

Mayor
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Jennifer Hunt

Commissioners
Alisia Bergsman
Amanda Dumas
Edwin Quarles
LaToya Rivers
Nick Walsh



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
April 29, 2025 - 6:30 PM
TOWN HALL (101 Huntersville-Concord Road)

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

Advisory Board Members: Chair Jeff Sny, Vice-Chair Jay Henson, Greg Baber, Chris Boyd, Lee Hallman, Scott Hensley, Trina Loomis, Michael Pollard, Jodi Wright

- 1. Call to Order/Roll Call**
- 2. Approval of Minutes**
 - 2.A. Consider approval of the March 25, 2025, regular meeting minutes.
- 3. Public Comments**
- 4. Action Agenda**
 - 4.A. 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

April 29, 2025

To: The Honorable Mayor and Board of Commissioners

From: Tracy Barron, Administrative Analyst

Subject:

EXPLAIN REQUEST:

ACTION RECOMMENDED:

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

1. March 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, March 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 February 25, 2025, Regular Meeting Minutes

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

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

Public Comments:

Bob Baer, Huntersville, NC – General Comment

Patti Gentile, Huntersville, NC – General Comment

Action Items

Item 4A: 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.

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.

C. Boyd asked what the timeline is of the Statesville Road improvements. Staff stated that to the best of their knowledge they have three remaining parcels to complete acquisition on, this is one of the three. Final designs are being completed, and it could occur in the next year or be later, all of that is up to NCDOT. The improvements will span from the intersection on Highway 21 at Goodwill up to the Cornelius line.

M. Pollard asked staff to review how transportation projects are funded and prioritized in the state of North Carolina. Staff confirmed that NCDOT manages the majority of the roads, and it is congestion-based management. The worse the road is the higher up you are on the NCDOT list of projects to complete.

J. Henson asked for clarification on the connectivity. Staff confirmed that a new north-south connector road parallel to Highway 21 would become available on Maruti Avenue with this project.

C. Boyd asked about the proposed building height and 4-story in conjunction with the adjacent developments. Staff confirmed that the land elevation falling away from Highway 21 to I-77 supports this modification.

G. Baber asked staff if they were comfortable with the 100% attached request. Staff confirmed that the specific location, increased architectural design, and the attainable housing units being offered have made staff comfortable with the 100% attached request.

C. Boyd asked if CMS has proposed any new schools close to this development. Staff confirmed that the school funding model is not for anticipated schools and growth, it occurs based on existing students in classrooms warranting the growth. CMS does own land on Stumptown Road for a future elementary school and middle school. The middle school is on the CIP and will be considered on the docket. CMS also owns a parcel near Grand Oak elementary school for a future high school.

T. Loomis asked if apartments over the commercial space would be a good solution. Staff stated that it could be looked at but that parking would be a challenge to ensure that residents could have reasonable parking through the day when the businesses are open and the scale does not support adding a parking deck.

S. Irvin, Cornelius for the applicant added that this location would be directly connected to the Huntersville Vine greenway trail and CATS Park and Ride via Maruti avenue allowing future residents to walk/bike to grocery stores, downtown, and take public transportation.

Jason McArthur with Mission Properties commented on the road improvements that are coming via NCDOT, the Maruti road connection will be amenitized, a highlight on the approach to meet the second-story requirement for the commercial space, the 4-story building would be 42 feet tall, 60% of the proposed units are studio and 1-bedroom units which are not typically rented by families.

C. Boyd asked what the timeline would be for development. The applicant responded it would likely be 2028 for the residential to come onboard, and a year or two later for the commercial to come on board, which will be built to lease.

L. Hallman asked what the likelihood is that all of the retail space could become medical office. The applicant responded they would not want that as it would not be an amenity to their residents. They would like retail services that their residents would like to visit.

Motion: J. Wright made a motion, "in considering the proposed rezoning amendment R24-13, Mission Stumptown Road from Neighborhood Residential to Highway Commercial Conditional District, the Planning Board can support the proposed plan if the following staff recommendations are implemented. Revise the commercial portion of the plan to commit to a minimum 2, 2-story commercial or mixed use building, that being commercially reasonable; revise the current multi-family architectural design to add at a minimum the ordinance standards with a goal of going over or beyond; any TIA comments are resolved; any remaining staff comments are addressed; a modification to allow 100% attached residential; a modification to allow 4-story height to be described in feet; modification to allow 20-feet of disturbance with a replanting plan in the I-77 buffer is recommended for approval; modification to allow side yard parking for apartment buildings as depicted in the rezoning plans; modification to allow for block length increase of Block A up to 740 feet is recommended for approval; and providing attainable housing which is 16 units with 80-100% AMI for 15 years. (Huntersville 2040 Plan) LU 8.2 to be addressed also as staff comments encourage the achievement of higher design standards. It is

reasonable and in the public interest to approve this rezoning if the recommended revisions are made as it would then be consistent with future land use implementation policies, LU2.1, LU6.2, T-3, and T 3.1. T. Loomis seconded the motion.

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

J. Wright commented that this is a good plan for this location with the connections, the road improvements, the density of housing with the attainable units, the possibility of a resident being able to walk/bike and use public transportation from this location is a beautiful idea.

T. Loomis commented that the benefits of this development at this location and the greenway and public transportation with the accessibility make sense. The schools and road improvements are already in the works and this is a really smart plan that fills in good gaps at the right location.

L. Hallman commented that he agrees, this piece of property is difficult for just about everything else, it seems like this is a well thought out plan and he values the commercial space that is proposed and the road addition is a good fit.

J. Snyder agreed that this is a well thought out plan that is a really good fit for this parcel. He thinks this may be due to recent ordinance changes and he encourages the Town Board to identify a strategy to consider what is already approved and unbuilt in their decision making process.

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

C. Boyd made a motion to recuse J. Henson for Item 4B. M. Pollard seconded the motion.

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

Item 4B: 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.

B. Richards, 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 application and stated that staff is recommending approval of the rezoning application.

J. Wright asked how the entrance to this property would work with the railroad crossing. Staff reviewed the new at-grade railroad crossing that will be added at a signalized intersection at Coach Street and the removal of Mayes Road/Caldwell Crossing.

M. Pollard asked if it has been determined where the CATS rail stop would likely be. Staff identified on the map the likely location if there is a future rail stop.

T. Loomis asked if this has always been the intended use and development of this area. Staff confirmed that it is in keeping with what has always been intended for this mixed use node.

C. Boyd asked if there will be fees for the proposed parking deck and if there will be any aesthetic requirements to the parking deck. Staff stated that a parking deck for a rail stop will likely be a private-public partnership and the specifics of funding, fees, and aesthetics would be discussed at the time of actual development.

J. Snyder asked how TOD zoning is proposed with no approved rail coming. Staff stated that we have adopted plans and this is an identified stop. It is not funded and that is why there is an A/B scenario being proposed based on the outcome of the proposed rail.

The Board inquired as to the timing of the potential Seagle Street extension and any potential widening of Highway 115 north of Highway 73. Staff reviewed the potential development that could occur and that the Engineering department are scoring Highway 115 for future widening, it is not currently funded.

The applicant, M. Cox of Peak Development presented their proposal.

J. Snyder asked if the applicant would consider either option A or option B versus both or wait until the results of the rail proposal are completed this Fall. Staff stated that the request is for approval of both with the results of the rail proposal being the determining factor on which option is developed. The applicant stated that it would create a real challenge with investors to have it in a space of unknown versus being able to show an approved rezoning. Approval of this project helps with sharing the expense of running the utilities across both projects.

J. Snyder asked what the phasing would be if the rail is passed, and if the rail tax is passed but development is delayed. The applicant stated that the stand-alone commercial could be developed, then the residential, and then the parking deck once the specifications and agreement are finalized with CATS. Staff stated that CATS has communicated that once the tax passes the plans go to the 30% completed phase and then begin bigger/larger discussions where it becomes difficult to give timeframes or estimates.

M. Pollard asked what will happen if the state pushes the development of the rail out 2-3 or more years and the parking lot is no longer there? Staff stated that then there have to be conversations with developments to obtain suitable land to develop a rail stop.

Motion: L. Hallman made a motion, "in consideration the proposed rezoning petition, R24-15, Station South, the Planning Board recommends denial based on the proposal being inconsistent with policies LU5.1, LU8.3, LU11.1, LU12.3 of the Huntersville 2040 plan. It is not reasonable and in the public interest to approve the rezoning because there is no assurance the funding for the proposed commuter train will materialize. Without an alternate transportation option this area will not have adequate transportation infrastructure to accommodate the density proposed nor would the plan fit the scope and character of the existing neighborhoods. J. Wright seconded the motion.

L. Hallman commented that if the rail tax passes it is still not clear that the rail will actually come. The proposed price tag will still require federal grants and they seem focused on cutting costs. It does not seem definitive enough to risk this type of project. Without a redline that node would not be there and if the redline does not come this will be too intense for the area.

J. Wright commented that it's not a bad idea but it seems to be coming too soon to make sense so that everything doesn't just dump to 115. It seems like it would be better if there was another access.

M. Pollard commented that it is a true live, work, play development and is a one-shot deal as proposed because it will only work as a TOD development and economic center for Huntersville. For him the question is, is this what the Town wants to see in the 10-15 years at this location and is there enough certainty about what is coming to support this.

T. Loomis commented that for her it makes sense and it makes sense at this location.

G. Baber asked the applicant if all of the proposed development is for rent. The applicant responded that all of the townhomes are for sale and the apartments are for rent.

C. Boyd asked if there is a reason why grocery is not proposed within this location. The applicant commented that he has a friend who is a developer and has a contract on the parcel adjacent and to the south of this development. He has traction on a grocery store anchor at this location.

J. Snyder commented that if you look at this corridor over time and the amount of development that is there or not there and you look at the worse case scenario of no future rail, can you still make the case for this development in this area.

M. Pollard commented on concerns of locations for rail stops and access to parking.

C. Boyd asked if the at-grade crossing at Coach is happening related to the project to the north and does not hinge on this project. Staff confirmed that is correct.

G. Baber commented that higher density adjacent to Highway 73 makes sense in his opinion.

Vote: The motion failed (3-4) with C. Boyd, T. Loomis, G. Baber, and J. Snyder opposed.

Motion: C. Boyd made a motion, "in consideration the proposed rezoning petition, R24-15, Station South, the Planning Board recommends approval as the proposal is consistent with the Huntersville 2040 plan, policies LU1.2, 5.1, 6.1, 7.1, 8.1, 8.3, T1.2, T1.3 and furthermore meets the intent of TOD(R) zoning district by providing a rich mix of services and housing in a pedestrian village format. Conditions for approval include modifications request to blocks two and five as seen on RZ3 street tree request along Seagle Street in addition with tree grates or wells, approval of side yard parking as shown on the rezoning plan with appropriate screening, FAR of buildings with office and restaurant uses is requested to be possibly lower than what is required ratio as set forth in 3.2.1 13A, a relief from article 3.2.3 1.3.E.5. It is reasonable and in the public interest to rezone the 21.29 acres described herein as it is consistent with the envisioned use and development pattern set forth in the 2040 Community Plan. G. Baber seconded the motion.

The Board had continued discussion relative to the A/B options proposed and the potential of any delays of the rail and the effect on availability to have sufficient parking.

Vote: The motion passed (4-3) with J. Wright, M. Pollard, and L. Hallman 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 4C: 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.

B. Richards, Planning Director stated that the applicant requested a deferral in writing for their item to be heard at the April 29, 2025, meeting.

Motion: L. Hallman made a motion to defer Item 4C to April 29, 2025, at the applicants request. T. Loomis seconded the motion.

Vote: The motion passed (8-0).

Item 5A: Other Business

The Board discussed availability of dates for an upcoming special meeting to hear the Mobility Plan. A straw poll was taken and Wednesday, April 9, 2025 at 6:30 p.m. appears to be the date with the greatest number of Board members available.

Adjourn

Motion: J. Wright made a Motion to Adjourn. G. Baber 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

April 29, 2025

To: Board Members

From: Brad Priest, Assistant Planning Director

Date: April 29, 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- 4 29 25 - 2
2. Blythe Landing_Rezoning Plans_04.06.2025
3. Open Space Concept - 1 - 4 14 25
4. Open Space Concept 2 - 4 14 25
5. Parks and Rec Letter for Trail 3-17-2025
6. Concept Elevation
7. Rezoning Engineering Comment Summary - Blythe Landing CSP-500047
8. R24-16 Blythe Landing Community Meeting Report Package
9. TIA Determination - Blythe Landing Subdivision - 11-4-24 Completed
10. Signed_Blythe Landing_TOH - General Application_10.31.2024
11. County park trail email

Petition R24-16 Blythe Landing Residential

PART 1: PROJECT SUMMARY

**Rezoning R24-16:
Blythe Landing**

Current Zoning:
General Residential

Proposed Zoning:
Neighborhood Residential

Applicant:
Red Cedar Capital

+/- 8.77 acres

Parcel(s):
00182115, 00182116
and 00182117

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

1. 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.
2. 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.
3. 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.

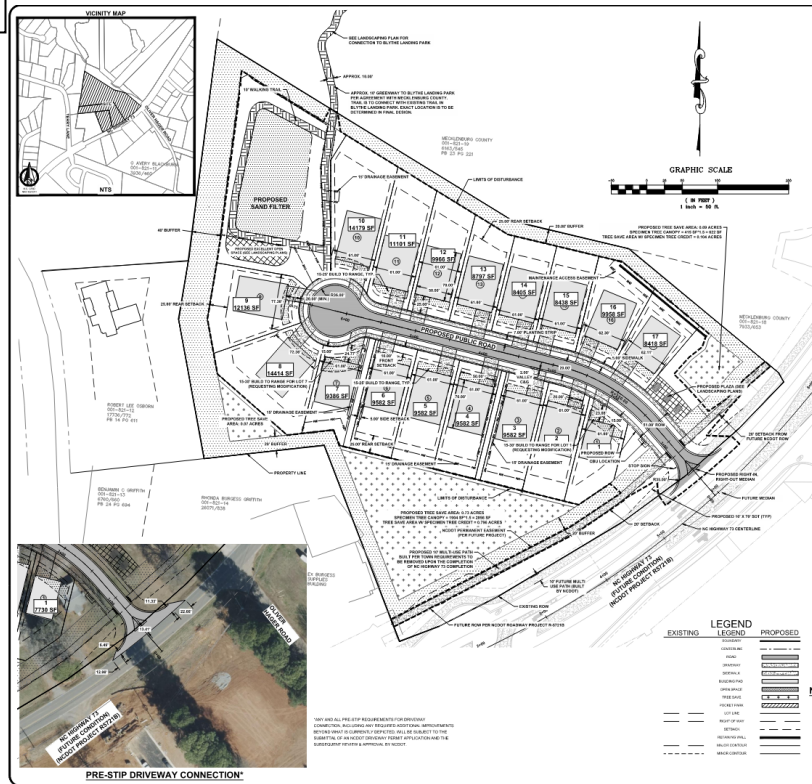
- Planning staff certifies that notice for this rezoning petition was sent via a postcard to adjoining property owners; a legal ad was placed in the Charlotte Observer; and posting of a rezoning sign along NC Hwy 73 in front of the property.

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 4/21/25: Notes are on the site plan requesting a modification to allow a 15-to-35-foot build to line for lots #1 and #7. Staff recommends flexibility with the build to line, but please see the build to line discussion below on page 3.
- 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 4/21/25: The updated plan includes concepts that show the SCM/BMP area highly amenitized with a pergola, benches, an observation patio, landscaping, hardscape pavers, boulders, river rock, and a pedestrian bridge over the SCM. Staff finds this overall concept acceptable and an excellent urban open space.
 - The heavy landscaping component shown inside the basin of the SCM may not be permitted at construction, due to the potential root damage woody plants could cause the filtration system. However, with turf grass, decorative rocks in the basin and a bridge over the basin, and heavy landscaping surrounding the SCM, staff still finds the overall concept acceptable.
 - A written agreement from Mecklenburg County allowing the trail into the park has been submitted as part of the application. This is included in the agenda packet for review.
 - The material of the trail has still not been labeled. Staff recommends a formal and paved material be used that is easier to maintain and is ADA accessible.
- 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 4/21/25: Rezoning notes were updated on sheet CZ 302 and are now applicable for the development. Staff recommends that most are generally appropriate for the development.
- 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 4/21/25: An updated tree survey has been submitted. The required amount of *specimen* tree save is now being shown with minimal disturbance. However, it remains unclear how the *canopy* save requirement is being met and calculated based on the proposed limits of disturbance. Disturbed trees

may not be counted as tree save area 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 front build-to-lines. 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 4/21/25:** Build to lines (BTL) were updated, however they still show 15-35 feet, with notes requesting a modification specifically for lots #1 and #7. *Lots #1 and #7 may not meet the required minimum 25-foot rear setback with a 35-foot front build to line (assuming building envelopes are representative).* Also, although the request is for a modification only for lots #1 and #7, the build to line in the data table for all the lots is also 15-35 feet. Therefore, this build to line would apply to all the lots in the subdivision. Clarification is needed then regarding the buildings’ proposed location in the subdivision.
- **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

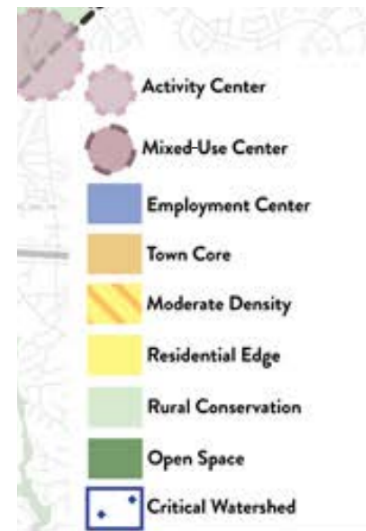
Traffic Impact Analysis (TIA)

- A Town TIA for the proposed project was 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. Staff recommends that with the addition of a similar variation appropriate to this development, this policy could be met.
 - **UPDATE 4/21/25:** An updated concept design for the SCM was submitted with the application. Please see the image above. Staff recommends that this concept meets the standard of excellent open space design and satisfies this policy of the Huntersville 2040 plan. A conditional note committing to this design should be added to Sheet CZ-302. The concept was included in the agenda packet for reference.
- **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.



- **UPDATE 4/21/25:** The applicants have submitted “example” elevations in the updated application but offer no clear commitment on what the elevations represent. Staff recommends the applicants commit to certain aspects of the elevation they proposed to build, such as building materials, height, porches, recessed garages, etc. The elevations submitted have no front porch as recommended in the 2040 plan. Staff recommends some elevations include front porches and all have recessed front-loaded garages. The elevation is included in the agenda packet for reference.

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

Staff recommends approval of the application with the following conditions:

1. The submitted open space concept is committed to with a zoning note on Sheet CZ-302.
2. Front build-to-lines for the development are clarified. 20-30 feet is recommended, with exactly 15 feet for lots #1 and #7.
3. The 10-foot-wide trail to Blythe Landing Park is constructed with ADA compliant material.

4. The tree save plan is updated to show compliance with 10% canopy area tree save.
5. Clarification on intended commitments to the building elevations is forwarded. Garage recess and some front porches are recommended.
6. Minor staff comments are addressed.

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 April 29th, 2025.

PART 8: TOWN BOARD CONSIDERATION

Town Board consideration is scheduled for May 20th, 2025.

PART 9: ATTACHMENTS/ENCLOSURES

Attachments

- Rezoning Application
- R24-16 Rezoning Plan
- Neighborhood Meeting Report
- Engineering Report
- TIA Determination
- "Example" Elevation
- SCM Open Space Concept #1-2
- Original County Park and Rec Letter
- County Park and Rec Email

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

Planning Department	Planning Board	Board of Commissioners
<p>APPROVAL: In considering the proposed rezoning application R24-16 Blythe Landing Residential, staff recommends approval of the application with conditions. With conditions, the application is consistent with Policies LU 7.1, LU 8.2, LU 9.1, and EOS 3 of the Huntersville 2040 Plan.</p> <p>It is reasonable and in the public interest to approve the Rezoning Plan with conditions because the development buffers adjacent development appropriately, has a density consistent with the recommendations of the Moderate Density area of the Huntersville 2040 plan, creates pedestrian connectivity to the adjacent park, and provides an excellent urban open space for the residents of the neighborhood.</p>	<p>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>.</p> <p><u>It is reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u></p>	<p>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>.</p> <p><u>It is reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u></p>
<p>DENIAL:</p>	<p>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>.</p> <p><u>It is not reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u></p>	<p>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>.</p> <p><u>It is not reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u></p>

BLYTHE LANDING

SINGLE-FAMILY RESIDENTIAL REZONING PLAN HUNTERSVILLE, NC

PROJECT TEAM

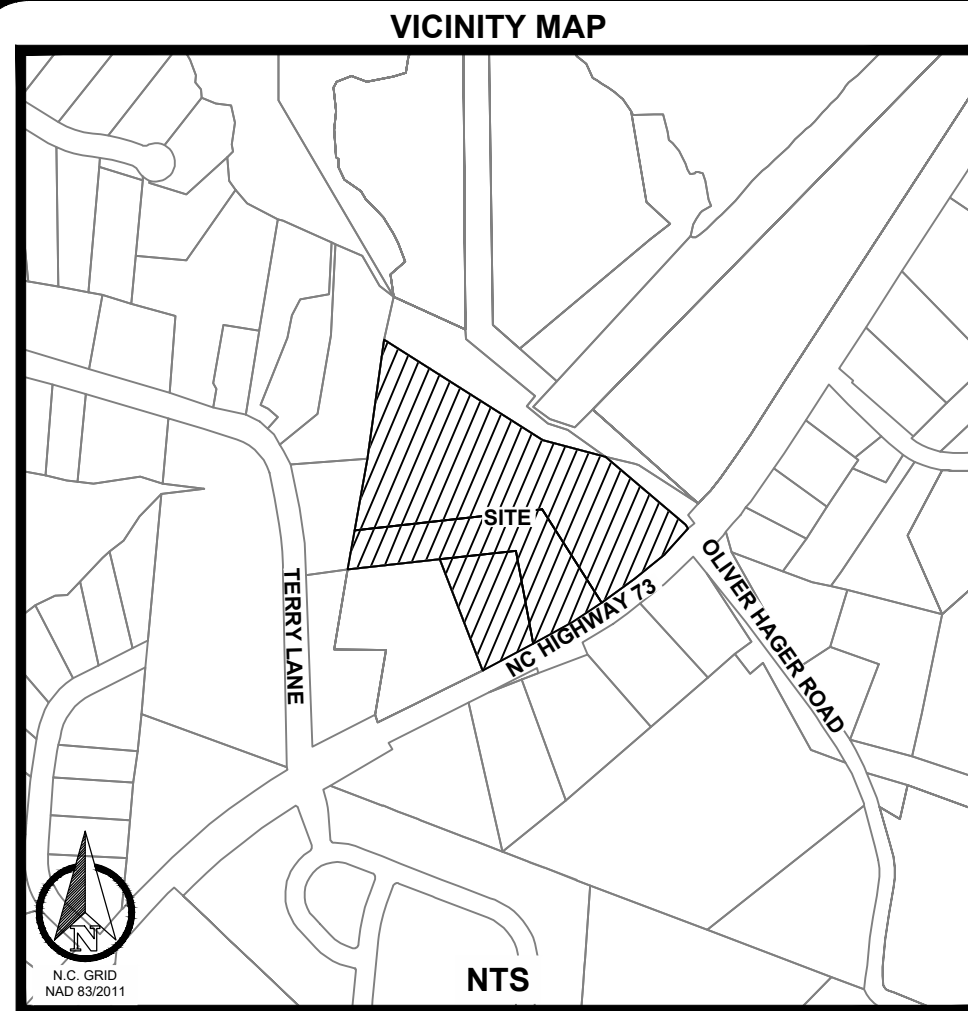
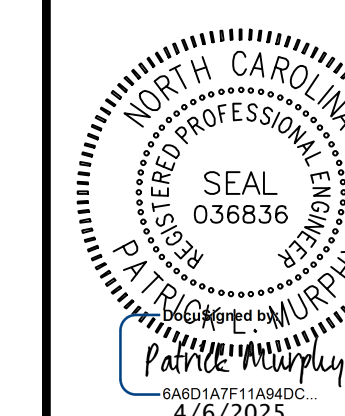
DEVELOPER
RED CEDAR CONSTRUCTION, LLC
JON GRABOWSKI
313-600-7248

