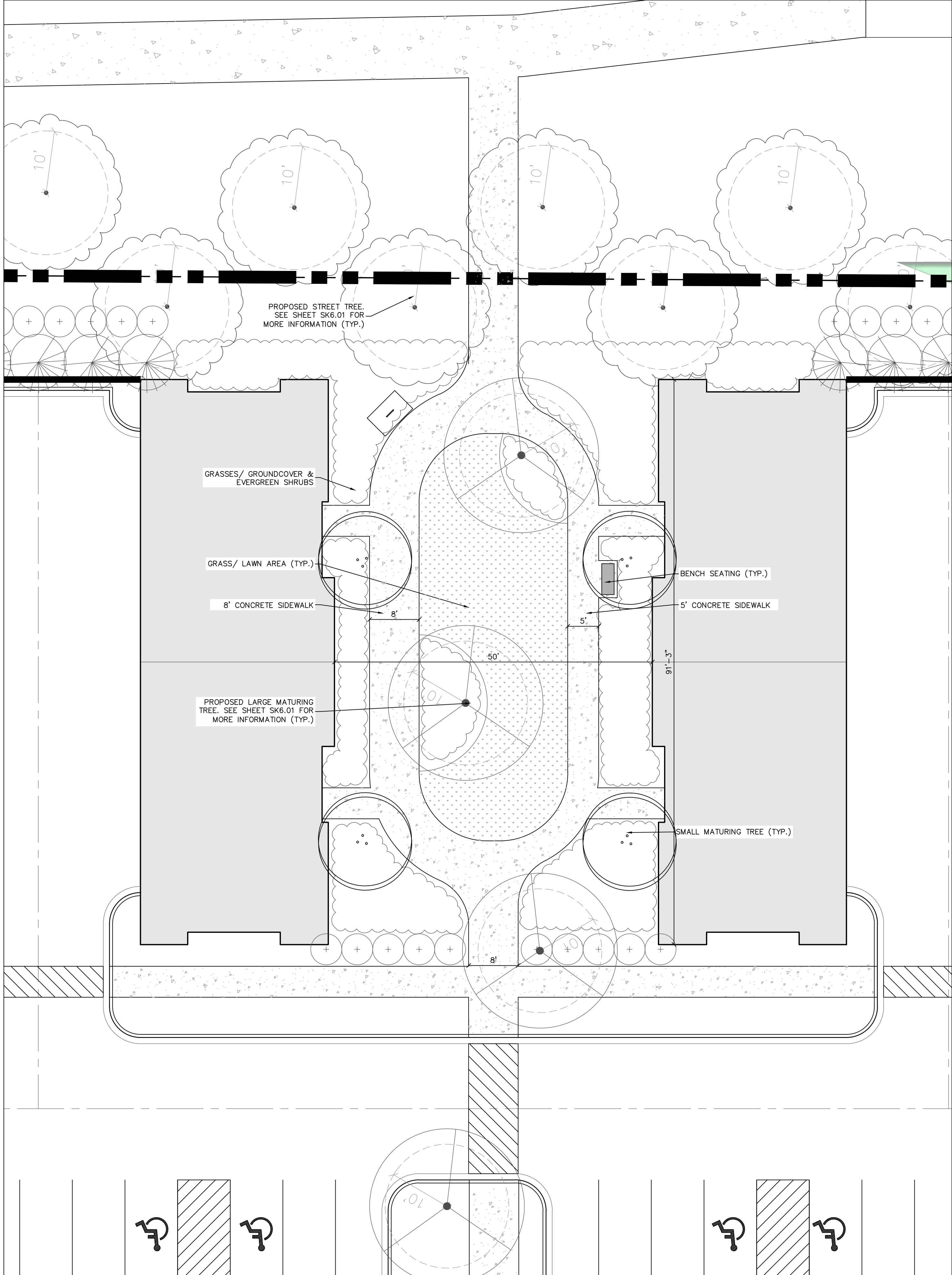
REVISIONS:

- TYPICAL SMALL MATURING TREES**
FOREST PANSY REDBUD
KOUSA DOGWOOD
GRAPE MYRTLE
- TYPICAL LARGE MATURING TREES**
SOUTHERN RED OAK
SUGAR MAPLE
CHINESE CHESTNUT
- TYPICAL EVERGREEN TREES**
NELLIE STEVENS HOLLY
GREEN GIANT ARBORVITEA
AMERICAN HOLLY
- TYPICAL EVERGREEN SHRUBS**
KALEIDOSCOPE ABELIA
CAST IRON PLANT
AUTUMN SUNSET ENCORE AZALEA
- TYPICAL GRASSES/ GROUNDCOVERS**
EVERCOLOR EMERALD CAREX
BRONZE BEAUTY CARPET BUGLE
PRAIRIE DROPSEED
- TYPICAL PERENNIALS**
BLACK EYED SUSAN
HOLLY FERN
PURPLE CONEFLOWER



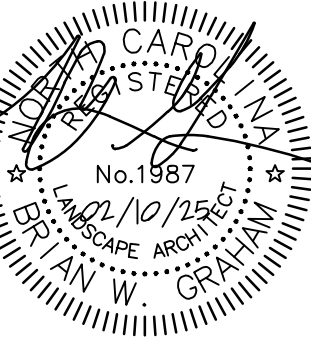
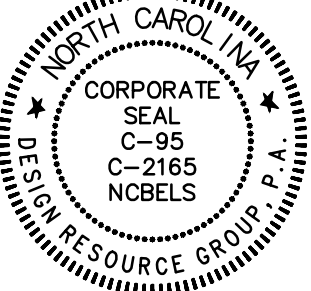
URBAN OPEN SPACE (6,000 SF MINIMUM):

- TYPE OF URBAN OPEN SPACE PROVIDED: PEDESTRIAN PASSAGEWAY
- ARE RELATIVELY NARROW PUBLIC SPACES LOCATED IN DENSE AREAS BETWEEN BUILDINGS, ALLOWING PEDESTRIAN ACCESS TO THE PUBLIC FRONT. THESE PASSAGEWAYS CAN BE SUCCESSFUL LOCATIONS FOR STORE ENTRIES, WINDOW DISPLAYS, CAFÉ SEATING OR PUBLIC MEETING SPACE. THE PASSAGEWAY SHALL INCORPORATE FIXTURES SUCH AS, BUT NOT LIMITED TO FOUNTAINS, BENCHES, LANDSCAPE MATERIALS, SCULPTURES, AND OTHER DECORATIVE ELEMENTS.



URBAN OPEN SPACE: (3,000 SF MINIMUM)

- TYPE OF URBAN OPEN SPACE PROVIDED: PEDESTRIAN PASSAGEWAY
- ARE RELATIVELY NARROW PUBLIC SPACES LOCATED IN DENSE AREAS BETWEEN BUILDINGS, ALLOWING PEDESTRIAN ACCESS TO THE PUBLIC FRONT. THESE PASSAGEWAYS CAN BE SUCCESSFUL LOCATIONS FOR STORE ENTRIES, WINDOW DISPLAYS, CAFÉ SEATING OR PUBLIC MEETING SPACE. THE PASSAGEWAY SHALL INCORPORATE FIXTURES SUCH AS, BUT NOT LIMITED TO FOUNTAINS, BENCHES, LANDSCAPE MATERIALS, SCULPTURES, AND OTHER DECORATIVE ELEMENTS.



REZONING/SKETCH

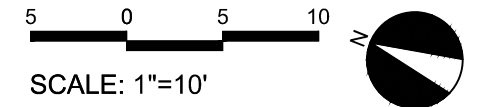
MISSION STUMPTOWN ROAD

CHARLOTTE, NORTH CAROLINA

MISSION PROPERTIES, LLC

1114 CLEMENT AVE. #100
CHARLOTTE, NC 28205
704.307.8265

URBAN OPEN
SPACE
ENLARGMENT

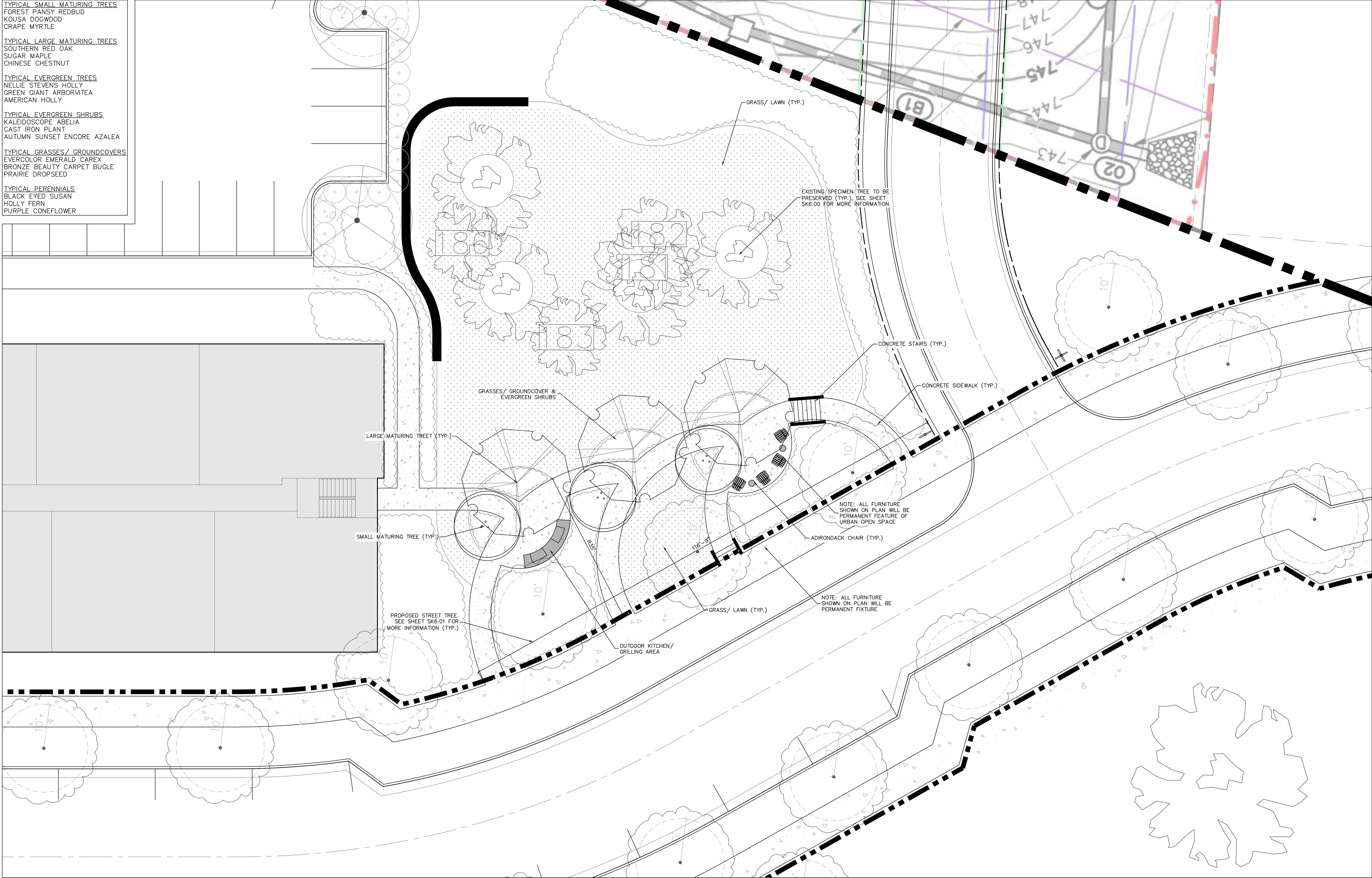


PROJECT #: 695-015
DRAWN BY: BG
CHECKED BY: TH

FEBRUARY 10, 2025

REVISIONS:

- TYPICAL SMALL MATURING TREES**
FOREST PANSY REDBUD
KOUSSA DOGWOOD
GRAPE MYRTLE
- TYPICAL LARGE MATURING TREES**
SOUTHERN RED OAK
SUGAR MAPLE
CHINESE CHESTNUT
- TYPICAL EVERGREEN TREES**
NELLIE STEVENS HOLLY
GREEN GIANT ARBORVITAE
AMERICAN HOLLY
- TYPICAL EVERGREEN SHRUBS**
KALEIDOSCOPE ABELIA
CAST IRON PLANT
AUTUMN SUNSET ENCORE AZALEA
- TYPICAL GRASSES/ GROUNDCOVERS**
EVERCOLOR EMERALD CAREX
BRONZE BEAUTY CARPET BUGLE
PRAIRIE DROPSEED
- TYPICAL PERENNIALS**
BLACK EYED SUSAN
HOLLY FERN
PURPLE CONEFLOWER

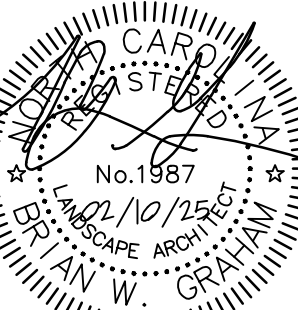
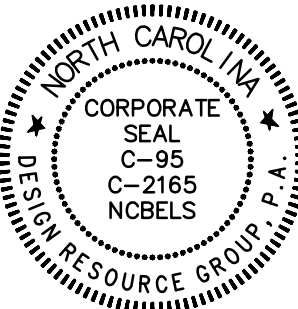


- URBAN OPEN SPACE: (6,000 SF MINIMUM)**
- TYPE OF URBAN OPEN SPACE PROVIDED: MINI-PARK
 - DEFINITION FROM ORDINANCE: PARKS MAY BE DESIGNED FOR PASSIVE AND/OR ACTIVE RECREATIONAL USE. PARKS SHALL BE BOUNDED BY STREETS ON A MINIMUM OF 25% OF THEIR PERIMETER, AND ARE ENCOURAGED TO BE ENCLOSED BY STREETS ON ALL SIDES. MINI PARKS, SUCH AS, BUT NOT LIMITED TO DOG PARKS, PLAYGROUNDS, POCKET PARKS AND SPLASH PADS CAN BE INCORPORATED THROUGHOUT A DEVELOPMENT TO MEET THE ORDINANCE REQUIREMENTS.



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

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704.343.0608
www.drgpr.com



REZONING/SKETCH

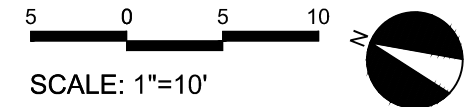
MISSION STUMPTOWN ROAD

CHARLOTTE, NORTH CAROLINA

MISSION PROPERTIES, LLC

1114 CLEMENT AVE. #100
CHARLOTTE, NC 28205
704.307.8265

URBAN OPEN
SPACE
ENLARGMENT

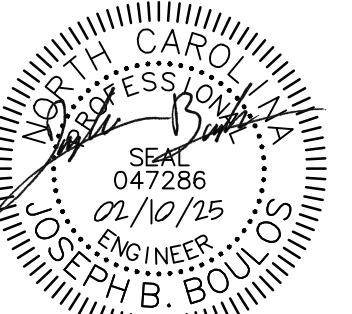
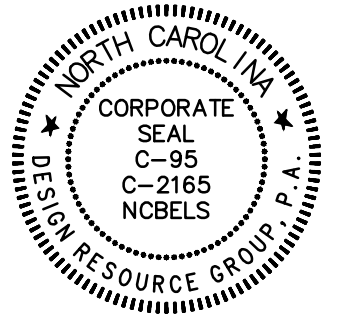
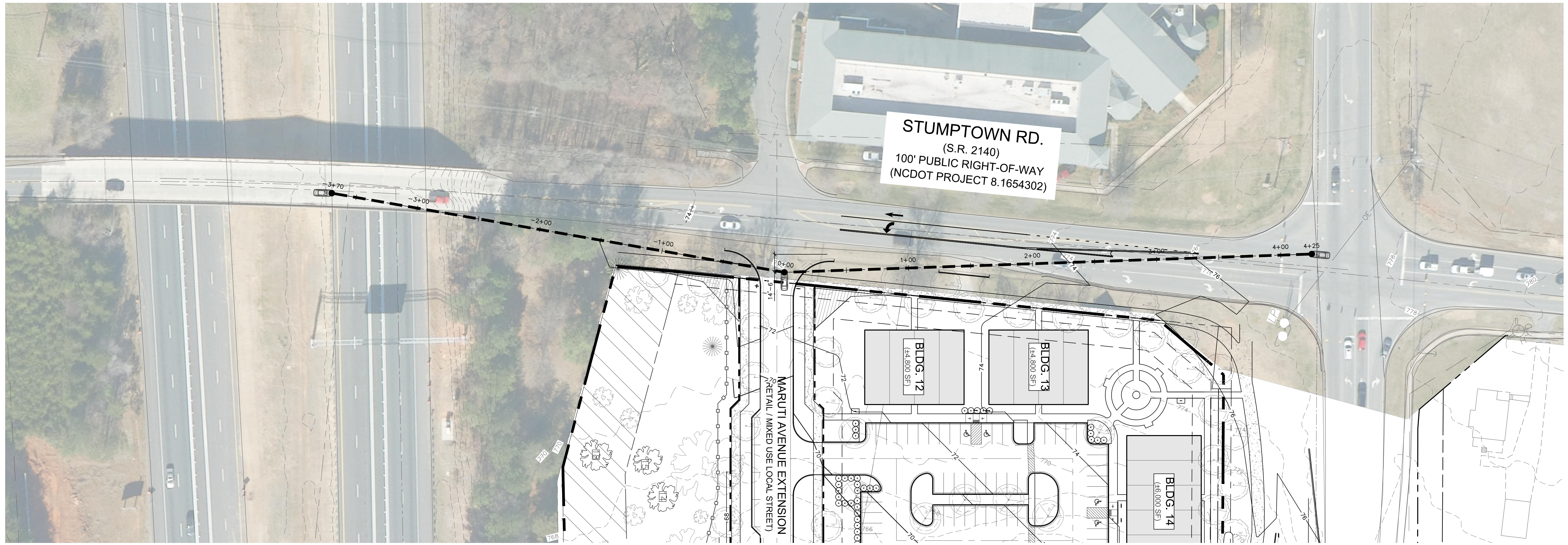
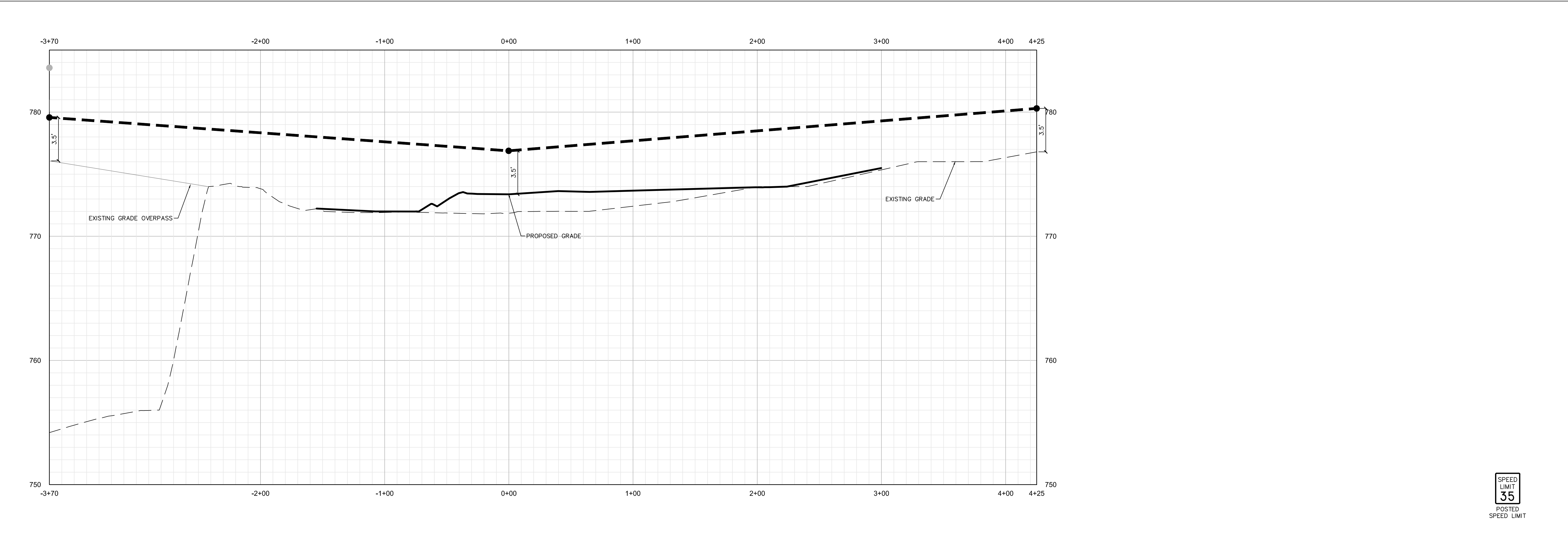


PROJECT #: 695-015
DRAWN BY: BG
CHECKED BY: TH

FEBRUARY 10, 2025

REVISIONS:

RZ6.13



REZONING/SKETCH

MISSION STUMPTOWN ROAD

CHARLOTTE, NORTH CAROLINA

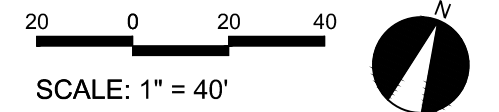
MISSION PROPERTIES, LLC

1114 CLEMENT AVE. #100

CHARLOTTE, NC 28205

704.307.8265

INTERSECTION
SIGHT
DISTANCE

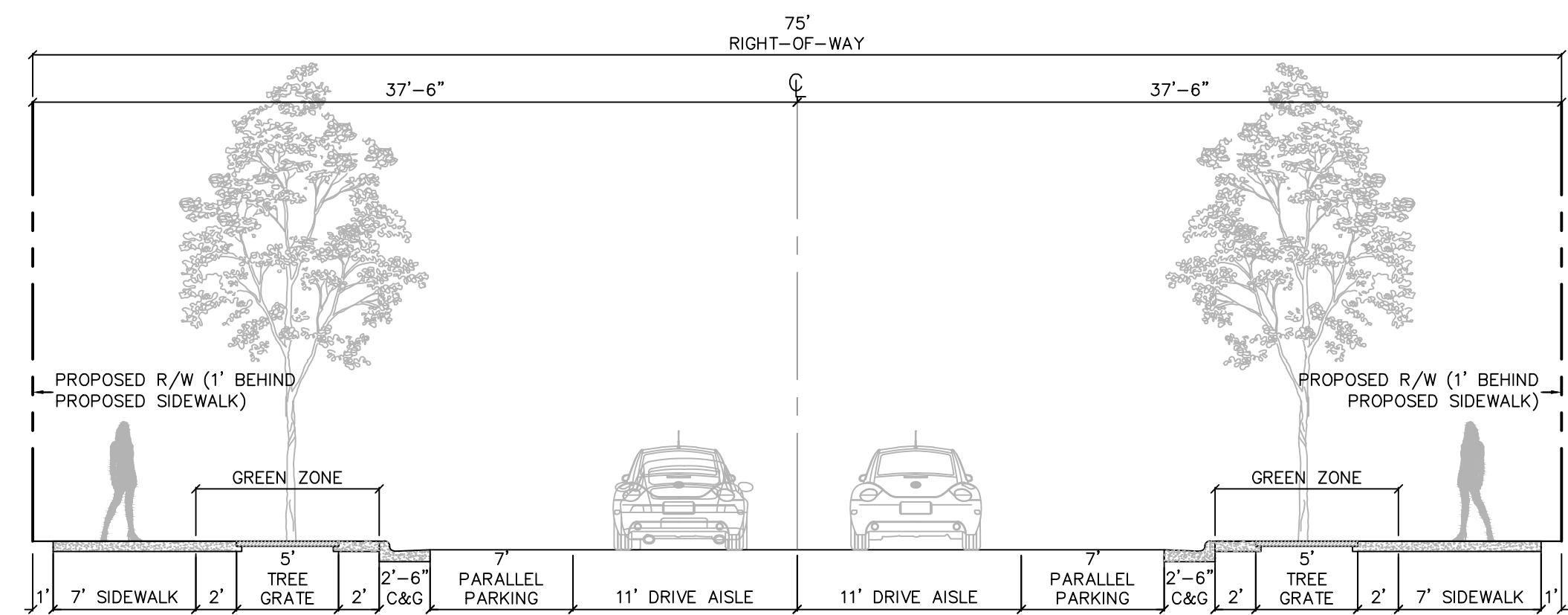
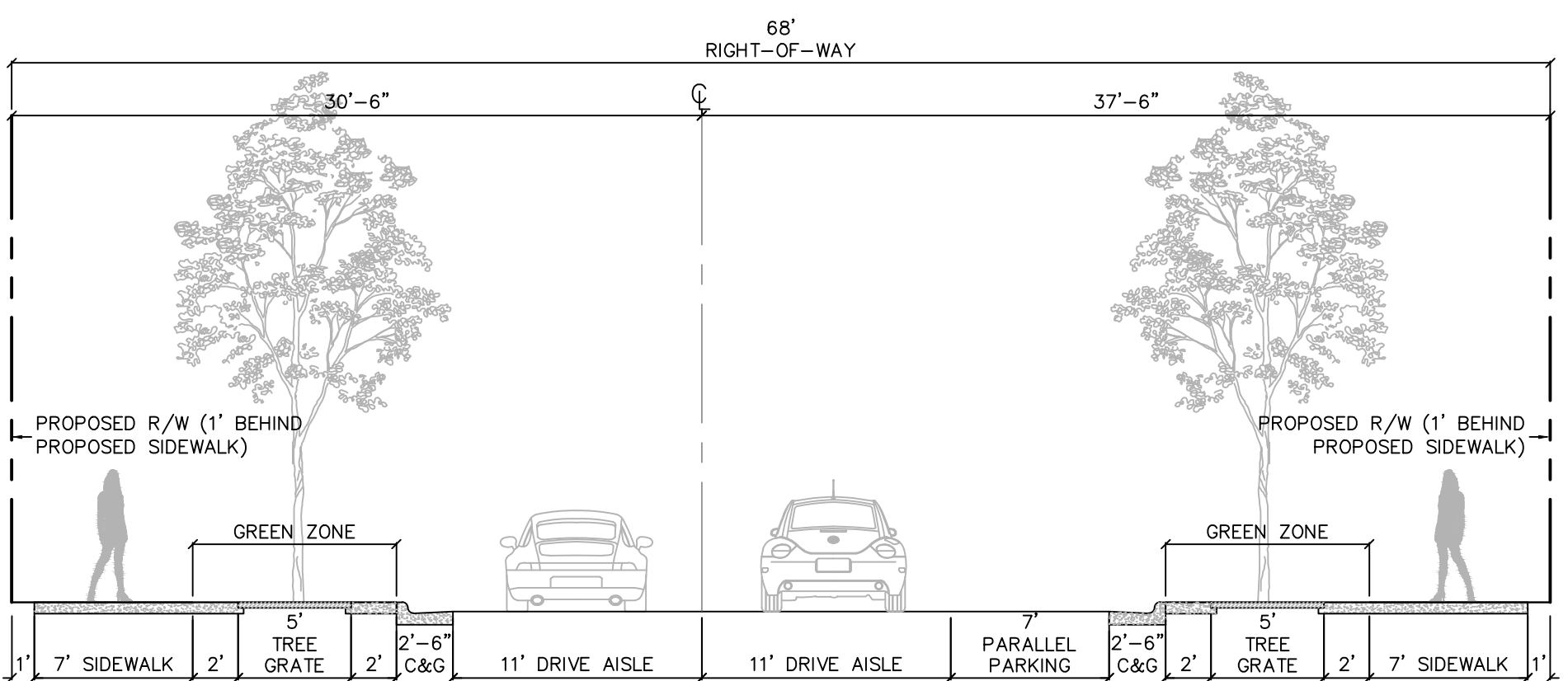
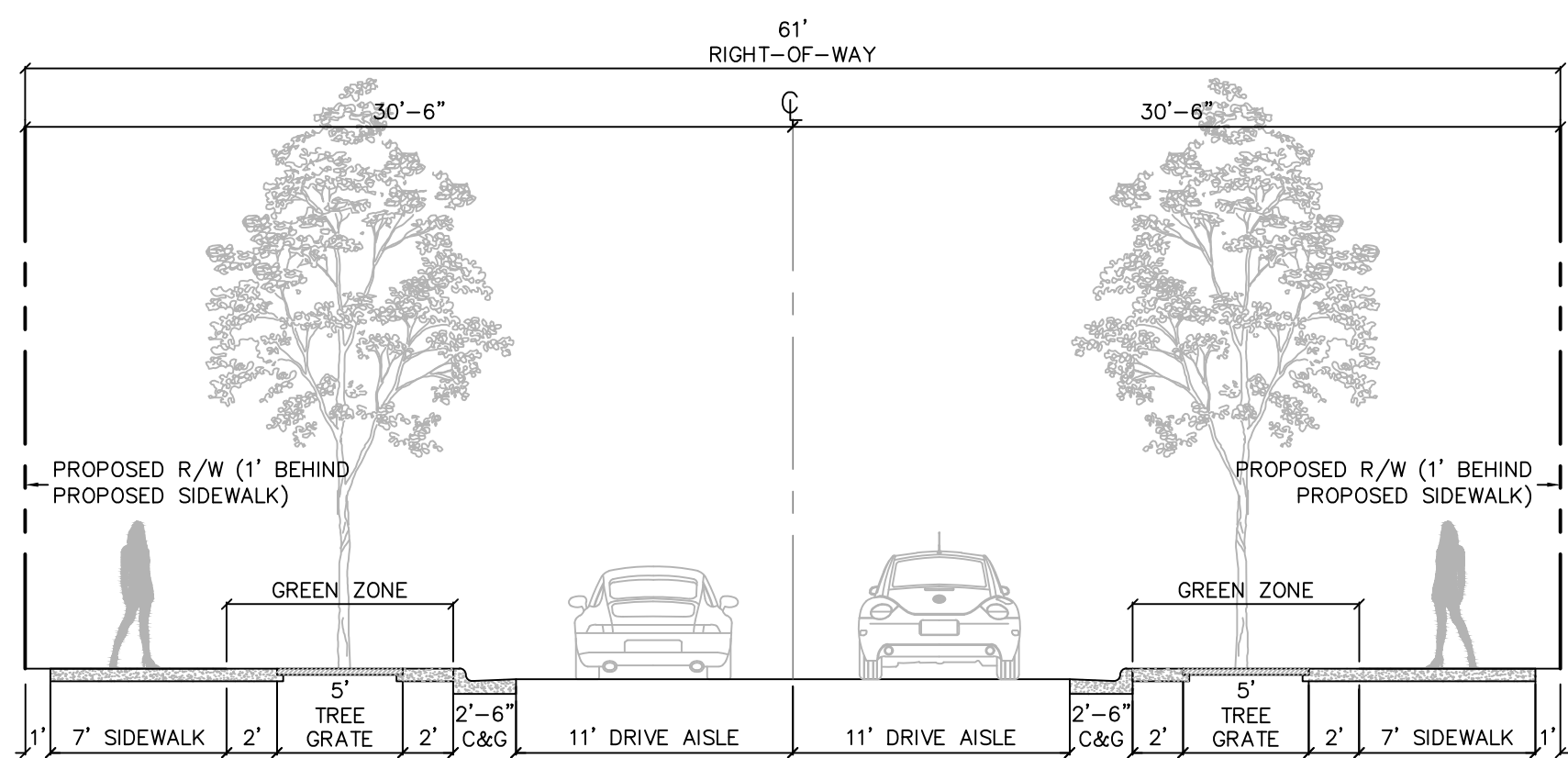
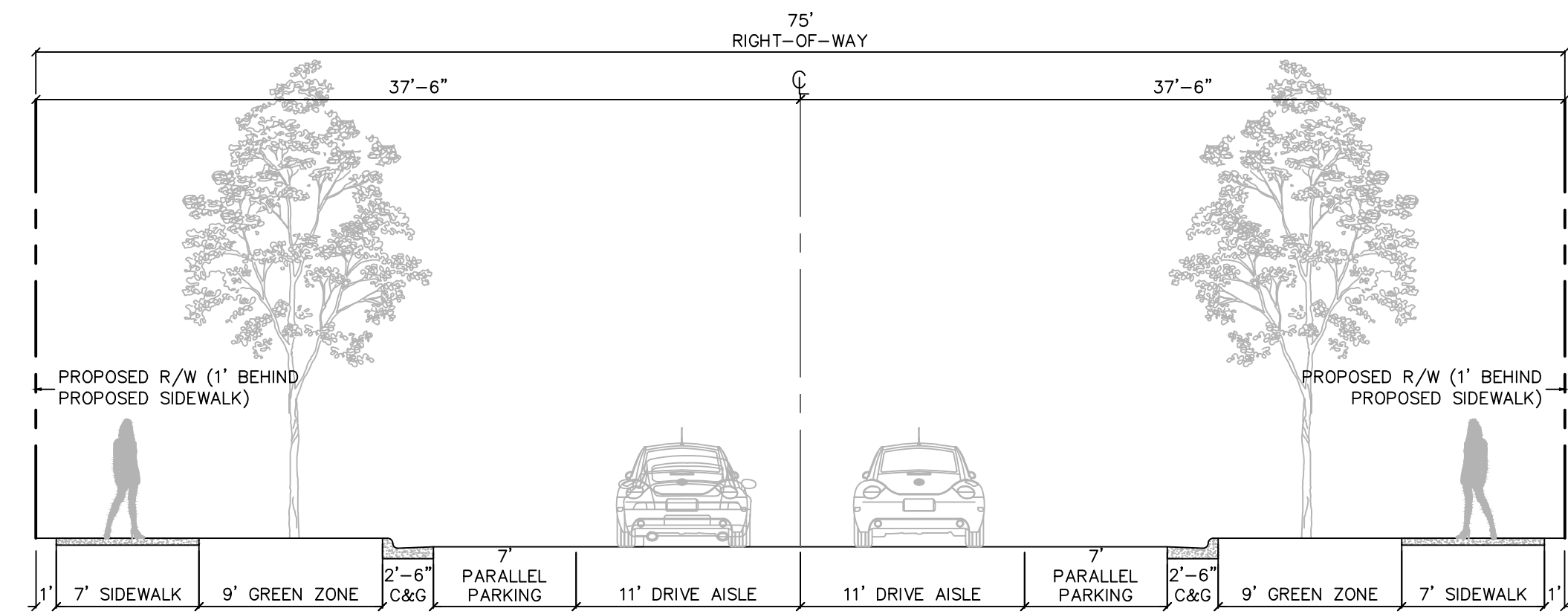
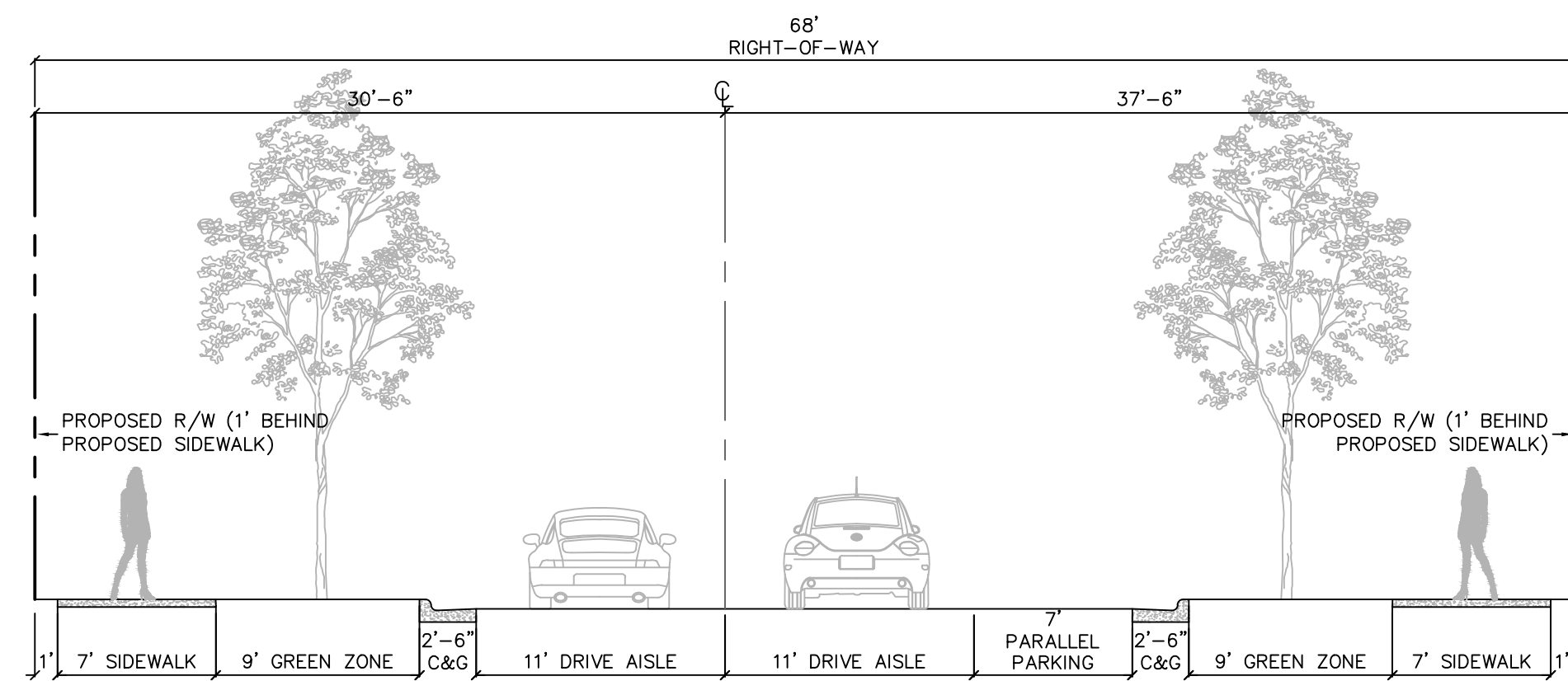
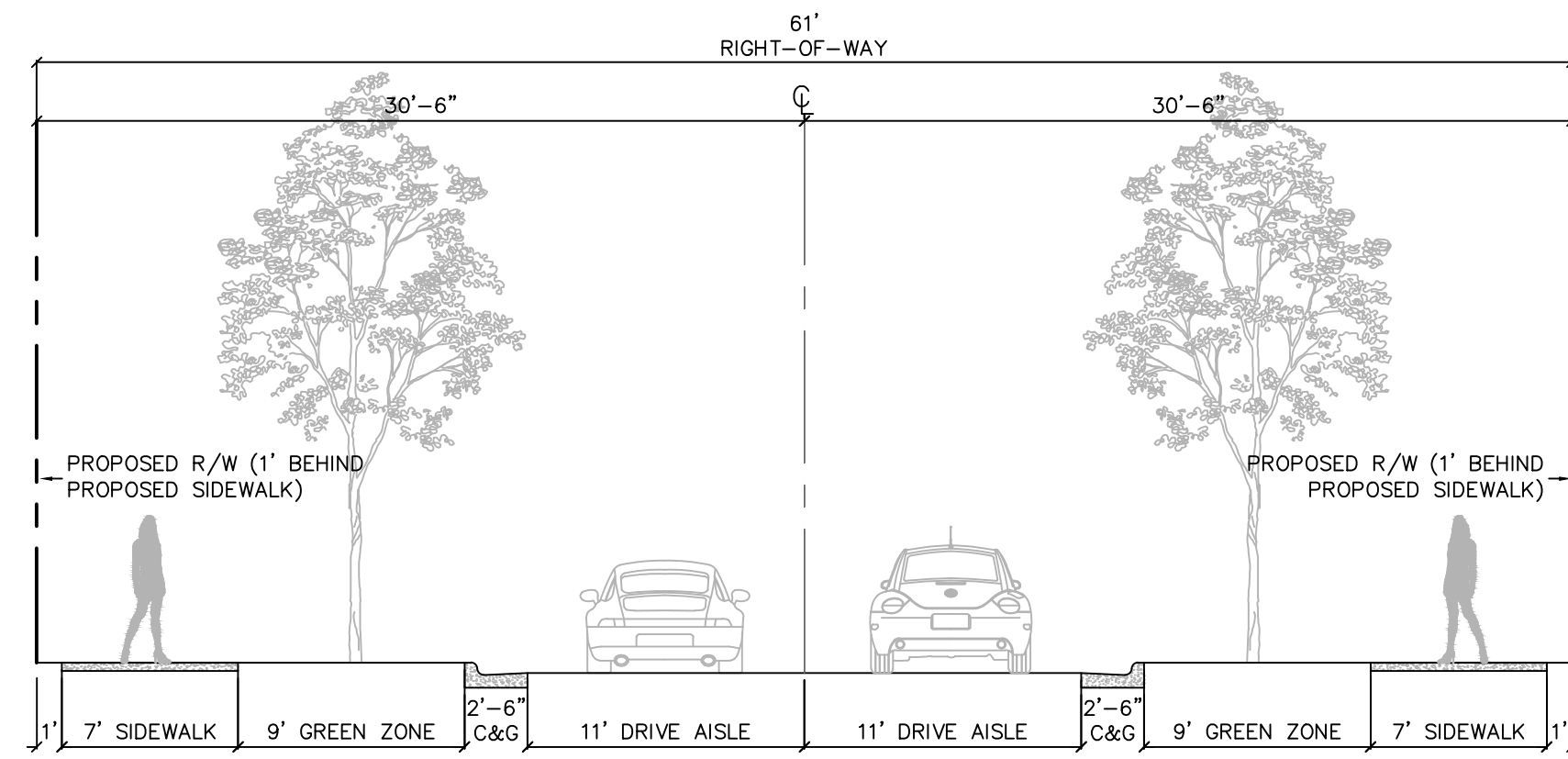


PROJECT #: 695-015
DRAWN BY: DK
CHECKED BY: JB

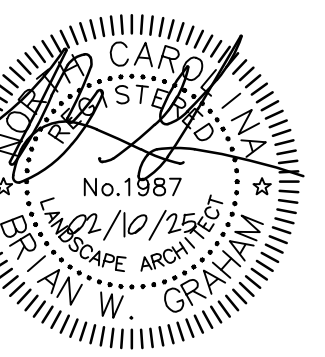
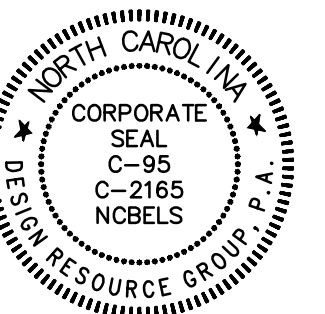
FEBRUARY 10, 2025

REVISIONS:

RZ7.20

LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

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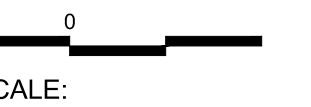


REZONING/SKETCH

MISSION STUMPTOWN ROAD
CHARLOTTE, NORTH CAROLINA

MISSION PROPERTIES, LLC
1114 CLEMENT AVE. #100
CHARLOTTE, NC 28205
704.307.8265

SITE DETAILS



PROJECT #: 695-015
DRAWN BY: MH
CHECKED BY: BG

FEBRUARY 10, 2025

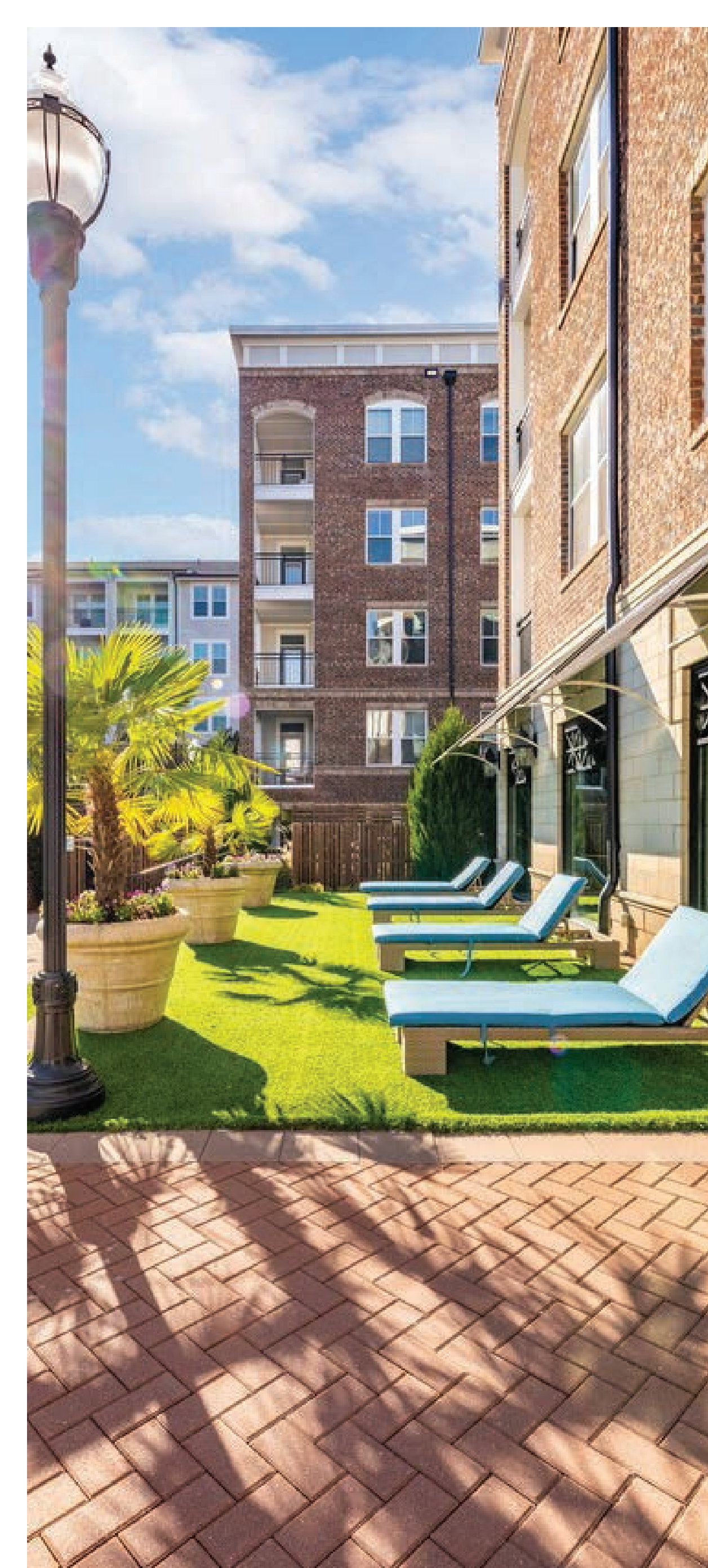
REVISIONS:

