

Mayor
Christy Clark

Mayor Pro Tem
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
Regular Town Board Meeting
May 6, 2025 - 6:00 PM
TOWN HALL (101 Huntersville-Concord Road)

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

- 1. Pre-meeting - None**
- 2. Call to Order**
- 3. Invocation/Moment of Silence**
- 4. Pledge of Allegiance**
- 5. Announcements**
- 6. Public Comments, Requests, or Presentations**
 - 6.A. A Proclamation for the 250th Anniversary of the Mecklenburg Declaration of Independence. *(Mayor Christy Clark)*
 - 6.B. A Proclamation for Small Business Week. *(Mayor Christy Clark)*
 - 6.C. A Proclamation for National Police Week. *(Mayor Christy Clark)*
 - 6.D. Presentation by Edison Platt, Director of North Carolina State Veterans Services.
 - 6.E. Presentation of Manager's Recommended Budget for Fiscal Year 2026. *(Anthony Roberts)*
- 7. Agenda Changes/Adoption of Agenda**
- 8. Consent Agenda**
 - 8.A. Approve amending Chapter 93, Article III of the Code of Ordinances - Noise. *(Emily Sloop)*

- 8.B. Call a public hearing for Tuesday, June 3, 2025, at 6:00 p.m. at Huntersville Town Hall, Huntersville, NC 28078, on Petition #R25-05 MHH Logistics, a request by Skye Partners, LLC to rezone +/- 8.677 acres from Corporate Business to Corporate Business-Conditional District for an Industrial Flex Warehouse with associated office. (*Patrick Patterson*)
- 8.C. Call a public hearing for Tuesday, June 3, 2025, at 6:00 p.m. at Huntersville Town Hall, Huntersville, NC 28078, on Petition #R25-03, Mint Landscaping, a request by Brandon Morris to rezone +/- 2.98 acres from General Residential to Special Purpose-Conditional District for a Commercial landscaping site. (*Jesse James*)
- 8.D. Call a public hearing for Tuesday, June 3, 2025, at 6:00 p.m. at Huntersville Town Hall, Huntersville, NC 28078, on Petition #TA25-05, a request by the Town of Huntersville Planning Department, to amend Article 8.17(6) of the Zoning Ordinance and Articles 150.05 and 150.14 of the Code of Ordinances to ensure compliance with state statutes. (*Becca Prichard*)
- 8.E. Call a public hearing for Tuesday, June 3, 2025, at 6:00 p.m. at Huntersville Town Hall, Huntersville, NC 28078, on Petition #R25-02, First and Church Townhomes, a request by Better Path Homes, LLC to rezone +/- 1.147 acres from Neighborhood Residential to Neighborhood Residential-Conditional District for a townhome development. (*Nathan Farber*)
- 8.F. Call a public hearing for Tuesday, June 3, 2025, at 6:00 p.m. at Huntersville Town Hall, Huntersville, NC 28078, on Petition #TA25-07, a request by the Town of Huntersville Planning Department to amend the Huntersville Zoning and Subdivision Ordinance by re-designating the Board of Adjustment duties to the Planning Board. (*Patrick Patterson*)
- 8.G. Call a public hearing for Tuesday, June 3, 2025, at 6:00 p.m. at Huntersville Town Hall, Huntersville, NC 28078, on Petition #R25-04 The Holbrook Phase 2, a request by Northstate Development to rezone +/- 1.727 acres at 106 Gilead Road (ID 01712208) from Neighborhood Residential to Town Center Conditional District for a mixed use building. (*Brad Priest*)

9. Public Hearings

- 9.A. Conduct public hearing for Traffic Calming measures on Devonshire Drive and Cockerham Lane. (*Lora Mastrofrancesco*)
- 9.B. Conduct public hearing for Petition #R25-01 Alex Yards, a request by Alexandriana Partners, LLC to rezone +/- 11.34 acres from Corporate Business to Transit Oriented Development-Residential Conditional District for a multi-family development. (*Jesse James*)

- 9.C. Conduct public hearing on Petition #R24-07, a request by the property owners to rezone +/- 106 acres located east of the intersection of Hambright Road and Everette Keith Road from Transitional Residential to Neighborhood Residential Conditional District. The purpose of the rezoning is to develop a single family detached and attached house subdivision. (*Brad Priest*)
- 9.D. Conduct public hearing on an Annexation Agreement with the Town of Cornelius. (*Brian Richards*)
- 9.E. Conduct public hearing on Petition #ANNEX 25-01, a request by the Bowman Development Group, Inc., for the contiguous annexation of 4.933 acres into the Town of Huntersville. (*Patrick Patterson*)

10. Other Business

- 10.A. Consider adopting an ordinance approving petition #ANNEX 25-01, a request by the Bowman Development Group, Inc., for the contiguous annexation of +/- 4.933 acres into the Town of Huntersville. (*Patrick Patterson*)
- 10.B. Consider adopting an Annexation Agreement with the Town of Cornelius. (*Brian Richards*)
- 10.C. Consider approving budget amendment appropriating Asset Forfeiture revenue in the amount of \$185,528 to the Asset Forfeiture Capital account for the purchase of Modular Vehicle Barrier Trailer System. (*Chief Barry Graham/Pattie McGinnis*)

11. Closing Comments

12. Adjourn

General Meeting Information

Town Board:

The Town of Huntersville Mayor and Board of Commissioners are elected for two-year terms. Huntersville operates under the council-manager form of government, which establishes the Town's policies that are carried out by the Town Manager and staff. 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 the Town Hall at 6:00 p.m. on the first and third Tuesday of each month (unless otherwise posted). Agendas are published Thursdays 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 Town Clerk, 72 hours prior to the meeting, for special accommodations to attend this meeting and/or if this information is needed in an alternative format. Janet Pierson can be reached at clerk@huntersville.org or 704-875-6541.



A PROCLAMATION FOR THE 250TH ANNIVERSARY OF THE MECKLENBURG DECLARATION OF INDEPENDENCE ("MECK DEC")

WHEREAS, on May 19, 1775, elected representatives from nine County Militia Companies, met at the courthouse in the middle of Charlotte and began their discussions on the need for independence from the Crown; and

WHEREAS, these men unanimously adopted resolutions to declare themselves "*a free and independent people*" in a document which came to be known as the Mecklenburg Declaration of Independence; and

WHEREAS, six of the men were associated with Hopewell Church (Hezekiah Alexander, John McKnitt Alexander, Richard Barry, Ephraim Brevard, John Davidson, and Matthew McClure) and two others lived in this area (William Graham and Waightstill Avery); and

WHEREAS, at noon on May 20, 1775, Colonel Thomas Polk read the Mecklenburg Declaration of Independence from the steps of the County Courthouse to the assembled citizens; and

WHEREAS, on May 31, 1775, the delegates adopted twenty additional resolutions to directly govern themselves, and became known as the Mecklenburg Resolves; and

WHEREAS, Militia Captain James Jack took both documents to Philadelphia where the Second Continental Congress was meeting. When he returned, he said that the representatives from North Carolina had read and approved the documents; and

WHEREAS, upon delivering the Meck Dec, Captain Jack said to the delegates, "*Gentlemen, you may debate here about reconciliation and memorialize your king, but, bear it in mind, Mecklenburg owes no allegiance to, and is separated from the crown of Great Britain forever.*"; and

WHEREAS, in 1819, President John Adams wrote to President Thomas Jefferson that the Meck Dec was, "*the genuine sense of America at that moment was never expressed so well before, nor since*"; and

WHEREAS, the State of North Carolina has chosen to recognize the significance of the Mecklenburg Declaration of Independence by placing the date of its signing "May 20, 1775" upon our State Flag and Great Seal; and

WHEREAS, this May 20, 2025 is the 250th anniversary of the Meck Dec.

NOW, THEREFORE, I, Christy Clark, Mayor of Huntersville, do hereby proclaim 20th day of May as "**MECK DEC DAY**" in Huntersville, North Carolina.

IN WITNESS WHEREOF, I do hereby set my hand and cause the Seal of the Town to be affixed, this the 6th day of May, 2025.

Christy Clark, Mayor



A PROCLAMATION FOR SMALL BUSINESS WEEK

WHEREAS, the Town of Huntersville, North Carolina recognizes and values the dedication and entrepreneurial spirit of small businesses that keep the State and American economy growing stronger; and

WHEREAS, there are approximately one million small businesses with employees in North Carolina accounting for 99.6% of all businesses in the state; and

WHEREAS, the income of North Carolina's small business owners totals over \$20 billion, and these businesses employ 1.7 million North Carolinians or 45.3% of the State's non-farm private workforce; and

WHEREAS, as of 2023, Mecklenburg County, North Carolina, had approximately 96,000 businesses employing over 650,000 residents; and

WHEREAS, it is the collaborative mission of the town working with the Lake Norman Chamber of Commerce, Mecklenburg County Economic Development, and the Small Business Administration to help our businesses grow and create new jobs in the community and Lake Norman region by providing exemplary workforce training, financial assistance programs, and research and technical assistance; and

WHEREAS, the Town of Huntersville appreciates the support of our small business community by the Chamber of Commerce, Central Piedmont Community College, Small Business Technology Development Center, and our SCORE volunteers; and

WHEREAS, during the week of May 12 through May 17, the Lake Norman Chamber of Commerce is celebrating Small Business Week.

Now, Therefore, I, Christy Clark, Mayor of Huntersville, do hereby proclaim the week of May 12 through May 17 as "**SMALL BUSINESS WEEK**" in Huntersville and urge all citizens to acknowledge and celebrate the achievements made by small businesses both locally and nationally, and to further support your local businesses by "***Shopping and Buying Local!***"

In Witness Whereof, I do hereby set my hand and cause the Seal of the Town to be affixed, this the 6th day of May, 2025.

Christy Clark, Mayor



A PROCLAMATION FOR NATIONAL POLICE WEEK

WHEREAS, every day across the Town of Huntersville, police officers bravely and courageously risk their well-being to protect and serve our community and preserve the peace and order to which every citizen is entitled; and

WHEREAS, the week including May 11 has been designated as “National Police Week” to honor the police officers who put their lives on the line to keep our communities safe; and

WHEREAS, the Huntersville Police Department consists of 116 full-time sworn police officers and 21 law enforcement support staff. The Police Department is responsible for 24-hour community wide law enforcement and responds to all requests for emergency services. The Police Department responds to an estimated 65,000 calls for service per year; and

WHEREAS, the members of the Huntersville Police Department are dedicated to ensuring public safety and enhancing the quality of life in the Town of Huntersville by serving as leaders and mentors, educating the community about the importance of public safety; and

WHEREAS, we appreciate the extraordinary efforts and sacrifices made by officers and their family members daily, to protect our schools, workplaces, roadways, and homes.

Now, Therefore, I, Christy Clark, Mayor of Huntersville, do hereby proclaim the week of May 11 through May 17 as “**NATIONAL POLICE WEEK**” in Huntersville, North Carolina.

In Witness Whereof, I do hereby set my hand and cause the Seal of the Town to be affixed, this the 6th day of May, 2025.

Christy Clark, Mayor



Request for Board Action

May 6, 2025

To: The Honorable Mayor and Board of Commissioners

From: Anthony Roberts, Town Manager

Subject: Presentation of Manager's Recommended Fiscal Year Budget

EXPLAIN REQUEST:

Presentation of Manager's Recommended Budget for FY26.

ACTION RECOMMENDED:

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

None



Request for Board Action

May 6, 2025

To: The Honorable Mayor and Board of Commissioners

From: Emily Sloop, Town Attorney

Subject: Consider approval of amending the Noise Ordinance

EXPLAIN REQUEST:

The Legal Department, in conjunction with HPD, previously worked on some suggested edits to the noise ordinance to align our ordinance with statutory language and incorporate some common exceptions that are utilized by other jurisdictions. These edits, at the suggestion of the Board, also address the use of engine breaks.

160A-175(b) requires that the edits be considered at two meetings. The first consideration was on April 22, 2025. This is the second meeting of consideration for the edits.

ACTION RECOMMENDED:

Amend Code of Ordinances

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. Noise Ordinance 4-8-25
2. Huntersville Noise Ordinance Redline 1-13-15 EAS 3-27-25 brake addition EAS 3-31-25

AN ORDINANCE TO AMEND THE TOWN OF HUNTERSVILLE

CODE OF ORDINANCES

Section 1. BE IT ORDAINED by the Board of Commissioners of the Town of Huntersville, North Carolina, that section 93.40 in Chapter 93 of the Code of Ordinances, Unnecessary Noise Prohibited, is hereby amended as follows:

It shall be unlawful for any person to ~~create~~ produce, emit, or assist in producing or emitting,
~~creating, permit, continue or permit the continuance of~~ any unreasonably loud, disturbing, or
unnecessary noise in the town

Section 2. BE IT ORDAINED by the Board of Commissioners of the Town of Huntersville, North Carolina, that section 93.41 in Chapter 93 of the Code of Ordinances, Prohibited Act Enumerated, is hereby amended as follows:

Sec. 93.41 Prohibited acts enumerated.

- (A) The following acts, among others, are declared to be loud, disturbing, annoying, and unnecessary noises in violation of this subchapter.
- (1) *Motor vehicles.* The operation of a motor vehicle in such a way as to cause, ~~suffer,~~ or allow any loud, excessive, or unusual noise in the operation or use of such motor vehicle upon any streets of the town, including the use of any engine brake, compression brake, or mechanical exhaust device designed to aid in the braking or deceleration of any vehicle, unless such use is necessary to avoid imminent danger.
 - (2) *Blowing horns.* To unreasonably sound any horn, signal, or device ~~or in any other manner or circumstances or~~ for any other purpose than as a warning of a safety hazard, danger, or emergency or as otherwise required by the laws of the state.
 - (3) *Racing engine.* To race the engine of any motor vehicle while such vehicle is not in motion, except when necessary to do so in the course of repairing, adjusting, or testing the same. The racing of an engine at a personal residence, to make repairs or adjustments shall only be conducted between the hours of 8 a.m. and 9 p.m.
 - (4) *Use of vehicle.* To use or permit to be used any automobile, truck, bus, motorcycle, or other vehicle, stationary or moving, with an engine, instrument, device, or other thing so out of repair, so loaded, or in such a manner as to create loud and unnecessary grading, grinding, or other noise or to create any loud and excessive noise in connection with the loading or unloading of any vehicle or in the opening or destruction of bales, boxes, crates, or containers.
 - (5) *Sound amplification equipment.* The use of sound amplification equipment on public streets or on private property which produces a sound which is cast upon the public streets or sidewalks for the purpose of commercial advertising or attracting attention of the public to any sound or structure is prohibited. The use of sound amplification ~~such~~ equipment for amplification or broadcasting of music, speeches, or general entertainment of a noncommercial nature is prohibited when it results in the sound being plainly audible at a distance of 100 feet from the point of broadcast ~~or if it creates an obstruction to pedestrian or vehicular traffic.~~ Sound amplification equipment installed in automobiles shall not be audible at a distance of 50 feet while the vehicle is being operated on a street or in a public vehicular area. This section shall not apply to warning devices on authorized emergency vehicles. This

subsection shall not apply to any event held in recognition of a community celebration of national, city or state events, public festivals, or the like.

- (6) *Shouting, calling, and the like to attract attention.* To make any noise upon any public street or in such proximity to such public street as to be distinctly and loudly audible upon such street by any kind of crying, calling, or shouting or by means of any whistle, rattle, bell, gong, clapper, horn, hammer, drum, musical instrument or other device for the purpose of attracting attention or inviting patronage of any person or any business or to thereby create an annoyance upon persons on any public street or on neighboring premises or otherwise create a public nuisance.
 - (7) *Radios, phonographs, and the like.* The use, operating or permitting to be played, used, or operated any radio, receiving set, musical instruments, phonographs, or other device for producing or reproducing sound in such a manner as to disturb the peace, quiet and comfort of the neighboring inhabitants or at any time with louder volume than is necessary for convenient hearing for the person or persons who are in the room, vehicle or chamber in which machine or device is operating.
 - (8) *Pets.* To own, keep, and have in one's possession or harbor any animal or bird which by frequent or habitual howling, yelping, barking or otherwise shall cause loud noises and produce serious annoyance or disturbance to any person or to the neighborhood.
 - (9) *Construction site.* Site preparation, and excavating, and the construction, demolition, alteration, or repair of any building or structure located on a site that is within 1,000 feet of an occupied residence other than between the hours of 7 a.m. and 8 p.m., Monday through Saturday, and between the hours of 12 p.m. and 8 p.m. on Sunday, unless such work is entirely within a completely enclosed area so as not to be audible beyond the property line of the lot upon which the work is conducted. The Chief of Police or designee may approve exceptions in cases of urgent necessity in the interest of public safety.
 - (10) *Refuse collection, provision of sanitation services, or delivery trucks.* Operating trucks, loaders, or other equipment for refuse collection, provision of sanitation services, or for delivery of goods to a site that is within 500 feet of an occupied residence, except between the hours of 7 a.m. and 98 p.m. Monday through Saturday, and between the hours of 12 p.m. and 98 p.m. on Sunday. The Chief of Police or designee may approve exceptions in cases of urgent necessity in the interest of public safety.
- (B) Such enumeration shall not be deemed to be exclusive.

Section 3. BE IT ORDAINED by the Board of Commissioners of the Town of Huntersville, North Carolina, that section 93.42 in Chapter 93 of the Code of Ordinances, Exceptions, is hereby added as follows:

Sec 93.42 Exceptions

Sounds caused by the following are exempt from the prohibitions set out in this Article, as specified:

- (1) Repairs of public utilities and infrastructure following an accident or natural disaster or to protect persons or property from a clear and immediate danger.
- (2) Sirens, whistles, or bells lawfully used by emergency vehicles, or other alarm systems used in case of fire, collision, civil defense, police activity, or imminent danger.
- (3) The emission of sound for the purpose of alerting persons to the existence of an emergency or the emission of sound in the performance of emergency work.
- (4) Repairs or excavations of bridges, streets, highways, or utilities by or on behalf of the Town, the state, or the federal government, between the hours of 7:00 p.m. and 7:00 a.m. when

public welfare and convenience renders it impractical to perform the work between 7:00 a.m. and 7:00 p.m.

- (5) Governmental non-emergency signaling devices.
- (6) Normal activities conducted in public parks and playgrounds and grounds of public or private educational facilities, which are conducted in accordance with the manner in which such spaces are generally used including but not limited to, athletic and entertainment events.
- (7) Other outdoor gatherings, public dances, shows, sporting and athletic events, parades, festivals, or similar scheduled events which are conducted, sponsored, permitted, or approved by the Town.
- (8) Reasonably expected noise or sound emitted from places of public entertainment between the hours of 11:00 a.m. and 12:00 a.m. For purposes of this section, "place of public entertainment" shall mean any location, exterior or interior to a building, that regularly permits public entrance for entertainment purposes. Examples of public entertainment include, but are not limited to: concert halls, auditoriums, theaters, amusement parks, stadiums, arenas, and museums.
- (9) Any event which requires a permit to be issued by the Chief of Police pursuant to Chapter 91 of this Title.
- (10) Noise or sound emitted from properly equipped aircraft operated in accordance with all applicable rules and regulations.
- (11) Noise from lawn care equipment including, but not limited to, chain saws, chippers, edgers, tillers, lawn mowers, weed eaters, leaf blowers, or hedge trimmers during the hours of 7:00 a.m. to 8:00 p.m., Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday and Sunday.
- (12) Noise or sound from railroad operations.

Section 4. BE IT ORDAINED by the Board of Commissioners of the Town of Huntersville, North Carolina, that section 93.99 in Chapter 93 of the Code of Ordinances, Penalty, is hereby amended as follows:

Sec. 93.99 Penalty.

- (A) Whoever shall violate any provision of this chapter for which no specific penalty is provided shall be punished as set forth in Section 10.99 of this code.
- (B)
 - (1) Any violation of Section 93.01 through 93.09 or the failure to abide by any lawful order issued pursuant to Section. 93.01 through 93.09 shall be punishable as provided in Section 10.99.
 - (2) In addition to the penalty provided in subsection (1) above, any violation of the provisions of Section 93.01 through 93.09 or a failure to comply with any of its requirements shall also constitute a civil offense and shall subject the offender to a civil penalty in the amount of \$50.00. Any person violating Section 93.01 through 93.09 shall be issued a written citation of the violation, which may be issued by any police officer, ~~Town Manager~~, Building Inspection Officer or such other office as is charged from time to time by the Board of Commissioners with the enforcement of this subchapter. If the offender

fails to pay the penalty within 16 days from its issuance to the Tax Collector, the penalty may be recovered by the town in a civil action in the nature of debt.

- (3) Each day's continuing violation shall be a separate and distinct offense.
 - (4) In addition, the provisions of Section 93.01 through 93.09 may also be enforced through equitable remedies issued by a court of competent jurisdiction, including injunction and order of abatement or any other remedy permitted under Section 93.01 through 93.09 or at law or equity.
 - (5) Sections 93.01 through 93.09 may be enforced by any one, all, or a combination of the remedies authorized in this section.
- (C) Sections 93.25 through 93.27 may be enforced by any or both of the following ways as provided by law.
- (1) Anyone violating Section 93.25 through 93.27 shall be guilty of a Class 3 misdemeanor and shall be fined not more than \$100.00 or imprisoned for not more than 20 days.
 - (2) A violation of Section 93.25 through 93.27 shall subject the violator to issuance of a citation in the amount of \$100.00 for each citation. A citation remaining unpaid to the Town of Huntersville after 15 days from the date of issuance shall subject the violator to a civil penalty, which may be recovered by the town in a civil action. A violation, which is a continuing violation, shall subject the violator to separate citations for each day the violation continues.
- (D) Sections 93.40 and 93.41 may be enforced by any or both of the following ways as provided by law.
- (1) Anyone violating Section 93.40 and 93.41 shall be guilty of a Class 3 misdemeanor and shall be fined not more than \$50.00 or imprisoned for not more than 20 days.
 - (2) A violation of Section 93.40 and 93.41 shall subject the violator to issuance of a citation in the amount of \$50.00 for each such citation. A citation remaining unpaid to the Town of Huntersville after 15 days from the date of issuance shall subject the violator to a civil penalty, which may be recovered by the town in a civil action. A violation, which is a continuing violation, shall subject the violator to a separate citation for each day that the violation continues.

Section 5. Effective Date.

This ordinance shall become effective upon the date of adoption.

PART II - TOWN OF HUNTERSVILLE CODE OF ORDINANCES
Title IX - GENERAL REGULATIONS
CHAPTER 93. - NUISANCES
ARTICLE III. NOISE

ARTICLE III. NOISE

Sec. 93.40 Unnecessary noise prohibited.

It shall be unlawful for any person to ~~produce~~create, emit, or assist in ~~producing or emitting~~creating, ~~permit~~, ~~continue or permit the continuance of~~ any unreasonably loud, disturbing, or unnecessary noise in the town.

('93 Code, § 8-86)

Editor's note(s)—Penalty, see Section 93.99.

Sec. 93.41 Prohibited acts enumerated.

- (A) The following acts, among others, are declared to be loud, disturbing, annoying, and unnecessary noises in violation of this subchapter.
- (1) *Motor vehicles.* The operation of a motor vehicle in such a way as to cause, ~~suffer~~ or allow any loud, excessive, or unusual noise in the operation or use of such motor vehicle upon any streets of the town, including the use of any engine brake, compression brake, or mechanical exhaust device designed to aid in the braking or deceleration of any vehicle, unless such use is necessary to avoid imminent danger.
 - (2) *Blowing horns.* To unreasonably sound any horn, signal, or device ~~or in any other manner or circumstances or~~ for any other purpose than as a warning of a safety hazard, danger, or emergency or as otherwise required by the laws of the state.
 - (3) *Racing engine.* To race the engine of any motor vehicle while such vehicle is not in motion, except when necessary to do so in the course of repairing, adjusting, or testing the same. The racing of an engine at a personal residence, to make repairs or adjustments shall only be conducted between the hours of 8 a.m. and 9 p.m.
 - (4) *Use of vehicle.* To use or permit to be used any automobile, truck, bus, motorcycle, or other vehicle, stationary or moving, with an engine, instrument, device, or other thing so out of repair, so loaded, or in such a manner as to create loud and unnecessary grading, grinding, or other noise or to create any loud and excessive noise in connection with the loading or unloading of any vehicle or in the opening or destruction of bales, boxes, crates, or containers.
 - (5) *Sound amplification equipment.* The use of sound amplification equipment on public streets or on private property which produces a sound which is cast upon the public streets or sidewalks for the purpose of commercial advertising or attracting attention of the public to any sound or structure is prohibited. The use of sound amplification ~~such~~ equipment for amplification or broadcasting of music, speeches, or general entertainment of a noncommercial nature is prohibited when it results in the sound being plainly audible at a distance of 100 feet from the point of broadcast ~~or if it creates an obstruction to pedestrian or vehicular traffic.~~ Sound amplification equipment installed in automobiles shall not be audible at a distance of 50 feet while the vehicle is being operated on a street or in a public vehicular area. This section shall not apply to warning devices on authorized emergency vehicles. This subsection shall not apply to any event held in recognition of a community celebration of national, city or state events, public festivals, or the like.

-
- (6) *Shouting, calling, and the like to attract attention.* To make any noise upon any public street or in such proximity to such public street as to be distinctly and loudly audible upon such street by any kind of crying, calling, or shouting or by means of any whistle, rattle, bell, gong, clapper, horn, hammer, drum, musical instrument or other device for the purpose of attracting attention or inviting patronage of any person or any business or to thereby create an annoyance upon persons on any public street or on neighboring premises or otherwise create a public nuisance.
 - (7) *Radios, phonographs, and the like.* The use, operating or permitting to be played, used, or operated any radio, receiving set, musical instruments, phonographs, or other device for producing or reproducing sound in such a manner as to disturb the peace, quiet and comfort of the neighboring inhabitants or at any time with louder volume than is necessary for convenient hearing for the person or persons who are in the room, vehicle or chamber in which machine or device is operating.
 - (8) *Pets.* To own, keep, and have in one's possession or harbor any animal or bird which by frequent or habitual howling, yelping, barking or otherwise shall cause loud noises and produce serious annoyance or disturbance to any person or to the neighborhood.
 - (9) *Construction-site.* Site preparation, ~~and~~ excavating, and the construction, demolition, alteration, or repair of any building or structure located on a site that is within 1,000 feet of an occupied residence other than between the hours of 7 a.m. and 8 p.m., Monday through Saturday, and between the hours of 12 p.m. and 8 p.m. on Sunday, unless such work is entirely within a completely enclosed area so as not to be audible beyond the property line of the lot upon which the work is conducted. The Chief of Police or designee may approve exceptions in cases of urgent necessity in the interest of public safety.
 - (10) *Refuse collection, provision of sanitation services, or delivery trucks.* Operating trucks, loaders, or other equipment for refuse collection, provision of sanitation services, or for delivery of goods to a site that is within 500 feet of an occupied residence, except between the hours of 7 a.m. and 98 p.m. Monday through Saturday, and between the hours of 12 p.m. and 98 p.m. on Sunday. The Chief of Police or designee may approve exceptions in cases of urgent necessity in the interest of public safety.

(B) Such enumeration shall not be deemed to be exclusive.

('93 Code, § 8-87; Ord. passed 8-5-02)

State law reference(s)—Noise regulations, see G.S. § 160A-184.