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



G AVERY BLACKBURN
001-821-11
3936/460

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

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

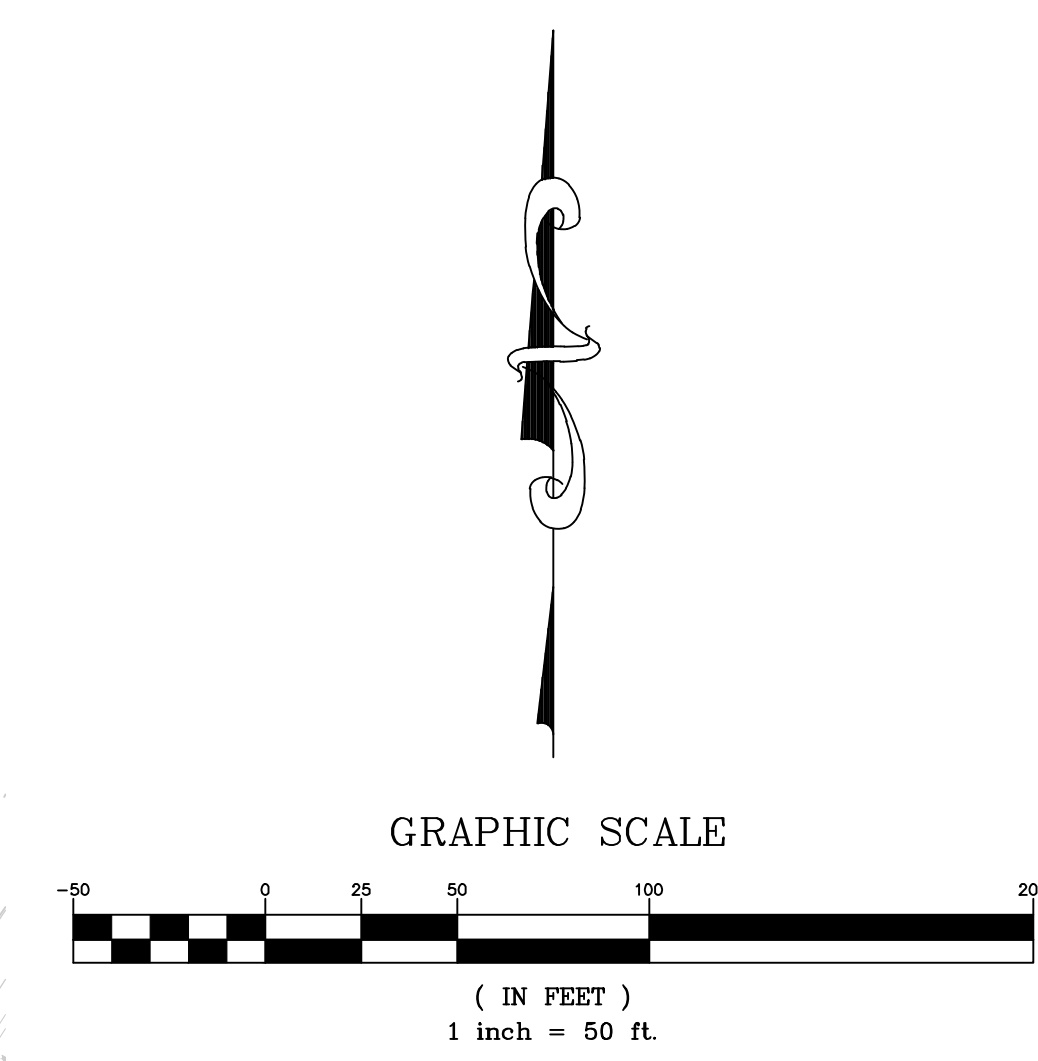
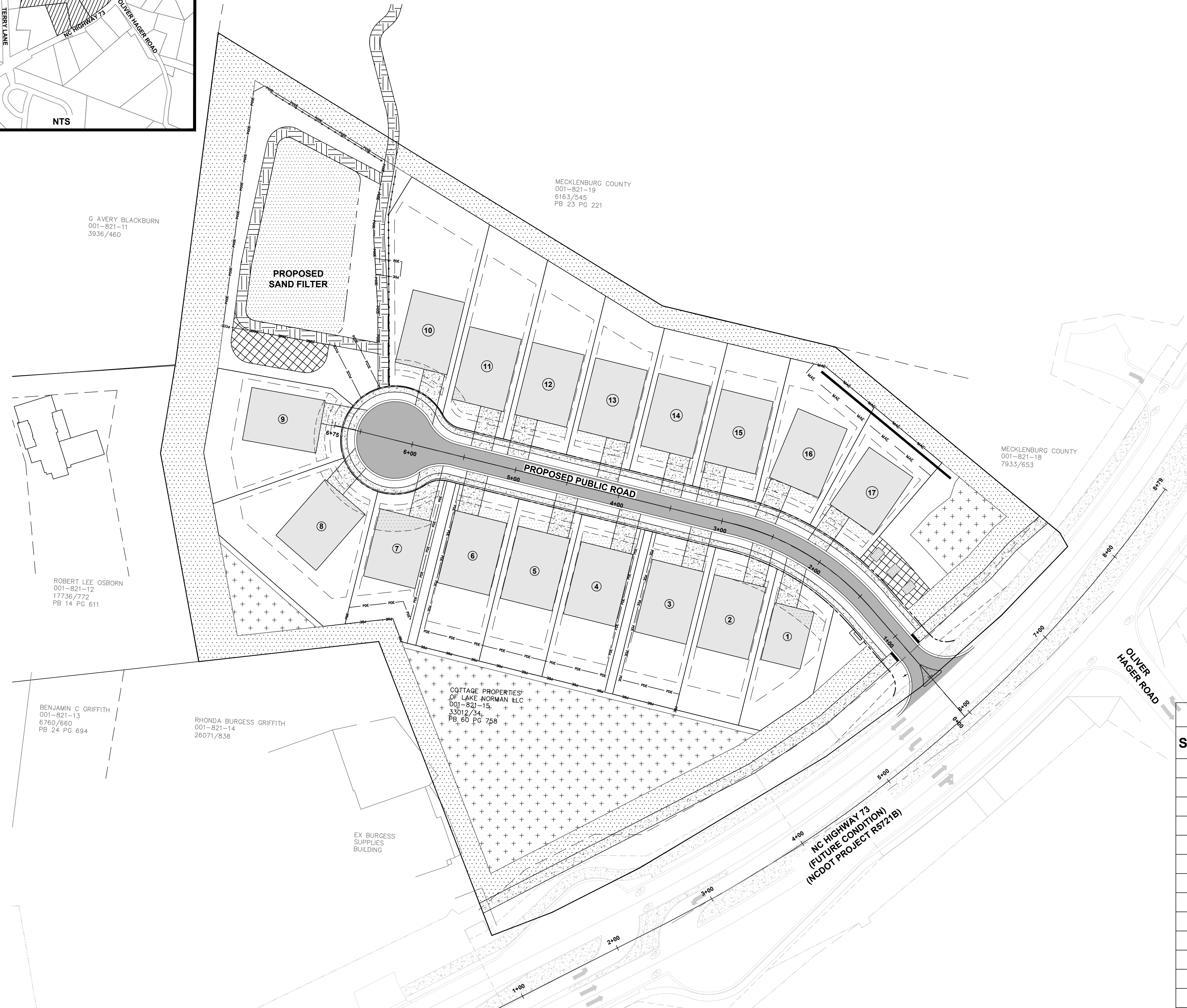
RHONDA BURGESS GRIFFITH
001-821-14
26071/838

MECKLENBURG COUNTY
001-821-19
6163/546
PB 23 PG 221

MECKLENBURG COUNTY
001-821-18
7933/653

EX BURGESS
SUPPLIES
BUILDING

NC HIGHWAY 73
(FUTURE CONDITION)
(NCDOT PROJECT R5721B)

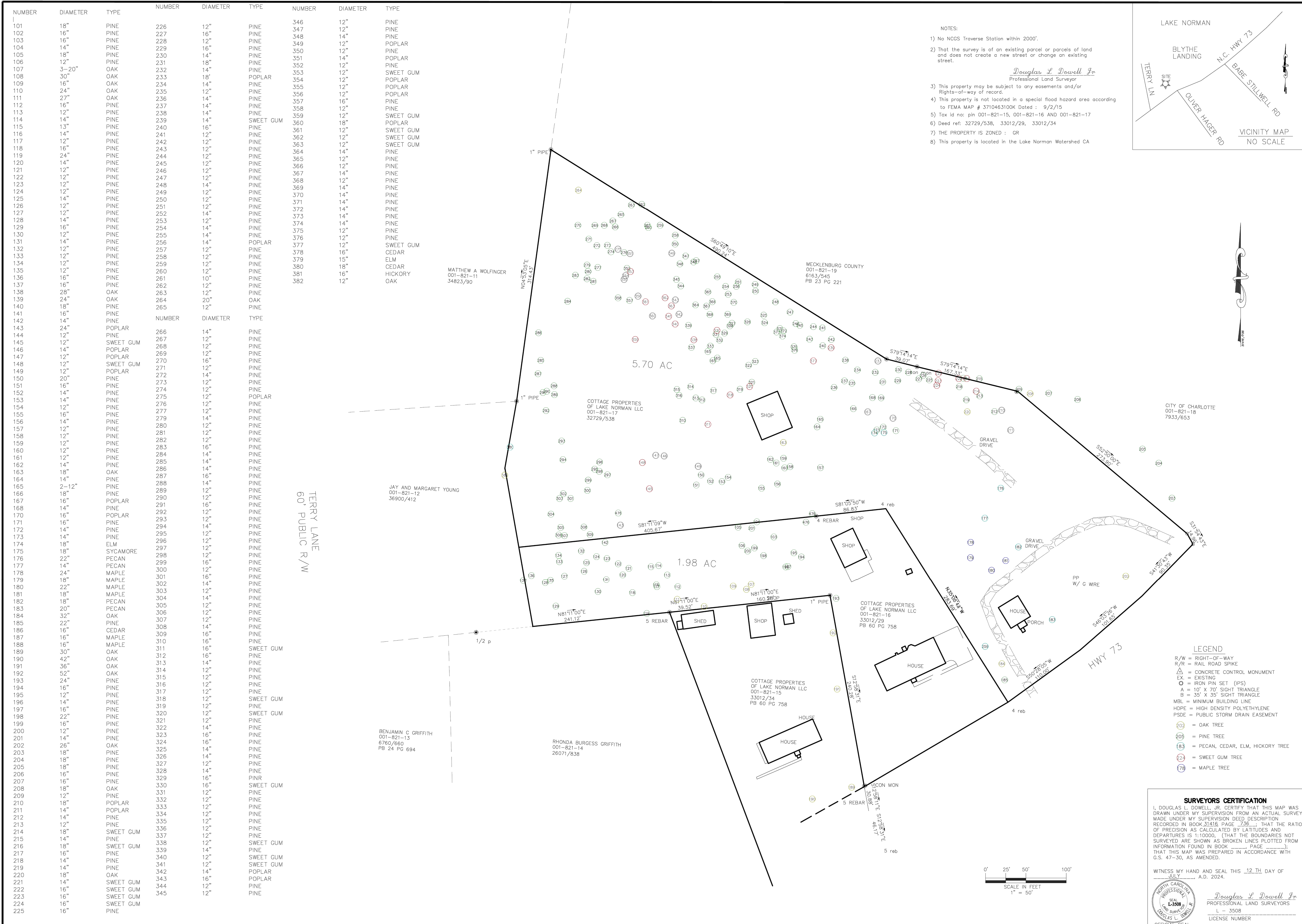


SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
CZ-000	COVER SHEET
CZ-100	SURVEY
CZ-101	EXISTING SURFACE SLOPE ANALYSIS
CZ-102	EXISTING TREES
CZ-300	SITE PLAN
CZ-301	SITE DETAILS
CZ-302	REZONING NOTES
CZ-500	GRADING PLAN
CZ-501	MAJOR DRAINAGE BASINS
CZ-502	MINOR DRAINAGE BASINS
CZ-600	UTILITY PLAN
CZ-700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

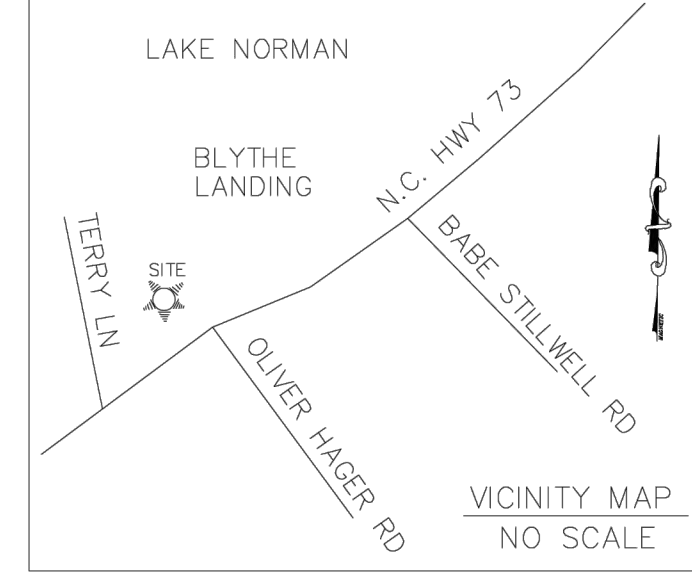
NO.	DATE	BY	DESCRIPTION

COVER SHEET	MJS	1" = 50'	NA	PROJ. #
	DRAWN BY	SCALE	DATE	
	MARCH 2025			

SHEET NO.
CZ-000



NOTES:
 1) No NCGS Traverse Station within 2000'.
 2) That the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.
 3) This property may be subject to any easements and/or Rights-of-way of record.
 4) This property is not located in a special flood hazard area according to FEMA MAP # 3710463100K Dated: 9/2/15
 5) Tax id no: pin 001-821-15, 001-821-16 AND 001-821-17
 6) Deed ref: 32729/538, 33012/29, 33012/34
 7) THE PROPERTY IS ZONED: GR
 8) This property is located in the Lake Norman Watershed CA



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	14"	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	355	12"	POPLAR
110	24"	OAK	235	12"	PINE	356	12"	POPLAR
111	27"	OAK	236	14"	PINE	357	16"	PINE
112	12"	PINE	237	14"	PINE	358	12"	PINE
113	12"	PINE	238	14"	PINE	359	12"	SWEET GUM
114	14"	PINE	239	14"	SWEET GUM	360	18"	POPLAR
115	13"	PINE	240	16"	PINE	361	12"	SWEET GUM
116	14"	PINE	241	12"	PINE	362	12"	SWEET GUM
117	12"	PINE	242	12"	PINE	363	12"	SWEET GUM
118	16"	PINE	243	12"	PINE	364	14"	PINE
119	24"	PINE	244	12"	PINE	365	12"	PINE
120	14"	PINE	245	12"	PINE	366	12"	PINE
121	12"	PINE	246	12"	PINE	367	14"	PINE
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125	14"	PINE	250	12"	PINE	371	14"	PINE
126	12"	PINE	251	12"	PINE	372	14"	PINE
127	12"	PINE	252	14"	PINE	373	14"	PINE
128	14"	PINE	253	12"	PINE	374	14"	PINE
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130	12"	PINE	255	14"	PINE	376	12"	PINE
131	14"	PINE	256	14"	POPLAR	377	12"	SWEET GUM
132	12"	PINE	257	12"	PINE	378	16"	CEDAR
133	12"	PINE	258	12"	PINE	379	15"	ELM
134	12"	PINE	259	12"	PINE	380	18"	CEDAR
135	12"	PINE	260	12"	PINE	381	16"	HICKORY
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137	16"	PINE	262	12"	PINE			
138	28"	OAK	263	12"	PINE			
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140	18"	PINE	265	12"	PINE			
141	16"	PINE						
142	14"	PINE						
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			
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166	18"	POPLAR	290	12"	PINE			
167	16"	POPLAR	291	16"	PINE			
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172	14"	PINE	294	14"	PINE			
173	14"	PINE	295	12"	PINE			
174	18"	ELM	296	12"	PINE			
175	18"	SYCAMORE	297	12"	PINE			
176	22"	PECAN	298	12"	PINE			
177	14"	PECAN	299	16"	PINE			
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187	16"	MAPLE	309	16"	PINE			
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189	30"	OAK	311	16"	SWEET GUM			
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217	16"	PINE	339	14"	PINE			
218	14"	PINE	340	12"	SWEET GUM			
219	14"	PINE	341	12"	SWEET GUM			
220	18"	OAK	342	14"	POPLAR			
221	14"	SWEET GUM	343	16"	POPLAR			
222	16"	SWEET GUM	344	12"	PINE			
223	16"	SWEET GUM	345	12"	PINE			
224	16"	SWEET GUM						
225	16"	PINE						

ENGINEER

SEAL

D.D.

DATE PREPARED: 7-12-24

REVISIONS

NO. 1

NO. 2

NO. 3

NO. 4

SHEET 1 OF 1

JOB NUMBER 18-1168

SCALE: Horiz: 1" = 50' Vert: 1" = 10'

TREE SURVEY OF COTTAGES
LEWELLYN TWP., MECKLENBURG CO., NC

COTTAGE PROPERTIES OF LAKE NORMAN LLC
18100 TERRY LANE HUNTERSVILLE, NC 28078

OWNER: **DOWELL & CO., P.C.**
Engineering & Surveying & Planning
 344 Rolling Hill Road, Suite 200, Charlotte, NC 28217
 (704) 868-8867 FAX: (704) 868-8772 EMAIL: hmc@dwellsurvey.com C = 2177

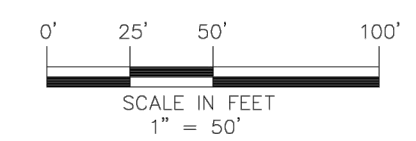
- LEGEND**
- R/W = RIGHT-OF-WAY
 - R/R = RAILROAD SPIKE
 - △ = CONCRETE CONTROL MONUMENT
 - = IRON PIN SET (IPS)
 - △ = 10' X 20' SIGHT TRIANGLE
 - △ = 35' X 35' SIGHT TRIANGLE
 - MBL = MINIMUM BUILDING LINE
 - HPDE = HIGH DENSITY POLYETHYLENE
 - PSDE = PUBLIC STORM DRAIN EASEMENT
 - = OAK TREE
 - = PINE TREE
 - = PECAN, CEDAR, ELM, HICKORY TREE
 - = SWEET GUM TREE
 - = MAPLE TREE

SURVEYORS CERTIFICATION

I, DOUGLAS L. DOWELL, JR. CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DEED DESCRIPTION RECORDED IN BOOK 31416 PAGE 726. THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10000. (THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK _____ PAGE _____). THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED.

WITNESS MY HAND AND SEAL THIS 12TH DAY OF JULY, A.D. 2024.

Douglas L. Dowell Jr.
 PROFESSIONAL LAND SURVEYORS
 L = 3508
 LICENSE NUMBER



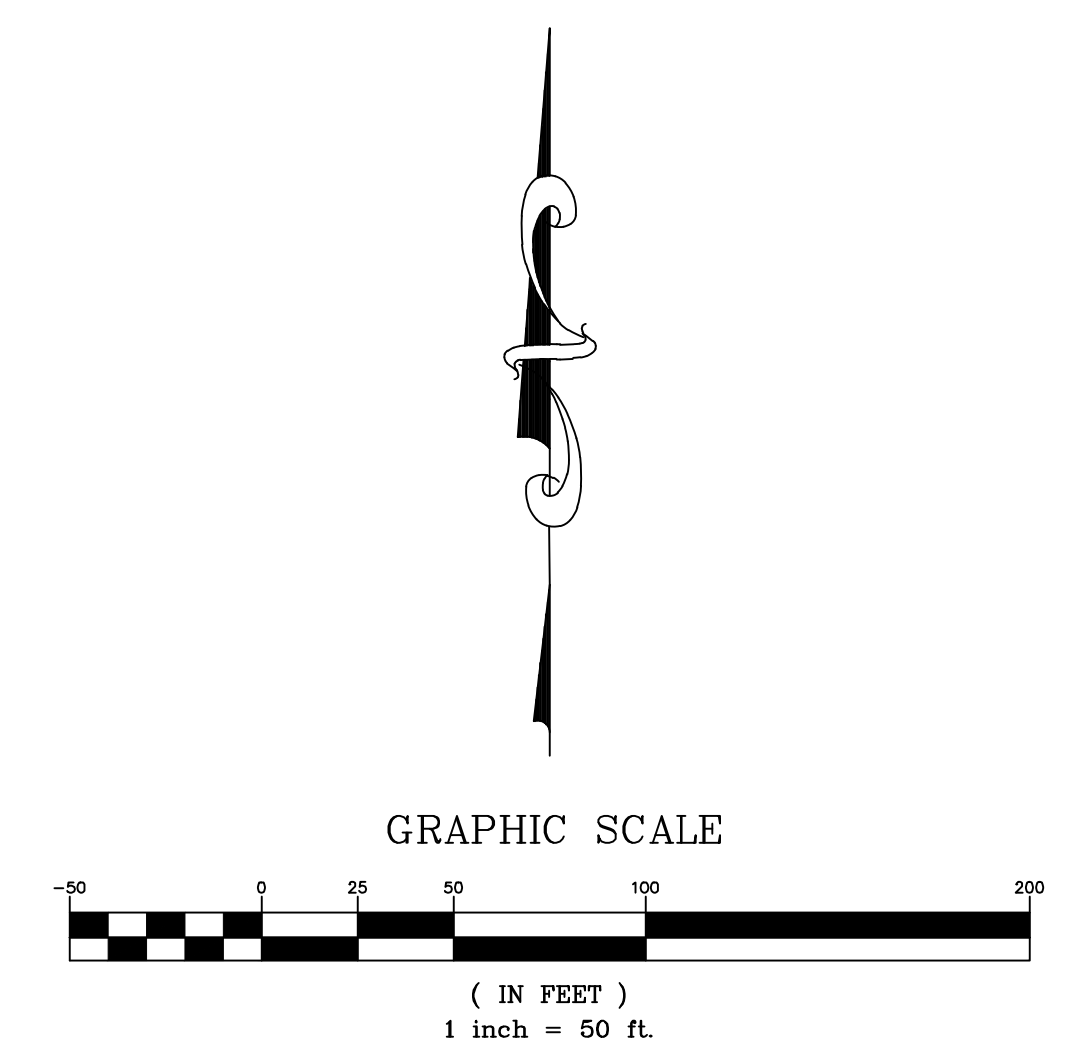
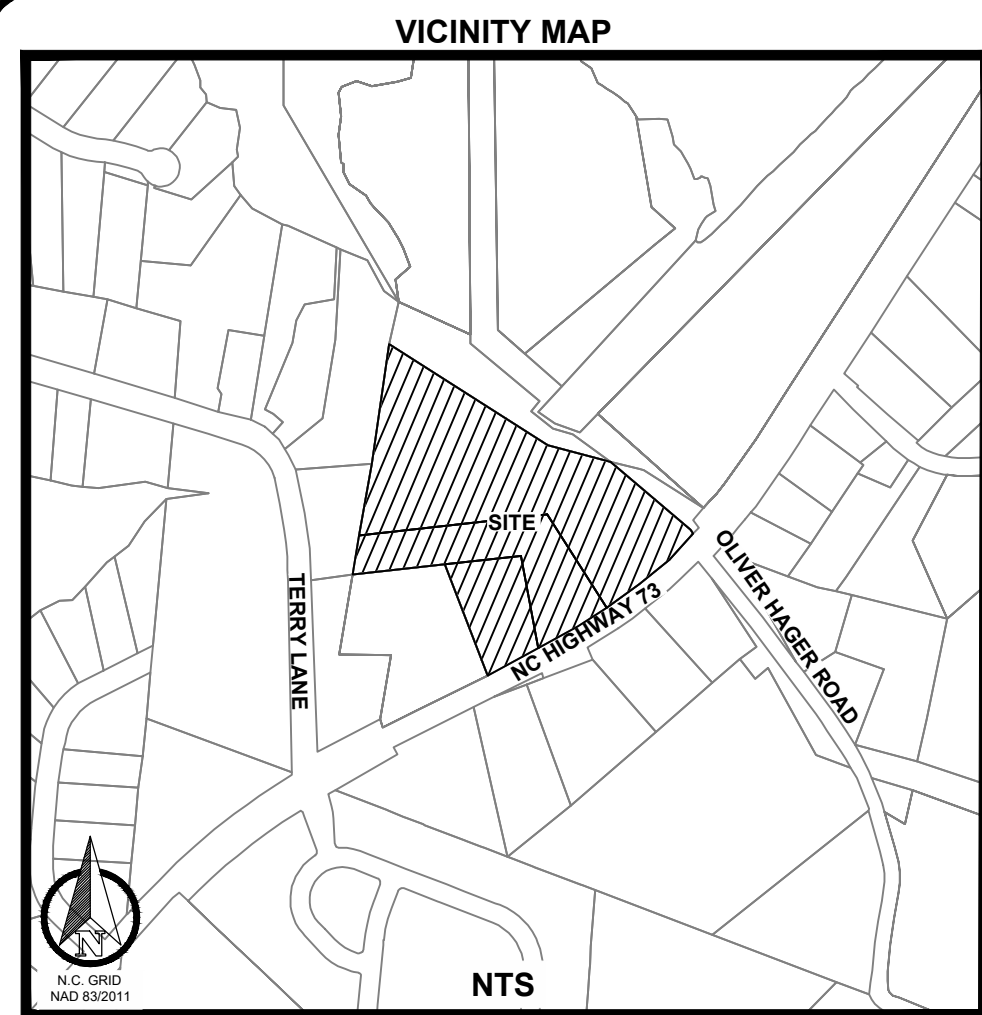
1096 DAVID TAYLOR DR STE 120 #103
 CHARLOTTE, NC 28262
 FIRM LICENSE #: P-2488