RZ8.00

STUMPTOWN ROAD

February 11th - 2025

precedent



cline

RETAIL

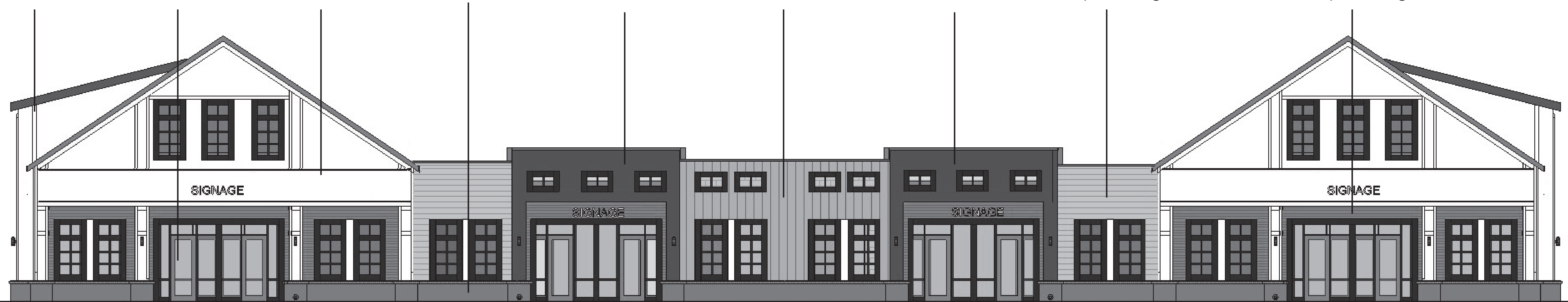
Elevation Retail

Shingle Roof F C Panel Brick Veneer



Maruti Ave. Elevation

Shingle Roof Storefront F C Panel Brick Veneer FC Panel Vertical B&B FC Panel Fiber Cement Lap Siding Fiber Cement Lap Siding



Public Street Elevation

Concept Retail



Concept Retail



Concept Retail

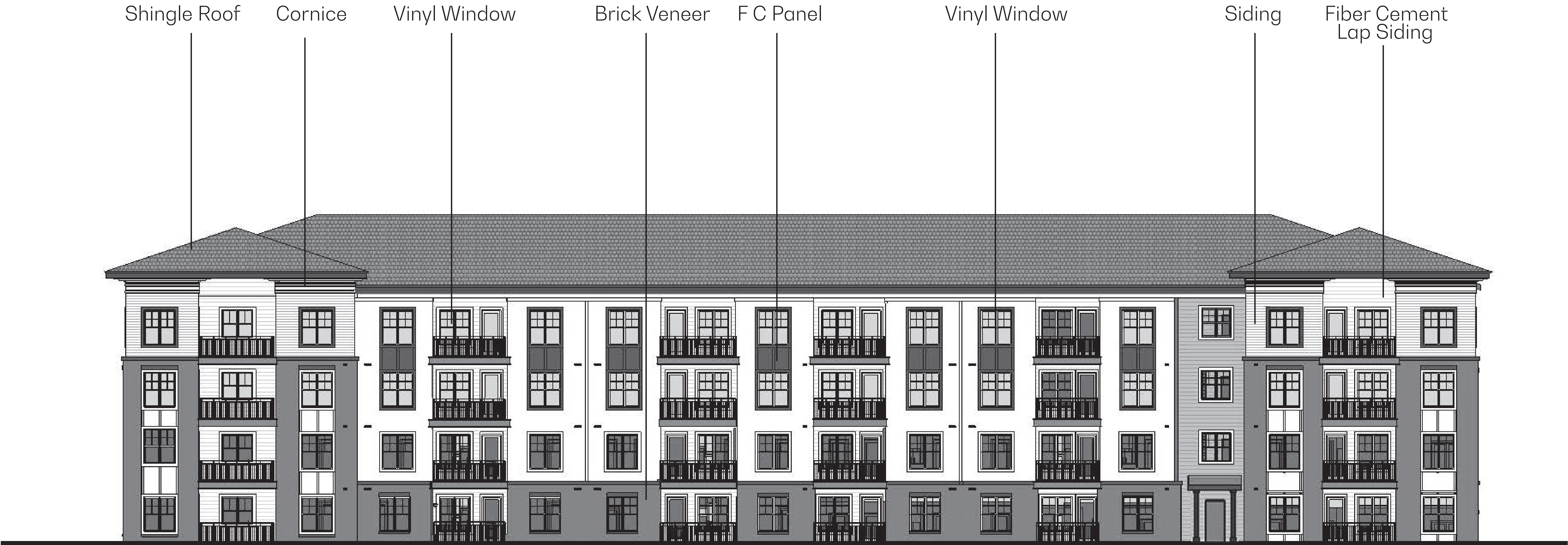


Concept Retail



MULTIFAMILY

Elevation Multifamily



Maruti Ave.Elevation

Concept Multifamily

bldg 2+3
park space



cline

Concept Multifamily

bldg 8
corner amenity



cline

Concept Multifamily

bldg 8
corner amenity

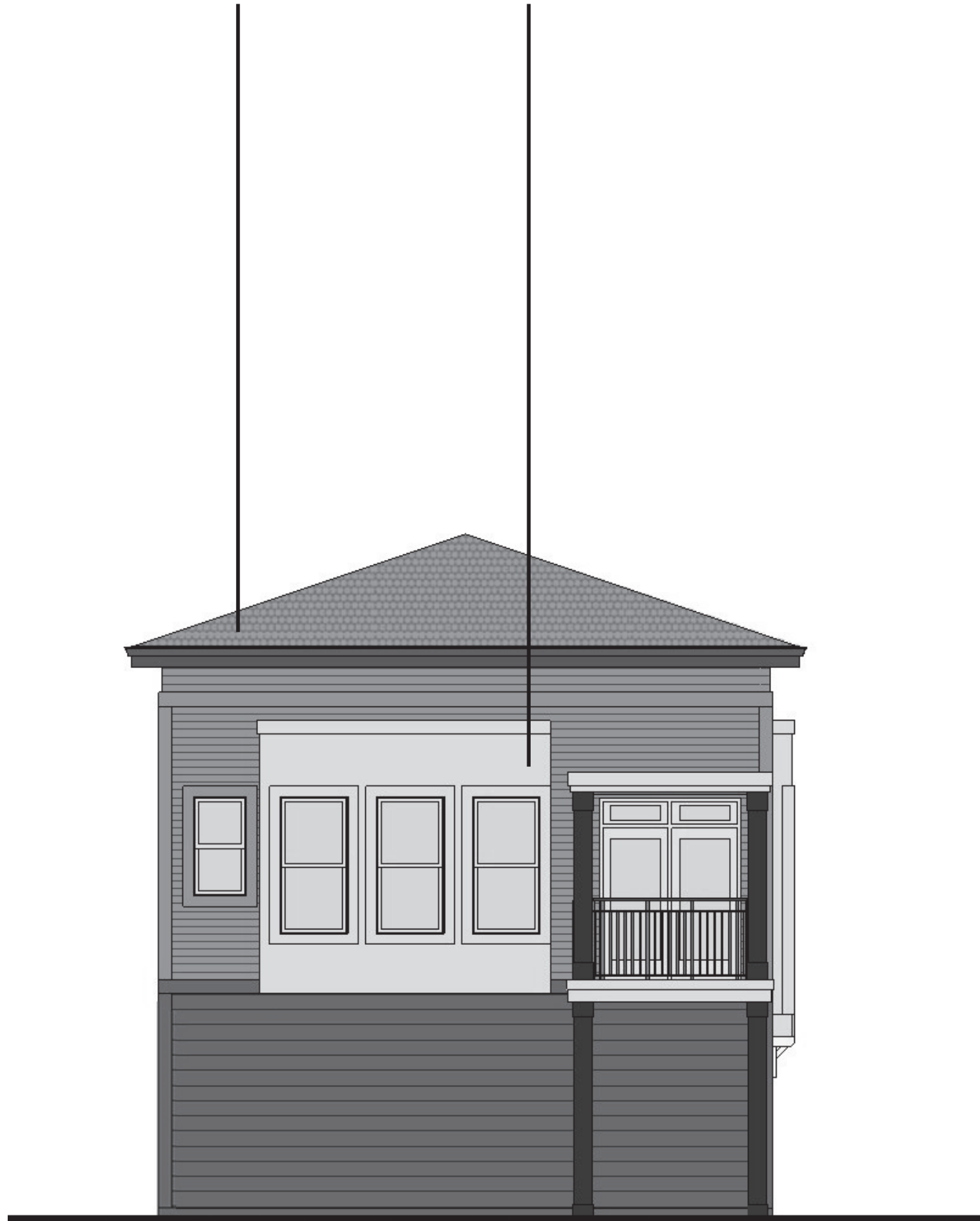


cline

Elevation Carriage House

bldg 4+5

Shingle Roof F C Panel



Maruti Ave.Elevation

Railing Siding Vinyl Window Brick Veneer Siding F C Panel



East Elevation

Concept Carriage

bldg 4+5



cline

THANK YOU

Mission Stumptown Road (R24-13)

Community Meeting Report

Date: December 12, 2024

Time: 6:00pm – 7:00pm

Location: Huntersville United Methodist Church – Fellowship Hall, 14005 Stumptown Road, 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 shared the PowerPoint presentation attached to this Community Meeting Report.
- General discussion around NCDOT plans for HWY 21 (synchronized street design) and Town Greenway plans.
- General discussion about the CATS Park & Ride location and the potential future Redline station in downtown Huntersville.
- Overview of Huntersville 2040 Land Use Plan policies and how this project aligns with the goals of the plan.

Questions

***Answers in bold**

- Will Maruti Drive extend over the creek and connect to Compass Street? **No, Maruti will not cross the creek to extend to Compass Street. The Applicant is extending Maruti Drive to the north to connect to Stumptown Road.**
- When Maruti extends through the site up to Stumptown Road, will you be able to make a left onto Stumptown Road or will you be forced to take a right? **The understanding of the Applicant is that you will only be able to take a right out of Maruti onto Stumptown. There will be some type of mechanism to stop drivers turning left from Maruti to Stumptown.**
- Similar to the previous question, if you are driving west to east on Stumptown you will be able to make a right onto Maruti but what if you are driving east to west, will you be able to take a left off of Stumptown onto Maruti? **NCDOT does not have an answer at this time, there will not be a left turn lane on Stumptown to turn into Maruti but there will also not be a median restricting the turn. Applicant will find out more information before the Public Hearing.**

- There is already significant traffic on Stumptown and the overpass limits drive options, what will this project do to the traffic volume? **Traffic will be generated by the project but the Applicant is in coordination with NCDOT on the HWY 21 improvements and with the extension of Maruti Drive will mitigate the traffic impact on Stumptown Road.**
- There are concerns about St. Mark Catholic Church and the traffic generated during Sunday Mass. Traffic on a regular mass can bring upwards of 800 people and big events can bring over 1200. **Applicant will follow up with NCDOT and St. Mark Catholic Church regarding these scenarios.**
- Will drivers still be able to drive straight on Stumptown Road across HWY 21? **NCDOT is still working on final plans but there currently are no plans to shut down that crossing.**
- Will everything be rental in this development? **Yes, the apartments will be rental.**
- What size apartments will be offered? **Studio, 1-bedroom, 2-bedroom, and 3-bedroom. With the majority of units being studio and 1-bedroom, and very few 3-bedroom.**
- What is the price point? **1-bedroom from \$1600/month, 2-bedroom from \$1900/month, and 3-bedroom from \$2200/month.**
- What is the current zoning and what will be the new zoning? **Current zoning is Neighborhood Residential (NR). The new zoning will be Highway Commercial (HC).**

COMMUNITY MEETING
SIGN IN SHEET
December 12, 2024, 6:00pm to 7:00pm
R24-13 Mission Stumptown Road Rezoning
Location: Huntersville United Methodist Church - Fellowship Hall
14005 Stumptown Road, Huntersville, NC 28078

ATTENDEE NAME	
Nick West	
David Peete	TGH 284-766-2216
John Kervanovic	980-613-3765
John Morrison	704-728-5717
Christine McMillan	
Dwight Little	
David Beckwith	
David Mores	
Mike Probst	

SIGN IN SHEET

December 12, 2024, 6:00pm to 7:00pm

R24-13 Mission Stumptown Road Rezoning

Location: Huntersville United Methodist Church - Fellowship Hall
14005 Stumptown Road, Huntersville, NC 28078

ATTENDEE NAME

Michael Cox

Met Patel (my place hotel)

Community Meeting Notices

Project Name	Mission Stumptown Road
--------------	------------------------

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

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

First and Last Name	Parcel ID	Date Sent	Method Sent	Reason Sent
Shirley Knox Brown	1714405	11/27/2024	Certified Mail	Property Owner (SO 6.320.3(a))
Shirley Knox Brown	1714406	11/27/2024	Certified Mail	Property Owner (SO 6.320.3(a))
Deer Hill Limited Partnership	1713413	11/27/2024	Certified Mail	Neighborhood association, property owner association, and home
Deer Hill LTD Partnership	1713412	11/27/2024	Certified Mail	Neighborhood association, property owner association, and home
Norman Lofts LLC	1714404	11/27/2024	Certified Mail	Neighborhood association, property owner association, and home
June Brown Overcash	1713405	11/27/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
June Brown Overcash	1713406	11/27/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
June Brown Overcash	1714405	11/27/2024	Certified Mail	Property Owner (SO 6.320.3(a))
June Brown Overcash	1714406	11/27/2024	Certified Mail	Property Owner (SO 6.320.3(a))
Parks at the Lake II LLC	910401	11/27/2024	Certified Mail	Neighborhood association, property owner association, and home
Parks at the Lake II LLC	910402	11/27/2024	Certified Mail	Neighborhood association, property owner association, and home
Parks at the Lake II LLC	910403	11/27/2024	Certified Mail	Neighborhood association, property owner association, and home
Parks at the Lake II LLC	910409	11/27/2024	Certified Mail	Neighborhood association, property owner association, and home
Myrtle Hoke Powell	1714412	11/27/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Myrtle Hoke Powell	1714413	11/27/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
RP Huntersville Property Owner LLC	910104	11/27/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Sai Krishna LLC	1714414	11/27/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Alexander Place LLC	1713509	11/27/2024	Certified Mail	Neighborhood association, property owner association, and home
Alexander Place LLC	1713601	11/27/2024	Certified Mail	Neighborhood association, property owner association, and home
Alexander Place LLC	1713808	11/27/2024	Certified Mail	Neighborhood association, property owner association, and home
Alexander Place LLC	1713446	11/27/2024	Certified Mail	Neighborhood association, property owner association, and home
Boulder Park Hospitality LLC	1712164	11/27/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Boulder Park Property Owners Assoc.	N/A	11/27/2024	Certified Mail	Neighborhood association, property owner association, and home
Huntson Reserve Homeowners Assoc	N/A	11/27/2024	Certified Mail	Neighborhood association, property owner association, and home

Monteith Park Homeowners Assoc	N/A	11/27/2024	Certified Mail	Neighborhood association, property owner association, and home
Wooddale Commons Property Owners Ass	N/A	11/27/2024	Certified Mail	Neighborhood association, property owner association, and home
Sreit Parkview LP	1712140	11/27/2024	Certified Mail	Neighborhood association, property owner association, and home
Sreit Parkview LP	1712157	11/27/2024	Certified Mail	Neighborhood association, property owner association, and home
Sreit Parkview LP	1712158	11/27/2024	Certified Mail	Neighborhood association, property owner association, and home
Stone Hollow Homeowners Assoc	N/A	11/27/2024	Certified Mail	Neighborhood association, property owner association, and home
Stone Hollow II Homeowners Assoc	N/A	11/27/2024	Certified Mail	Neighborhood association, property owner association, and home
Triangle Huntersville Commons LLC	1712105	11/27/2024	Certified Mail	Neighborhood association, property owner association, and home
Huntersville Commons	N/A	11/27/2024	Certified Mail	Neighborhood association, property owner association, and home
Villages of Mecklenburg Assisted Living	N/A	11/27/2024	Certified Mail	Neighborhood association, property owner association, and home
Deer Park Apartments	N/A	11/27/2024	Certified Mail	Neighborhood association, property owner association, and home
Mauricio W. West, Administrator	909110	11/27/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Samuel & Sandra McAulay	909114	11/27/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Matthew McRae	1714389	11/27/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Progress Residential Borrower 10 LLC	1714390	11/27/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Thomas & Monica Sommers	1714301	11/27/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
David & Donna Knox	20105 & 01714	11/27/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Judy & William Ford	20105 & 01714	11/27/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Eastwood Development Corp	1714316	11/27/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Yamasa Co LTD	1714559	11/27/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
IH4 Property North Carolina LP	1714558	11/27/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Michael & Rodica Jones	1714557	11/27/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Natasha Harris	1714556	11/27/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Larry & Linda Terry	1714555	11/27/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Chavonya Jeter	1714554	11/27/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Ning Sun	1714551	11/27/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Jack Hurley	1714552	11/27/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Maryann Marks	1714553	11/27/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Shawn Krizanik	1714566	11/27/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Lauren Brayshaw	1714565	11/27/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Montserrat Garcia	1714564	11/27/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Cecilia Gochoco	1714563	11/27/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Ly Thi Nguyen	1714562	11/27/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
BAF Assets 4 LLC	1714561	11/27/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))

Daniel Poli	1714601	11/27/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Nancy Rice	1714602	11/27/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
CHS Property One LLC	1714603	11/27/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Angela C Ardrey	1714604	11/27/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Mark & Sandra Fuller	1714605	11/27/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
IH6 Property North Carolina LP	1714606	11/27/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Joanerry Hemphill	1714607	11/27/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Louis Rivera, Marianita & Aleni Caraballo	1714608	11/27/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Yamasa Co LTD	1714609	11/27/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Jon & Cecilia Dyer	1714610	11/27/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Hudson SFR Property Holdings II LLC	1714611	11/27/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Progress Residential Borrower 12 LLC	1714612	11/27/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Kermit White	1714613	11/27/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Lisa & Abbas Salongo	1714614	11/27/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Tricon SFR 2020-2 Borrower LLC	1714615	11/27/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
David & Gabriella Hoover	1714616	11/27/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Preston & Robin McDaniel	1714617	11/27/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Felicidad Cruz	1714618	11/27/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Jian Weng & Liayun Li	1714619	11/27/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Lena Ty	1714620	11/27/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Lilieth Herbert	1714621	11/27/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
IH6 Property North Carolina LP	1714622	11/27/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Amber Cason	1714623	11/27/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Robert & Margaret Kulp	1714624	11/27/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Montpelier Assets LLC	1714549	11/27/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Rohan Rammohan	1714548	11/27/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Marcus Graham	1714547	11/27/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Kevin & Joy Decker	1714546	11/27/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
James & Marian Neal	1714664	11/27/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Timothy & Rhina Costello	910112	11/27/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))

Mission Stumptown Road

R24-13 – MIXED USE DEVELOPMENT

Mission Properties Overview



boutique to institutional



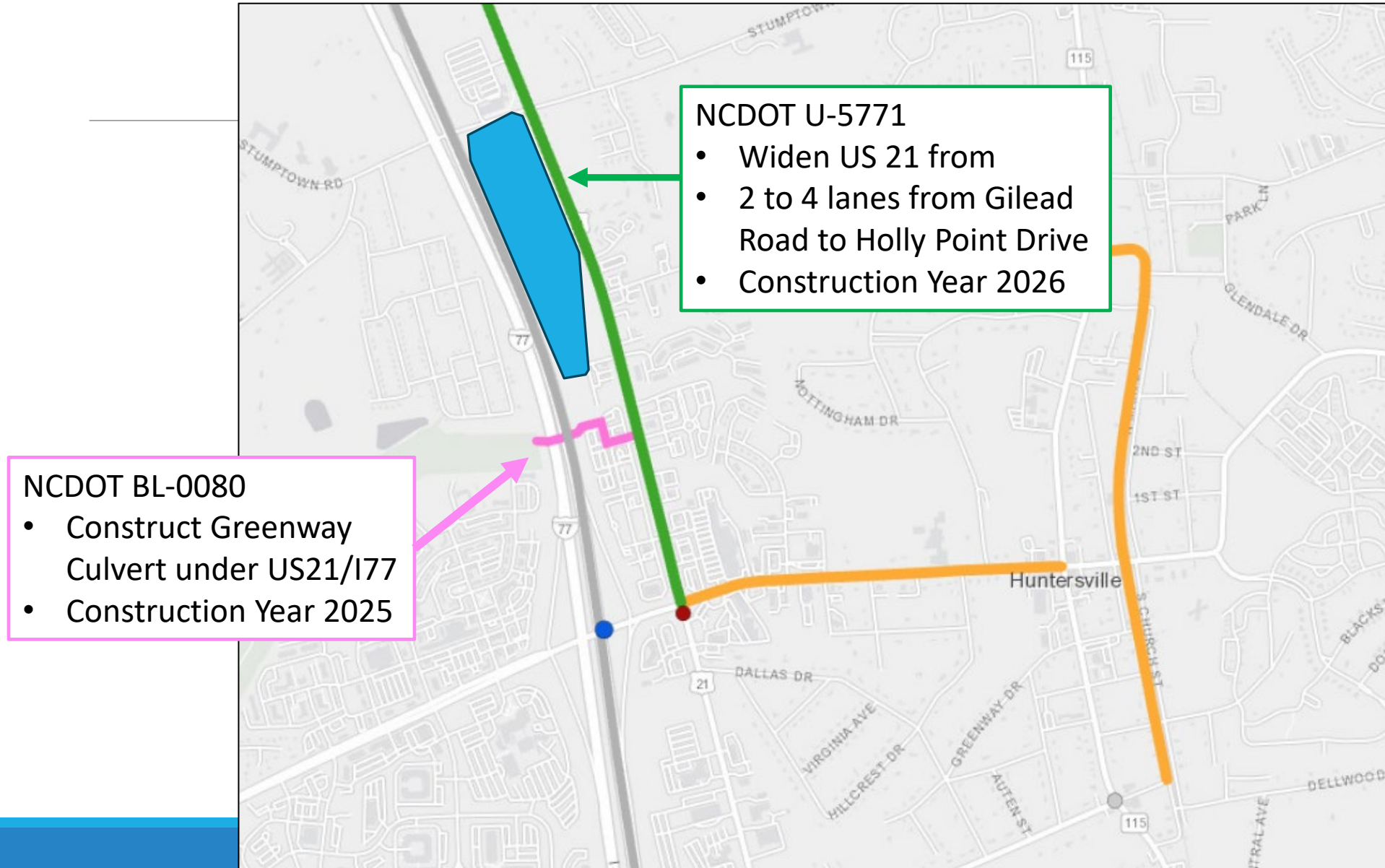
urban to suburban



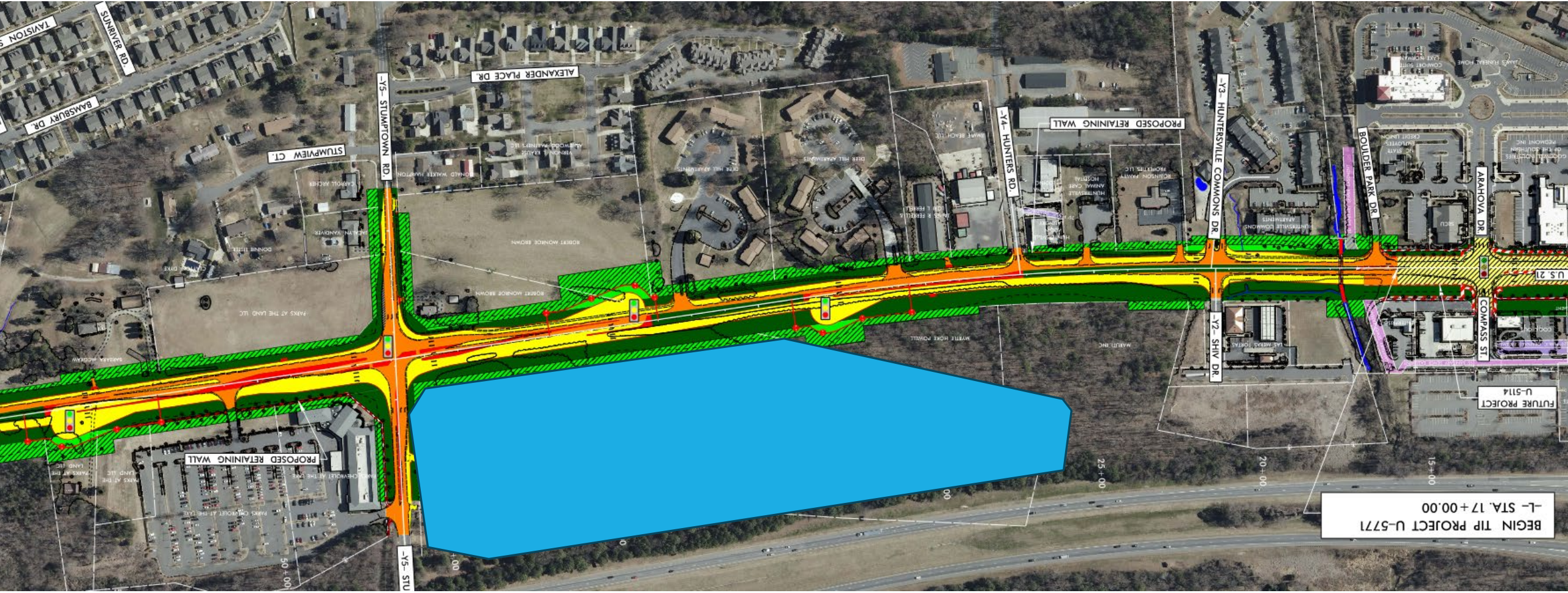
Precedent Images



NCDOT Roadway Improvements



NCDOT Roadway Improvements





- ❖ Northern extension of Maruti
- ❖ Pedestrian connectivity through Maruti Drive to Greenway, Downtown Huntersville and Rosedale
- ❖ Within 1.3 mile walking distance of future rail
- ❖ Residents to activate Downtown Huntersville

Site Plan

Project Details

- 19.08 acres
- Current Zoning: NR
- Proposed Zoning: HC(CD)
- Mixed-Use Development
- 40,000 SF Commercial in NW node/near hospital
- 121 additional attached residential
- 10 attainable residences
- Urban Open Space
 - Plaza
 - Greens
 - Pedestrian Passageway
- Connection to Maruti Drive South



Quality Development Commercial Concept (draft 12.10.24)



Commercial Concept (draft 12.10.24)



Commercial Concept (draft 12.10.24)



Residential Concept (draft 12.10.24)



Residential Concept (draft 12.10.24)



Economic Benefits

Current Property Tax: **\$5,129.36 per year**

Future Property Tax at Buildout: **\$182,000.00 per year**

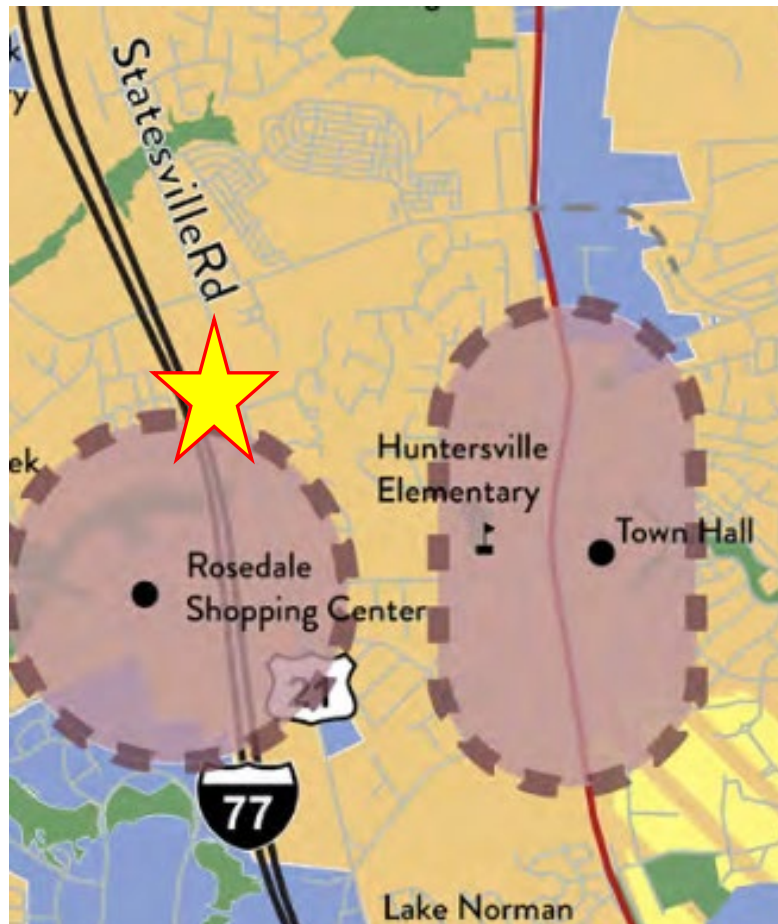
Construction Benefits: **\$80,766,817.02**

Construction Job Creation: **372 jobs**

Yearly New Resident Spending in Huntersville: **\$784,786.37**

Job Creation: **100-200 permanent jobs**

Huntersville 2040 Community Plan



Future Land Use Character Areas



Town Core

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



Mixed Use Centers

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

Huntersville 2040 Community Plan



2040 Policy Recommendations

LU-1

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

LU-6

Policy LU-6: Support a mix of land uses in key locations.

LU-10

Policy LU-10: Encourage a diversity of housing options.

EOS-10

Policy EOS-10: Improve bicycle and pedestrian facilities throughout Town.

T-1

Policy T-1: Link land use with transportation using the mobility framework

T-3

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

Summary of Benefits to Huntersville

Project Benefits

Attainable Housing

Pedestrian & Vehicular Connectivity

Downtown Activation

Economic - Increase Tax Base and Spending

2040 Land Use Plan

Proximity to Public Transportation

Quality Mixed Use Development

NCDOT Roadway Improvements



ACTIVATED MIXED-USE AND ACTIVITY CENTERS

Create vibrant, pedestrian-accessible mixed-use areas with restaurants, small businesses, and housing.



GROWTH MANAGEMENT

Focus growth near the central core and limit growth in less developed areas.



TRANSPORTA- TION

Improve streets and sidewalks and expand transportation options.



GREENWAYS & TRAILS

Connect 30,000 residents to greenways and trails by 2030.



ECONOMIC DEVELOPMENT

Balance the tax base, encourage entrepreneurship and attract target industries.

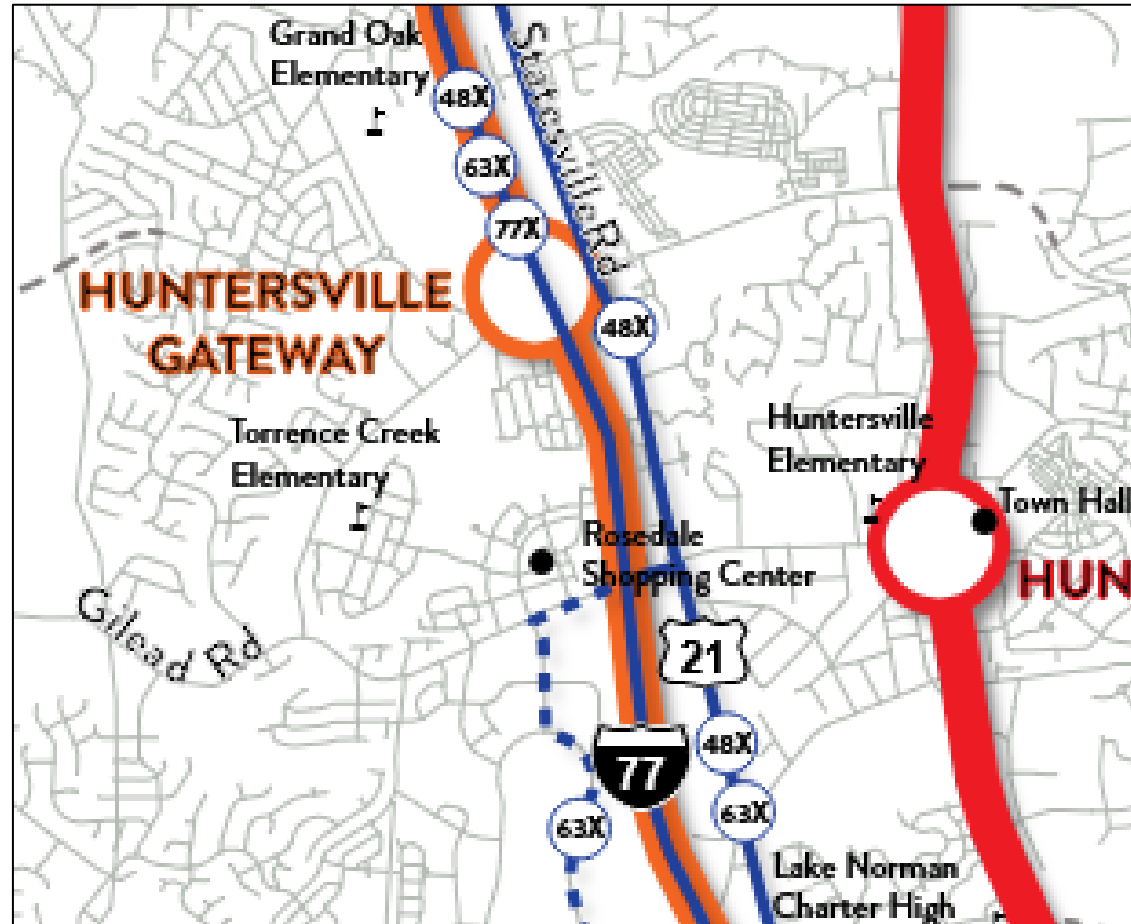


Questions?
Thank you!

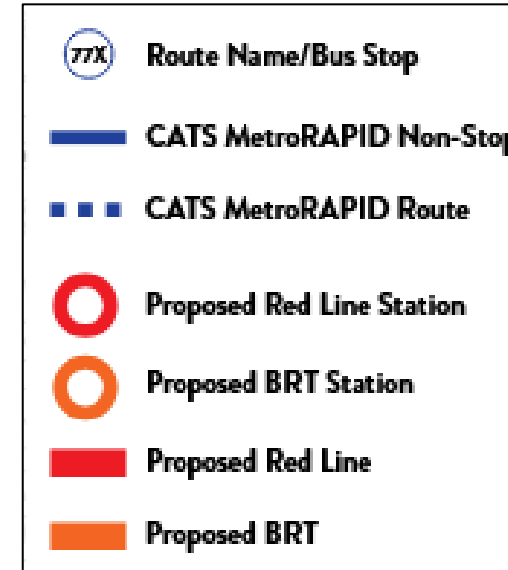
Tentative Meeting Schedule

- Public Hearing – February 4, 2025
- Planning Board – February 25, 2025
- Town Board Vote – March 18, 2025

2040 Plan Transportation Network



Proximity to Public Transportation



November 26, 2024

SUBJECT: Notice of community meeting for information related to a Conditional Rezoning and Sketch Plan of the property located east of Interstate 77 at 14403 & 14411 Stumptown Rd., Huntersville, NC, shown on the map below and having Parcel ID Numbers of 01714405 & 01714406. The Applicant for the subject property is Mission Properties, 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 NR to the proposed zoning of HC(CD) to construct a mixed-use development.

MEETING DETAILS:

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

Thursday, December 12, 2024

Huntersville United Methodist Church - Fellowship Hall

14005 Stumptown Rd.

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,

Mission Properties, LLC.





**Town Engineering Rezoning Comment Summary
R24-13 Mission Stumptown Road (CSP-500043)
14403 Stumptown Road (PID 01714405, 01714406)
Huntersville, NC 28078**

General Project Information

This proposed rezoning is located at the Southwest corner of Statesville Rd (U.S. HWY 21) and Stumptown Rd and consists of a mixed-use development, an extension of Maruti Avenue to Stumptown Rd, with an access to Stumptown Rd and U.S. HWY 21. The anticipated impacts of a funded CRTPO project on U.S. HWY 21 look to have been considered by the applicant.

Engineering Staff Comments

Traffic Impact Analysis (TIA): Based on the uses and intensities proposed, the development is over the Town's threshold to require a TIA. The developer's consultant submitted a TIA on January 31.

The TIA evaluated conditions prior to the completion of the NCDOT STIP Project U-5771 and after the STIP project. The Town review focused on the intersection of US21 at Stumptown and the site access to Stumptown and US21.

Based on the results of the TIA the following improvements are recommended if the project moves forward prior to the completion of the STIP project:

US21 (Statesville Road) at Stumptown Road

- Construct an additional southbound through lane on US 21 with a minimum of 150 feet of storage. (a south bound through receiving lane, long enough to meet NCDOT criteria, is also included)

Stumptown Road at site access A (Maruti Ave Ext.)

- Construct a westbound left turn lane on Stumptown Road with 100 feet of storage
- Access A (Maruti Ave Extension) to have a protected stem length of 100 feet

US21 at site access B (Public Street A)

- Construct a southbound right-turn lane on US21 with 100 feet of storage
- Construct a median on US21 at access B (Public Street A) to restrict access to right-in/out only



If the project moves forward during construction of or after completion of the STIP project, the following improvements are recommended to be completed:

Stumptown Road at site access A (Maruti Ave Ext.)

- Construct a westbound left turn lane on Stumptown Road with 100 feet of storage
- Access A (Maruti Ave Extension) to have a protected stem length of 100 feet

US21 at site access B (Public Street A)

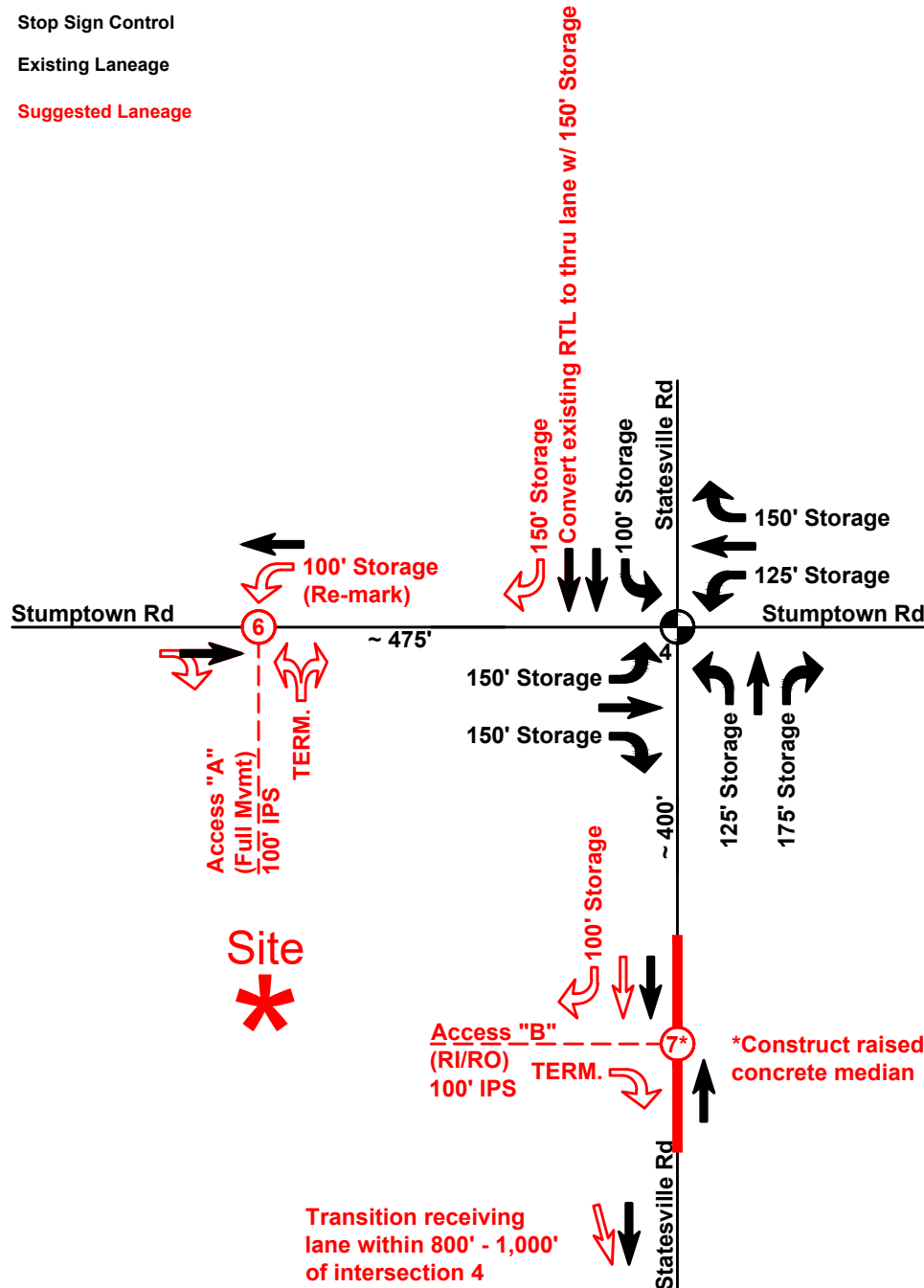
- Construct a southbound right-turn lane on US21 with 100 feet of storage

Site Plan Comments:

- 1) Street tree locations are subject to change during the construction plan phase to meet requirements of the Town's Engineering Standards and Procedures Manual and NCDOT Planting Guidelines. Some proposed street tree locations shown on the latest plan set do not meet minimum standards.
- 2) The latest plans show a driveway connection and other grading work on an adjacent parcel (PID 01714404). Work proposed on adjacent parcels will require written approval from property owner prior to construction document approval.
- 3) The median and lane widths for the proposed left turn lane on Stumptown Road onto Maruti Avenue do not meet the minimum standards and will require modification.

LEGEND

-  Traffic Signal
-  Stop Sign Control
-  Existing Laneage
-  Suggested Laneage



Note

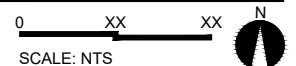
Only intersections 4, 6, and 7 are analyzed under pre-STIP conditions.

STUMPTOWN & STATESVILLE RD TIA

HUNTERSVILLE, NC

MISSION PROPERTIES
1114 CLEMENT AVENUE, SUITE 100
CHARLOTTE, NC 28205

SUGGESTED LANEAGE (PRE-STIP U-5771)



PROJECT #: 695-016
DRAWN BY: CRB
CHECKED BY: MWW

JANUARY 2025

REVISIONS:

1.	

Figure 14



Request for Board Action

March 25, 2025

To: Board Members

From: Jesse James, Principal Planner

Date: March 25, 2025

Subject: R24-15 Station South

EXPLAIN REQUEST:

Consider a recommendation on Petition #R24-15, a request by Station South LLC, to rezone +/- 21.29 acres located on Old Statesville Road (Parcels 01103213, 01121101) from Corporate Business-Conditional District to Transit Oriented Development-Residential-Conditional District for a mixed-use development.

ACTION RECOMMENDED:

Recommendation

FINANCIAL IMPLICATIONS:

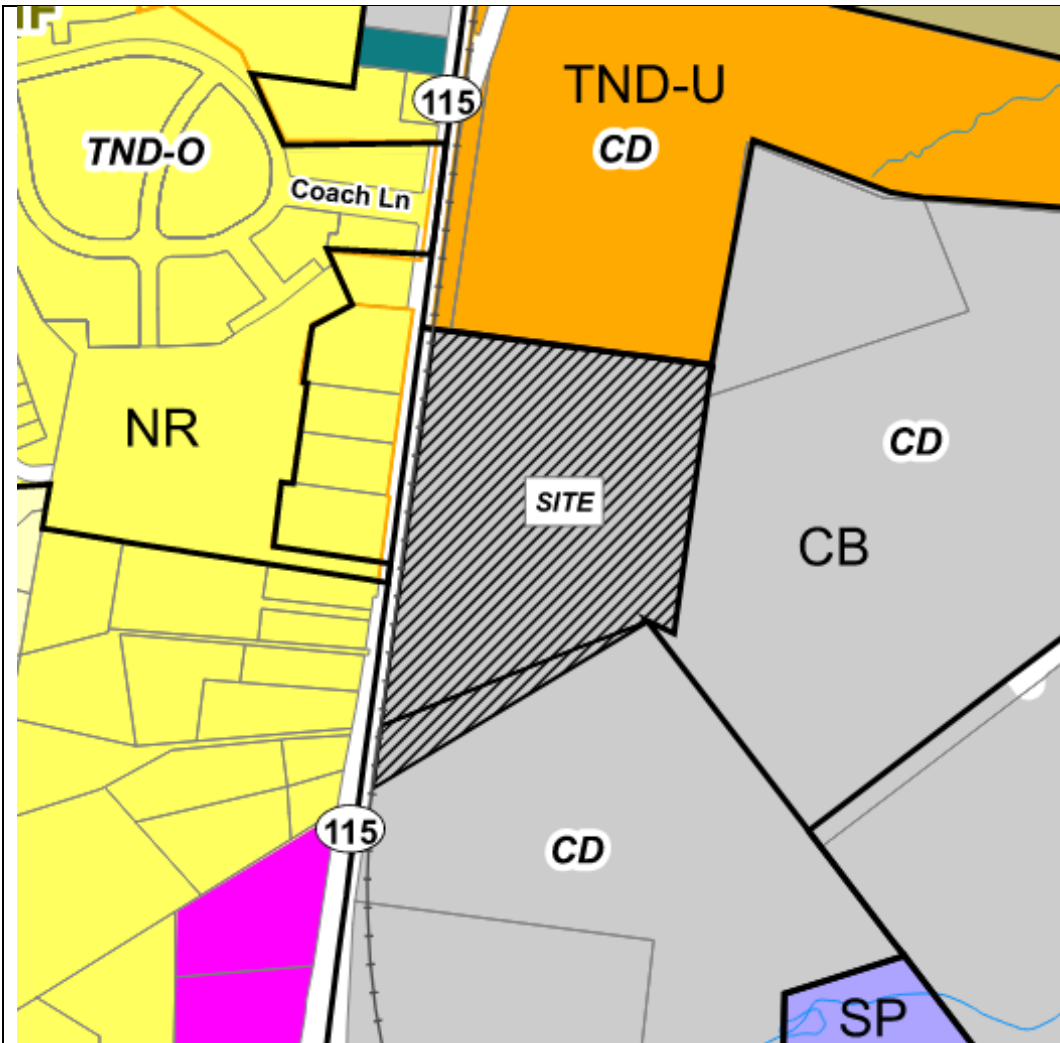
N/A

ATTACHMENTS:

1. R24-15 PB 3 25 25 Staff Report -
2. 2024.11.01 Station South -General Application - Complete
3. 2025.03.12 - Station South - Rezone Set
4. Community Meeting Package Station South
5. Rezoning Engineering Comment Summary - Station South (R24-15)

Petition R24-15 Station South

PART 1: PROJECT SUMMARY



Applicant: Station South, LLC
Property Owner: June Overcash
Property Address:
 PINS(01103213, 01121101)
Project Size: +/-21.29 Acres
Parcel Numbers: (01103213, 01121101)
Current Zoning: CB(CD)
Current Land Use: Single Family Residential and Vacant
Proposed Zoning: TOD-R(CD)
Proposed Land Use: Mixed Use Development(Multi-Family/Commercial)

1. Purpose: Rezone +/- 21.29 acres on Old Statesville Road (PINS listed above as seen on the map) from Corporate Business-Conditional District to Transit Oriented Development-Residential for a proposed mixed-use development.
2. TOD-R is proposed due to the site's proximity to the proposed future Red Line Rail Station location which is directly adjacent. (See the site plan attached). TOD-R is intended to support higher density residential communities that include a rich mix of retail, restaurant, service, and small employment uses within a pedestrian village format and may be located on developable and re-developable parcels generally found within the 1/2-mile catchment area of designated rapid transit station sites.
3. Adjoining Zoning and Land Uses.
North: Traditional Neighborhood Development (TND-CD)-Mixed Use Development-Caldwell Crossing(Apartments/Commercial)
South: Corporate Business-CD- Vacant

East: Corporate Business-CD- Industrial Warehousing

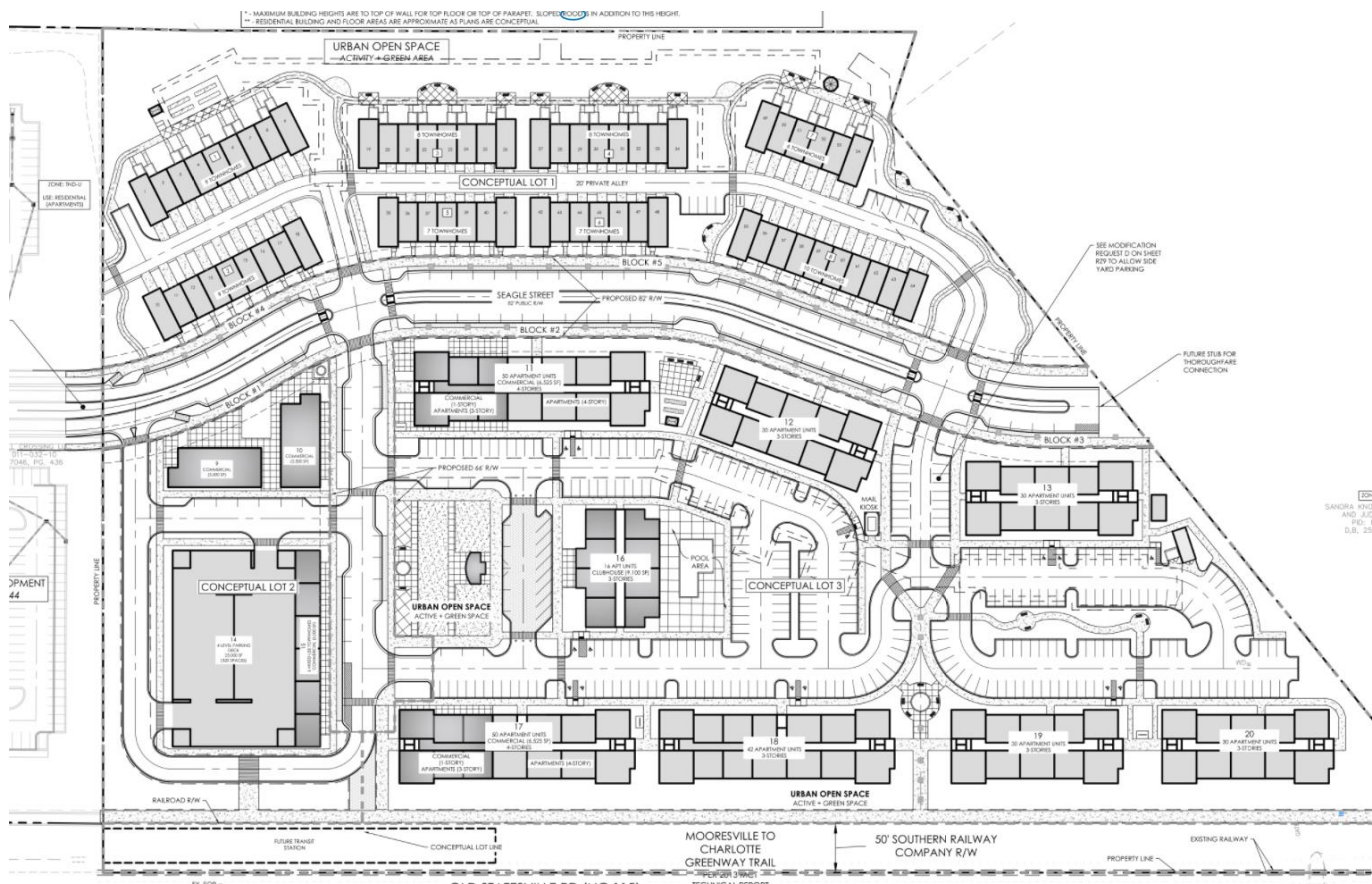
West: Old Statesville Road/Neighborhood Residential- Single Family Residential

4. A neighborhood meeting was held on Thursday, December 12, 2024, and the questions asked by residents/citizens and the responses from the applicants are summarized in the Neighborhood Meeting Report (see attachment)
5. Notice for this rezoning petition was sent via letter to adjoining property owners; a legal ad placed in the Charlotte Observer; and posting of rezoning signs on the property along Old Statesville Road.