Sec 93.42 Exceptions

Sounds caused by the following are exempt from the prohibitions set out in this Article, as specified:

- (1) Repairs of public utilities and infrastructure following an accident or natural disaster or to protect persons or property from a clear and immediate danger.
- (2) Sirens, whistles, or bells lawfully used by emergency vehicles, or other alarm systems used in case of fire, collision, civil defense, police activity, or imminent danger.
- (3) The emission of sound for the purpose of alerting persons to the existence of an emergency or the emission of sound in the performance of emergency work.
- (4) Repairs or excavations of bridges, streets, highways, or utilities by or on behalf of the Town, the state, or the federal government, between the hours of 7:00 p.m. and 7:00 a.m. when public welfare and convenience renders it impractical to perform the work between 7:00 a.m. and 7:00 p.m.
- (5) Governmental non-emergency signaling devices.

-
- (6) Normal activities conducted in public parks and playgrounds and grounds of public or private educational facilities, which are conducted in accordance with the manner in which such spaces are generally used including but not limited to, athletic and entertainment events.
 - (7) Other outdoor gatherings, public dances, shows, sporting and athletic events, parades, festivals, or similar scheduled events which are conducted, sponsored, permitted, or approved by the Town.
 - (8) Reasonably expected noise or sound emitted from places of public entertainment between the hours of 11:00 a.m. and 12:00 a.m. For purposes of this section, "place of public entertainment" shall mean any location, exterior or interior to a building, that regularly permits public entrance for entertainment purposes. Examples of public entertainment include, but are not limited to: concert halls, auditoriums, theaters, amusement parks, stadiums, arenas, and museums.
 - (9) Any event which requires a permit to be issued by the Chief of Police pursuant to Chapter 91 of this Title.
 - (10) Noise or sound emitted from properly equipped aircraft operated in accordance with all applicable rules and regulations.
 - (11) Noise from lawn care equipment including, but not limited to, chain saws, chippers, edgers, tillers, lawn mowers, weed eaters, leaf blowers, or hedge trimmers during the hours of 7:00 a.m. to 8:00 p.m., Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday and Sunday.
 - (12) Noise or sound from railroad operations.

Sec. 93.99 Penalty.

- (A) Whoever shall violate any provision of this chapter for which no specific penalty is provided shall be punished as set forth in Section 10.99 of this code.
- (B)
 - (1) Any violation of Section 93.01 through 93.09 or the failure to abide by any lawful order issued pursuant to Section. 93.01 through 93.09 shall be punishable as provided in Section 10.99.
 - (2) In addition to the penalty provided in subsection (1) above, any violation of the provisions of Section 93.01 through 93.09 or a failure to comply with any of its requirements shall also constitute a civil offense and shall subject the offender to a civil penalty in the amount of \$50.00. Any person violating Section 93.01 through 93.09 shall be issued a written citation of the violation, which may be issued by any police officer, ~~Town Manager~~, Building Inspection Officer or such other office as is charged from time to time by the Board of Commissioners with the enforcement of this subchapter. If the offender fails to pay the penalty within 16 days from its issuance to the Tax Collector, the penalty may be recovered by the town in a civil action in the nature of debt.
 - (3) Each day's continuing violation shall be a separate and distinct offense.
 - (4) In addition, the provisions of Section 93.01 through 93.09 may also be enforced through equitable remedies issued by a court of competent jurisdiction, including injunction and order of abatement or any other remedy permitted under Section 93.01 through 93.09 or at law or equity.
 - (5) Sections 93.01 through 93.09 may be enforced by any one, all, or a combination of the remedies authorized in this section.
- (C) Sections 93.25 through 93.27 may be enforced by any or both of the following ways as provided by law.
 - (1) Anyone violating Section 93.25 through 93.27 shall be guilty of a Class 3 misdemeanor and shall be fined not more than \$100.00 or imprisoned for not more than 20 days.
 - (2) A violation of Section 93.25 through 93.27 shall subject the violator to issuance of a citation in the amount of \$100.00 for each citation. A citation remaining unpaid to the Town of Huntersville after 15 days from the date of issuance shall subject the violator to a civil penalty, which may be recovered by

the town in a civil action. A violation, which is a continuing violation, shall subject the violator to separate citations for each day the violation continues.

(D) Sections 93.40 and 93.41 may be enforced by any or both of then following ways as provided by law.

- (1) Anyone violating Section 93.40 and 93.41 shall be guilty of a Class 3 misdemeanor and shall be fined not more than \$50.00 or imprisoned for not more than 20 days.
- (2) A violation of Section 93.40 and 93.41 shall subject the violator to issuance of a citation in the amount of \$50.00 for each such citation. A citation remaining unpaid to the Town of Huntersville after 15 days from the date of issuance shall subject the violator to a civil penalty, which may be recovered by the town in a civil action. A violation, which is a continuing violation, shall subject the violator to a separate citation for each day that the violation continues.

('93 Code, § 8-35; '93 Code, § 8-88; Ord. passed 9-20-99; Am. Ord. passed 11-20-90)



Request for Board Action

May 6, 2025

To: The Honorable Mayor and Board of Commissioners

From: Patrick Patterson, Planner II

Subject: Call a Public Hearing for Petition #R25-05

EXPLAIN REQUEST:

Call a public hearing for Tuesday, June 3rd, 2025, at 6:00 p.m. at Huntersville Town Hall on Petition #R25-05 MHH Logistics, a request by Skye Partners, LLC to rezone +/- 8.677 acres from Corporate Business to Corporate Business-Conditional District for an Industrial Flex Warehouse with associated office.

ACTION RECOMMENDED:

Call a public hearing

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

None



Request for Board Action

May 6, 2025

To: The Honorable Mayor and Board of Commissioners

From: Jesse James, Principal Planner

Subject: R25-03 Mint Landscaping

EXPLAIN REQUEST:

Call a public hearing for Tuesday, June 3, 2025, at Huntersville Town Hall on petition R25-03, Mint Landscaping, a request by Brandon Morris to rezone +/- 2.98 acres located at 10319 Hagers Road PIN#s (01101104, 01101139) from General Residential (GR) to Special Purpose-Conditional District (SP-CD) for a Commercial landscaping site.

ACTION RECOMMENDED:

Call a public hearing

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

None



Request for Board Action

May 6, 2025

To: The Honorable Mayor and Board of Commissioners

From: Becca Prichard, Planner II

Subject: Call for Public Hearing - Petition #TA25-05, Amend Zoning Ordinance and Code of Ordinances

EXPLAIN REQUEST:

Consider a request by the Town of Huntersville Planning Department to amend Article 8.17(6) of the Zoning Ordinance and Articles 150.05 and 150.14 of the Code of Ordinances to ensure compliance with state statutes.

ACTION RECOMMENDED:

Call a public hearing

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

None



Request for Board Action

May 6, 2025

To: The Honorable Mayor and Board of Commissioners

From: Nathan Farber, Senior Planner

Subject: Call for Public Hearing - Petition #R25-02 First and Church Townhomes

EXPLAIN REQUEST:

Call a public hearing for Tuesday, June 3rd, 2025 at 6:00pm at Huntersville Town Hall on petition #R25-02, First and Church Townhomes, a request by Better Path Homes, LLC to rezone +/- 1.147 acres from Neighborhood Residential (NR CD) to Neighborhood Residential-Conditional District for a townhome development.

ACTION RECOMMENDED:

Call

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

None



Request for Board Action

May 6, 2025

To: The Honorable Mayor and Board of Commissioners

From: Patrick Patterson, Planner II

Subject: Call for Public Hearing - Petition #TA 25-07 Amend Zoning and Subdivision Ordinance

EXPLAIN REQUEST:

Call a public hearing for Tuesday, June 3rd, 2025, at 6:00 pm. at Huntersville Town Hall, 101 Huntersville-Concord Road, Huntersville, NC 28078, on Petition #TA25-07, a request by the Town of Huntersville Planning Department, to amend the Huntersville Zoning and Subdivision Ordinance by re-designating the Board of Adjustment duties to the Planning Board.

ACTION RECOMMENDED:

Call a public hearing

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. Signed Application
2. TA25-07 Ordinance



Text Amendment Application

Date of Application 4/28/25

Fee

See Current Town of Huntersville Fee Schedule for Text Amendment to the Zoning/Subdivision Ordinance

Type of Change

☒ New Addition to text of Zoning Ordinance / Subdivision Ordinance / Other

☐ Revision/Modification to text of Zoning Ordinance / Subdivision Ordinance / Other

Description of Change

Proposed text amendment will affect the following:

Ordinance(s): See Attached Article(s): See Attached Section(s): See Attached

See Attached

Current Ordinance

See Attached

Proposed Text

**Reason for Proposed
Change**

To re-designate the Board of Adjustment Duties to the Planning Board

Attach additional pages if needed.

NOTE: If the proposed text amendment effects property located along Hwy 73; is 2000 feet from an adjoining municipality, and/or the Mountain Island and Lake Norman Watersheds, additional peer review is required.

Applicant

Printed Name Planning Department

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

Signature _____ Date _____

Title _____ Email planning@huntersville.org

Address of Applicant _____

Property Owner (if different than applicant)

* Printed Name _____

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

Signature _____ Date _____

Title _____ Email _____

Address of Property Owner _____

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

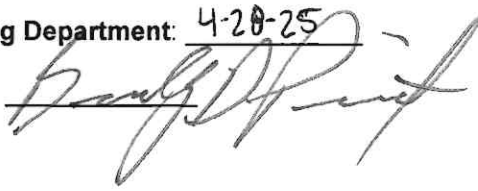
Every owner of each parcel included in this application, or the owner (s) duly authorized agent, must sign this application. If signed by an agent on behalf of the Owner, this petition MUST be accompanied by a Limited Power of Attorney signed by the property owner (s) and notarized, specifically authorizing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

Contact Information

**Town of Huntersville
Planning Department**
PO Box 664
Huntersville, NC 28070

Phone: 704-875-7000
Fax: 704-875-6546
Physical Address: 105 Gilead Road, Third Floor, Huntersville, NC 28078
Website: <https://www.huntersville.org/228/Planning-Department>

Date Received By Planning Department: 4-20-25

Staff Initials: 

**AN ORDINANCE TO AMEND THE TOWN OF HUNTERSVILLE ZONING ORDINANCE AND
SUBDIVISION ORDINANCE TO RE-DESIGNATE BOARD OF ADJUSTMENT DUTIES TO THE
PLANNING BOARD**

Section 1. BE IT ORDAINED by the Board of Commissioners of the Town of Huntersville, North Carolina, that Article 2.100 of the Subdivision Ordinance, Definitions, is hereby amended by removing the definition of *Board of Adjustment*.

~~*Board of Adjustment.* The Zoning Board of Adjustment of the Town of Huntersville.~~

Section 2. BE IT ORDAINED by the Board of Commissioners of the Town of Huntersville, North Carolina, that Article 2.3(3) of the Zoning Ordinance, Expansion/Redevelopment Of Existing Structures And Projects, is hereby amended as follows:

3. Appeal of the Planning Director's decision regarding expansion or redevelopment according to subsections 2.3.1 or 2.3.2, above shall be to the Huntersville Planning Board of Adjustment following the procedures of Section 11.3.2.

Section 3. BE IT ORDAINED by the Board of Commissioners of the Town of Huntersville, North Carolina, that Article 3.3.2-A(c)(6) of the Zoning Ordinance, Critical Areas (CA-1, CA-2, CA-3, CA4), is hereby amended as follows:

(6) A Density Averaging Certificate shall be obtained from the Watershed Review Board (Planning Board of Adjustment) to ensure that both parcels considered together meet the standards of the ordinance and that potential owners have record of how the watershed regulations were applied to the parcel pair. Only the owner(s) of both of the paired parcels may submit the application for the Density Averaging Certificate. A site plan for both of the parcels must be submitted and approved as part of the Density Averaging Certificate. If such a certificate is granted, no change in the development proposal authorized for either parcel shall be made unless the certificate is amended. Upon issuance of such certificate, one copy will be forwarded to the North Carolina Division of Water Quality (DWQ). Included with the Density Averaging Certificate will be a site plan, registered plats for both properties, a description of both properties, and documentation reflecting the development restrictions to the parcel pair that will remain undeveloped.

Section 4. BE IT ORDAINED by the Board of Commissioners of the Town of Huntersville, North Carolina, that Article 3.3.2-B(h)(5)(2) of the Zoning Ordinance, Protected Areas (PA-1, PA-2), is hereby amended as follows:

5. Additional Requirements.
 1. An Occupancy Permit shall not be issued for any building within the permitted development until the Town Engineering Department has approved the storm water control structure.

2. Appeals of any order, requirement, decision or determination shall be made to and decided by the ~~Zoning Board of Adjustment~~ Planning Board of the Town of Huntersville.

Section 5. BE IT ORDAINED by the Board of Commissioners of the Town of Huntersville, North Carolina, that Article 3.3.2-B(i)(6) of the Zoning Ordinance, Protected Areas (PA-1, PA-2), is hereby amended as follows:

(6) A Density Averaging Certificate shall be obtained from the Watershed Review Board (~~Planning Board of Adjustment~~) to ensure that both parcels considered together meet the standards of the ordinance and that potential owners have record of how the watershed regulations were applied to the parcel pair. Only the owner(s) of both of the paired parcels may submit the application for the Density Averaging Certificate. A site plan for both of the parcels must be submitted and approved as part of the Density Averaging Certificate. If such a certificate is granted, no change in the development proposal authorized for either parcel shall be made unless the certificate is amended. Upon issuance of such certificate, one copy will be forwarded to the North Carolina Division of Water Quality (DWQ). Included with the Density Averaging Certificate will be a site plan, registered plats for both properties, a description of both properties, and documentation reflecting the development restrictions to the parcel pair that will remain undeveloped.

Section 6. BE IT ORDAINED by the Board of Commissioners of the Town of Huntersville, North Carolina, that Article 3.3.2-C of the Zoning Ordinance, Appeals And Variances In MIL-O District, is hereby amended as follows:

3.3.2-C Appeals And Variances In MIL-O District

1. The ~~Zoning~~ Planning Board of ~~Adjustment~~ is hereby designated the Watershed Review Board.
2. An appeal to reverse or modify the order, decision, determination, or interpretation of the Zoning Administrator (herein designated the Watershed Administrator), shall comply with the procedures and standards of Section 11.3 of these regulations.
3. A petition for variance to the standards of the Mountain Island Lake Watershed Overlay District shall comply with the procedures and standards of Section 11.3 of these regulations, with the following exceptions.
 - a. In addition to the notification requirements of Section 11.3, the Watershed Administrator shall also notify in writing each local government having jurisdiction in the watershed and the entity using the water supply for consumption. Such notice shall include a description of the variance being

requested. Local governments receiving notice of the variance request may submit comments to the Watershed Administrator prior to a decision by the Watershed Review Board. Such comments shall become a part of the record of proceedings of the Watershed Review Board.

- b. Major and Minor Variances are differentiated by definition.

Minor variances shall include a variance from the minimum statewide watershed protection rules that results in the relaxation of up to 10 percent of any vegetated setback, density, or minimum lot size requirement applicable to low density development, or the relaxation of up to five percent of any vegetated setback, density, or minimum lot size requirement applicable to high density development. For variances to a vegetated setback requirement, the percent variation shall be calculated using the foot print of built-upon area proposed to encroach within the vegetated setback divided by the total area of vegetated setback within the project.

Major variances means a variance that is not a "minor variance" as that term is defined in 15A NCAC 02B .0621 of the North Carolina Administrative Code.

- c. Major and Minor Variances are differentiated as to procedures and standards.

Per 15A NCAC 02B.0623(5) of the North Carolina Administrative Code the Watershed Review Board shall make the below findings of fact for granting minor and major variance petitions: a) there are difficulties or hardships that prevent compliance with the ordinance; (b) the variance is in accordance with the general purpose and intent of the local watershed protection ordinance; and (c) granting the variance, the project will ensure equal or better protection of waters of the State than the requirements of Rules .0621-.0624 of 15A NCAC 02B.0623(5) of the North Carolina Administrative Code and that the stormwater controls will function in perpetuity.

Minor variances shall comply with the procedures and standards of Section 11.3 of these regulations. An annual report of minor variances granted shall be submitted by the Watershed Administrator for each calendar year to the Division of Water Quality on or before January 1st of the following year and provide a description of each project receiving a variance and the reasons for granting the variance.

Major variances shall comply with the procedures and standards of Section 11.3 except that:

A decision by the Watershed Review Board to deny a major variance shall be final. Appeal shall be to a court of competent jurisdiction as provided in Section 11.3.

A decision by the Watershed Review Board to approve a major variance shall be advisory only. The Watershed Administrator shall within 30 days forward a record of the Planning Board of Adjustment hearing, findings, and conclusions to the North Carolina Environmental Management Commission for final decision.

Section 7. BE IT ORDAINED by the Board of Commissioners of the Town of Huntersville, North Carolina, that Article 3.3.3-A(c)(5) of the Zoning Ordinance, Critical Area (CA), is hereby amended as follows:

5. Additional Requirements.

- a. An Occupancy Permit shall not be issued for any building within the permitted development until the Town Engineering Department has approved the storm water control structure.
- b. Appeals of any order, requirement, decision or determination shall be made to and decided by the Zoning Planning Board of Adjustment of the Town of Huntersville.

Section 8. BE IT ORDAINED by the Board of Commissioners of the Town of Huntersville, North Carolina, that Article 3.3.3-A(d)(6) of the Zoning Ordinance, Critical Area (CA), is hereby amended as follows:

(6) A Density Averaging Certificate shall be obtained from the Watershed Review Board (Planning Board of Adjustment) to ensure that both parcels considered together meet the standards of the ordinance and that potential owners have record of how the watershed regulations were applied to the parcel pair. Only the owner(s) of both of the paired parcels may submit the application for the Density Averaging Certificate. A site plan for both of the parcels must be submitted and approved as part of the Density Averaging Certificate. If such a certificate is granted, no change in the development proposal authorized for either parcel shall be made unless the certificate is amended. Upon issuance of such certificate, one copy will be forwarded to the North Carolina Division of Water Quality (DWQ). Included with the Density Averaging Certificate will be a site plan, registered plats for both properties, a description of both properties, and documentation reflecting the development restrictions to the parcel pair that will remain undeveloped.

Section 9. BE IT ORDAINED by the Board of Commissioners of the Town of Huntersville, North Carolina, that Article 3.3.3-B of the Zoning Ordinance, Appeals And Variances In LN-O District, is hereby amended as follows:

3.3.3-B Appeals And Variances In MIL-O District

1. The ~~Zoning Planning Board of Adjustment~~ is hereby designated the Watershed Review Board.
2. An appeal to reverse or modify the order, decision, determination, or interpretation of the Zoning Administrator (herein designated the Watershed Administrator), shall comply with the procedures and standards of Section 11.3 of these regulations.
3. A petition for variance to the standards of the Mountain Island Lake Watershed Overlay District shall comply with the procedures and standards of Section 11.3 of these regulations, with the following exceptions.
 1. In addition to the notification requirements of Section 11.3, the Watershed Administrator shall also notify in writing each local government having jurisdiction in the watershed and the entity using the water supply for consumption. Such notice shall include a description of the variance being requested. Local governments receiving notice of the variance request may submit comments to the Watershed Administrator prior to a decision by the Watershed Review Board. Such comments shall become a part of the record of proceedings of the Watershed Review Board.
 2. Major and Minor Variances are differentiated by definition.

Minor variances shall include a variance from the minimum statewide watershed protection rules that results in the relaxation of up to 10 percent of any vegetated setback, density, or minimum lot size requirement applicable to low density development, or the relaxation of up to five percent of any vegetated setback, density, or minimum lot size requirement applicable to high density development. For variances to a vegetated setback requirement, the percent variation shall be calculated using the foot print of built-upon area proposed to encroach within the vegetated setback divided by the total area of vegetated setback within the project.

Major variances means a variance that is not a "minor variance" as that term is defined in 15A NCAC 02B .0621 of the North Carolina Administrative Code.

3. Major and Minor Variances are differentiated as to procedures and standards.

Per 15A NCAC 02B.0623(5) of the North Carolina Administrative Code the

Watershed Review Board shall make the below findings of fact for granting minor and major variance petitions: a) there are difficulties or hardships that prevent compliance with the ordinance; (b) the variance is in accordance with the general purpose and intent of the local watershed protection ordinance; and (c) granting the variance, the project will ensure equal or better protection of waters of the State than the requirements of Rules .0621-.0624 of 15A NCAC 02B.0623(5) of the North Carolina Administrative Code and that the stormwater controls will function in perpetuity.

Minor variances shall comply with the procedures and standards of Section 11.3 of these regulations. An annual report of minor variances granted shall be submitted by the Watershed Administrator for each calendar year to the Division of Water Quality on or before January 1st of the following year and provide a description of each project receiving a variance and the reasons for granting the variance.

Major variances shall comply with the procedures and standards of Section 11.3 except that:

A decision by the Watershed Review Board to deny a major variance shall be final. Appeal shall be to a court of competent jurisdiction as provided in Section 11.3.

A decision by the Watershed Review Board to approve a major variance shall be advisory only. The Watershed Administrator shall within 30 days forward a record of the Planning Board of Adjustment hearing, findings, and conclusions to the North Carolina Environmental Management Commission for final decision.

Section 10. BE IT ORDAINED by the Board of Commissioners of the Town of Huntersville, North Carolina, that Article 7.2(8) of the Zoning Ordinance, General Regulations, is hereby amended as follows:

8. The Zoning Administrator may approve revisions to a landscaping plan approved by the Town Board or Planning Board of Adjustment in order to accommodate seasonal planting problems or a lack of plant availability as long as:

1. There is no reduction in the quantity of plant material.
2. There is no significant change in the size or location of plant materials.

3. The new plants are of the same general category and have the same general design characteristics as the materials being replaced.

Section 11. BE IT ORDAINED by the Board of Commissioners of the Town of Huntersville, North Carolina, that Article 8.15(5) of the Zoning Ordinance, Special Requirements For Lots Along Thoroughfares, is hereby amended as follows:

5. Right To Appeal. An affected property owner shall have the right to appeal transitional yard or setback requirements to the Planning Board of Adjustment for a variance or modification as they apply to a particular piece of property. The Planning Board of Adjustment may approve a variance of ~~vary or modify~~ these requirements upon a showing that:

- a. The peculiar nature of the property results in practical difficulties or unnecessary hardships that impede carrying out the strict letter of the requirements, and
- b. The property will not yield a reasonable return or cannot be put to reasonable use unless relief is granted, and
- c. Balancing the public interest in enforcing the setback requirements and the interest of the owner, the grant of relief is required by considerations of justice and equity.
- d. In granting relief, the Planning Board of Adjustment may impose reasonable and appropriate conditions and safeguards to protect the interests of neighboring properties. The Planning Board's of Adjustment's ~~decision~~ shall be subject to review by the superior court by proceedings in the nature of certiorari in accordance with N.C.G.S. 160D-1402 ~~160A-388 (e)~~.

Section 12. BE IT ORDAINED by the Board of Commissioners of the Town of Huntersville, North Carolina, that Article 8.25(11)(b) of the Zoning Ordinance, (Surface Water Improvement And Management) Stream Buffers, is hereby amended as follows:

11. Appeals and Variances.

- a. An appeal to reverse or modify the order, decision, determination, or interpretation of the Zoning Administrator shall comply with the procedures and standards of Section 11.3 of these ordinances.
- b. **Special Variance Provisions/Mitigation Techniques.**
 - When “unnecessary hardships”, as defined in Section 11.3.2 e, would result from strict adherence to the buffer width requirements and/or buffer treatment standards, a petition for variance may be filed with the Huntersville Planning Board of Adjustment in compliance with the procedures and standards of Section 11.3.

- Site specific mitigation plans using the mitigation techniques set out below and approved by the designated agency shall be construed by the Planning Board of Adjustment to be evidence responsive to Section 11.3.2 e),— 4 consistency with adopted plans and protection of public safety and welfare. Specifications for these mitigation techniques are provided in the Charlotte-Mecklenburg Buffer Implementation Guidelines (for Structural BMPs). The techniques below are not construed to offset the requirement of Section 8.25.6 for diffuse flow.

Section 13. BE IT ORDAINED by the Board of Commissioners of the Town of Huntersville, North Carolina, that Article 11.2(2) of the Zoning Ordinance, Enforcement, is hereby amended as follows:

2. Right to Appeal Administrative Decisions. Any person who has standing or the local government (used interchangeably with the “Town”) may appeal an administrative decision to the Huntersville Planning Board of Adjustment (the “Planning Board of Adjustment”) as provided in Section 11.3.2. Appeals of administrative decisions made to the Planning Board of Adjustment must be filed within 30 days from receipt of the written notice of the determination. In the absence of evidence to the contrary, written notice of the determination sent by first-class mail is deemed received on the third business day following deposit of the notice for mailing with the United States Postal Service.

Section 14. BE IT ORDAINED by the Board of Commissioners of the Town of Huntersville, North Carolina, that Article 11.2(3)(g) of the Zoning Ordinance, Enforcement, is hereby amended as follows:

g. Civil Penalty. In addition to the other remedies cited in this ordinance for the enforcement of its provisions, and pursuant to NC General Statute 160A-175, the regulations and standards of this ordinance may be enforced through the issuance of civil penalties by the Zoning Administrator.

Subsequent citations for the same violation may be issued by the Zoning Administrator if the offender does not pay the citation (except as otherwise provided in a warning citation) after it has been issued unless the offender has sought an appeal to the decision of the Zoning Administrator through the Planning Board of Adjustment. Once the ten-day warning period has expired, each day which the violation continues shall subject the violator to additional citations to be issued by the Zoning Administrator.

Section 15. BE IT ORDAINED by the Board of Commissioners of the Town of Huntersville, North Carolina, that Article 11.3 of the Zoning Ordinance, Appeals And Variances, is hereby amended as follows:

11.3 Appeals And Variances

- 1. ~~Board of Adjustment.~~ Reserved.**

- a. **Establishment.** The Board of Adjustment of the Town of Huntersville (the “Board of Adjustment”) shall consist of seven regular members and three alternate members. The regular membership shall consist of six members who reside within the corporate limits, appointed by the Town Board, plus one extraterritorial member. The number of regular members appointed who reside in the extraterritorial zoning jurisdiction shall at a minimum meet the requirements of N.C.G.S. 160D-307 for proportional representation, but shall in no instance be less than one. The alternate membership shall consist of at least two members who reside within the corporate limits, with the remaining alternate member residing in either the corporate limits or the extraterritorial jurisdiction of Huntersville.
- b. **Members from Within the Town Limits.** Each member and alternate shall be appointed by the Town Board for a term of three years. The terms of membership shall be staggered; therefore, in appointing the original members or in the filling of vacancies caused by the expiration of the terms of existing members, the Town Board may appoint certain members for less than three years to the end that thereafter the terms of all members shall not expire at the same time. The expiration date for each term shall be the 30th day of June of the year in which said term is to expire and the term of office of the succeeding member shall begin on the 1st day of July. If the original members are appointed such that their terms of office begin prior to a July 1 date, such terms of original members shall be extended by the period of time between their appointment and June 30th of the year of their appointment, it being the intent of this proviso that original members shall serve terms of one, two, or three years plus a period of time between their initial appointments and June 30th of the year of their initial appointments. For purposes of this section, original appointments refer to members and alternates appointed upon first establishment of the Board of Adjustment, and to members and alternates appointed to newly created seats upon any expansion of the Board of Adjustment.
- c. **Extraterritorial Members.** In addition to the members and alternates herein above provided for, members of the Board of Adjustment shall be appointed from the area within the extraterritorial jurisdiction of the Town of Huntersville, pursuant to the appointment process prescribed in N.C.G.S. 160D-307. Members so appointed shall have all of the obligations and duties of the other members of the Board of Adjustment, including rights to vote on all matters coming before the Board. Each extraterritorial member shall be appointed for a period of three years. Expiration dates for each term, initially and thereafter, shall be the 30th day of June of the year in which said term is to expire and the term of office of the succeeding member shall begin on the 1st day of July; provided further that if the original members are appointed such that their terms of office begin prior

to a July 1 date, such terms of original members shall be extended by the period of time between their appointment and June 30 of the year of their appointment. Eligibility for reappointment shall be determined by the procedures and policies established by the appointing body.