BLYTHE LANDING SINGLE FAMILY

FOR REFERENCE ONLY

NO.	DATE	BY	DESCRIPTION

SHEET NO. **CZ-100**

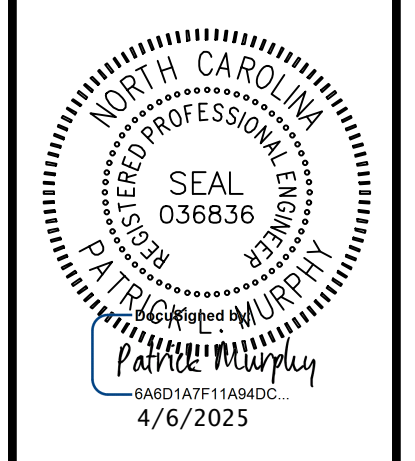


1. THE CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE, OR ASPHALT ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND LOCAL UTILITY SPECIFICATIONS.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

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	Yellow
4	25.00%	100.00%	134.08	Red



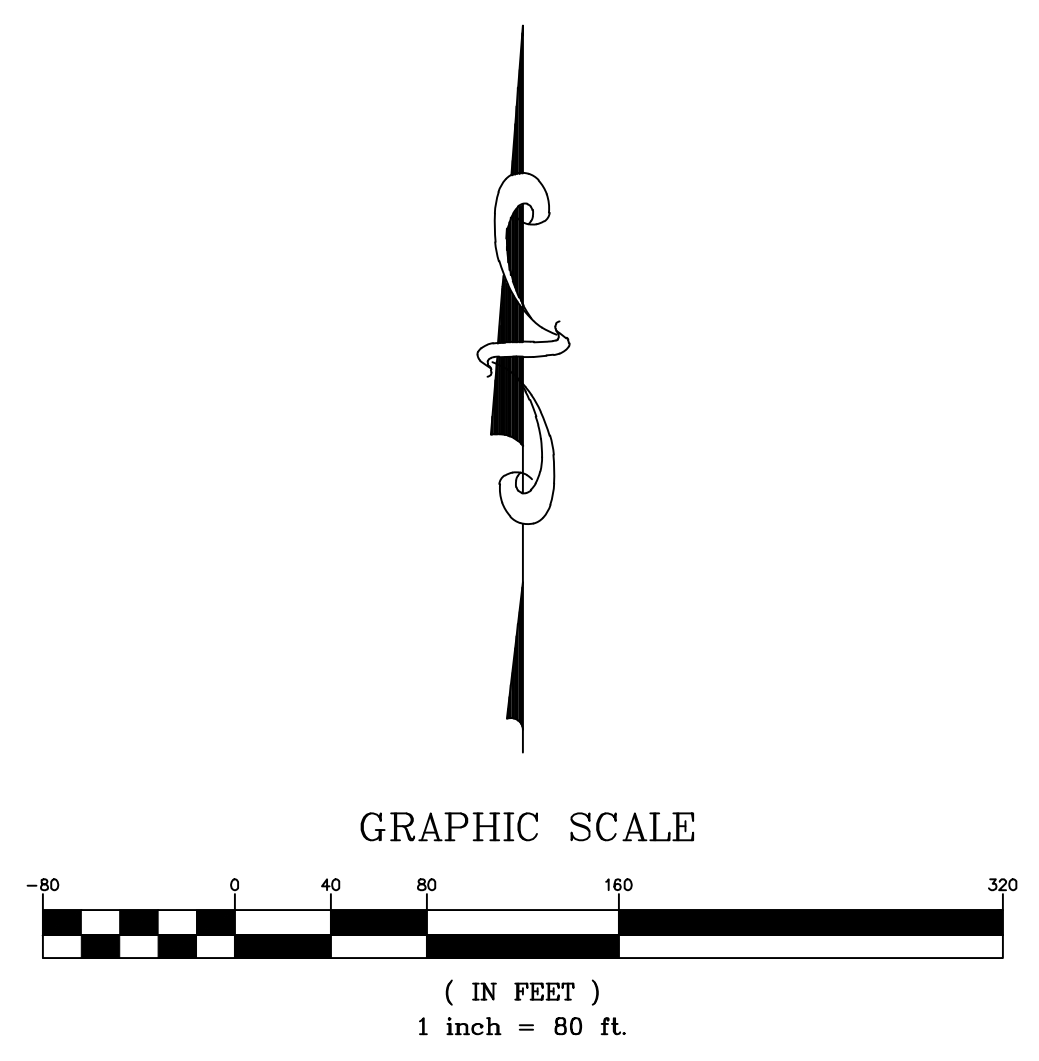
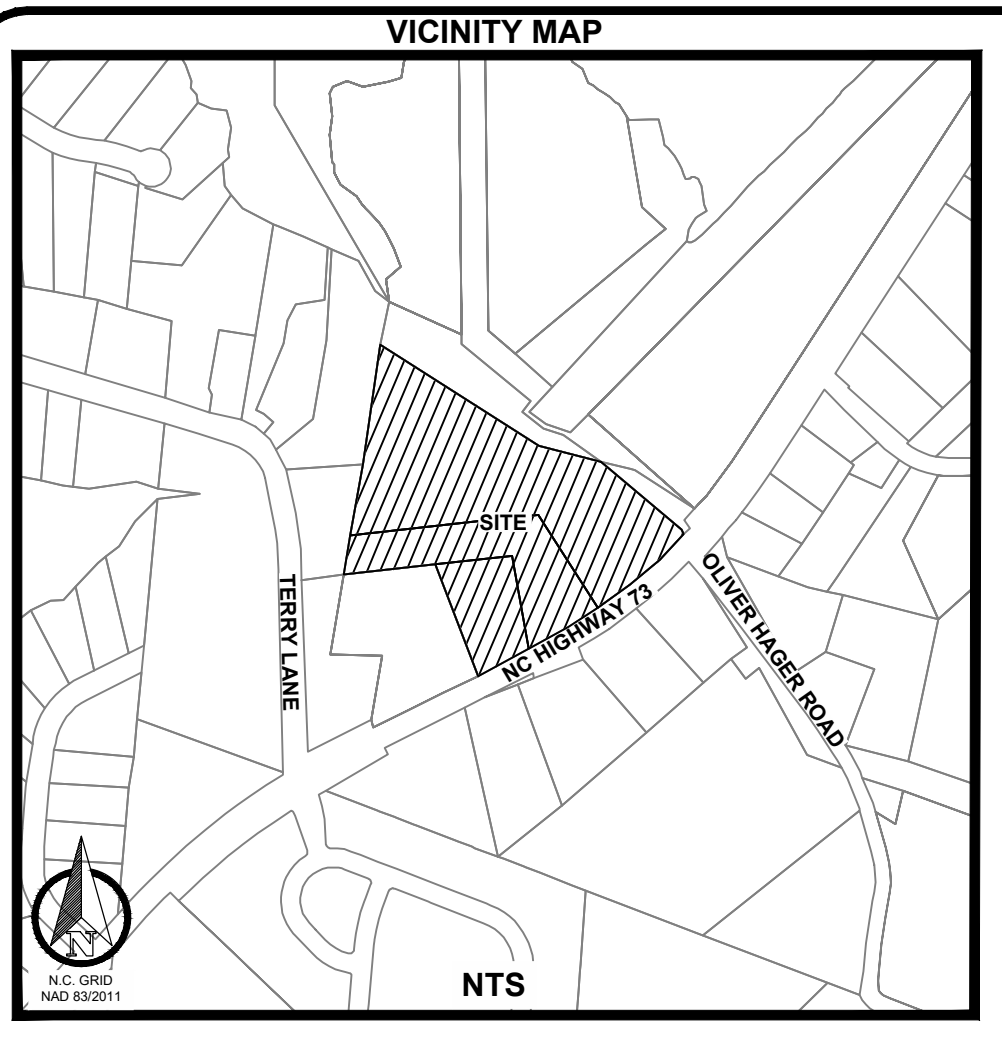
BLYTHE LANDING SINGLE FAMILY



NO.	DATE	BY	DESCRIPTION

EXISTING SURFACE SLOPE ANALYSIS	1" = 50'	NA	PROJ. #
	SCALE	DATE	
MJS	MARCH 2025		
DRAWN BY			

SHEET NO.
CZ-101



BLTYHE LANDING SINGLE FAMILY

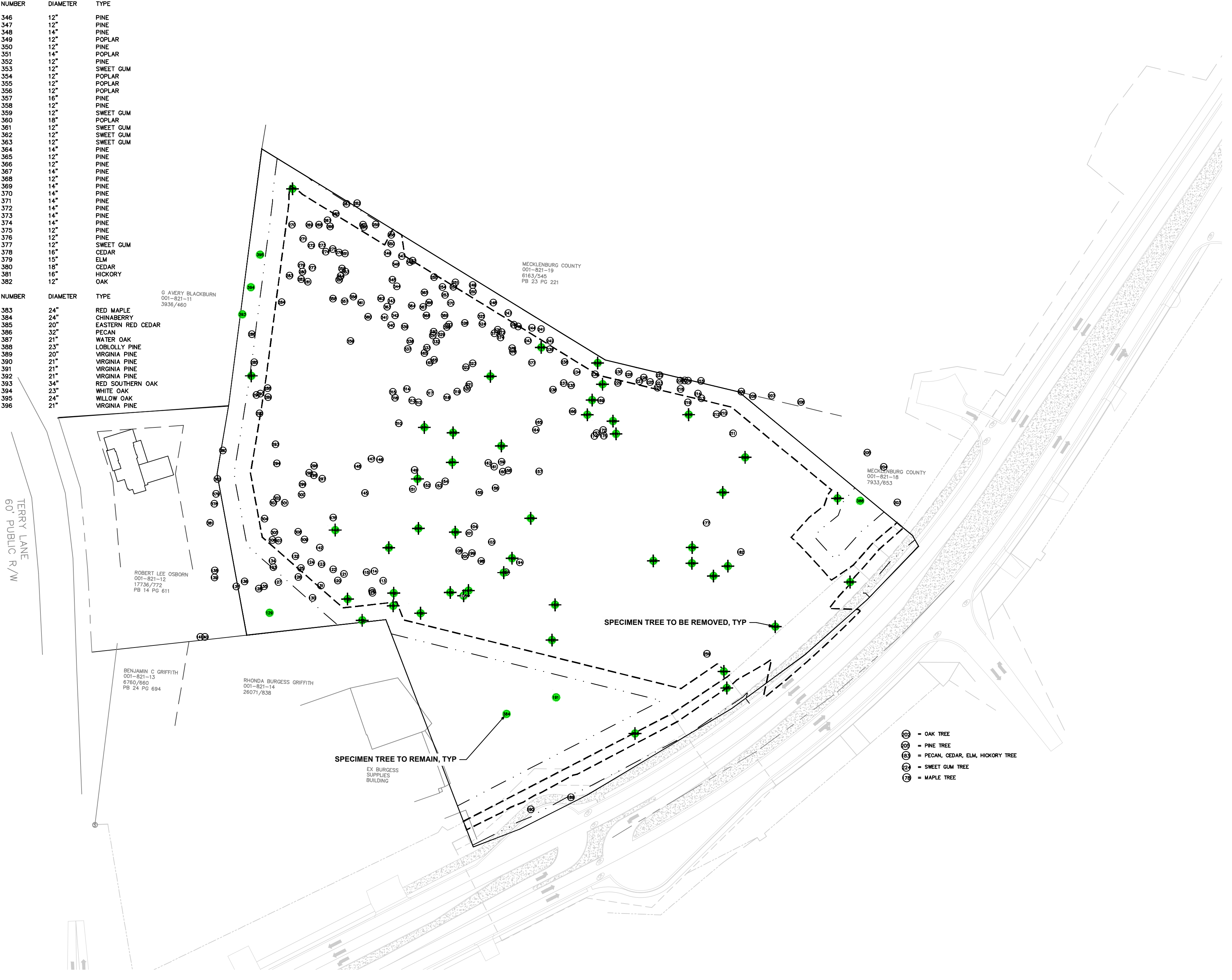


NO.	DATE	BY	DESCRIPTION

EXISTING TREES	1" = 80' SCALE	NA	PROJ. #
	DRAWN BY MJS	MARCH 2025	DATE

SHEET NO.
CZ-102

NUMBER	DIAMETER	TYPE	NUMBER	DIAMETER	TYPE	NUMBER	DIAMETER	TYPE
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102	18"	PINE	227	16"	PINE	347	12"	PINE
103	16"	PINE	228	16"	PINE	348	14"	PINE
104	14"	PINE	229	16"	POPLAR	349	12"	PINE
105	21"	PINE	230	14"	PINE	350	12"	PINE
106	12"	PINE	231	21"	PINE	351	14"	POPLAR
107	14"	OAK	232	14"	PINE	352	12"	PINE
108	37"	OAK	233	20"	POPLAR	353	12"	SWEET GUM
109	20"	OAK	234	14"	PINE	354	12"	POPLAR
110	31"	OAK	235	12"	PINE	355	12"	POPLAR
111	32"	OAK	236	14"	PINE	356	12"	POPLAR
112	21"	PINE	237	14"	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	21"	PINE	360	18"	POPLAR
116	14"	PINE	241	12"	PINE	361	12"	SWEET GUM
117	12"	PINE	242	12"	PINE	362	12"	SWEET GUM
118	20"	PINE	243	12"	PINE	363	12"	SWEET GUM
119	28"	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	14"	PINE	368	12"	PINE
124	14"	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	20"	PINE	254	14"	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	18"	CEDAR
134	12"	PINE	259	12"	ELM	379	15"	ELM
135	12"	PINE	260	12"	PINE	380	18"	CEDAR
136	16"	PINE	261	10"	PINE	381	16"	HICKORY
137	18"	PINE	262	12"	PINE	382	12"	OAK
138	28"	OAK	263	12"	PINE			
139	24"	OAK	264	21"	OAK			
140	18"	PINE	265	12"	PINE			
141	16"	PINE	NUMBER <th>DIAMETER</th> <th>TYPE</th> <td>383</td> <td>24"</td> <td>RED MAPLE</td>	DIAMETER	TYPE	383	24"	RED MAPLE
142	14"	PINE	NUMBER <th>DIAMETER</th> <th>TYPE</th> <td>384</td> <td>24"</td> <td>CHINABERRY</td>	DIAMETER	TYPE	384	24"	CHINABERRY
143	30"	POPLAR	266	14"	PINE	385	20"	EASTERN RED CEDAR
144	12"	PINE	267	12"	PINE	386	32"	PECAN
145	12"	SWEET GUM	268	14"	PINE	387	21"	WATER OAK
146	14"	POPLAR	269	12"	PINE	388	23"	LOBLOLLY PINE
147	12"	POPLAR	270	12"	PINE	389	20"	LOBBLOLLY PINE
148	12"	SWEET GUM	271	15"	PINE	390	21"	LOBBLOLLY PINE
149	12"	POPLAR	272	14"	PINE	391	21"	LOBBLOLLY PINE
150	23"	PINE	273	14"	PINE	392	21"	LOBBLOLLY PINE
151	18"	PINE	274	14"	PINE	393	34"	RED SOUTHERN OAK
152	14"	PINE	275	12"	PINE	394	23"	WHITE OAK
153	14"	PINE	276	12"	PINE	395	24"	WILLOW OAK
154	14"	PINE	277	12"	PINE	396	21"	WILLOW OAK
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	14"	PINE	284	14"	PINE			
162	14"	PINE	285	14"	PINE			
163	23"	OAK	286	14"	PINE			
164	14"	PINE	287	21"	PINE			
165	18"	PINE	288	14"	PINE			
166	2-12"	PINE	289	12"	PINE			
167	22"	POPLAR	290	12"	PINE			
168	14"	PINE	291	16"	PINE			
169	14"	PINE	292	12"	PINE			
170	21"	POPLAR	293	12"	PINE			
171	22"	PINE	294	14"	PINE			
172	14"	PINE	295	12"	PINE			
173	14"	PINE	296	12"	PINE			
174	18"	ELM	297	12"	PINE			
175	18"	STICKMORE	298	12"	PINE			
176	25"	PECAN	299	16"	PINE			
177	14"	PECAN	300	12"	PINE			
178	26"	MAPLE	301	16"	PINE			
179	22"	MAPLE	302	14"	PINE			
180	24"	MAPLE	303	12"	PINE			
181	22"	MAPLE	304	14"	PINE			
182	18"	PECAN	305	12"	PINE			
183	24"	PECAN	306	12"	PINE			
184	38"	OAK	307	12"	PINE			
185	35"	PECAN	308	14"	PINE			
186	16"	MAPLE	309	16"	PINE			
187	16"	MAPLE	310	16"	PINE			
188	16"	MAPLE	311	20"	SWEET GUM			
189	38"	OAK	312	16"	PINE			
190	42"	OAK	313	14"	PINE			
191	43"	OAK	314	12"	PINE			
192	52"	OAK	315	12"	PINE			
193	27"	PINE	316	12"	PINE			
194	18"	PINE	317	12"	PINE			
195	21"	PINE	318	12"	SWEET GUM			
196	18"	PINE	319	12"	PINE			
197	18"	PINE	320	12"	SWEET GUM			
198	22"	PINE	321	12"	PINE			
199	18"	PINE	322	14"	PINE			
200	12"	PINE	323	16"	PINE			
201	14"	PINE	324	16"	PINE			
202	20"	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"	PINE			
207	18"	PINE	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"	POPLAR	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						



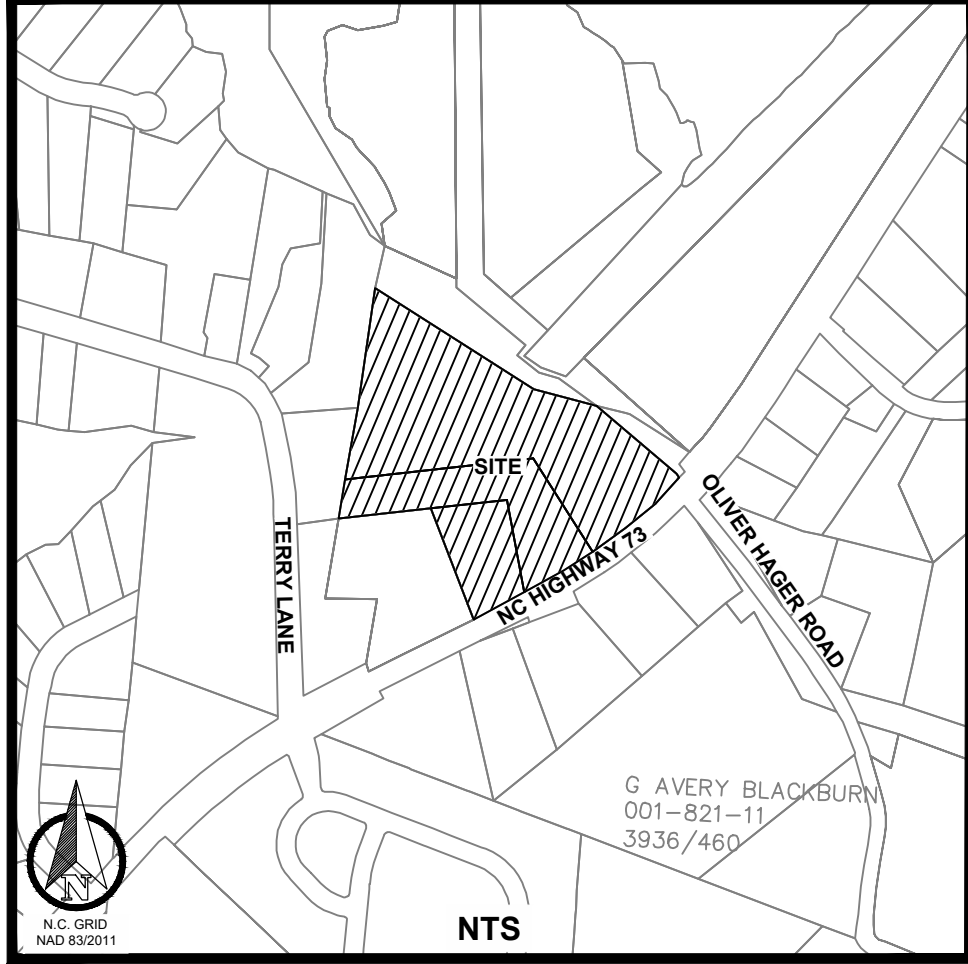
EXISTING SPECIMEN TREES	53 TREES
EXISTING SPECIMEN TREE CANOPY*	27,695 SF
SAVED SPECIMEN TREES	7 TREES (13.21%)
SAVED SPECIMEN TREE CANOPY*	4,408 SF (15.92%)
EXISTING HERITAGE TREES	0 TREES
SAVED HERITAGE TREES	NA

*CANOPY ASSUMED TO BE 1' PER 1" OF DIAMETER



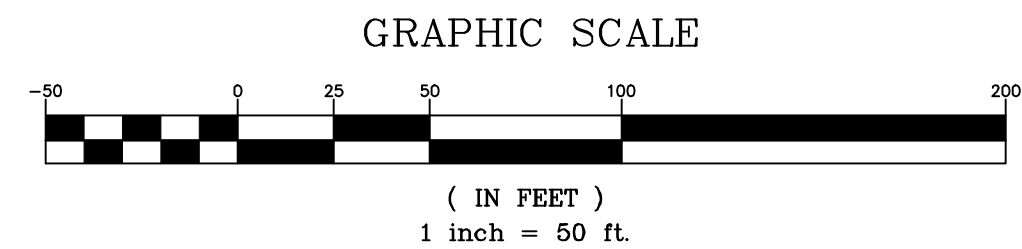
- THE CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE, OR ASPHALT ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND LOCAL UTILITY SPECIFICATIONS.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

VICINITY MAP



SITE DATA

Table with 2 columns: Category (e.g., EXISTING ZONING, PROPOSED ZONING, EXISTING USE, PROPOSED USE, TOTAL SITE AREA, PROPOSED DENSITY, PROPOSED # OF UNITS, MINIMUM SETBACKS, PROPOSED BUILDING HEIGHT, WASTE MANAGEMENT, OPEN SPACE REQUIRED, URBAN OPEN SPACE PROVIDED, MINIMUM TREE SAVE REQUIRED, APPROX. TREE SAVE PROVIDED) and Value (e.g., 001-821-17, 001-821-16, 001-821-15; GENERAL RESIDENTIAL (GR); CONDITIONAL NEIGHBORHOOD RESIDENTIAL (NR CD); SINGLE FAMILY; SINGLE-FAMILY; 8.77 ACRES APPROX.; APPROX. 2 UNITS PER ACRE; 17 LOTS; BOUNDARY: 20'; FRONT: 10'; SIDE: 5'; REAR: 25'; TBD; TBD; YES; GREENWAY, PLAZA, AND EXCELLENT OPEN SPACE; 10% OF SITE AREA (APPROX. 0.88 ACRES); 0.97 ACRE)