PART 2: REZONING/SITE PLAN **Updated Plans 3/12/25**

Intent of Transit Oriented Development-Residential Zoning:

- The transit-oriented residential district is established to support higher density residential communities that include a rich mix of retail, restaurant, service, and small employment uses within a pedestrian village format. Land consuming uses, such as large lot housing and large retail outlets are excluded from this district. The TOD-R may be located on developable and redevelopable parcels generally found within the 1/2 mile catchment area of designated rapid transit station sites. Nothing in these regulations shall preclude application of the TOD-R beyond the 1/2 mile radius when site-specific development plans demonstrate efficient resident access to a rapid transit station. The district establishes a primarily residential village within a 10-minute walk of a designated rapid transit station that serves a residential population of sufficient size to constitute an origin and destination for purposes of rapid transit service.



Significant elements of the development plan include:

- The proposal includes 348 multifamily units and approximately 59,150 square feet of non-residential square footage (25,000 of that as a parking deck) fronting along the proposed future Red Line Rail Station location. There are a mix of townhome buildings, multiple story apartment buildings, 3 vertical mixed-use buildings, and 2 commercial only buildings. As intended by the proposed plan, there is a pedestrian village format centered around a vertical mixed-use section with an Urban Open Space providing active amenities.
- The site is dependent on access from Seagle Street (future Minor thoroughfare) to the North (pending construction of Caldwell Crossing TND Subdivision) with 10 foot side-paths included for multi-modal use. There is no direct access to Old Statesville Road without this connection.
- Frontage- Article 8.1 requires all buildings to have public road frontage with exceptions for fronting on an Urban Open Space to ordinance standards. Buildings 17-20 have alternative frontage on the Mooresville to Charlotte Greenway Trail. Buildings 1, 3, 4, and 7 front on a pedestrian passageway that connects those buildings to the rest of the site with active and paved paths. Building 16 fronts on a Plaza/Pavilion Urban Open space that is the focal point of the development.
- Open Space- The development has open space meeting standards of article 7.10 by way of providing pedestrian passageways, plazas, and greens throughout within 1/4 mile of each building lot. Details of each open space area are shown in detail on plan sheet RZ-8 of the rezoning plan.
- The proposal offers at least 4 attainable housing units for a period of 15-years after the issuance of a Certificate of Occupancy. 2 of such units will be floating and will be available to households earning less than 80% of the area median income. (it is unclear what the other 2 units AMI threshold will be).
- The plan meets the minimum standards for parking for a TOD-R development and includes on street parking for the two public streets proposed. Breakdown of the parking:
 - 278 Multifamily units=required 1 space per unit. Provided 395(not including the parking deck)
 - 6 Mixed Use Townhome= Required 1 space per unit. Provided 9.
 - 64 Townhome units=Required 1 space per unit. Provided 122(64 garage, 46 driveway, 12 surface)
 - 25,050 Square feet of Commercial=1 Space per 500 Sq Ft. Provided 96 spaces.
- Minimum Tree Preservation (specimen tree save) for TOD-R is 30%. It is unclear if the applicants are meeting this requirement. Several comments are pending revision for staff approval of the submitted plans showing compliance. The applicants may choose to pay into the tree-bank fund for the Towns use of funds for future Town tree projects.
- There are no identified Heritage Trees on site.
- Planning, Transportation, and Storm Water Engineering staff have minor site plan comments outstanding that need to be addressed prior to final plan approval.

Architecture: **Update**

- The full architectural package was not available during the Public Hearing. The updated architectural concept plans are included with this plan submittal. (See plan sheets RZ15-RZ18)
 - Staff Comment- During the Public Hearing, staff recommended a more TOD style urban/modern form of an architectural scheme. The latest plans submitted on 3/12/25 still show a more suburban style of form with pitched roofs and gables. Staff recommends more emphasis be placed on the architectural form and creating a more urban form that is common to transit oriented styles of development.

Modification Requests:

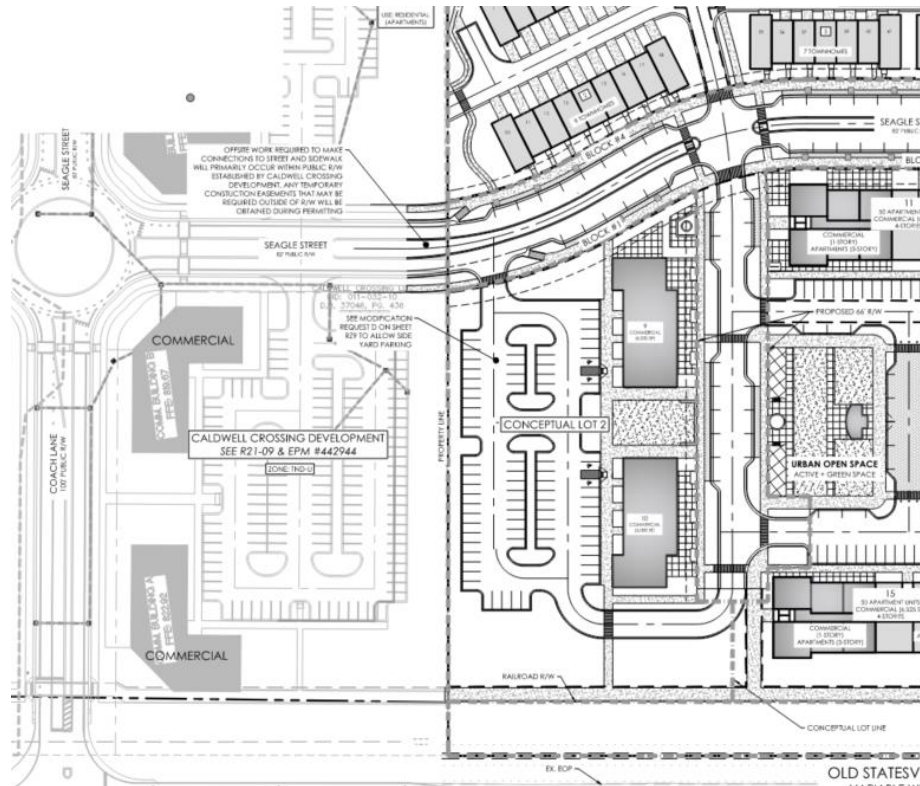
- A) Block Length modifications to Blocks 2 and 5 as seen on page RZ3.
 - Staff Comment- Because Seagle Street is a minor thoroughfare and has block breaks with crosswalks and curvature to slow traffic, staff is in favor of this request.
- B) Street Trees- Along Seagle Street, only one row of street trees on either side of the ROW is requested and may be installed with tree grates.
 - Staff Comment- The ordinance requires a double row of street trees spaced 40-feet on center along minor thoroughfares (Seagle Street is a future minor thoroughfare) Staff is generally in favor of the landscape plan provided showing a double row of street trees along Seagle Street. The addition of tree grates or wells with this urban condition is recommended. With this urban setting along this future minor thoroughfare, staff is ok with one

row of large maturing trees to make everything fit and to bring the buildings to the road as intended by the ordinance for urban conditions.

- C) Side-yard Parking is requested to be permitted as shown on the rezoning plan.
 - Staff Comment- Side-yard parking is not permitted with apartment buildings per ordinance. Staff can recommend this request with additional screening of this small section of parking between buildings 12 and 13 on the proposed plan(see landscape plan RZ7). This would most appropriately be achieved with a screening wall about 3-feet in height.
- D) FAR of buildings with office and restaurant uses is requested to possibly be lower than the required ratio as set forth in 3.2.13(A).
 - Staff Comment- In the proposed rezoning plan, Lot 2 shows a large parking deck structure, a mixed-use building with 6 townhome structures with commercial space, and 2-3500 square foot one-story commercial buildings. FAR is calculated by dividing the total lot square footage by the total square footage of the building with required minimum FAR to be .35. The purpose of this is to have more density and less single use, large square footage buildings. An example of proper TOD design is having more than one story buildings with low total first floor footprint, thus creating a dense district with many users. The nature of this proposal is that a parking structure is needed for the Red Line rail project, and because of this and the product not having separate lots for each building creates a lower FAR. Staff is generally in favor of this request but recommend that Buildings 9 and 10 offer at least one more occupiable story. This would give some massing to the public street and offer more leasable commercial space (or residential with vertical mixed use).
- E) (not requested on the plan but needed) Article 3.2.13 (E)(5) states that within a 1/4 mile walking distance of the station site, a master subdivision sketch plan may include up to 10,000 sq. ft. of retail/services/commercial/office development for each 250 dwelling units master planned in the 1/2 mile catchment area.
 - Staff Comment- This plan provides 348 units at 18.69 DUA which meets the TOD-R minimum of 15 DUA. There is approximately 25,050 square feet of commercial space offered in this plan, which exceeds the amount of space per 250 units required of this article. Staff is generally in favor of exceeding the amount of commercial space offered because of the amount of housing coming available in the proximity of this development, thus creates a need for the services that commercial use provides.

Option B Alternate Plan:

- The applicants include an “Option B” (see site plan RZ13) condition to the site plan due to the nature of the funding of the Red Line Rail Project slated for vote by November 3, 2025. The applicants request that if that funding is not approved, they may opt for construction of this “Plan B” without an amendment to be approved by the Town Board. If funding is approved, “Phase 3”(the commercial area including the parking deck) of “Option A” is requested to have potential for a delay until design for the station is complete, ROW acquired and permits obtained. See below the Clip of “Option B” below showing the deletion of the parking deck structure. The proposal replaces it with surface parking and larger commercial buildings fronting the new internal public street. The clip of the Option B section shows the mirrored compatibility of the adjacent Caldwell Crossing subdivision to the North.



- Staff comment- While staff prefers Option A, we understand the reason for needing to have a backup plan if the Red Line does not move forward. Staff generally is in favor of Option B if this does fail to move forward, however, we would recommend at least a 2nd floor to buildings 9 and 10 as shown in the Option B plan above. As previously recommended above with Option A, a 2nd floor would improve the FAR requirements of the district and bring massing to the street front while offering more leasable space for the TOD.

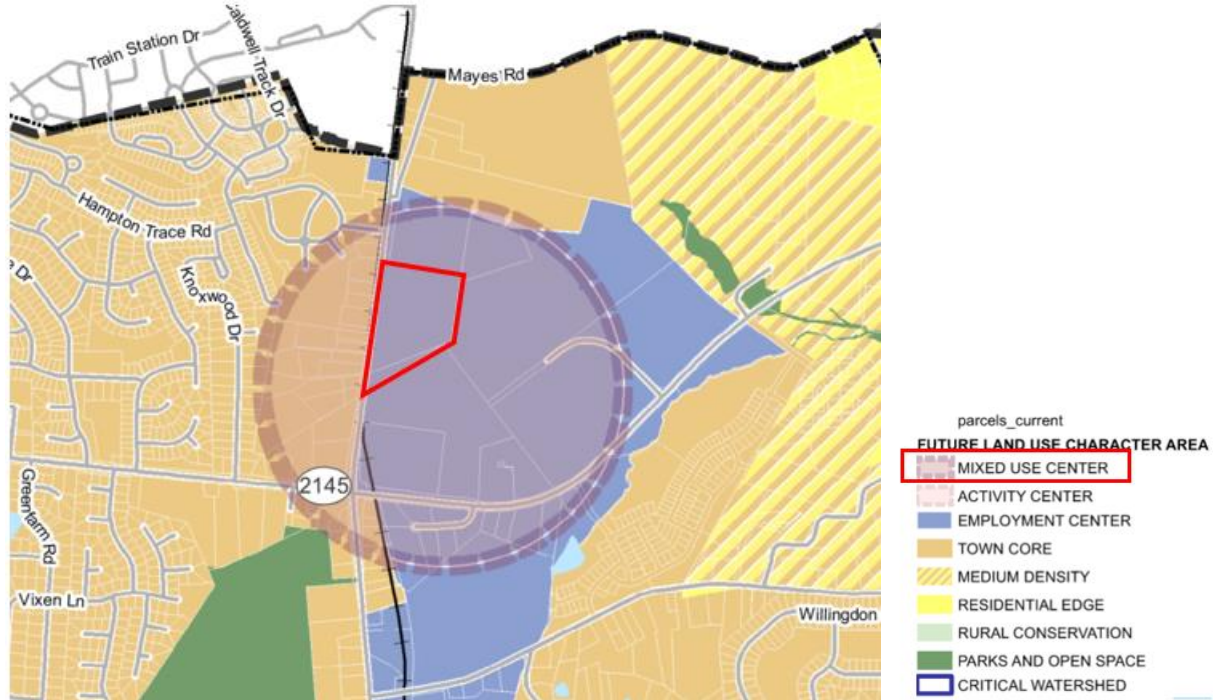
PART 3: TRANSPORTATION ISSUES

See attached Engineering Report.

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

- LU 1.1: Utilize the Future Land Use Map during development approval process to ensure compatibility with long-range plans.
Staff Comment: This site is within a Mixed-Use Center as referenced by the 2040 Huntersville Community Plan. Mixed-Use Centers contain vertical mixed-use along key frontages. New development includes wide sidewalks, buildings are close to the street with high levels of transparency, and parking is in the rear. A mix of housing is allowed, including urban options throughout (apartments, townhomes, cottage homes, etc.). This plan proposes a Mixed-Use center of its own with a pedestrian village with a mix of apartments, services, retail, and office space. A mix of housing is proposed with vertical apartment style homes, mixed use apartments and townhomes.
- LU 5.1: Allow more intense development only where transportation infrastructure and utilities already exist.
Staff Comment: The plan is proposed at the future Red Line Rail stop. TOD-R with more dense residential development is optimal at this site.
- LU 6.1: A mix of land uses is encouraged in Mixed Use Centers, Activity Centers, Employment Centers identified on the Future Land Use Map.
Staff Comment: This plan is within a Mixed Use Center and incorporates a potential for retail, employment, service, residential, and other commercial uses.
- LU 7.1: Require all new development to adhere to the following design principles:
 - In Mixed-Use Centers, Activity Centers, Town Core, and Moderate Density Areas, streets and sidewalks are meant to be attractive and inviting. New development in these areas shall follow these principles:
 - All buildings shall front a public street or open space.
 - 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.
 - Accommodate a mix of uses and/or housing types.

Staff Comment: Staff has worked with the applicant to incorporate these design principles throughout the conditional rezoning process and believe the latest plan generally meets these.

- LU 8.1: Continue to emphasize form and flexibility in development regulations for Mixed-Use Centers.
 - The current zoning ordinance has basic form-based standards with flexibility built-in. Key elements include allowing multiple types of land uses, a mix of uses, minimal setbacks, and lower parking requirements.
- Staff comment: This proposal has use flexible guidelines from the ordinance including minimizing parking within the TOD-R designation, mixing of land uses, and using design elements to vary frontage conditions.
- LU 8.3: Encourage transit-supportive development. Consider ways to encourage transit-supportive development proximal to future CATS Bus Rapid Transit (BRT) stations.
 - Staff Comment: As seen in detail above, this development is possible through the ordinance's allowance of transit-oriented development which is encouraging development of this kind next to the future Red Line Station.
- T 1.2: Prioritize connecting Mixed-Use Centers to Activity Centers and other destinations throughout Town with transit.
- T 1.3: Encourage transit-supportive development within Mixed-Use Centers and the Community Core areas to expand existing Express Bus Routes.
 - Staff Comment: The plan will include 10-foot side paths along the future throughfare, linking them with internal pedestrian corridors and paths and rail greenway with the Red Line Station. This will also be a good candidate for a future bus route or other form of CATS ride share.

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 proposal is consistent with the overall existing development in the area as a mixed-use TND development (Caldwell Crossing) is adjacent to the North and across Old Statesville Road is higher density housing options with Caldwell Station and North Park Apartments.
2. **The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, transit service, parks and recreational facilities, police and fire protection, hospitals and medical services, schools, storm water drainage systems, water supplies, and wastewater and refuse disposal.**

STAFF COMMENT:
There is no indication this project will have a negative impact on public facilities and or services.
3. **Whether the proposed reclassification will adversely affect a known archeological, environmental, historical or cultural resource."**

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

PART 5: STAFF RECOMMENDATION

In considering the proposed rezoning petition R24-10, Station South, staff can recommend approval with the following conditions incorporated into the plan.

Conditions for Approval:

- A) Approval of block length modifications requests to Blocks 2 and 5 as seen on page RZ3.
- B) Street Tree request- Along Seagle Street. The addition of tree grates or wells with this urban condition is recommended. Staff is in favor of this request.

- C) Approval of side-yard parking as requested as shown on the rezoning plan with appropriate screening.
- D) FAR of buildings with office and restaurant uses is requested to possibly be lower than the required ratio as set forth in 3.2.13(A). Staff is generally in favor but requests adding a 2nd occupiable floor on buildings 9 and 10 to bring the FAR more into conformity with the ordinance.
- E) Relief from Article 3.2.13 (E)(5). Staff is in favor of approving this modification.
- F) Recommend emphasis be placed on an urban/modern form of architecture throughout the plan indicative of a TOD.

It is reasonable and in the public interest to rezone the approximate 21.29 acres described herein as it is consistent with the envisioned use and development patterns set forth in the 2040 Community Plan. The proposal is consistent with the Huntersville 2040 Community Plan policies LU 1.1, 5.1, 6.1, 7.1, 8.1, 8.3, T1.2, and T1.3 and furthermore, meets the intent of a TOD-R zoning district by providing a rich mix of services and housing in a pedestrian village format.

PART 6: PUBLIC HEARING

A Public Hearing was held on March 4, 2025. This public hearing can be viewed using this link and starts at the 2:03 mark. <https://www.youtube.com/watch?v=dYjtNZ77pdA&t=5087s>.

PART 7: PLANNING BOARD RECOMMENDATION

The Planning Board Meeting is scheduled for March 25, 2025.

PART 8: TOWN BOARD RECOMMENDATION

Town Board Meeting is tentatively scheduled for April 22, 2025.

PART 9: ATTACHMENTS

- A – Rezoning Application
- B – Proposed CD Rezoning Plan with Elevations
- C – Community Meeting Report (12-12-24)

PART 10: CONSISTENCY STATEMENT – R24-15

Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed rezoning petition R24-10, Station South, staff recommends approval. The proposal is consistent with the Huntersville 2040 Community Plan policies LU 1.1, 5.1, 6.1, 7.1, 8.1, 8.3, T1.2, and T1.3 and furthermore, meets the intent of a TOD-R zoning district by providing a rich mix of services and housing in a pedestrian village format. Conditions for Approval: A) Approval of block length modifications requests to Blocks 2 and 5 as seen on page R23.	APPROVAL:	APPROVAL:

B) Street Tree request- Along Seagle Street. The addition of tree grates or wells with this urban condition is recommended. Staff is in favor of this request. C) Approval of side-yard parking as requested as shown on the rezoning plan with appropriate screening. D) FAR of buildings with office and restaurant uses is requested to possibly be lower than the required ratio as set forth in 3.2.13(A). Staff is generally in favor but requests exploration of potentially adding 2nd floor on buildings 9 and 10. E) Relief from Article 3.2.13 (E)(5). Staff is in favor of approving this modification. It is reasonable and in the public interest to rezone the approximate 21.29 acres described herein as it is consistent with the envisioned use and development patterns set forth in the 2040 Community Plan.		
DENIAL:	DENIAL:	DENIAL:



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 October 31, 2024

Name of Project Station South Phase # (if subdivision) _____

Project Address Old Statesville Rd, Huntersville, NC 28087

Parcel Identification Number(s) (PIN) 011-032-13 (Overcash, Heath, Allen) / 011-211-01 (Cain)

Current Zoning District CB (CD) Proposed District (for rezoning only) TOD-R (CD)

Property Size (acres) 21.29 AC Street Frontage (feet) 1,419.5 FT

Current Land Use SF Residential and Undeveloped

Proposed Land Use(s) Mixed Used (Attached Residential + Apartments + Commercial)

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.

Station South is uniquely located mixed use project adjacent to a currently planned transit rail station for the Red Line, one of three such stations along State Highway 115 in Huntersville. This project provides a true mix of uses, offering a vibrant, connected development with neighborhood services and different attached housing opportunities. The design will focus on providing residents with high quality options for living, shopping and working with walkable community spaces that connect to and optimize the Carolina Thread Trail and the future Red Line rail.

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 Station South, LLC Phone 704-325-8558
☐ 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 V.P. Development Email dwendover@peakdevllc.com

Address of Applicant 801 Wood Ridge Center Drive Charlotte, NC 28217

7. Property Owner (if different than applicant)

*Printed Name (see attached) 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.

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8. Development/Design Firm Contact Information

Peak Development	Dan Wendover	704-905-6844	dwendover@peakdevllc.com
Development Firm	Name of Contact	Phone	Email
W&A Engineering	Kristen James	704-875-1615	kjames@waengineering.com
Design Firm	Name of Contact	Phone	Email

Contact Information

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

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☐ Other: _____

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Signature Dan

Title V.P. Development

Email dwendover@peakdevllc.com

Address of Applicant 801 Wood Ridge Center Drive Charlotte, NC 28217

7. Property Owner (if different than applicant)

*Printed Name June Overcash

Phone 704-560-5608

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership

☐ Other: _____

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Signature June Overcash

Title owner

Email jbcash5@gmail.com

Address of Property Owner _____

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Signature Dan

Title V.P. Development

Email dwendover@peakdevllc.com

Address of Applicant 801 Wood Ridge Center Drive Charlotte, NC 28217

7. Property Owner (If different than applicant)

*Printed Name Sharon Brown Allen Phone 952-250-1538

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

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Signature Sharon Brown Allen

Title co-owner Email sharon@allenfamilyemail.net

Address of Property Owner 58 Fish Dancer Ct. Bluffton, SC 29910

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Signature Dan

Title V.P. Development Email dwendover@peakdevllc.com

Address of Applicant 801 Wood Ridge Center Drive Charlotte, NC 28217

7. Property Owner (if different than applicant)

*Printed Name Connie W. Heath Phone 9102628088
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

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Signature Connie Heath
Connie Heath (Oct 31, 2024 15:30 EDT)

Title _____ Email cwh080455@yahoo.com

Address of Property Owner 3500 Tall Pine Ct., Wilmingt

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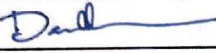
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Signature 

Title V.P. Development Email dwendover@peakdevllc.com

Address of Applicant 801 Wood Ridge Center Drive Charlotte, NC 28217

7. Property Owner (if different than applicant)

*Printed Name Faye cain Phone 7044513988
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

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Signature 
Faye Cain (Oct 31, 2024 21:17 EDT)

Title _____ Email fcain08@gmail.com

Address of Property Owner 17100 old Statesville Road

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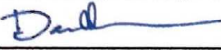
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Signature 

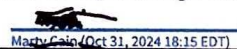
Title V.P. Development Email dwendover@peakdevllc.com

Address of Applicant 801 Wood Ridge Center Drive Charlotte, NC 28217

7. Property Owner (if different than applicant)

*Printed Name Martin D Cain Phone 7044513966
☐ 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  Marty Cain (Oct 31, 2024 18:15 EDT)

Title _____ Email martycraw11@gmail.com

Address of Property Owner 17100 old Statesville Rd Hu

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PO Box 664	Physical Address:	105 Gilead Road, Third Floor
Huntersville, NC 28070	Website:	https://www.huntersville.org/228/Planning-Department

DEVELOPER:

PEAK DEVELOPMENT
801 WOOD RIDGE CENTER DR, STE. A
CHARLOTTE, NC 28217
ATTN: DAN WENDOVER
704.905.6844

OWNER: (PID: 011-032-13)

JUNE OVERCASH
PO BOX 1755
HUNTERSVILLE, NC 28070

SHARON ALLEN
58 FISH DANCER CT
BLUFFTON, SC 29910

CONNIE WASHAM HEATH
3500 TALL PINE CT
WILMINGTON, NC 28409

OWNER: (PID: 011-211-01)

MARTIN AND FAYE CAIN
PO BOX 623
HUNTERSVILLE, NC 28070

ENGINEER:

W&A ENGINEERING
121 GILEAD RD
HUNTERSVILLE, NC 28078
ATTN: JAY HENSON, ASLA
704.875.1615

SURVEYOR:

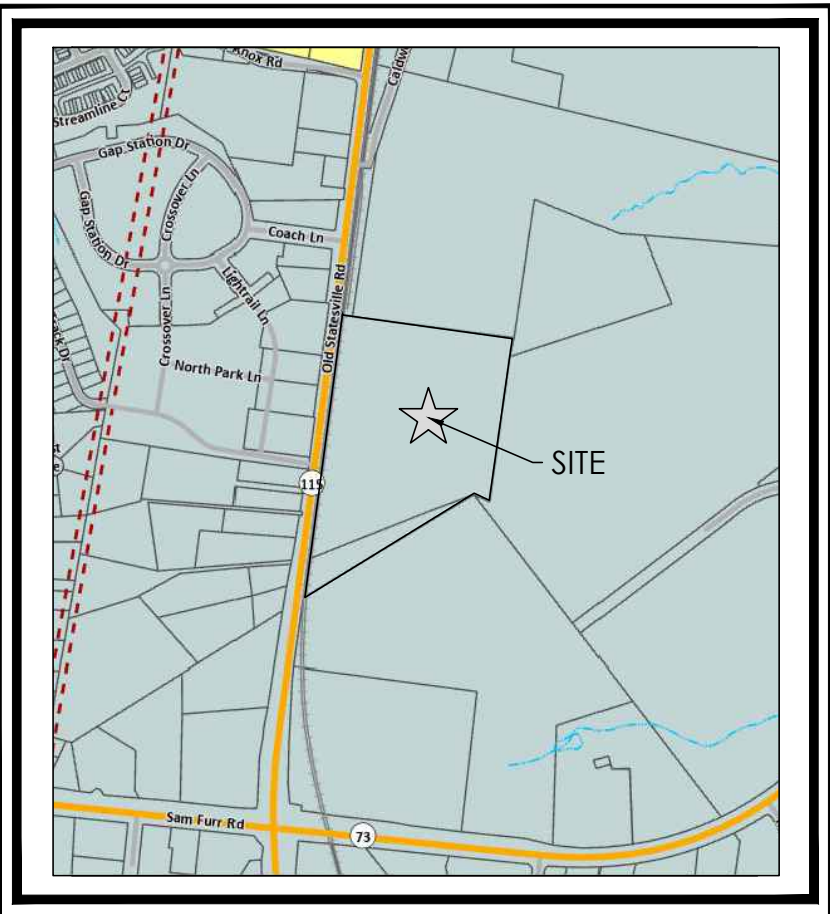
CLONINGER BELL
SURVEYING & MAPPING, PLLC
107 RIVERSIDE DR
MCADENVILLE, NC 28101
ATTN: JUSTIN CLONINGER, NCPLS
704.864.9007

STORM CONTROL MANAGEMENT SYSTEM NOTE:
THE PROPOSED STORM CONTROL MANAGEMENT SYSTEMS SHALL
MEET THE CRITERIA LOCATED IN CHAPTER 4.1 IN THE
CHARLOTTE-MECKLENBURG SCM DESIGN MANUAL.

MIXED-USE SUBDIVISION SKETCH &
CONCEPT SITE-CONDITIONAL REZONING PLANS
FOR:

STATION SOUTH
17100 OLD STATESVILLE RD

TOWN OF HUNTERSVILLE, NC
MECKLENBURG COUNTY
21.28-ACRE SITE
ISSUED 03/11/25
HFI PROJECT # 224021
MUNICIPAL PROJECT #: CSP-500046, R24-15
MIXED-USE DEVELOPMENT



VICINITY MAP
NTS



**W&A
ENGINEERING**

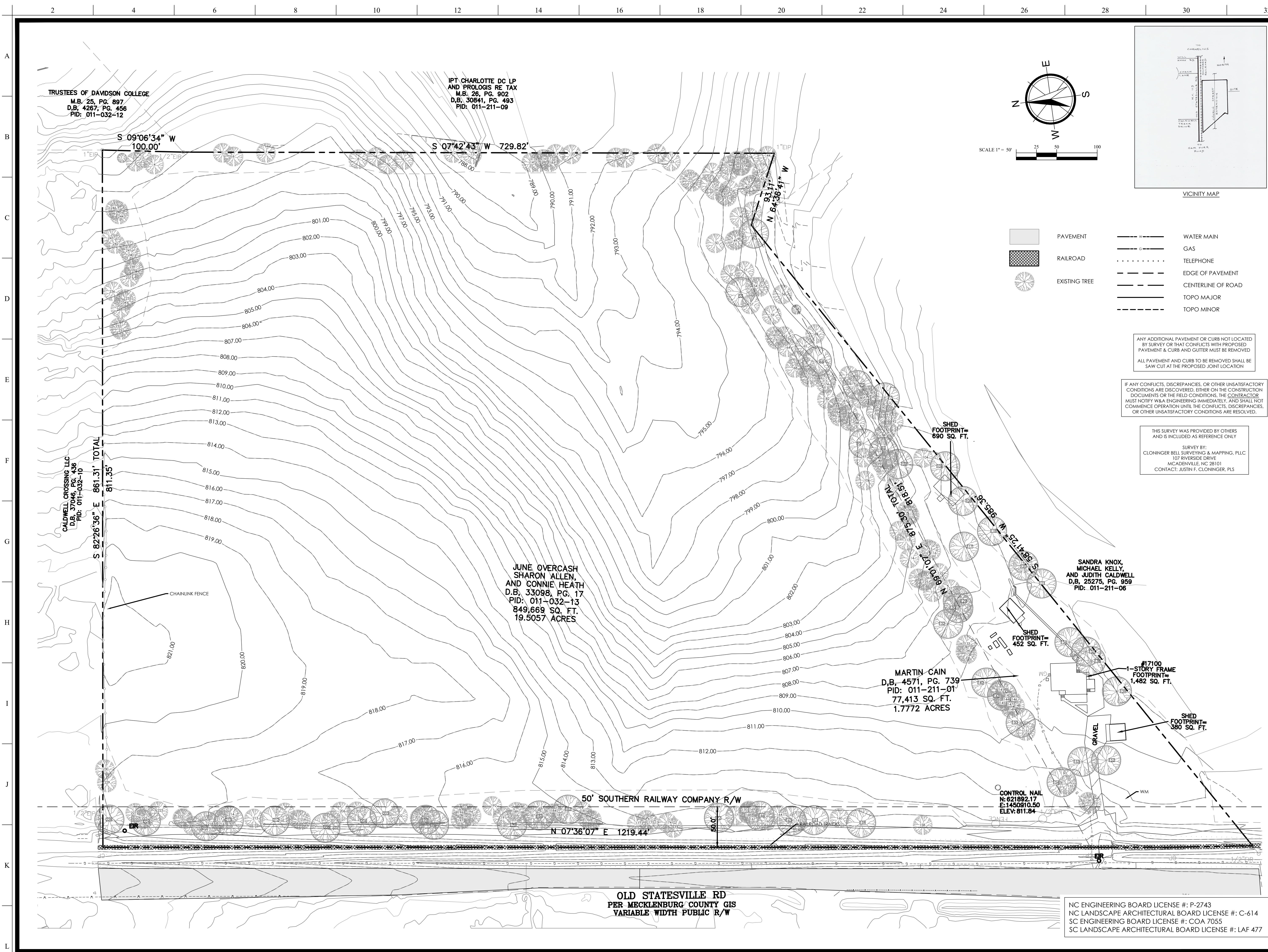
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT

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

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

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
RZ1	COVER
RZ2A	EXISTING CONDITIONS
RZ2B	DEMO + TREE SAVE PLAN
RZ3	OVERALL SITE PLAN OPTION A
RZ4	SITE PLAN OPTION A
RZ5	CONCEPT GRADING AND DRAINAGE
RZ6	CONCEPT UTILITY PLAN
RZ7	CONCEPT LANDSCAPE PLAN
RZ8	CONCEPTUAL OPEN SPACE PLAN
RZ9	NOTES AND DETAILS
RZ10	DETAILS
RZ11	SLOPE ANALYSIS PLAN
RZ12	PHASING PLAN
RZ13	OVERALL SITE PLAN OPTION B
RZ14	SITE PLAN OPTION B
RZ15	BUILDING ELEVATIONS
RZ16	BUILDING ELEVATIONS





**W&A
ENGINEERING**

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

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

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED ONLY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

**STATION SOUTH
REZONING PLAN**
PID: 01103213, 01121101
OLD STATESVILLE RD, HUNTERSVILLE
MECKLENBURG COUNTY, NC 28087

Know what's below.
Call before you dig.

REVISIONS

NO.	DESCRIPTION	DATE

INITIAL SUB. DATE: 10/16/2024

ISSUANCE DATE: 03/11/2025

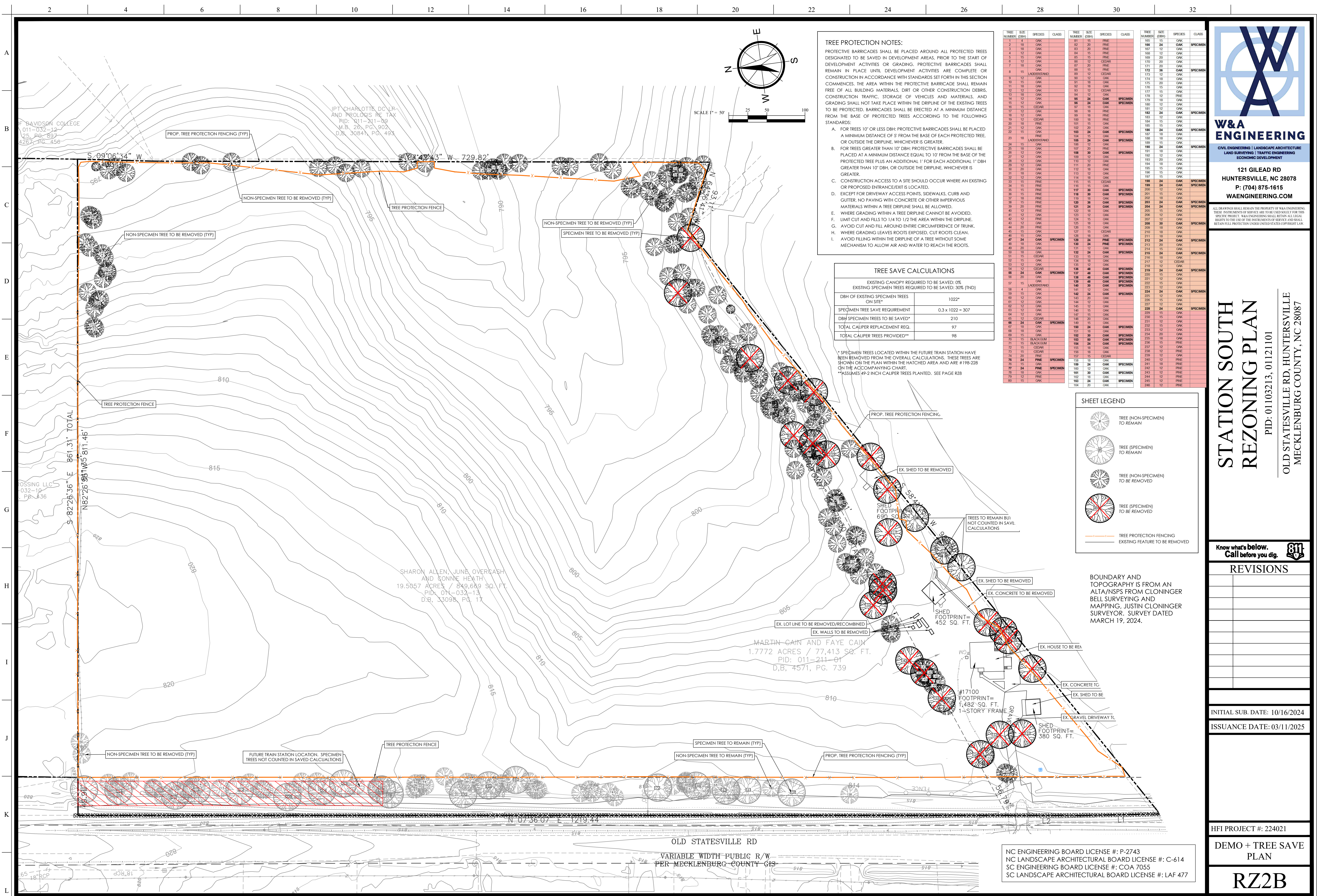
HFI PROJECT #: 224021

EXISTING
CONDITIONS

RZ2A

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

N:\224021-Overcash Property DWG Sheets\Rezone\RZ2 - EXISTING CONDITIONS.DWG 3-12-25 09:36:17 AM rmltldge



TREE PROTECTION NOTES:

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

A. FOR TREES 10' OR LESS DBH: PROTECTIVE BARRICADES SHALL BE PLACED A MINIMUM DISTANCE OF 5' FROM THE BASE OF EACH PROTECTED TREE, OR OUTSIDE THE DRIPLINE, WHICHEVER IS GREATER.

B. FOR TREES GREATER THAN 10' DBH: PROTECTIVE BARRICADES SHALL BE PLACED AT A MINIMUM DISTANCE EQUAL TO 10' FROM THE BASE OF THE PROTECTED TREE PLUS AN ADDITIONAL 1' FOR EACH ADDITIONAL 1" DBH GREATER THAN 10' DBH, OR OUTSIDE THE DRIPLINE, WHICHEVER IS GREATER.

C. CONSTRUCTION ACCESS TO A SITE SHOULD OCCUR WHERE AN EXISTING OR PROPOSED ENTRANCE/EXIT IS LOCATED.

D. EXCEPT FOR DRIVEWAY ACCESS POINTS, SIDEWALKS, CURB AND GUTTER, NO PAVING WITH CONCRETE OR OTHER IMPERVIOUS MATERIALS WITHIN A TREE DRIPLINE SHALL BE ALLOWED.

E. WHERE GRADING WITHIN A TREE DRIPLINE CANNOT BE AVOIDED, F. LIMIT CUT AND FILLS TO 1/4 TO 1/2 THE AREA WITHIN THE DRIPLINE.

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

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

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

TREE SAVE CALCULATIONS	
EXISTING CANOPY REQUIRED TO BE SAVED: 0%	
EXISTING SPECIMEN TREES REQUIRED TO BE SAVED: 30% (IND)	
DBH OF EXISTING SPECIMEN TREES ON SITE*	1022"
SPECIMEN TREE SAVE REQUIREMENT	0.3 x 1022 = 307
DBH SPECIMEN TREES TO BE SAVED*	210
TOTAL CALIPER REPLACEMENT REQ.	97
TOTAL CALIPER TREES PROVIDED**	98

* SPECIMEN TREES LOCATED WITHIN THE FUTURE TRAIN STATION HAVE BEEN REMOVED FROM THE OVERALL CALCULATIONS. THESE TREES ARE SHOWN ON THE PLAN WITHIN THE HATCHED AREA AND ARE #178-228 ON THE ACCOMPANYING CHART.

** ASSUMES 49-2 INCH CALIPER TREES PLANTED. SEE PAGE R28

TREE NUMBER	SIZE (DBH)	SPECIES	CLASS	TREE NUMBER	SIZE (DBH)	SPECIES	CLASS	TREE NUMBER	SIZE (DBH)	SPECIES	CLASS
1	15	OAK		165	15	OAK		315	15	OAK	
2	18	OAK		166	24	OAK	SPECIMEN	316	15	OAK	
3	18	OAK		167	12	OAK		317	15	OAK	
4	12	OAK		168	12	OAK		318	12	OAK	
5	12	OAK		169	12	OAK		319	12	OAK	
6	12	OAK		170	20	OAK		320	12	OAK	
7	18	OAK		171	20	OAK		321	12	OAK	
8	18	OAK		172	24	OAK	SPECIMEN	322	12	OAK	
9	12	OAK		173	12	OAK		323	12	OAK	
10	15	OAK		174	12	OAK		324	12	OAK	
11	15	OAK		175	20	OAK		325	12	OAK	
12	12	OAK		176	15	OAK		326	12	OAK	
13	18	OAK		177	15	OAK		327	12	OAK	
14	12	OAK		178	12	OAK		328	12	OAK	
15	12	OAK		179	18	OAK		329	12	OAK	
16	15	OAK		180	12	OAK		330	12	OAK	
17	12	OAK		181	12	OAK		331	12	OAK	
18	12	OAK		182	24	OAK	SPECIMEN	332	12	OAK	
19	12	OAK		183	12	OAK		333	12	OAK	
20	18	OAK		184	15	OAK		334	12	OAK	
21	12	OAK		185	15	OAK		335	12	OAK	
22	15	OAK		186	24	OAK	SPECIMEN	336	12	OAK	
23	18	OAK		187	15	OAK		337	12	OAK	
24	15	OAK		188	18	OAK		338	12	OAK	
25	18	OAK		189	12	OAK		339	12	OAK	
26	12	OAK		190	24	OAK	SPECIMEN	340	12	OAK	
27	12	OAK		191	18	OAK		341	12	OAK	
28	12	OAK		192	12	OAK		342	12	OAK	
29	12	OAK		193	20	OAK		343	12	OAK	
30	20	OAK		194	15	OAK		344	12	OAK	
31	18	OAK		195	15	OAK		345	12	OAK	
32	12	OAK		196	15	OAK		346	12	OAK	
33	15	OAK		197	15	OAK					
34	15	OAK		198	24	OAK	SPECIMEN				
35	15	OAK		199	24	OAK	SPECIMEN				
36	15	OAK		200	12	OAK					
37	18	OAK		201	15	OAK					
38	20	OAK		202	18	OAK					
39	20	OAK		203	24	OAK	SPECIMEN				
40	12	OAK		204	24	OAK	SPECIMEN				
41	12	OAK		205	15	OAK					
42	12	OAK		206	12	OAK					
43	12	OAK		207	12	OAK					
44	20	OAK		208	12	OAK					
45	15	OAK		209	18	OAK					
46	15	OAK		210	18	OAK					
47	24	OAK	SPECIMEN	211	18	OAK					
48	18	OAK		212	24	OAK	SPECIMEN				
49	20	OAK		213	20	OAK					
50	18	OAK		214	12	OAK					
51	15	OAK		215	24	OAK	SPECIMEN				
52	15	OAK		216	18	OAK					
53	12	OAK		217	12	OAK					
54	12	OAK		218	12	OAK					
55	24	OAK	SPECIMEN	219	24	OAK	SPECIMEN				
56	20	OAK		220	15	OAK					
57	15	OAK		221	12	OAK					
58	4	OAK		222	15	OAK					
59	15	OAK		223	12	OAK					
60	12	OAK		224	24	OAK	SPECIMEN				
61	12	OAK		225	12	OAK					
62	12	OAK		226	15	OAK					
63	12	OAK		227	12	OAK					
64	12	OAK		228	24	OAK	SPECIMEN				
65	12	OAK		229	15	OAK					
66	24	OAK	SPECIMEN	230	15	OAK					
67	18	OAK		231	12	OAK					
68	18	OAK		232	15	OAK					
69	15	OAK		233	12	OAK					
70	15	BLACKGUM		234	20	OAK					
71	15	BLACKGUM		235	18	OAK					
72	15	OAK		236	15	OAK					
73	15	OAK		237	12	OAK					
74	20	OAK		238	12	OAK					
75	24	OAK	SPECIMEN	239	12	OAK					
76	18	OAK		240	12	OAK					
77	24	OAK	SPECIMEN	241	15	OAK					
78	18	OAK		242	12	OAK					
79	12	OAK		243	12	OAK					
80	15	OAK		244	12	OAK					
				245	12	OAK					
				246	12	OAK					

SHEET LEGEND

- TREE (NON-SPECIMEN) TO REMAIN
- TREE (SPECIMEN) TO REMAIN
- TREE (NON-SPECIMEN) TO BE REMOVED
- TREE (SPECIMEN) TO BE REMOVED
- TREE PROTECTION FENCING
- EXISTING FEATURE TO BE REMOVED

BOUNDARY AND TOPOGRAPHY IS FROM AN ALTA/NSPS FROM CLONINGER BELL SURVEYING AND MAPPING, JUSTIN CLONINGER SURVEYOR. SURVEY DATED MARCH 19, 2024.