- d. ~~**Term Limits and Service Limits.**~~ Members and alternates shall be limited to serving two (2) consecutive terms; however, a member or alternate may be reappointed to the Board of Adjustment after remaining off of the Board for at least one (1) year. Time spent as an alternate member shall not count in determining whether an alternate is eligible for appointment as a regular member. Additionally, appointment to a vacant position as an alternate or regular member to fill an unexpired term shall not be counted in determining eligibility for appointment or reappointment. No person shall be eligible for appointment as a regular or alternate member if such person is serving on any other board or commission appointed by the Board of Commissioners, unless such other service is in an ex officio capacity. These terms limits and service limits shall apply to both members and alternates residing in the corporate limits and within the extraterritorial jurisdiction of the Town of Huntersville. Notwithstanding the foregoing, the Board of Commissioners shall have the discretion to waive these term limits and service limits for a particular position on the Board of Adjustment when there are no other members of the public willing to serve in the position, or in other appropriate circumstances as determined by the Board of Commissioners.

e. ~~**Proceedings.**~~

1. ~~Meetings.~~ All meetings of the Board of Adjustment shall be held at a regular place and shall be open to the public. The Board shall keep minutes of its proceedings, showing the vote of each member upon each question, or, if absent or failing to vote, an indication of such fact. Final disposition of appeals or variances shall be recorded in the minutes, indicating the reasons of the Board therefore, all of which shall become a part of the public record.
2. ~~Quorum Required.~~ No final action shall be taken on any matter unless a quorum is present. A quorum is the majority of the members of the Board or, for variance actions (which require the concurring vote of 4/5ths of the Board), 4/5ths of the membership.

f. ~~**Powers and Duties.**~~ The Board of Adjustment shall have the following powers and duties:

1. ~~Administrative Review.~~ To hear and decide appeals according to the procedures of this section, where it is alleged there is an error in any

~~order, decision, determination, or interpretation made by the Zoning Administrator or designated administrative official in the enforcement of this ordinance.~~

~~2. Variances. To hear and decide applications for variances from the terms of this ordinance according to the standards and procedures herein so that the spirit of the ordinance is observed, public safety and welfare secured, and substantial justice done. Appropriate conditions, which must be reasonably related to the condition or circumstance that gives rise to the need for a variance, may be imposed by the Board.~~

~~3. Density Averaging Certificates. To hear and decide applications for density averaging certificates for paired parcel averaged density development, acting as the Watershed Review Board, to ensure both parcels considered together meet the standards of the ordinance and that potential owners have notice of how the watershed regulations were applied to the parcel pair.~~

2. **Appeals and Variances.**

a. **Petition to Planning Board of Adjustment for Appeal or Variance.**

1. An appeal of an administrative decision may be initiated by any person with standing or by the local government.
2. A petition for variance may be initiated only by the owner of the affected property, an agent authorized in writing to act on the owner's behalf, or a person having a written contractual interest in the affected property.

b. **Appeals.** The Planning Board of Adjustment shall hear and decide appeals of administrative decisions of administrative officials charged with enforcement of the zoning and subdivision ordinances and may hear appeals arising out of any other ordinance that regulates land use or development, pursuant to all of the following:

1. Any person who has standing under G.S. 160D-1402(c), or the Town may appeal a decision to the Planning Board of Adjustment. An appeal is taken by filing a Notice of Appeal with the Clerk to the Planning Board of Adjustment. The Notice of Appeal shall state the grounds for the appeal.
2. The official who made the decision shall give written notice of the determination to the owner of the property that is the subject of the decision and to the party who sought the decision, if different from the owner. The written notice shall be delivered by personal delivery, electronic mail, or by first-class mail.

3. The owner or other party shall have 30 days from receipt of the written notice of the determination within which to file an appeal. Any other person with standing to appeal shall have 30 days from receipt from any source of actual or constructive notice of the decision within which to file an appeal.
4. The official who made the decision shall transmit to the Planning Board of Adjustment all documents and exhibits constituting the record upon which the decision appealed from is taken. The official shall also provide a copy of the record to the appellant and to the owner of the property that is the subject of the appeal if the appellant is not the owner. The record may be provided in written or electronic form.
5. Timely appeals of a notice of violation or other administrative decision shall stay enforcement of the action appealed from and accrual of any fines assessed during the pendency of the appeal to the Planning Board of Adjustment and any subsequent appeal in accordance with N.C.G.S. § 160D-1402 or during the pendency of any civil proceeding authorized by law or appeals therefrom. After notice of the appeal has been filed, if the official who made the decision certifies to the Planning Board of Adjustment that, because of the facts stated in an affidavit, a stay would cause imminent peril to life or property or, because the violation is transitory in nature, a stay would seriously interfere with enforcement of the ordinance, the enforcement proceedings shall not be stayed except by a restraining order granted by a court. If enforcement proceedings are not stayed, the appellant may file with the official a request for an expedited hearing of the appeal, and the Planning Board of Adjustment shall meet to hear the appeal within 15 days after such a request is filed. Notwithstanding the foregoing, appeals of decisions granting a development approval or otherwise affirming that a proposed use of property is consistent with the ordinance shall not stay the further review of an application for development approvals to use the property; in these situations, the appellant or local government may request and the Planning Board of Adjustment may grant a stay of a final decision of development approval applications, including building permits affected by the issue being appealed.
6. Subject to the provisions of subdivision (6) of this subsection, the Planning Board of Adjustment shall hear and decide the appeal within a reasonable time.
7. The applicant, the local government, and any person with standing to appeal shall have the right to participate as a party at the evidentiary

hearing. Other witnesses may present competent, material, and substantial evidence that is not repetitive as allowed by the Planning Board of Adjustment. The official who made the decision shall be present at the hearing as a witness. The appellant shall not be limited at the hearing to matters stated in the notice of appeal. If any party or the Town would be unduly prejudiced by the presentation of matters not presented in the notice of appeal, the Planning Board of Adjustment shall continue the hearing.

8. The Planning Board of Adjustment may reverse or affirm, wholly or partly, or may modify the decision appealed from and shall make any order, requirement, decision, or determination that ought to be made. The Board shall have all the powers of the official who made the decision.
9. When hearing an appeal pursuant to N.C.G.S. § 160D-947(e) or any other appeal in the nature of certiorari, the hearing shall be based on the record below and the scope of review shall be as provided in N.C.G.S. § 160D-1402(j).

c. Standards for Granting an Appeal.

1. The Planning Board of Adjustment shall reverse or modify the order, decision, determination, or interpretation under appeal only upon finding an error in the application of these regulations on the part of the officer rendering the order, decision, determination, or interpretation.
2. In modifying the order, decision, determination, or interpretation, the Planning Board of Adjustment shall have all the powers of the official from whom the appeal is taken.

d. Filing a Variance Petition. A petition for variance, in the form prescribed by the Planning Board of Adjustment, shall be filed with the Clerk to the Planning Board of Adjustment or designated administrator, accompanied by a non-refundable filing fee as established by the Town Board and a list of adjoining properties including tax parcel numbers and the name and address of each owner.

e. Standards for Granting a Variance. When unnecessary hardships would result from carrying out the strict letter of a zoning ordinance, the Planning Board of Adjustment shall vary any of the provisions of the ordinance upon a showing of all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability.
 3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
 4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.
- f. **No change in permitted uses may be authorized by variance.** Appropriate conditions may be imposed on any variance, provided that the conditions are reasonably related to the variance. Any other ordinance that regulates land use or development may provide for variances consistent with the provisions of this subsection.
- g. **Notice and Hearing.**
1. The Planning Board of Adjustment shall, in accordance with rules adopted by it for such purpose, hold public hearings on any appeal or variance petition which comes before it.
 2. Notice of Hearing. – Notice of Hearings conducted pursuant to this section shall be mailed to the person or entity whose appeal, application, or request is the subject of the hearing; to the owner of the property that is the subject of the hearing if the owner did not initiate the hearing; to the owners of all parcels of land abutting the parcel of land that is the subject of the hearing; and to any other persons entitled to receive notice as provided by the zoning or subdivision ordinance. In the absence of evidence to the contrary, the Town may rely on the County tax listing to determine owners of property entitled to mailed notice. The notice must be deposited in the mail at least 10 days, but not more than 25 days, prior to the date of the hearing. Within that same time period, the Town shall also prominently post a Notice of the hearing on the site that is the subject of the hearing or on an adjacent street or highway right-of-way. The Planning Board of Adjustment may continue an evidentiary hearing that has been convened without further advertisement.

h. Action by the Planning Board of Adjustment.

1. The concurring vote of four-fifths (4/5ths) of the board shall be necessary to grant a variance. A majority of the members shall be required to decide any other quasi-judicial matter or to determine an appeal made in the nature of certiorari. For purposes of this subsection, vacant positions on the board and members who are disqualified from voting on a quasi-judicial matter shall not be considered members of the Board for calculation of the requisite majority if there are no qualified alternates available to take the place of such members.
2. A member of the Board shall not participate in or vote on any quasi-judicial matter in a manner that would violate affected persons' constitutional rights to an impartial decision maker. Impermissible violations of due process include, but are not limited to, a member having a fixed opinion prior to hearing the matter that is not susceptible to change, undisclosed ex parte communications, a close familial, business, or other associational relationship with an affected person, or a financial interest in the outcome of the matter. For purposes of this section, a "close familial relationship" means a spouse, parent, child, brother, sister, grandparent, or grandchild. The term includes the step, half, and in-law relationships. If an objection is raised to a member's participation and that member does not recuse himself or herself, the remaining members shall by majority vote rule on the objection.
3. Quasi-Judicial Decisions. The Board shall determine contested facts and make its decision within a reasonable time. Every quasi-judicial decision shall be based upon competent, material, and substantial evidence in the record. Each quasi-judicial decision shall be reduced to writing and reflect the Board's determination of contested facts and their application to the applicable standards. The written decision shall be signed by the Chair, or other duly authorized member of the Board. A quasi-judicial decision is effective upon filing the written decision with the Clerk to the Board, or such other office or official as the ordinance specifies. The decision of the Board shall be delivered by personal delivery, electronic mail, or by first-class mail to the applicant, property owner, and to any person who has submitted a written request for a copy prior to the date the decision becomes effective. The person required to provide notice shall certify that proper notice has been made.
4. Oaths. The Chair of the Board or any member acting as Chair and the Clerk to the Board are authorized to administer oaths to witnesses in any matter coming before the Board. Any person who, while under oath

during a proceeding before the Planning Board of Adjustment determining a quasi-judicial matter, willfully swears falsely is guilty of a Class 1 misdemeanor.

5. Subpoenas. The Planning Board of Adjustment through the Chair, or in the Chair's absence anyone acting as Chair, may subpoena witnesses and compel the production of evidence. To request the issuance of a subpoena, the applicant, local government, and any person with standing under G.S. 160D-1402(c) may make a written request to the Chair explaining why it is necessary for certain witnesses or evidence to be compelled. The Chair shall issue requested subpoenas he or she determines to be relevant, reasonable in nature and scope, and not oppressive. The Chair shall rule on any motion to quash or modify a subpoena. Decisions regarding subpoenas made by the chair may be appealed to the full Planning Board of Adjustment. If a person fails or refuses to obey a subpoena issued pursuant to this subsection, the Planning Board of Adjustment or the party seeking the subpoena may apply to the General Court of Justice for an order requiring that its subpoena be obeyed, and the court shall have jurisdiction to issue these orders after notice to all proper parties.
- i. **Effect of Grant of Variance or Reversal or Modification of Administrative Decision.** After the Planning Board of Adjustment approves a variance, or reverses or modifies an order, decision, determination, or interpretation of an administrative official, the appellant or petitioner shall be responsible for obtaining a building permit and/or certificate of occupancy, as applicable, in order to proceed with the development of the subject property. All orders, decisions, determinations, and interpretations made by administrative officials under those procedures shall be consistent with the variance, reversal, or modification granted to the appellant or petitioner by the Planning Board of Adjustment.
- j. **Rehearing.** The Planning Board of Adjustment shall refuse to hear an appeal or variance petition which has been previously denied unless it finds that there have been substantial changes in the conditions or circumstances relating to the matter.
- k. **Appeal from Planning Board of Adjustment.** Every quasi-judicial decision shall be subject to review by the superior court by proceedings in the nature of certiorari pursuant to G.S. 160D-1402. A petition for review shall be filed with the Clerk of Superior Court by the later of 30 days after the decision is effective or after a written copy thereof is given in accordance with subsection

11.3.2(h)(3). When first-class mail is used to deliver notice, three days shall be added to the time to file the petition.

3. Standards for Granting an Administrative Waiver.

- a. **Purpose and Intent.** Unless otherwise provided in the Zoning Ordinance, the Zoning Administrator (which term shall include an administrative official designated by the Town Manager to perform these functions) is authorized to grant an administrative waiver of minor deviations from measurable and quantifiable standards of this ordinance subject to the following limitations:
1. The standard for which the waiver can be granted must be a quantifiable and/or measurable standard set forth in the ordinance. Such standards may include, but are not necessarily limited to, height requirements and limitation, yard requirements, parking requirements, screening or buffer requirements, planting requirements, ratio requirements, density requirements, spacing requirements, signage requirements and other similar measurable and quantifiable standards.
 2. The Zoning Administrator shall grant such waiver only after the requesting party has demonstrated that such minor deviation was a result of an unintended error or unique conditions of the property, does not and will not violated the spirit and harmony of the ordinance, and does not and will not adversely affect the rights of other property owners in any material manner.
 3. The minor administrative waiver may not deviate by more than three percent (3%) any of the standards for which the waiver is given.
- b. **Construction.** The authority given to the Zoning Administrator to grant such waivers shall be construed to be permissive and not mandatory and the Zoning Administrator may decline to make such waiver, and instead, require that the applicant seek a variance from the Planning Board of Adjustment. The Zoning Administrator may not grant any waiver affecting the use or zoning classification; however, this shall not be construed as limiting the zoning Administrator's duties and rights under the ordinance, and whose decisions are appealable to the Planning Board of Adjustment.

Section 16. BE IT ORDAINED by the Board of Commissioners of the Town of Huntersville, North Carolina, that Article 11.4(2) of the Zoning Ordinance, Amendment Process, is hereby amended as follows:

Planning Board.

- a. **Establishment.** The Planning Board of the Town of Huntersville shall consist of nine (9) members of whom at least seven (7) members shall reside within the corporate limits, appointed by the Town Board, plus extraterritorial members determined as follows: the number of members appointed who reside in the extraterritorial zoning jurisdiction shall at a minimum meet the requirements of N.C.G.S. § 160D-307 for proportional representation, but shall in no instance be less than one (1).

- b. **Membership.**

1. Members from Within the Town Limits. Each member shall be appointed by the Town Board for a term of three years. The terms of membership shall be staggered; therefore, in appointing the original members or in the filling of vacancies caused by the expiration of the terms of existing members, the Town Board may appoint certain members for less than three years to the end that thereafter the terms of all members shall not expire at the same time. ~~The expiration date for each term shall be the 30th day of June of the year in which said term is to expire and the term of office of the succeeding member shall begin on the 1st day of July. If the original members are appointed such that their terms of office begin prior to a July 1 date, such terms of original members shall be extended by the period of time between their appointment and June 30th of the year of their appointment, it being the intent of this proviso that original members shall serve terms of one, two, or three years plus a period of time between their initial appointments and June 30th of the year of their initial appointments. For purposes of this section, original appointments refer to members appointed upon first establishment of the Planning Board and also to members appointed to newly created seats upon any expansion of the Planning Board.~~
2. Extraterritorial Members. In addition to the members hereinabove provided for, members of the Planning Board shall be appointed from the area within the extraterritorial jurisdiction of the Town of Huntersville, pursuant to the appointment process prescribed in N.C.G.S. 160D-307. Members so appointed shall have all of the obligations and duties of the other members of the Planning Board, including rights to vote on all matters coming before the Board. Each extraterritorial member shall be appointed for a period of three years. ~~Expiration dates for each term, initially and thereafter, shall be the 30th day of June of the year in which said term is to expire and the term of office of the succeeding~~

~~member shall begin on the 1st day of July; provided further that if the original members are appointed such that their terms of office begin prior to a July 1 date, such terms of original members shall be extended by the period of time between their appointment and June 30th of the year of their appointment.~~ Eligibility for reappointment shall be determined by the procedures and policies established by the appointing body.

3. **Term Limits and Service Limits.** Members shall be limited to serving two (2) consecutive terms, however a member may be reappointed to the Planning Board after remaining off of the Board for at least one (1) year. Appointment to a vacant position to fill an unexpired term shall not be counted in determining eligibility for appointment or reappointment. No person shall be eligible for appointment as a member if such person is serving on any other board or commission appointed by the Board of Commissioners unless such other service is in an ex officio capacity. These terms limits and service limits shall apply to members residing in the corporate limits and to those residing within the extraterritorial jurisdiction of the Town of Huntersville. Notwithstanding the foregoing, the Board of Commissioners shall have the discretion to waive these term limits and service limits for a particular position on the Planning Board when there are no other members of the public willing to serve in the position, or in other appropriate circumstances as determined by the Board of Commissioners.
- c. **Meetings.** Meetings shall be held on a monthly basis unless otherwise determined by the Board. The Chairman of the Board, or in his absence the vice chairman, may call a special meeting of the Board at any time by giving each member 24 hours' notice. Special meetings shall also be scheduled upon request by a simple majority of board members. A quorum of the Board shall consist of a simple majority or, for variance actions (which require the concurring vote of 4/5ths of the Board), 4/5ths of the membership of the appointed members, and a quorum shall be in attendance before any action of an official nature can be taken.
 - d. **Powers and Duties.**
 1. The Planning Board shall serve as the advisory board on all requests for changes in the zoning regulations and ordinances of the Town of Huntersville (the "Town"). As such, and pursuant to any authorities set forth in the Zoning Ordinance, the Planning Board shall hear all requests for zoning changes or other zoning action and shall, upon such hearings, make a recommendation to the Town Board as to any requested changes or action regarding this ordinance. Hearings on zoning petitions may, by joint decision of the Town Board and the Planning Board, be held at joint meetings, or may be held separately. The Planning Board is hereby empowered to set procedures for the filing of zoning

petitions so long as said procedures do not conflict with or are not in derogation of the then existing regulations and ordinances of the Town.

2. The Planning Board 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 and its environs.
3. Administrative Review. To hear and decide appeals according to the procedures of section 11.3, where it is alleged there is an error in any order, decision, determination, or interpretation made by the Zoning Administrator or designated administrative official in the enforcement of this ordinance.
4. Variances. To hear and decide applications for variances from the terms of this ordinance according to the standards and procedures herein so that the spirit of the ordinance is observed, public safety and welfare secured, and substantial justice done. Appropriate conditions, which must be reasonably related to the condition or circumstance that gives rise to the need for a variance, may be imposed by the Board.
5. Density Averaging Certificates. To hear and decide applications for density averaging certificates for paired-parcel averaged-density development, acting as the Watershed Review Board, to ensure both parcels considered together meet the standards of the ordinance and that potential owners have notice of how the watershed regulations were applied to the parcel pair.

Section 17. BE IT ORDAINED by the Board of Commissioners of the Town of Huntersville, North Carolina, that Article 12.2.1 of the Zoning Ordinance, General Definitions, is hereby amended by removing Board of Adjustment.

Board of Adjustment. ~~The Zoning Board of Adjustment of the Town of Huntersville.~~

Section 18. BE IT ORDAINED by the Board of Commissioners of the Town of Huntersville, North Carolina, that Article 12.2.3 of the Zoning Ordinance, Watershed Definitions, is hereby amended by amending the definition of Density Averaging Certificate and Watershed Administrator as follows:

Density Averaging Certificate. Approval for density averaging granted by the Planning Board of Adjustment acting as the Watershed Review Board at a Planning Board of Adjustment meeting after it is proven by the applicant that the request meets all the requirements of Section 3.3.2-A: h) or 3.3.3-A: i) of the Huntersville Zoning Ordinance.

Watershed Administrator. The individual appointed and duly sworn by the Board of Commissioners of the Town of Huntersville to administer and enforce the provisions of this section as follows:

1. The Watershed Administrator shall issue Watershed Protection Permits and Watershed Protection Occupancy Permits according to the provisions of this section. A record of all permits issued shall be kept on file in the office of the Watershed Administrator.
2. The Watershed Administrator or designee shall serve as staff to the Planning Board of Adjustment when it is serving in its capacity as the Watershed Review Board.

Section 19. BE IT ORDAINED by the Board of Commissioners of the Town of Huntersville, North Carolina, that Article 14.7 of the Zoning Ordinance, Appeals And Variances, is hereby amended as follows:

14.7 Appeals And Variances

An applicant may seek a variance from the terms of this Article or appeal a determination by the Zoning Administrator or other administrative official, made pursuant to the terms of this Article, to the Planning Board of Adjustment, as provided in Article 11.3 of the Zoning Ordinance.

Section 20. BE IT ORDAINED by the Board of Commissioners of the Town of Huntersville, North Carolina, that Article 150.16(D)(1) of the Code of Ordinances, Administrative Procedure, is hereby amended as follows:

1. An appeal from any decision or order of the Inspector is a quasi-judicial matter and may be taken by any person aggrieved thereby. Any appeal from the Inspector shall be taken within ten days from the rendering of the decision or service of the order, and shall be taken by filing with the Inspector and with the town's Zoning Planning Board of Adjustment, hereinafter referred to as "Board", a notice of appeal which shall specify the grounds upon which the appeal is based. Upon the filing of any notice of appeal, the Inspector shall forthwith transmit to the Board all the paper constituting the record upon which the decision appealed from was made. When appeal is from a decision of the Inspector refusing to allow the person aggrieved thereby to do any act, his or her decision shall remain in force until modified or reversed. When any appeal is from a decision of the Inspector requiring the person aggrieved to do any act, the appeal shall have the effect of suspending the requirement until the hearing by the Board, unless the Inspector certifies to the Board, after the notice of appeal is filed with him or her, that by reason of the facts stated in the certificate (a copy of which shall be furnished the appellant), a suspension of his or her requirement would cause imminent peril to life or property, in which case the requirement shall not be suspended except by a restraining

order, which may be granted for due cause shown upon not less than one-days written notice to the Inspector, by the Board, or by a court of record upon petition made pursuant to G.S. § 160D-1208 and division (E) of this section.

Section 21. BE IT ORDAINED by the Board of Commissioners of the Town of Huntersville, North Carolina, that Article 150.24 of the Code of Ordinances, Zoning Board Of Adjustment, is hereby amended as follows:

150.24 Zoning Planning Board Of Adjustment

The town's Zoning Planning Board of Adjustment shall perform the duties prescribed by Section 150.16(D) and shall keep an accurate record of all its proceedings.

Section 22. BE IT ORDAINED by the Board of Commissioners of the Town of Huntersville, North Carolina, that Article 150.48(D) and (E) of the Code of Ordinances, Corrective Procedures, is hereby amended as follows:

- d. *Appeal.* Any owner or occupant who has received an order to take corrective action may appeal the order to the Huntersville Zoning Planning Board of Adjustment (hereinafter referred to as the "Planning Board of Adjustment" or "Board") as provided in Article IV, Section 151.60. In the absence of an appeal, the order of the Floodplain Administrator shall be final. The Planning Board of Adjustment shall hear an appeal within a reasonable time and may affirm, modify and affirm or revoke the order.
- e. *Failure to comply with order.* If the owner or occupant of a building or property fails to comply with an order to take corrective action from which no appeal has been taken, or fails to comply with an order of the Planning Board of Adjustment following an appeal, he/she shall be subject to civil enforcement as described in Article II, Section 151.34.

Section 23. BE IT ORDAINED by the Board of Commissioners of the Town of Huntersville, North Carolina, that Article 151.59 of the Code of Ordinances, Authority Of Board Of Adjustment, is hereby amended as follows:

151.59 Authority Of Planning Board Of Adjustment

- A. The Planning Board of Adjustment of Huntersville shall hear and decide appeals from any order, decision, determination or interpretation made by the Floodplain Administrator pursuant to or regarding these regulations.
- B. The Planning Board of Adjustment shall hear and decide petitions for Variances from the requirements of this ordinance.

Section 24. BE IT ORDAINED by the Board of Commissioners of the Town of Huntersville, North Carolina, that Article 151.60 of the Code of Ordinances, Initiation And Filing Of Appeal, is hereby amended as follows:

151.60 Initiation And Filing Of Appeal

- A. An appeal of an order, decision, determination or interpretation made by the Floodplain Administrator may be initiated by any person aggrieved by any officer, department, board or bureau of the town.
- B. A notice of appeal in the form prescribed by the Planning Board of Adjustment must be filed with the Board's Clerk, with a copy to the Floodplain Administrator, within 20 days of the order, decision, determination or interpretation and must be accompanied by a nonrefundable filing fee as established by the town council. Failure to timely file such notice and fee will constitute a waiver of any rights to appeal under this section and the Planning Board of Adjustment shall have no jurisdiction to hear the appeal.

Section 25. BE IT ORDAINED by the Board of Commissioners of the Town of Huntersville, North Carolina, that Article 151.61 of the Code of Ordinances, Standards And Hearing Procedure, is hereby amended as follows:

151.61 Standards And Hearing Procedure

- A. The Planning Board of Adjustment will conduct the hearing on an appeal of an order, decision, determination or interpretation of these regulations in accordance with its normal hearing procedures as set out in the Town of Huntersville Zoning Code.
- B. At the conclusion of the hearing, the Planning Board of Adjustment may reverse or modify the order, decision, determination or interpretation under appeal upon finding an error in the application of these regulations on the part of the Floodplain Administrator who rendered the decision, determination or interpretation. In modifying the decision, determination or interpretation, the Board will have all the powers of the officer from whom the appeal is taken.

Section 26. BE IT ORDAINED by the Board of Commissioners of the Town of Huntersville, North Carolina, that Article 151.62 of the Code of Ordinances, Initiation And Filing Of Variance Petition, is hereby amended as follows:

151.62 Initiation And Filing Of Variance Petition

- A. A petition for variance may be initiated only by the owner of the affected property, or an agent authorized in writing to act on the owner's behalf.

- B. A petition for a variance from these regulations in the form prescribed by the Planning Board of Adjustment must be filed with the Board's Clerk, with a copy to the Floodplain Administrator, and be accompanied by a nonrefundable filing fee as established by the town council.