SITE DATA

Table with 2 columns: Category (e.g., Total Area, Total Disturbed Area, River Basin, Stream Classification, PCO19 Applicable, Principal Uses, Building Type, Zoning District, Overlay District, Percentage of Impervious Allowed, Percentage of Impervious Shown, Lot Count, Total number of dwellings, Mixed-use, Total area of residential, Total area of non-residential, Lot size range, Number of lots within each range, Lot widths range, Number of lots within each width, Setbacks and Build-to-lines, Front BTL range or Setback, Corner setbacks, Rear setbacks, Right side setback, Left side setback, Watershed Information, Watershed District, Low Density/High Density, Percentage of allowable impervious area, Percentage of impervious area shown on plans, Amount of lot area set aside for future impervious by homeowner, List all modifications from the approved sketch plan, Project Timetable) and Value (e.g., 8.77 ACRES APPROX; 8.24 ACRES APPROX; CATWABA RIVER; N/A; Yes; No; SINGLE FAMILY HOME; DETACHED HOUSE; GR (EXISTING) NR CD (PROPOSED); LN-O (CRITICAL AREA); 50% BUA W/ STRUCTURAL BMP; 27% BUA; 17; 17; 0; 8.77 ACRES APPROX; 0; 7,765-14,542 SF(0.18-0.33 ACRES); 7,500-10,000 SF 13 LOTS; 10,000-15,000 SF 4 LOTS; 60-70' WIDE 15 LOTS; 70-80' WIDE 2 LOTS; BLT 15-35'; N/A; 25'; 5'; 5'; X Yes No; LN-O (CRITICAL AREA); HIGH DENSITY; 50%; 27%; 175 SF PER LOT; N/A; JANUARY 2026; APRIL 2026; AUGUST 2026; TBD)



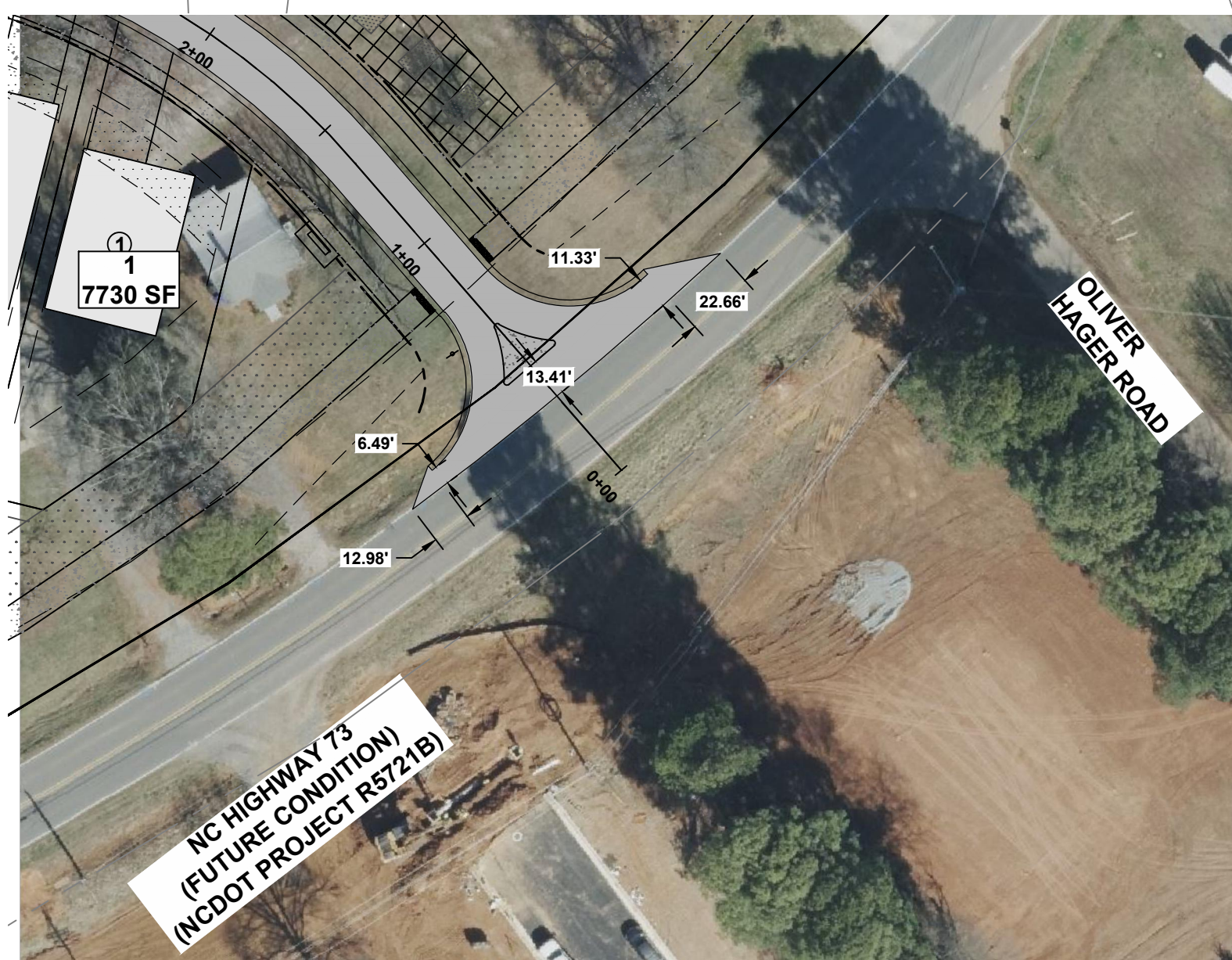
BLYTHE LANDING SINGLE FAMILY



Table with 3 columns: NO., DATE, DESCRIPTION

Table with 3 columns: M.J.S. DRAWN BY, DATE, SCALE, N/A, PROJ. #

SHEET NO. CZ-300



PRE-STIP DRIVEWAY CONNECTION*

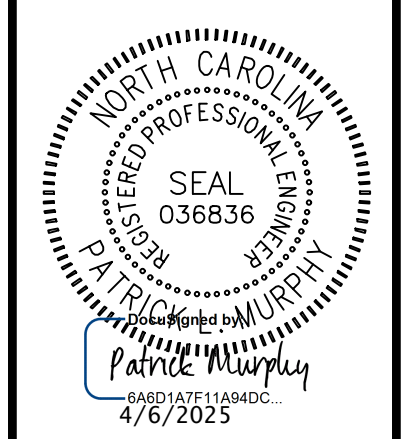
*ANY AND ALL PRE-STIP REQUIREMENTS FOR DRIVEWAY CONNECTION, INCLUDING ANY REQUIRED ADDITIONAL IMPROVEMENTS BEYOND WHAT IS CURRENTLY DEPICTED, WILL BE SUBJECT TO THE SUBMITTAL OF AN NCDOT DRIVEWAY PERMIT APPLICATION AND THE SUBSEQUENT REVIEW & APPROVAL BY NCDOT.

LEGEND table with 3 columns: EXISTING, LEGEND, PROPOSED. Lists symbols for Boundary, Centerline, Road, Driveway, Sidewalk, Building Pad, Open Space, Tree Save, Pocket Park, Lot Line, Right of Way, Setback, Retaining Wall, Major Contour, Minor Contour.

NOTES

- 1. NO KNOWN WETLANDS OR STREAMS KNOWN AT THIS TIME. DEVELOPER TO VERIFY PRIOR TO CONSTRUCTION PLANS BEING APPROVED.
2. NO KNOWN HISTORIC, ARCHEOLOGICAL, OR CULTURAL FEATURES KNOWN AT THIS TIME. DEVELOPER TO VERIFY PRIOR TO CONSTRUCTION PLANS BEING APPROVED.
3. NCDOT PROJECT R-5721B IS SHOWN ONLY FOR REFERENCE AND MAY BE DIFFERENT AT TIME OF CONSTRUCTION.
4. IF THIS PROJECT IS CONSTRUCTED PRIOR TO THE NCDOT REFERENCED PROJECT THAN THIS PROJECT WILL CONSTRUCT A RIGHT IN RIGHT OUT THAT CONNECTS TO EXISTING NC-73 EDGE OF PAVEMENT.





NO.	DATE	BY	DESCRIPTION

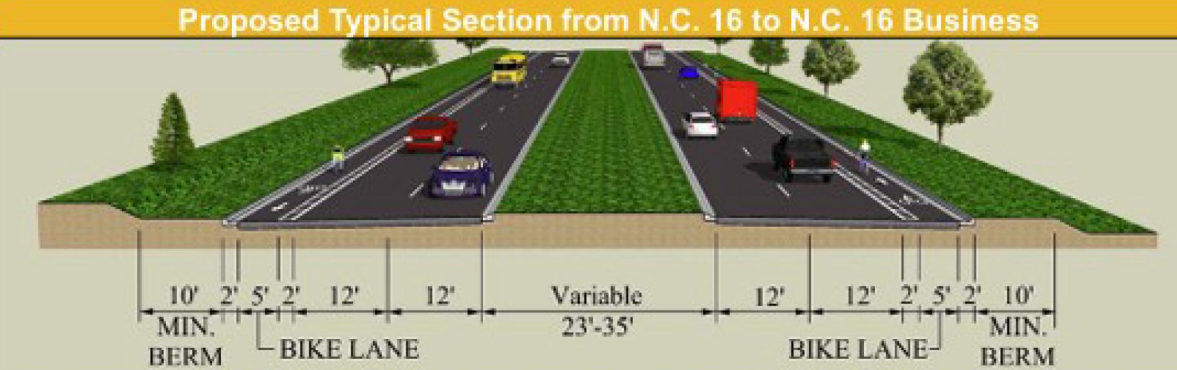
SITE DETAILS	MJS	1" = 50'	N/A
	DRAWN BY	SCALE	PROJ. #
	MARCH 2025	DATE	

Background & Public Meetings

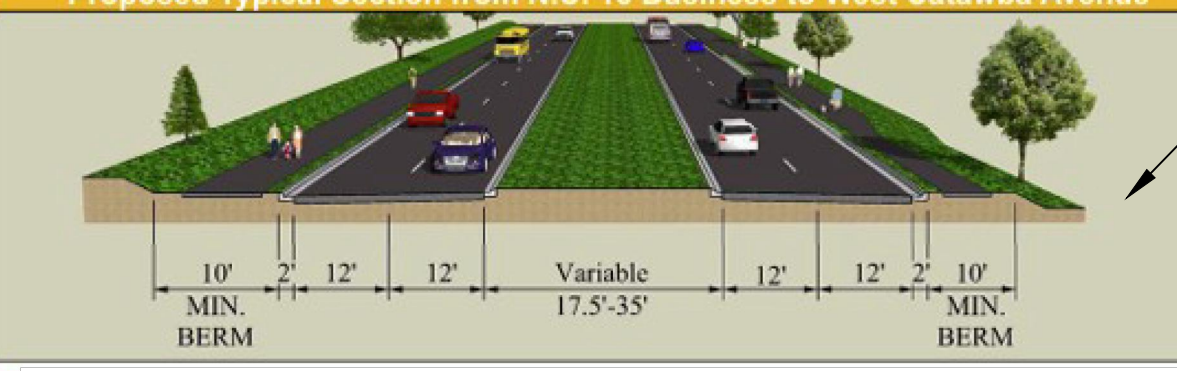
Two Local Officials Informational Meetings (LOIMs) and Open House Public Meetings for these projects were originally held in Huntersville and Denver in February 2018. The purpose of those meetings was to gather public input on the project study area and project corridors, from which the alternatives were developed. The design and proposed improvements (right of way, easements, etc.) were not yet available to present to the public at that time. A second round of LOIMs and Open House Public Meetings were held in October 2018. Formal presentations were also made at each of the Public Meetings. Proposed improvements, including typical sections (number of lanes), intersection configurations, and proposed right of way and easements, were on display. NCDOT representatives were present to receive input from the public. Three project alternatives were presented:

- Alternative 1: Best-fit widening along existing N.C. 73.
- Alternative 2A: Best-fit widening along existing N.C. 73 with realignment in the vicinity of McGuire Nuclear Station and Beatties Ford Road, resembling an alignment proposed in local and regional plans.
- Alternative 2B: Best-fit widening along existing N.C. 73 with a more shallow realignment option than Alternative 2A.

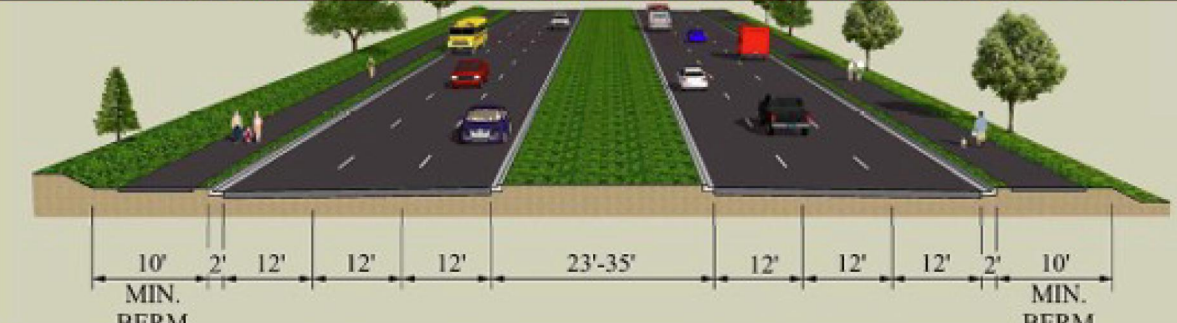
Proposed Typical Section from N.C. 16 to N.C. 16 Business



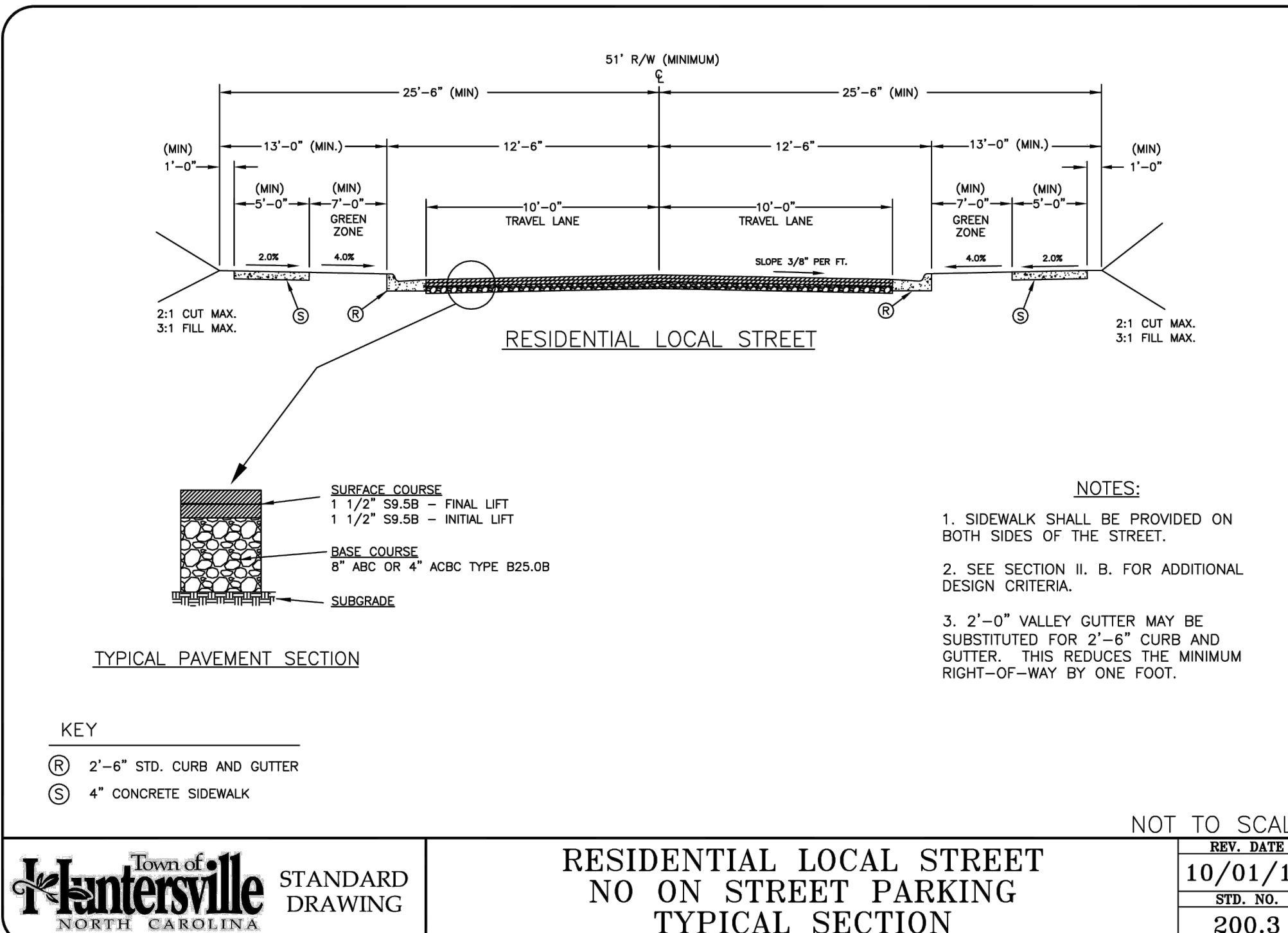
Proposed Typical Section from N.C. 16 Business to West Catawba Avenue



Proposed Typical Section from West Catawba Avenue to Northcross Drive



NC-73 POST-STIP CROSS SECTION



NOTES:

- SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET.
- SEE SECTION II. B. FOR ADDITIONAL DESIGN CRITERIA.
- 2'-0" VALLEY GUTTER MAY BE SUBSTITUTED FOR 2'-6" CURB AND GUTTER. THIS REDUCES THE MINIMUM RIGHT-OF-WAY BY ONE FOOT.

KEY

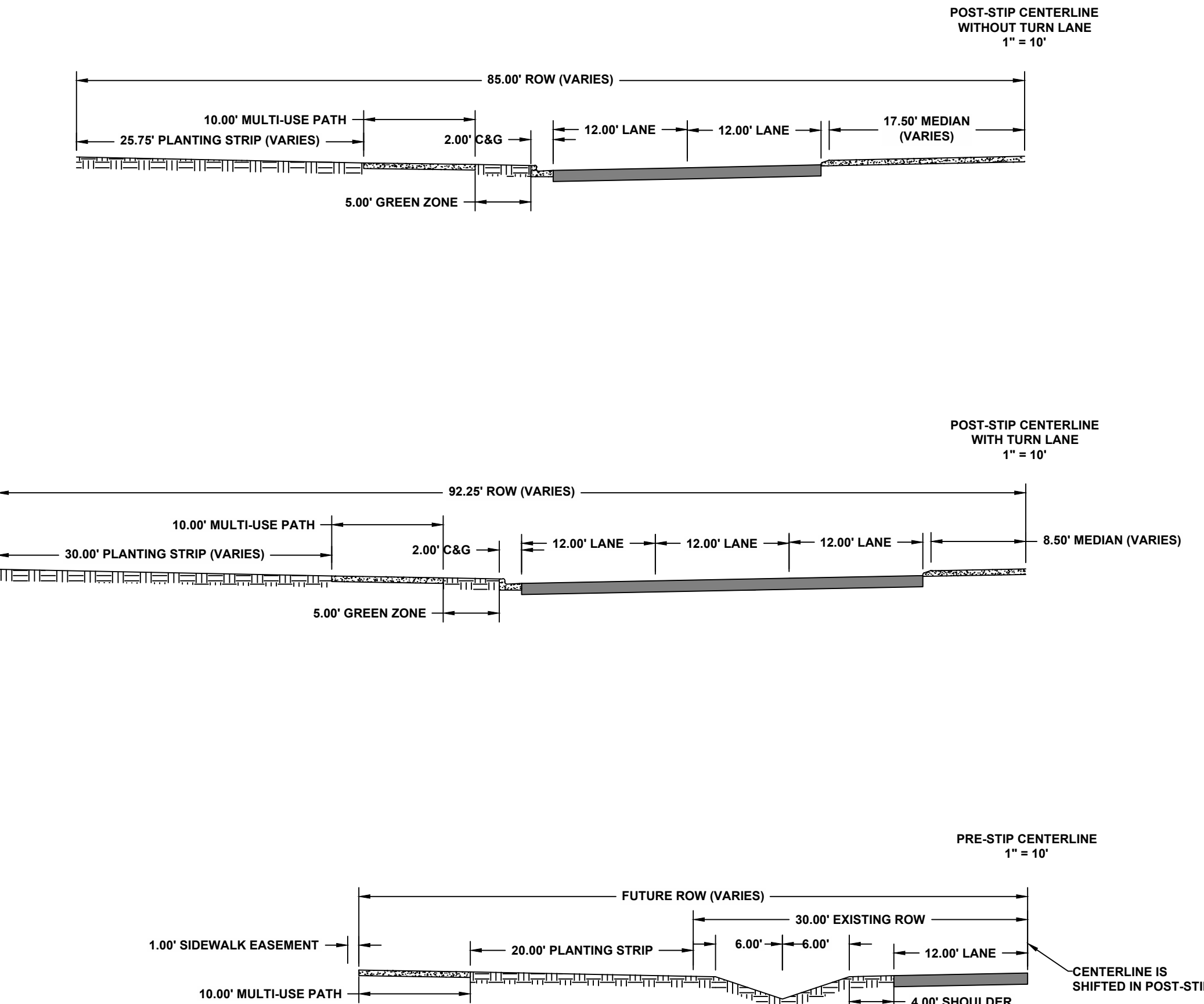
- (R) 2'-6" STD. CURB AND GUTTER
- (S) 4" CONCRETE SIDEWALK

NOT TO SCALE

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

Town of Huntersville NORTH CAROLINA STANDARD DRAWING

**RESIDENTIAL LOCAL STREET
NO ON STREET PARKING
TYPICAL SECTION**



POST-STIP CENTERLINE WITHOUT TURN LANE
1" = 10'

POST-STIP CENTERLINE WITH TURN LANE
1" = 10'

PRE-STIP CENTERLINE
1" = 10'

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 October 31, 2024 (the "Filing Date") as Rezoning Petition #24-16 (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 and size of the proposed improvements, including driveways, common areas and storm ponds, shown on the Rezoning Plan are schematic in nature and exact location, size, and configurations of 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 driveways 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 NR 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/NC DOT TIA, if any.
9. **Landscaping/Buffers.** Landscaping and buffers shall be in accordance with the Ordinance, and as shown on the Rezoning Plan.
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. Pedestrian connections and stubs to adjoining properties as shown on the plan;
 - ii. Cul-de-sac length;
 - iii. Build to line modification as shown on the Rezoning Plan;
 - b. **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.