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**STATION SOUTH
REZONING PLAN**

PID: 01103213, 01121101

OLD STATESVILLE RD, HUNTERSVILLE
MECKLENBURG COUNTY, NC 28087

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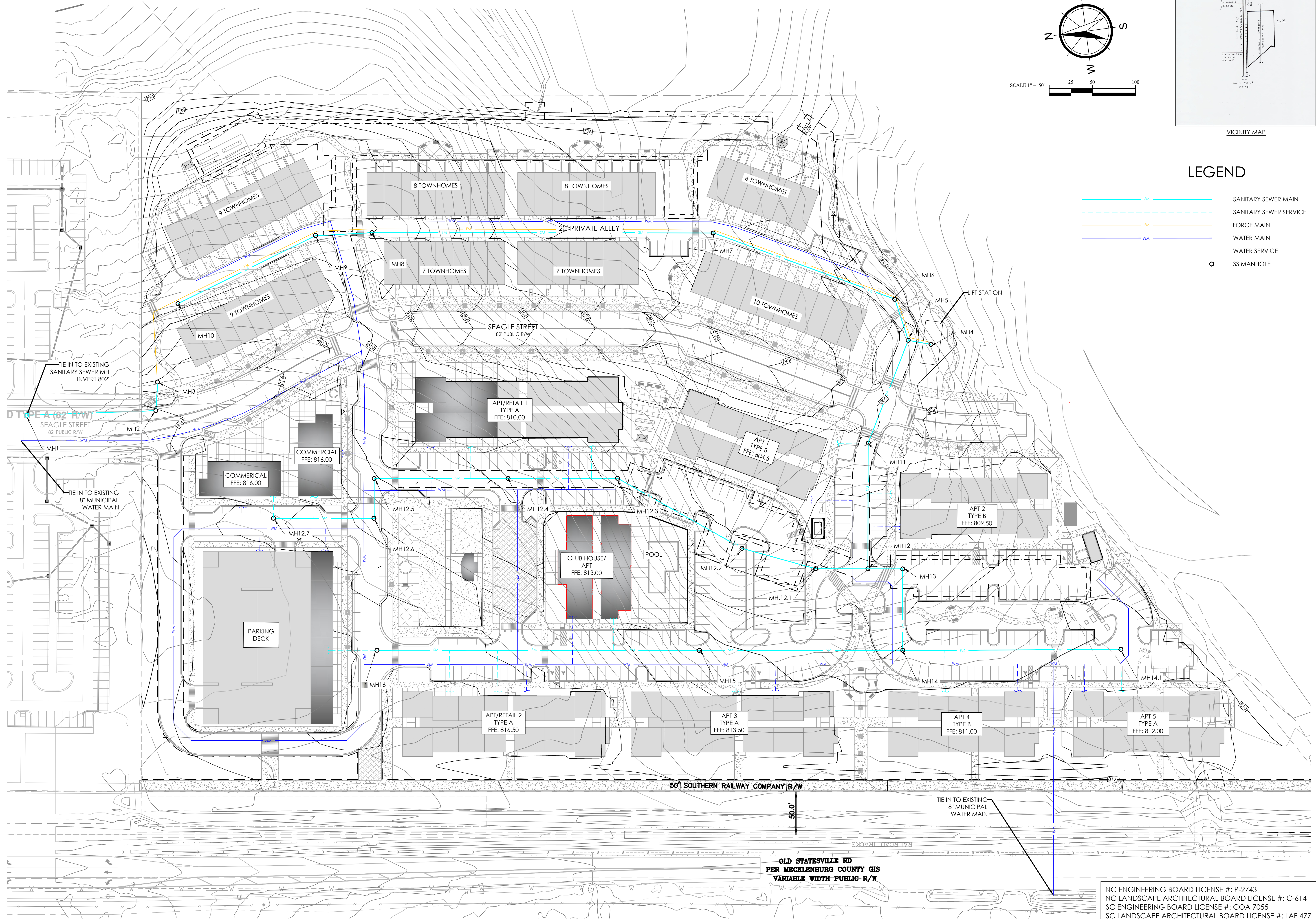
ISSUANCE DATE: 03/11/2025

HFI PROJECT #: 224021

DEMO + TREE SAVE
PLAN

RZ2B

NC ENGINEERING BOARD LICENSE #: P-2743
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LEGEND

-
- Legend:
- SM: Sanitary Sewer Main (solid cyan line)
 - SSS: Sanitary Sewer Service (dashed cyan line)
 - FM: Force Main (solid yellow line)
 - WM: Water Main (solid blue line)
 - WS: Water Service (dashed blue line)
 - SS Manhole: Sanitary Sewer Manhole (black circle with a dot)

**STATION SOUTH
REZONING PLAN**

PID: 01103213, 01121101

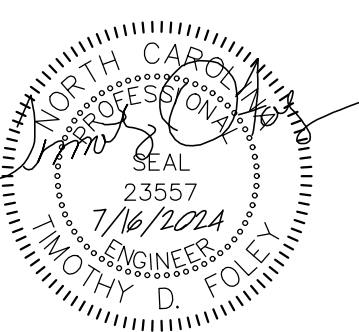
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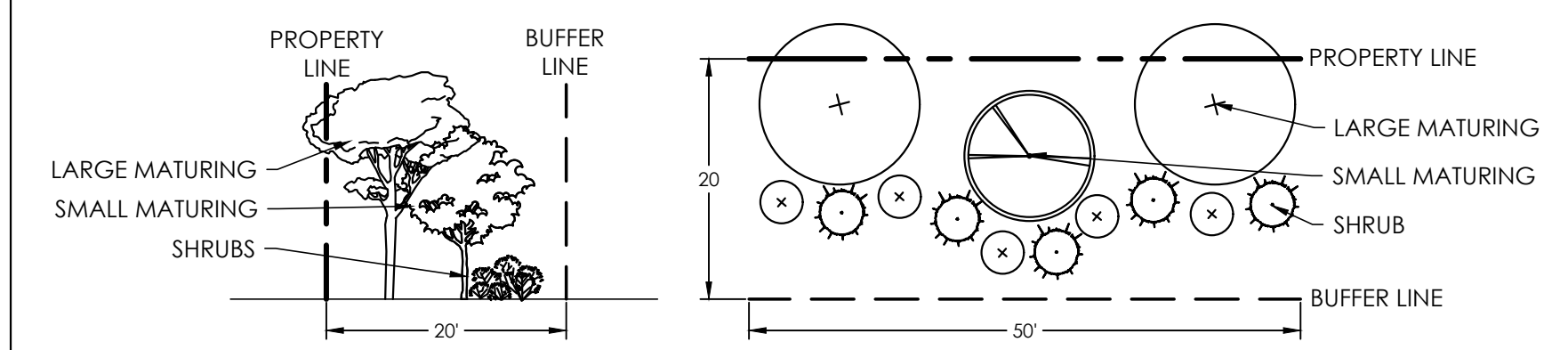


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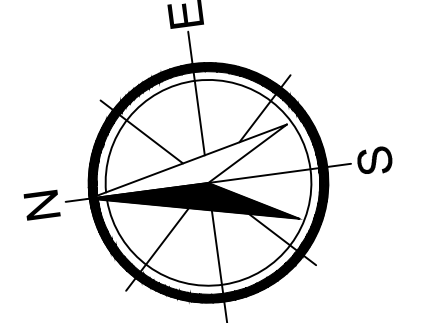
CONCEPT UTILITY PLAN

RZ6

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SC ENGINEERING BOARD LICENSE #: COA 7055
SC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: LAF 477

 MITIGATION TREES

20' BUFFER YARD TYPICAL SECTION - N.T.S.



SCALE 1" = 50'

TREE PLANTING NOTES:

1. ALL TREES SHALL BE PLANTED PER TOWN OF HUNTSVILLE STANDARDS AND DETAILS
2. ALL STRAPPING AND TOW 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM THE ROOF BALL PRIOR TO BACKFILLING PLANTING PIT.
3. LARGE MATURING TREES MAY NOT BE PLANTED WHERE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES EXIST, IF TREES CONTACT WITH POWER LINES OR SIGNS.
4. FROM THE USE OF TREES TO PROVIDE SHADING AND CONTRAST.
5. ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES.
6. NEW TREES SHALL BE A MINIMUM 2" CALIPER FOR STREET TREE REQUIREMENTS.
7. ALL TREES TO BE PLANTED MUST BE FREE OF DISEASE AND DEFECTS.
8. ALL TREES ARE TO BE NURSERY GROWN, BALL AND BURLAP (B&B) PREPARED.
9. MINIMUM TREE SIZE IS 2" CALIPER (MEASURED 6" ABOVE ROOF BALL, 8" MINIMUM HEIGHT).
10. IF TREE IS OPTIONAL, RUBBER HOSE OR ROPE OR FIRE TAP FOR STAKING IS NOT RECOMMENDED. NO WIRE OR ROPE IS TO BE IN DIRECT CONTACT WITH TRUNK. REMOVE ALL TRUNK WRAP, TREES, STRAPS, AND STAKING WIRE OR ROPE AFTER ONE YEAR.
11. GUY WIRES ARE NOT PERMITTING IN THE STREET RIGHT-OF-WAY.
12. ALL TREES AND SHRUBS SHALL MEET THE NORMAL REQUIREMENTS FOR THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN).
13. THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN).
14. NEW AND EXISTING TREES ARE PERMITTED WITHIN SITE, BUT MUST BE MINIMUM 10' TO 6' HEIGHT CLEARANCE FOR ADA REQUIREMENTS.
15. SIMILAR CRITERIA FOR PLANTING AND MAINTENANCE OF TREES SHOULD BE CONSIDERED AT DRIVEWAY/STREET INTERSECTIONS.
16. CONTRACTOR TO MAINTAIN CROWN LEVEL BETWEEN 30" AND 72" ABOVE STREET.
17. SEE SHEET R29 - NOTES AND DETAILS FOR CONTINUED NOTES AND DETAILS.

PLANTING NOTES:

1. ALL PERIMETER SCREENING SHRUBS MUST BE NO LESS THAN 36" IN HEIGHT AT PLANTING
2. ALL PARKING LOT SHRUBS MUST BE NO LESS THAN 24" IN HEIGHT AT PLANTING

OTHER LANDSCAPE REQUIREMENTS:

- PERIMETER PARKING LANDSCAPE**
- SCREENING SHALL BE PROVIDED BY INSTALLING ALONG THE PERIMETER OF THE PARKING LOT A CONTINUOUS ROW OF EVERGREEN SHRUBS EXCEPT TO ALLOW A HEIGHT OF A MINIMUM 4' MATURITY WHERE ADJACENT TO STREET RIGHT-OF-WAY.
 - IN ADDITION TO SCREENING, LARGE MATURING CANOPY TREES SHALL LINE THE PARKING LOT, PLANTED AT A MAXIMUM OF 40' O.C. (THESE MAY BE REPLACED BY SMALL MATURING TREES AT A MAX OF 30' O.C. SPACING WHERE PRE-EXISTING OVERHEAD UTILITY LINES EXIST)
- STREET TREES**
- STREET TREES ARE REQUIRED TO BE WITHIN A MINIMUM 7' PLANTING STRIP LOCATED BETWEEN THE EXISTING STREET AND PROPOSED SIDEWALK, PROVIDED AS FOLLOWS:
 - A. SMALL MATURING TREES SHALL BE PLANTED 30' O.C. WHERE EXISTING OVERHEAD UTILITY LINES PROHIBIT THE USE OF LARGE MATURING CANOPY TREES
 - B. FOR PROPERTY LOCATED ON A MAJOR OR MINOR THOROUGHFARE, AN ADDITIONAL ROW OF STREET TREES ARE REQUIRED TO BE LOCATED BEHIND THE PROPOSED SIDEWALK IN A 10' LANDSCAPE EASEMENT. TREES ARE TO BE STAGGERED FROM THOSE PROVIDED WITHIN THE RIGHT-OF-WAY
- PLANTED BUFFER - 20' WIDTH**
- TREES: 3 TREES REQUIRED PER 1,000 SF BUFFER AREA
 - A. MIN. SIZE LARGE MATURING, 25% SMALL MATURING, 50% EVERGREEN
 - B. 100% 10 SHRUBS REQUIRED PER 1,000 SF BUFFER AREA
 - B. 100% EVERGREEN

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STATION SOUTH REZONING PLAN

PID: 01103213, 01121101

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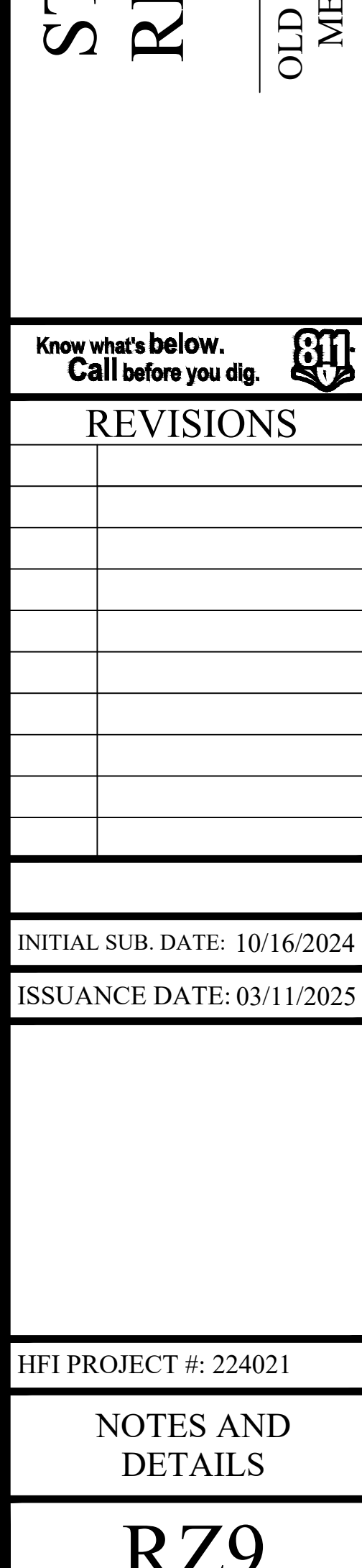
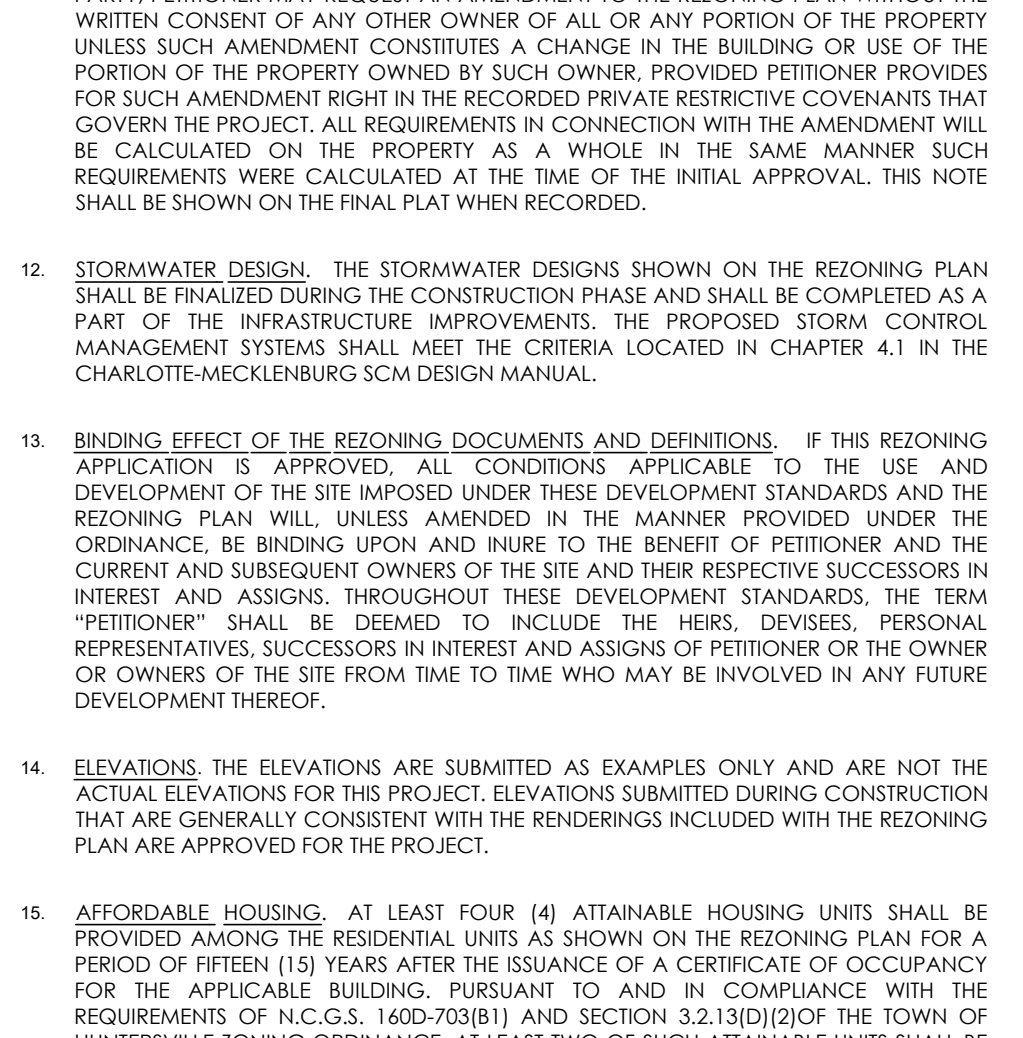
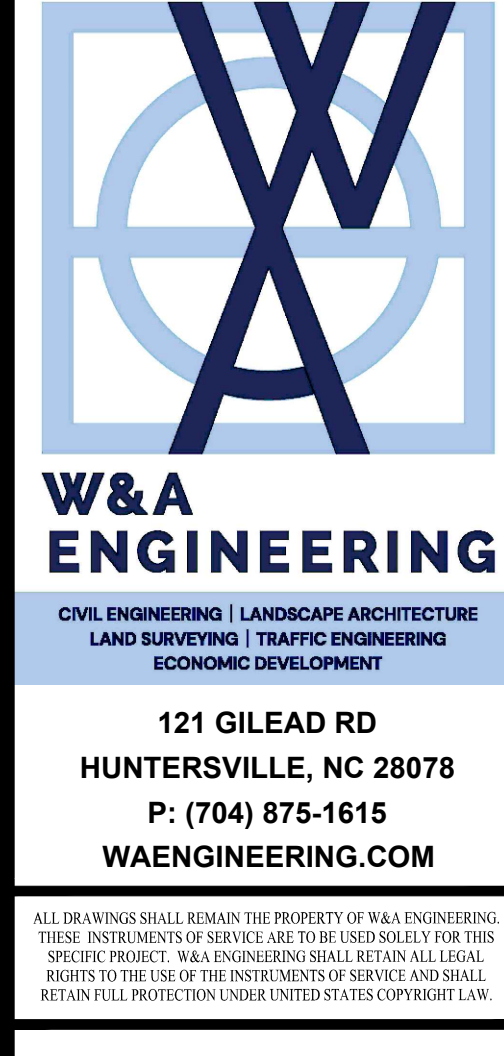
HEI PROJECT #: 224021

CONCEPT
LANDSCAPE PLAN

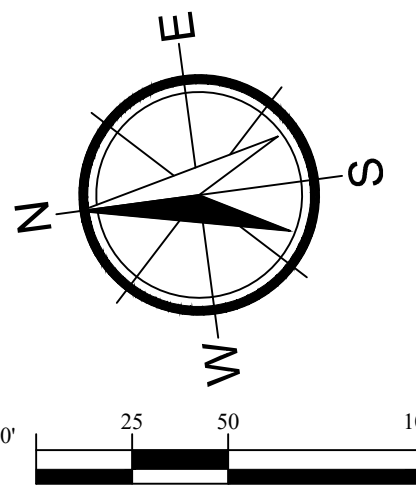
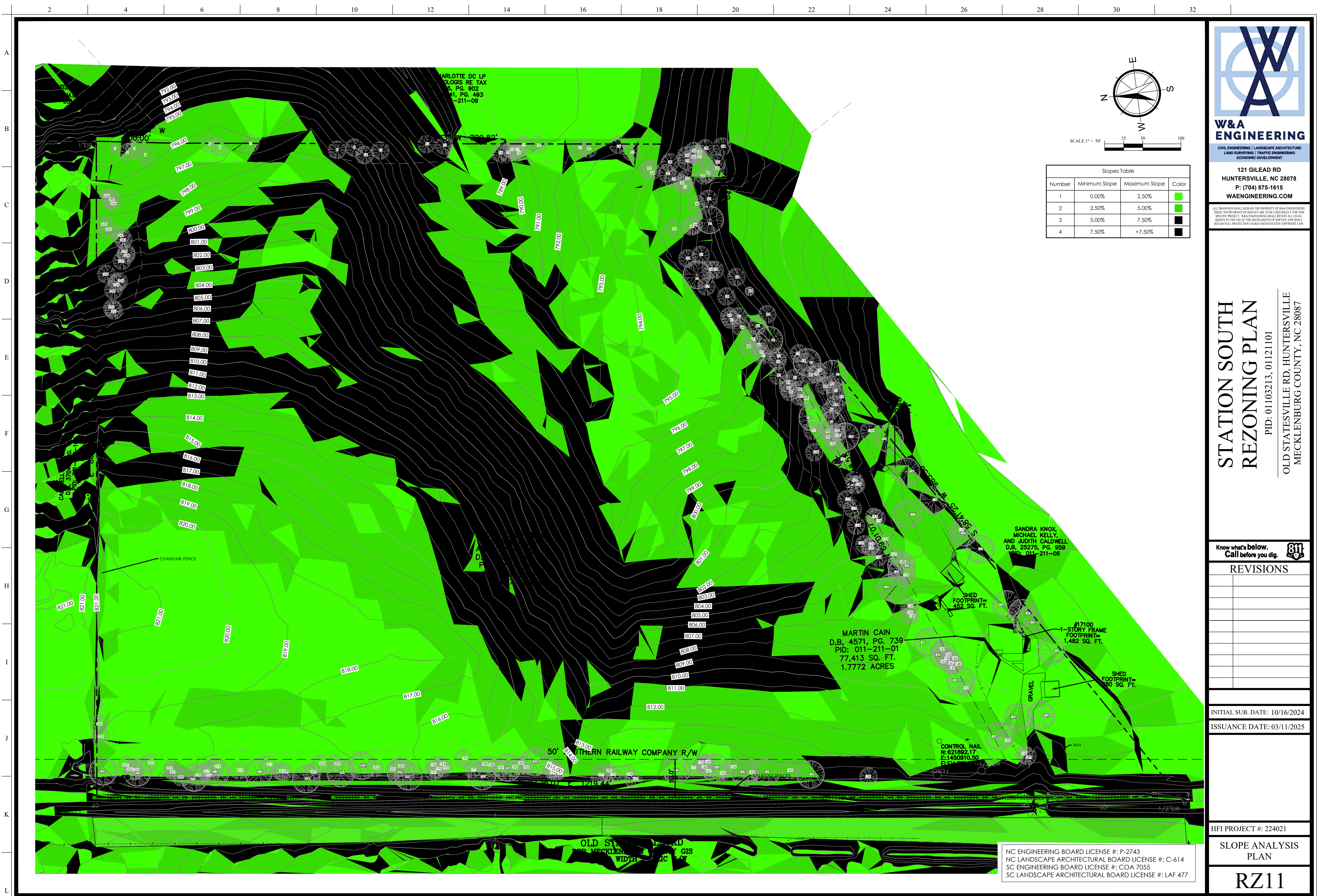
RZ7

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





NOTES AND
DETAILS



Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	2.50%	Light Green
2	2.50%	5.00%	Medium Green
3	5.00%	7.50%	Dark Green
4	7.50%	+7.50%	Black



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STATION SOUTH REZONING PLAN

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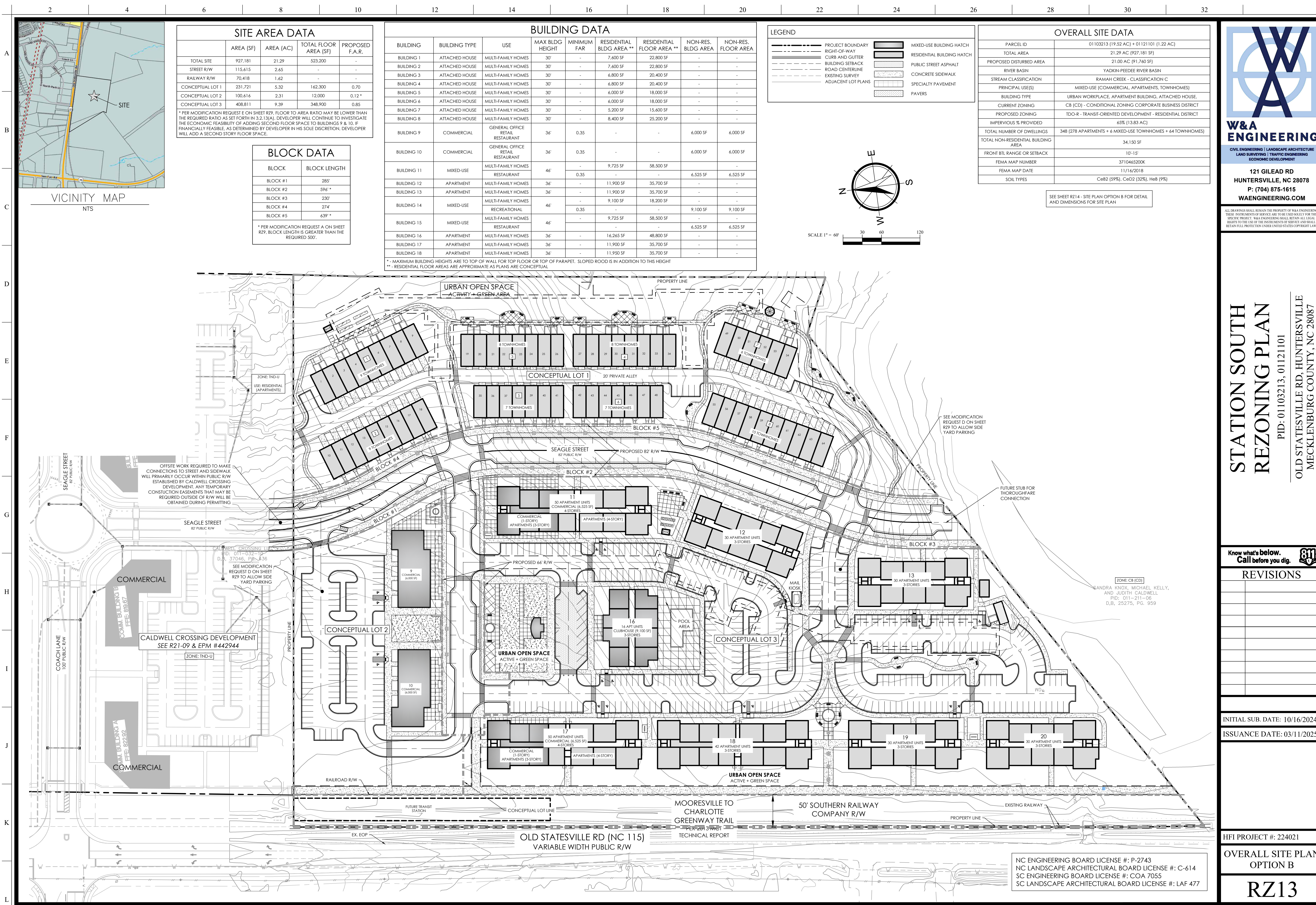
**SLOPE ANALYSIS
PLAN**

RZ11

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PHASE 2



SITE AREA DATA			
	AREA (SF)	AREA (AC)	TOTAL FLOOR AREA (SF)
TOTAL SITE	927,181	21.29	523,200
STREET R/W	115,615	2.65	-
RAILWAY R/W	70,418	1.62	-
CONCEPTUAL LOT 1	231,721	5.32	162,300
CONCEPTUAL LOT 2	100,616	2.31	12,000
CONCEPTUAL LOT 3	408,811	9.39	348,900

* PER MODIFICATION REQUEST E ON SHEET R29, FLOOR TO AREA RATIO MAY BE LOWER THAN THE REQUIRED RATIO AS SET FORTH IN 3.2.13(A). DEVELOPER WILL CONTINUE TO INVESTIGATE THE ECONOMIC FEASIBILITY OF ADDING SECOND FLOOR SPACE TO BUILDINGS 9 & 10. IF FINANCIALLY FEASIBLE, AS DETERMINED BY DEVELOPER IN HIS SOLE DISCRETION, DEVELOPER WILL ADD A SECOND STORY FLOOR SPACE.

BLOCK DATA	
BLOCK	BLOCK LENGTH
BLOCK #1	285'
BLOCK #2	596' *
BLOCK #3	230'
BLOCK #4	274'
BLOCK #5	639' *

* PER MODIFICATION REQUEST A ON SHEET R29, BLOCK LENGTH IS GREATER THAN THE REQUIRED 500'.

BUILDING DATA							
BUILDING	BUILDING TYPE	USE	MAX BLDG HEIGHT	MINIMUM FAR	RESIDENTIAL BLDG AREA **	RESIDENTIAL FLOOR AREA **	NON-RES. BLDG AREA
BUILDING 1	ATTACHED HOUSE	MULTI-FAMILY HOMES	30'	-	7,600 SF	22,800 SF	-
BUILDING 2	ATTACHED HOUSE	MULTI-FAMILY HOMES	30'	-	7,600 SF	22,800 SF	-
BUILDING 3	ATTACHED HOUSE	MULTI-FAMILY HOMES	30'	-	6,800 SF	20,400 SF	-
BUILDING 4	ATTACHED HOUSE	MULTI-FAMILY HOMES	30'	-	6,800 SF	20,400 SF	-
BUILDING 5	ATTACHED HOUSE	MULTI-FAMILY HOMES	30'	-	6,000 SF	18,000 SF	-
BUILDING 6	ATTACHED HOUSE	MULTI-FAMILY HOMES	30'	-	6,000 SF	18,000 SF	-
BUILDING 7	ATTACHED HOUSE	MULTI-FAMILY HOMES	30'	-	5,200 SF	15,600 SF	-
BUILDING 8	ATTACHED HOUSE	MULTI-FAMILY HOMES	30'	-	8,400 SF	25,200 SF	-
BUILDING 9	COMMERCIAL	GENERAL OFFICE RETAIL RESTAURANT	36'	0.35	-	-	6,000 SF
BUILDING 10	COMMERCIAL	GENERAL OFFICE RETAIL RESTAURANT	36'	0.35	-	-	6,000 SF
BUILDING 11	MIXED-USE	MULTI-FAMILY HOMES RESTAURANT	46'	0.35	9,725 SF	58,500 SF	6,525 SF
BUILDING 12	APARTMENT	MULTI-FAMILY HOMES	36'	-	11,900 SF	35,700 SF	-
BUILDING 13	APARTMENT	MULTI-FAMILY HOMES	36'	-	11,900 SF	35,700 SF	-
BUILDING 14	MIXED-USE	MULTI-FAMILY HOMES RECREATIONAL	46'	0.35	9,100 SF	18,200 SF	9,100 SF
BUILDING 15	MIXED-USE	MULTI-FAMILY HOMES RESTAURANT	46'	-	9,725 SF	58,500 SF	6,525 SF
BUILDING 16	APARTMENT	MULTI-FAMILY HOMES	36'	-	16,265 SF	48,800 SF	-
BUILDING 17	APARTMENT	MULTI-FAMILY HOMES	36'	-	11,900 SF	35,700 SF	-
BUILDING 18	APARTMENT	MULTI-FAMILY HOMES	36'	-	11,950 SF	35,700 SF	-

** - MAXIMUM BUILDING HEIGHTS ARE TO TOP OF WALL FOR TOP FLOOR OR TOP OF PARAPET. SLOPED ROOF IS IN ADDITION TO THIS HEIGHT
** - RESIDENTIAL FLOOR AREAS ARE APPROXIMATE AS PLANS ARE CONCEPTUAL

LEGEND			
	PROJECT BOUNDARY		MIXED-USE BUILDING HATCH
	RIGHT-OF-WAY		RESIDENTIAL BUILDING HATCH
	CURB AND GUTTER		PUBLIC STREET ASPHALT
	BUILDING SETBACK		CONCRETE SIDEWALK
	ROAD CENTERLINE		SPECIALTY PAVEMENT
	EXISTING SURVEY		PAVERS
	ADJACENT LOT PLANS		

OVERALL SITE DATA	
PARCEL ID	01103213 (19.52 AC) + 01121101 (1.22 AC)
TOTAL AREA	21.29 AC (927,181 SF)
PROPOSED DISTURBED AREA	21.00 AC (91,760 SF)
RIVER BASIN	YADKIN-PEEDEE RIVER BASIN
STREAM CLASSIFICATION	RAMAH CREEK - CLASSIFICATION C
PRINCIPAL USE(S)	MIXED-USE (COMMERCIAL, APARTMENTS, TOWNHOMES)
BUILDING TYPE	URBAN WORKPLACE, APARTMENT BUILDING, ATTACHED HOUSE,
CURRENT ZONING	CB (CD) - CONDITIONAL ZONING CORPORATE BUSINESS DISTRICT
PROPOSED ZONING	TDO-R - TRANSIT-ORIENTED DEVELOPMENT - RESIDENTIAL DISTRICT
IMPERVIOUS % PROVIDED	65% (13.83 AC)
TOTAL NUMBER OF DWELLINGS	348 (278 APARTMENTS + 6 MIXED-USE TOWNHOMES + 64 TOWNHOMES)
TOTAL NON-RESIDENTIAL BUILDING AREA	34,150 SF
FRONT BTL RANGE OR SETBACK	10'-15'
FEMA MAP NUMBER	3710465200K
FEMA MAP DATE	11/16/2018
SOIL TYPES	CeB2 (59%), CeD2 (32%), HeB (9%)

SEE SHEET R214 - SITE PLAN OPTION B FOR DETAIL AND DIMENSIONS FOR SITE PLAN



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STATION SOUTH
REZONING PLAN
PID: 01103213, 01121101
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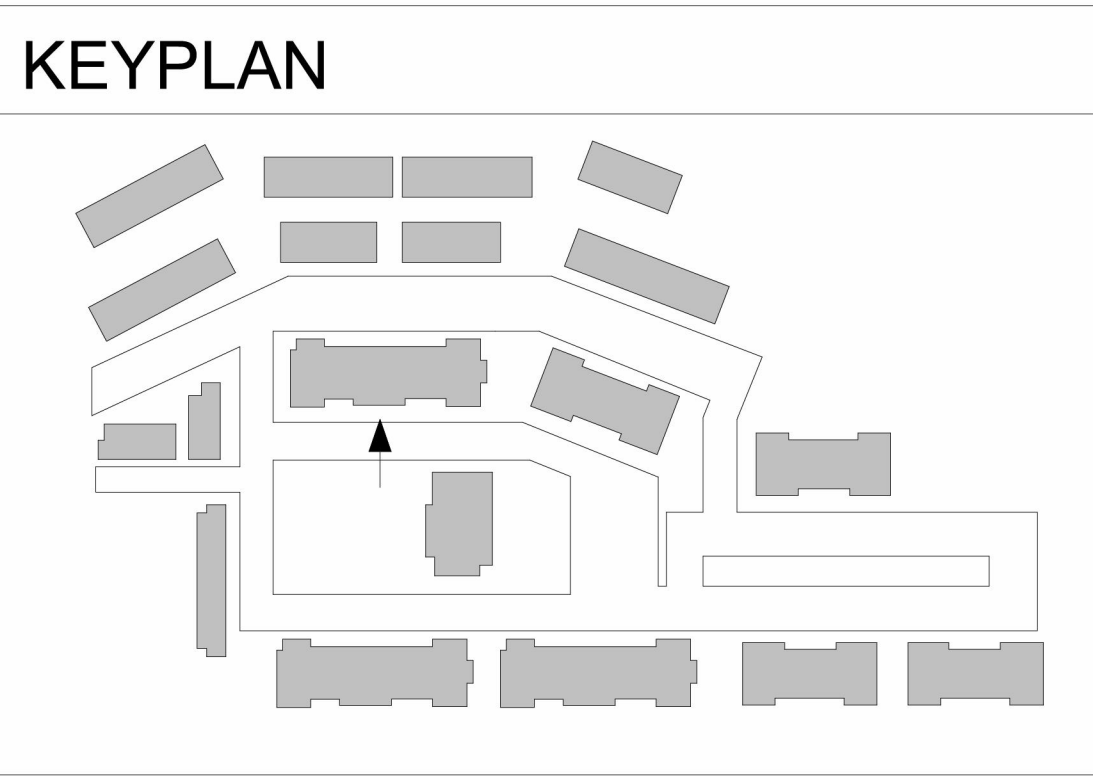
OVERALL SITE PLAN
OPTION B

RZ13

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



4 STORY ELEVATION @ RETAIL CORNER 1
1/8" = 1'-0"



- STATION SOUTH
REZONING: ARCHITECTURAL STANDARDS DRAFT
1-2-2025
- APARTMENTS**
- ROOF
 - SLOPED/SHINGLED ROOF. TYPICALLY GABLE TRUSSES.
 - MAY INCLUDE GABLE OR OTHER FORM DORMERS.
 - SOME FLAT ROOF AREAS MAY BE INCLUDED.
 - SIDING
 - CEMENT-BASED ("HARDI" OR SIMILAR) SIDING, TYPICALLY LAP SIDING, VERTICAL BOARD AND BATTEN, OR FLAT PANELS WITH BATTENS, OR A COMBINATION OF THESE MATERIALS.
 - MASONRY
 - APPROXIMATELY 24" TALL BRICK "WAINSCOT".
 - OPTIONALLY, BRICK TO 8' HIGH, APPROXIMATELY 24" WIDE, ADJACENT TO BUILDING ENTRANCES.
 - WINDOWS
 - VINYL SINGLE-HUNG WINDOWS.
- MIXED-USE BUILDINGS**
- ROOF
 - SLOPED/SHINGLED ROOF. TYPICALLY GABLE TRUSSES.
 - MAY INCLUDE GABLE OR OTHER FORM DORMERS.
 - SOME FLAT ROOF AREAS MAY BE INCLUDED.
 - SIDING
 - CEMENT-BASED ("HARDI" OR SIMILAR) SIDING, TYPICALLY LAP SIDING, VERTICAL BOARD AND BATTEN, OR FLAT PANELS WITH BATTENS, OR A COMBINATION OF THESE MATERIALS.
 - MASONRY
 - AT RESIDENTIAL AREAS:
 - APPROXIMATELY 24" TALL BRICK "WAINSCOT".
 - OPTIONALLY, BRICK TO 8' HIGH, APPROXIMATELY 24" WIDE, ADJACENT TO BUILDING ENTRANCES.
 - AT COMMERCIAL AREAS:
 - APPROXIMATELY 24" TALL BRICK "WAINSCOT", WITH BRICK TO APPROXIMATELY 8' HIGH AT COMMERCIAL STOREFRONT AREAS, APPROXIMATELY 24" ADJACENT TO ALL STOREFRONT.
 - WINDOWS
 - AT RESIDENTIAL AREAS:
 - VINYL SINGLE-HUNG WINDOWS.
 - AT COMMERCIAL AREAS:
 - ALUMINUM "STOREFRONT" FRAMING AND GLASS.