Section 27. BE IT ORDAINED by the Board of Commissioners of the Town of Huntersville, North Carolina, that Article 151.63 of the Code of Ordinances, Factors For Consideration And Determination Of Completeness, is hereby amended as follows:

151.63 Factors For Consideration And Determination Of Completeness

- A. In passing upon variances, the Planning Board of Adjustment shall consider all technical evaluations, all relevant factors, all standards specified in other sections of this ordinance, and the:
1. Danger that materials allowed to be placed in the floodway as a result of the variance may be swept onto other lands to the injury of others during a community base flood;
 2. Danger to life and property due to flooding or erosion damage from a community base flood;
 3. Susceptibility of the proposed facility and its contents to flood damage and the effect of such damage during the community base flood;
 4. Importance of the services provided by the proposed facility to the community;
 5. Necessity to the facility of a waterfront location, where applicable;
 6. Availability of alternative locations, not subject to flooding or erosion damage during a community base flood, for the proposed use;
 7. Compatibility of the proposed use with existing and anticipated development;
 8. Relationship of the proposed use to the Mecklenburg County Floodplain Management Guidance Document, Mecklenburg County Flood Hazard Mitigation Plans, the Mecklenburg County Greenway Plan, and any other adopted land use plans for that area;
 9. Safety of access to the property in times of a community base flood for ordinary and emergency vehicles.
 10. Expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters during a community base flood expected at the site; and

11. Costs of providing governmental services during and after flood events, including maintenance and repair of public utilities and facilities, such as sewer, gas, electrical and water systems and streets and bridges.
- B. A written report addressing each of the above factors shall be submitted with the application for a variance.
- C. Upon consideration of the factors listed above and the purposes of this ordinance, the Planning Board of Adjustment may attach such conditions to the granting of variances as it deems necessary to further the purposes of this ordinance.
- D. Variances may be issued for the repair or rehabilitation of Historic Structures upon the determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a Historic Structure and the variance is the minimum necessary to preserve the historic character and design of the structure.
- E. Functionally dependent facilities if determined to meet the definition as stated in Article I Section 151.06 of this ordinance, provided provisions of Article VI have been satisfied, and such facilities are protected by methods that minimize flood damages during the base flood and create no additional threats to public safety; or
- F. Any other type of development, provided it meets the requirements of this section.

Section 28. BE IT ORDAINED by the Board of Commissioners of the Town of Huntersville, North Carolina, that Article 151.66 of the Code of Ordinances, Miscellaneous Conditions, is hereby amended as follows:

151.66 Miscellaneous Conditions

- A. In addition to consideration of the items in Section 151.63(A), if dryland access cannot be obtained, a variance to the requirement for dryland access may be granted by the Planning Board of Adjustment upon consideration of the following conditions:
 1. A determination that all possible alternatives have been investigated in an attempt to provide the safest access from a proposed habitable building to a dry public street.
 2. The existence of a site plan prepared by a licensed land surveyor or professional engineers indicating that the proposed access to habitable buildings on the property poses the least risk from flooding.
- B. In addition to consideration of the items in Section 151.63(a), a variance may be issued by the Planning Board of Adjustment for solid waste disposal facilities, hazardous waste management facilities, salvage yards, and chemical storage facilities that are located in special flood hazard areas provided that all of the following criteria are met:

1. The use serves a critical need in the community.
2. No feasible location exists for the use outside the special flood hazard areas.
3. The reference level of any structure is elevated above the flood protection elevation or is designed and sealed by a Professional engineer or a registered architect to be watertight with walls substantially impermeable to the passage of water and with structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy.
4. There will be no storage of materials or tanks which could flood within the special flood hazard area unless they are contained in a structure as defined in (3) above.
5. The use complies with all other applicable laws and regulations.
6. The Town of Huntersville has notified the Secretary of the North Carolina Department of Public Safety of its intention to grant a variance at least 30 calendar days prior to granting the variance.

Section 29. BE IT ORDAINED by the Board of Commissioners of the Town of Huntersville, North Carolina, that Article 151.68 of the Code of Ordinances, Appeal From Board Of Adjustment, is hereby amended as follows:

151.68 Appeal From Planning Board Of Adjustment

- A. Any person aggrieved by the final decision of the Planning Board of Adjustment to grant or deny a Floodplain Development Permit shall have 30 days to file an appeal to Mecklenburg County Superior Court, as provided in N.C.G.S. 143-215.57(c).
- B. Any party aggrieved by the decision of the Planning Board of Adjustment related to any other order, decision, determination or interpretation of these regulations, including the granting or denial of a variance, shall have 30 days from the receipt of the Board's decision to file a petition for review in the nature of certiorari in Mecklenburg County Superior Court.

Section 30. BE IT ORDAINED by the Board of Commissioners of the Town of Huntersville, North Carolina, that Article 151.80(A)(5) of the Code of Ordinances, Specific Standards, is hereby amended as follows:

5. *Dryland access.* Access to habitable buildings during a flood event is extremely hazardous. Dryland access must be provided to new or substantially improved habitable buildings according to the following criteria:

Dryland access is required if any portion of either the habitable building or vehicular access route, connecting the habitable building to a public street, is within the floodplain. If dryland access cannot be obtained, a variance to the requirement for dryland access may be granted by the Planning Board of Adjustment. Plans and details for the dryland access must be submitted by a registered professional engineer or surveyor and approved by the Floodplain Administrator.

Section 31. BE IT ORDAINED by the Board of Commissioners of the Town of Huntersville, North Carolina, that Article 151.81(A)(6) of the Code of Ordinances, Levees, is hereby amended as follows:

6. After the end of the 30-day comment period, but no more than 60 days from the end of the comment period, the Director shall approve or disapprove the application or request more information from the owner of the levee. If the Director determines that the additional information is sufficiently significant, the Director may offer an additional 30-day comment period to all parties involved. Consistent with Article VI, the Director's decision may be appealed to the Zoning Planning Board of Adjustment.

Section 32. BE IT ORDAINED by the Board of Commissioners of the Town of Huntersville, North Carolina, that Article 152.11 of the Code of Ordinances, Appeals, is hereby amended as follows:

152.11 Appeals

Appeals may be taken from any decision or order of the Inspector, or assigned agent, to the Planning Board of Adjustment. Any person aggrieved by a decision or order of the Inspector shall have the remedies provided in G.S. § 160D-1208.

Section 33. This ordinance shall become effective upon adoption.

PLANNING BOARD:

TOWN BOARD:



Request for Board Action

May 6, 2025

To: The Honorable Mayor and Board of Commissioners

From: Brad Priest, Assistant Planning Director

Subject: Call a Public Hearing on Petition #R25-04: The Holbrook Phase 2

EXPLAIN REQUEST:

Call a public hearing for Tuesday, June 3rd, 2025, at 6:00 p.m. at Huntersville Town Hall on Petition #R25-04 The Holbrook Phase 2, a request by Northstate Development to rezone +/- 1.727 acres at 106 Gilead Road (ID 01712208) from Neighborhood Residential (NR) to Town Center Conditional District (TC-CD) for a mixed use building.

ACTION RECOMMENDED:

Call a public hearing on R25-04 for June 3, 2025

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

None



Request for Board Action

May 6, 2025

To: The Honorable Mayor and Board of Commissioners

From: Lora Mastrofrancesco, Transportation Engineer/Project Manager

Subject: Conduct Public Hearing for Traffic Calming on Devonshire Dr and Cockerham Ln

EXPLAIN REQUEST:

Conduct Public Hearing.

ACTION RECOMMENDED:

Conduct Public Hearing.

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. Location Map - Devonshire Dr & Cockerham Ln

Location in Birkdale HOA Community





Request for Board Action

May 6, 2025

To: The Honorable Mayor and Board of Commissioners

From: Jesse James, Principal Planner

Subject: Public Hearing on Petition #R25-01 Alex Yards

EXPLAIN REQUEST:

Conduct a public hearing for Petition #R25-01 Alex Yards, a request by Alexandriana Partners, LLC to rezone +/- 11.34 acres at the intersection of Alexandria Road and Mt Holly-Huntersville Road (PINs 01704204, 01704230, 01704203, 01704224, 01704201) from Corporate Business (CB) to Transit Oriented Development-Residential Conditional District (TOD-R-CD) for a multi-family development.

ACTION RECOMMENDED:

Conduct a public hearing

FINANCIAL IMPLICATIONS:

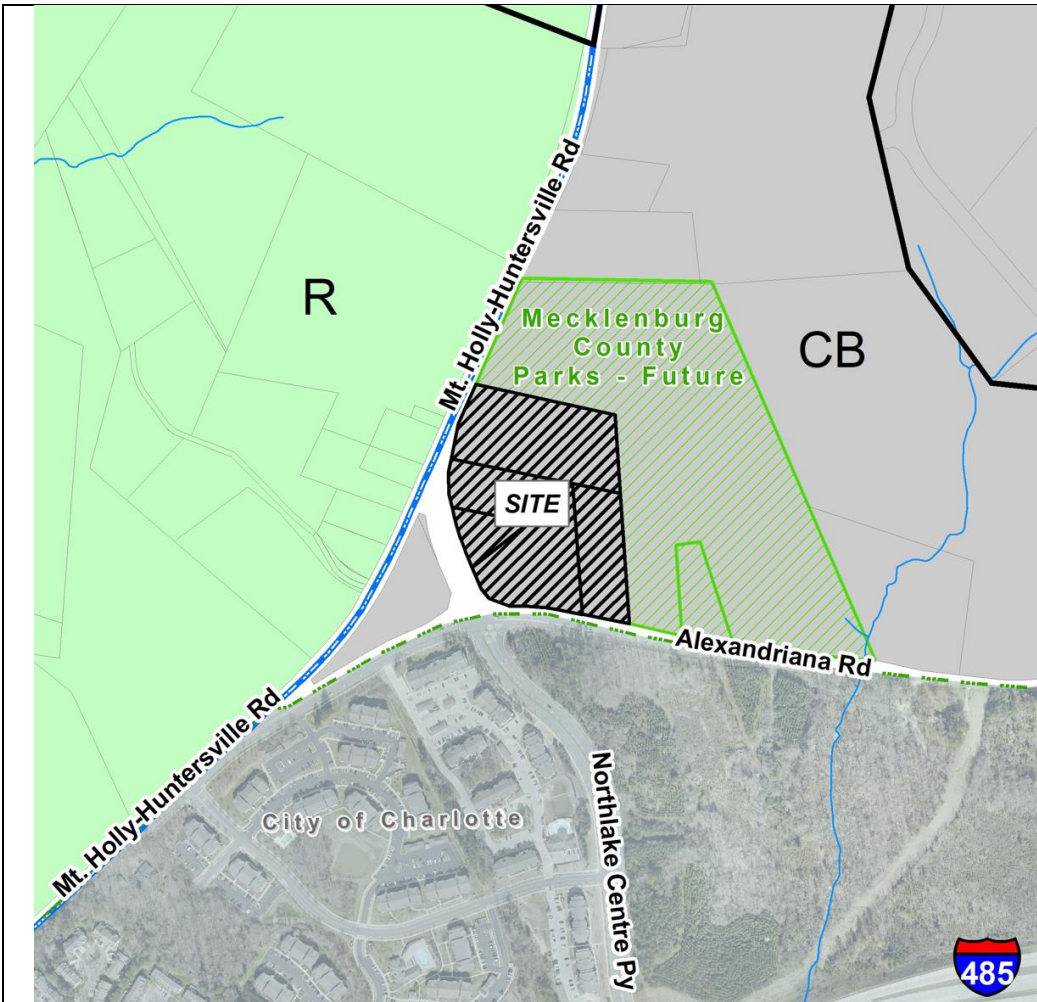
N/A

ATTACHMENTS:

1. R25-01 PH Staff Report
2. General Application
3. Zoning Plans-4-11-25
4. Alex Yards Colored Elevations 4-11-25 - zoning
5. Alex Yards_Rezoning Engineering Comment Summary
6. R25-01 Alex Yards Community Report Package 4.23.25

Petition R25-01
Alex Yards

PART 1: PROJECT SUMMARY



Applicant: Alexandria Partners, LLC

Property Owner: Benjamin Enterprises LLC

Property Address: 10708 Mt. Holly Huntersville Rd

Project Size: +/-11.34 Acres

Parcel Numbers:
(01704204,01704230,01704203,01704224,01704201)

Current Zoning: CB

Current Land Use: Single Family Residential and Vacant

Proposed Zoning: TOD-R(CD)

Proposed Land Use: Apartments

1. Purpose: Rezone +/- 11.34 acres at the intersection of Mt. holly Huntersville Rd and Alexandriana Rd (PINS listed above as seen on the map) from Corporate Business to Transit Oriented Development-Residential Conditional District for a proposed apartment development.
2. Adjoining Zoning and Land Uses.
 - North: Corporate Business- Mecklenburg County Future Park
 - South: City of Charlotte
 - East: Corporate Business-Mecklenburg County Future Park
 - West: Rural- Single Family Residential
3. The proposal is for a 10-building apartment development with 320 residential units(no mixed use or commercial/civic uses included) on one lot.

4. A neighborhood meeting was held on Wednesday, March 26, 2025, and the questions asked by residents/citizens and the responses from the applicants are summarized in the Community Meeting Report (see attachment)
5. Notice for this rezoning petition was sent via letter to adjoining property owners; a legal ad placed in the Charlotte Observer; and posting of rezoning signs on the property along Mt Holly Huntersville Road and Alexandriana Road.

PART 2: REZONING/SITE PLAN

Intent of Transit Oriented Development-Residential Zoning:

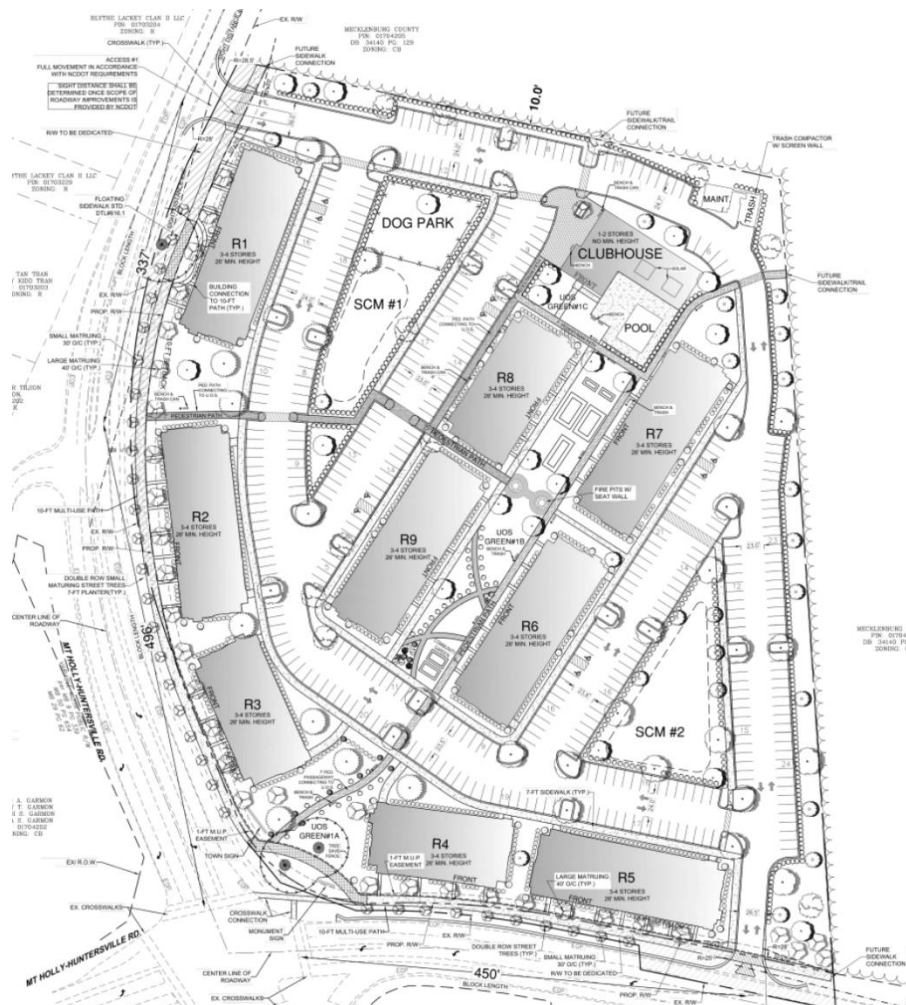
- The transit-oriented residential district is established to support higher density residential communities that include a rich mix of retail, restaurant, service, and small employment uses within a pedestrian village format. Land consuming uses, such as large lot housing and large retail outlets are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

-Staff Comment- The proposal does not meet the intent of the proposed district for several reasons;

- 1) the proposal is for nine apartment buildings with no retail, restaurant, service, or small employment uses and does not have a pedestrian village format.
- 2) plan does not establish, or add to a residential village within a 10-minute walk of a designated rapid transit station. The closest transit station is the CAT's Park and Ride station slated for construction this year on Hamright Road over a half a mile away from this proposed apartment development. (see the context map below showing the proposal in proximity to the Park and Ride).
- 3) moreover, there is no safe way to walk from this location to the Cats Park and Ride. The majority of the approximately half mile walk from this proposed site plan to the park and ride has no sidewalk/sidepath. Will the applicants offer that extension of the path to the park and ride? It is not part of the plan.



Proposed Site Plan



Significant elements of the development plan include:

- The proposal includes 9 apartment buildings at 320 multifamily units. 5 of the buildings meet frontage requirements on the public street (Mt Holly Huntersville Road and Alexandriana Road) while 4 internal buildings plus the clubhouse front on an Urban Open Space.
- The TOD-R district regulations within the zoning ordinance do not explicitly restrict a lone development (not an extension of an existing TOD-R or other development that may complement the proposal) but it does include design provisions for neighborhood form, streets, building and lots, open space, parking, and district edge conditions.

Staff comments- This proposal is for a lone TOD-R district and as per noted previously does not meet the intent of the proposed district. This proposal also does not add to an existing TOD, or add to an existing development mixed use node or activity center. Therefore, it does not start the foundation for a TOD per ordinance standards. The ordinance states “ The area of the project shall be divided into blocks, streets, lots, and open space. Similar land uses shall generally enfront across each street. Dissimilar categories shall generally abut at rear lot lines.

Corner lots which front on streets of dissimilar use shall approximate the setback established on each fronting street.”

These core values of a TOD, defined in the ordinance, are not compatible with the proposed development due to its form of a one lot, multi-building project and therefore does not include public street connections, blocks, and lots. It is a single use development without the proximity of a transit station. Staff does not recommend a TOD-R development that does not meet minimum design provisions for the district or add to an existing neighborhood form. The surrounding land uses are rural, single-family properties and park open space as seen in the context map included above.

A recent example of a TOD district in Huntersville is Town 1, approved in 2023 and breaking ground in 2025. Strategically located at the corner of Hambright Road and Mt. Holly-Huntersville Road, directly across from the CATS Park and Ride facility, this project exemplifies the core principles of a TOD district. Town 1 is designed as a pedestrian-oriented village, featuring a vertical mixed-use development component. The project integrates retail, commercial services, office space, and dense residential housing in a walkable environment, promoting both transit use and local economic vitality. The dense residential component—located to the north of the plan supports and sustains the adjacent commercial uses.

- Density- The TOD-R ordinance requires a minimum of average density of 15 units per acre and a maximum of 40 units per acre. The plan includes approximately 28 units per acre(320 units).
- Open Space- The development has open space meeting standards of article 7.10 by way of providing a central green that starts at the intersection of the 2 thoroughfares and extends through the site with pedestrian paths bordering the internal green while also providing fronting conditions for 5 buildings.
- The proposal offers at least 8 attainable housing units for a period of 15-years after the issuance of a Certificate of Occupancy. 4 of such units will be floating and will be available to households earning less than 80% of the area median income. The remaining attainable units shall be available to households earning less than 100% of the area median income as published by the Charlotte-Concord-Gastonia NC-SC HUD Metro FMR area.
- The plan meets the minimum standards for parking for a TOD-R development. TOD-R requires 1 space per unit which equals 320 spaces required. The plan offers 443 spaces.
- Note 17 of the Plan- Includes details of a proposed 20-year period clean energy photovoltaic solar panel system.

Staff Comment- The note specifies that the solar panels are not required to be installed prior to a certificate of occupancy. Staff recommends that for this to be considered as a condition to the rezoning, thus adding to the overall benefit of the project, that the solar be installed prior to the certificate of occupancy. Without this there is not a mechanism to enforce the installation of the panels.

- Minimum Tree Preservation (specimen tree save) for TOD-R is 30%. Staff have several comments pending for this ordinance requirement, however, the applicants are proposing to remove all but

maybe 3 of the specimen trees on site. There are approximately 85 specimen trees on site (pending further review) which would require 26 specimen trees for required protection.

Staff comment- The site is maximized for development, leaving little room for protection of existing trees. There is little to no area left for mitigation of these trees on site and therefore the plan would need to use the tree bank fund for mitigation which would add to the Town's existing funds available for tree planting projects throughout the Town. Staff recommends saving considerably more than 3 specimen trees and or providing more green spaces on the plan for mitigation on site.

- There are no identified Heritage Trees on site.
- Planning, Transportation, and Storm Water Engineering staff have minor site plan comments outstanding that need to be addressed prior to a potential final plan approval.

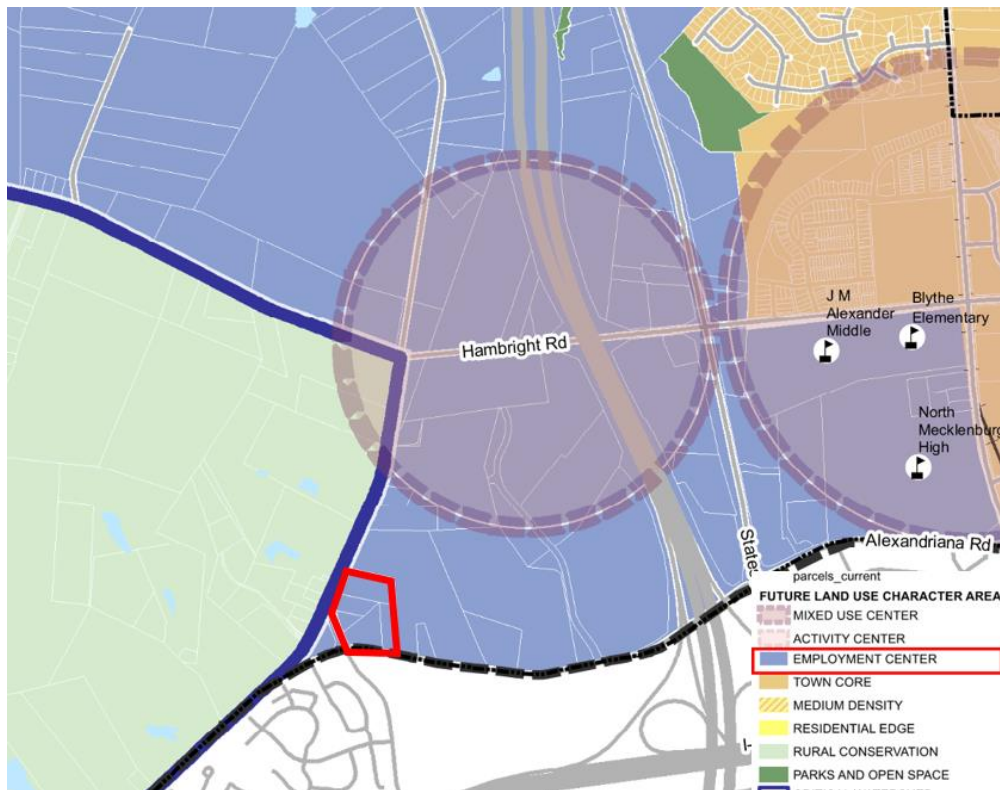
PART 3: TRANSPORTATION ISSUES

See attached Engineering Report.

PART 4: REZONING CRITERIA

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

2040 Huntersville Community Plan



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

Staff Comment: The proposed rezoning petition does not meet the uses defined within the Community Plan as seen in the map provided and described within the definition of Employment Center. While the community plan does provide for flexibility as far as housing is concerned, it also indicates to “Allow new commercial or multi-family land uses in Employment Centers only if they are **complimentary** and do not jeopardize large employment sites’ viability”. The proposed density of this plan is 28 units per acre(320 units), at the edge of the Town’s Rural designation, and no clear pedestrian access to the Cat’s Park and Ride. The Town rezoned approximately 70 acres from Corporate Business to a mix of districts with 747 housing units located about half a mile to the North on Mt Holly Huntersville Road, in this same Employment Center.

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

- LU 5.1: Allow more intense development only where transportation infrastructure and utilities already exist.

Staff Comment: The site as detailed above is at the intersection of two thoroughfares. The parcels are within the Town Core area and are within the area designated in the plan for higher intensity development.

- LU 10.1: Align housing options with resident needs and promote attainable housing options. Accommodate a mix of housing by type, tenure, and location to serve a growing and increasingly diverse population. Housing offerings should align with workforce opportunities, including management, professional positions, and service positions.
Staff Comment: The project offers 8 attainable housing units detailed within the report.

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

- LU 1.1: Utilize the Future Land Use Map during development approval process to ensure compatibility with long-range plans.
Staff Comment: The future land use map designates this property as an Employment Center. Employment center does not call for housing and furthermore, this density of housing is not warranted given its distance and lack of proximity to the transit station described within.
- LU 8.3: Encourage transit-supportive development. Consider ways to encourage transit-supportive development proximal to future CATS Bus Rapid Transit (BRT) stations.
Staff Comment: As seen in detail above, this development is not in close proximity to the CATs station by way of pedestrian means, which is an important aspect of transit's purpose.
- EOS-4: In more urban environments, encourage the preservation of heritage trees and tree canopy enhancement.
Staff Comment: Existing currently at the proposed rezoning site is approximately 85 specimen trees, 3 are slated to be saved.
- EV1.2: Preserve areas suitable for business and industrial development, along with a mixture of support uses, to ensure an adequate inventory of land for future growth and development, with increases to this inventory as required. These areas should have proximity to existing or future activity centers, have access to transportation options and utility service, and offer amenities for employees.
Staff Comment: This area is designated in the Town Plan as Employment Center, under this initiative the Town should preserve this subject area for employment generating, non-residential tax base uses.
- LU-8.2- Evaluate and strengthen incentives to encourage the achievement of higher design standards.
Staff Comment: This proposed plan does not have enough in the way of "above and beyond" for excellence in design to outweigh its ordinance deficiencies. A typical TOD plan should have a connective street system where the majority of buildings front on a block system of public streets. This is a one lot plan where 5 buildings front on an internal open space. The plan also does not save the minimum amount of tree save, as seen in the body of this report.

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

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

STAFF COMMENT:

The proposed development, with a density of 28 units per acre (320 units total), is inconsistent with the character and existing development patterns in the surrounding area. This site lies on the edge of the Town’s Rural designation, which is currently defined by large-lot single-family homes and agricultural uses. Introducing high-density residential development in this context represents a significant departure from the established land use and could undermine the intended transition between rural and urban forms.

Moreover, the proposal lacks adequate pedestrian connectivity, particularly to the Cat’s Park and Ride facility. This absence of access contradicts the principles of integrated and transit-oriented development that are vital for sustainable growth.

It is worth noting that the Town has already taken proactive steps to accommodate higher density housing by rezoning approximately 70 acres about half a mile to the north on Mt. Holly-Huntersville Road(Town 1 described within). That rezoning allowed for 747 housing units across a mix of districts and aligns more appropriately with the Mixed-Use Center designation with the community plan and is surrounded by Employment Center, given its location, scale, and proximity to existing infrastructure.

For these reasons, this proposal raises significant concerns regarding compatibility with the surrounding land uses, infrastructure capacity, and broader planning goals.

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

STAFF COMMENT:

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

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

STAFF COMMENT:

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

PART 5: STAFF RECOMMENDATION

In considering the proposed rezoning petition R25-01, Alex Yards, staff recommends denial. The proposal is inconsistent with the Huntersville 2040 Community Plan policies LU1.1, LU 8.3, EOS-4, EV1.2, and LU 8.2.

It is not reasonable and in the public interest to rezone the approximate 11.34 acres described herein as it is not consistent with the envisioned use and development patterns set forth in the 2040 Community Plan.

PART 6: PUBLIC HEARING

A Public Hearing is scheduled for May 6, 2025

PART 7: PLANNING BOARD RECOMMENDATION

Planning Board Meeting is scheduled for May 27, 2025.