REQUESTED MODIFICATIONS

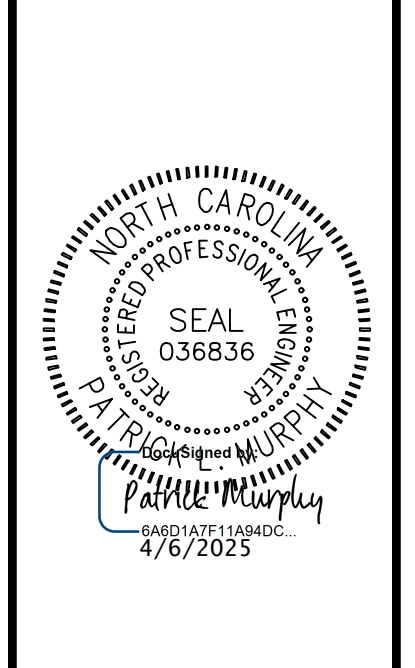
1. BLOCK LENGTH INCREASE FROM 300' TO 612'
2. BUILD TO LINE INCREASE TO 30' FOR LOT 1 AND 35' FOR LOT 7

BLOCK LENGTH TABLE	
STREET NAME	BLOCK LENGTH
PROPOSED PUBLIC STREET	*612 FT

*REQUESTING MODIFICATION FOR BLOCK LENGTH



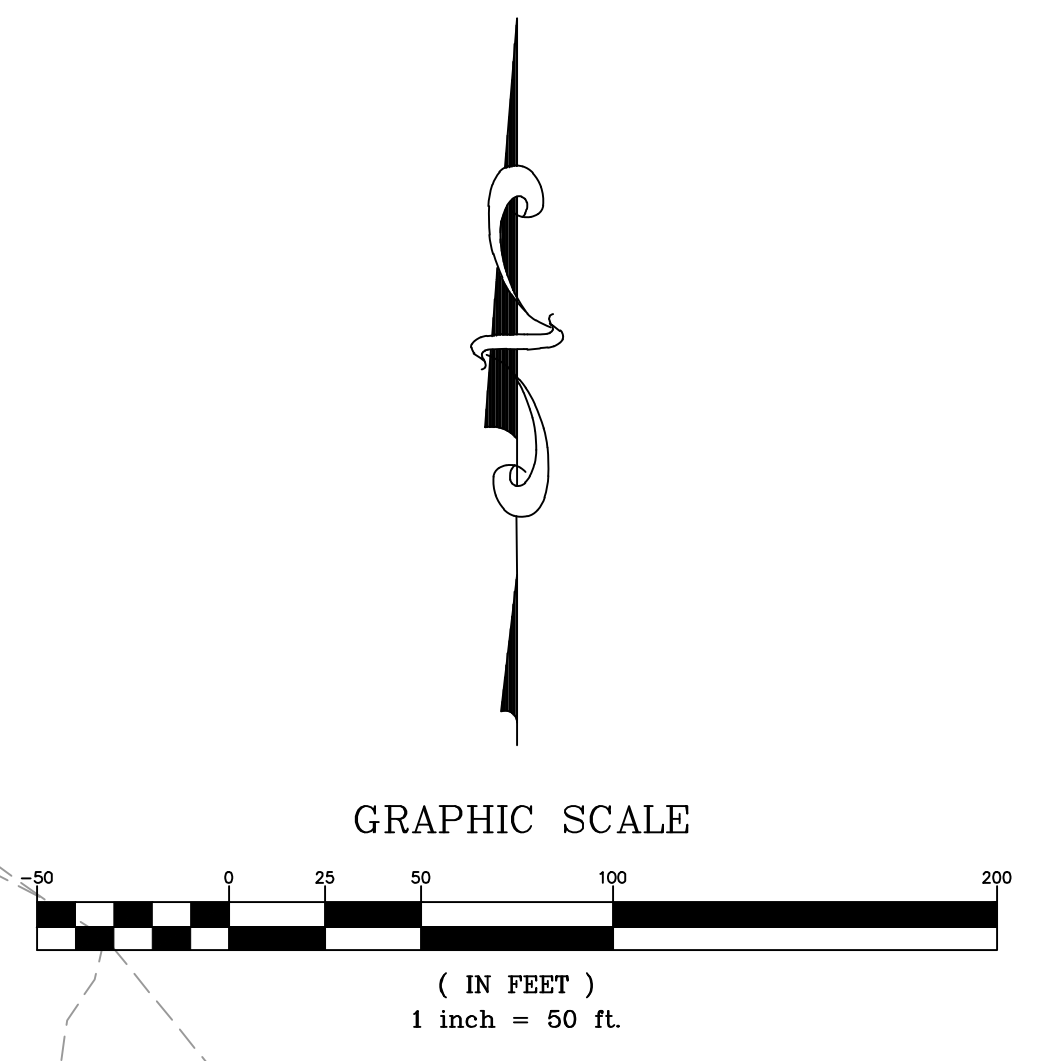
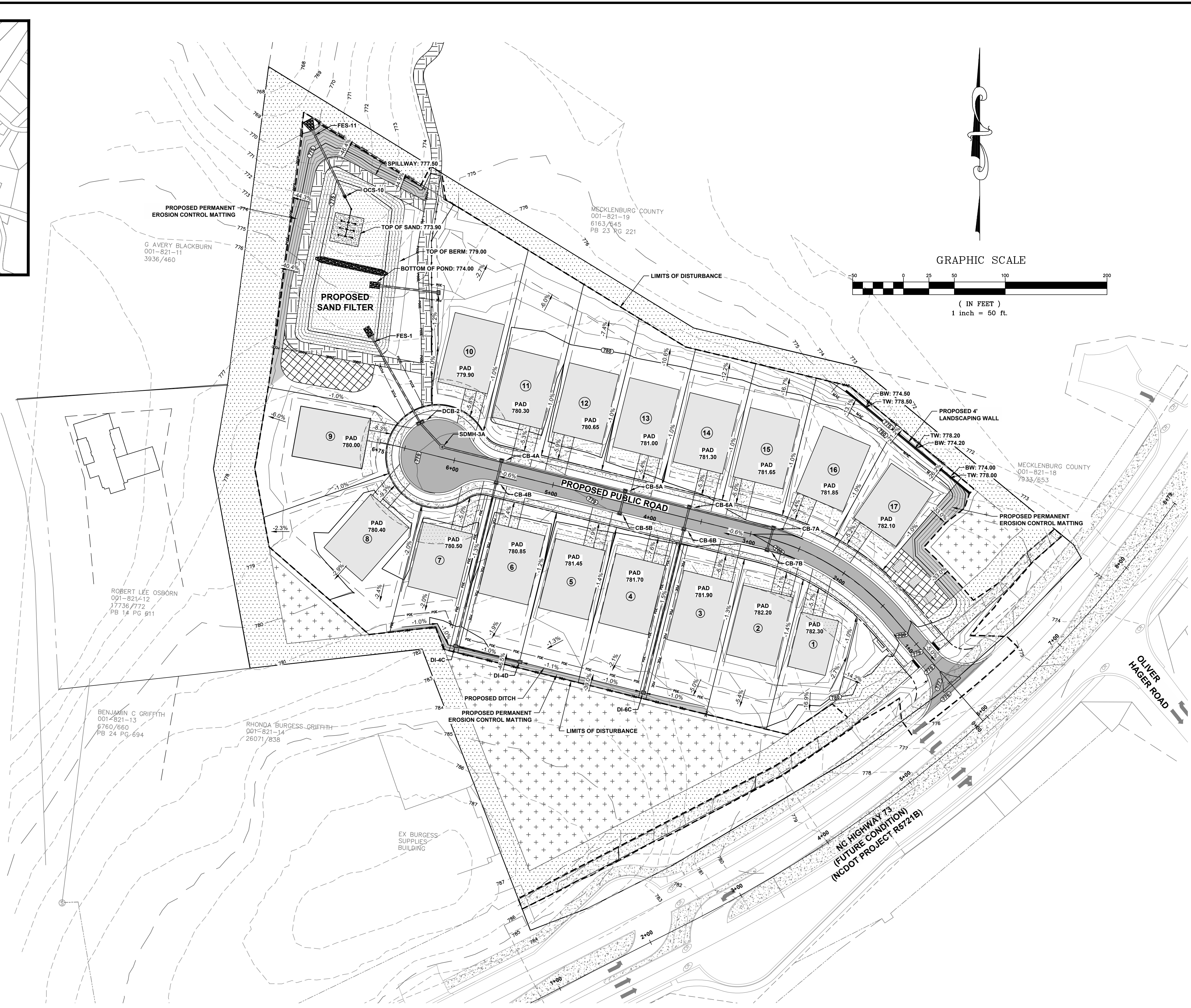
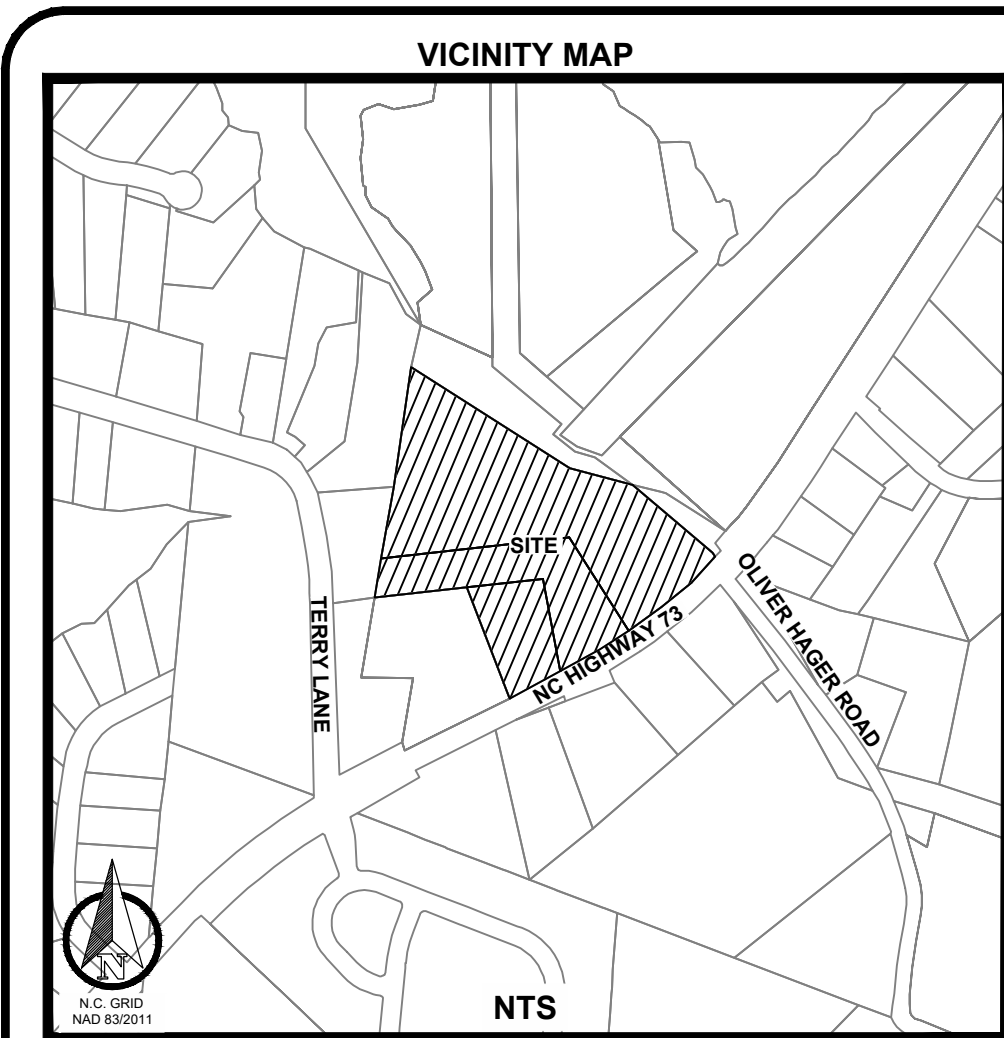
BLYTE LANDING SINGLE FAMILY



NO.	DATE	BY	DESCRIPTION

REZONING NOTES	MJS DRAWN BY	1" = 80' SCALE	NA PROJ. #
	MARCH 2025 DATE		

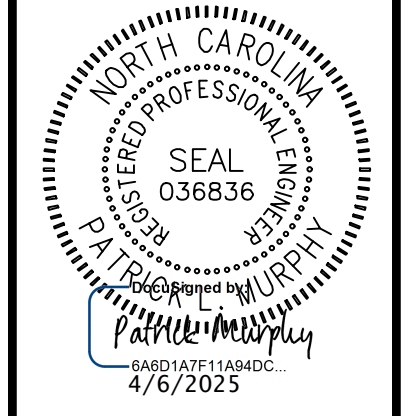
SHEET NO.
CZ-302



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.
3. ALL PAVEMENT CUTS, CONCRETE, OR ASPHALT ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND LOCAL UTILITY SPECIFICATIONS.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.



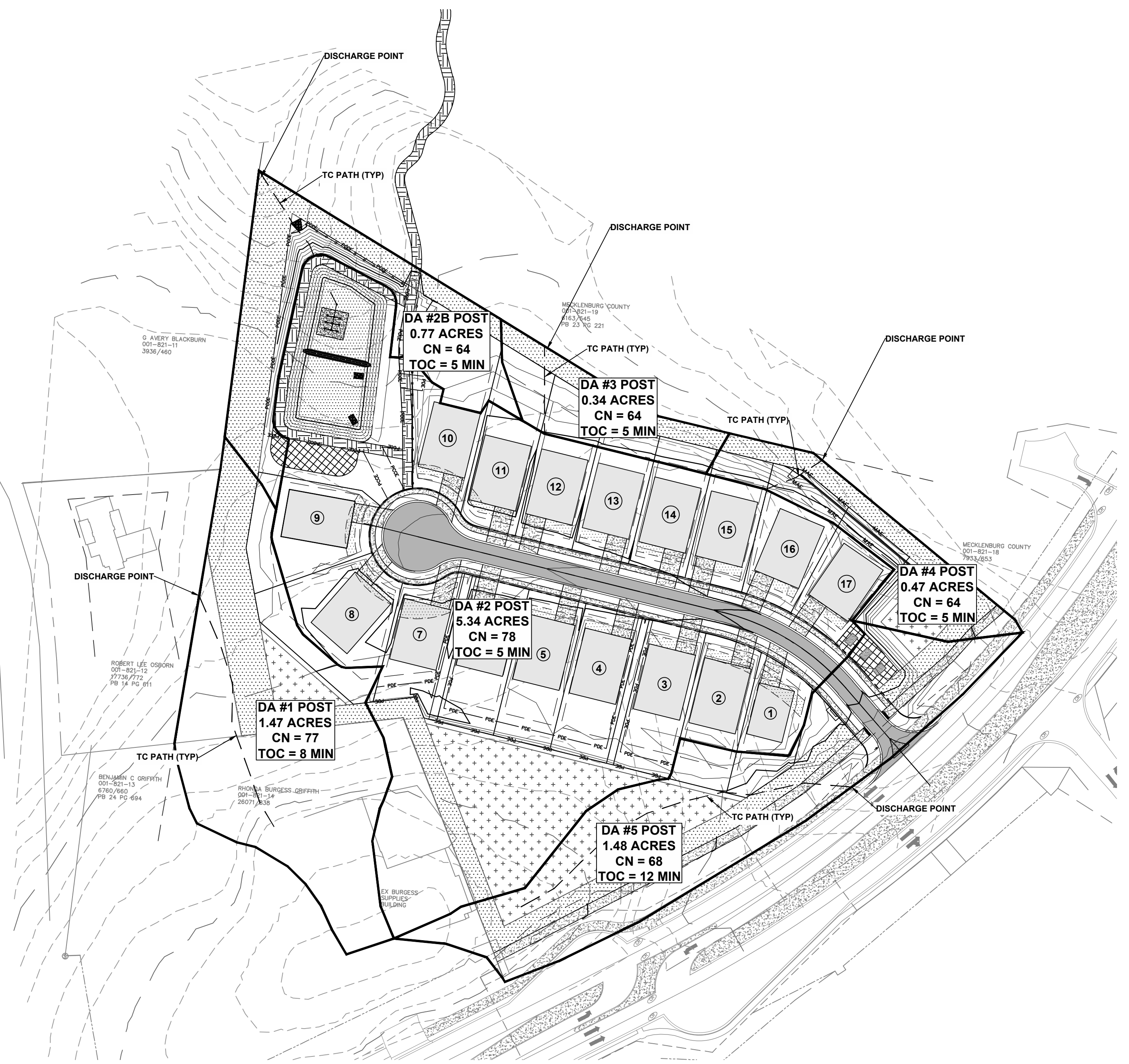
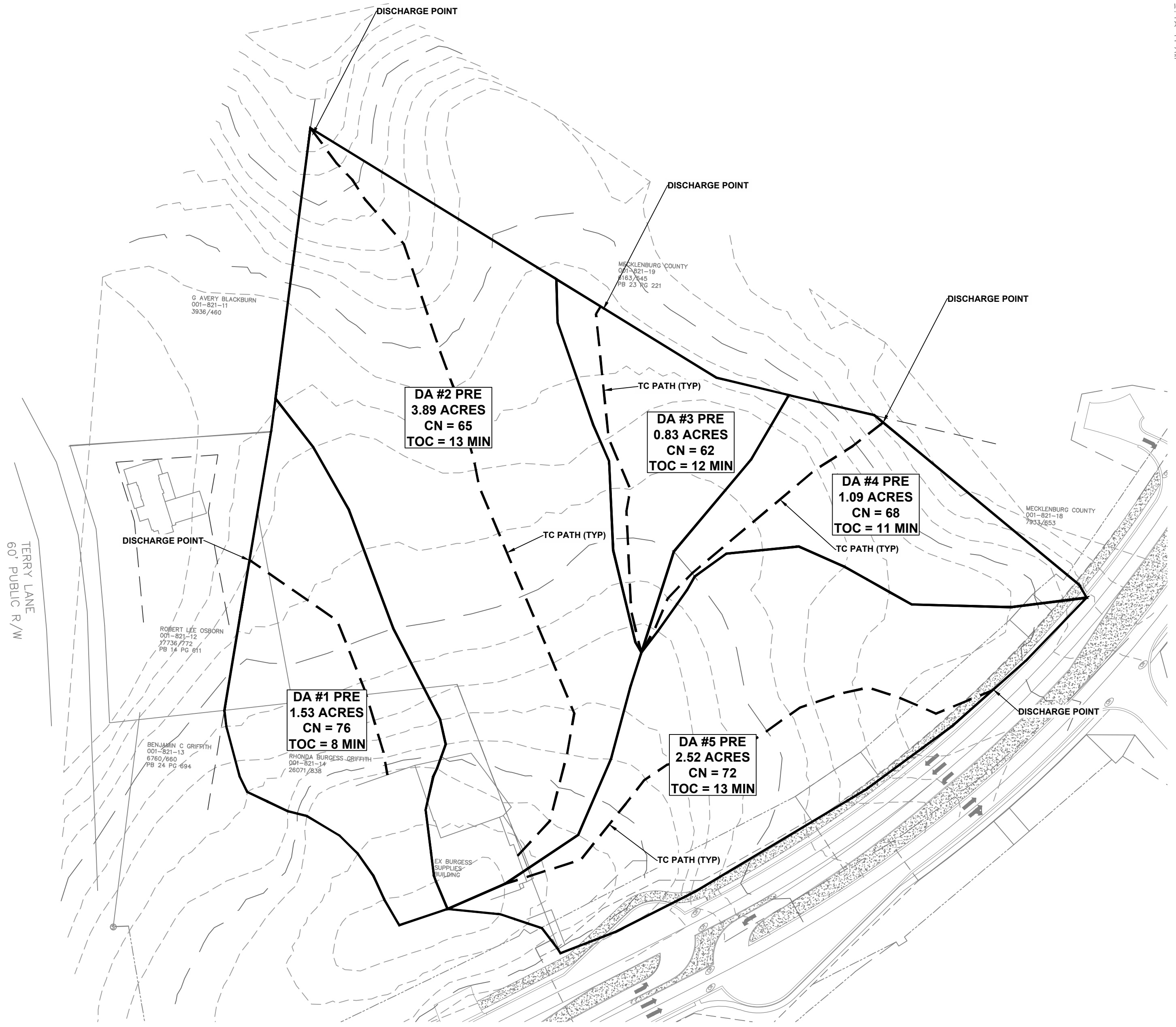
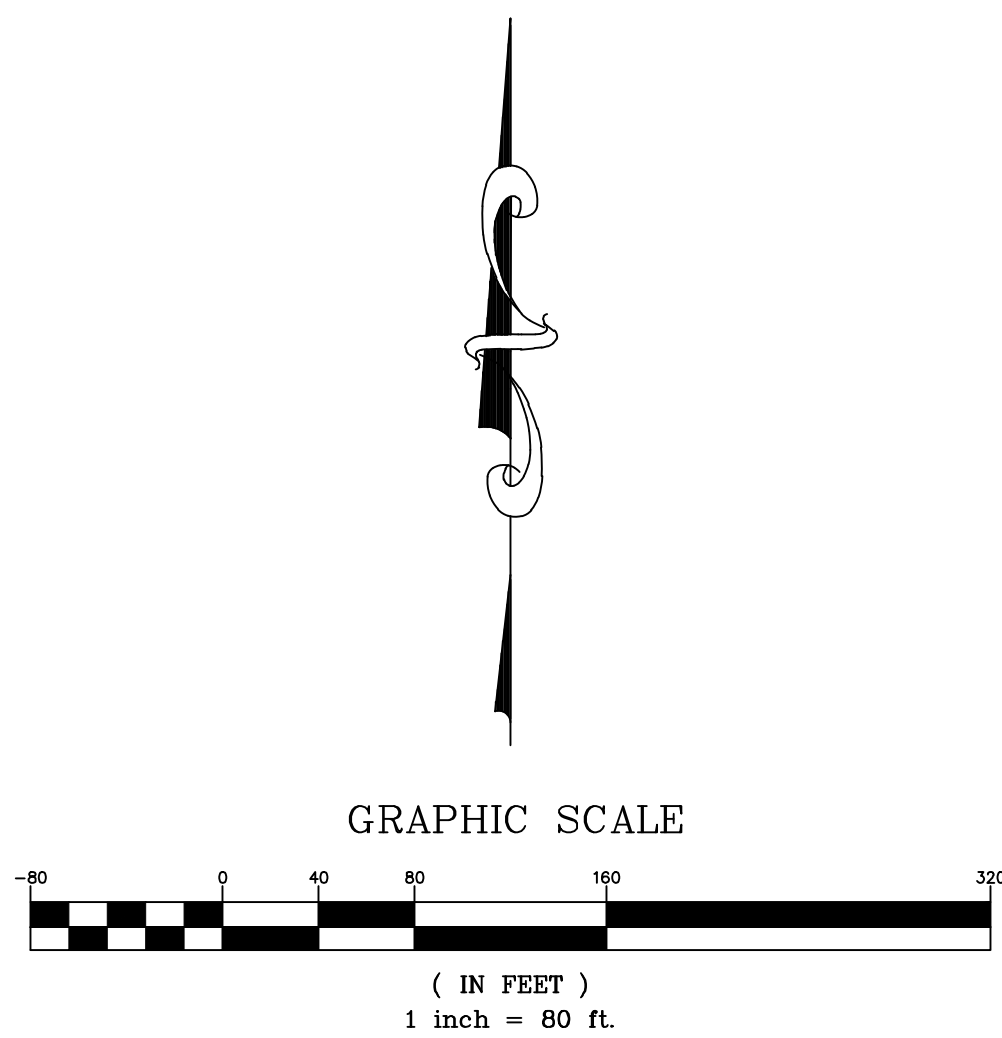
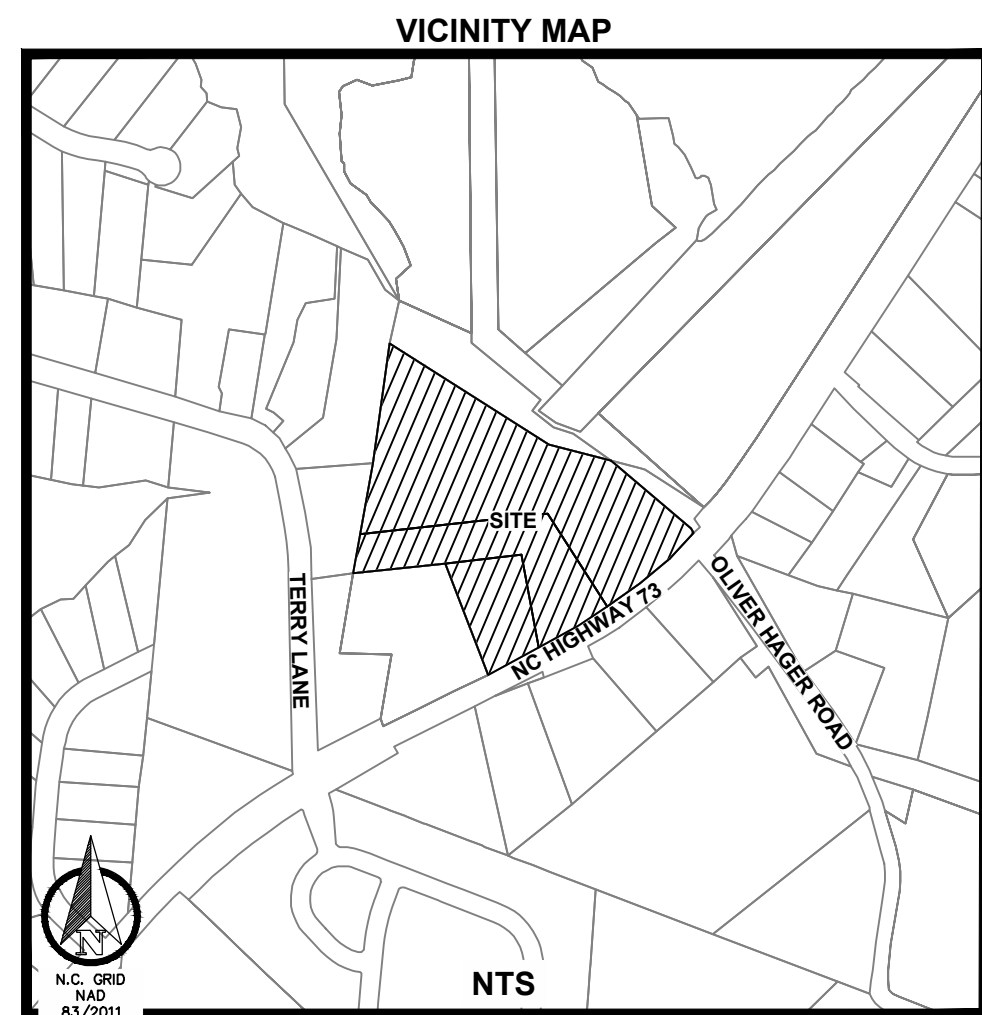
BLYTHE LANDING SINGLE FAMILY