- PAVEMENT
 - SEE CIVIL PLANS FOR PAVEMENT AREAS.
 - SIDEWALKS TYPICALLY CONCRETE.
 - SOME AREAS WIDENED TO PROVIDE SPACE FOR OUTDOOR DINING OR SEATING AREAS - PAVEMENT DIFFERENTIATED FROM SIDEWALK AREAS BY DIFFERENT CONCRETE SCORING PATTERNS, COLORED CONCRETE, OR PAVERS.
- RETAIL BUILDINGS**
- ROOF
 - FLAT ROOF WITH PARAPET WALLS.
 - SIDING / MASONRY
 - WALLS - APPROXIMATELY 60% BRICK MASONRY.
 - WALLS - UP TO 40% CEMENT-BASED ("HARDI" OR SIMILAR) SIDING, TYPICALLY LAP SIDING, VERTICAL BOARD AND BATTEN, OR FLAT PANELS WITH BATTENS, OR A COMBINATION OF THESE MATERIALS.
 - WINDOWS
 - ALUMINUM "STOREFRONT" FRAMING AND GLASS.
 - PAVEMENT
 - SEE CIVIL PLANS FOR PAVEMENT AREAS.
 - SIDEWALKS TYPICALLY CONCRETE.
 - SOME AREAS WIDENED TO PROVIDE SPACE FOR OUTDOOR DINING OR SEATING AREAS - PAVEMENT DIFFERENTIATED FROM SIDEWALK AREAS BY DIFFERENT SCORING PATTERNS, COLORED CONCRETE, OR PAVERS.
- PARKING DECK**
- PRECAST CONCRETE COLUMNS, SPANDRELS AND WALL PANELS
 - UP TO 40% UNFINISHED.
 - APPROXIMATELY 60% COVERED WITH BRICK MASONRY, LOUVERS, MESH, PAINTED, OTHER ARCHITECTURAL TREATMENT, AND/OR "LINER" LIVE/WORK BUILDING.
- "LINER" LIVE/WORK BUILDING (FRONTING THE PARKING DECK, OPPOSITE THE PUBLIC PARK)**
- ROOF
 - SLOPED/SHINGLED ROOF OR FLAT ROOF.
 - MAY INCLUDE GABLE OR OTHER FORM DORMERS IF SLOPED/SHINGLED ROOF.
 - SIDING
 - CEMENT-BASED ("HARDI" OR SIMILAR) SIDING, TYPICALLY LAP SIDING, VERTICAL BOARD AND BATTEN, OR FLAT PANELS WITH BATTENS, OR A COMBINATION OF THESE MATERIALS.
 - MASONRY
 - AT RESIDENTIAL AREAS (SECOND FLOOR AND ABOVE):
 - OPTIONALLY, BRICK TO 8' HIGH, APPROXIMATELY 24" WIDE, ADJACENT TO BUILDING ENTRANCES.
 - AT COMMERCIAL AREAS (FIRST FLOOR):

- APPROXIMATELY 24" TALL BRICK "WAINSCOT" WITH BRICK TO APPROXIMATELY 8' HIGH AT COMMERCIAL STOREFRONT AREAS, APPROXIMATELY 24" ADJACENT TO ALL STOREFRONT.
- WINDOWS**
- AT RESIDENTIAL AREAS:
 - VINYL SINGLE-HUNG WINDOWS.
 - AT COMMERCIAL AREAS:
 - ALUMINUM "STOREFRONT" FRAMING AND GLASS.
- TOWNHOUSES**
- ROOF
 - SLOPED/SHINGLED ROOF. TYPICALLY GABLE TRUSSES.
 - MAY INCLUDE GABLE OR OTHER FORM DORMERS.
 - SOME FLAT ROOF AREAS MAY BE INCLUDED.
 - SIDING
 - CEMENT-BASED ("HARDI" OR SIMILAR) SIDING, TYPICALLY LAP SIDING, VERTICAL BOARD AND BATTEN, OR FLAT PANELS WITH BATTENS, OR A COMBINATION OF THESE MATERIALS.
 - MASONRY
 - OPTIONALLY, APPROXIMATELY 24" TALL BRICK "WAINSCOT".
 - WINDOWS
 - VINYL SINGLE-HUNG WINDOWS.

cline

STATION SOUTH
MOORESVILLE, NC
220 EAST PETERSON DRIVE, CHARLOTTE, NC 28217

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



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ENGINEERING**
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LAND SURVEYING | TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT

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

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STATION SOUTH
REZONING PLAN
PID: 01103213, 01121101
OLD STATESVILLE RD, HUNTERSVILLE
MECKLENBURG COUNTY, NC 28087

Know what's below.
Call before you dig. 811

REVISIONS	

INITIAL SUB. DATE: 10/16/2024

ISSUANCE DATE: 03/11/2025

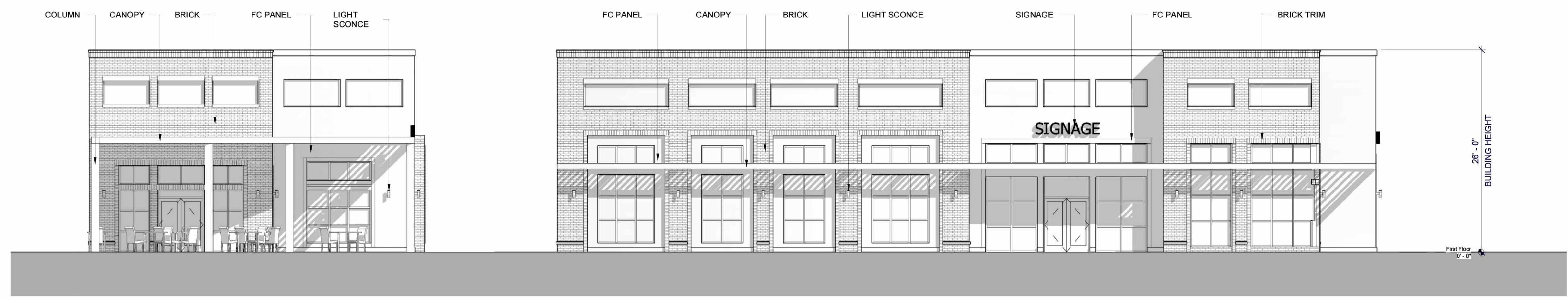
HFI PROJECT #: 224021

BUILDING
ELEVATIONS

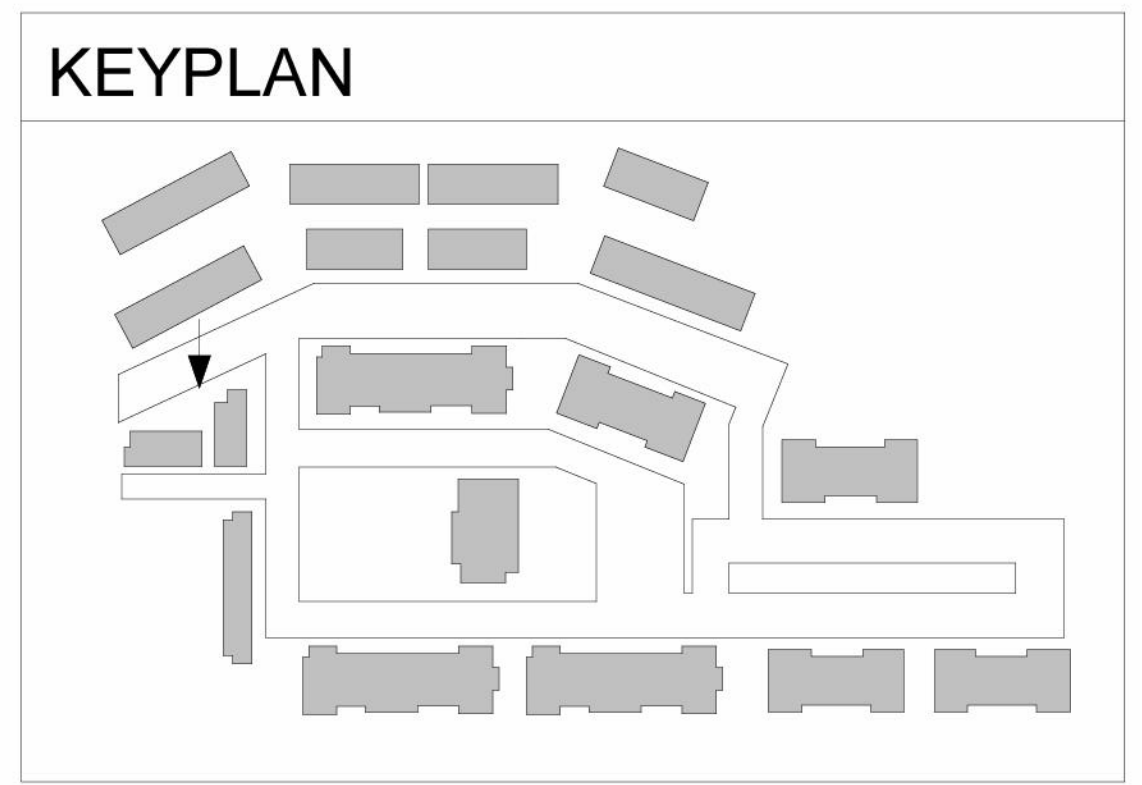
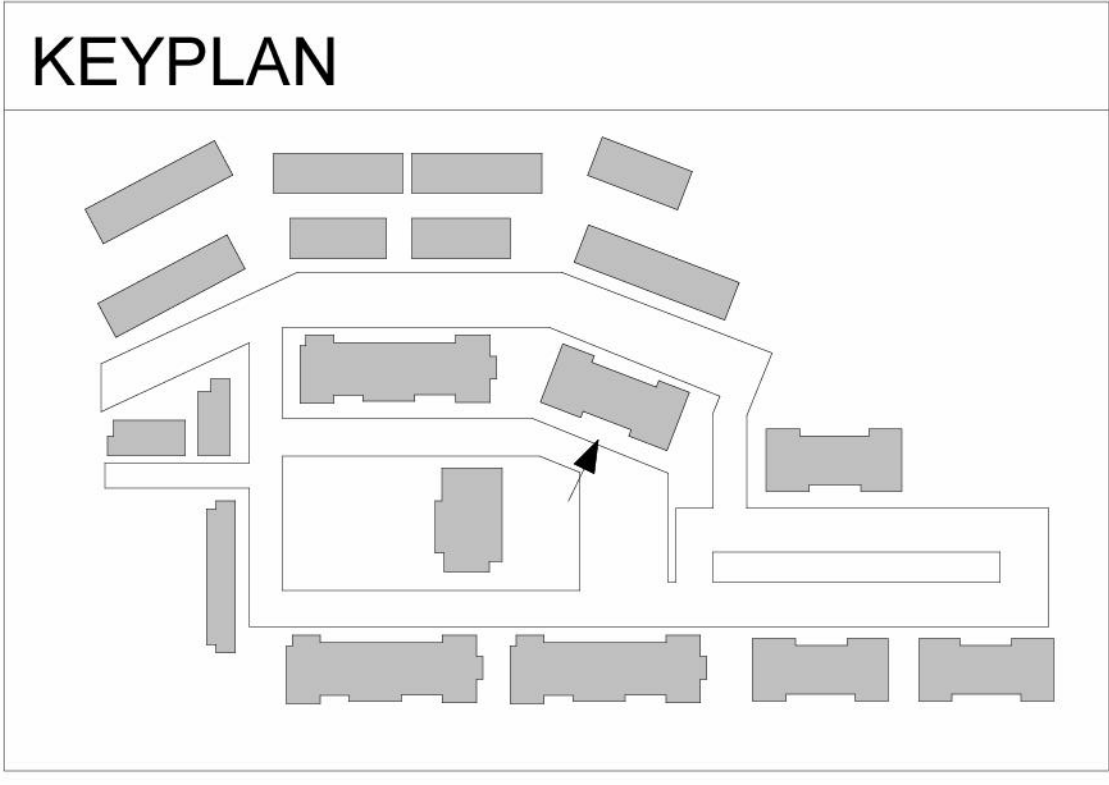
RZ15



3 STORY ELEVATION @ CLUB INTERSECTION 1
1/8" = 1'-0"



RETAIL ELEVATION @ STREET 1
1/8" = 1'-0"

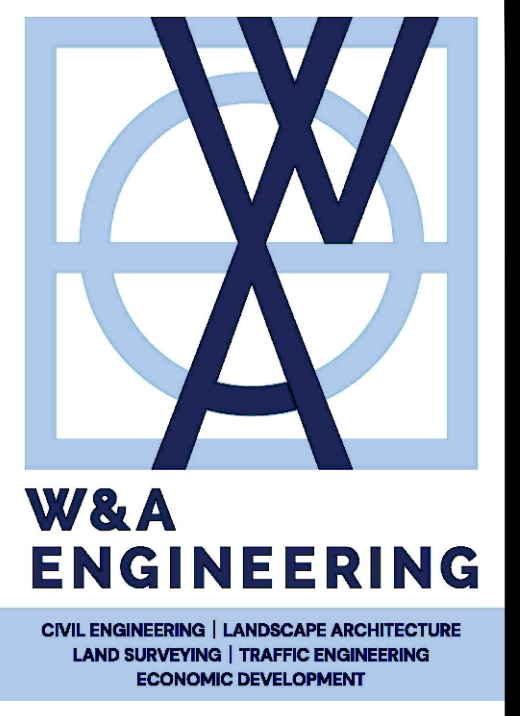


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cline

STATION SOUTH
MOORESVILLE, NC
220 EAST PETERSON DRIVE, CHARLOTTE, NC 28217



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REZONING PLAN**
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OLD STATESVILLE RD, HUNTERSVILLE
MECKLENBURG COUNTY, NC 28087

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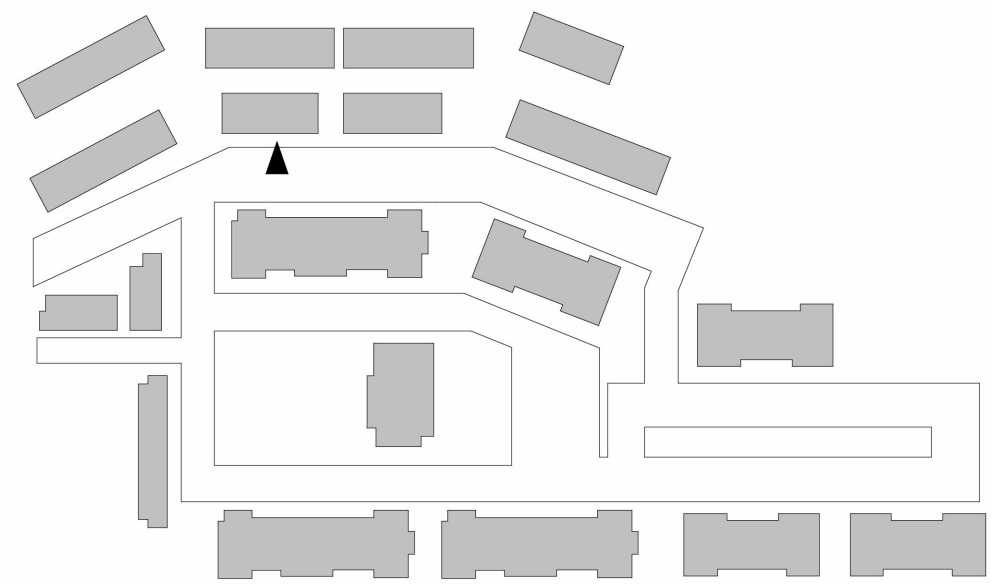
ISSUANCE DATE: 03/11/2025

HFI PROJECT #: 224021

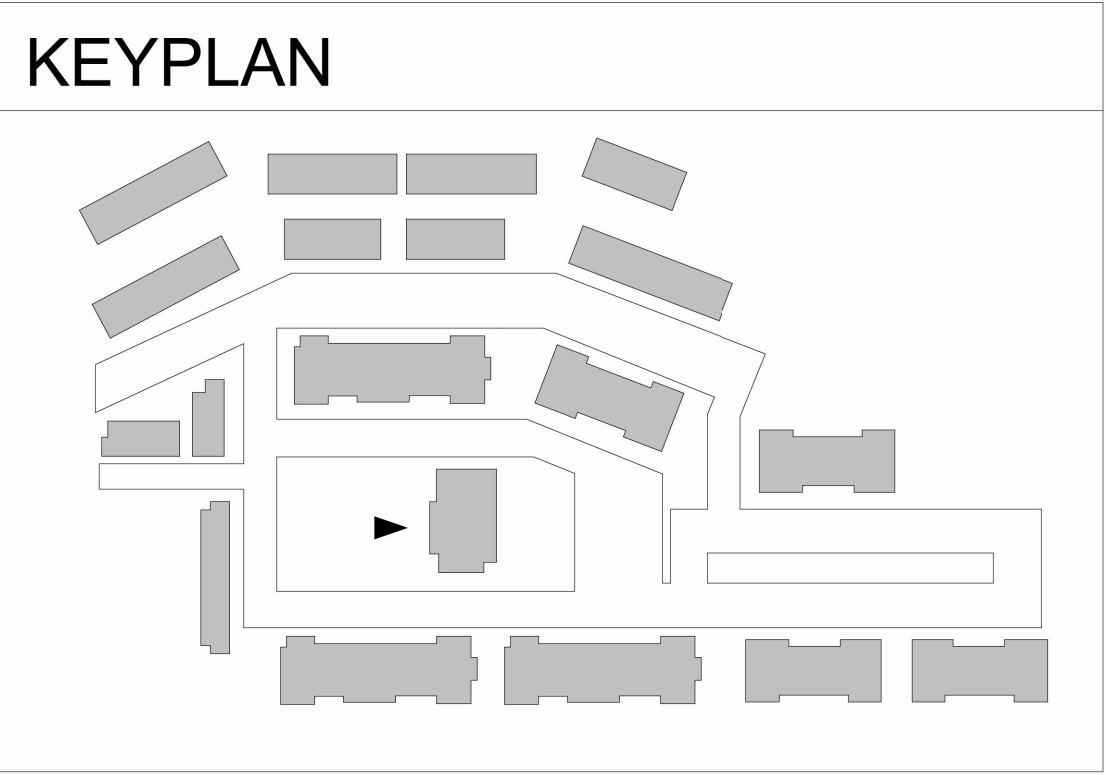
**BUILDING
ELEVATIONS**

RZ16

N:\224021-Overcash Property DWG\Sheet\Rezone\RZ11 - ELEVATIONS + RENDERINGS.dwg 3/12/25 10:00:07 AM mtdlgs



2 STORY TOWNHOUSE ELEVATION 1
1/8" = 1'-0"



CLUBHOUSE FRONT ELEVATION 1
1/8" = 1'-0"

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STATION SOUTH
REZONING PLAN
PID: 01103213, 01121101
OLD STATESVILLE RD, HUNTERSVILLE
MECKLENBURG COUNTY, NC 28087

Know what's below.
Call before you dig.

REVISIONS	

INITIAL SUB. DATE: 10/16/2024

ISSUANCE DATE: 03/11/2025

HFI PROJECT #: 224021

BUILDING
ELEVATIONS

RZ17

cline

STATION SOUTH
MOORESVILLE, NC
220 EAST PETERSON DRIVE, CHARLOTTE, NC 28217



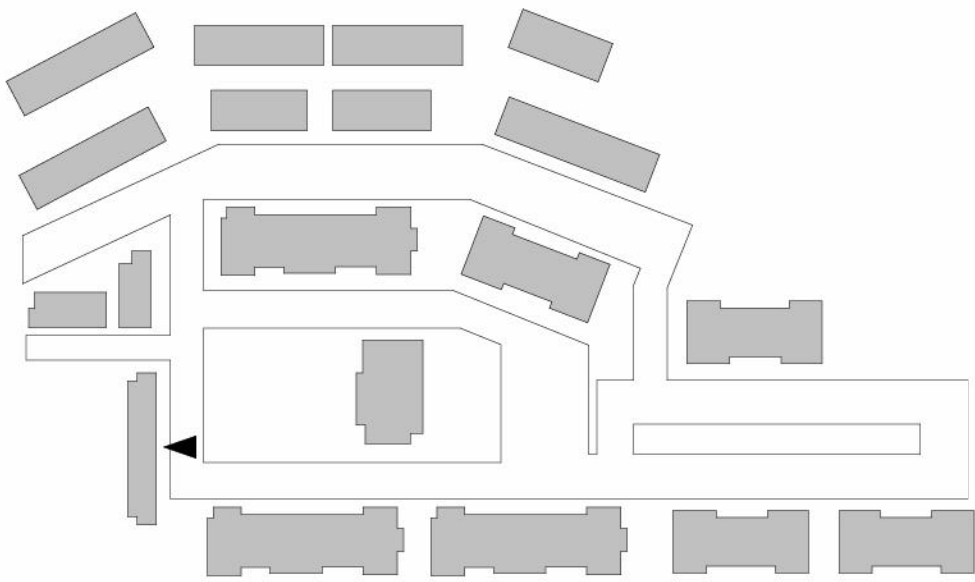
LIVE-WORK DECK WRAP ELEVATION 1
1/8" = 1'-0"

cline

STATION SOUTH

MOORESVILLE, NC

220 EAST PETERSON DRIVE, CHARLOTTE, NC 28217



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STATION SOUTH
REZONING PLAN
PID: 01103213, 01121101
OLD STATESVILLE RD, HUNTERSVILLE
MECKLENBURG COUNTY, NC 28087

Know what's below.
Call before you dig. 811

REVISIONS	

INITIAL SUB. DATE: 10/16/2024

ISSUANCE DATE: 03/11/2025

HFI PROJECT #: 224021

BUILDING
ELEVATIONS

RZ18

Community Meeting Notices

Project Name	R24-15 Station South Rezoning
---------------------	-------------------------------

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

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

First and Last Name	Parcel ID	Date Sent	Method Sent	Reason Sent
Caldwell Station Homeowners Assoc.	N/A	11/29/2024	Certified Mail	homeowner association within 2000 feet of any portion of
Hampton Ridge Owners Assoc of Charlotte	N/A	11/29/2024	Certified Mail	Neighborhood association, property owner association, and hom
Hampton Ridge II Homeowners Assoc	N/A	11/29/2024	Certified Mail	Neighborhood association, property owner association, and hom
June Overcash	1103213	11/29/2024	Certified Mail	Property Owner (SO 6.320.3(a))
Sharon Allen	1103213	11/29/2024	Certified Mail	Property Owner (SO 6.320.3(a))
Connie Washam Heath	1103213	11/29/2024	Certified Mail	Property Owner (SO 6.320.3(a))
Martin D. & Faye H. Cain	1121101	11/29/2024	Certified Mail	Property Owner (SO 6.320.3(a))
Clinton M. & Maria Gandy	543125	11/29/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Clinton M. Gandy	543128	11/29/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Gary Scott Carlton	543130	11/29/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
/ Church Worldwide Outreach Ministrie	543131	11/29/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
/ Church Worldwide Outreach Ministrie	543132	11/29/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Saykham & Phoummy S. Inthanonh	543134	11/29/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
William David Inthanonh & Veda Vang	543134	11/29/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Timothy Joseph Roy & Brenda Hager	543135	11/29/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Timothy Joseph Roy & Brenda Hager	543136	11/29/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Timothy Joseph Roy & Brenda Hager	543137	11/29/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
North Park Apartments LLC	544317	11/29/2024	Certified Mail	Neighborhood association, property owner association, and hom
North Park Apartments LLC	544318	11/29/2024	Certified Mail	Neighborhood association, property owner association, and hom
North Park Apartments LLC	544330	11/29/2024	Certified Mail	Neighborhood association, property owner association, and hom
North Park Apartments LLC	544331	11/29/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Caldwell Partners LLC	544320	11/29/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Caldwell Crossing LLC	1103210	11/29/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Caldwell Crossing LLC	1103211	11/29/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))

Trustees of Davidson College	1103212	11/29/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Caldwell Partners LLC	1103216	11/29/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Caldwell Partners LLC	1103217	11/29/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
North Park Apartments LLC	1103218	11/29/2024	Certified Mail	Neighborhood association, property woner association, and hom
North Park Apartments LLC	1103219	11/29/2024	Certified Mail	Neighborhood association, property woner association, and hom
Wanda Dianne G. Yocum	1103220	11/29/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Clinton M. Gandy	1121103	11/29/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Sandra L. Knox & Michael Grey Kelly	1121106	11/29/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Charles E. Knox Jr.	1121106	11/29/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
IPT Charlotte DC LP	1121109	11/29/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Caldwell Partners LLC	544378	11/29/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
John M. Raymer Jr. Revocable Trust	543142	11/29/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Gary Scott Carlton & Becky Knox	1121102	11/29/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Clinton M. & Maria Gandy	1121104	11/29/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
The Pointe at Caldwell LLC	N/A	11/29/2024	Certified Mail	Neighborhood association, property woner association, and hom
JPO Mayes LP	N/A	11/29/2024	Certified Mail	Neighborhood association, property woner association, and hom
Bellamoor at the Park, LLC	N/A	11/29/2024	Certified Mail	Neighborhood association, property woner association, and hom

Community Meeting Attendance Log

Project Name:	R24-15 Station South Rezoning
Location of Meeting:	Lake Norman Church of Christ
Date:	12-Dec-24
Time:	5:30 pm - 6:30 pm

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

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

1	Todd	26	Burris
2	June	27	Overcash
3	David	28	McDonnell
4	Jesse	29	James
5	Marty	30	Cain
6	Faye	31	Cain
7	Mike	32	Prosko
8		33	
9		34	
10		35	
11		36	
12		37	
13		38	
14		39	
15		40	
16		41	
17		42	
18		43	
19		44	
20		45	
21		46	
22		47	
23		48	
24		49	
25		50	



November 26, 2024

SUBJECT: Notice of community meeting for information related to a Conditional Rezoning of approximately 21.29 acres on Old Statesville Road, Huntersville, NC, shown on the map below and having Parcel ID Numbers of 01103213 and 01121101. The Applicant for the subject property is Station South, 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(CD) to the proposed zoning of TOD-R(CD) to construct a mixed-use development.

MEETING DETAILS:

5:30 P.M. to 6:30 P.M.

December 12

Lake Norman Church of Christ

17634 Caldwell Station Road

Huntersville, NC 28078

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

Sincerely,

A handwritten signature in blue ink, appearing to be "P. [unclear]", written over a horizontal line.

Station South, LLC



Station South (R24-15)

Community Meeting Report

Date: December 12, 2024

Time: 5:30 pm – 6:30 pm

Location: Lake Norman Church of Christ, 17634 Caldwell Station Road, Huntersville 28078

Roster of Persons in Attendance: **See attached community meeting form**

Agenda:

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

Applicant and the attendees discussed the following comments and questions:

General Discussion

- The Applicant shared the PowerPoint presentation attached to this Community Meeting Report.
- General discussion about the CATS Redline location and the Redline station location.
- General discussion about development in the area.

Questions

***Answers in bold**

- What happens if the Redline is not approved and there is not a station at this site? **The Applicant will have an alternate plan to address what happens if the Red Line is not approved. The rezoning plans include an “Option A” plan with the Red Line Transit Station and an “Option B” for the parcel to be developed as primarily a retail/commercial use if the Red Line funding is not approved so the Station will not be built.**
- What comments/ feedback have you received from planning staff? **Overall, Planning Staff is supportive of the plan. The Applicant explained that Planning Staff comments are being addressed. The Applicant provided examples of the staff feedback, in that much of the commentary was technical in nature – requiring labelling or dimensions, while other comments requested the Developer provide drawing details and/or description of how the plan was supportive of the 2040 Plan or Zoning Ordinance.**
- When will the project start? **The schedule has not been determined at this point, but based upon permitting would likely not start construction until late 2025 or early 2026.**
- What are the next steps in the public process? **The Applicant explained that the next steps are a public hearing, planning board and then town board final action.**
- What are the roads that will go through this site? **The Applicant responded that Seagle Street will be extended south from the adjacent Caldwell Crossing development through this site, providing access from both Old Statesville Road via a Coach Lane**

extension and crossing of the rail line, and from Mayes Road via an extension/reconfiguration of Caldwell Station Road.



STATION SOUTH

P e a k D e v e l o p m e n t

PROJECT TEAM



Developer



Legal



Civil Engineer

PEAK DEVELOPMENT LEADERSHIP

Michael Cox

Development

Harris Ralston

Capital Formation

Andy Giraldo

Operations

Dan Wendover

Development

Adam Horner

General Counsel

Ryan Lambert

Operations

PEAK DEVELOPMENT



01.

Local Developer

02.

150 Years of Experience

03.

\$20 Billion

04.

Over 1,500 MF Units

05.

Over 350 Townhomes

06.

Over 1 Million SF of Retail

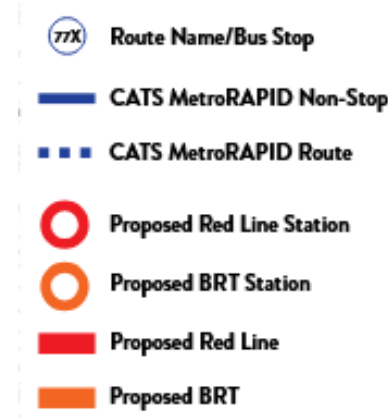


Station South



Huntersville 2040 Community Plan

Proximity to Public Transportation



Huntersville 2040 Community Plan

Future Land Use Character Areas



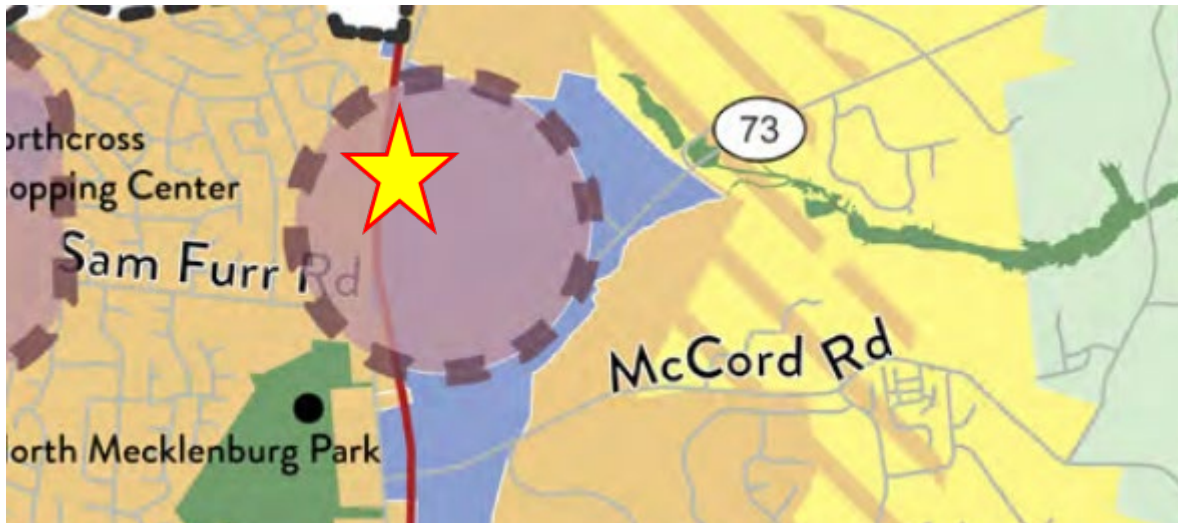
Mixed Use Centers

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



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.



Huntersville 2040 Community Plan

2040 Policy Recommendations

LU-1

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

LU-2

Policy LU-2: Encourage residential development that follows the pattern outlined in the future land use map.

LU-6

Policy LU-6: Support a mix of land uses in key locations.

EOS-10

Policy EOS-10: Improve bicycle and pedestrian facilities throughout Town.

LU-10

Policy LU-10: Encourage a diversity of housing options.

Station South



2040 Policy TRANSPORTATION Recommendations

T-1

Policy T-1: Link land use with transportation using the mobility framework

T-3

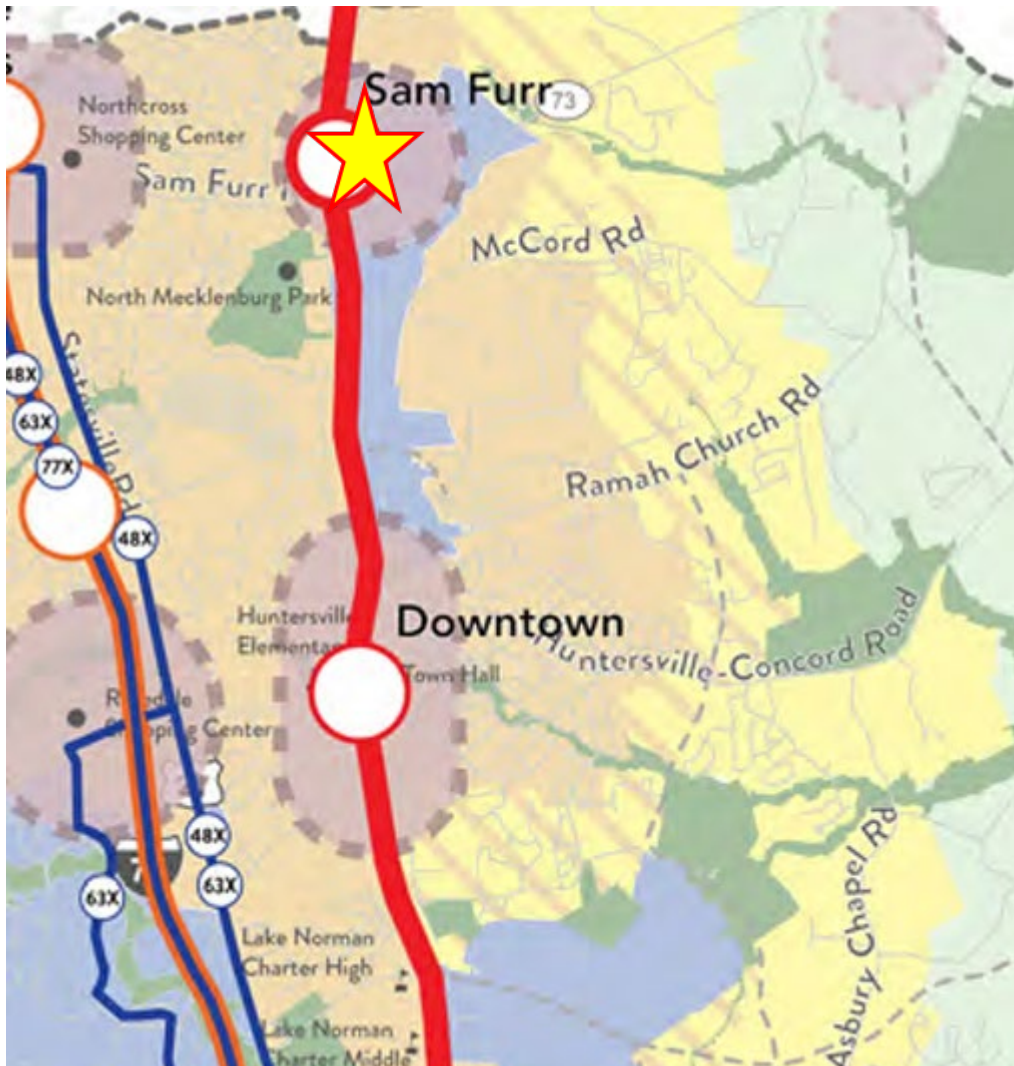
Policy T-3: Improve connectivity throughout the study area.

T-5

Policy T-5: Facilitate multimodal transportation.



Station South



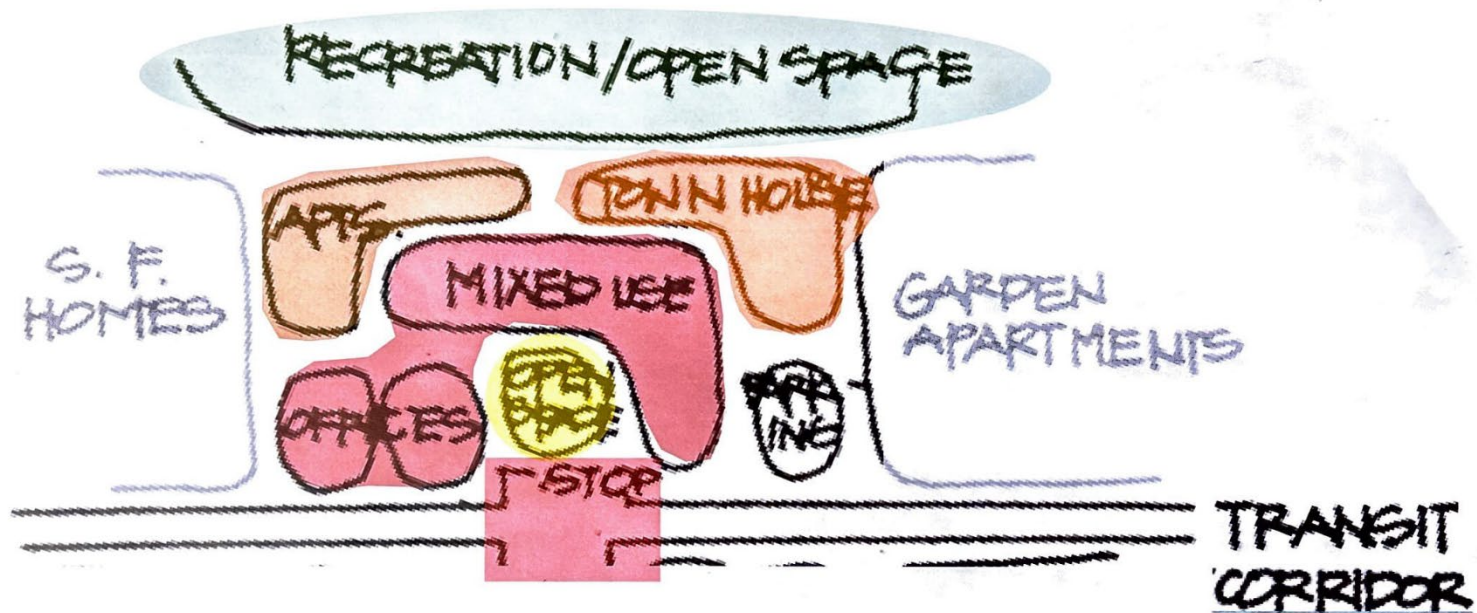
Premium Transit
Premium transit service typically means a high quality transit, either rail or bus, that reduces transit travel times and enhances regional connectivity

- CATS Express Route
- Proposed Red Line Station
- Proposed BRT Station
- Proposed Red Line
- Proposed BRT

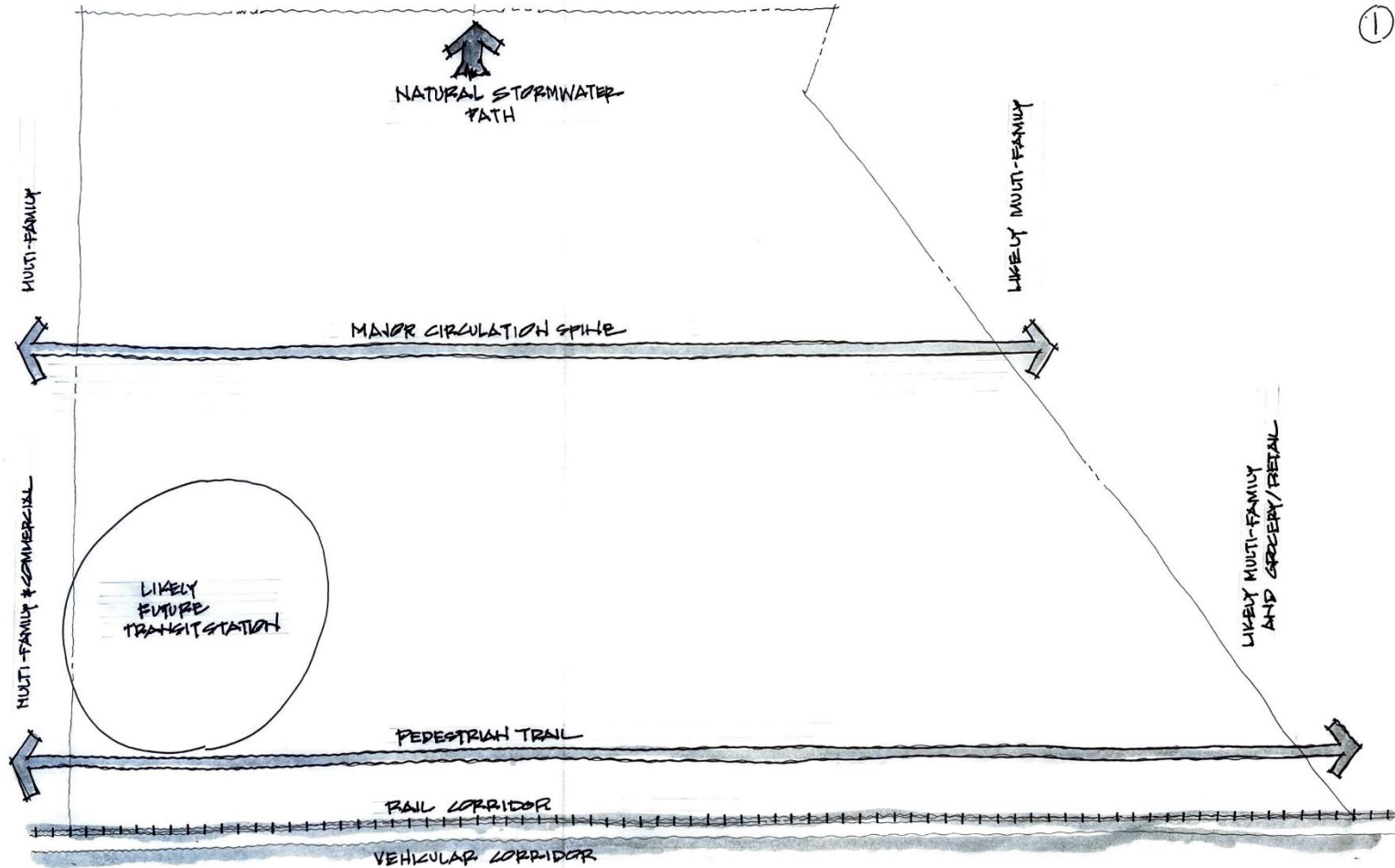
LOOKING FORWARD



Huntersville TOD- R



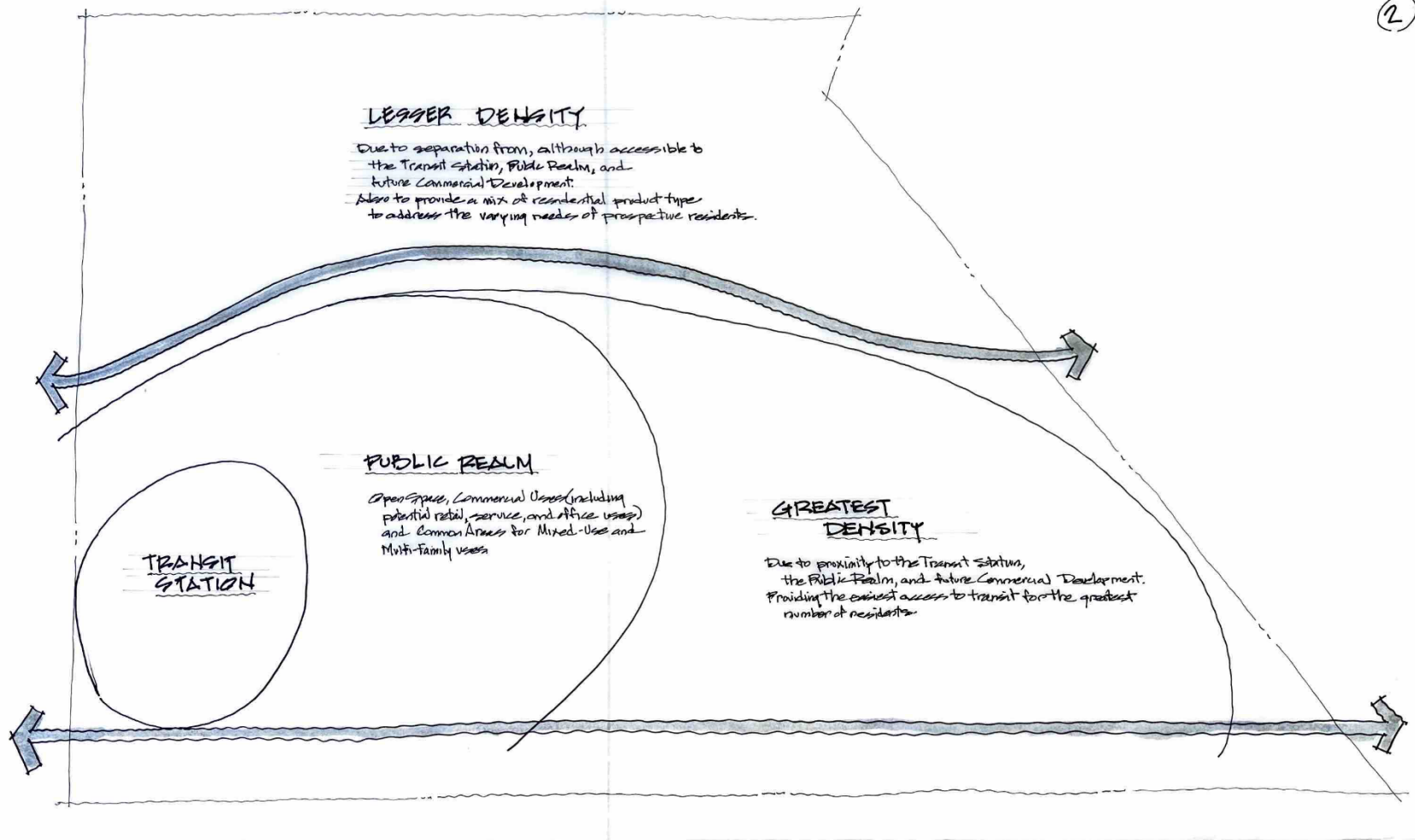
Peak Site Constraints



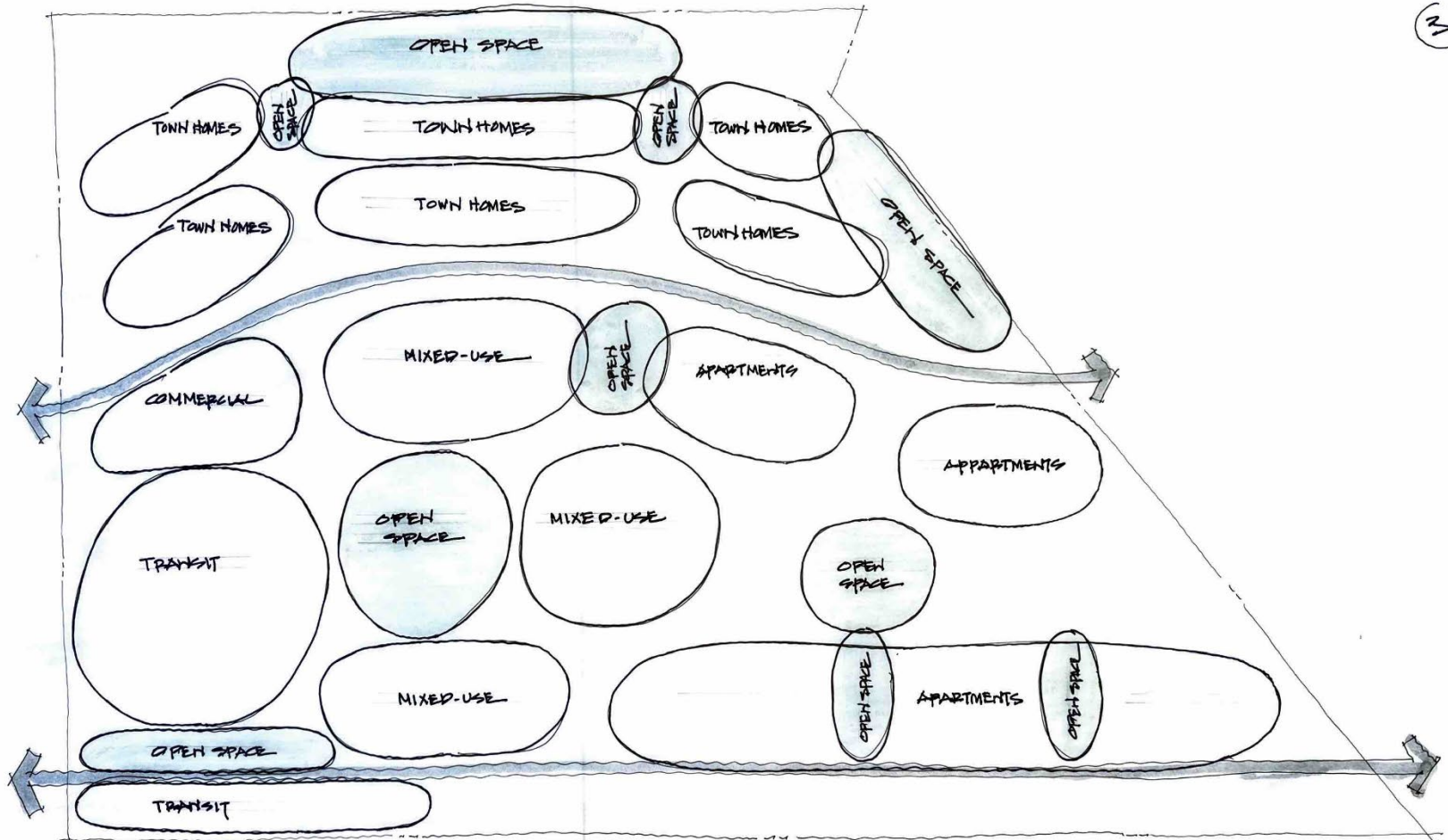
Peak High Level Block Analysis



2



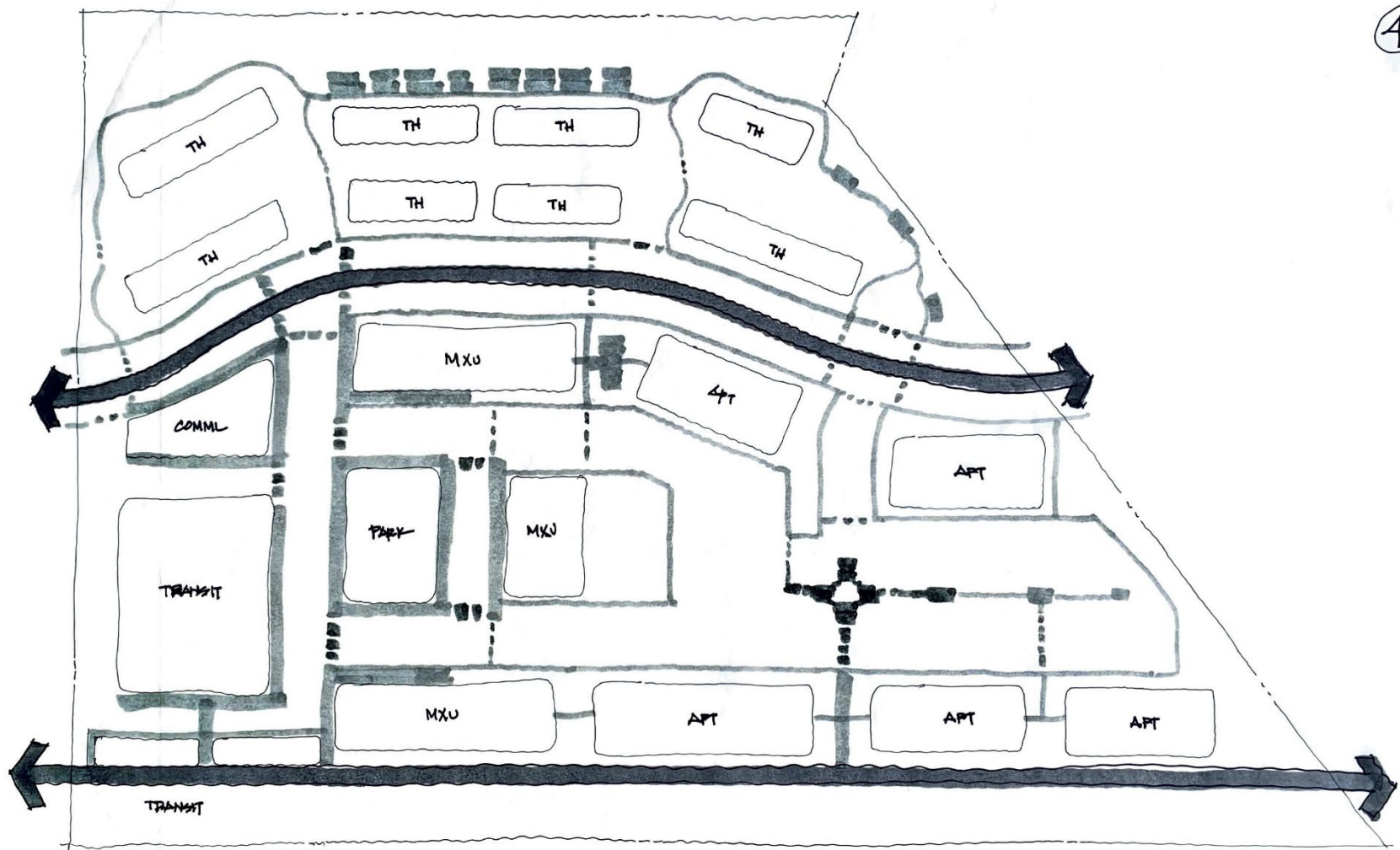
Peak Bubble Diagram



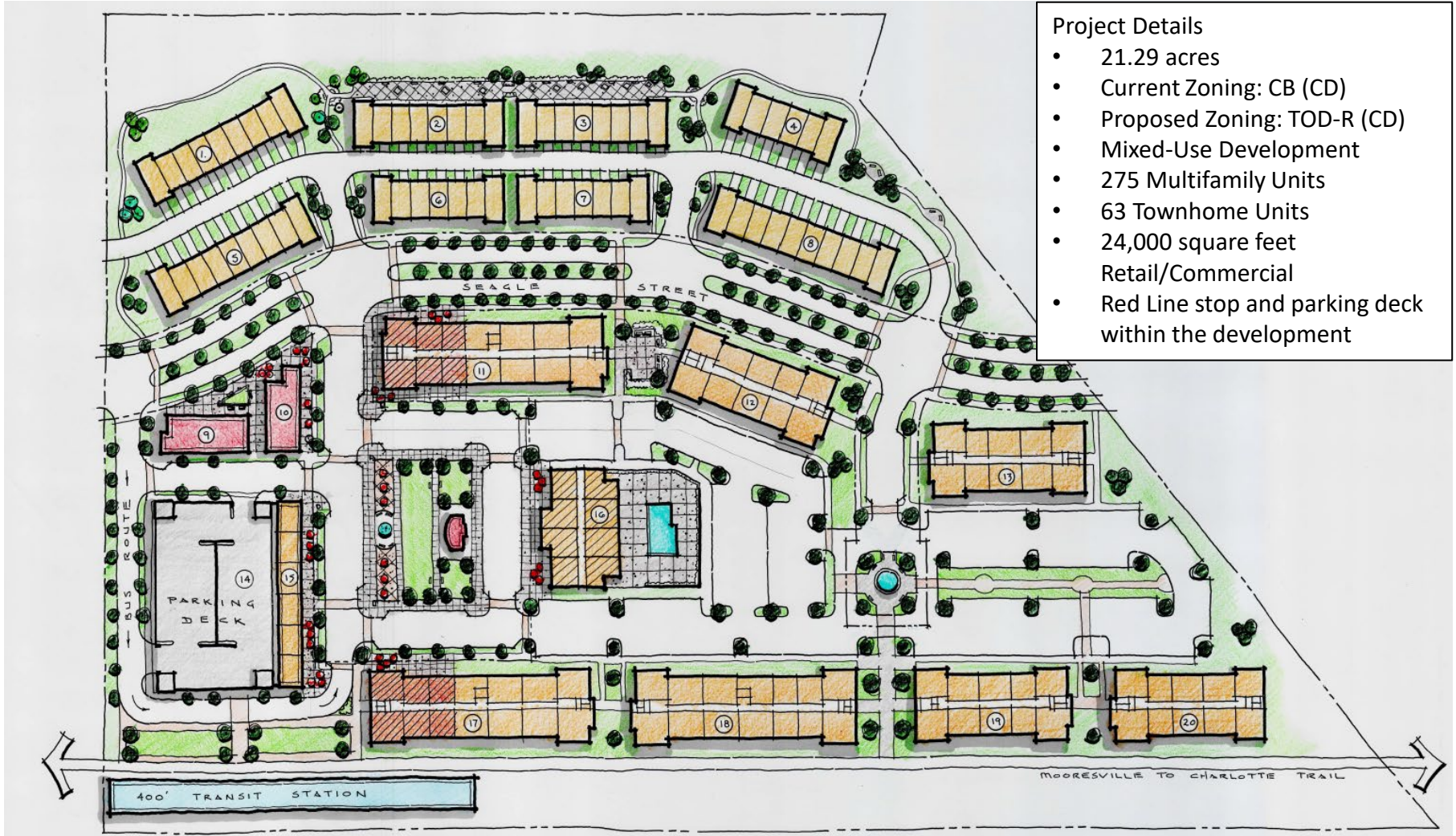
Greenways, Parks & Open Space



4



Station South



Station South

Precedent images



Station South



Station South



Benefits to the Town of Huntersville

Large Job Creation

Affordable Housing

Future Red Line Station located on Property

Extension of Seagle Street (North South Connector)

Quality Development

Goods and Services in Mixed Use Node

Pedestrian connectivity throughout site to Carolina Thread Trail

Critical Component of Greenway Network- Extends the Carolina Thread Trail North



ACTIVATED MIXED-USE AND ACTIVITY CENTERS

Create vibrant, pedestrian-accessible mixed-use areas with restaurants, small businesses, and housing.