PART 8: TOWN BOARD RECOMMENDATION

Town Board Meeting is scheduled for June 17, 2025.

PART 9: ATTACHMENTS

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

PART 10: CONSISTENCY STATEMENT – R25-01 Alex Yards

Planning Department	Planning Board	Board of Commissioners
APPROVAL:	APPROVAL:	APPROVAL:
DENIAL: In considering the proposed rezoning petition R25-01, Alex Yards, staff recommends denial. The proposal is inconsistent with the Huntersville 2040 Community Plan policies LU1.1, LU 8.3, EOS-4, EV1.2, and LU8.2. It is not reasonable and in the public interest to rezone the approximate 11.34 acres described herein as it is not consistent with the envisioned use and development patterns set forth in the 2040 Community Plan.	DENIAL:	DENIAL:



General Application

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

1. Application Type

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

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

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

2. Project Data

Date of Application 1-21-25

Name of Project Alex Yards Phase # (if subdivision) _____

Project Address 10708 MT. HOLLY HUNTERSVILLE RD

Parcel Identification Number(s) (PIN) 01704204, 01704230, 01704203, 01704224, 01704201

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

Property Size (acres) 11.34 Street Frontage (feet) 1427-FT

Current Land Use Various

Proposed Land Use(s) MULTI-FAM

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.

Rezone the property from CB to TOD-R CD for approximately 325-apartments.

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 Alexandria Partners, LLC Phone 704-236-0686
☐ Corporation ☒ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

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

Signature _____

Title Member Email scottkerrythorson@gmail.com

Address of Applicant 14316 Reese Blvd, Ste 15B, Huntersville, NC 28078

7. Property Owner (if different than applicant)

*Printed Name Benjamin Enterprises, LLC Phone 704-956-5195
☐ Corporation ☒ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

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

Signature _____

Title Member Email johnbenjamin81@icloud.com

Address of Property Owner 720 Foster Rd, Cleveland, NC 28013

* 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

Alexandria Partners, LLC	Scott Thorson	704-236-0686	scottkerrythorson@gmail.com
Development Firm	Name of Contact	Phone	Email
Woodbine Design, PC	Peyton Woody	704-315-8367	pwoody@woodbinedesign.com
Design Firm	Name of Contact	Phone	Email

Contact Information

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

DEVELOPMENT NOTES:

1. Rezoning Petition. These rezoning notes comprise the development standards ("Development Standards") associated with the rezoning petition (the "Rezoning Petition") filed by Alexandriana Partners, LLC ("Petitioner") on January 24th, 2025 (the "Filing Date") as Rezoning Petition R-25-01-0001 & Sketch Plan (the "Rezoning Plan") for that approximately 11.34 acre tract of land, identified on this Site Plan as Alex Yards (the "Project") in connection with tax parcel numbers 01704204, 01704230, 01704203, 01704224 and 01704201 (the "Property"). The purpose of the Rezoning Petition is to convert the zoning classification of the Property from the Corporate Business Zoning District to TOD-R(CD) in accordance with the provisions of these Development Standards, the Rezoning Plan and 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 Filing Date. Subject in all respects to the rights of the Petitioner under the Permit Choice Act, N.C.G.S. 149-765, the regulations established under the Ordinance in place on the Filing Date govern development of the Property as shown on 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.

3. Schematic Nature of Rezoning Plan. The lots, proposed improvements, roads, driveways and urban open space shown on the Rezoning Plan are schematic in nature and exact locations, architectural style and materials, size, number or quantity and configurations of lots and buildings, including first floor area and height, may be modified during design, engineering and construction phases of the development so long as such alteration is within the parameters of the approved traffic impact analysis and permitted uses set forth herein. Multiple buildings may be combined and a single building may be divided into two or more buildings as long as the resulting building complies with the Ordinance standards. The exact alignments of the internal drives and internal public streets, including sidewalk, planting strip and intersection design and location, have not been determined and are subject to final design and engineering plans, and minor alterations of these alignments may take place during design development and construction phases.

4. Phasing. The development of the Property as generally depicted on the Rezoning Plan may be phased, as determined during the course of construction. Any proposed phasing must align with TIA, infrastructure, parking, tree save, open space and stormwater requirements for that phase, provided, however, any mitigation required by NCDOT will be coordinated with NCDOT before or after approval of this Rezoning Petition.

5. Vested Rights. This Rezoning Plan is a site-specific development plan and approval thereof constitutes vested rights in the Rezoning Plan pursuant to the provisions of the Ordinance. Notwithstanding any other provisions of these Development Standards, if, at some point, 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 any uses (including accessory uses) permitted in the TOD-R Zoning District, including multi-family residential and attached residential subject to the Development Standards and applicable Ordinance requirements associated with such uses. Any labelling or tables shown 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. The number of site access points, driveways and connections to roads are schematic in nature. To the extent permitted by applicable driveway permit requirements, future driveways, access points and road connections may cross the setback and shall not require a rezoning of the Property but shall otherwise comply with applicable driveway permit requirements. Cross access and parking easements shall be granted as needed to provide access over shared driveways and rights to shared parking. Required parking may be calculated across multiple lots as long as reasonable access is provided. Frontage may be altered or reoriented to address urban open space without the requirement of a rezoning or amendment to this Rezoning Plan.

8. Subdivision. The Property is one development and may be subdivided without a rezoning to allow separate owners of individual parcels so long as such subdivision follows applicable law including subdivision regulations. However, recombination, condominiumization or reduction in the number of parcels may occur in accordance with the regulations of the Ordinance. Pursuant to Note #4 of these development standards, requirements that are met by the Project as a whole, such as open space, tree save and impervious requirements, need not be met by individual parcels.

9. Street Improvements. Petitioner shall be required to install sidewalks, street trees, planting strips, bicycle lanes or other street improvements as a condition of the approval of this Rezoning Plan as specifically shown on the Rezoning Plan and as required by the Ordinance, Subdivision Ordinance, applicable Huntersville/NCDOT TIA, or driveway permit requirements; provided, however, in the event NCDOT requires or requests that Petitioner enter into a developer's agreement with NCDOT prior to or after approval of this Rezoning Petition to provide NCDOT with reimbursement of the cost to NCDOT of completion of all or any portion of such improvements, Petitioner shall not be required to install the improvements for which such reimbursement is made or agreed to be made pursuant to the developer's agreement. Street tree locations, sidewalks, planting strips and parking are subject to change during the construction plan phase as required by Petitioner and to satisfy the Town's Engineering Standards and Procedures Manual.

10. Landscaping/Buffers. Development of the Property shall comply with the landscaping and buffer requirements of the Ordinance. Landscape easements shall be provided for street trees as required by the Ordinance. Buffer impacts/mitigation shall be permitted through the appropriate state or federal agency if applicable.

11. Amendment. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Property in accordance with the provisions of the Ordinance; provided, however, in the event any portion of the Property is conveyed to a third party, Petitioner may request an amendment to the Rezoning Plan without the written consent of any other owner of all or any portion of the Property unless such amendment constitutes a change in the building or use of the portion of the Property owned by such owner, provided Petitioner provides for such amendment right in the recorded private restrictive covenants that govern the Project. All requirements in connection with the amendment will be calculated on the Property as a whole in the same manner as the same requirements were calculated at the time of the initial approval. This note shall be shown on the final plat when recorded.

12. BMP Design. The designs for the BMPs shown on the Rezoning Plan shall be finalized during the construction phase and shall be completed as a part of the infrastructure improvements. Stormwater lines and facilities are permitted within public right-of-way constructed as a part of the Project and as shown on preliminary plans. THIS SITE SHALL ADHERE TO THE HUNTERSVILLE POST CONSTRUCTION ORDINANCE AND LOW IMPACT DEVELOPMENT LID REQUIREMENTS.

13. Binding Effect of the Rezoning Documents and Definitions. If this Rezoning Application is approved, all conditions applicable to the use and development of the Property imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Property and their respective successors in interest and assigns. Throughout these Development Standards, the term "Petitioner" shall be deemed to include those heirs, devisees, personal representatives, successors in interest and assigns to whom Petitioner expressly assigns its rights herein or owners of the Property from time to time who may be involved in any future development thereof.

14. Elevations. The elevations are submitted as examples only, and do not represent actual elevations for this Project. Staff may approve elevations submitted during construction that are generally consistent with the renderings included with the Rezoning Plan.

15. Approval. Approval of this Rezoning Plan does not imply or guarantee approval or vesting of the preliminary construction plan, which will be reviewed for compliance in accordance with all applicable Town, County and State regulations in effect at the time of submittal.

16. Affordable Housing. Petitioner proposes that at least eight (8) attainable housing units shall be provided among the residential units as shown on the Rezoning Plan for a period of fifteen (15) years after the issuance of a certificate of occupancy for the applicable building. Pursuant to and in compliance with the requirements of N.C.G.S. 160D-703(b) and Section 3.2.13(D)(2) of the Town of Huntersville Zoning Ordinance, at least four (4) of such attainable units shall be floating housing units that will be available to households earning less than 80% of the area median income as published by HUD for the Charlotte-Concord-Gastonia NC-SC HUD Metro FMR Area. The remaining attainable units shall be available to households earning less than 100% of the area median income as published by HUD for the Charlotte-Concord-Gastonia NC-SC HUD Metro FMR Area. The massing provisions of 3.2.13(D)(2)b and Article 4.8 shall not apply to the buildings containing such units.

17. Solar. Project design to include a min. of 20-kW of installed clean energy capacity for a min. period of 20-yr. this requirement is initially proposed to be achieved through the installation of photovoltaic solar panels. System components should be installed during the normal course of construction, but the actual photovoltaic solar panels will not be required to be installed prior to issuance of final certificate of occupancy on the final building. All buildings greater than 5,000 square feet will include a minimum of one (1) dedicated 4" conduit chase or two (2) dedicated 2" conduit chases from the attic to electrical room to facilitate future rooftop photovoltaic solar installations. All buildings greater than 5,000 square feet will include roof truss and framing designed to accommodate an additional 1500 pounds of load for future photovoltaic solar installations.

GENERAL NOTES

- GENERAL NOTES:
- MODIFICATIONS REQUESTED: NONE
 - ALL DEVELOPMENT AND CONSTRUCTION SHALL COMPLY WITH ALL ZONING AND SUBDIVISION STANDARDS OF THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, AND NCDOT, AS APPLICABLE.
 - THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAY OF RECORD.
 - ALL AREAS DESIGNATED AS COMMON AND/OR URBAN OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION AND DEDICATED FRO PERPETUITY.
 - ACCESS (INGRESS/EGRESS) LOCATION AND DESIGN SHOWN ON THIS SKETCH PLAN AREA SUBJECT TO ACHIEVING VERTICAL AND HORIZONTAL SIGHT DISTANCES, TURN LANE IMPROVEMENTS (INCLUDING RIGHT-OF-WAY) AND NO INTERSECTION WITH ADJACENT AND OPPOSING ACCESS POINTS. MODIFICATIONS TO PLAN MAY RESULT.
 - LARGE MATURING TREES WILL BE PLANTED 40' O/C & SMALL MATURING TREES 30' O/C WITHIN THE REQUIRED PLANTING STRIP ALONG ALL STREETS. IF APPLICABLE, ADD THE FOLLOWING: WITH THE EXCEPTION OF RURAL PARKWAYS WHERE EXISTING TREES CAN SATISFY THE STREET TREE REQUIREMENT.
 - SMALL MATURING TREES ARE TO BE USED WHERE OVERHEAD POWER LINES EXIST.
 - MAIL DELIVERY SHALL OCCUR AT THE CLUBHOUSE FOR THE MULTI-FAMILY UNITS IN USPS APPROVED CLUSTER BOX
 - TRASH COMPACTOR LOCATION HAS BEEN SHOWN ON THE SITE.
 - WATER AND SEWER SHALL BE PROVIDED BY CLT WATER
 - ACRES WITHIN RIGHT-OF-WAY TO BE DEDICATED = 0.52-ACRES
 - 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 FAÇADE LINE ON A STREET. THE BUILD-TO LINE IS ESTABLISHED ON THE RECORD PLAT (FINAL PLAT).
 - A TIA MITIGATION PLAN WAS APPROVED BY THE TOWN OF HUNTERSVILLE ON _____. THE MITIGATION PLAN IS ON FILE WITH THE TOWN AND THE FOLLOWING TRANSPORTATION IMPROVEMENTS ARE REQUIRED: _____ TBD

Conditional District Rezoning/Sketch Plan Approval Application

Proposed

ALEX YARDS

10708 MT HOLLY-HUNTERSVILLE RD, HUNTERSVILLE, NC 28078

Applicant / Developer:

ALEXANDRIANA PARTNERS, LLC
14316 REESE BLVD. W., STE B15
HUNTERSVILLE, NC 28078

JANUARY 24TH, 2025

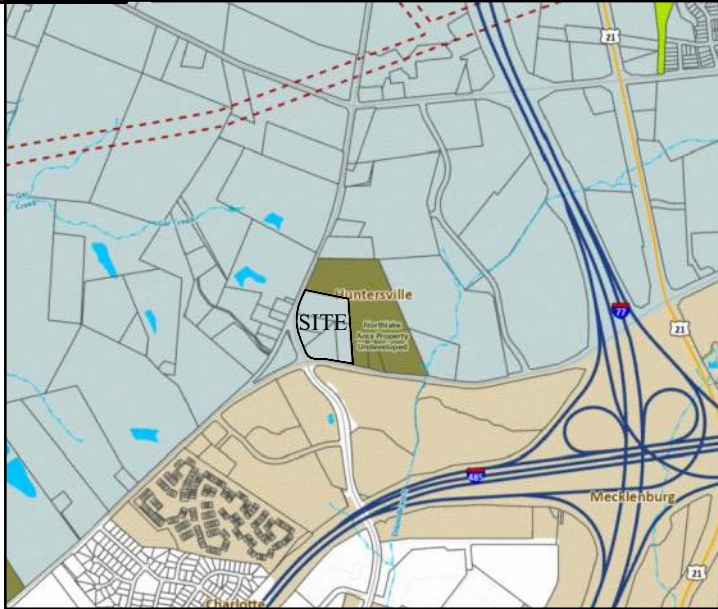
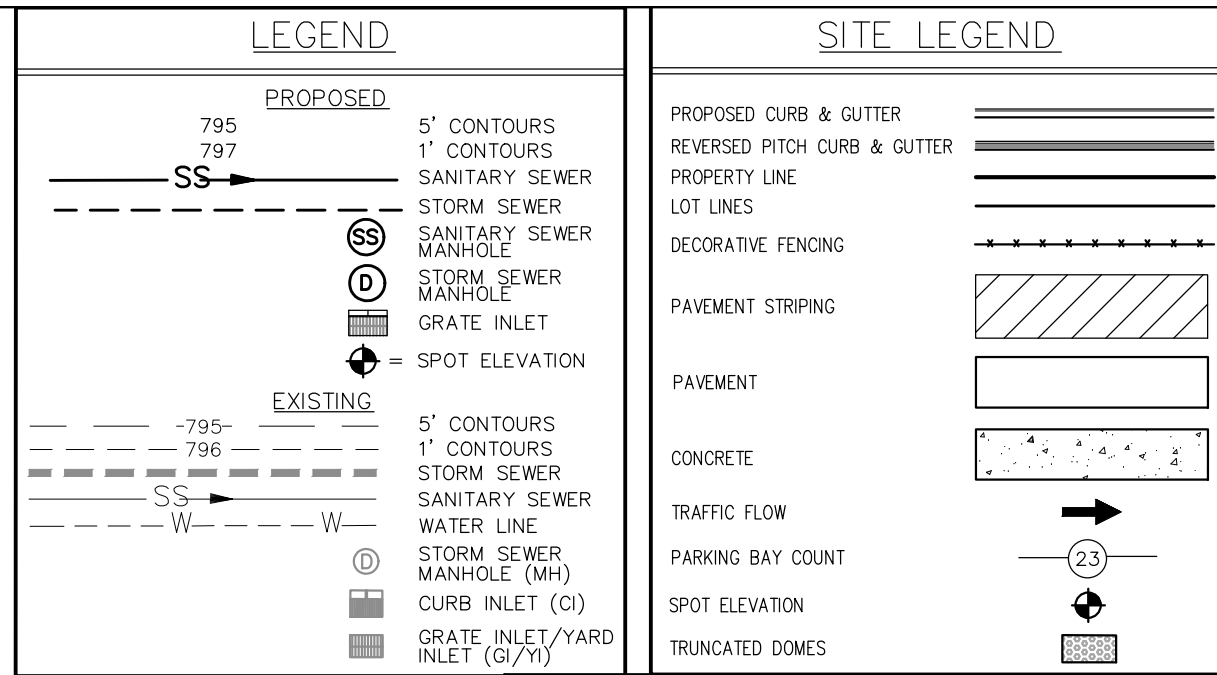
Plans Prepared By:



Woodbine Design, P.C.

Land planning & civil engineering

blending nature & man



FIRE MARSHAL

FIRE MARSHAL'S OFFICE
ALL ITEMS ON THE CHECKLIST BELOW MUST BE MET FOR LAND DEVELOPMENT APPROVAL

The Mecklenburg County Fire Marshal's Office reviews land development drawings that are submitted thru the land development review process for the incorporated towns and their extra territorial jurisdiction (ETJ) areas. All land development drawings are reviewed for the following code requirements in the sketch and construction submittals:

- o Road Width – Minimum 20 feet or per North Carolina Department of Transportation (NCDOT).
- o Fire Apparatus Turning Radius – 30 feet inner, 42 feet outer.
 - Templates SB-30 (Engines) and B-40 (Ladder Trucks) are used and all drawings shall be scaled no smaller than 1/60.
- o Water Utilities – Water lines and/or fire hydrant locations.
 - Fire hydrants required within 400 feet of any new structure. Exception: R3 and U occupancies or when the structure has an approved sprinkler system distant requirement shall be 600 feet.
 - Fire Department Connection (FDC) required within 200' for NFPA13/13R sprinkler systems and 100' for standpipes systems.
- o Dead-End Roads – Maximum length of any dead-end road shall be 150 feet without an approved fire apparatus turn around
- o Road Surfaces – All roads/commercial driveways for fire apparatus access shall be capable to support the imposed load of an 80,000-pounds.
- o Secondary Access – Development of one-or two- family dwellings where the number of dwelling units exceed 100 and commercial structures (2,000sqft (no sprinklers) and 124,000sqft (with sprinklers) shall be provided with separate and approved remote fire apparatus access road.

NCDOT

REQUIRED NCDOT & TOWN ROAD IMPROVEMENTS

MT. HOLLY-HUNTERSVILLE RD – ACCESS A
- CONSTRUCTION OF A SOUTHBOUND LEFT-TURN LANE WITH 100'-FT OF STORAGE
- CONSTRUCTION OF A WESTBOUND APPROACH WITH A SINGLE INGRESS LANE, TWO EGRESS LANES WITH STOP CONTROL, AND AN INTERNAL PROTECTED STEM (IPS) OF 100'-FT

ALEXANDRIANA RD. – ACCESS B (RRD)
- CONSTRUCTION OF A SOUTHBOUND APPROACH WITH A SINGLE INGRESS LANE, SINGLE EGRESS LANE UNDER

CONDITIONAL REZONING #R25-01
ACCELA #CSP-500056

OWNER INFORMATION	
FIN	OWNER
01704204	BENJAMIN ENTERPRISES, LLC
01704230	JOHN & ELAINE BENJAMIN
01704203	BENJAMIN ENTERPRISES, LLC
01704224	BENJAMIN ENTERPRISES, LLC
01704201	BENJAMIN ENTERPRISES, LLC

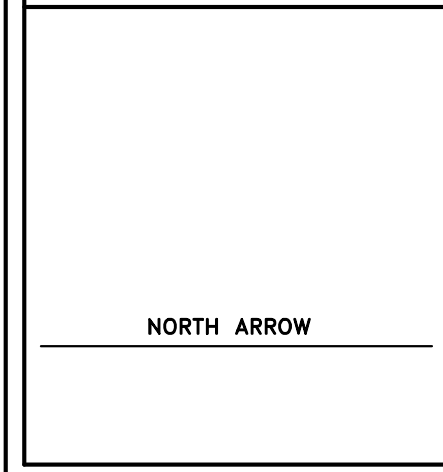
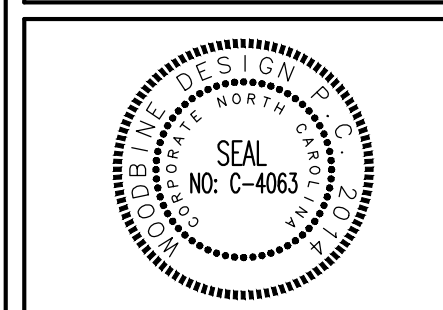
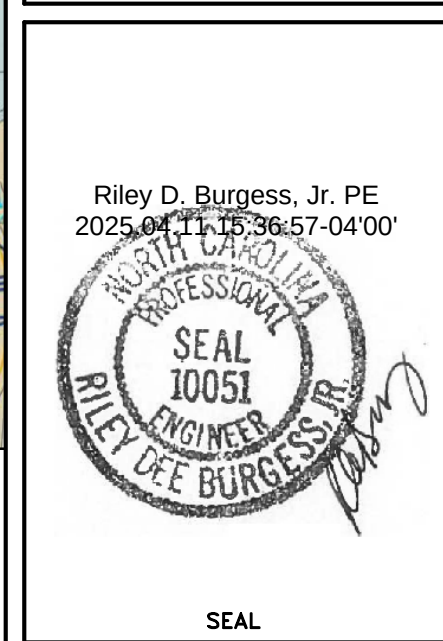
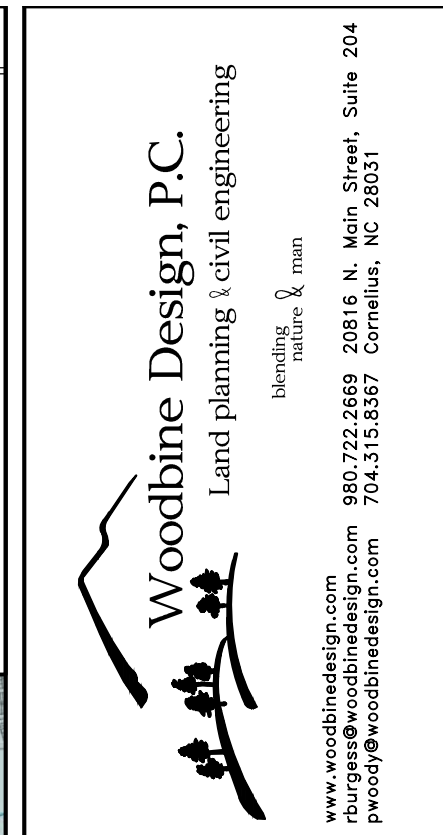
SEE APPLICATION FOR CONTACT & ADDRESS INFORMATION

SHEET LEGEND

- C1 COVER SHEET
- C2 COLOR CONCEPT PLAN
- C3 CONCEPT PLAN
- C4 CONCEPT PLAN W/ TOPO
- C5 LANDSCAPE PLAN - CONCEPTUAL
- C6 UTILITY PLAN - CONCEPTUAL
- C7 GRADING/STORMDRAIN/SCM - CONCEPTUAL
- C8 EX. CONDITIONS PLAN
- C8.1 TREE SAVE PLAN
- C9 SLOPE ANALYSIS
- ATTACHED TREE & BOUNDARY SURVEY

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

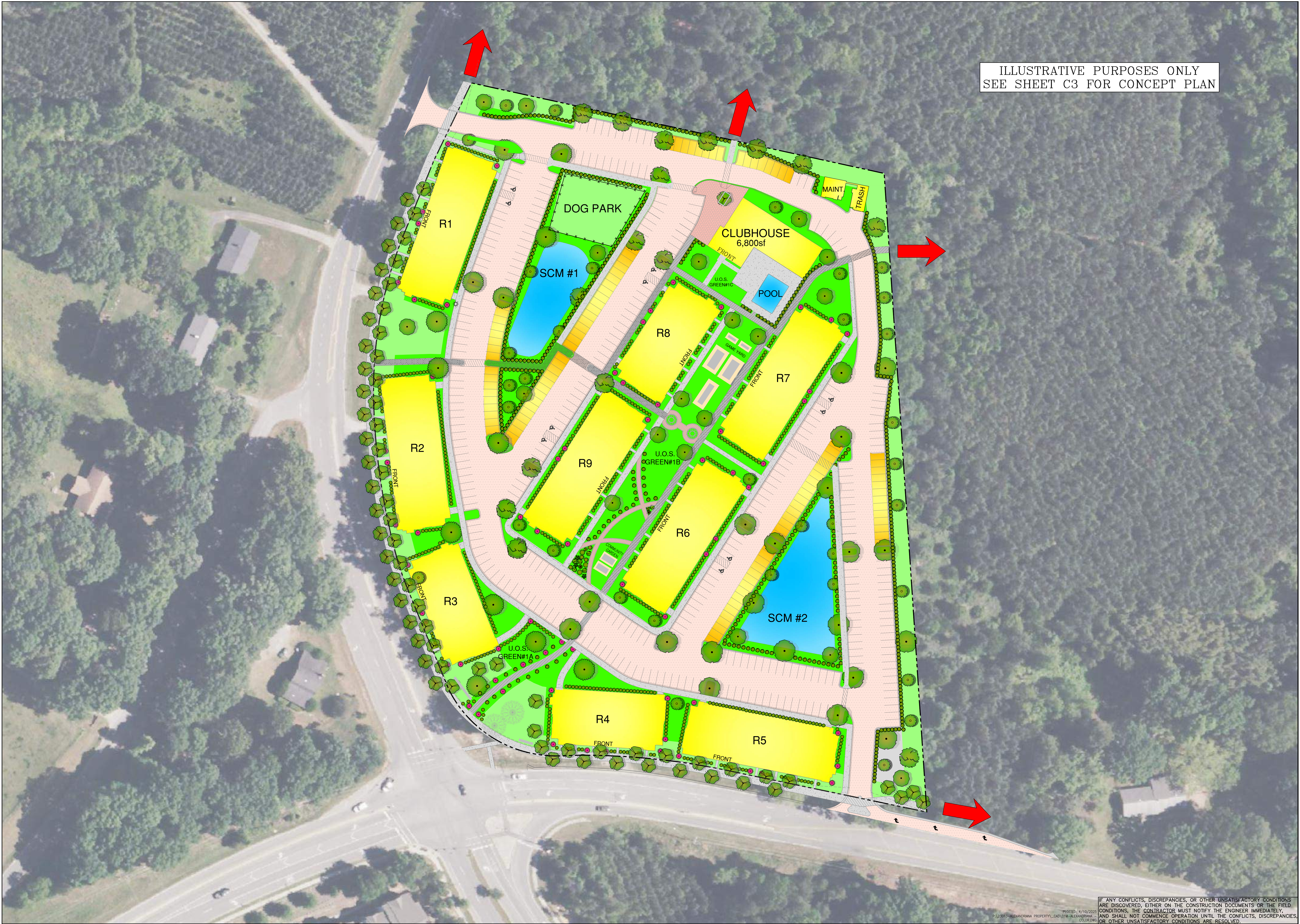
PLOTTED: 4/11/2025
P:\23013-ALEXANDRIANA
PROPERTY_CAD\01N-ALEXANDRIANA-CD-BASE.DWG



DEVELOPER/OWNER
ALEXANDRIANA PARTNERS, LLC
14316 REESE BLVD., STE 15B
HUNTERSVILLE, NC 28078

Designed By	WOODBINE
Drawn By	WOODBINE
Date	1-24-25
Revisions	4/10/25- Town Comments

Sheet: C1 of 9
Project Number: 23013



Woodbine Design, P.C.
Land planning & civil engineering
www.woodbinedesign.com
rburgess@woodbinedesign.com
980.722.2669
20816 N. Main Street, Suite 204
Cornelius, NC 28031

Riley D. Burgess, Jr., PE
2025.04.11.15 06:57-04'00"

SEAL

SEAL

NORTH ARROW

0 25 50 100
Graphic Scale 1" = 60 ft.