NO.	DATE	BY	DESCRIPTION

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

SHEET NO.
CZ-500



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.
3. ALL PAVEMENT CUTS, CONCRETE, OR ASPHALT ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND LOCAL UTILITY SPECIFICATIONS.
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K2 ENGINEERING NC
 1096 DAVID TAYLOR DR STE 120 #103
 CHARLOTTE, NC 28262
 FIRM LICENSE #: P-2488

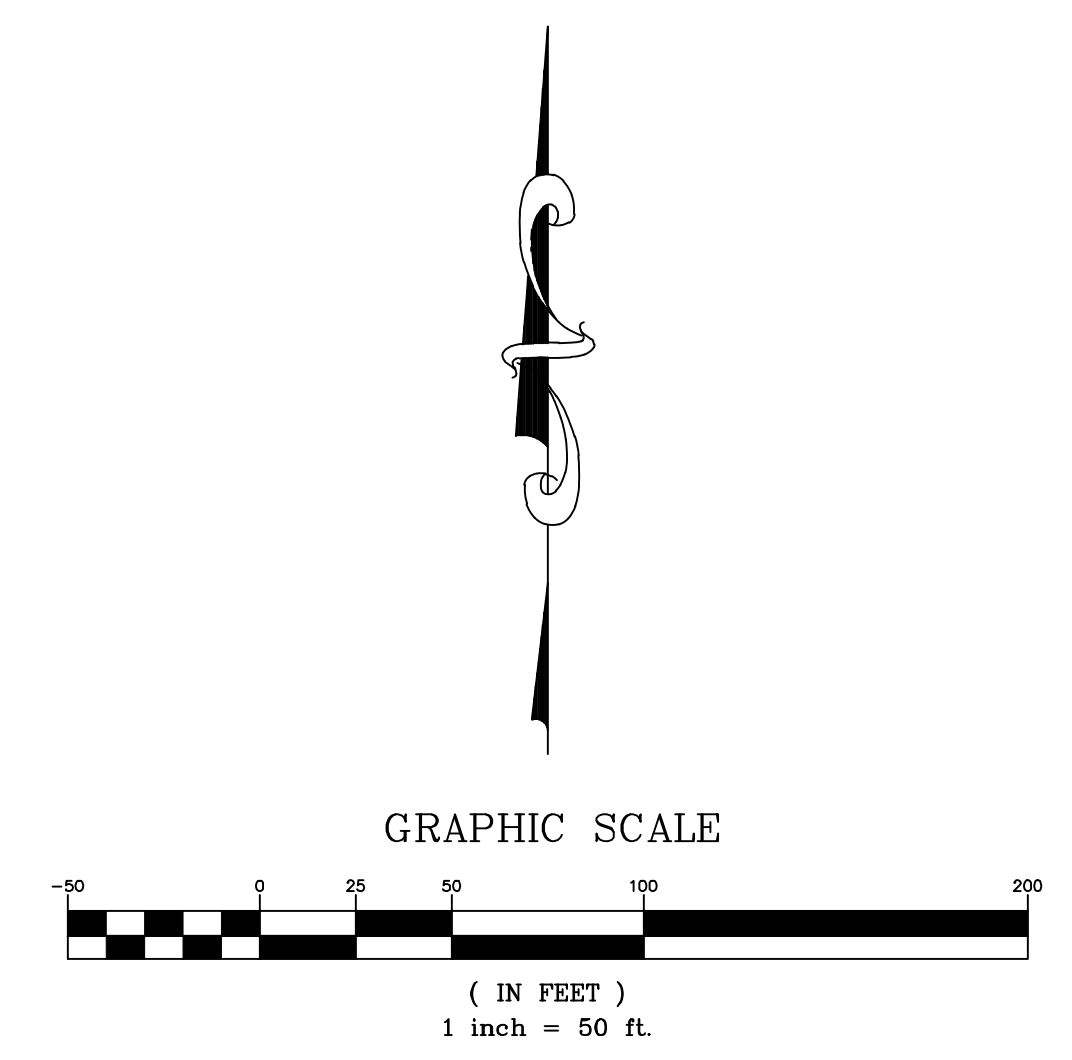
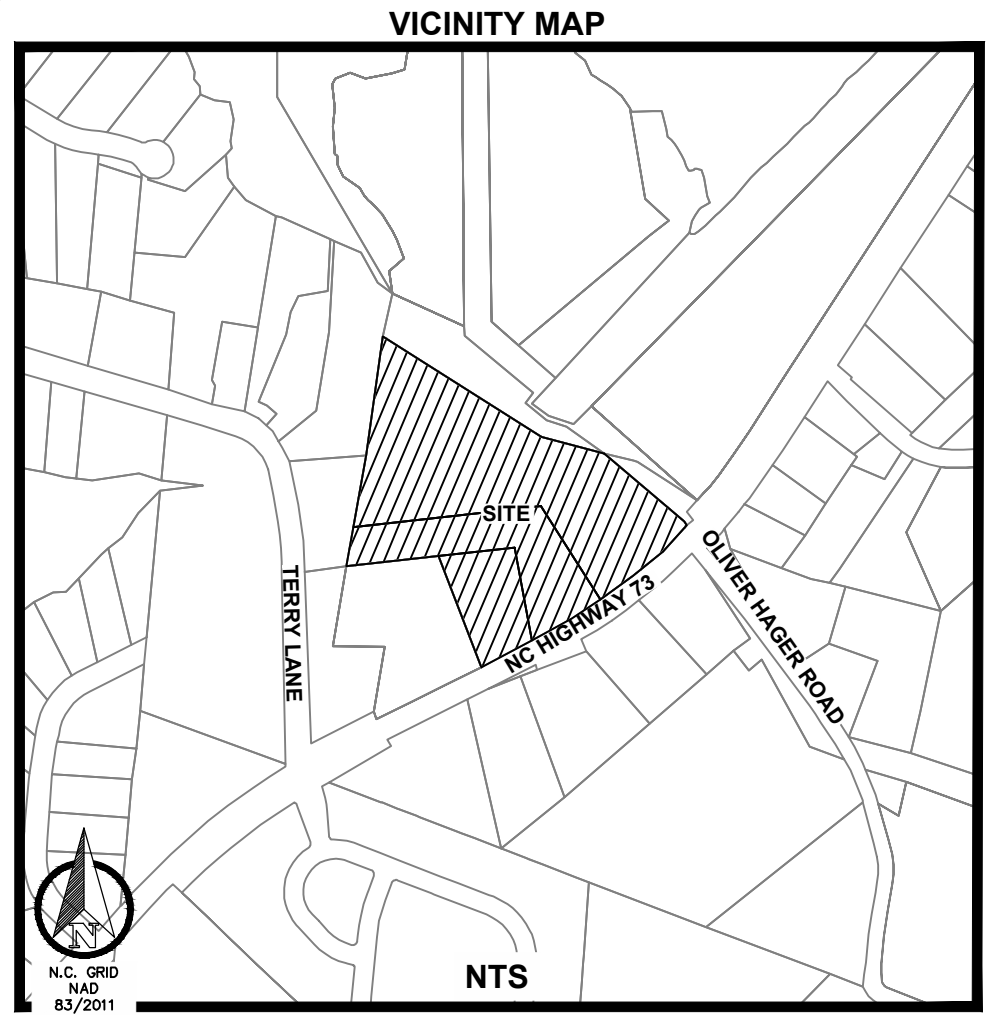
BLYTHE LANDING SINGLE FAMILY



NO.	DATE	BY	DESCRIPTION

MAJOR DRAINAGE BASINS	MJS	1" = 80'	NA	PROJ. #
	DRAWN BY	SCALE	DATE	
	MARCH 2025			

SHEET NO.
CZ-501



G AVERY BLACKBURN
001-821-11
3936/460

MECKLENBURG COUNTY
001-821-19
8163/645
PB 23 PG 221

MECKLENBURG COUNTY
001-821-18
7933/653

ROBERT LEE OSBORN
001-821-12
7736/772
PB 14 PG 911

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

RHONDA BURGESS GRIFFITH
001-821-14
26071/838

DI-4C
AREA: 0.69 Acre
C: 0.60
TOC: 5 MIN.

DI-4D
AREA: 0.21 Acre
C: 0.35
TOC: 5 MIN.

DI-6C
AREA: 0.30 Acre
C: 0.35
TOC: 5 MIN.

LEX BURGESS-SURPLIS BUILDING

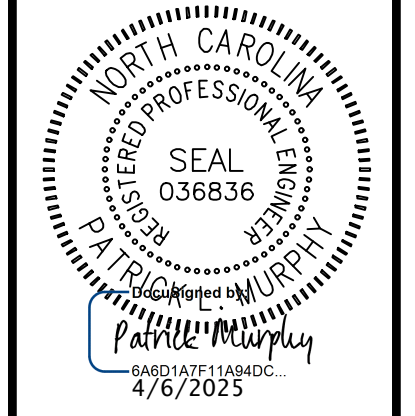
NC HIGHWAY 73
(FUTURE CONDITION)
(NCDOT PROJECT R5721B)



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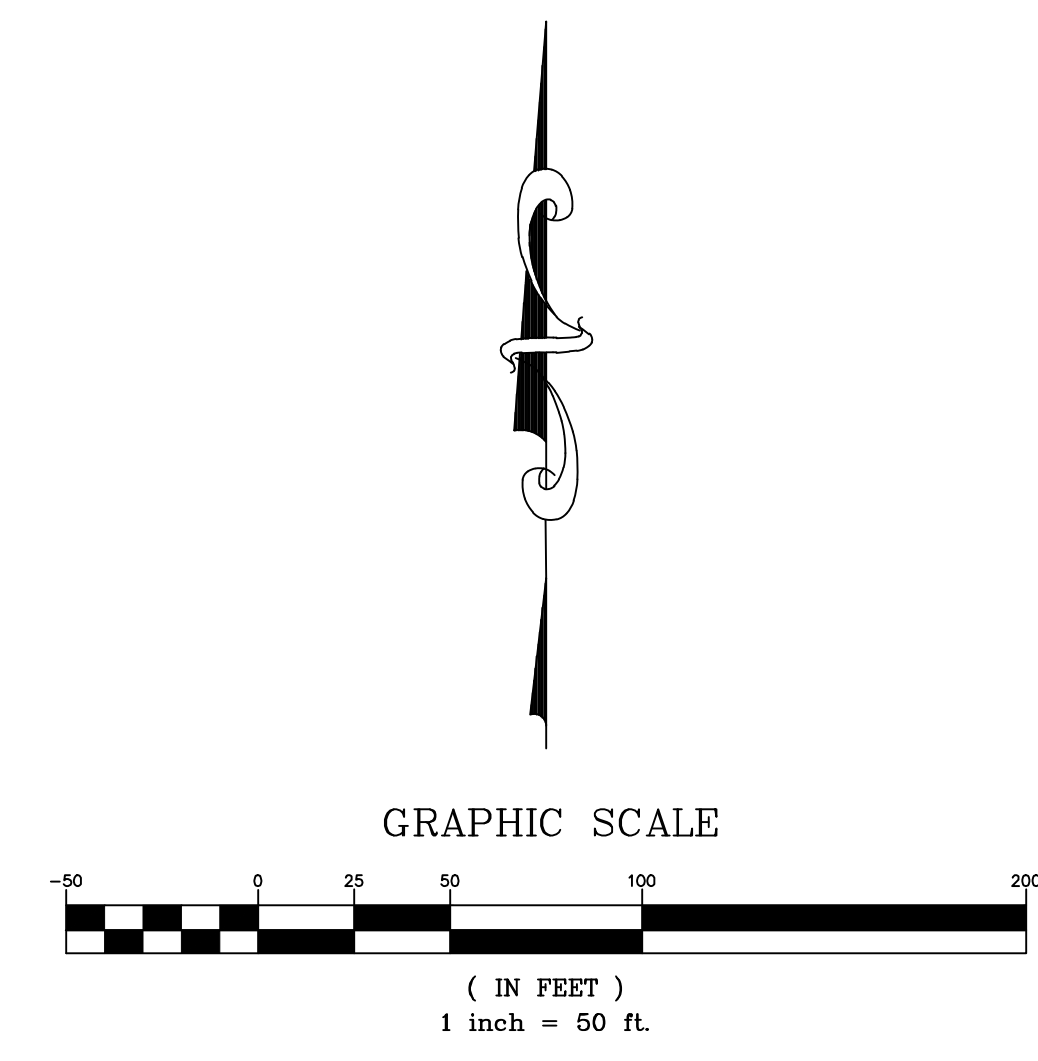
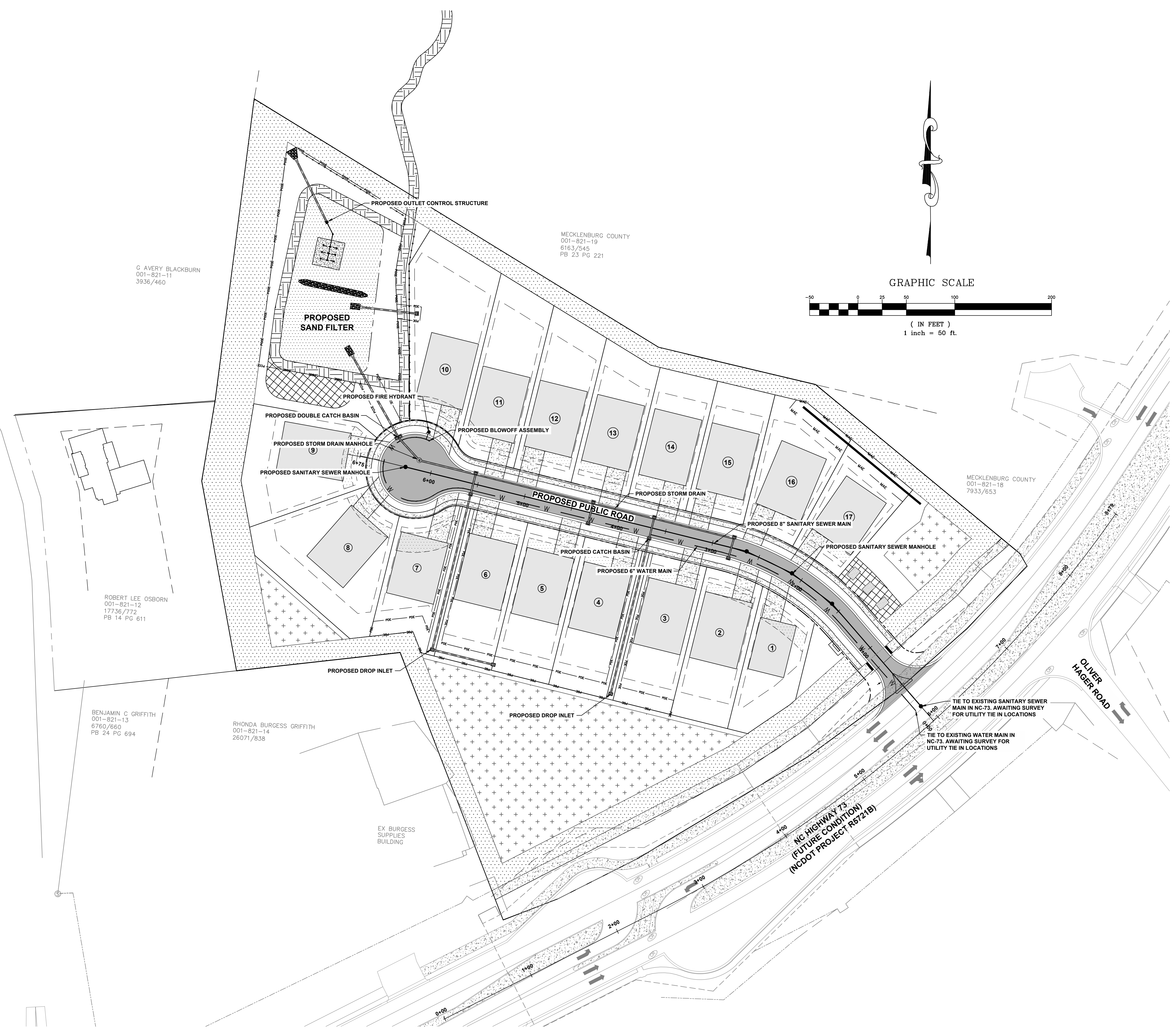
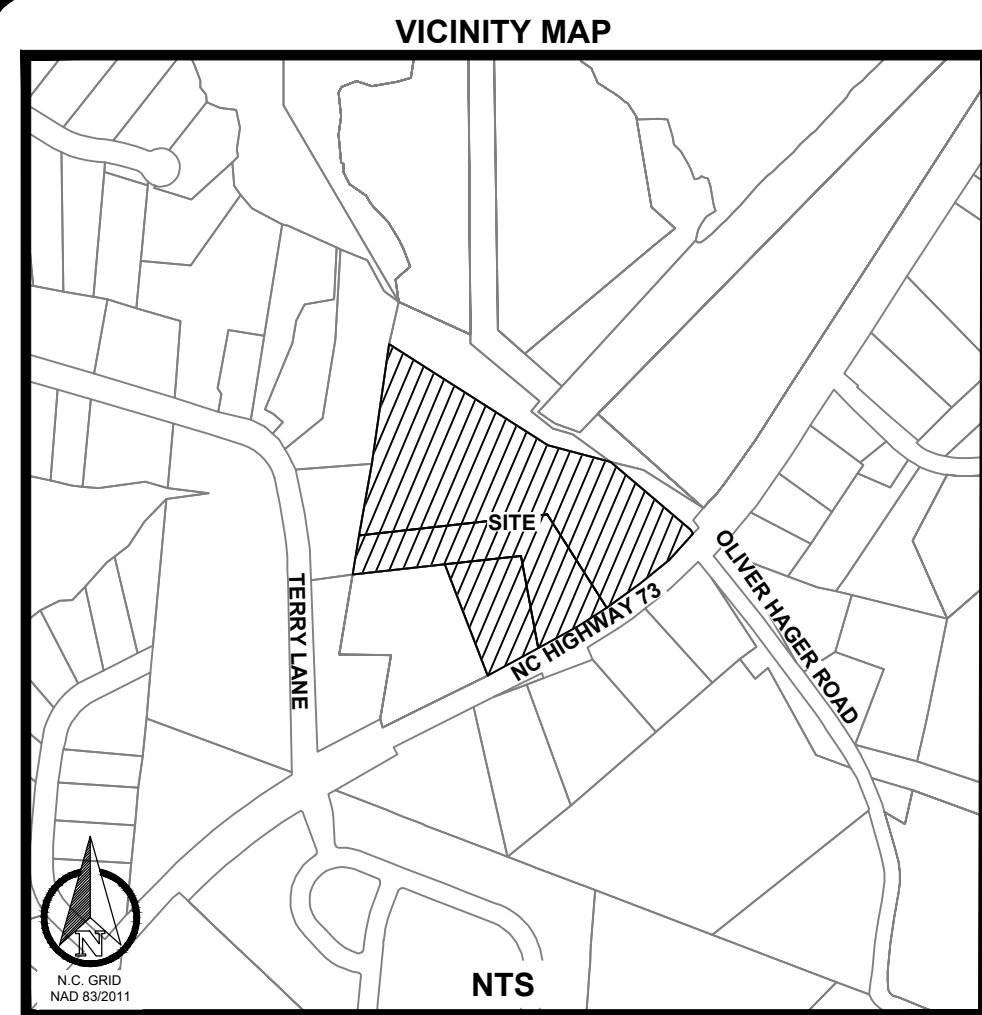
BLYTHE LANDING SINGLE FAMILY



NO.	DATE	BY	DESCRIPTION

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

SHEET NO.
CZ-502



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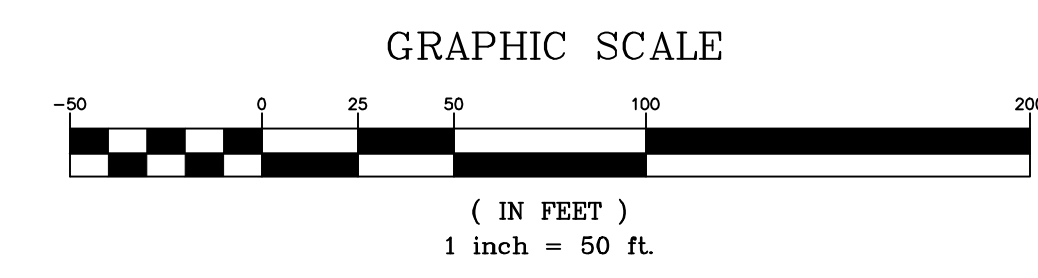
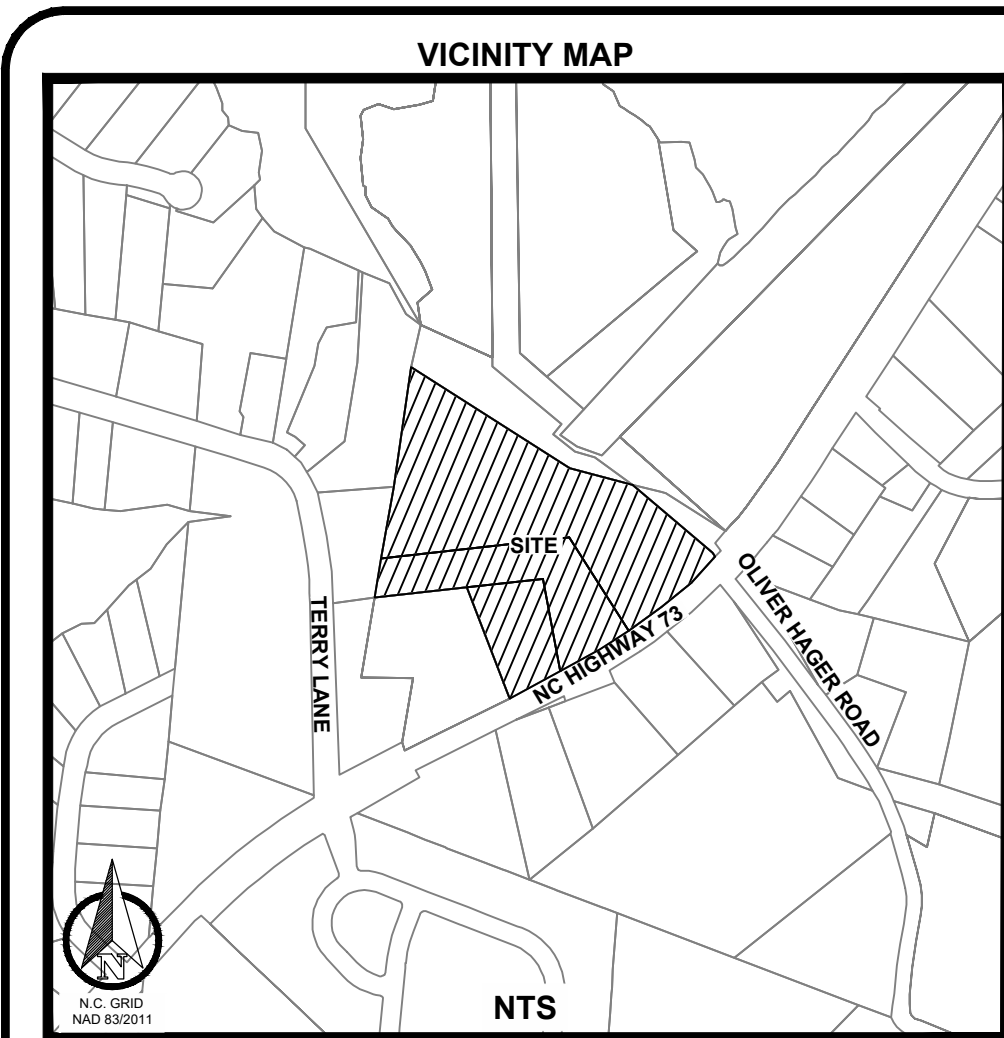
BLYTHE LANDING SINGLE FAMILY