GROWTH MANAGEMENT

Focus growth near the central core and limit growth in less developed areas.



TRANSPORTA- TION

Improve streets and sidewalks and expand transportation options.



GREENWAYS & TRAILS

Connect 30,000 residents to greenways and trails by 2030.



ECONOMIC DEVELOPMENT

Balance the tax base, encourage entrepreneurship and attract target industries.

Station South



Timeline

- | | |
|------------------------------|-------------------|
| o Formal Rezoning Submission | November 1, 2024 |
| o Community Meeting | December 12, 2025 |
| o Call for Public Hearing | January 7, 2025 |
| o Town Public Hearing | February 4, 2025 |
| o Planning Board Meeting | February 25, 2025 |
| o Zoning Contingency Date | March 1, 2025 |
| o Town Board Decision | March 18, 2025 |



Thank You !

Q u e s t i o n s ?

Michael Cox
Peak Development
mcox@peakdevllc.com



Town Engineering Rezoning Comment Summary
R24-15 Station South (CSP-500046)
17100 and 17220 Old Statesville Rd (PID 01103213, 01121101)
Huntersville, NC 28078

General Project Information

This proposed rezoning is located on the east side of Old Statesville Rd (NC-115) approximately 0.25 Miles north of the intersection of NC-115 and Sam Furr Road (NC-73). It consists of mixed-use development, a public street connection and four driveway connections to a proposed extension of Seagle Street. Two options for the site (A and B) have been provided by the applicant. "Option A" proposes a parking deck to serve a potential future transit station. "Option B" has omitted the future transit station and proposes a parking lot in lieu of a parking deck.

Engineering Staff Comments

Traffic Impact Analysis (TIA): Based on the uses and intensities proposed, the development is over the Town's threshold to require a TIA. The developer's consultant submitted a TIA on January 31. The TIA was returned to the consultant as incomplete as it did not comply with Article 14.5.4 of the Zoning Ordinance.

Site Plan Comments:

- 1) For option A, a loading zone is shown in conflict with a pedestrian crossing in the proposed public right of way of the "public local street."
- 2) For both options, a modified typical street cross section is being proposed for the "public local street." The modification needs to be listed in the "Requested Modifications to Standards" notes.
- 3) For both options, an easement and portions of sidewalk are proposed on an adjacent parcel (PID 01121106). Work or easements proposed on adjacent parcels will require written approval from the adjacent property owner prior to construction document approval.



Request for Board Action

March 25, 2025

To: Board Members

From: Brad Priest, Assistant Planning Director

Date: March 25, 2025

Subject: R24-16: Blythe Landing Residential

EXPLAIN REQUEST:

Petition #R24-16 is a request by Cottage Properties of Lake Norman, LLC to rezone +/- 8.77 acres located at 15533, 15513, and 15501 NC HWY 73 (Parcel IDs 00182117, 00182116, 00182115) from General Residential to Neighborhood Residential Conditional District. The purpose of the rezoning is to develop a single family residential development.

ACTION RECOMMENDED:

Continue the application to the April 29th, 2025 meeting.

FINANCIAL IMPLICATIONS:

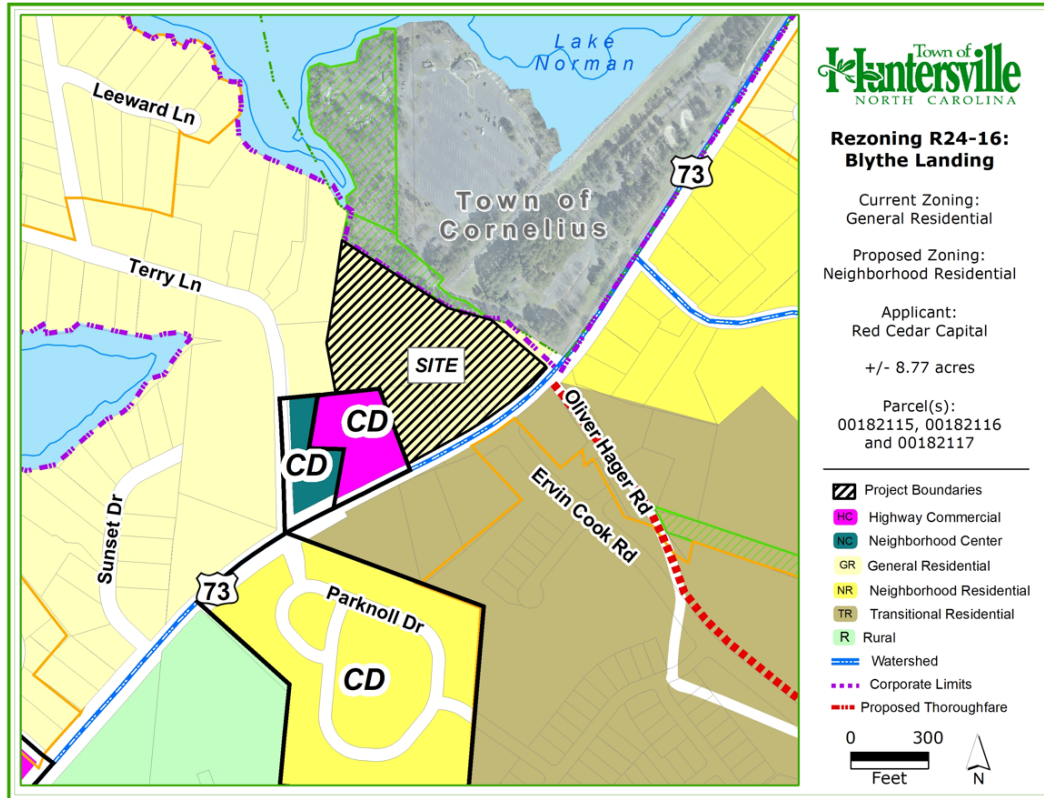
N/A

ATTACHMENTS:

1. R24-16 Blythe Landing Staff Report - PB - 3 25 25
2. Blythe Landing_Rezoning Plans_01.21.2025
3. Rezoning Engineering Comment Summary - Blythe Landing CSP-500047
4. R24-16 Blythe Landing Community Meeting Report Package
5. TIA Determination - Blythe Landing Subdivision - 11-4-24 Completed
6. Signed_Blythe Landing_TOH - General Application_10.31.2024

Petition R24-16 Blythe Landing Residential

PART 1: PROJECT SUMMARY



Applicant: Ryan Cox, Red Cedar Capital

Property Owner: Cottage Properties of Lake Norman, LLC.

Property Address: 15501, 15513, and 15533 NC Highway 73.

Project Size: (+/-) 8.77 acres

Parcel Numbers: 00182115, 00182116, 00182117

Current Zoning: General Residential (GR)

Current Land Use: Existing Single Family Residential along NC Hwy 73

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

Proposed Land Use: Single Family Residential Subdivision

- Purpose: Petition #R24-16 is a request by Cottage Properties of Lake Norman, LLC to rezone +/- 8.77 acres located at 15533, 15513, and 15501 NC HWY 73 (Parcel IDs 00182117, 00182116, 00182115) from General Residential to Neighborhood Residential Conditional District. The purpose of the rezoning is to develop a single-family residential development.
- Adjoining Zoning and Land Uses.
 - North: Lake Norman, Blythe Landing Park in the Town of Cornelius
 - South: Neighborhood Residential Conditional District (NR-CD) single family residential subdivision, Courtyards at Huntersville. Transitional Residential (TR) single family residential subdivision, Whitaker Pointe.
 - East: Blythe Landing Park, Town of Cornelius
 - West: General Residential (GR) Terry Lane single family residential development. Highway Commercial Conditional District (HC-CD) Burgess Supply retail/office, and Neighborhood Commercial Conditional District (NC-CD) hair salon use.
- A neighborhood meeting was held on Monday January 6th, 2025. 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.

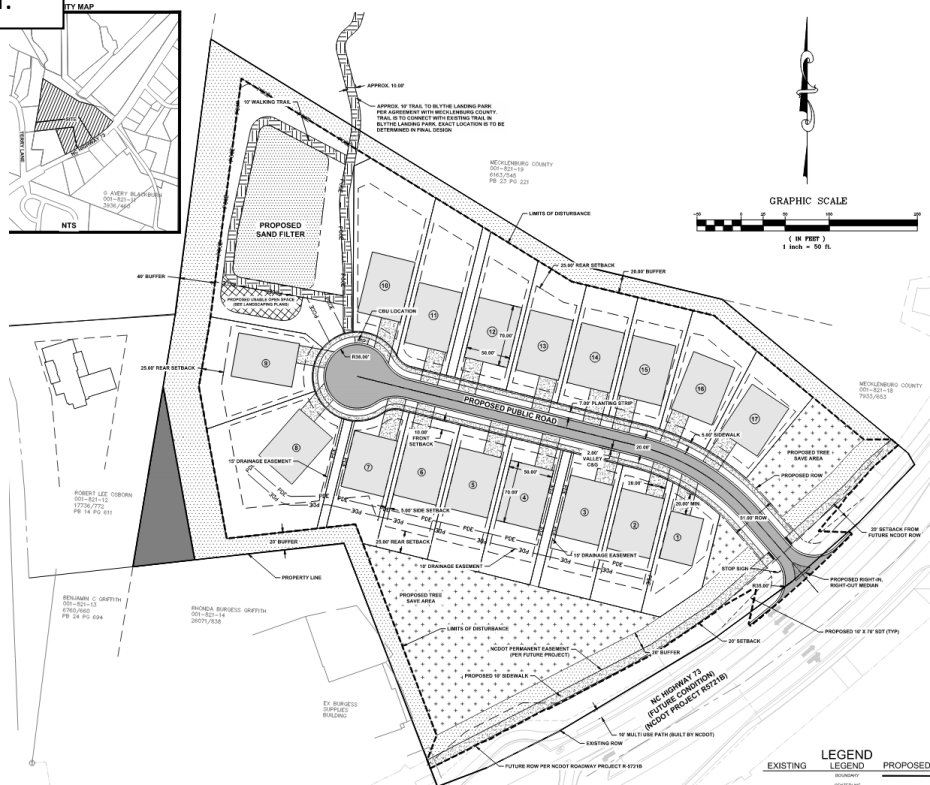
4. Planning staff certifies that notice for this rezoning petition was sent via a postcard to adjoining property owners; a legal ad was placed in the Charlotte Observer; and posting of a rezoning sign along NC Hwy 73 in front of the property.

PART 2: REZONING/SITE PLAN

Site Plan Description

- The applicants are proposing to develop a 17-lot residential subdivision.
- The density of the development will be 17 lots on 8.77 acres = 1.93 units per acre.
- Most of the lots are between 8,000 and 10,000 ft² in size.
- Mecklenburg County has agreed in principle to allow the subdivision to have a direct trail access to the park.
 - UPDATE 2/20/25: The updated plan shows the proposed trail connecting to an existing trail that runs through the park.
- No natural or agricultural open space is required in the development. Urban open space is required within a ¼ mile of every proposed lot. The applicants are proposing to connect to the adjacent park and create a hybrid mini-park near the storm water control structure to meet open space requirements. See open space issue discussion below.
- The access to the development would be a right in / right out vehicular movement only along NC Hwy 73.
- The proposed development is more than 2 times the density of the adjacent Terry Lane subdivision to the west. Therefore a 40-foot buffer is required along that property's frontage. A 20-foot buffer is required along the rest of the property lines.

Rezoning Plan:



Rezoning Issues:

- Modifications:
 - Cul-de-sac: Article 7.150 of the Huntersville Subdivision Ordinance states that cul-de-sacs when permitted may not exceed 350 feet in length. The applicants are proposing an estimated 600-foot-long cul-de-sac. Therefore, the applicants are requesting a modification of this requirement through the conditional rezoning process as permitted in Article 11.4.7 k. Staff supports the modification due to the size and location of the development. With existing development to the west, Blythe Landing Park to the east, and the lake to the north, there's no practical opportunity to connect or stub for the future. In addition, with the placement of a valuable pedestrian connection at the end of the street into the park, the plan can meet the connectivity ordinance to the extent practicable.
 - UPDATE 2/20/25: Notes are on the site plan requesting a modification to allow a 15-to-35-foot build to line. That modification is not listed with the rezoning notes sheet, however. Please see build to line issue discussion below on page 4.
- Open Space: Article 7.11.1 C requires urban open space in all major subdivisions (except in the Rural zoning district). Article 7.11.1 e states that storm water ponds (BMPs) can only comprise 25% of the urban open space and that the BMP "must add to the overall quality of the open space, rather than detract from the area devoted to the BMP". With the proposed open space at the end of the cul-de-sac comprised mostly of the BMP, the applicants are proposing to meet the intent of the open space requirements by connecting a trail to the park and create a public space around their storm water pond to the extent practicable. Staff is currently working with the applicant on the design of these two public spaces (park connection and pond space). Staff is supportive of these two spaces to meet the intent of the ordinance. However, questions that remain are; where will the path into the park lead and connect to? What material is the path going to be constructed with and can it easily be maintained? How is the open space going to be designed? See Policy 8.2 of the 2040 Plan discussion in Part 4 below for staff recommendation concerning the open space.
 - UPDATE 2/20/25: The updated plan shows the trail connecting to the existing trail in the park. This location is acceptable to staff. However, several issues remain:
 - A written notice or agreement from Mecklenburg County has not yet been received giving permission for the trail.
 - The material of the trail has not been labeled. Staff recommends a formal and paved material be used not a natural one that is difficult to maintain.
 - The water quality pond (BMP/SCM) has not been improved with hardscape and structure as described below on page 6.
 - A "Plaza" has been added to the front of the development on the updated plan. Plazas are usually more urban gathering areas that connect buildings to the street. Staff recommends a plaza would not be appropriate at this location in a single-family home development. However, this area is currently proposed as a tree save area. If the applicants wanted to design this site as a mini-park, with a playground, mature tree save, decorative fencing from NC-73, staff recommends this area could also qualify as an urban open space.
 - Staff would find either a further improved BMP/SCM area or an improved mini-park acceptable to satisfy the urban open space requirement.
- Conditional Notes: No conditional notes were included in the plan. Notes regarding modifications, commitments, phasing, etc. are recommended to be submitted with the plan for review.
 - UPDATE 2/20/25: Rezoning notes were added to the plan on sheet CZ-302, but many do not seem applicable for this proposed development. Updated notes are recommended.
- Tree Save: A tree survey was submitted but it is unclear what trees are proposed to stay, and which are proposed to be removed. The ordinance requires 10% of the site area to be saved which totals .87 acres of required tree canopy area. On sheet CZ-300 a general note states only .77 acres are proposed to be

saved/undisturbed. It is also unclear currently if the specimen tree requirements (10% of individual specimen trees) are being met.

- UPDATE 2/20/25: An updated tree survey has been submitted, however trees that are counted as saved are being disturbed within their canopy dripline. Such disturbed trees may not be counted as tree save per Article 7.4.2 C. Thus, the plan requires update to determine if the code required tree save area is being protected.
- Build-to-line: The Huntersville Zoning Ordinance requires build-to-lines for the front of lots. The plan shows a 10-foot front setback for the lots but also a 15-30 foot build-to-line. Staff recommends the subdivision be modified to a 20-30 foot build-to-line for the front. This will allow the minimum 20-foot-long driveway from the street if the garages are flush with the front of the house.
 - UPDATE 2/20/25: Build to lines (BTL) were updated, however they are now 15-35, with notes requesting a modification. A 15-foot build to line would not allow driveways to be the minimum 20 feet in length if flush with the front of the home. A 15-foot BTL may be acceptable if the garages are recessed from the front a minimum of 5 feet as recommended in the Huntersville 2040 Plan, policy LU 9.1 (discussed on page 6 below). Also, a smaller range would be recommended to keep the homes in a more uniform line.
- Driveways: Article 8.16 of the Zoning Ordinance requires lots 60 feet wide or less have a max 14 feet of driveway width at the sidewalk. The proposed driveways exceed the driveway maximum width.
- 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

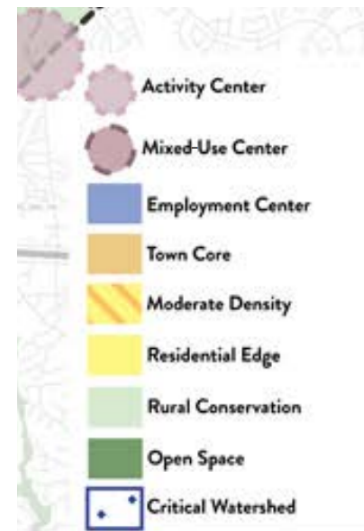
Traffic Impact Analysis (TIA)

- A Town TIA for the proposed project is not required as it did not generate the trip thresholds needed for an analysis. Please find the TIA Determination and an Engineering memo 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 – “Moderate Density”



Moderate Density

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

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 Medium Density Character Area of the Huntersville 2040 plan as shown above. The proposed single family residential development with a proposed density of just under 2 units/acre would fit right in the middle of this character area's recommended density.
- **Policy LU 5:** Focus more intense development in locations that can support growth
 - **STAFF COMMENT:** The proposed development is on NC Hwy 73, a major thoroughfare, that is scheduled to be widened in 2029.
- **Policy LU 11.1:** Protect existing housing stock from potential negative impacts of development.
 - **STAFF COMMENT:** Appropriate buffers (40 feet wide) are proposed along the western perimeter of the property line; adjacent to larger existing residential lots. No modifications to the buffers or grading in the buffers is currently proposed.
- **Policy EOS 8:** Improve access to parks
 - **STAFF COMMENT:** The applicants are proposing to provide a direct pedestrian connection to Blythe Landing Park. The agreement for the connection is still being finalized with Mecklenburg County.

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 a cul-de-sac only development. Cul-de-sacs (turn around only streets) are discouraged in the ordinance and are not permitted to be longer than 350 feet long. A network of intersecting streets, and stubs to vacant properties are preferred methods of street layout for a site. However, due to the location and size of the site along with the location of existing adjacent development, staff recommends flexibility for this policy. Although a vehicular connection is not practical, the applicants are proposing to add a pedestrian connection at the end of the cul-de-sac to access the adjacent public park. At this time, the agreement with Mecklenburg County to access the park, locating where the path goes, and its construction material have not yet been finalized. With these logistical items confirmed, staff would recommend the proposed pedestrian connection would meet this policy to the extent practicable.
- **Policy LU 8.2:** Achieve higher design standards through flexibility.
 - **STAFF COMMENT:** The applicants are currently requesting flexibility to the zoning ordinance to exceed the maximum length of a cul-de-sac. Also, the current plan does not show conforming urban open space. The ordinance only allows storm water structures to comprise 25% of an urban open space, therefore the storm water area near the connection to the park (which would be mostly storm water structure) would have difficulty meeting the standards of the ordinance as an urban open space. Therefore, the applicants are also seeking flexibility here. For this flexibility, staff is working with the applicant to provide an excellent design for the connection to Blythe Landing Park. Staff recommends the storm water area at the end of the cul-de-sac be landscaped and improved with walkable hardscape and structures to provide a garden-like “mini-park” for the residents. Such an improvement would provide an appealing entrance for the residents to the park, establish a garden like sitting area to enjoy, and create a terminated vista to the cul-de-sac that would be visually appealing. See the picture of the urban open space at the corner of Sam Furr Road and Birkdale Crossing Drive (beside Hickory Tavern) as a general example. Staff recommends that with the addition of a similar variation appropriate to this development, this policy could be met.
 - **UPDATE 2/20/25:** An additional area near the front of the development has been submitted as an urban open space on the updated plan. Staff recommends with appropriate improvement and design as a mini park, this could also be an excellent open space. (see open space comment above on page 3).
 - To satisfy this policy, staff recommends the following:
 - One of the open space areas proposed are improved over and above the minimum standards to provide an excellent urban open space.
 - The connection to Blythe Park is finalized and remains open to the public/neighborhood. The updated landscaping plan shows the path to be gated, which staff does not support.
- **Policy EOS 3:** Prioritize tree canopy preservation.
 - **STAFF COMMENT:** The current plan shows a removal of tree canopy over the maximums of the ordinance and seems to propose tree save mitigation. Updates to the calculations shown however are expected with the addition of a more detailed tree survey for the site.
- **Policy LU 9.1:** Residential design principles
 - **STAFF COMMENT:** This policy recommends residential development include front porches and recessed front loaded garages. These principles emphasize the architecture of the home, encourage outdoor

interaction in the front of the home, and decreases the visual focus on plain garage doors. No elevations or concepts of the exterior product have been submitted for review. Although the NC State Statutes do not permit municipalities to have architectural ordinances for single family homes, submitting designs that utilize these principles is another way to demonstrate consistency with the Huntersville 2040 Plan for a conditional rezoning.

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:

Staff recommends that the reclassification to Neighborhood Residential Conditional District (NR-CD) would be consistent with the overall character of adjacent development for the following reasons:

- The development is more than 2-times as dense as the adjacent Terry Lane development to the west. However, the proposed number of lots is small, and they are buffered from the adjacent subdivision as required by ordinance with a 40-foot opaque buffer. With such a buffer the effect on adjacent properties should be minimal.
- The Courtyards at Huntersville senior living development to the south and west is also zoned NR-CD with even higher densities, at about 4 units/acre.
- The Whitaker Pointe subdivision immediately south is zoned TR but has similar lot sizes to the proposed development.
- The developments to the west are old Mecklenburg County commercial rezonings that are consistent with the low intensity commercial uses originally approved. These properties would be screened by a 20-foot buffer from the residential lots.

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 not required for this development.
- 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

UPDATE 3/17/25: The applicants have not yet resubmitted an updated site plan addressing staff’s comments since the public hearing. Due to the extent of the comments on the application, staff recommends the item be continued until the applicant has an opportunity to update the plan, staff can review, and the staff report can be updated.

The application to intensify the property is consistent with the character area recommendations of the Huntersville 2040 Plan. Therefore, staff supports the basis of the rezoning. However, there are design concerns that staff continues to work

with the applicant on and thus does not recommend approval at this time. Upon addressing them as described above, staff could recommend approval.

PART 6: PUBLIC HEARING COMMENTS

A Public Hearing was held on March 4, 2025. No one from the public spoke for or against the application. Please find the livestream of the meeting here: <https://www.youtube.com/watch?v=dYjtNZ77pdA>

PART 7: PLANNING BOARD RECOMMENDATION

Planning Board is scheduled for March 25th, 2025.

PART 8: TOWN BOARD CONSIDERATION

Town Board consideration is scheduled for April 22nd, 2025.

PART 9: ATTACHMENTS/ENCLOSURES

Attachments

- Rezoning Application
- R24-16 Rezoning Plan
- Neighborhood Meeting Report
- Engineering Report
- TIA Determination

PART 10: CONSISTENCY STATEMENT – R24-16 Blythe Landing Residential

Planning Department	Planning Board	Board of Commissioners
APPROVAL: N/A	APPROVAL: In considering the proposed rezoning application R24-16, Blythe Landing Residential, 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 R24-16, Blythe Landing Residential, 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 R24-16 Blythe Landing Residential, staff recommends denial of the application as it is inconsistent with Policies LU 7.1, LU 8.2, and EOS 3 of the Huntersville 2040 Plan. It is not reasonable and in the public interest to approve the Rezoning Plan because the plan does not provide required open space and exceeds the maximum length for cul-de-sacs.	DENIAL: In considering the proposed rezoning application R24-16, Blythe Landing Residential, 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 R24-16 Blythe Landing Residential, 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>

BLYTHE LANDING

SINGLE- FAMILY RESIDENTIAL REZONING PLAN HUNTERSVILLE, NC

DEVELOPER
RED CEDAR CONSTRUCTION, LLC
JON GRABOWSKI
313-600-7248

DESIGNER
K2 ENGINEERING NC, PLLC
PATRICK MURPHY, PE
980-800-6160

SURVEY
DOWELL & COMPANY PC
DOUGLAS DOWELL JR
704-660-9697

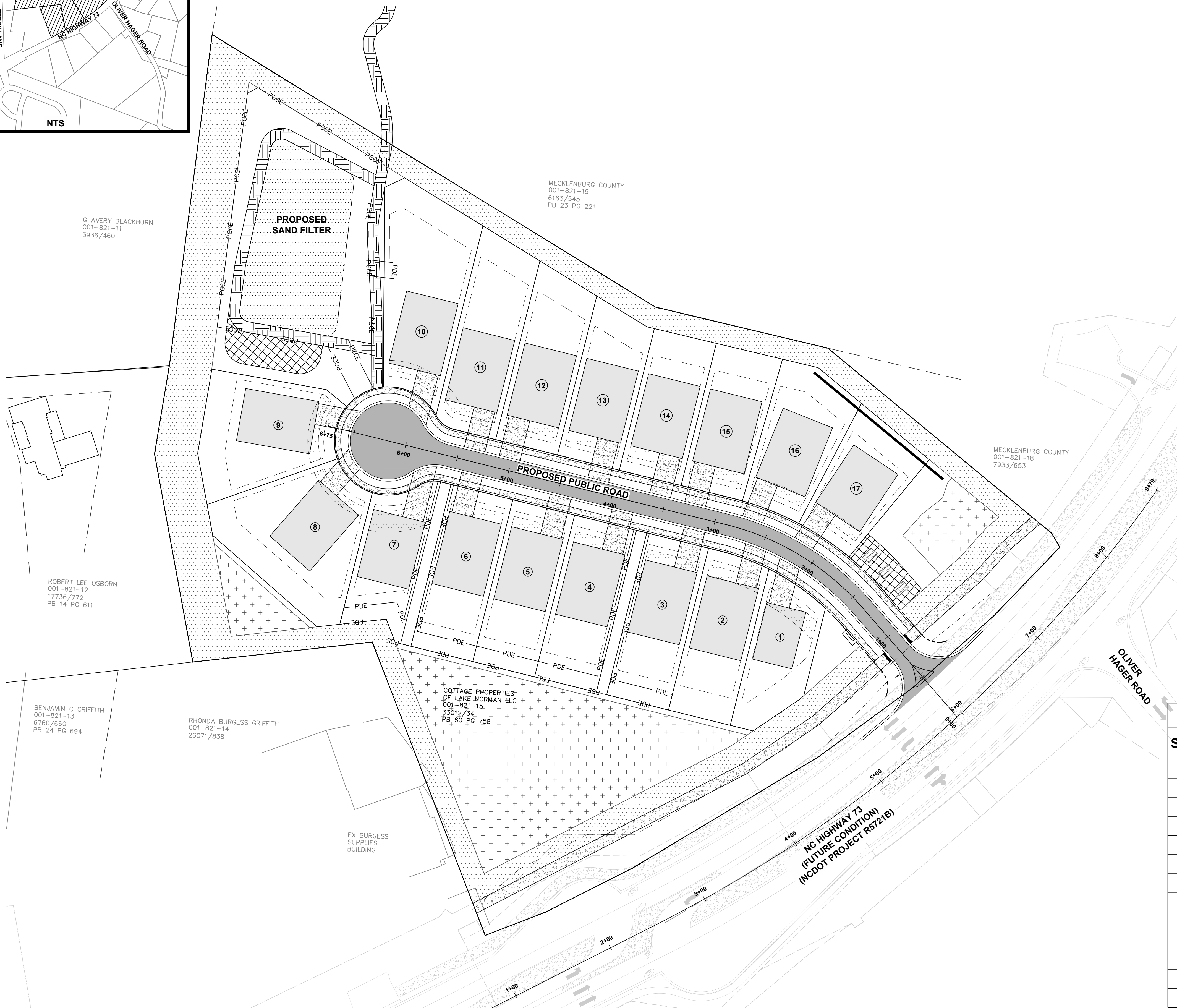


BLYTHE LANDING SINGLE FAMILY

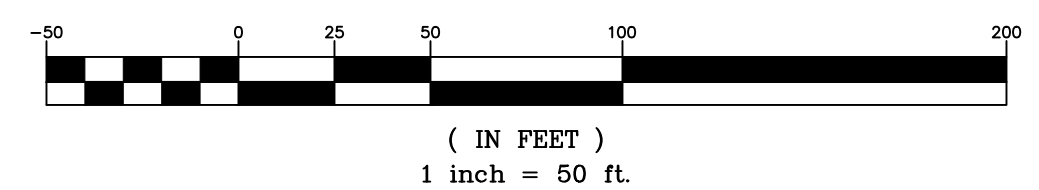


COVER SHEET				NO.	DATE	BY	DESCRIPTION
M.S.		1" = 50'					
DRAWN BY		SCALE					
JANUARY 2025		NA					
DATE		PROJ #					

SHEET NO.
CZ-000

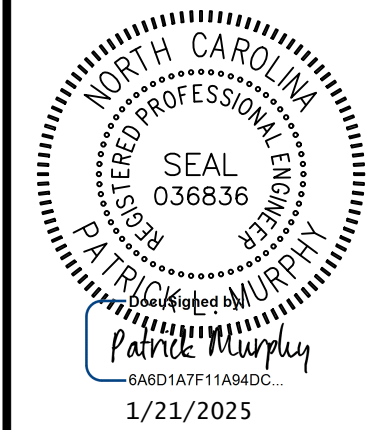


GRAPHIC SCALE



SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
CZ-000	COVER SHEET
CZ-100	SURVEY
CZ-101	EXISTING SURFACE SLOPE ANALYSIS
CZ-102	EXISTING TREES
CZ-300	SITE PLAN
CZ-301	SITE DETAILS
CZ-302	REZONING NOTES
CZ-500	GRADING PLAN
CZ-501	MAJOR DRAINAGE BASINS
CZ-502	MINOR DRAINAGE BASINS
CZ-600	UTILITY PLAN
CZ-700	LANDSCAPING PLAN
CZ-800	FUTURE NCDOT PLAN

BLYTHE LANDING SINGLE FAMILY



NO.	DATE	BY	DESCRIPTION

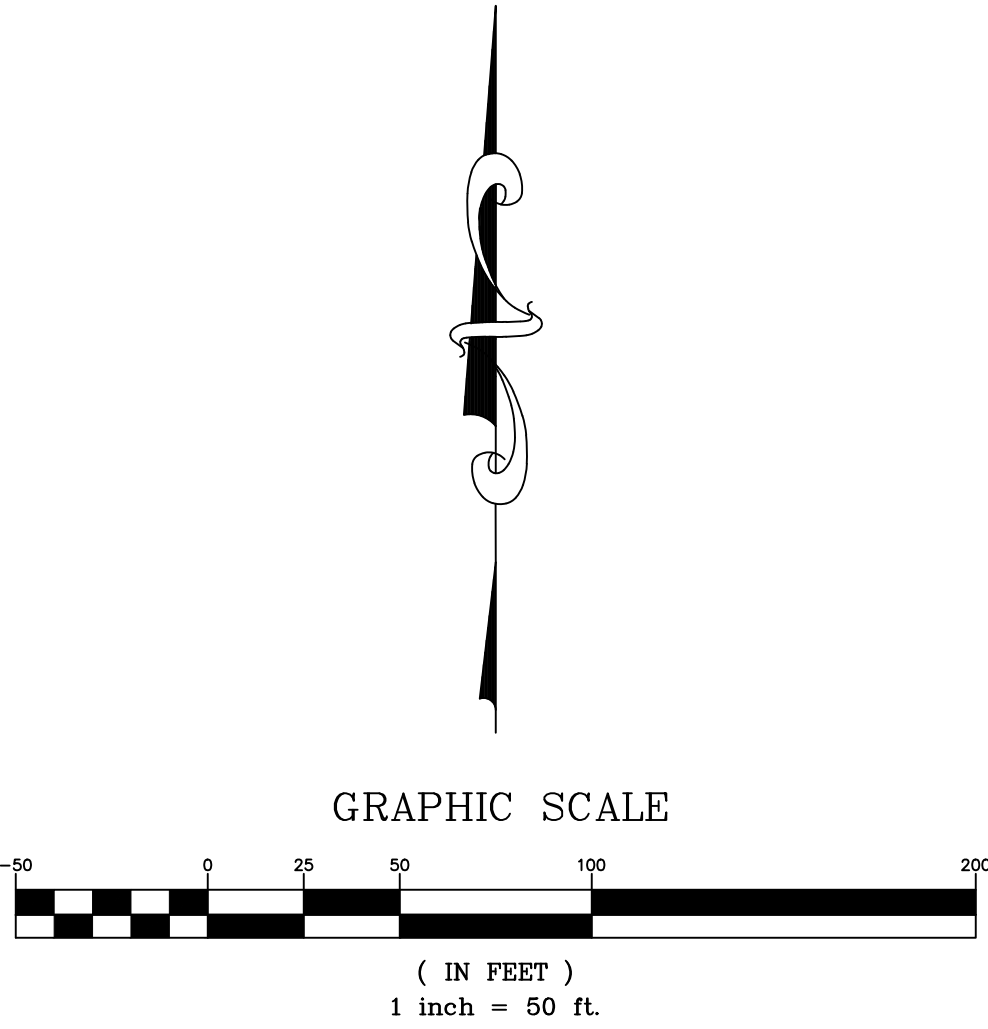
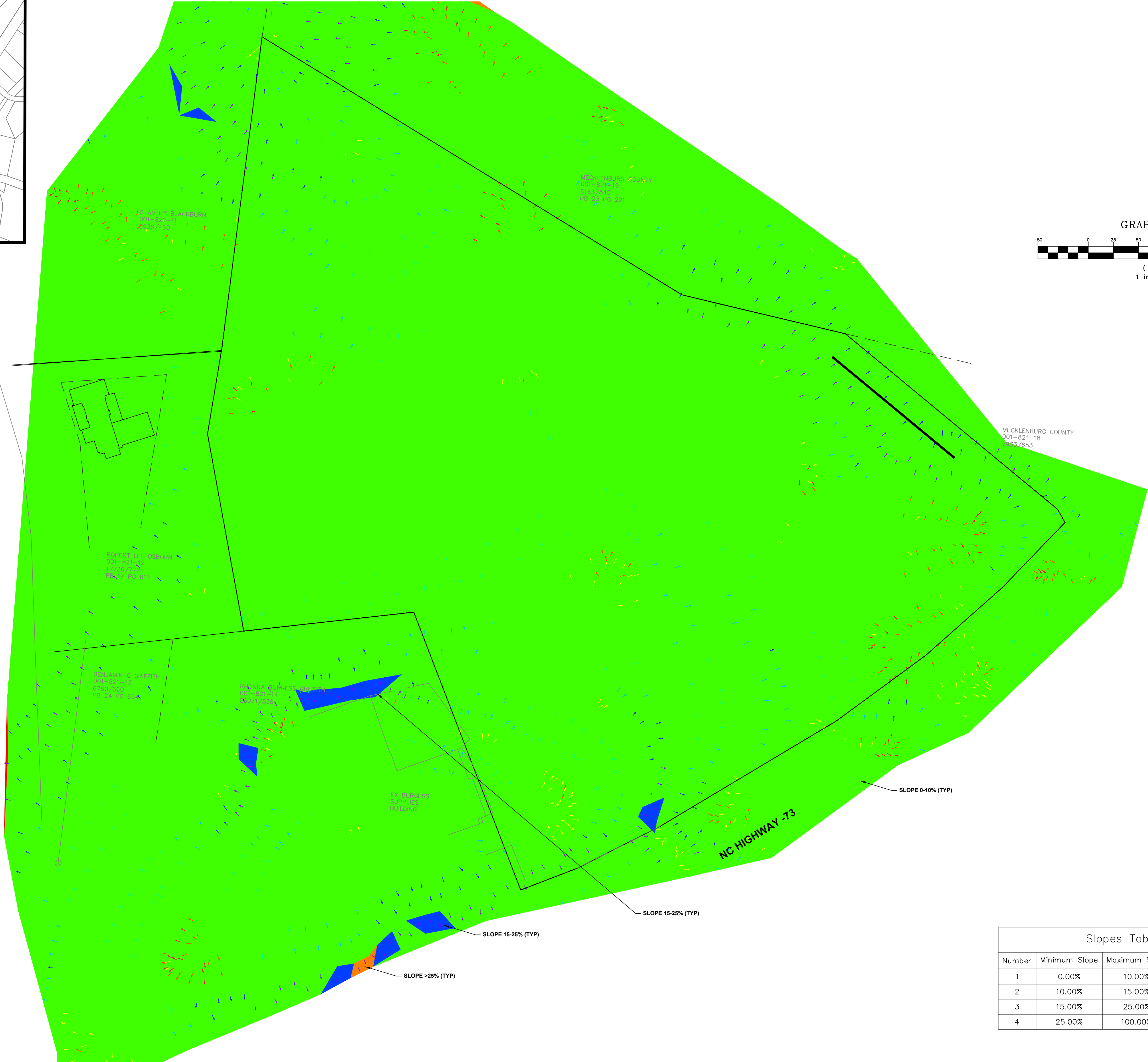
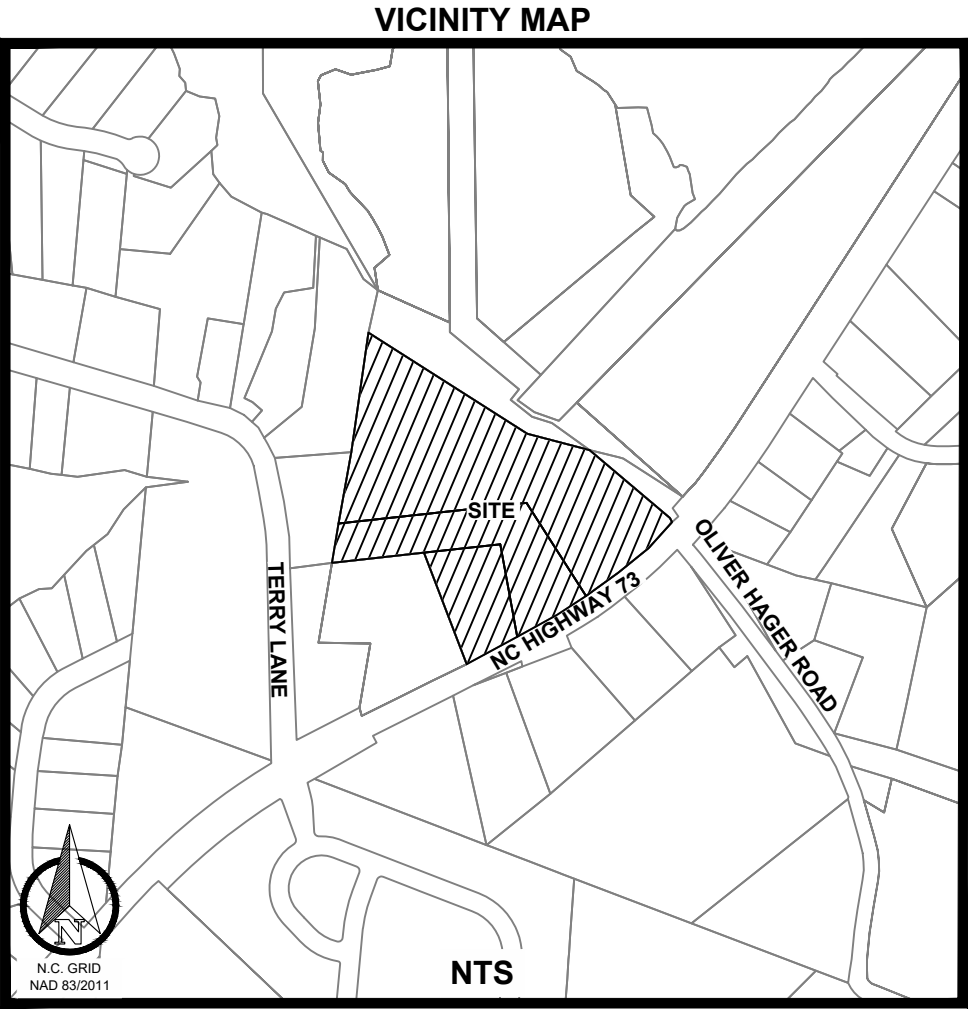
SURVEY

AS NOTED DRAWN BY	NA SCALE
AS NOTED DATE	NA PROJ #

SHEET NO.