Project: ALEX YARDS

Location: 10708 MT HOLLY-HUNTERSVILLE RD, HUNTERSVILLE, NC

Sheet Title: ILLUSTRATIVE PLAN

ALEXANDRIANA PARTNERS, LLC
14316 REESE BLVD, STE 15B
HUNTERSVILLE, NC 28078

Designed By: WOODBINE

Drawn By: WOODBINE

Date: 1-24-25

Revisions:

Sheet: C2 of 9

Project Number: 23013

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

SITE LEGEND

PROPOSED CURB & GUTTER	
REVERSED PITCH CURB & GUTTER	
PROPERTY LINE	
LOT LINES	
DECORATIVE FENCING	
PAVEMENT STRIPING	
PAVEMENT	
CONCRETE	
TRAFFIC FLOW	
PARKING BAY COUNT	
SPOT ELEVATION	
TRUNCATED DOMES	

PROJECT NAME: ALEX YARDS

OWNER: BENJAMIN ENTERPRISES, LLC PHONE # (704) 285-6490

PLANS PREPARED BY: WOODBINE DESIGN, P.C. PHONE # (980) 722-2669

	PIN 017-042-04	- 95,396-sf/2.19-ac
	PROP. R/W DEDICATION	- 7,127-sf/0.16-ac
	PIN 017-042-30	-120,514-sf/2.77-ac
	PROP. R/W DEDICATION	- 3,702-sf/0.08-ac
	PIN 017-042-03	- 32,485-sf/0.75-ac
	PROP. R/W DEDICATION	- 418-sf/0.01-ac
TOTAL AREA (AC, SF)	PIN 017-042-24	- 70,833-sf/1.63-ac
	PROP. R/W DEDICATION	- 19,668-sf/0.45-ac
	PIN 017-042-01	- 175,039-sf/4.02-ac
	PROP. R/W DEDICATION	- 22,651-sf/0.52-ac
	TOTAL	
	PARCEL	- 494,267-sf/11.35-ac
	R/W	- 31,193-sf/ 0.72-ac

PROPOSED DISTURBED AREA (AC,SF) 11.34-ac/494.105-sf
RIVER BASIN LONG CREEK & GAR
STREAM CLASSIFICATION N/A
PRINCIPAL USES (Z.O. ARTICLE 3) MULTI-FAMILY, CIVIC
BUILDING TYPE (Z.O. ARTICLE 3, 4, AND 8.10) APARTMENT BUILDING
ZONING DISTRICT (Z.O. ARTICLE 3) CURRENT - CB PROPOSED - TOD-R-(CD)
OVERLAY DISTRICT (IF APPLICABLE) N/A
PERCENTAGE OF IMPERVIOUS ALLOWED (ARTICLE 3 Z.O.) - 8.7 N/A

PROPOSED IMPERVIOUS =	BUILDINGS	- 2.69-ac/117,162-sf
	PAVEMENT	- 3.54-ac/154,258-sf
	CONCRETE	- 1.06-ac/46,217-sf
	PAVERS	- 0.20-ac/8,728-sf
	TOTAL	- 7.49-ac/326,363-sf
PERCENTAGE OF IMPERVIOUS SHOWN =	(326,363/494,105) 100 =	66.05%

LOT COUNT 1

TOTAL NUMBER OF DWELLINGS (DETACHED/ATTACHED) 320 UNITS (9 APARTMENT BUILDINGS)

MIXED-USE/# OF LIVE/WORK UNITS 0

TOTAL AREA OF RESIDENTIAL 11.34-ac/494.105-sf

TOTAL AREA OF NON-RESIDENTIAL 6,800-sf

LOT SIZE RANGE 11.34-ac/494,105-sf

NUMBER OF LOTS WITHIN RANGE N/A

LOT WIDTHS RANGE (Z.O. ARTICLE 3) N/A

FRONT BTL RANGE OR SETBACK 10'-25' RIGHT SIDE SETBACK 0

CORNER SETBACK 15' LEFT SIDE SETBACK 0

REAR SETBACK 0

WATERSHED INFORMATION					
Watershed Name:					
County:					
City/Town/Village:					
State:					
Zip Code:					
Project Number:					
Date:					
Prepared by:					
Reviewed by:					
Approved by:					

IS THE PROPERTY IN A REGULATED DRINKING WATERSHED? NO

DRINKING WATERSHED DISTRICT NONE

STREAM WATERSHED GAR & LONG

LOW DENSITY/HIGH DENSITY HIGH DENSITY

PERCENTAGE OF ALLOWABLE IMPERVIOUS AREA N/A

PERCENTAGE OF IMPERVIOUS AREA SHOWN ON PLANS 65%

AMOUNT OF LOT AREA SET ASIDE FOR FUTURE IMPERVIOUS BY OWNER N/A

HUNTERSVILLE POST CONSTRUCTION ORDINANCE APPLI

TRASH COLLECTION SHALL BE PRIVATE. TRASH PICKUP WILL CONSIST OF ONSITE DUMPSTER/COMPACTO

NO PROJECT PHASING PROPOSED.

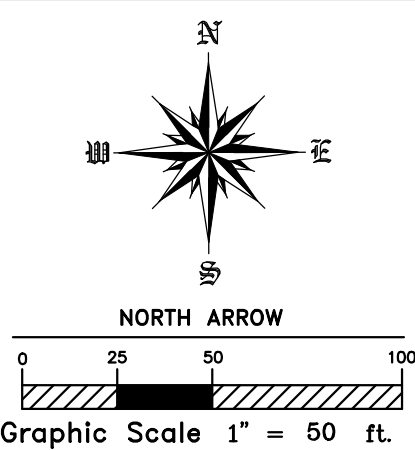
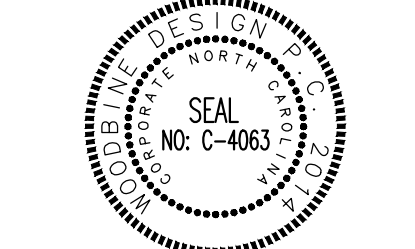
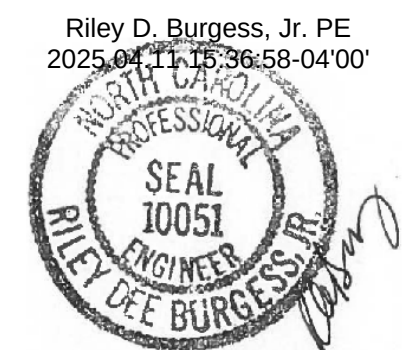
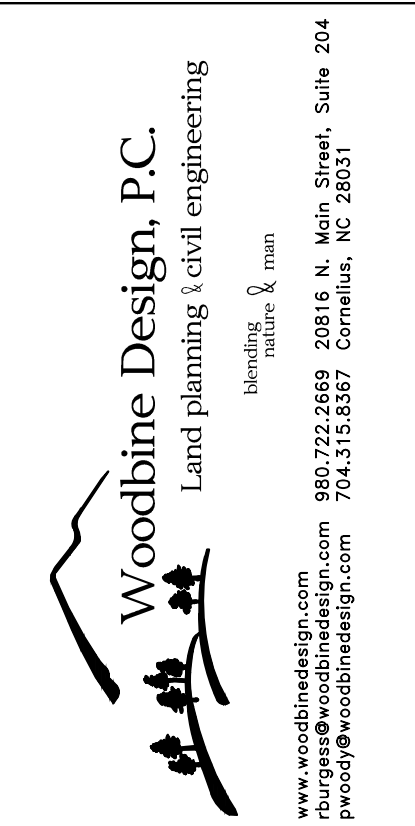
PARKING PER HUNTERSVILLE ZONING ORDINANCE SECTION NO. 6.1

PARKING REQUIRED:	<u>1 SPACES PER UNIT x 320 UNITS = 320-SPACES</u>		
NUMBER OF UNITS:	<u>320 UNITS</u>		
SPACES REQUIRED:	<u>320-SPACES</u>	HC REQUIRED:	<u>9-SPACES</u>
PROVIDED:	<u>443-SPACES</u>	PROVIDED:	<u>10-SPACES</u>

TOD-R AREA	UNITS	RESIDENTIAL ACREAGE	PROPOSED DU/A	MAX DU/A
TOTAL SITE	320	11.34	28.2 DU/A	40 DU/A

TYPE OF U.O.S.	SIZE OF U.O.S.	PARKING SPACES
UOS GREEN #1A	14,388-sf	PROVIDED THROUGHOUT DEVELOPMENT
UOS GREEN #1B	22,109-sf	
UOS GREEN #1C	3,000-sf	

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.



ALEX YARDS
10708 MT HOLLY-HUNTERSVILLE
RD, HUNTERSVILLE, NC
CONCEPT PLAN

DEVELOPER/OWNER
ALEXANDRIANA PARTNERS, LLC
14316 REESE BLVD, STE 15B
HUNTERVILLE, NC 28078

Designed By WOODBINE

Date 1-24-25

Revisions
4/10/25- Town Comments

4/10/25- Town Comments

Sheet: C3 of 9

Project Number: 23013



SITE LEGEND		LEGEND	
PROPOSED CURB & GUTTER		PROPOSED	5' CONTOURS
REVERSED PITCH CURB & GUTTER		795	1' CONTOURS
PROPERTY LINE		797	SANITARY SEWER
LOT LINES			STORM SEWER
DECORATIVE FENCING			SANITARY SEWER MANHOLE
PAVEMENT STRIPING			STORM SEWER MANHOLE
PAVEMENT			GRATE INLET
CONCRETE			SPOT ELEVATION
TRAFFIC FLOW		EXISTING	5' CONTOURS
PARKING BAY COUNT		-795-	1' CONTOURS
SPOT ELEVATION		-796-	STORM SEWER
TRUNCATED DOMES		SS	SANITARY SEWER
		-W-	WATER LINE
			STORM SEWER MANHOLE (MH)
			CURB INLET (CI)
			GRATE INLET/YARD INLET (GI/YI)

Woodbine Design, P.C.
Land Planning & Civil Engineering
www.woodbinedesign.com
rburgess@woodbinedesign.com
980.722.2669
20816 N. Main Street, Suite 204
Cornelius, NC 28031

Riley D. Burgess, Jr. PE
2025.04.11.15:36:58-04'00"

SEAL

SEAL

NORTH ARROW
Graphic Scale 1" = 60 ft.

Project: ALEX YARDS
Location: 10708 MT HOLLY-HUNTERSVILLE RD, HUNTERSVILLE, NC
Sheet Title: CONCEPT PLAN W/ TOPO
Developer/Owner: ALEXANDRIANA PARTNERS, LLC
14316 REESE BLVD, STE 15B
HUNTERSVILLE, NC 28078

Designed By: WOODBINE
Drawn By: WOODBINE
Date: 1-24-25
Revisions: 4/10/25- Town Comments

Sheet: C4 of 9
Project Number: 23013

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR IN THE FIELD, CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

PLOTTED: 4/11/2025
P:\23013-ALEXANDRIANA
PROPERTY_CAD\01N-ALEXANDRIANA-CD-BASE.DWG

TM BTR ALEXANDRIANA 1 LLC
PIN: 0252812415
ZONING: MX-2

NORTHLAKE LANDING PARTNERS LLC
PIN: 02528106
ZONING: R-17MF(CD)

MECKLENBURG COUNTY
PIN: 01704205
DB: 34140 PG: 129
ZONING: CB

MECKLENBURG COUNTY
PIN: 01704205
DB: 34140 PG: 129
ZONING: CB

BLYTHE LACKEY CLAN II LLC
PIN: 01703204
ZONING: R

BLYTHE LACKEY CLAN II LLC
PIN: 01703229
ZONING: R

HAI TAN TRAN
MARY KIDD TRAN
PIN: 01703203
ZONING: R

CHARLES OLIN JR TILSON
LADY TILSON
PIN: 01703202
ZONING: R

CHARLES OLIN JR TILSON
LADY TILSON
PIN: 01703212
ZONING: R

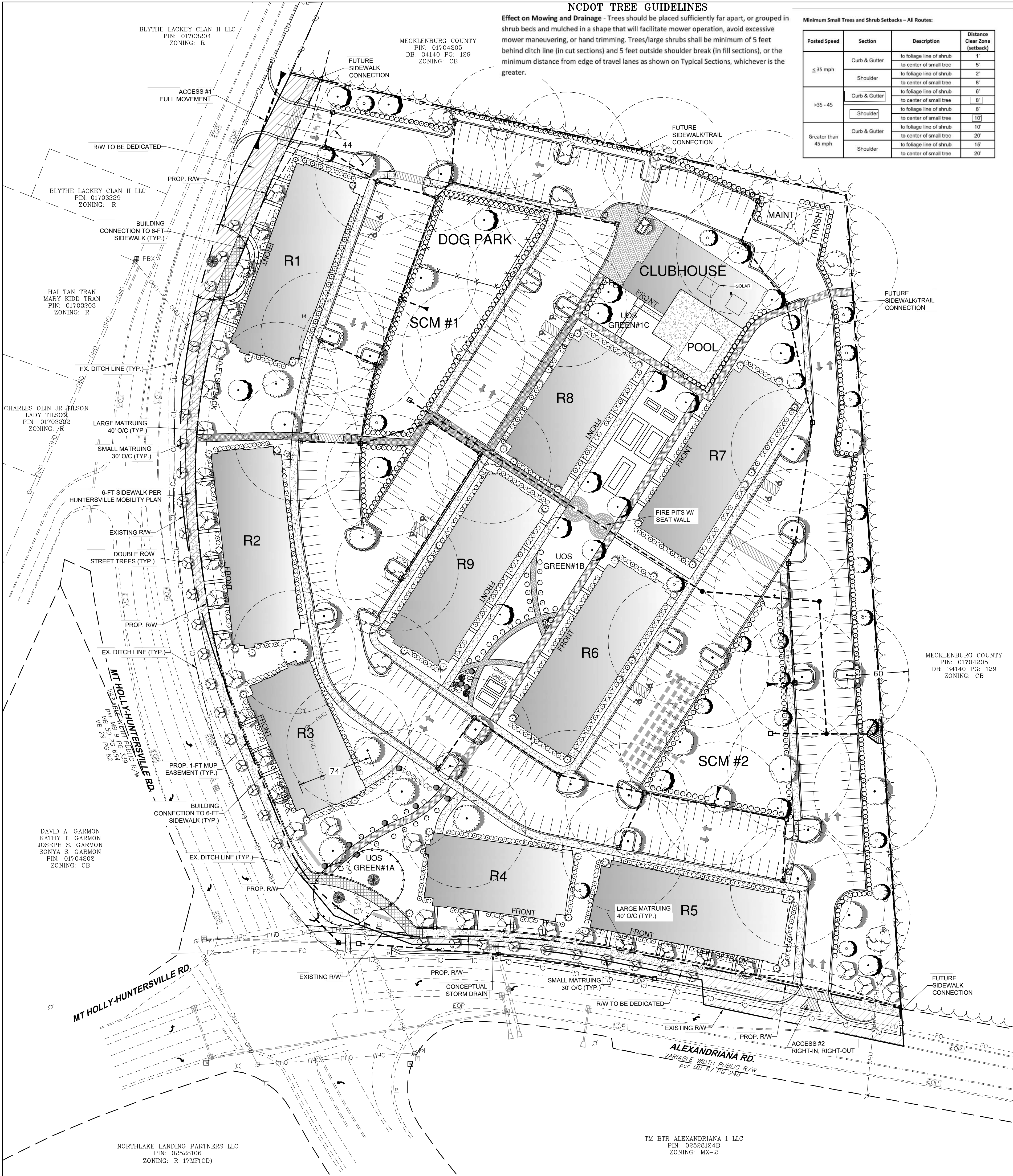
LESTER R. BLEDSOE JR
BETTY S BLEDSOE JR
PIN: 01703214
ZONING: R

CHARLOTTE LINDELE TYMINSKI
PIN: 01703216
ZONING: R

DAVID A. GARMON
KATHY T. GARMON
JOSEPH S. GARMON
SONYA S. GARMON
PIN: 01704202
ZONING: CB

MT HOLLY-HUNTERSVILLE RD.
VARIABLE WIDTH PUBLIC R/W
PG: 29 PG: 62

ALEXANDRIANA RD.
VARIABLE WIDTH PUBLIC R/W
PG: 29 PG: 243



SITE LEGEND

PROPOSED CURB & GUTTER
REVERSED PITCH CURB & GUTTER
PROPERTY LINE
LOT LINES
DECORATIVE FENCING
PAVEMENT STRIPING
PAVEMENT
CONCRETE
TRAFFIC FLOW
PARKING BAY COUNT
SPOT ELEVATION
TRUNCATED DOMES

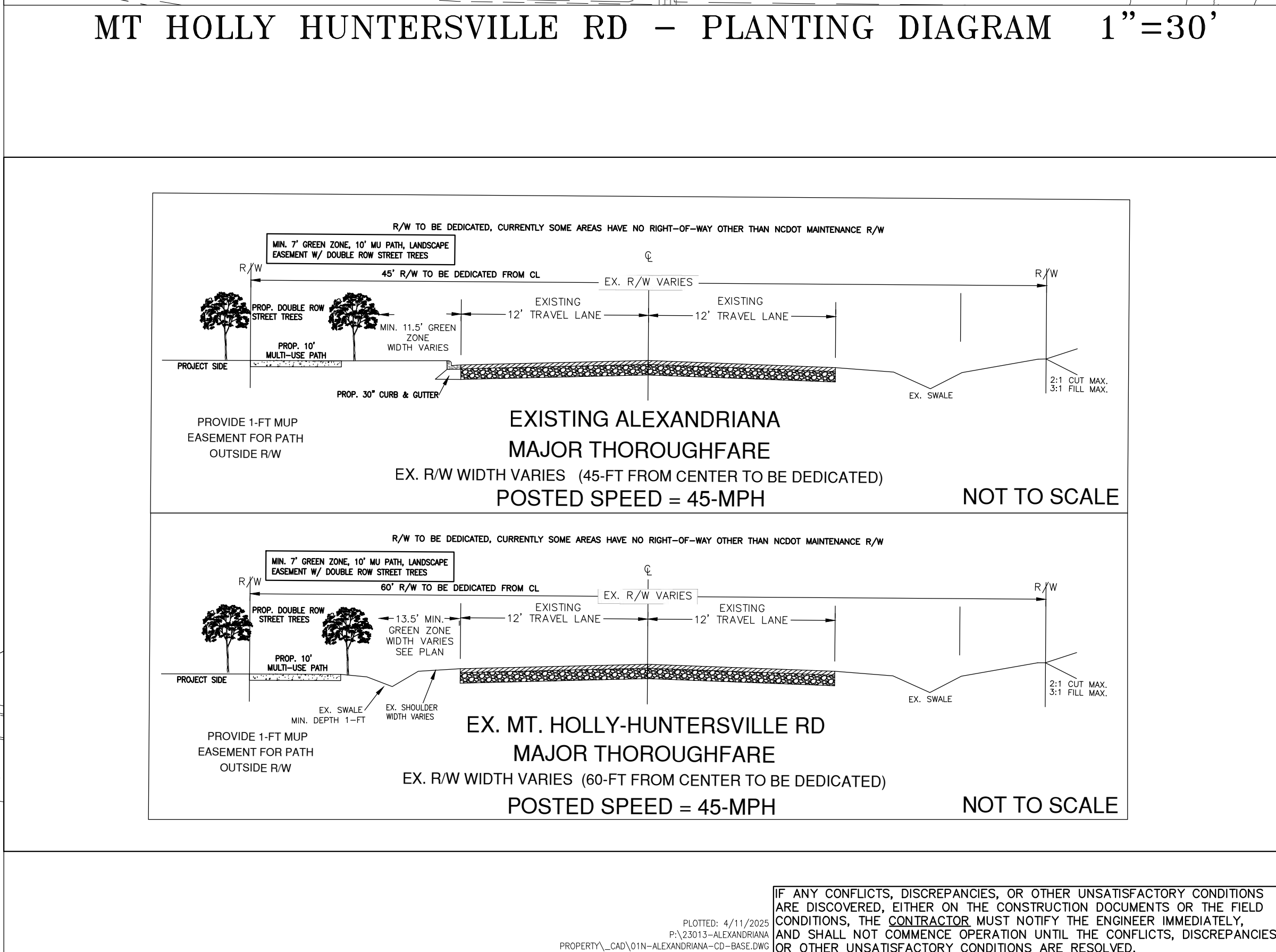
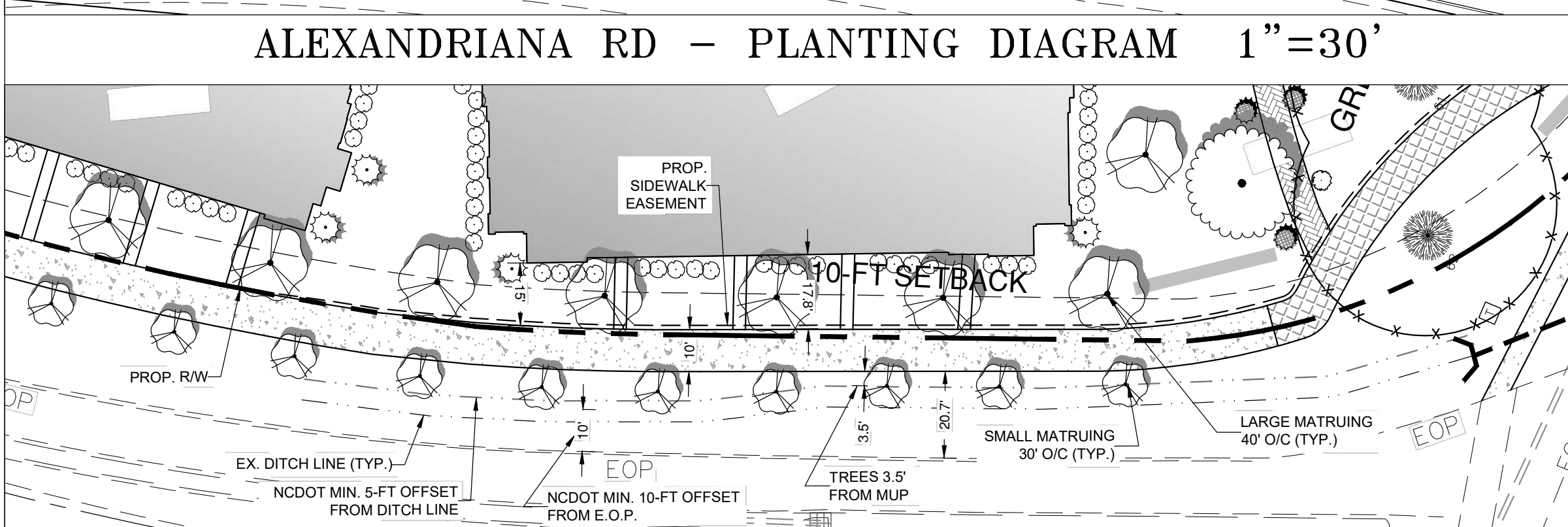
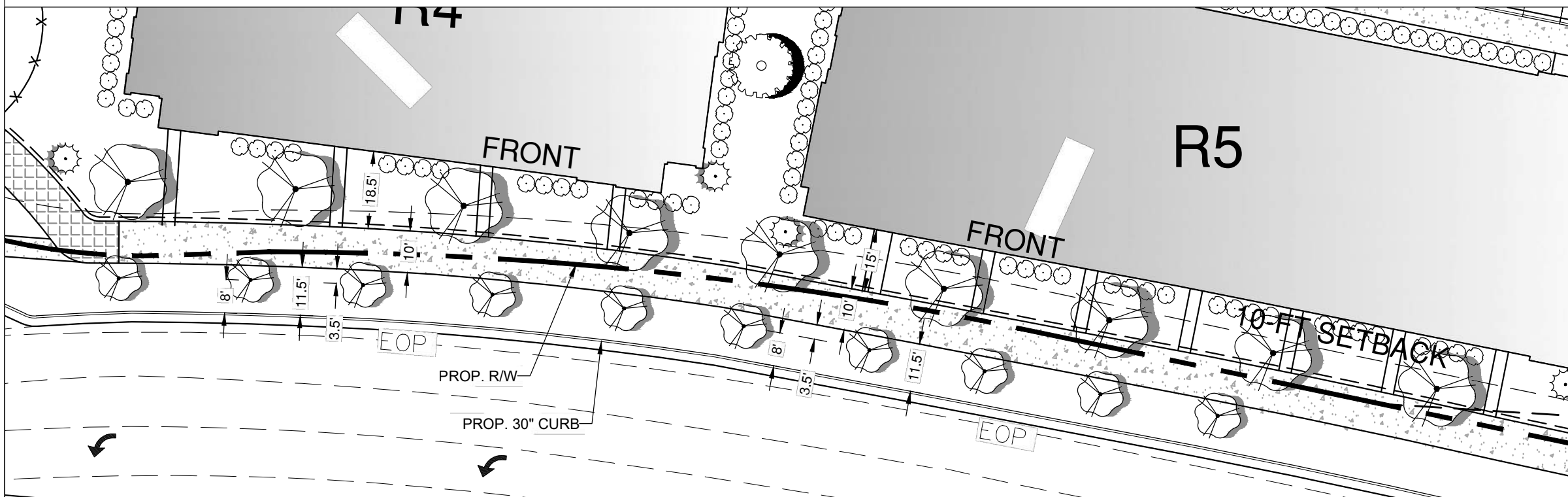
LEGEND

PROPOSED
795
797
SS
5' CONTOURS
1' CONTOURS
SANITARY SEWER
STORM SEWER
MANHOLE
GRATE INLET
SPOT ELEVATION
EXISTING
795
796
SS
5' CONTOURS
1' CONTOURS
SANITARY SEWER
STORM SEWER
MANHOLE (MH)
CURB INLET (CI)
GRATE INLET/YARD INLET (GI/YI)

CLEARING LIMITS
TREE PROTECTION FENCE

LANDSCAPE NOTES

- STREET TREES SHALL BE PROVIDED PER ORDINANCE
- ALL PARKING SPACES SHALL BE LOCATED WITHIN 60'-FT OF A CANOPY TREE.
- FOUNDATION PLANTINGS SHALL BE PROVIDED.
- PARKING LOT LANDSCAPING SHALL COMPLY WITH THE TOWN ORDINANCE



Woodbine Design, P.C.
Land Planning & Civil Engineering
www.woodbinedesign.com
980.722.8668
rburgess@woodbinedesign.com
preezy@woodbinedesign.com

Riley D. Burgess, Jr., PE
2025.04.11.15:36:58-04'00"

SEAL
10051
RILEY D. BURGESS, JR.
PE
NORTH CAROLINA

SEAL
NO. C-4063
RILEY D. BURGESS, JR.
PE
NORTH CAROLINA

NORTH ARROW

Graphic Scale 1" = 60 ft.