NO.	DATE	BY	DESCRIPTION

UTILITY PLAN		1" = 50'	SCALE	N/A	PROJ. #
MJS	DRAWN BY	MARCH 2025	DATE		

SHEET NO.
CZ-600

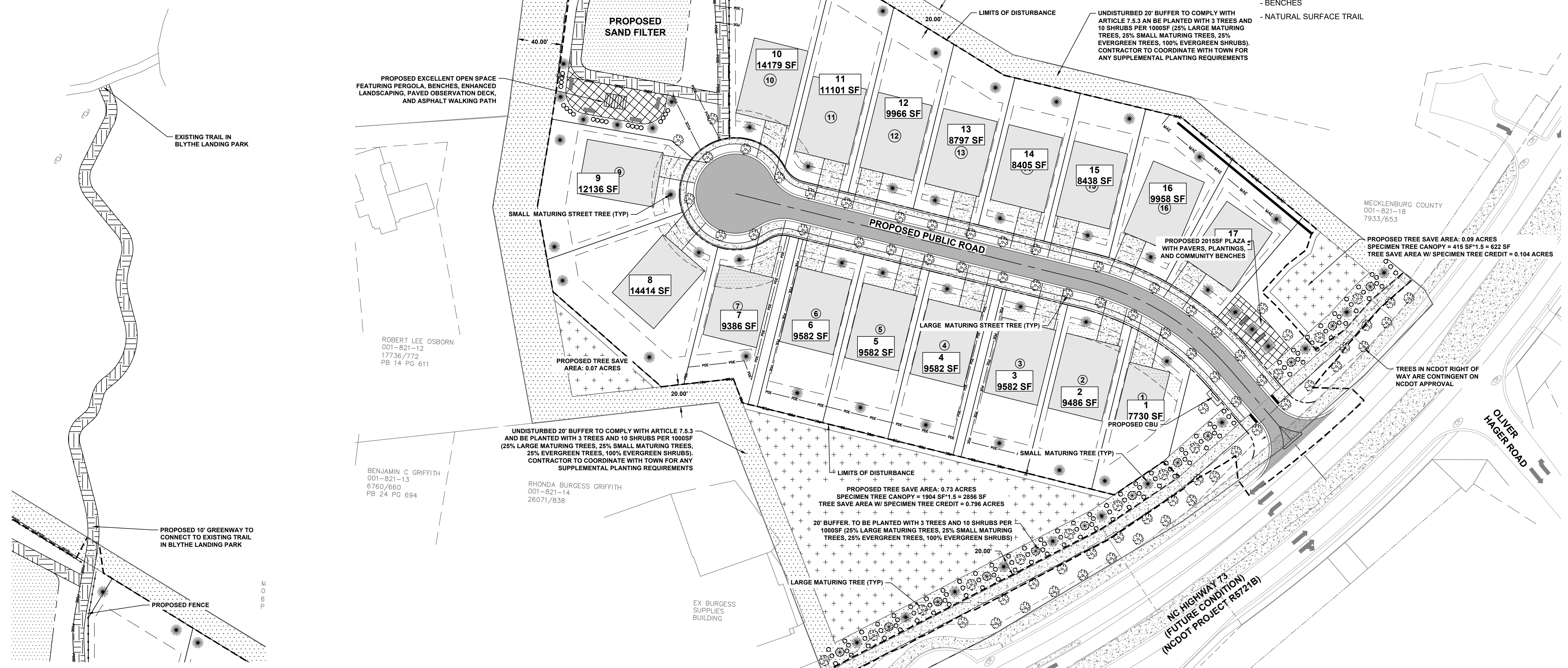


TREE INSTALLATION NOTES:

- 1) CONTRACTOR TO COORDINATE TREE TYPES WITH CITY ARBORIST PRIOR TO INSTALLATION
- 2) TREES AND SHRUBS MUST BE SELECTED BASED ON THE PRE-APPROVED SPECIES LIST
- 3) 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
- 4) ALL TREES TO BE STRAPPED DOWN FOR ONE YEAR. AT SUCH TIME ALL STRAPS CAN BE REMOVED
- 5) THERE WILL BE A MINIMUM ONE YEAR WARRANTY ON ALL TREES AND SHRUBS
- 6) ALL EXISTING VEGATED BUFFER AREAS TO BE PROTECTED AND PRESERVED
- 7) 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

1. ALL USABLE OPEN SPACE, INCLUDING RECREATIONAL AREAS, WILL BE CONVEYED TO A HOMEOWNERS ASSOCIATION FOR MAINTENANCE.
2. 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



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TREE SAVE SUMMARY	
REQUIRED TREE SAVE (10%)	0.88 ACRES
TREE SAVE PROVIDED	0.97 ACRES
UNDISTURBED TREE SAVE PROVIDED	0.97 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

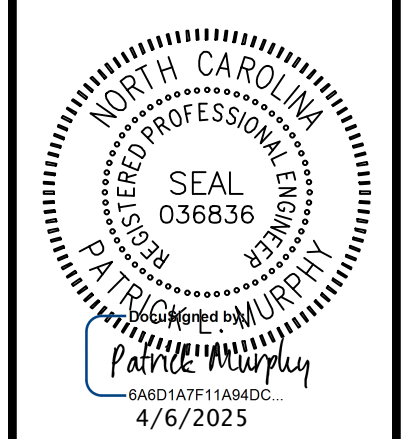
STREET TREE PLANTING SUMMARY			
STREET	FRONTAGE (FT)	REQUIRED TREES	PROVIDED TREES
PUBLIC ROAD	+/- 559	38 TREES	38 LARGE TREES

EXISTING TREE SUMMARY	
EXISTING SPECIMEN TREES	53 TREES
EXISTING SPECIMEN TREE CANOPY*	27,695 SF
SAVED SPECIMEN TREES	7 TREES (13.21%)
SAVED SPECIMEN TREE CANOPY*	4,408 SF (15.92%)
EXISTING HERITAGE TREES	0 TREES
SAVED HERITAGE TREES	NA

*CANOPY ASSUMED TO BE 1" PER 1" OF DIAMETER



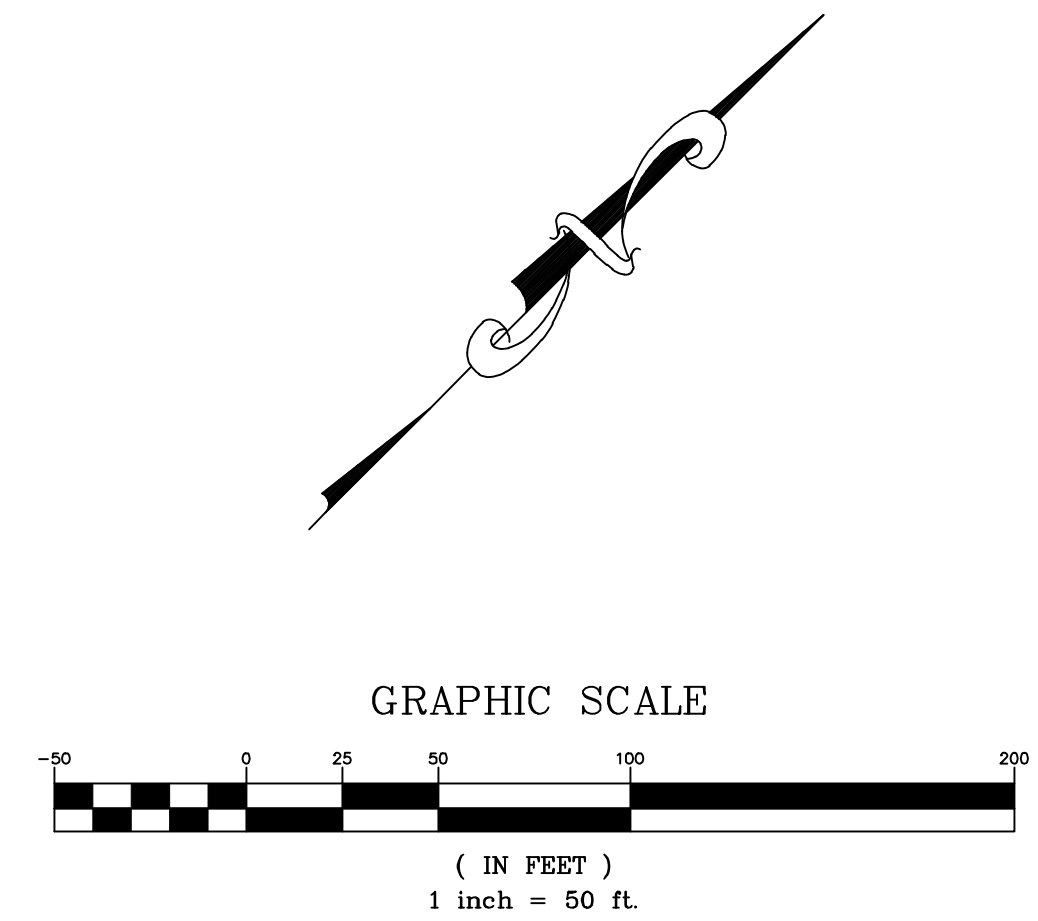
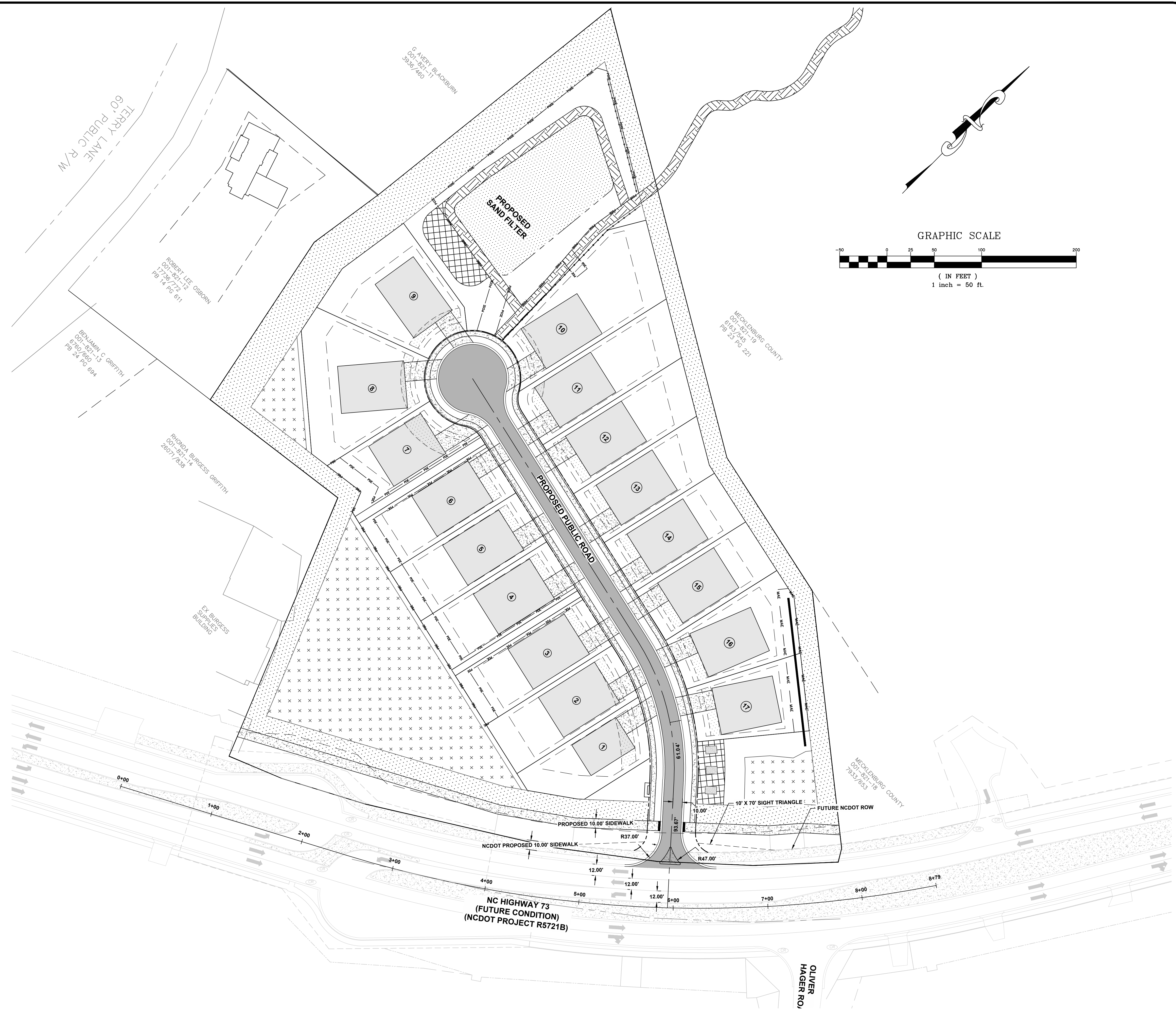
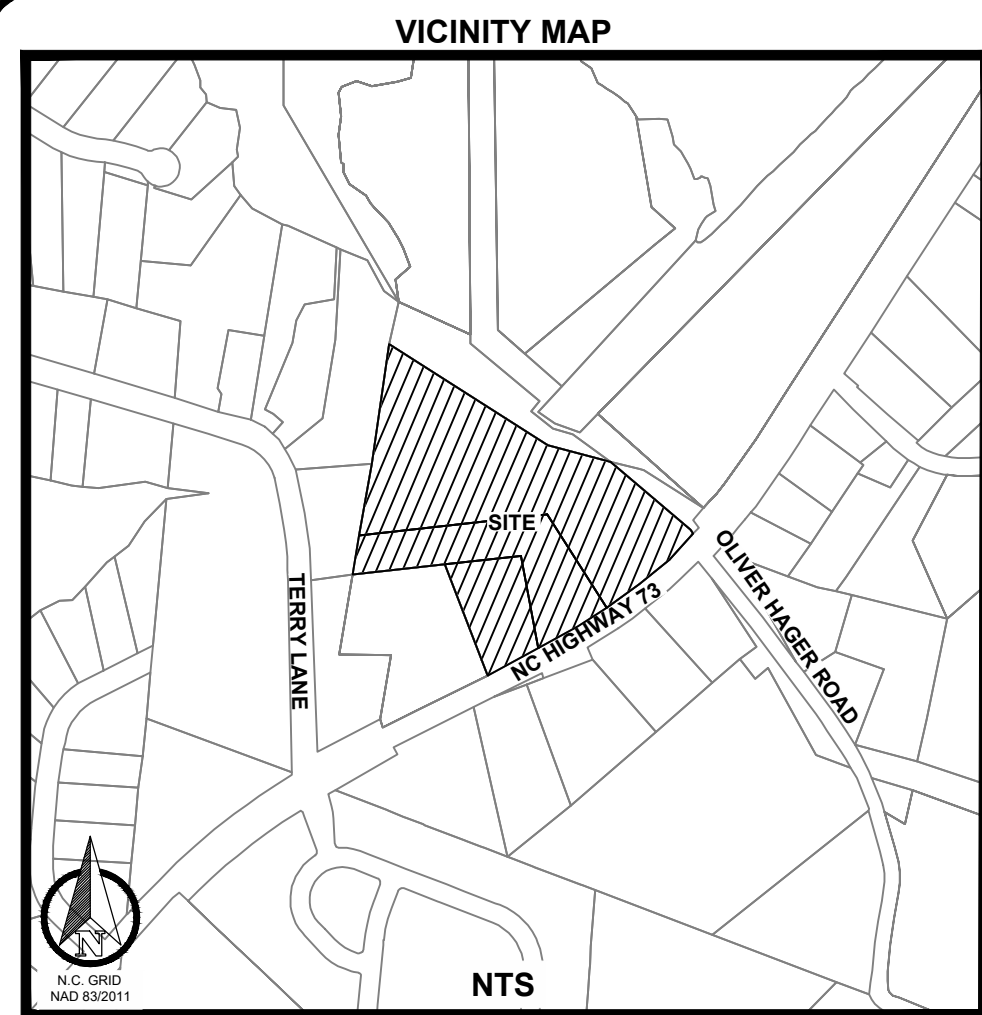
BLYTHE LANDING SINGLE FAMILY



NO.	DATE	BY	DESCRIPTION

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

SHEET NO.
CZ-700



1. THE CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
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4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

K2 ENGINEERING NC
 1096 DAVID TAYLOR DR STE 120 #103
 CHARLOTTE, NC 28262
 FIRM LICENSE #: P-2488

BLYTHE LANDING SINGLE FAMILY



NO.	DATE	BY	DESCRIPTION

FUTURE NCDOT PLAN	
MJS	1" = 50'
DRAWN BY	SCALE
MARCH 2025	NA
DATE	PROJ. #

SHEET NO.
CZ-800







MECKLENBURG COUNTY
Park and Recreation Department

January 15, 2020

David Peete, Senior Planner
Town of Huntersville
101 Huntersville – Concord Road
Huntersville, NC 28078

Dear Mr. Peete:

On behalf of the Mecklenburg County Park and Recreation Department, This letter is to inform you that we have allowed and authorized Young Builders, Inc., the developer of “The Cottages at Blythe Landing” to construct an 8’ wide, recycled concrete trail from the proposed residential development to connect to the existing trail system in Blythe Landing Park. There will be a fence and gate at the property line to restrict access to/from the park by residents only. Refer to the attached Site Plan.

We understand this meets the Open Space requirement per the Huntersville Subdivision Ordinance for the development by allowing access to the park for the residents.

Should you have any questions or comments, please contact the undersigned.

Best Regards,

Peter Cook, Deputy Director

Cc: Bert Lynn, Director, Capital Planning Services
Greg Clemmer, Director, Park Operations
Michael Campbell, North Park Region General Manager
Jay Young, Young Builders, Inc.

Attachment: Site Plan

PEOPLE • PRIDE • PROGRESS • PARTNERSHIPS

5841 Brookshire Boulevard • Charlotte, North Carolina 28216-2403 • (980) 314-1000 • Fax (704) 336-5472
www.parkandrec.com

All services are available without regard to origin, sex, or disability

Concept Elevations





**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 CHRISTZBERG LOOKOUT POINT HOA PRESIDENT
Ray 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 countertops, contributing to lower house costs and higher profit margins.

SUSTAINABLY SMART FEATURES & OFFERINGS

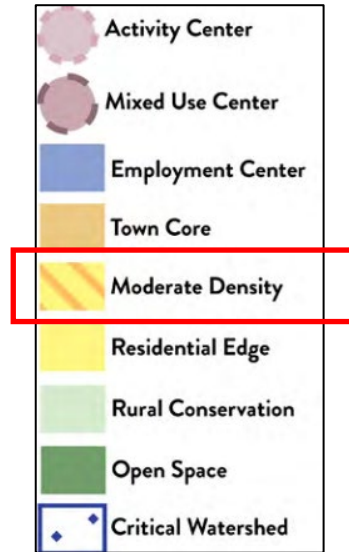
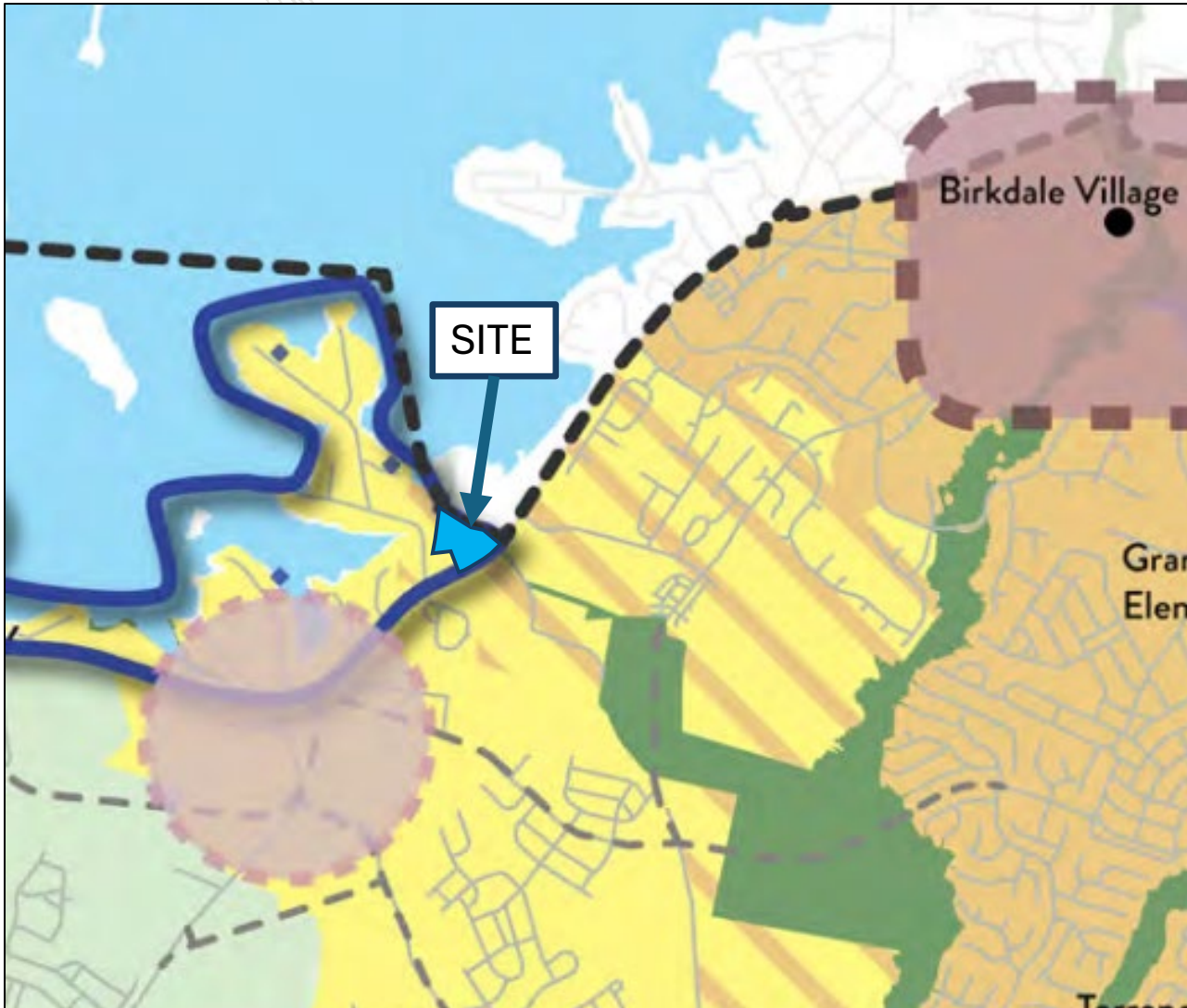
Energy-Star appliances, Wireless Access Points, Z-Wave Thermostats, and more – Q4 2024.