CZ-100

NUMBER	DIAMETER	TYPE	NUMBER	DIAMETER	TYPE	NUMBER	DIAMETER	TYPE
101	18"	PINE	226	12"	PINE	346	12"	PINE
102	16"	PINE	227	16"	PINE	347	12"	PINE
103	16"	PINE	228	12"	PINE	348	14"	PINE
104	14"	PINE	229	16"	PINE	349	12"	POPLAR
105	18"	PINE	230	14"	PINE	350	12"	PINE
106	12"	PINE	231	18"	PINE	351	14"	POPLAR
107	3-20"	OAK	232	14"	PINE	352	12"	PINE
108	30"	OAK	233	18"	POPLAR	353	12"	SWEET GUM
109	16"	OAK	234	14"	PINE	354	12"	POPLAR
110	24"	OAK	235	12"	PINE	355	12"	POPLAR
111	27"	OAK	236	14"	PINE	356	12"	POPLAR
112	16"	PINE	237	16"	PINE	357	16"	PINE
113	12"	PINE	238	14"	PINE	358	12"	PINE
114	14"	PINE	239	14"	SWEET GUM	359	12"	SWEET GUM
115	13"	PINE	240	16"	PINE	360	18"	POPLAR
116	14"	PINE	241	12"	PINE	361	12"	SWEET GUM
117	16"	PINE	242	12"	PINE	362	12"	PINE
118	16"	PINE	243	12"	PINE	363	12"	SWEET GUM
119	24"	PINE	244	12"	PINE	364	14"	PINE
120	14"	PINE	245	12"	PINE	365	12"	PINE
121	12"	PINE	246	12"	PINE	366	12"	PINE
122	12"	PINE	247	12"	PINE	367	14"	PINE
123	12"	PINE	248	12"	PINE	368	12"	PINE
124	12"	PINE	249	12"	PINE	369	14"	PINE
125	14"	PINE	250	12"	PINE	370	14"	PINE
126	12"	PINE	251	12"	PINE	371	14"	PINE
127	12"	PINE	252	14"	PINE	372	14"	PINE
128	14"	PINE	253	12"	PINE	373	14"	PINE
129	16"	PINE	254	12"	PINE	374	14"	PINE
130	12"	PINE	255	14"	PINE	375	12"	PINE
131	14"	PINE	256	14"	POPLAR	376	12"	PINE
132	12"	PINE	257	12"	PINE	377	12"	SWEET GUM
133	12"	PINE	258	12"	PINE	378	16"	CEDAR
134	12"	PINE	259	12"	PINE	379	15"	ELM
135	12"	PINE	260	12"	PINE	380	18"	CEDAR
136	16"	PINE	261	10"	PINE	381	16"	HICKORY
137	16"	PINE	262	12"	PINE	382	12"	OAK
138	28"	OAK	263	12"	PINE			
139	24"	OAK	264	20"	OAK			
140	18"	PINE	265	12"	PINE			
141	16"	PINE						
142	14"	PINE	NUMBER	DIAMETER	TYPE			
143	24"	POPLAR	266	14"	PINE			
144	12"	PINE	267	12"	PINE			
145	12"	SWEET GUM	268	12"	PINE			
146	14"	POPLAR	269	12"	PINE			
147	12"	POPLAR	270	16"	PINE			
148	12"	SWEET GUM	271	12"	PINE			
149	12"	POPLAR	272	14"	PINE			
150	20"	PINE	273	12"	PINE			
151	16"	PINE	274	12"	PINE			
152	14"	PINE	275	12"	PINE			
153	14"	PINE	276	12"	POPLAR			
154	12"	PINE	277	12"	PINE			
155	16"	PINE	278	12"	PINE			
156	14"	PINE	279	14"	PINE			
157	12"	PINE	280	12"	PINE			
158	12"	PINE	281	12"	PINE			
159	12"	PINE	282	12"	PINE			
160	12"	PINE	283	16"	PINE			
161	12"	PINE	284	14"	PINE			
162	14"	PINE	285	14"	PINE			
163	18"	OAK	286	14"	PINE			
164	14"	PINE	287	16"	PINE			
165	2-12"	PINE	288	14"	PINE			
166	16"	PINE	289	12"	PINE			
167	18"	PINE	290	12"	PINE			
168	14"	POPLAR	291	16"	PINE			
169	16"	PINE	292	12"	PINE			
170	16"	POPLAR	293	12"	PINE			
171	16"	PINE	294	14"	PINE			
172	14"	PINE	295	12"	PINE			
173	14"	PINE	296	12"	PINE			
174	18"	ELM	297	12"	PINE			
175	18"	SYCAMORE	298	12"	PINE			
176	22"	PECAN	299	16"	PINE			
177	14"	PECAN	300	12"	PINE			
178	24"	MAPLE	301	16"	PINE			
179	18"	MAPLE	302	14"	PINE			
180	22"	MAPLE	303	12"	PINE			
181	18"	MAPLE	304	14"	PINE			
182	18"	PECAN	305	12"	PINE			
183	20"	PECAN	306	12"	PINE			
184	32"	OAK	307	12"	PINE			
185	22"	PINE	308	14"	PINE			
186	16"	CEDAR	309	16"	PINE			
187	16"	MAPLE	310	16"	PINE			
188	16"	MAPLE	311	16"	SWEET GUM			
189	30"	OAK	312	16"	PINE			
190	42"	OAK	313	14"	PINE			
191	19"	OAK	314	12"	PINE			
192	52"	OAK	315	12"	PINE			
193	24"	PINE	316	12"	PINE			
194	16"	PINE	317	12"	PINE			
195	12"	PINE	318	12"	SWEET GUM			
196	14"	PINE	319	12"	PINE			
197	16"	PINE	320	12"	SWEET GUM			
198	22"	PINE	321	12"	PINE			
199	16"	PINE	322	14"	PINE			
200	12"	PINE	323	16"	PINE			
201	14"	PINE	324	16"	PINE			
202	26"	OAK	325	14"	PINE			
203	18"	PINE	326	14"	PINE			
204	18"	PINE	327	12"	PINE			
205	18"	PINE	328	14"	PINE			
206	16"	PINE	329	16"	PINR			
207	16"	OAK	330	16"	SWEET GUM			
208	18"	OAK	331	12"	PINE			
209	12"	PINE	332	12"	PINE			
210	18"	POPLAR	333	12"	PINE			
211	14"	POPLAR	334	12"	PINE			
212	14"	PINE	335	12"	PINE			
213	12"	PINE	336	12"	PINE			
214	18"	SWEET GUM	337	12"	PINE			
215	14"	PINE	338	12"	SWEET GUM			
216	18"	SWEET GUM	339	14"	PINE			
217	16"	PINE	340	12"	SWEET GUM			
218	14"	PINE	341	12"	SWEET GUM			
219	14"	PINE	342	14"	POPLAR			
220	18"	OAK	343	16"	POPLAR			
221	14"	SWEET GUM	344	12"	PINE			
222	16"	SWEET GUM	345	12"	PINE			
223	16"	SWEET GUM						
224	16"	SWEET GUM						
225	16"	PINE						



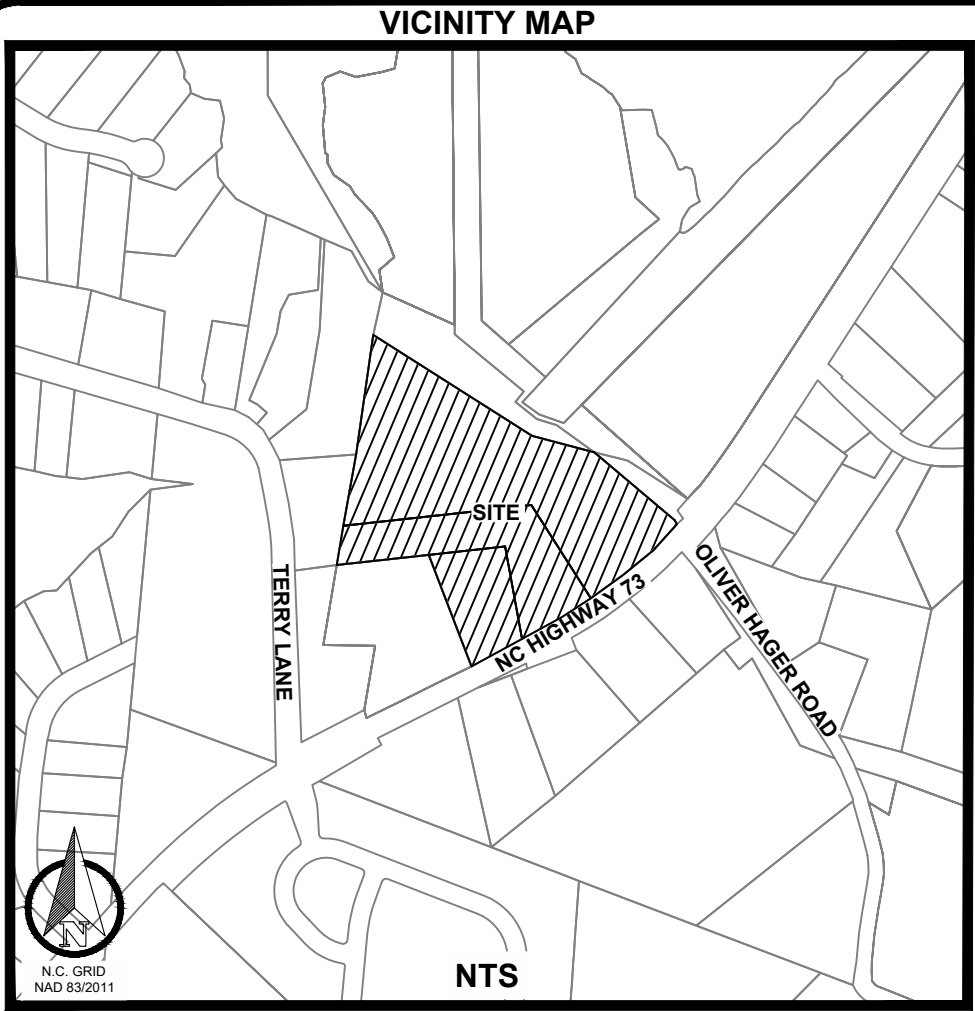
1. THE CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
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4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	10.00%	811926.33	Green
2	10.00%	15.00%	4875.93	Blue
3	15.00%	25.00%	920.34	Orange
4	25.00%	100.00%	134.08	Red

BLYTHE LANDING SINGLE FAMILY



EXISTING SURFACE SLOPE ANALYSIS		1" = 50' SCALE		NA PROJ. #	
NO.	DATE	BY	DESCRIPTION	DATE	PROJ. #



EXISTING TREE SUMMARY

EXISTING SPECIMEN TREES	51 TREES
SAVED SPECIMEN TREES	10 TREES (19.61%)
EXISTING HERITAGE TREES	0 TREES
SAVED HERITAGE TREES	NA

· GUM
· R
· GUM
· GUM
· GUM

· GUM
· R
· GUM
· GUM
· GUM

G AVERY BLACKBURN
001-821-11
3936/460

SPECIMEN TREE TO REMAIN

SPECIMEN TREE TO REMAIN

OFFSITE SPECIMEN TREE

OFFSITE SPECIMEN TREE
ROBERT LEE OSBORN
001-821-12
17736/772
PB 14 PG 611

BENJAMIN C. GRIFFITH
001-821-13
6760/660
PB 24 PG 694

RHONDA BURGESS GRIFFITH
001-821-14
26071/838

EX BURGESS
SUPPLIES
BUILDING

MECKLENBURG COUNTY
001-821-19
6163/545
PB 23 PG 221

SPECIMEN TREE TO REMAIN

SPECIMEN TREE TO BE REMOVED

SPECIMEN TREE TO BE REMOVED

SPECIMEN TREE TO BE REMOVED

SPECIMEN TREE TO BE REMOVED

SPECIMEN TREE TO BE REMOVED

SPECIMEN TREE TO BE REMOVED

SPECIMEN TREE TO BE REMOVED

SPECIMEN TREE TO BE REMOVED

SPECIMEN TREE TO REMAIN

OFFSITE SPECIMEN TREE
MECKLENBURG COUNTY
001-821-18
7933/653

SPECIMEN TREE TO BE REMOVE

8' OFFSET FROM LOD. ALL
TREES WITHIN THIS BOUNDARY
WILL HAVE DRIPLINE DISTURBED
AND WILL BE REMOVED

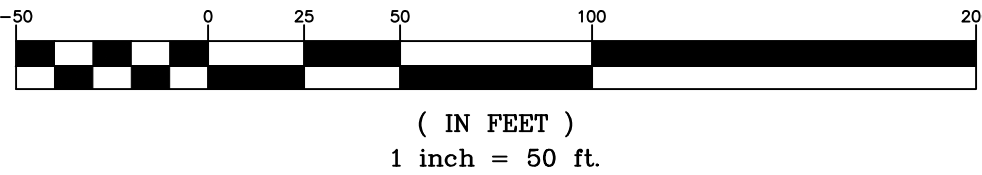
SPECIMEN TREE TO REMAIN

SPECIMEN TREE TO BE REMOVE

SPECIMEN TREE TO BE REMOVED AS
PART OF NCDOT IMPROVEMENTS TO
NC HIGHWAY 73

- ②02 = OAK TREE
②09 = PINE TREE
①83 = PECAN, CEDAR, ELM, HICKORY TREE
②24 = SWEET GUM TREE
①78 = MAPLE TREE

GRAPHIC SCALE



- THE CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
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1096 DAVID TAYLOR DR STE 120 #103
CHARLOTTE, NC 28262
FIRM LICENSE #: P-2488

BLYTHE LANDING SINGLE FAMILY



DESCRIPTION

BY

DATE

NO.

EXISTING TREES

1" = 50'
SCALE

NA

PROJ. #

MJS
DRAWN BY

JANUARY 2025
DATE

SHEET NO.

CZ-102

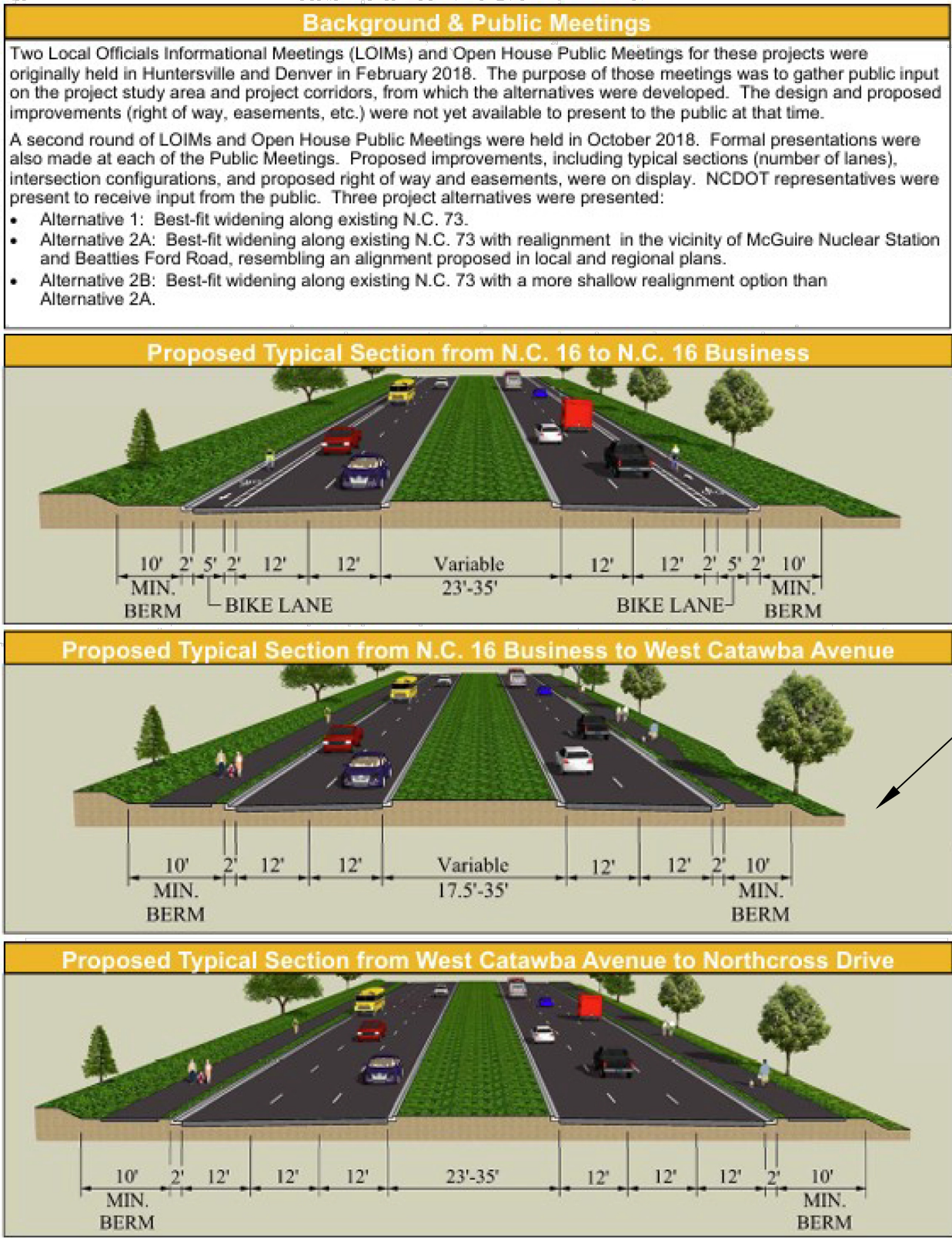


NO.	DATE	BY	DESCRIPTION

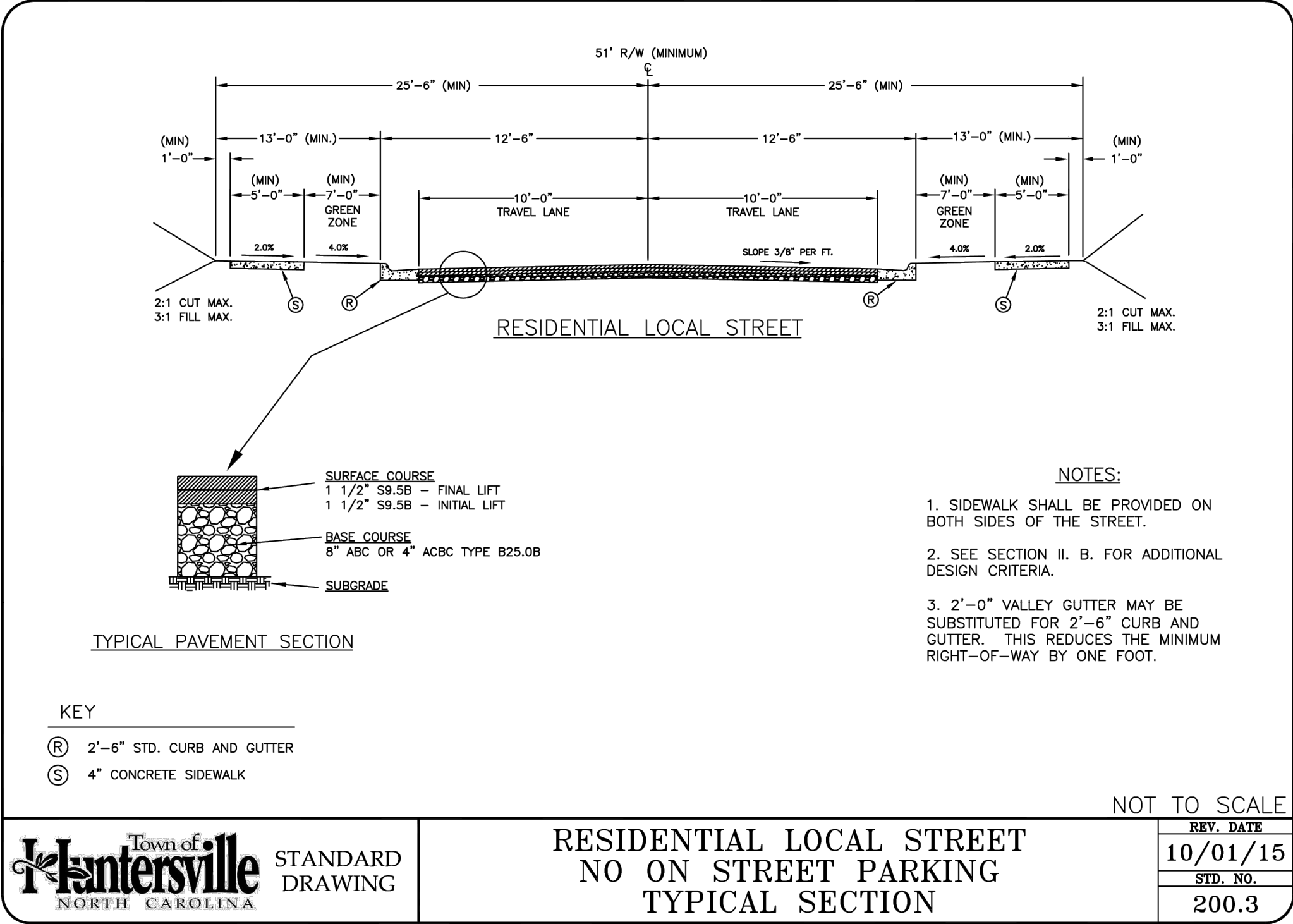
SITE DETAILS	MJS DRAWN BY JANUARY 2025 DATE	1" = 50'
		SCALE
SHEET NO.	CZ-301	NA
		PROJ. #

SHEET NO.

CZ-301



APPLICABLE CROSS SECTION



REZONING NOTES

Red Cedar Blythe Landing

1. Rezoning Petition. These rezoning notes comprise the development standards (“Development Standards”) associated with the rezoning petition (the “Rezoning Petition”) filed by Red Cedar (“Petitioner”) on _____, 2024 (the “Filing Date”) as Rezoning Petition #24. _____ (the “Rezoning Plan”) for that approximately 8.77 acre tract of land, identified on this Site Plan as Blythe Landing Single-Family Residential (the “Project”) in connection tax parcel numbers 001-821-17, 001-821-16, and 001-821-15 (the “Property”). The purpose of the Rezoning Petition is to convert the zoning classification of the Property from the General Residential District (GR) to Neighborhood Residential Conditional District (NR (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 a more stringent standard(s), or unless otherwise noted on the Rezoning Plan or in these Development Standards, the regulations established under the Ordinance in place on the date of the filing of the Rezoning Plan govern development of the Property as shown on the Rezoning Plan.
3. Schematic Nature of Rezoning Plan. The configuration, placement, and size of the buildings and proposed improvements, including parking areas, driveways, common areas and storm ponds, shown on the Rezoning Plan are schematic in nature and exact locations, size, number or quantity and configurations of buildings and improvements may be modified during design, engineering and construction phases of the development so long as such modification is compatible with the approximate layout and location of lots and improvements shown on the Rezoning Plan. The exact alignments of the internal drives and internal public streets have not been determined and are subject to final design and engineering plans, and minor modifications or alterations of these alignments may take place during design development and construction phases. Major amendments are determined by staff for all CD Rezoning and Sketch plans.
4. Phasing. The development of the Property as generally depicted on the Rezoning Plan is intended to be built in one phase, but may be phased, as determined during the course of construction. Any proposed phasing must align with required infrastructure and stormwater improvements; provided, however, each phase or sequence of improvements in the Project will meet all Ordinance requirements. Utilities, infrastructure, and grading shall be delivered to each individual Phase as each is developed.
5. Vested Rights. This Rezoning Plan is a site-specific development plan and approval thereof constitutes vested rights in the Rezoning Plan pursuant to the provisions of the Ordinance. Notwithstanding any other provisions of these Development Standards, if, at some point, modifications are made to the Ordinance by the Town Board, Petitioner may voluntarily agree to apply such modifications to the Rezoning Plan in a manner consistent with the Ordinance as it changes from time to time, and without pursuing a rezoning. Such modifications to the Ordinance shall in no way impact the Petitioner’s vested rights. Due to the size of the project, phasing, and level of investment, approval of this conditional rezoning shall constitute establishment of vested rights in the landowner (and its successors or assigns) for a period of five years as permitted by N.C. Gen. Stat. § 160D-108.1.
6. Permitted Uses. The Property may be developed for the use of a single family residential neighborhood, including related permitted uses, uses permitted with conditions and accessory uses permitted in the C1 Zoning District and as shown on the Rezoning Plan, subject to the development standards associated with such uses. Any labelling on the Rezoning Plan may be an indication of the current intention on the part of Petitioner but shall not restrict the Property in a manner that conflicts with the provisions of

these Development Notes.

7. Access. To the extent permitted by applicable driveway permit requirements, any changes to the driveway, access points and road connection may cross the setback and shall not require a rezoning of the Property but shall otherwise comply with applicable driveway permit requirements.
8. Frontage Improvements. Petitioner shall be required to install streets trees and other improvements along the street frontage as specifically shown on the Rezoning Plan and as required by any applicable driveway permit and, as required by the Zoning Ordinance, Subdivision Ordinance and applicable Huntersville/NCDOT TIA.
9. Landscaping/Buffers. Except as modified herein, landscaping and buffers shall be in accordance with the Ordinance.
10. Amendment. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner of owners of the Property in accordance with the provisions of the Ordinance; provided, however, in the event any portion of the Property is conveyed to a third party, Petitioner may request an amendment to the Rezoning Plan without the written consent of any other owner of all or any portion of the Property unless such amendment constitutes a change in the building or use of the portion of the Property owned by such owner, provided Petitioner provides for such amendment right in the recorded private restrictive covenants that govern the Project. All requirements in connection with the amendment will be calculated on the Property as a whole in the same manner such requirements were calculated at the time of the initial approval. This note shall be shown on the final plat when recorded.
11. Stormwater Design. The stormwater designs shown on the Rezoning Plan shall be finalized during the construction phase and shall be completed as a part of the infrastructure improvements.
12. Binding Effect of the Rezoning Documents and Definitions. If this Rezoning Application is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the term “Petitioner” shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
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 renderings included with the Rezoning Plan.
14. Requested Modifications to Standards

a. 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:

i. Parking lot connectivity, vehicular and pedestrian connections and stubs to adjoining properties as shown on the plan;

ii. Block length;

b. 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.
- c. 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.
- d. Open Space. Open space will be designed to incorporate natural drainage ways and wooded areas.
- e. 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.



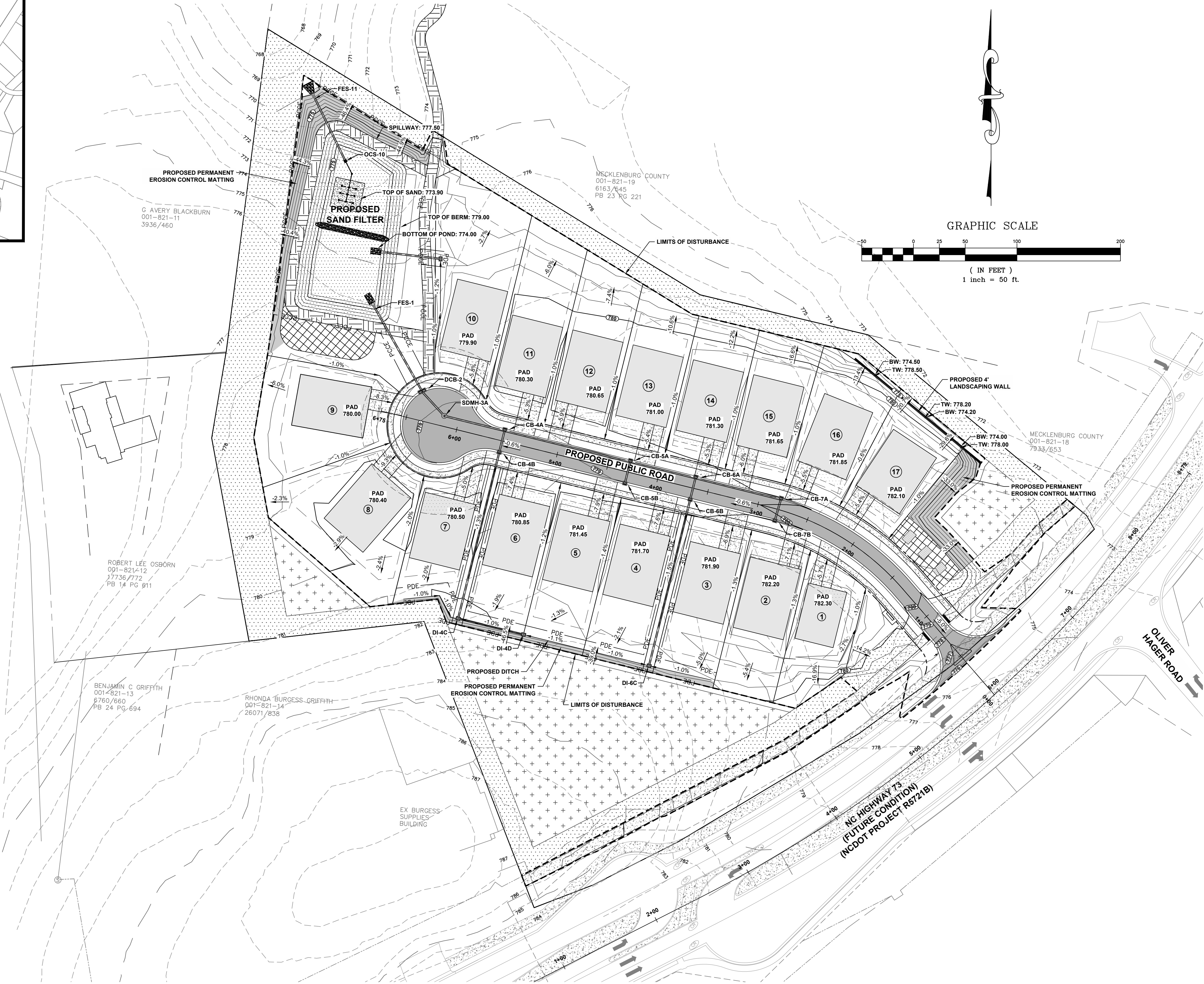
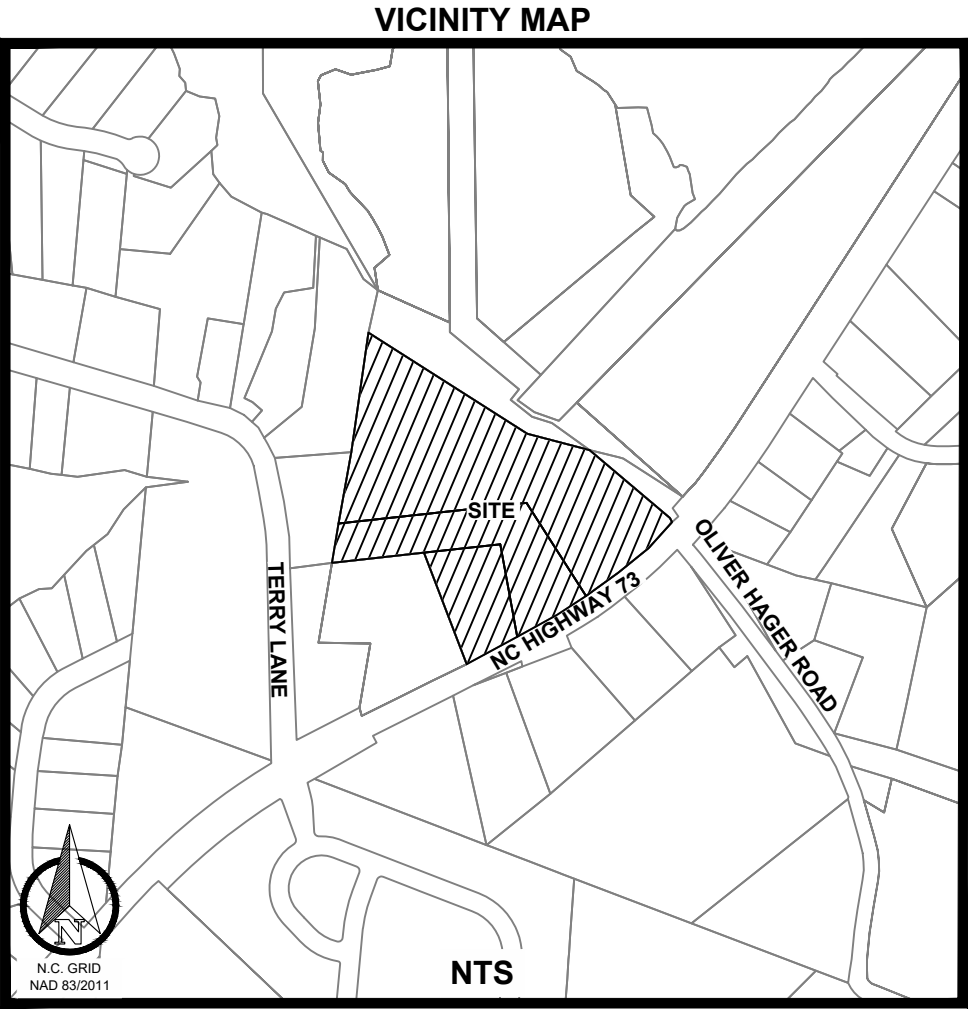
BLYTHE LANDING SINGLE FAMILY



REZONING NOTES					NO.	DATE	BY	DESCRIPTION
MJS DRAWN BY		1" = 50' SCALE						
JANUARY 2025 DATE		NA PROJ #						

SHEET NO.

CZ-302



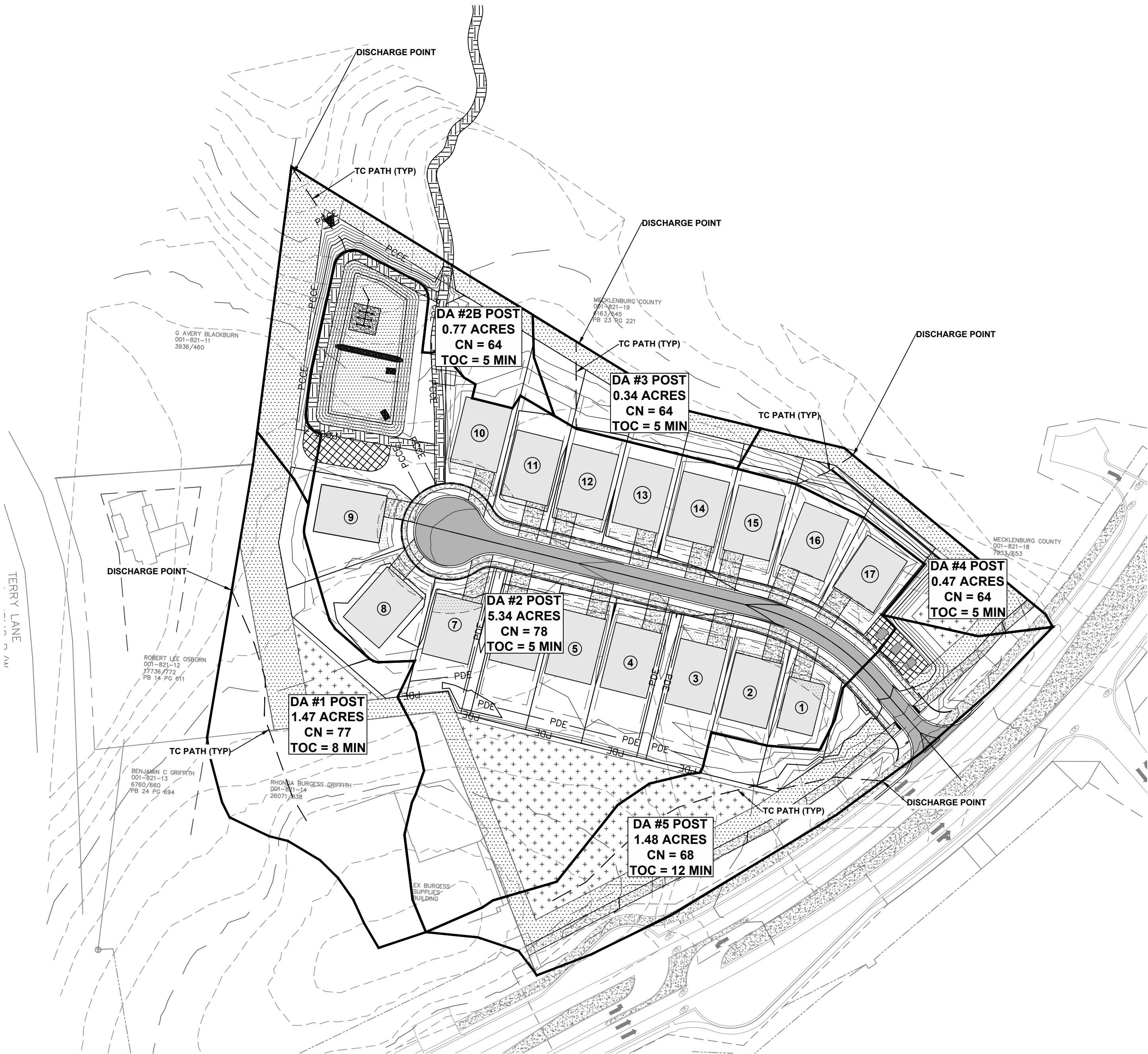
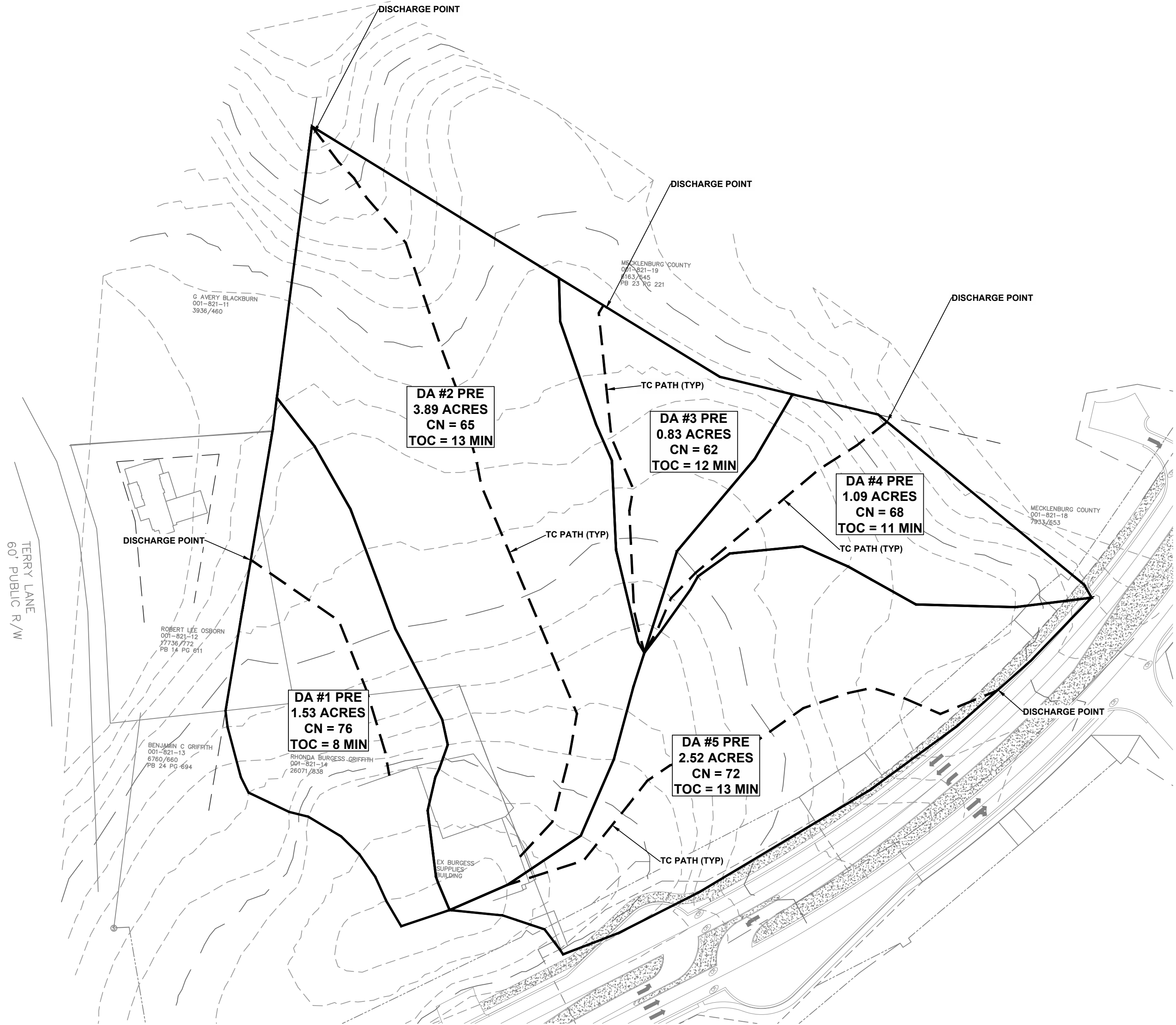
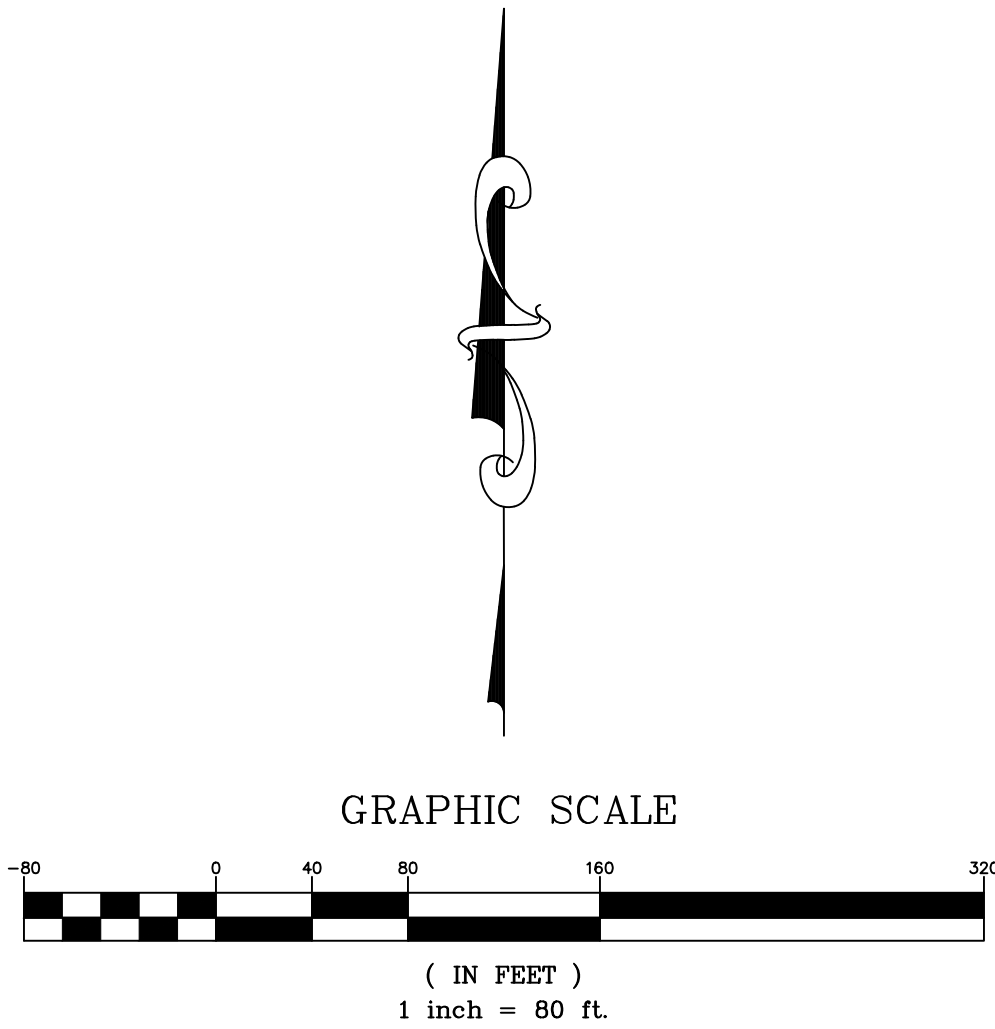
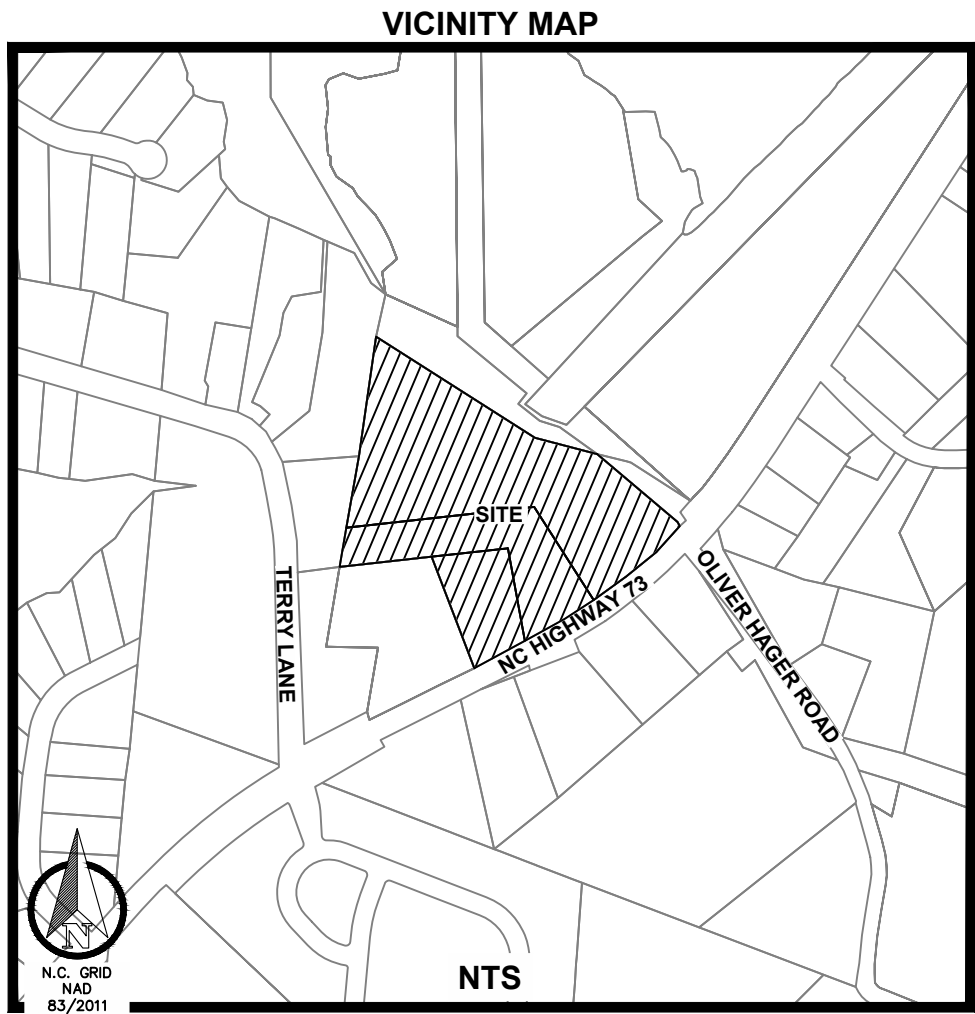
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2. THE CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
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BLYTHE LANDING SINGLE FAMILY



NO.	DATE	BY	DESCRIPTION

GRADING PLAN	MJS DRAWN BY	1" = 50' SCALE
	JANUARY 2025 DATE	NA PROJ. #



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BLYTHE LANDING SINGLE FAMILY

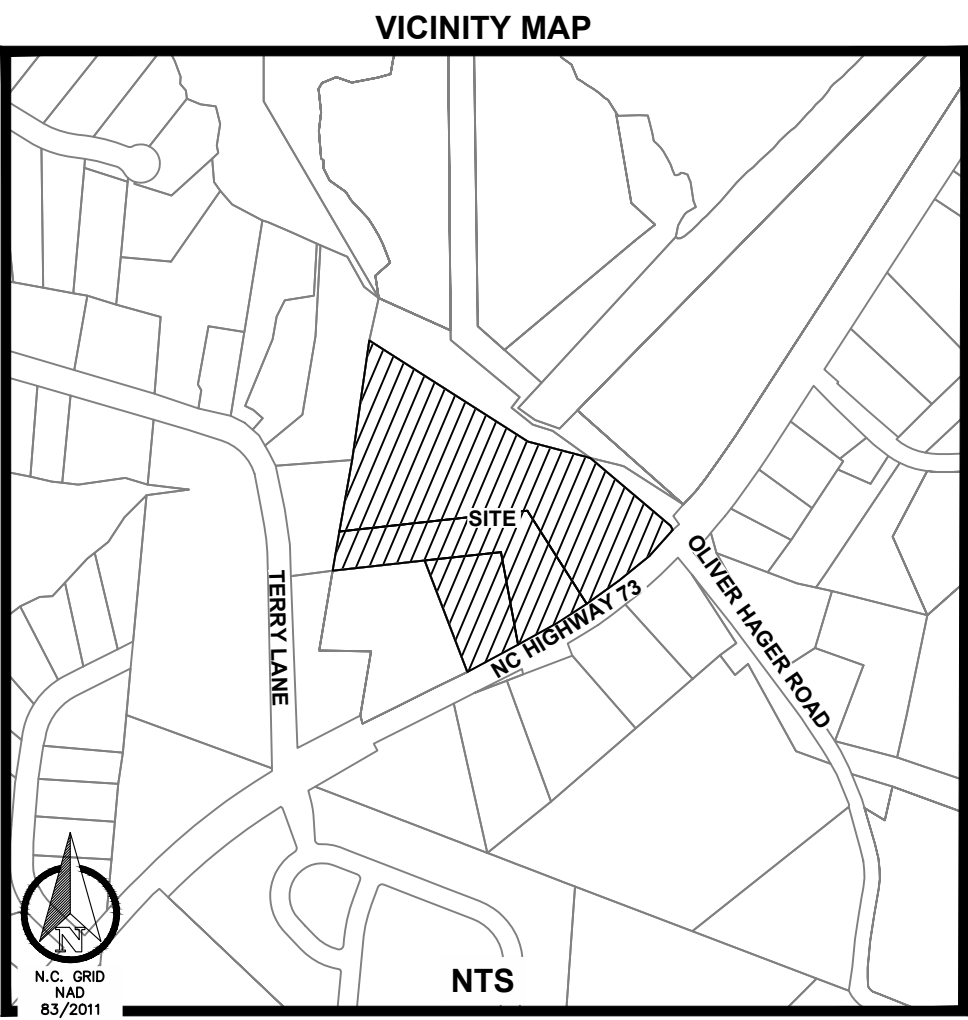


NO.	DATE	BY	DESCRIPTION	MJS DRAWN BY	SCALE 1" = 80'	NA JANUARY 2025	PROJ. #

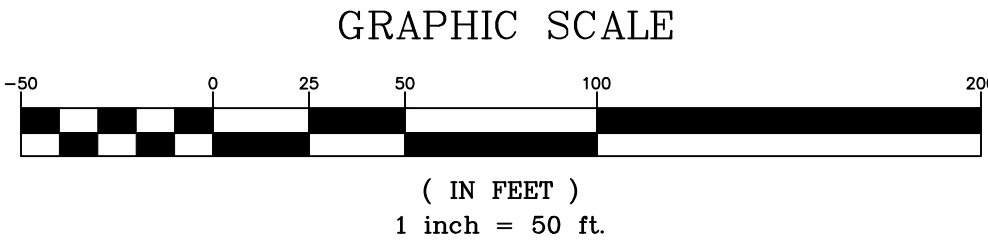
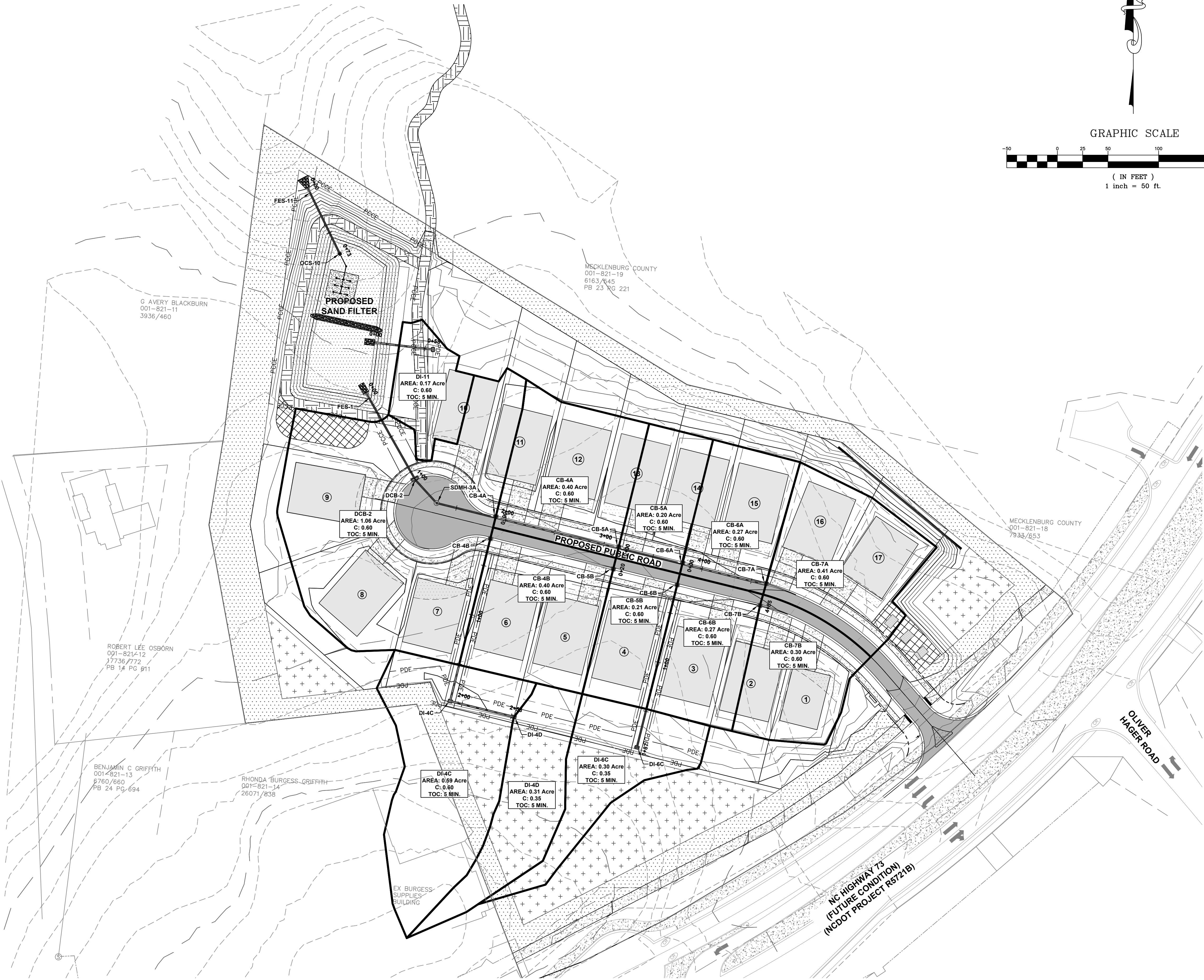
MAJOR DRAINAGE BASINS

SHEET NO.