ALEX YARDS
10708 MT HOLLY-HUNTERSVILLE RD, HUNTERSVILLE, NC

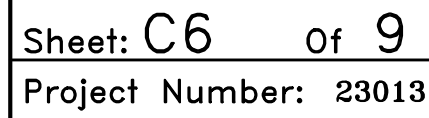
LANDSCAPE PLAN

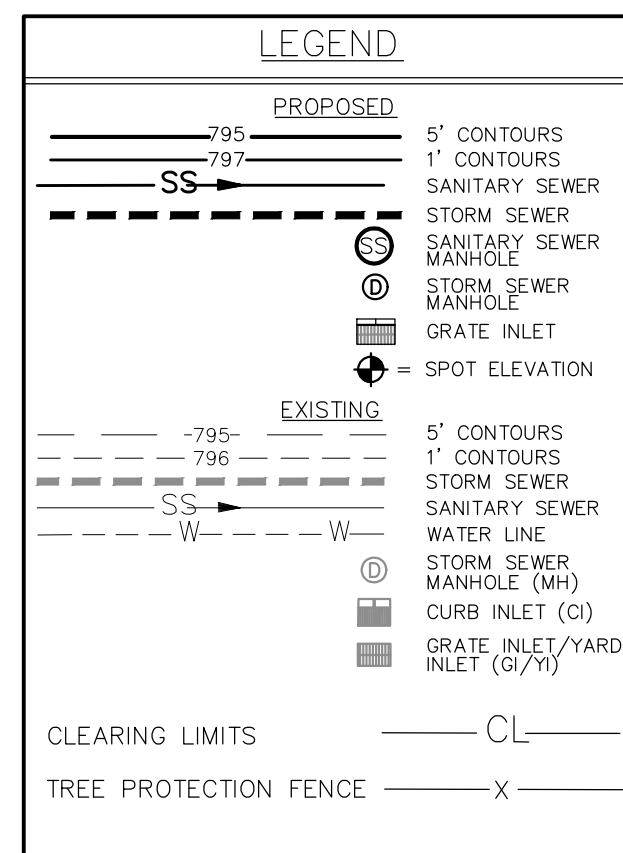
Project Location Sheet Title

DEVELOPER/OWNER
ALEXANDRIANA PARTNERS, LLC
14316 REESE BLVD, STE 15B
HUNTERSVILLE, NC 28078

Designed By WOODBINE
Drawn By WOODBINE
Date 1-24-25
Revisions 4/10/25 - Town Comments

Sheet: C5 of 9
Project Number: 23013





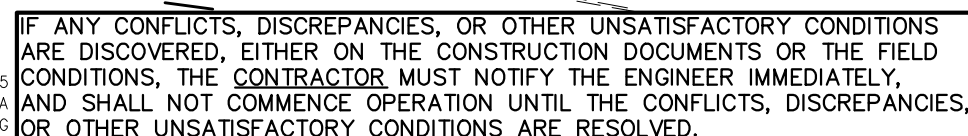
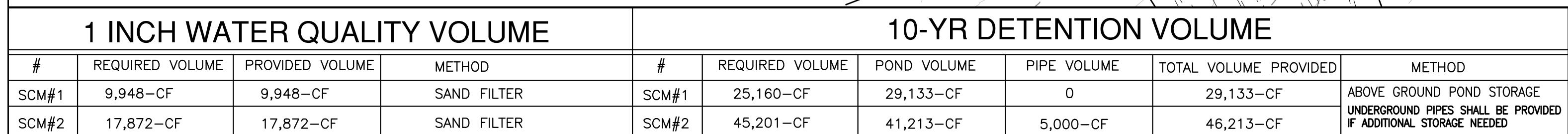
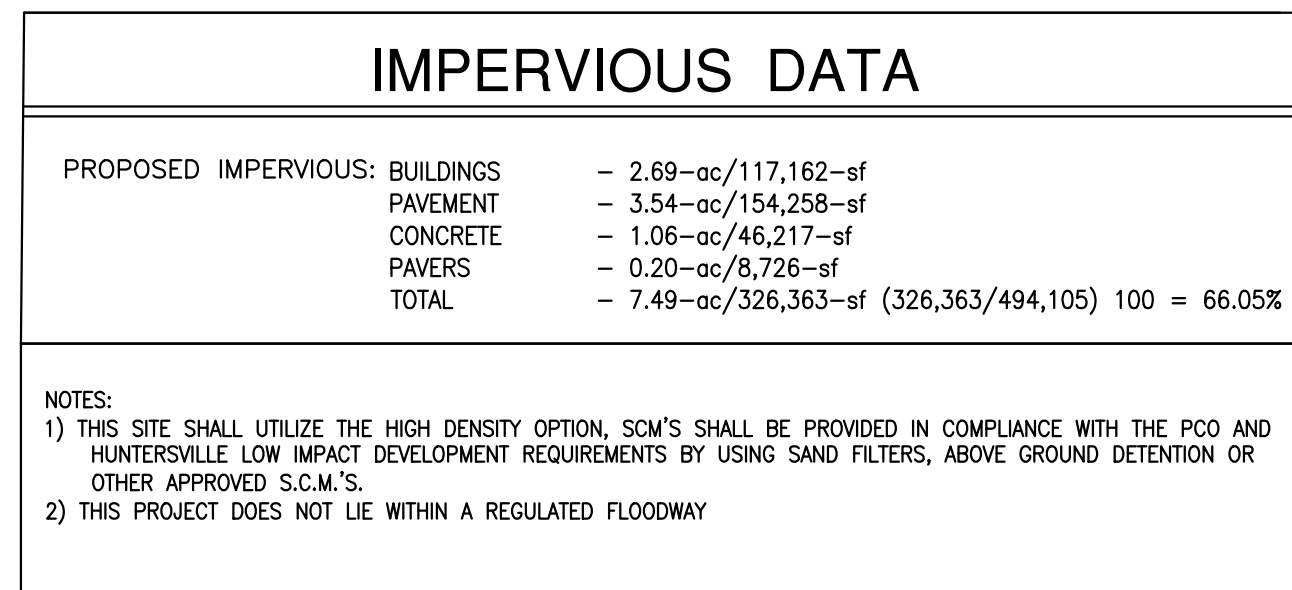
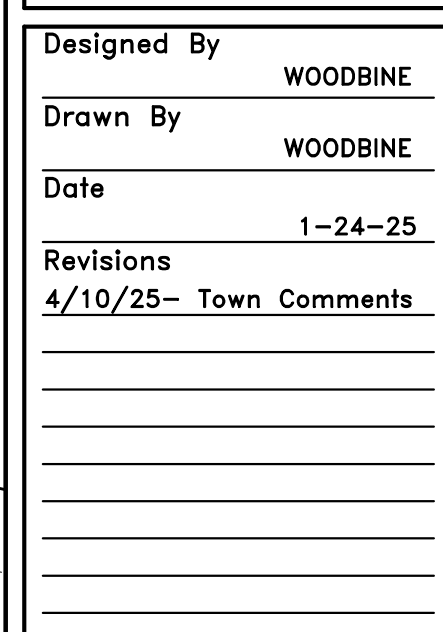
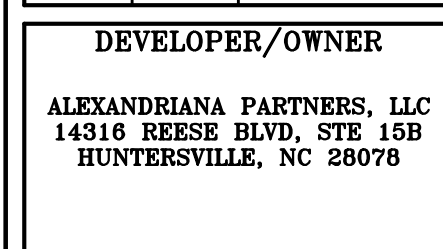
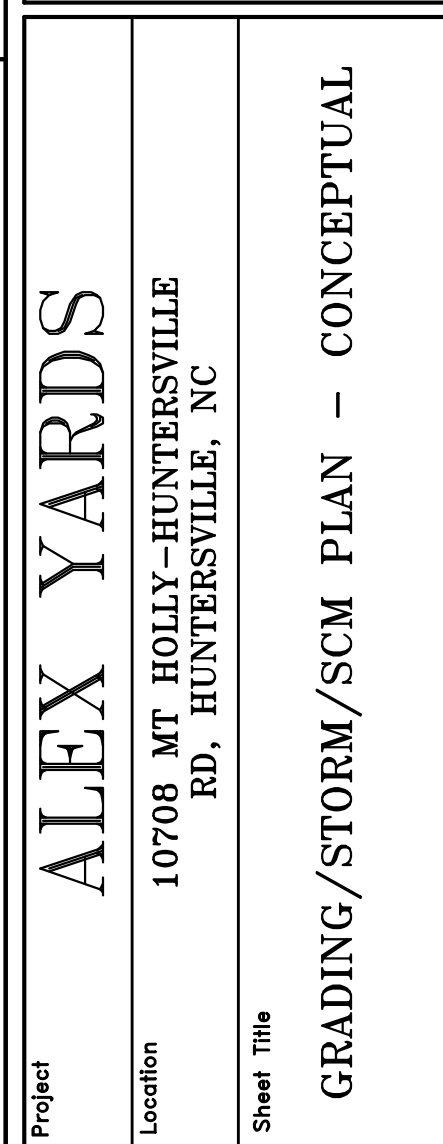
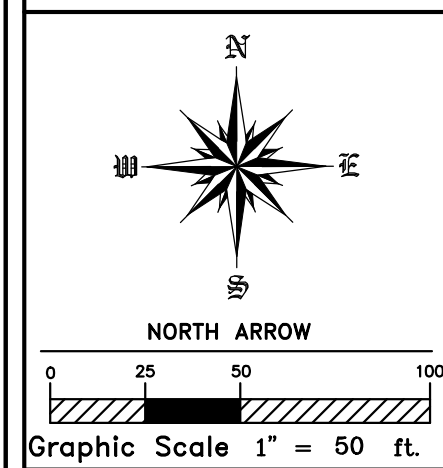
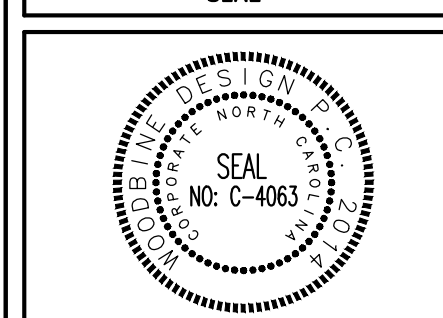
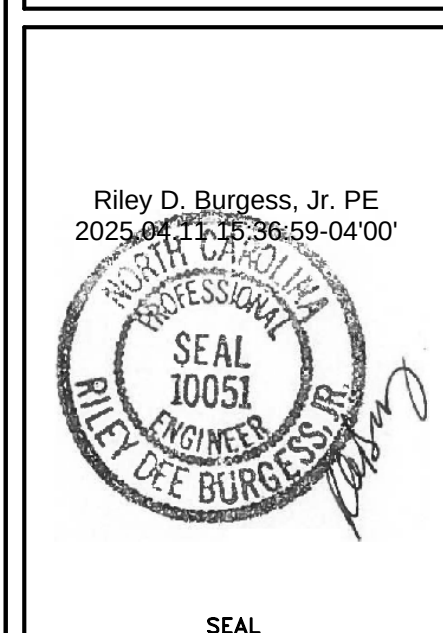
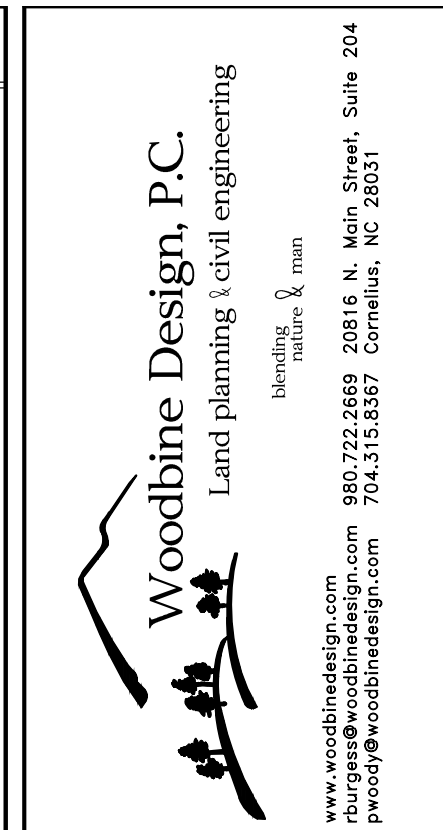
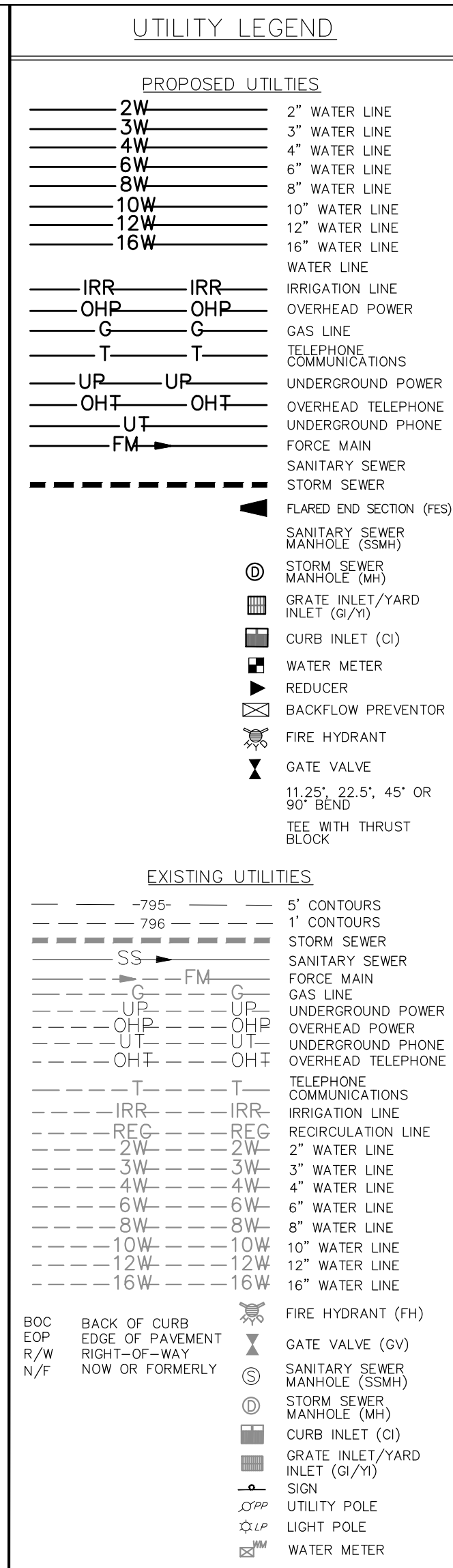
BLYTHE LACKEY CLAN II LLC
PIN: 01703204
ZONING: R

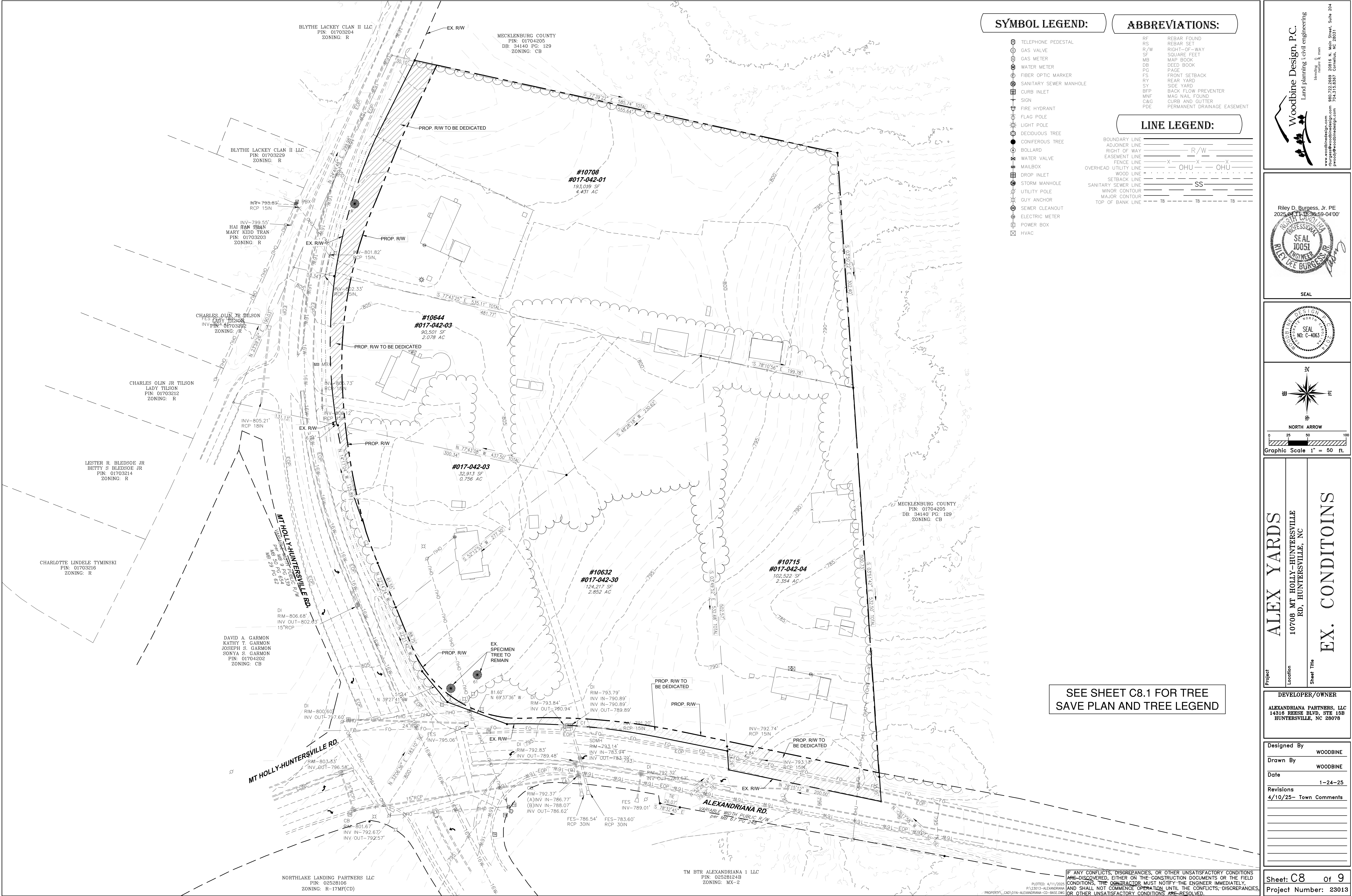
MECKLENBURG COUNTY
PIN: 01704205
DB: 34140 PG: 129
ZONING: CB

APPROVAL OF THIS SKETCH / CONCEPT PLAN DOES NOT IMPLY OR GUARANTEE APPROVAL AND / OR VESTING OF THE FINAL PRELIMINARY / CONSTRUCTION PLAN. FINAL PRELIMINARY / CONSTRUCTION PLAN WILL BE REVIEWED FOR COMPLIANCE PER ALL TOWN, COUNTY AND STATE REGULATIONS IN EFFECT AT TIME OF SUBMITTAL.

POST CONSTRUCTION CONTROL EASEMENTS SHALL BE PROVIDED IN ACCORDANCE WITH THE PCO REQUIREMENTS.

DENUDED AREA= 12.55-ACRES





SYMBOL LEGEND:

- TELEPHONE PEDESTAL
- GAS VALVE
- GAS METER
- WATER METER
- FIBER OPTIC MARKER
- SANITARY SEWER MANHOLE
- CURB INLET
- SIGN
- FIRE HYDRANT
- FLAG POLE
- LIGHT POLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- BOLLARD
- WATER VALVE
- MAILBOX
- DROP INLET
- STORM MANHOLE
- UTILITY POLE
- CUY ANCHOR
- SEWER CLEANOUT
- ELECTRIC METER
- POWER BOX
- HVAC

ABBREVIATIONS:

- RF REBAR FOUND
- RS REBAR SET
- R/W RIGHT-OF-WAY
- SF SQUARE FEET
- MB MAP BOOK
- DB DEED BOOK
- PG PAGE
- FS FRONT SETBACK
- RY REAR YARD
- SY SIDE YARD
- BFP BACK FLOW PREVENTER
- MMF MAG NAIL FOUND
- C&G CURB AND GUTTER
- PDE PERMANENT DRAINAGE EASEMENT

LINE LEGEND:

- BOUNDARY LINE
- ADJOINER LINE
- RIGHT OF WAY
- EASEMENT LINE
- FENCE LINE
- OVERHEAD UTILITY LINE
- WOOD LINE
- SETBACK LINE
- SANITARY SEWER LINE
- MINOR CONTOUR
- MAJOR CONTOUR
- TOP OF BANK LINE

Woodbine Design, P.C.
Land Planning & Civil Engineering
www.woodbinedesign.com
rburgess@woodbinedesign.com
preece@woodbinedesign.com
980.722.2669
20816 N. Main Street, Suite 204
Cornelius, NC 28031

Riley D. Burgess, Jr. PE
2025.04.11.15 3659-04'00"
SEAL
10051
RILEY D. BURGESS, JR.
PE
NORTH CAROLINA
NO. C-4063

Graphic Scale 1" = 60 ft.

ALEX YARDS
10708 MT HOLLY-HUNTERSVILLE RD., HUNTERSVILLE, NC
EX. CONDITOINS

DEVELOPER/OWNER
ALEXANDRIANA PARTNERS, LLC
14316 REESE BLVD, STE 15B
HUNTERSVILLE, NC 28078

Designed By: WOODBINE
Drawn By: WOODBINE
Date: 1-24-25
Revisions: 4/10/25- Town Comments

SEE SHEET C8.1 FOR TREE
SAVE PLAN AND TREE LEGEND

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

NORTHLAKE LANDING PARTNERS LLC
PIN: 02528106
ZONING: R-17MP(CD)

TM BTR ALEXANDRIANA 1 LLC
PIN: 02528124B
ZONING: MX-2

PLOTTED: 4/11/2025
P:\23013-ALEXANDRIANA
PROPERTY_CADD\11N-ALEXANDRIANA-CG-BASE.DWG

EXISTING TREE CONDITIONS					
#	Species	Diameter	Condition	Class	Status
1	Red Maple	30	Good	Specimen	Remove
2	Willow Oak	43	Fair		
3	Red Maple	23	Fair/Poor		
4	Dutch Elm	33	Poor		
5	Willow Oak	45	Good	Specimen	Remove
6	Willow Oak	32	Good	Specimen	Remove
7	Pecan	45	Good	Specimen	Remove
8	Pecan	32	Fair/Poor		
9	Tulip Poplar	14	Good		
10	Pecan	19	Poor		
11	White Oak	35	Good	Specimen	Remove
12	White Oak	19	Good		
13	White Oak	24	Fair/Poor		
14	Red Oak	26	Fair/Poor		
15	White Oak	13	Good		
16	Tulip Poplar	14	Poor		
17	Sweet Gum	12	Good		
18	Tulip Poplar	15	Good		
19	White Oak	24	Fair/Poor		
20	White Oak	25	Good	Specimen	Remove
21	Tulip Poplar	28	Poor		
22	White Oak	30	Good	Specimen	Remove
23	Red Oak	23	Good		
24	White Oak	34	Fair		
25	White Oak	25	Good	Specimen	Remove
26	White Oak	19	Fair		
27	White Oak	32	Good	Specimen	Remove
28	Post Oak	12	Poor		
29	White Oak	29	Good	Specimen	Remove
30	White Oak	17	Fair/Poor		
31	White Oak	21	Good		
32	Post Oak	22	Fair/Poor		
33	Hickory	15	Fair		
34	Hickory	13	Fair		
35	White Oak	29	Good	Specimen	Remove
36	Post Oak	29	Fair		
37	Ash	12	Poor		
38	White Oak	41	Poor		
39	Hickory	13	Fair		
40	White Oak	24	Good	Specimen	Remove
41	Post Oak	20	Poor		
42	Post Oak	19	Poor		
43	Post Oak	23	Good		
44	White Oak	25	Good	Specimen	Remove
45	Post Oak	24	Fair/Poor		
46	Post Oak	27	Fair		
47	White Oak	29	Good	Specimen	Remove
48	Post Oak	21	Good		
49	Post Oak	28	Good	Specimen	Remove
50	Red Oak/ Post Oak hybrid	24	Good	Specimen	Remove
51	Post Oak	22	Fair		
52	White Oak	26	Good	Specimen	Remove
53	Post Oak	20	Fair		
54	White Oak	23	Poor		
56	Hickory	14	Good		
57	Black Jack Oak	15	Good		
58	Post Oak	24	Good	Specimen	Remove
59	Loblolly Pine	21	Good		
60	Loblolly Pine	16	Fair/Poor		
61	Post Oak	26	Good	Specimen	Save
62	White Oak	31	Good	Specimen	Remove
63	Loblolly Pine	19	Poor		
64	Post Oak	14	Good		
65	Post Oak	22	Good		
68	White Oak	23	Fair/Poor		
69	Post Oak	17	Fair		
70	White Oak	25	Fair		
71	White Oak	29	Good	Specimen	Remove
72	Pecan	22	Fair		
73	White Oak	35	Good	Specimen	Remove
74	White Oak	28	Good	Specimen	Remove
75	White Oak	40	Good	Specimen	Remove
76	Red Maple	21	Fair/Poor		
77	White Oak	35	Good	Specimen	Remove
78	White Oak	20	Fair/Poor		
79	White Oak	40	Good	Specimen	Remove
80	Red Maple	18	Good		
81	Red Oak	43	Good	Specimen	Remove
82	Red Maple	22	Fair		
83	Willow Oak	29	Good	Specimen	Remove
84	Red Maple	17	Fair/Poor		
85	White Oak	30	Good	Specimen	Remove
86	Pecan	21	Good		
87	Willow Oak	39	Good	Specimen	Remove
88	Red Maple	20	Poor		
89	Hickory	13	Good		
90	White Oak	26	Good	Specimen	Remove
91	Hickory	22	Good		
92	Hickory	14	Good		
93	White Oak	25	Poor		
94	Hickory	14	Good		
95	White Oak	25	Fair/Poor		
97	Pin Oak	23	Fair		
98	Hickory	12	Good		
99	Dead Oak	25	Good	Specimen	Remove
100	Hickory	16	Good		
101	Hickory	12	Fair/Poor		
102	Red Oak	25	Fair/Poor		
103	White Oak	30	Good	Specimen	Remove
104	Post Oak	33	Good	Specimen	Remove
105	Post Oak	25	Good	Specimen	Remove
106	Red Oak	14	Fair/Poor		
107	Hickory	12	Good		
108	Red Oak	21	Poor		
109	White Oak	32	Fair		
110	Post Oak	19	Good		
111	White Oak	20	Good		
112	Post Oak	14	Poor		
113	Post Oak	28	Good	Specimen	Remove
114	Sweet Gum	15	Poor		
115	Pin Oak	40	Fair		
116	Hickory	12	Good		
117	Post Oak	21	Fair/Poor		
118	Willow Oak	16	Fair/Poor		
119	Post Oak	27	Fair/Poor		
120	Hickory	14	Good		
121	White Oak	12	Good		
122	White Oak	27	Good	Specimen	Remove
123	White Oak	25	Good	Specimen	Remove
124	White Oak	19	Good		
125	White Oak	16	Good		
126	White Oak	30	Good	Specimen	Remove
127	Post Oak	25	Good	Specimen	Remove
128	Dead Oak	18	Poor		
129	Post Oak	20	Good		
130	White Oak	15	Good		
131	Hickory	24	Good	Specimen	Remove
132	Willow Oak	46	Poor		
133	Hickory	15	Good		
134	White Oak	34	Good	Specimen	Remove
135	White Oak	30	Good	Specimen	Remove
136	Willow Oak	38	Poor		
137	Sweet Gum	24	Good	Specimen	Remove
138	Sweet Gum	15	Good		
139	Sweet Gum	21	Fair/Poor		
140	Red Maple	14	Good		
141	Post Oak	18	Good		
142	Red maple	14	Fair/Poor		
143	White Oak	32	Good	Specimen	Remove
144	White Oak	39	Good	Specimen	Remove
145	Willow Oak	12	Fair/Poor		
146	Post Oak	28	Fair/Poor		
147	White Oak	41	Good	Specimen	Remove
148	White Oak	24	Good	Specimen	Remove
149	White Oak	33	Good	Specimen	Remove
150	White Oak	35	Good	Specimen	Remove
151	Post Oak	33	Good	Specimen	Remove
152	Post Oak	32	Good	Specimen	Remove
153	Sweet gum	27	Good	Specimen	Remove
154	White Oak	33	Good	Specimen	Remove
155	Post Oak	15	Good		
156	Post Oak	18	Poor		
158	Eastern Red Cedar	15	Good		
159	Elm	16	Fair/Poor		
160	Eastern Red Cedar	15	Good		
161	Hickory	13	Good		
162	Dead Oak	14	Poor		
163	Eastern Red Cedar	12	Good		
164	White Oak	25	Good	Specimen	Remove
165	Post Oak	25	Fair/Poor		
166	Post Oak	12	Fair/Poor		
167	White Oak	28	Good	Specimen	Remove
168	White Oak	29	Fair		
169	White Oak	14	Good		
170	Eastern Red Cedar	19	Good		
171	White Oak	22	Fair/Poor		
172	Tulip Poplar	27	Fair		
173	White Oak	40	Poor		
174	White Oak	20	Good		
175	Tulip Poplar	12	Good		
176	Willow Oak	36	Fair/Poor		
177	Post Oak	35	Good	Specimen	Remove
178	Post Oak	27	Fair/Poor		
179	White Oak	22	Good		
180	White Oak	18	Good		
181	White Oak	30	Good	Specimen	Remove
182	Sweet gum	22	Fair/Poor		
183	Sweet gum	22	Good		
184	Sweet gum	12	Good		
185	Post Oak	27	Good	Specimen	Remove
186	Pecan	18	Fair/Poor		
187	Hackberry	12	Fair		
188	Eastern Red Cedar	14	Good		
189	Eastern Red Cedar	29	Fair/Poor		
190	Eastern Red Cedar	20	Fair/Poor		
191	Eastern Red Cedar	15	Good		
192	Red Maple	14	Good		
193	Winged bark sweet gum	14	Good		
194	Silver maple	12	Good		
195	Elm	13	Good		
196	Red Maple	32	Good	Specimen	Remove

TREE SAVE DATA	
ZONING	TOD-R(CD)
HERITAGE TREES	
NUMBER OF HERITAGE TREES ON-SITE:	0
NUMBER OF HERITAGE TREES SAVED:	0
PERCENTAGE OF HERITAGE TREES REQUIRED TO SAVE:	100%
PERCENTAGE OF HERITAGE TREES ACTUALLY SAVED:	100%
SPECIMEN TREES	
NUMBER OF SPECIMEN TREES ON-SITE:	69
NUMBER OF SPECIMEN TREES SAVED:	3
PERCENTAGE OF SPECIMEN TREES REQUIRED TO SAVE:	30% = 21
PERCENTAGE OF SPECIMEN TREES ACTUALLY SAVED:	4.4%
TREE CANOPY REQUIRED =	0
TREE CANOPY SAVED =	0

TREE MITIGATION	
SPECIMEN TREE MITIGATION =	18-TREES
AVERAGE DBH OF REMOVED SPECIMEN TREE =	30.8-INCHES
CALIPER TO BE REPLANTED =	554.4-INCHES
TREES TO BE REPLANTED =	277-TREES (2-INCH CAL. TREE)
NOTE: TREES PLANTED FOR SPECIMEN TREE MITIGATION ARE TO BE PLANTED ON-SITE UNLESS CONDITIONS ARE NOT CONDUCTIVE FOR HEALTHY PLANTING, IN WHICH CASE THE DEVELOPER MAY CONTRIBUTE TO A TREE FUND/BANK FOR PLANTING TREE AND MAINTENANCE OF SUCH TREES ELSEWHERE IN THE COMMUNITY. LARGER CALIPER TREES MAY BE PLANTED REDUCING THE TOTAL NUMBER OF TREES TO BE REPLANTED, PROVIDED THAT THE MIN. TOTAL CALIPER TO BE REPLANTED IS MET.	