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

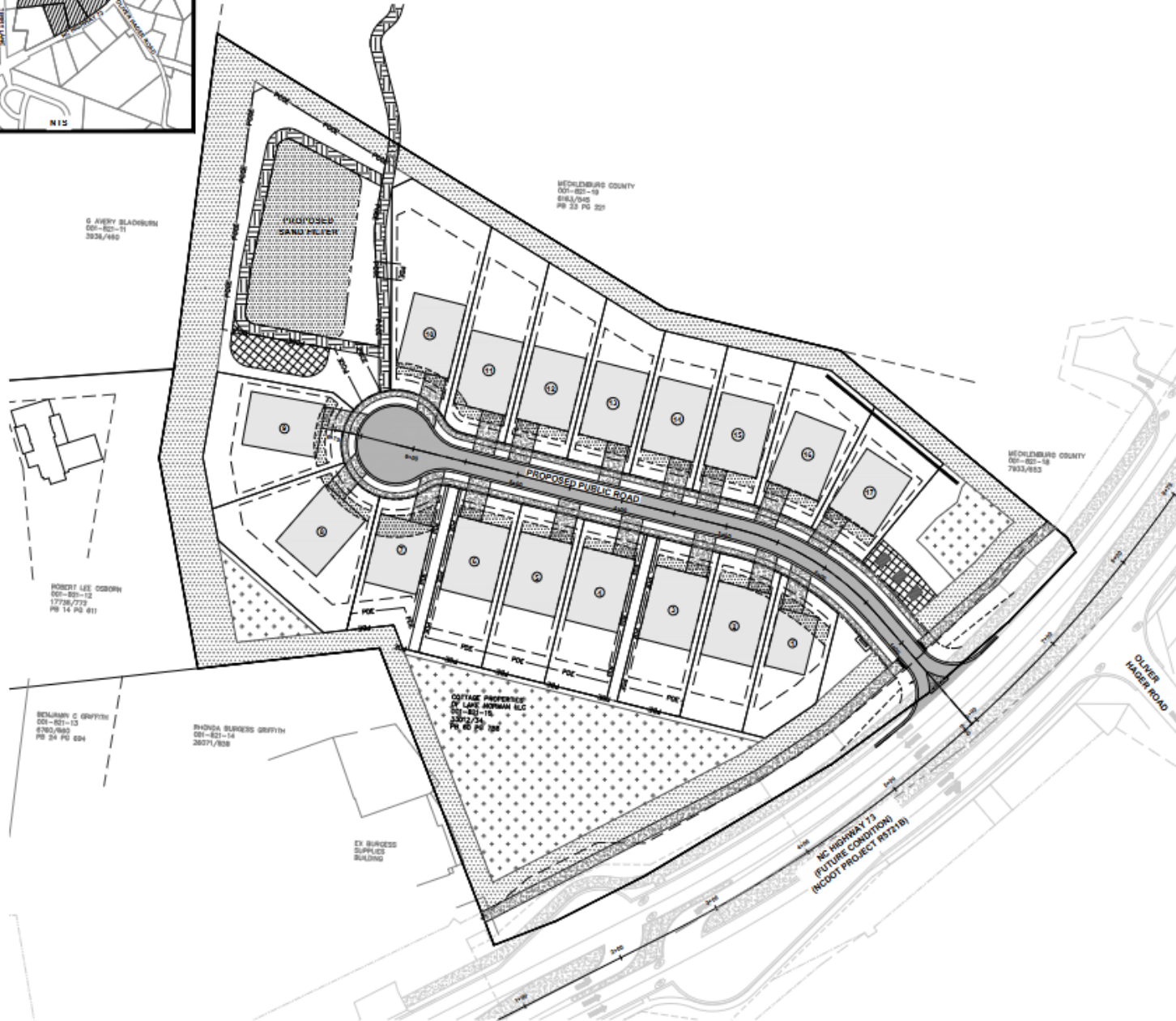
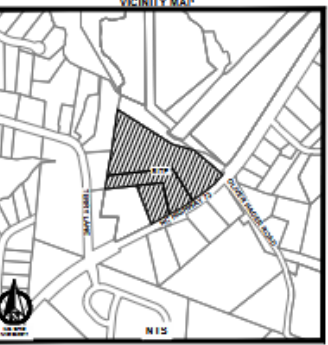
**Note: Conditional zoning proposed limits permitted use to single-family residential



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!

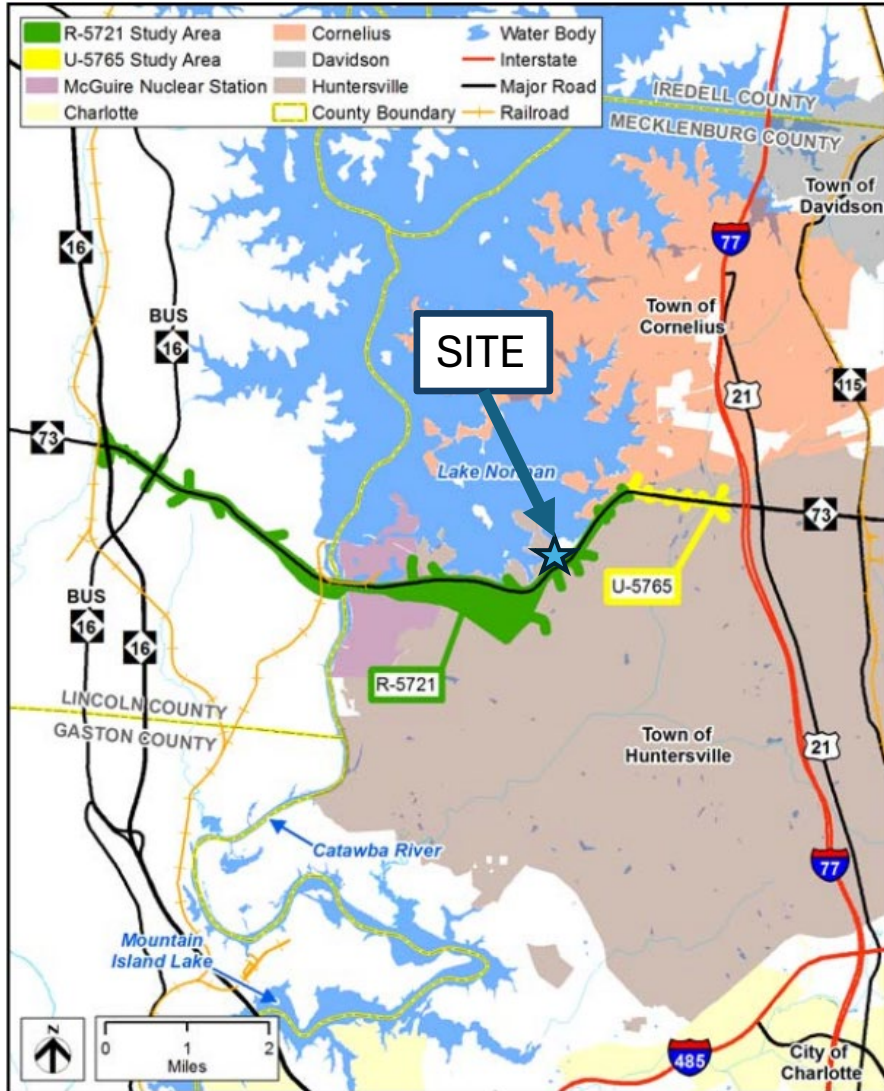
Questions





STIP Project Nos. R-5721 and U-5765

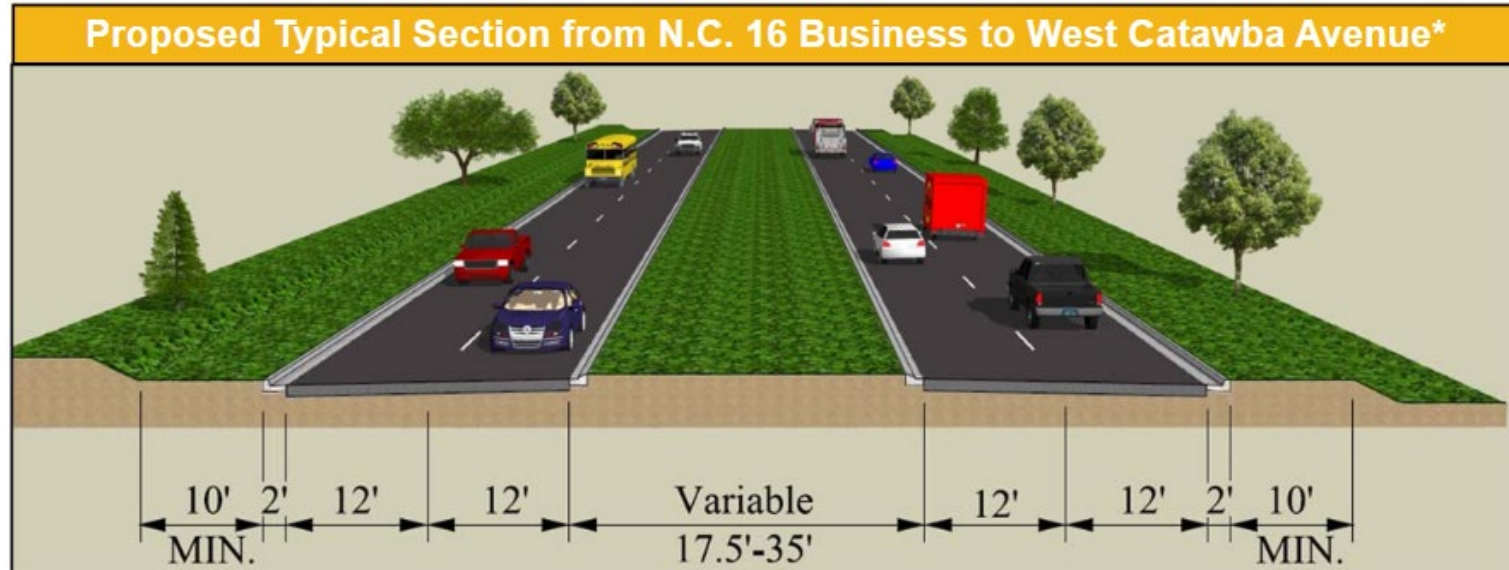
N.C. 73 Improvements From N.C. 16 to Northcross Drive (S.R. 2316)



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

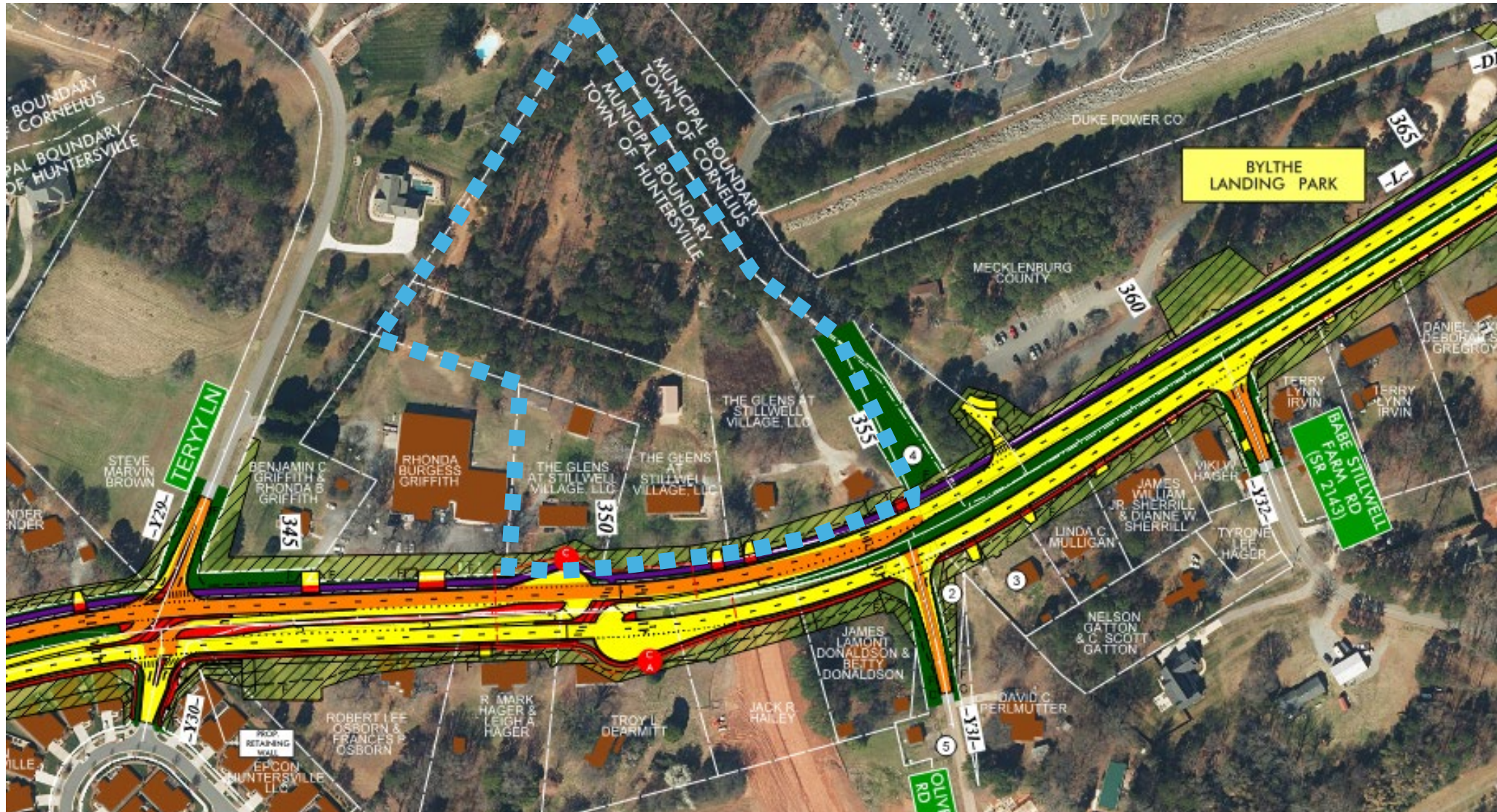
MECKLENBURG COUNTY

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-4WTM-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	<u>10/31/24</u>
Daily Trips Anticipated	<u>198</u>
Peak Hour Trips Anticipated AM	<u>15</u>
PM	<u>19</u>
TIA Required (Yes/No)	<u>No</u>
Date of Determination:	<u>10/31/24</u>
Comments:	<u>Determination based on 17 single-family detached housing units.</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>

<input type="checkbox"/> Change of Use <input type="checkbox"/> Commercial Site Plan <input checked="" type="checkbox"/> Conditional Rezoning <input type="checkbox"/> General Rezoning <input type="checkbox"/> Master Signage Program <input type="checkbox"/> Special Use Permit <input type="checkbox"/> Revision to Original Project # _____ <input type="checkbox"/> Other _____	SUBDIVISION CATEGORIES: Per the Huntersville Subdivision Ordinance <input checked="" type="checkbox"/> Sketch Plan <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Final Plat (Includes Minor Subdivision) <input type="checkbox"/> Exempt Subdivision <input type="checkbox"/> Final Plat Revision <input type="checkbox"/> 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
PO Box 664
Huntersville, NC 28070
Phone: 704-875-7000
Fax: 704-992-5528
Physical Address: 105 Gilead Road, Third Floor
Website: <https://www.huntersville.org/228/Planning-Department>

Patrick Murphy

From: Ryan Cox <ryan@redcedarco.com>
Sent: Tuesday, March 25, 2025 3:57 PM
To: Patrick Murphy
Cc: Robert Irvin; Susan Irvin
Subject: Fw: [External]Re: Blythe Landing, Huntersville - Trail Authorization for Park
Attachments: 181168 site plan subd rev 7 1-14-20-sketch.pdf; 181168 site plan subd rev 7 meck co property 1-14b-20.pdf; 1014_RulesRegs12x18_112911.pdf; ROE for Red Cedar Homes at Blythe Landing.docx

Additional correspondence for the park connection



RYAN COX
Vice President | Acquisitions

(o) 704-312-8428
(c) 704-807-1418

Ryan@redcedarco.com
4705 Entrance Dr, STE D, Charlotte, NC 28273

REDCEDARCO.COM



From: Cook, Peter <Peter.Cook@mecklenburgcountync.gov>
Sent: Tuesday, March 25, 2025 3:49 PM
To: Jonathan Swift <jonathanswift@redcedarco.com>
Cc: Ryan Cox <ryan@redcedarco.com>; Clemmer, Gregory <Gregory.Clemmer@mecklenburgcountync.gov>; Lynn, Bert <Bert.Lynn@mecklenburgcountync.gov>; Rainey, James <James.Rainey@mecklenburgcountync.gov>
Subject: RE: [External]Re: Blythe Landing, Huntersville - Trail Authorization for Park

Hi Jonathan,

Mecklenburg County Park and Recreation is ok with proceeding with the walkway plans as discussed in January 2020. Please note the Right of Entry document attached with this email and let me know if you have any questions. I would like to have a discussion about the project and meet out on the site, before the project begins.

Thanks,
Peter.
Cell: 980.722.2353



Peter Cook

Deputy Director

Park and Recreation | Administration

5841 Brookshire Boulevard Charlotte, NC 28216

Mecklenburg County Government

980.314.1041 | ParkAndRec.MeckNC.Gov



From: Jonathan Swift <jonathanswift@redcedarco.com>

Sent: Wednesday, March 19, 2025 10:32 AM

To: Cook, Peter <Peter.Cook@mecklenburgcountync.gov>

Cc: Ryan Cox <ryan@redcedarco.com>

Subject: [External]Re: Blythe Landing, Huntersville - Trail Authorization for Park

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Peter,

I just wanted to follow up on my previous email. Please let me know if you have any questions.

Thank you!



RED CEDAR
DEVELOPMENT

JONATHAN SWIFT

Acquisitions Manager

336.244.5094

jonathanswift@redcedarco.com

4705 Entrance Dr. Suite D, Charlotte, NC 28273

REDCEDARHOMES.COM



CHARLOTTE BUSINESS JOURNAL



2024 BEST PLACES TO WORK

From: Jonathan Swift
Sent: Monday, March 17, 2025 9:05 PM
To: Peter.Cook@mecklenburgcountync.gov <Peter.Cook@mecklenburgcountync.gov>
Cc: Ryan Cox <ryan@redcedarco.com>
Subject: Blythe Landing, Huntersville - Trail Authorization for Park

Good evening Mr. Cook,

Back in January of 2020 you sent the sellers of the Blythe Landing an authorization letter (attached) allowing for a recycled contract trail from the proposed development to the Blythe Landing Park. We at Red Cedar Development are under contract on this property with plans to develop the residential development referenced in your letter. Would you be able to issue an updated letter reaffirming this authorization or provide the same affirmation in an email response for us to provide to the Town of Huntersville?

We greatly appreciate your help with this matter. Please feel free to reach back with any questions.

Thank you!



RED CEDAR
DEVELOPMENT

JONATHAN SWIFT

Acquisitions Manager

336.244.5094

jonathanswift@redcedarco.com

4705 Entrance Dr. Suite D, Charlotte, NC 28273

REDCEDARHOMES.COM



CHARLOTTE BUSINESS JOURNAL



2024 BEST PLACES TO WORK

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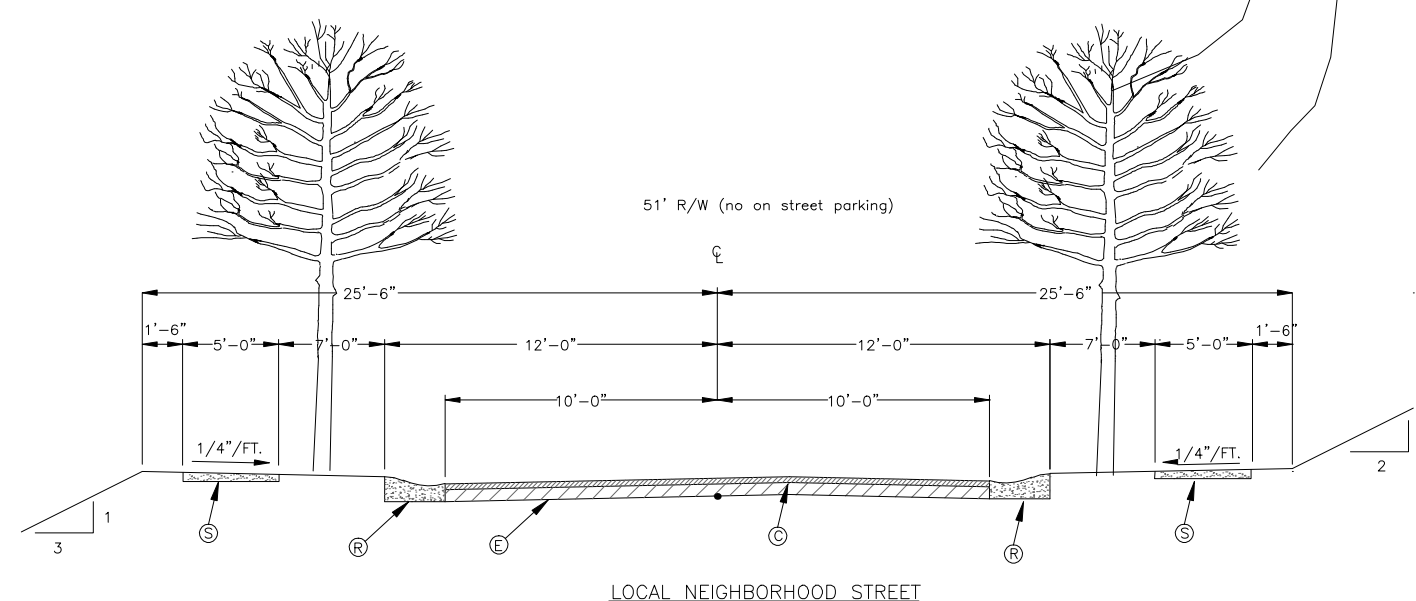
SITE DEVELOPMENT DATA

EXISTING ZONING: GR - GENERAL RESIDENTIAL
 TAX PARCEL NO.: 001-821-15, -16 & -17
 USE: SINGLE FAMILY HOMES
 TOTAL SITE AREA: 8.58 AC = 373,713 SF
 WATERSHED CALCULATIONS: LAKE NORMAN WATERSHED AND McDOWELL WATERSHED

NEW IMPERVIOUS AREA:	
LOTS	75,000 SF (5,000 SF EACH)
ROAD	16,199 SF
SIDEWALK	8,642 SF
FUTURE	3,750 SF
TOTAL	103,591 SF
EXISTING IMPERVIOUS	27,128 SF
NET IMPERVIOUS	103,591 SF - 27,128 SF = 76,463 SF
ACTUAL IMPERVIOUS AREA PERCENT:	(76,463 / 373,713) x 100 = 20.46%

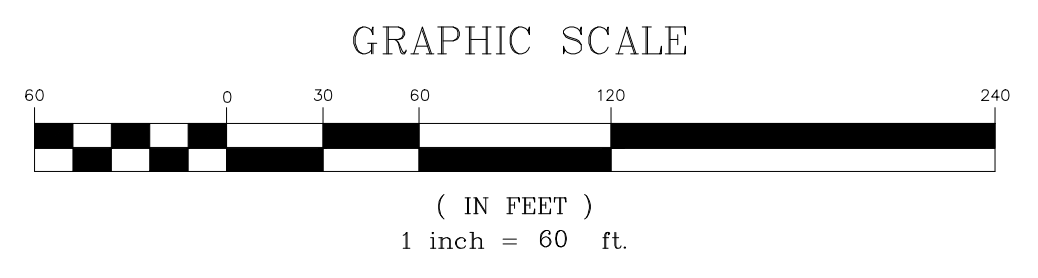
MINIMUM SETBACKS
 BUILD TO LINE: 25' (MIN) AND 50' (MAX)
 MINIMUM SIDE YARD: 5'
 MINIMUM REAR YARD: 25' (MINIMUM FROM ADJOINING PROPERTIES)
 MAXIMUM BUILDING HEIGHT: 35'

BUILD TO LINE: A LINE EXTENDING THROUGH A LOT WHICH IS GENERALLY PARALLEL TO THE FRONT PROPERTY LINE AND MARKS THE LOCATION FROM WHICH THE PRINCIPLE VERTICAL PLANE OF THE FRONT BUILDING ELEVATION, EXCLUSIVE OF PORCHES, BAY WINDOWS AND SIMILAR APPURTENANCES, MUST BE ERRECTED; INTENDED TO CREATE AN EVEN BUILDING FACADE LINE ON A STREET. THE BUILD TO LINE IS ESTABLISHED ON THE RECORD PLAT (FINAL PLAT).



PAVEMENT SCHEDULE
 1. 1.5" BITUMINOUS CONCRETE SURFACE COURSE, 59.5A
 2. 1.0" BITUMINOUS CONCRETE SURFACE COURSE, 59.5A
 3. 8" COMPACTED AGGREGATE BASE COURSE OR 2" BITUMINOUS CONCRETE BASE COURSE
 4. 2'-0" VALLEY CUTTER
 5. 0'-0" SIDEWALK
 6. CROWN DOWN MIDDLE OF TRAVEL LANES

NOTES:
 1. THE CROWN (TRANSVERSE SLOPE) FOR THE TYPICAL SECTION ON THIS SHEET IS 3/8" PER FOOT, AND SHALL BE DOWN MIDDLE OF TRAVEL LANES.
 2. LARGE MATURING TREES TO BE PLANTED 40' ON CENTER.



The Cottages at Blythe Landing

ENGINEER
SEAL
DLD
DRAWN BY:
5-15-19
DATE PREPARED
REVISIONS
NO. 1
NO. 2
NO. 3
NO. 4
SHEET 1 OF
JOB NUMBER 18-1168
SCALE Horz: 1" = 60' Vert:
SKETCH PLAN OF LEMLEY TWP., HUNTERSVILLE, MECKLENBURG CO., NC
OWNER: THE GLENS AT STILLWELL VILLAGE LLC 1610 WETHERLY WAY HUNTERSVILLE, NC 28078 704-949-0007
Computer File: 18188 - J - YOUNG - SITE
DOWELL & CO., P.C. 344 Rolling Hill Road Suite 103 P.O. Box 3304 Mooresville, N.C. 28117 (704) 660-8897 (704) 664-5177 Fax EMAIL: leland@dowell.com C - 3177