CZ-501



1. THE CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
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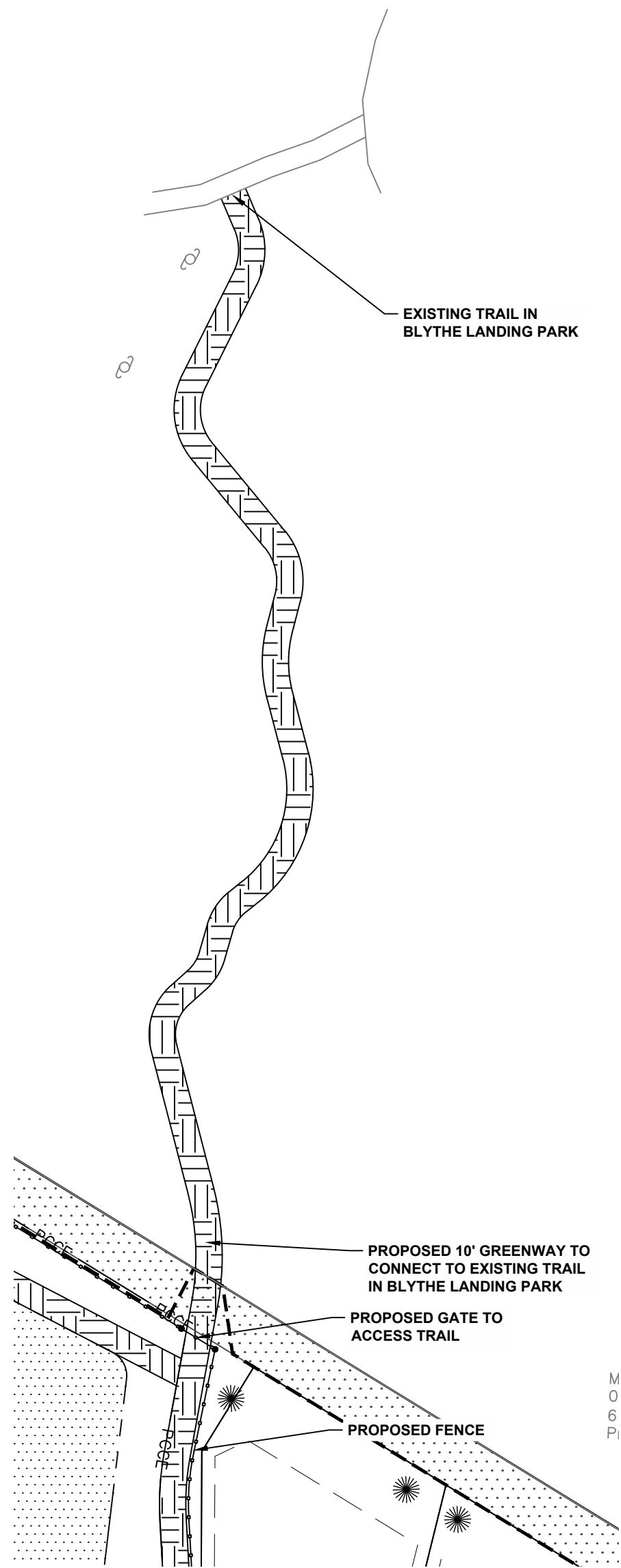
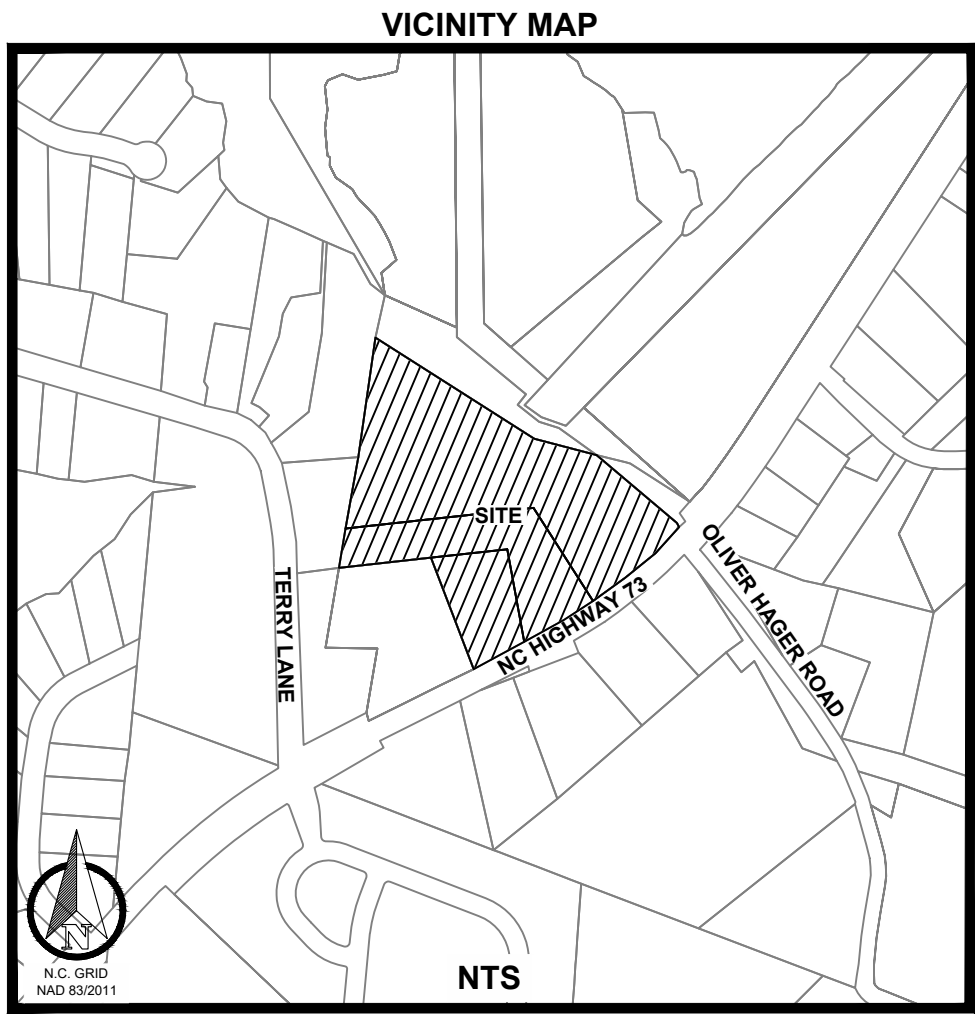


BLYTHE LANDING SINGLE FAMILY



NO.	DATE	BY	DESCRIPTION

MINOR DRAINAGE BASINS		1" = 50'	SCALE	NA	PROJ. #
MJS	DRAWN BY	JANUARY 2025		DATE	



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TREE SAVE SUMMARY

REQUIRED TREE SAVE (10%)	0.88 ACRES
TREE SAVE PROVIDED	0.89 ACRES
UNDISTURBED TREE SAVE PROVIDED	0.89 ACRES
REPLANTED TREE SAVE REQUIRED	0.00 ACRES
REPLANTED TREE SAVE PROVIDED	0.00 ACRES

RESIDENTIAL LOT TREES CALCULATION

REQUIRED FRONT YARD TREES	18 TREES
PROVIDED FRONT YARD TREES	18 LARGE TREES
REQUIRED REAR YARD TREES	22 TREES
PROVIDED REAR YARD TREES	22 TREES

STREET TREE PLANTING SUMMARY

STREET	FRONTAGE (FT)	REQUIRED TREES	PROVIDED TREES
PUBLIC ROAD	+/- 559	38 TREES	38 LARGE TREES

EXISTING TREE SUMMARY

EXISTING SPECIMEN TREES	51 TREES
SAVED SPECIMEN TREES	10 TREES (19.61%)
EXISTING HERITAGE TREES	0 TREES
SAVED HERITAGE TREES	NA

TREE INSTALLATION NOTES:

- CONTRACTOR TO COORDINATE TREE TYPES WITH CITY ARBORIST PRIOR TO INSTALLATION
- TREES AND SHRUBS MUST BE SELECTED BASED ON THE PRE-APPROVED SPECIES LIST
- CONTRACTOR TO MARK ALL UTILITIES AT TIME OF INSTALLATION AND MINOR SHIFTS IN THE LOCATION OF TREES CAN BE MADE (WITH CITY APPROVAL) IF THE NEED ARISES
- ALL TREES TO BE STRAPPED DOWN FOR ONE YEAR. AT SUCH TIME ALL STRAPS CAN BE REMOVED
- THERE WILL BE A MINIMUM ONE YEAR WARRANTY ON ALL TREES AND SHRUBS
- ALL EXISTING VEGATED BUFFER AREAS TO BE PROTECTED AND PRESERVED
- EXISTING TREES WITHIN THE BUFFER CONSIST OF AT LEAST 5 2" CALIPER MIXED HARDWOOD TREES EVENLY DISTRIBUTED EVERY 100 LINEAR FEET. AT LEAST 40% OF THE EXISTING TREES ARE LARGE MATURING AND 25% ARE EVERGREEN AT A MINIMUM. SUPPLEMENTAL TREES WILL BE PROVIDED IN ANY VOID AREAS OF THE BUFFER.

USABLE OPEN SPACE NOTES

- ALL USABLE OPEN SPACE, INCLUDING RECREATIONAL AREAS, WILL BE CONVEYED TO A HOMEOWNERS ASSOCIATION FOR MAINTENANCE.
- USABLE OPEN SPACE AREAS SHALL INCLUDE ONE OR MORE OF THE FOLLOWING AND SHALL BE PROVIDED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:
 - ENHANCED LANDSCAPING
 - BENCHES
 - NATURAL SURFACE TRAIL

NO.	DATE	BY	DESCRIPTION

LANDSCAPING PLAN

N.J.S.	1" = 50'
DRAWN BY	SCALE
JANUARY 2025	NA
DATE	PROJ. #

SHEET NO.

CZ-700



Town Engineering Rezoning Comment Summary
R24-16 Blythe Landing (CSP-500047)
15513 NC 73 HWY (PID 00182115, 00182116, 00182117)
Huntersville, NC 28078

General Project Information

This proposed rezoning is located immediately northwest of the Intersection of Ervin Cook Rd and NC-73 and consists of 17 Detached Single-Family Homes. Future NCDOT improvements (NCDOT Roadway project R-5721B) have been considered by the applicant.

Engineering Staff Comments

Traffic Impact Analysis (TIA):

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

Transportation and Stormwater:

- 1) A median along NC 73 to restrict site access to right-in/out may be required by NCDOT.
- 2) Other minor comments to be addressed.

Red Cedar Blythe Landing (R24-16)

Community Meeting Report

Date: January 6, 2025

Time: 6:00pm – 7:00pm

Location: Huntersville United Methodist Church – Isaiah Room, 14005 Stumptown Road, 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

Discussions surrounding BMP pond design and location, BMP pond located at the low point on the property.

Discussion regarding the walking trail at the rear of the property around the BMP pond and then connecting into the trail in Blythe Landing.

Many of the attendees did not like the location of the trail and suggested that it be removed or at least moved to a more suitable location. Some recommended that the trail be moved to the front of the property closer to Sam Furr Road to connect into Blythe Landing.

Neighbors are concerned because there are kids coming into their neighborhood and ringing doorbells. They are concerned that this project could invite more kids venturing into their neighborhood.

Discussion regarding the design of urban open space on the property and how that differs from “standard” open space.

Most neighbors agreed that sidewalks on the front of the property would be better because they could then connect to the sidewalks already in place and people can walk East into Town towards Birkdale Village etc.

There was a notice question about HOAs and whether Hawthorne management company was notified. The Applicant has included the approved notice list in the attached Community Meeting Package.

Questions

***Answers in bold**

Why is the path required to Blythe? **The path is a request from the Town to add a pedestrian element and benefit to the project as part of the conditional rezoning. The intent was to give**

people the option to walk into Blythe Landing as an amenity. This request is part of the Town's desire to hold developers to a higher standard of design and to go "above and beyond" the Ordinance requirements. This trail is perceived as benefit to the project and the Town but the Applicant and Town will explore alternate location options for the trail to address concerns from neighbors.

What is the price point? **Price point will be around \$800k for the majority of lots with a couple lots closer to the \$600k range to provide some additional housing options. The lot & house sizes will also be varied to give the project diversity in design.**

What about the adjacent commercial property, will this be part of the project? **This property will remain, it is not a part of the Applicant's project.**

Have you thought of a different layout? **This project was originally introduced to the Town as a 20+ unit project. The Applicant revised their plan to better conform to the Huntersville 2040 Plan and Planning Staff comments. This current layout is ideal because of the density and the location of the BMP. The Applicant also reduced the number of units to 17 lots with increased variety and more open space to accommodate the property location and the 2040 Plan.**

Will there be a key fob for trail access, or some other security mechanism to keep unwanted people off the trail? **The Applicant is willing to explore options to keep unwanted visitors from using the trail into Blythe Landing. The Applicant is also open to considering different locations for the trail.**

Would there ever be a consideration besides a tree buffer? What about a fence? **The Applicant is open to including a fence or alternative buffer as long as it complies with the Ordinance and Planning Staff's recommendations.**

What about the grade of the BMP? **The BMP slopes toward Lake Norman and flows with the current drainage on the property.**

Where is the spillway located? **The spillway is located at the back of the BMP near where the trail crosses the property into Blythe Landing.**

What is the spillway made out of? **The spillway is made from riprap to protect soil from erosion in concentrated flow areas.**

Is there focused drain management that could exacerbate the area with sediment issues? **The Applicant is working with the Town and experts to ensure that stormwater and drain management meets all the Ordinance Standards and works properly.**

NCDOT plans for the widening of Sam furr, when will they be starting? **The widening of Sam Furr (STIP Project R-5721) is scheduled to begin in 2026-2027. Right of Way acquisition is under way and almost complete and the widening will create 2 additional lanes from N.C. 16 to West Catawba Avenue. Plans are available on NCDOT's website.**

Will the entrance to the project be right-in right-out only? **Yes, after the improvements to Sam Furr Road are complete the project will be right-in right-out only as Sam Furr Road will be a "Synchronized Street."**

Who will maintain the bmp & open space area? **The developer/owner will maintain the BMP and open space area until that obligation is passed along to the new buyers/property owners.**

What is the rezoning schedule moving forward? **The Public Hearing is scheduled for February 4, the Planning Board is scheduled for February 25, and the Town Board final vote is scheduled for March 18.**

COMMUNITY MEETING
SIGN IN SHEET

January 6, 2025, 6:00pm to 7:00pm
R24-16 Blythe Landing Rezoning
Location: Huntersville United Methodist Church
14005 Stumptown Road, Huntersville, NC 28078

ATTENDEE NAME
Matt & Kris Wolfinger
Mark Hager
MIKE CHRISTENSEN LOOKOUT POINT HOA PRESIDENT
Rae Potter

December 18, 2024

SUBJECT: Notice of community meeting for information related to a Conditional Rezoning of the properties located at 15501, 15513, 15529, 15533 & 15527 NC Highway 73, Huntersville, NC 28078, having Parcel ID Numbers of 00182115, 00182116, and 00182117. The Applicant for the subject property is Red Cedar Capital.

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 for a Conditional Rezoning of the current zoning of General Residential (GR) to the proposed zoning of Neighborhood Residential (NR) to construct single family residential homes.

MEETING DETAILS:

January 6, 2025

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

Huntersville United Methodist Church

14005 Stumptown Rd.

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,

Ryan Cox

Red Cedar Capital

Vice-President of Acquisitions



ownr1stnme	ownrfrstnm	ownr2lstnm	ownr2frstn
BODENSTEIN	MICHAEL		
BROWN	STEVE MARVIN	WILSON-BROWN	CYNTHIA
BRUNO	HERMAN	ROOP	CARRIE
CITY OF CHARLOTTE		C/O REAL ESTATE DIVISION	
COTTAGE PROPERTIES OF LAKE NORMAN LLC			
COTTAGE PROPERTIES OF LAKE NORMAN LLC			
DUKE POWER CO		C/O TAX DEPT - PB05B	
GRIFFITH	BENJAMIN C	GRIFFITH	RHONDA B
GRIFFITH	RHONDA BURGESS		
HAGER	R MARK	HAGER	LEIGH A
LOEHDE	JASON	TIRUVALLUR	VEENA
M/I HOMES OF CHARLOTTE LLC			
M/I HOMES OF CHARLOTTE LLC			
MALMSTROM	CHAD A		
MECKLENBURG COUNTY		C/O REAL ESTATE /FINANCE DEPT	
MECKLENBURG COUNTY		ATTN CFO	
MOHAMMADI	MEISAM SHIR	QUACKENBOS	MARIA PILAR
MULLIGAN	LINDA C		
RIOS	JENNIFER J	FORERO	JOHN A RIOS
WOLFINGER	MATTHEW A	WOLFINGER	KRISTINA R
YOUNG	JAY	YOUNG	MARGARET
BIRKDALE HOMEOWNERS ASSOC INC		C/O ASSOVIATION MGMT GROUP	
GILEAD RIDGE HOMEOWNERS ASSOC		C/O COMMUNITY ASSOCIATION MANG	
GILEAD RIDGE HOMEOWNERS ASSOC INC			
GRIER'S GROVE HOMEOWNERS ASSOC INC		C/O COMMUNITY ASSOC MANAGEMENT	
LOOKOUT POINT OWNERS ASSOC INC			
ONE HUNDRED NORMAN PLACE		HOMEOWNERS ASSOC INC	
ONE HUNDRED NORMAN PLACE HOMEOWNERS ASSOC INC			
REGENCY VILLAGE LLC		C/O FIRST COLONY CORPORATION	
STERLING POINTE HOMEOWNERS		ASSOCIATION INC	
STERLING POINTE HOMEOWNERS		ASSOCIATION INC	
THE GLENS LLC			

THE HOMEOWNERS ASSOCIATION OF STILLWELL VILLAGE INC			
WOOD DUCK COVE OWNERS ASSOC			
HERMAN BRUNO			
PATEL	VALLABHBHAI	PATEL	HANSA V
PATEL	VALLABHBHAI	PATEL	HANSA V
KEELAN	THOMAS M	KEELAN	LYNN C
LAPIETRA	RAFFAELE	THE RAFFAELE AND CLEMENTINA LAPIETRA LIVING TRUST	
PLISZKA	DANIEL JOSEPH	PLISZKA	MOLLY INGRAM
MAPEL	DAVID	MAPEL	JOANN
HOGAN	SUZETTE	HOGAN	MICHAEL
NORMAN SHORES, LLC			
WHITAKER POINTE HOMEOWNERS ASSOCIATION, INC			
COOK FARM			
THE GLENS AT BIRKDALE COMMONS, LLC			
BIRKDALE GROVE			
COURTYARDS OF HUNTERSVILLE CONDOMINIUM		C/O HENDERSON PROPERTIES	



RED CEDAR

Blythe Landing Rezoning – R24-16

Community Meeting

January 6, 2025

CREATING LONG-LASTING DEEPLY-ROOTED COMMUNITIES.

RED CEDAR



Originally founded in 2020, Red Cedar Homes has quickly become one of Charlotte's fastest growing homebuilders.

Built on a foundation to provide homeowners with thoughtfully designed floorplans, designer fixtures and finishes all at an attainable price point.

PRICE LEADER IN THE FIRST TIME HOMEBUYER MARKET

LOCATED IN EMERGING LOCATIONS THROUGHOUT CHARLOTTE & THE GREATER CHARLOTTE AREA

Expansion into the Triad, Raleigh, & Jacksonville, FL, and Knoxville, TN markets in 2024, 2025 & 2026.

THOUGHTFULLY DESIGNED HOMES

DURABLE & TREND FORWARD FIXTURES & FINISHES

Pre-selected, curated design packages.

In-house distributor of high-quality cabinetry, flooring, and counter-tops, contributing to lower house costs and higher profit margins.

SUSTAINABLY SMART FEATURES & OFFERINGS

Energy-Star appliances, Wireless Access Points, Z-Wave Thermostats, and more – Q4 2024.

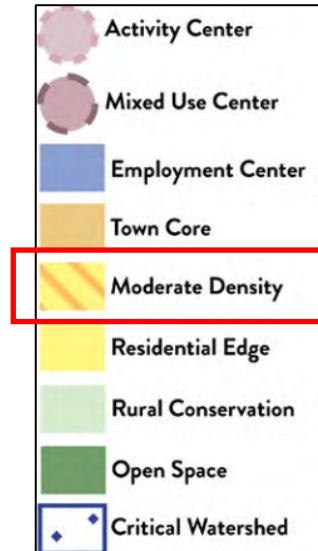
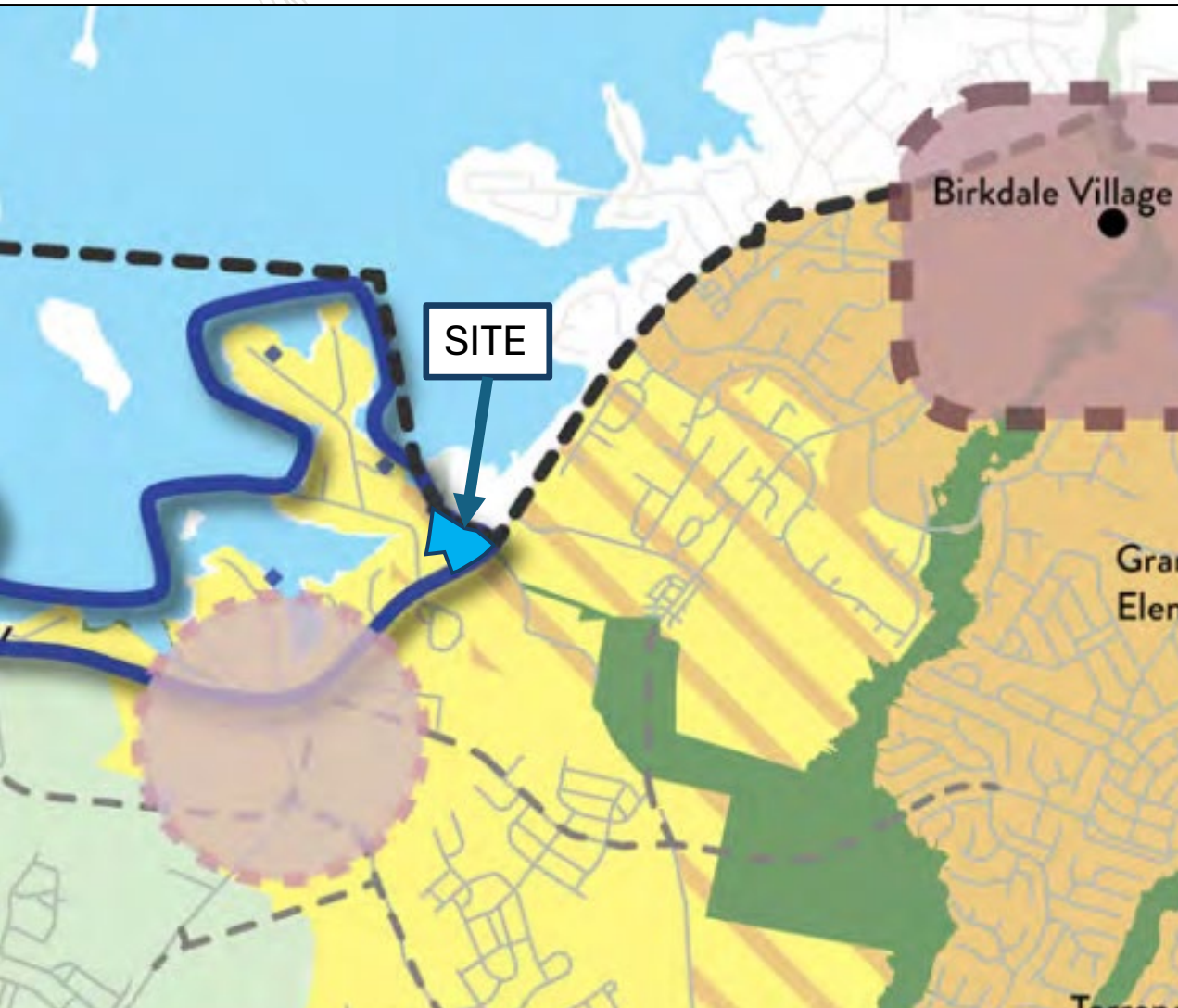
INVITING EXTERIORS & CURB APPEAL





Huntersville 2040 Community Plan

Future Land Use Map



Moderate Density

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



Huntersville Zoning Ordinance: Permitted Uses Comparison

General Residential

(a) Permitted Uses.

Uses permitted by right.

- single family homes
- family care home

Neighborhood Residential**

(a) Permitted Uses.

Uses permitted by right.

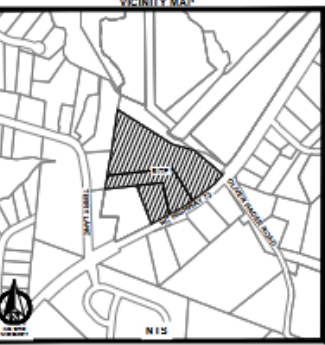
- bed and breakfast inns
- boarding or rooming houses for up to four roomers
- congregate housing designed within the "civic" building type
- family care home
- single family homes

**Note: Conditional zoning proposed limits permitted use to single-family residential



Initial Concept Plan

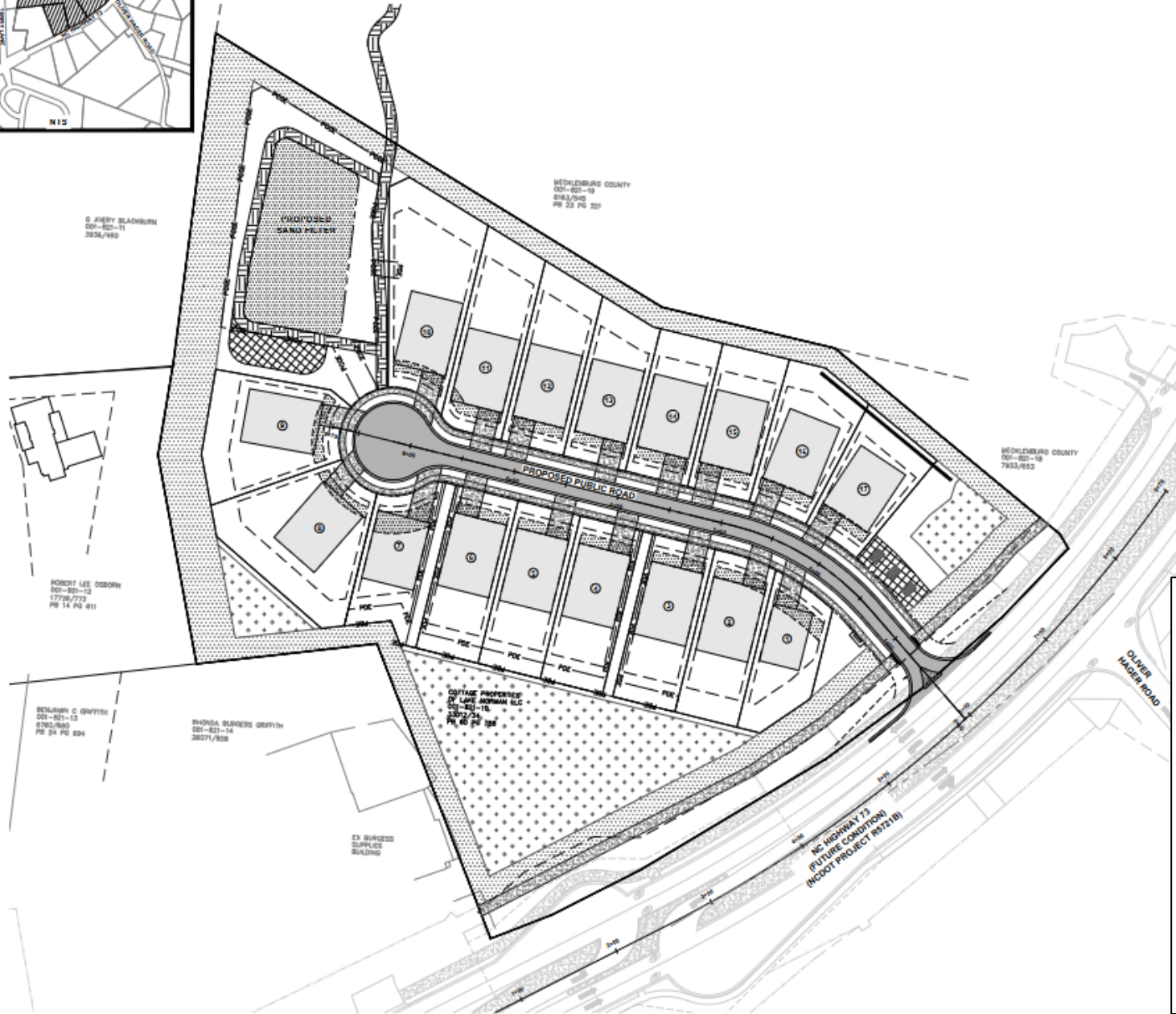




BLYTHE LANDING
SINGLE-FAMILY RESIDENTIAL
REZONING PLAN
HUNTERSVILLE, NC



RED CEDAR



Site Information

- Current Zoning: General Residential (GR)
- Proposed Zoning: Neighborhood Residential (NR)
- 8.77 acres
- 17 Single-Family Residences
- 2 lots per acre
- Trail and Pocket Park



Concept Elevations





Huntersville 2040 Community Plan Project Policy Compatibility



Land Use Policy Recommendations

LU-1

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

LU 1.1: Utilize the Future Land Use Map during development approval process to ensure compatibility with long-range plans.

LU-2

Policy LU-2: Encourage residential development that follows the pattern outlined in the future land use map.

LU 2.1: Higher intensity residential uses will be focused generally within two miles of the I-77/NC-115 corridor and future activity centers in the eastern and western areas of Huntersville's zoning jurisdiction.

LU-10

Policy LU-10: Encourage a diversity of housing options.

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

Environment & Open Space Policy Recommendations

EOS-1

Policy EOS-1: Support the preservation and enhancement of the natural environment, along with its scenic and cultural assets.

EOS 1.1: Support and enhance regulations pertaining to open space design and protection.





Upcoming Schedule (Tentative)

Public Hearing: February 4, 2025

Planning Board: February 25, 2025

Town Board Vote: March 18, 2025



Thank You!

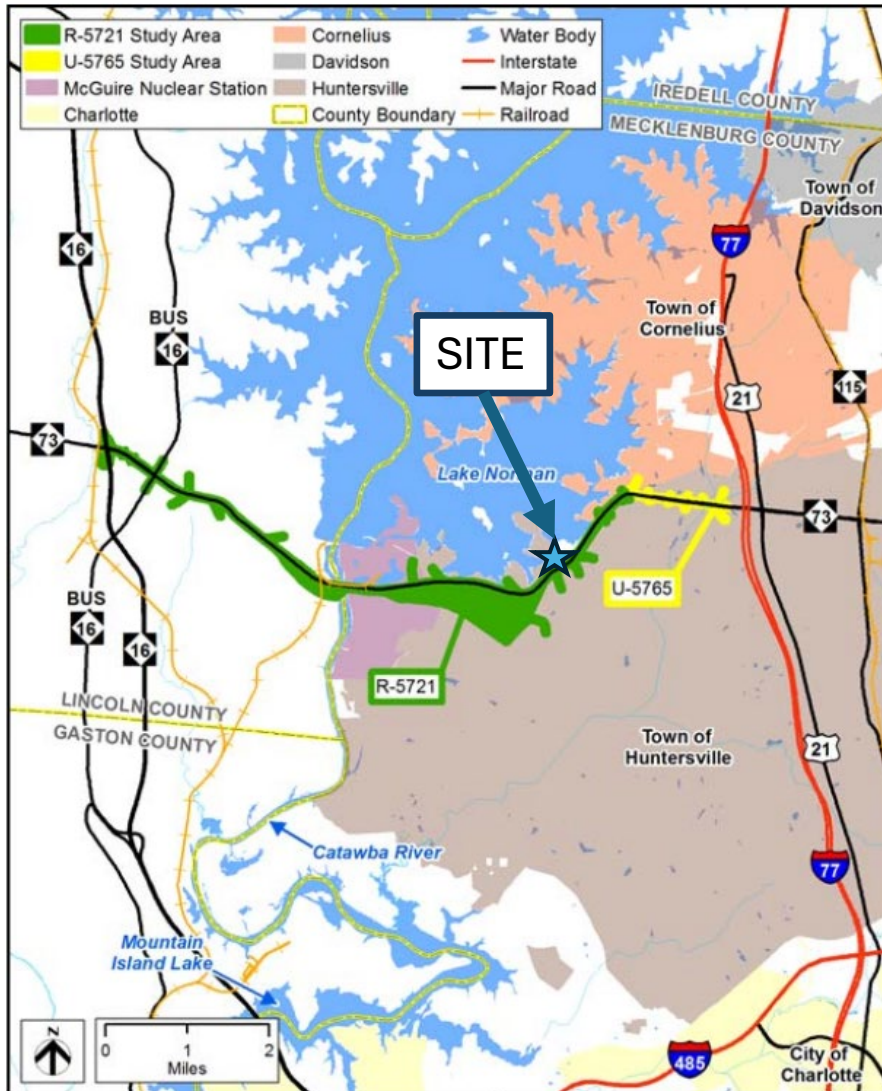
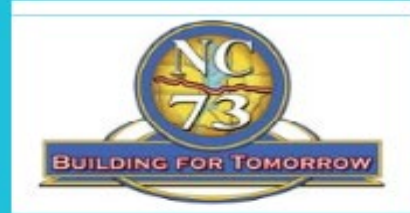
Questions





STIP Project Nos. R-5721 and U-5765

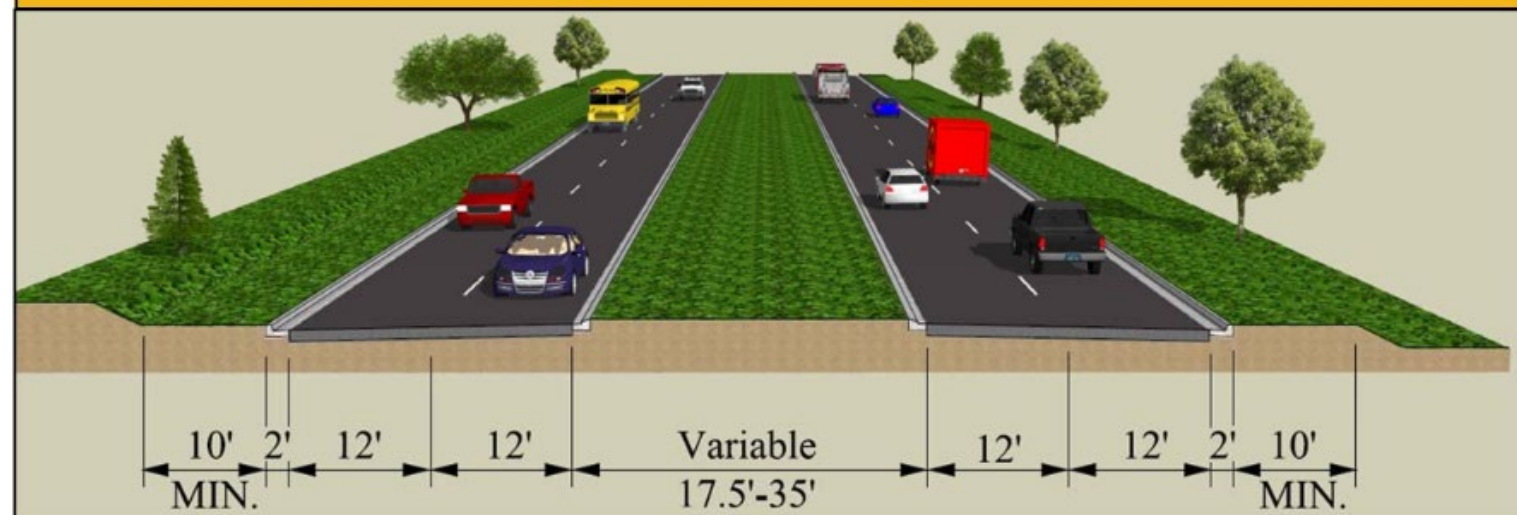
N.C. 73 Improvements From N.C. 16 to Northcross Drive (S.R. 2316)



STIP Project R-5721

- Widen N.C. 73 (Sam Furr Road) to multi-lanes from N.C. 16 to West Catawba Avenue
- Right of Way acquisition is currently underway
- Construction to begin in 2026-2027

Proposed Typical Section from N.C. 16 Business to West Catawba Avenue*





PROJECT UPDATE MEETING MAP

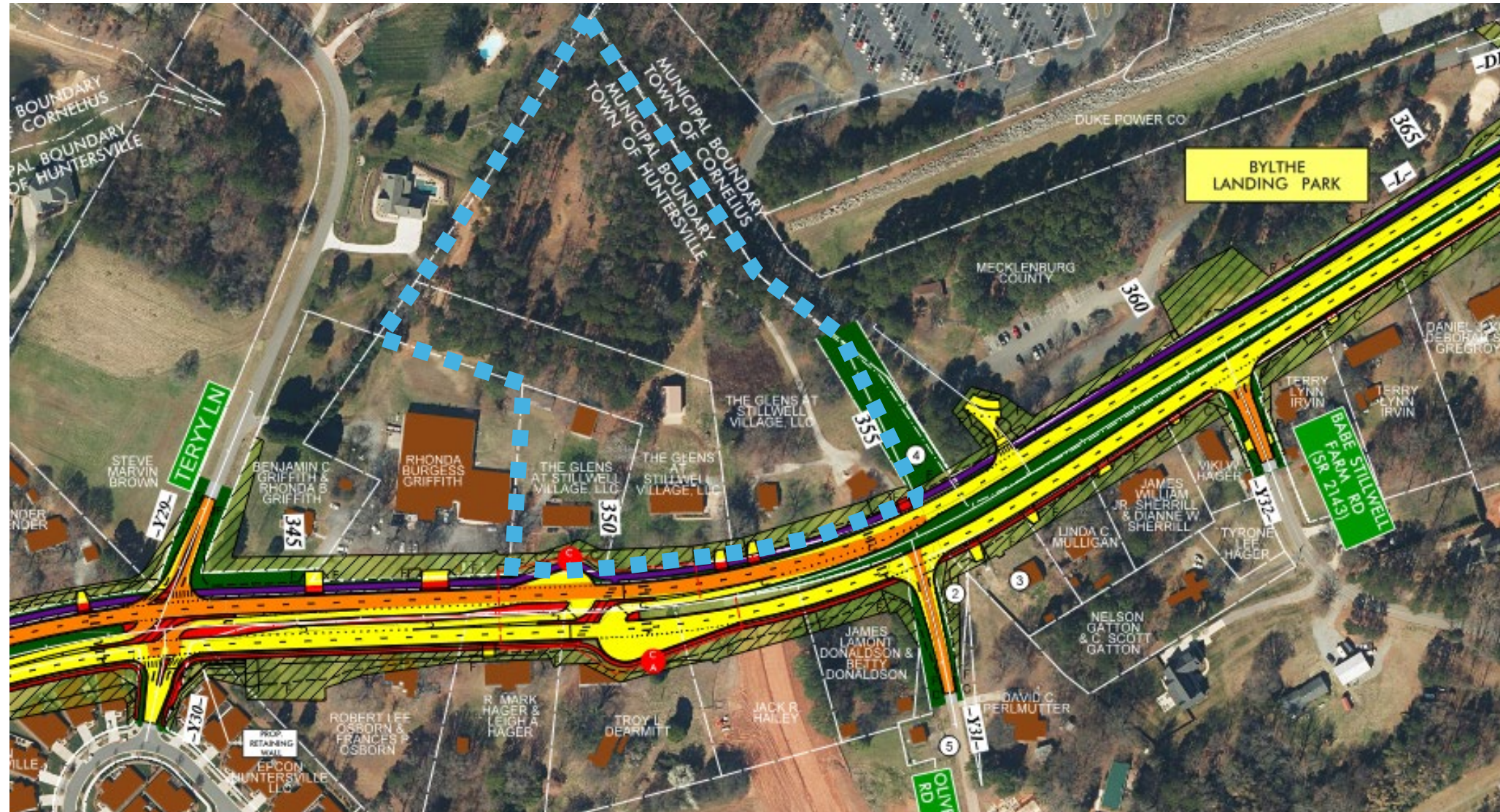
TIP PROJECT NO. R-5721B

MECKLENBURG COUNTY

IMPROVEMENTS TO N.C. 73 FROM BEATTIES FORD ROAD
TO SR 5544 (WEST CATAWBA AVENUE)

November, 2023

(MAP 1 OF 2)





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: Red Cedar Capital

Project Name: Blythe Landing

Project Address: 15533 NC Hwy 73, Huntersville, NC 28078

Project Description (including square footage for each proposed land use):
Proposed rezoning from GR to NR for the development of 17 single family detached units. Project is a
compilation of 3 total parcels for a combined 8.77 acres.

Applicant

Printed Name Red Cedar Capital Phone 704-807-1418

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

Signature *Ryan Cox* dotloop verified
10/31/24 11:52 AM EDT
JTCQ-XKGF-4W7M-HUZ5

Title Vice President - Acquisitions Email ryan@redcedarco.com

Contact Information

Town of Huntersville Engineering Department
(704) 766 - 2220

For Town Staff Use Only

Project File # _____

Date Submitted 10/31/24

Daily Trips Anticipated 198

Peak Hour Trips Anticipated AM 15 PM 19

TIA Required (Yes/No) No

Date of Determination: 10/31/24

Comments: Determination based on 17 single-family detached housing units.



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 10/31/2024

Name of Project Blythe Landing Phase # (if subdivision) N/A

Project Address 15501, 15513, 15533 NC Hwy 73, Huntersville, NC 28078

Parcel Identification Number(s) (PIN) 00182115, 00182116 & 00182117

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

Property Size (acres) 8.77 Street Frontage (feet) 670

Current Land Use single family residential

Proposed Land Use(s) single family residential

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

3. Description of Request

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

This project proposes to rezone the referenced parcels from GR to NR and develop for 17 single family detached units.

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 Red Cedar Capital Phone 704-807-1418
☐ 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  dotloop verified
10/31/24 12:06 PM EDT
Y1M5-QYSA-G3OR-IHDF
 Title Vice President - Acquisitions Email ryan@redcedarco.com
 Address of Applicant 4705 Entrance Drive, Suite D, Charlotte, NC 28273

7. Property Owner (if different than applicant)

*Printed Name Cottage Properties of Lake Norman, LLC Phone N/A
☐ 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  dotloop verified
10/31/24 5:48 PM EDT
ZFTN-T8YL-DLR0-YHT5
 Title Jay Young Email ybuilder@bellsouth.net
 Address of Property Owner 16100 Terry Lane, Huntersville, NC 28078
 * Property owner hereby grants permission to the Town of Huntersville personnel to enter the subject property for any purpose required in processing this application.

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

8. Development/Design Firm Contact Information

Red Cedar Capital	Ryan Cox	704-807-1418	ryan@redcedarco.com
Development Firm	Name of Contact	Phone	Email
K2 Engineering NC	Patrick Murphy	704-280-5669	pmurphy@k2engineeringnc.com
Design Firm	Name of Contact	Phone	Email

Contact Information

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