TREE LEGEND	
	SPECIMEN TREE SAVED
	SPECIMEN TREE REMOVED
	12" OR LARGER TREE SAVED
	12" OR LARGER TREE REMOVED



Woodbine Design, P.C.
Land Planning & Civil Engineering
www.woodbinedesign.com
rburgess@woodbinedesign.com
980.722.2662
704.515.5357

Riley D. Burgess, Jr. PE
2025.04.11.15 3659-04'00"
PROFESSIONAL SEAL
10051
RILEY D. BURGESS, JR.
NORTH CAROLINA
PE
NO. C-4061

SEAL
NORTH CAROLINA
PE
NO. C-4061

NORTH ARROW
0 25 50 100
Graphic Scale 1" = 60 ft.

ALEX YARDS
10708 MT HOLLY-HUNTERSVILLE RD, HUNTERSVILLE, NC
TREE SAVE PLAN

Project: ALEX YARDS
Location: 10708 MT HOLLY-HUNTERSVILLE RD, HUNTERSVILLE, NC
Sheet Title: TREE SAVE PLAN

DEVELOPER/OWNER
ALEXANDRIANA PARTNERS, LLC
14316 REESE BLVD, STE 15B
HUNTERSVILLE, NC 28078

Designed By: WOODBINE
Drawn By: WOODBINE
Date: 1-24-25
Revisions: 4/10/25- Town Comments

Sheet C8.1 of 9
Project Number: 23013

Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	10.00%	481494.64	Green
2	10.00%	15.00%	9886.72	Yellow
3	15.00%	25.00%	1489.03	Orange
4	25.00%	30.00%	984.18	Red



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CeB2	CeB2 sandy clay loam, 2 to 8 percent slopes, moderately eroded	6.6	53.5%
HeB	HeB sandy loam, 2 to 8 percent slopes	5.7	46.5%
Totals for Area of Interest:		12.3	100.0%

Woodbine Design, P.C.
Land Planning & Civil Engineering
www.woodbinedesign.com
rburgess@woodbinedesign.com
980.722.8668
20816 N. Main Street, Suite 204
Cornelius, NC 28031

Riley D. Burgess, Jr., PE
2025.04.11.15:37:00-04'00"
SEAL
10051
RILEY D. BURGESS, JR.
NORTH CAROLINA PROFESSIONAL ENGINEER

SEAL
NO. C-4063
RILEY D. BURGESS, JR.
NORTH CAROLINA PROFESSIONAL ENGINEER

N
S
E
W
NORTH ARROW

0 25 50 100
Graphic Scale 1" = 60 ft.

Project: ALEX YARDS
Location: 10708 MT HOLLY-HUNTERSVILLE RD, HUNTERSVILLE, NC
Sheet Title: SLOPE ANALYSIS

DEVELOPER/OWNER
ALEXANDRIANA PARTNERS, LLC
14316 REESE BLVD, STE 15B
HUNTERSVILLE, NC 28078

Designed By: WOODBINE
Drawn By: WOODBINE
Date: 1-24-25
Revisions: 4/10/25- Town Comments

Sheet: C9 of 9
Project Number: 23013

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR IN THE FIELD, CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

PLOTTED: 4/11/2025
P:\23013-ALEXANDRIANA
PROPERTY_CAD\01N-ALEXANDRIANA-CD-BASE.LWG

TM BTR ALEXANDRIANA 1 LLC
PIN: 02528124B
ZONING: MX-2

NORTHLAKE LANDING PARTNERS LLC
PIN: 02528106
ZONING: R-17MF(CD)

LESTER R. BLEDSOE JR
BETTY S BLEDSOE JR
PIN: 01703214
ZONING: R

CHARLOTTE LINDELE TYMINSKI
PIN: 01703216
ZONING: R

CHARLES OLIN JR TILSON
LADY TILSON
PIN: 01703212
ZONING: R

CHARLES OLIN JR TILSON
LADY TILSON
PIN: 01703202
ZONING: R

HAI TAN TRAN
MARY KIDD TRAN
PIN: 01703203
ZONING: R

BLYTHE LACKEY CLAN II LLC
PIN: 01703229
ZONING: R

BLYTHE LACKEY CLAN II LLC
PIN: 01703204
ZONING: R

MECKLENBURG COUNTY
PIN: 01704205
DB: 34140 PG: 129
ZONING: CB

MECKLENBURG COUNTY
PIN: 01704205
DB: 34140 PG: 129
ZONING: CB



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION - 4 LEVELS



bartlett hartley & mulkey
2173 hawkins st, suite b, charlotte, nc 28203

Alex Yards

No.	Description	Date

Elevations - NTS		
Project number	D	E1
Date	4-11-25	
Drawn by	BHM	
Checked by	BHM	Scale



Town Engineering Rezoning Comment Summary
R25-01 Alex Yards Rezoning
10708 Mt. Holly-Huntersville Rd
Huntersville, NC 28078

General Project Information

This proposed rezoning is located at the northeast corner of Alexandriana Rd (SR-2116) and Mt Holly Huntersville Rd (SR-2004). This rezoning plans for nine (9) apartment buildings totaling three hundred and twenty (320) units, accompanied by a clubhouse and swimming pool amenity area. Two (2) driveway accesses are proposed for this development.

Engineering Staff Comments

Traffic Impact Analysis (TIA): Based on the uses and intensities proposed, the development is over the Town's threshold to require a TIA. The developer's consultant submitted a TIA on April 2. The TIA submitted is acceptable as a final version. Attached is the recommended laneage figure from the report. The TIA identifies the following improvements:

Mt. Holly Huntersville Road and Site Access A

- Construct a southbound left-turn lane on Mt Holly Huntersville Road with 100 feet of storage.
- Construct the westbound site access with separate left and right turn lanes and an internal protected stem of 100 feet.

Alexandriana Road and Site Access B (RIRO)

- Construct a median along Alexandriana Road to restrict access to right-in/out only and an internal protected stem of 100 feet.

NCDOT has provided the following comments to the TIA:

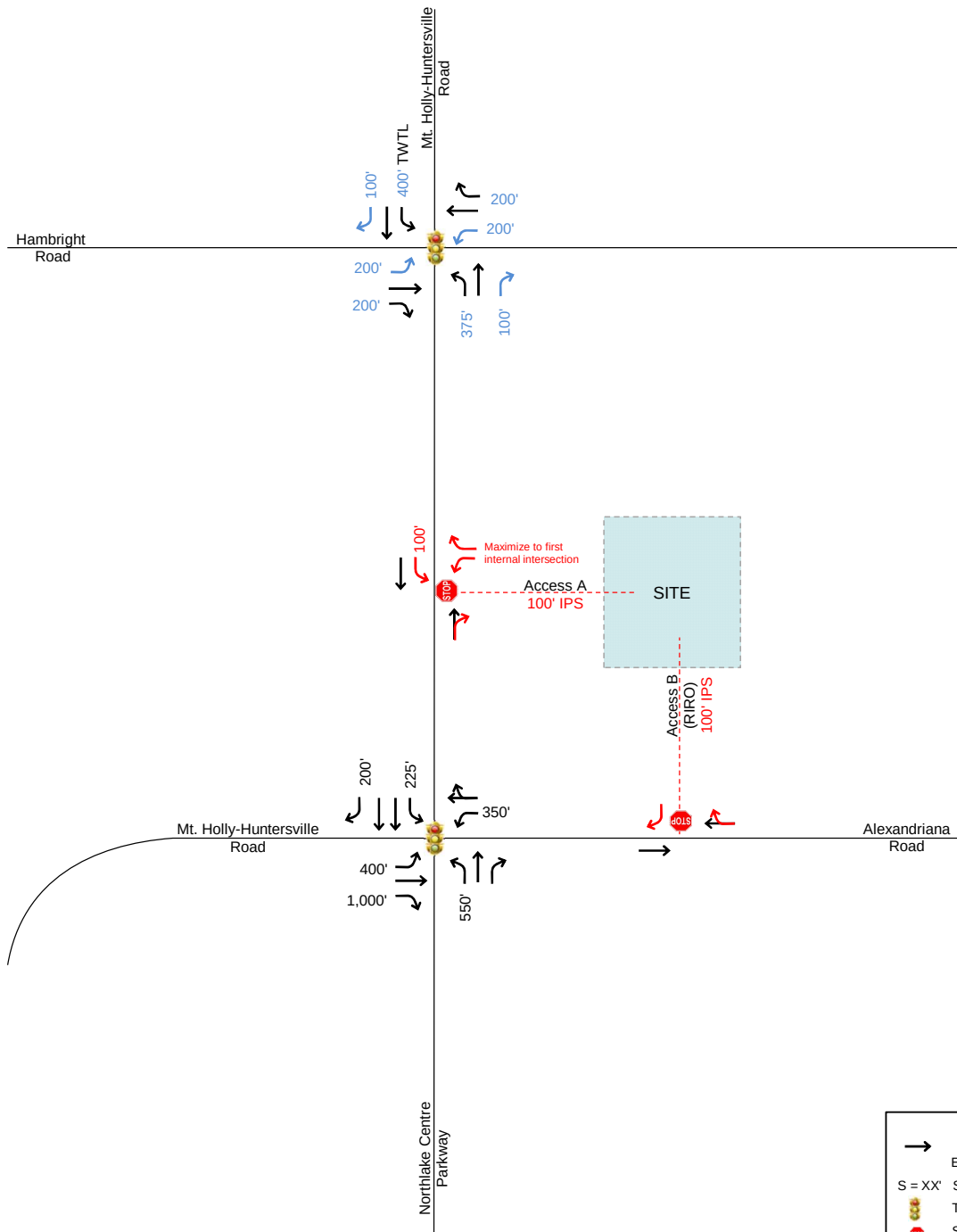
- Construct an ingress right turn lane with 100' of storage and appropriate deceleration taper at Access A.
- Construct an ingress right turn lane with 100' of storage and appropriate deceleration taper at Access B.



Site Plan Comments:

- 1) Street tree locations as well as all frontage improvements are subject to change during the construction plan phase to meet the requirements of the Town's Engineering Standards and Procedures Manual and NCDOT Planting Guidelines.
- 2) Stormwater BMP facilities are subject to change during the construction plan phase and shall meet all requirements outlined in the Town of Huntersville Water Quality Design Manual. Based on the conceptual calculations provided, additional stormwater measures may be necessary to meet requirements.

NOT TO
SCALE



→

Existing Laneage

S = XX'

Storage Length

Traffic Signal

Stop Control

Mitigation Improvement

Background Improvement

TWTL

Two-Way Left-Turn Lane

IPS

Internal Protected Stem

Alex Yards (R25-01)

Community Meeting Report

Date: March 26, 2025

Time: 6:00pm – 7:00pm

Location: Clutch Studios, 11101 Hambright 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 attendee discussed the following comments and questions:

General Discussion

- The Applicant shared site plan and representative images with the attendee.
- General discussion around the roadway network in the vicinity.
- General discussion about property frontage.
- General discussion regarding open space and pedestrian passageways.
- Review of other projects in the area.
- Overview of Huntersville 2040 Land Use Plan policies and how this project aligns with the goals of the plan.
- General discussion regarding the project timeline moving forward including:
 - When to expect the next round of Planning Staff comments.
 - Scheduling a meeting to go over Planning Staff comments.
 - Public Hearing date.

Questions

***Brian Richards, Huntersville Planning Director, was the only person in attendance for the meeting so there were no questions from neighbors.**

March 12, 2025

SUBJECT: Notice of community meeting for information related to a Conditional Rezoning of the properties located at 10708 Mt. Holly Huntersville Road, Huntersville, NC, shown on the map below and having Parcel ID Numbers of 01704204, 01704230, 01704203, 01704224, and 01704201. The Applicant for the subject property is Alexandriana Partners, LLC.

To Whom It May Concern:

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

MEETING DETAILS:

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

March 26th, 2025

Clutch Studios

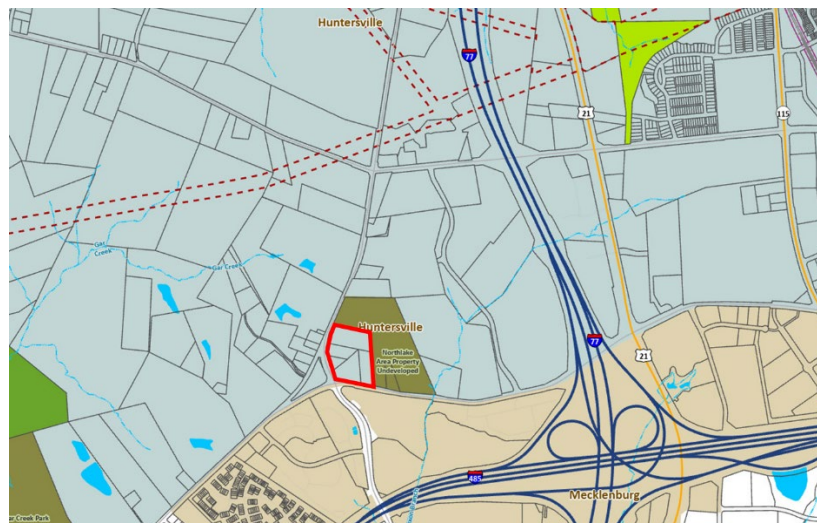
11101 Hambright Road

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,

Alexandriana Partners, LLC



ownrlstnme	Parcel ID	Reason Sent
TM BTR ALEXANDRIANA 1 LLC	01703204	Within 250 feet
BENJAMIN ENTERPRISES LLC	01704201	Property Owner
MECKLENBURG COUNTY	01704205	Within 250 feet
BLYTHE LACKEY CLAN II LLC	01703229	Within 250 feet
BLEDSON	01703214	Within 250 feet
BOSTIC	01704229	Within 250 feet
BENJAMIN ENTERPRISES LLC	01704224	Property Owner
TILSON	01703202	Within 250 feet
BLUE SKY & JB FARMS INVESTMENTS LLC	01704202	Within 250 feet
TRAN	01703203	Within 250 feet
BENJAMIN ENTERPRISES LLC	01704204	Property Owner
NORTHLAKE LANDING PARTNERS LLC	02528106	Within 250 feet
TILSON	01703212	Within 250 feet
HOLLY RIDGE ASSOCIATION	02508299	Neighborhood Association
STONEBROOK STATION HOMEOWNERS ASSOCIATION INC	01706371	Neighborhood Association

Method

Certified Mail
Certified Mail
Certified Mail
Certified Mail
Certified Mail
Certified Mail
Certified Mail
Certified Mail
Certified Mail
Certified Mail
Certified Mail
Certified Mail
Certified Mail
Certified Mail
Certified Mail
Certified Mail
Certified Mail



Request for Board Action

May 6, 2025

To: The Honorable Mayor and Board of Commissioners

From: Brad Priest, Assistant Planning Director

Subject: Public Hearing on Petition R24-07: Everette Keith Residential

EXPLAIN REQUEST:

Petition #R24-07 is a request by the property owners to rezone +/- 106 acres located east of the intersection of Hambright Road and Everette Keith Road (Parcels 01916129, 01916201, and 01916202) from Transitional Residential (TR) to Neighborhood Residential Conditional District (NR-CD). The purpose of the rezoning is to develop a single family detached and attached house development.

ACTION RECOMMENDED:

Conduct public hearing on Tuesday May 6, 2025 on R24-07.

FINANCIAL IMPLICATIONS:

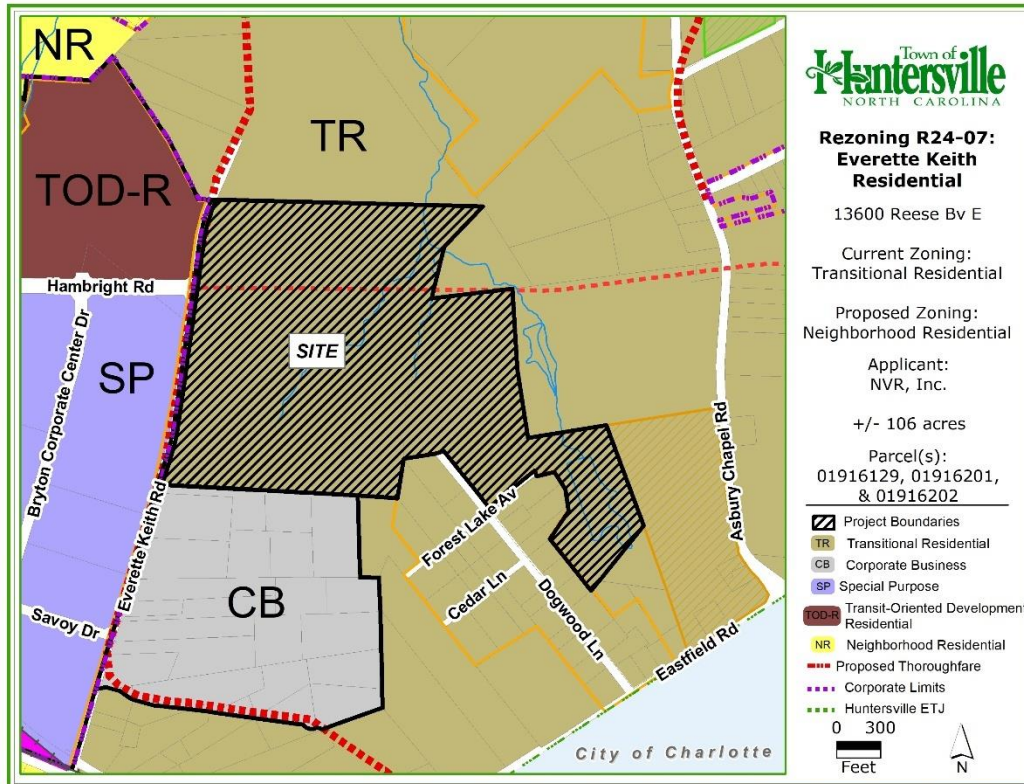
N/A

ATTACHMENTS:

1. R24-07 Everette Keith Res Staff Report - PH - 5 6 25
2. R24-7_Eng Attachement_Public Hearing_2025 0425
3. 4896 - Everette Keith Residential - Rezoning Sketch Plans Part 1 04.09.2025
4. 4896 - Everette Keith Residential - Rezoning Sketch Plans Part 2 04.09.2025
5. TIA Determination - Everette Keith Residential - 11-7-23
6. R24-07_Everette Keith Community Report
7. R24-07_Everette Keith Community Meeting Sign In Sheets
8. 4896_Everette Keith - TOH General Application Owner-Applicant Signature Addendum (1)
9. 4896_Everette Keith - TOH General Application
10. Everett Keith-Hambright - Boundary-04.09.25

Petition R24-07 Everett Keith Residential

PART 1: PROJECT SUMMARY



Applicant: NVR, Inc – Scott Munday

Property Owner: Cloer Family Holdings, LLC, Anna Josey, Paul Edwin Cloer

Property Address: 11430 Dogwood Lane, 11618 Everett Keith Road

Project Size: (+/-) 106 acres

Parcel Numbers: 01916129, 01916201, 01916202

Current Zoning: Transitional Residential (TR)

Current Land Use: Vacant / Single Family Residential

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

Proposed Land Use: Attached and Detached Residential Development

1. Purpose: Petition #R24-07 is a request by the property owners to rezone +/- 106 acres located east of the intersection of Hambright Road and Everett Keith Road from Transitional Residential to Neighborhood Residential Conditional District. The purpose of the rezoning is to develop a single family detached and attached house subdivision.
2. Adjoining Zoning and Land Uses.
 - North: Transitional Residential (TR) zoning, vested Land Clearing and Inert Debris (LCID) landfill, single family residential development.
 - South: Corporate Business (CB) zoning, flex commercial space, manufacturing, warehousing and distribution facility under construction.
 - East: Transitional Residential (TR) zoning, Dogwood Lane single family residential neighborhood.
 - West: Special Purpose (SP) and Transit Oriented Development (TOD) Bryton Development. Flex commercial space for warehousing and distribution, and multi-family residential respectively.
3. A neighborhood meeting was held on December 2, 2024. The invitation list, invitation, attendance list, and summary of the meeting are included in the agenda packet for review. Several adjacent property owners attended the meeting and expressed concerns about the connection of the new development to Dogwood Lane and the effects it could have on the existing neighborhood.

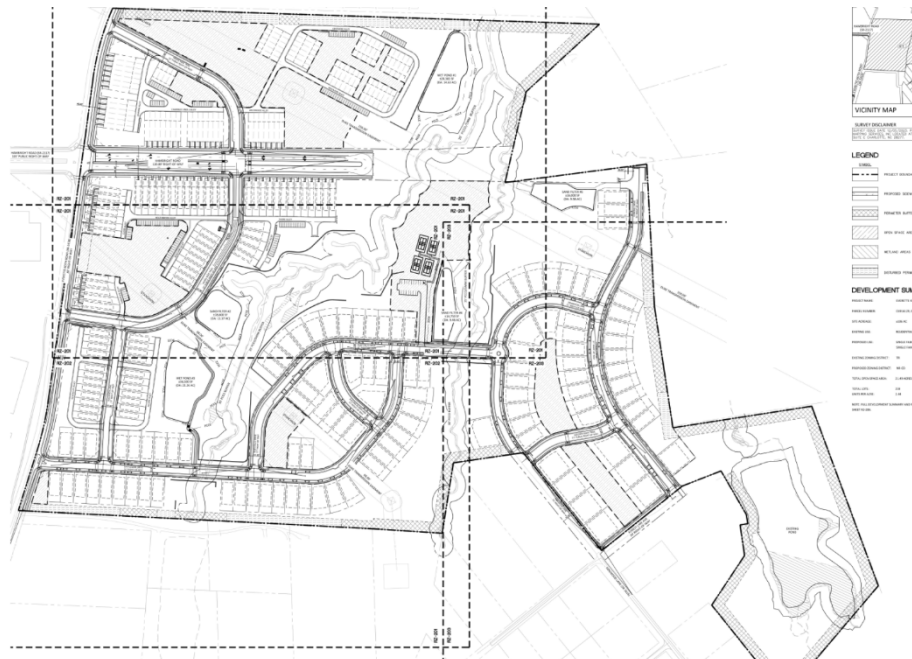
4. Planning staff certifies that notice for this rezoning petition was sent via a postcard to adjoining property owners; a legal ad placed in the Charlotte Observer; and posting of a rezoning sign along Dogwood Lane in front of the property.

PART 2: REZONING/SITE PLAN

Site Plan Description

- The applicant is proposing to develop a residential subdivision with a total of 259 lots with a density of about 2.48 units per acre total. There are four different lot/home types proposed. The breakdown of the lots are as follows:
 - 76 attached townhome units located north of Hambright Road.
 - 75 “cottage” detached units (on 27-foot-wide lots) located south of Hambright Road.
 - 99 detached units (on 50.01-foot-wide lots) toward the southern and eastern portion of the development.
 - 9 larger lot detached units (on 100-foot-wide lots) adjacent to the existing Dogwood Lane neighborhood.
- The townhomes and cottage detached units would be rear alley access. These would meet their frontage requirements by fronting existing streets and proposed urban open spaces as permitted by Article 8.1.4.
- The development would connect to and extend the existing Dogwood Lane that ends at the subject tract as required by Article 5.1.2 of Huntersville Zoning Ordinance and Article 6.200 B 3 and 4 of the Subdivision Ordinance. The applicant is working with NCDOT to discuss what upgrades to Dogwood Lane would be required for the connection.
- The applicants are proposing to build a portion of Hambright Road (a Major Thoroughfare) through the entirety of the subject parcel although only the portion that is needed for access is required to be built.
- The tracts proposed for development include infrastructure challenges including multiple streams, steep topography, and a Duke Power right of way.

Rezoning Plan:

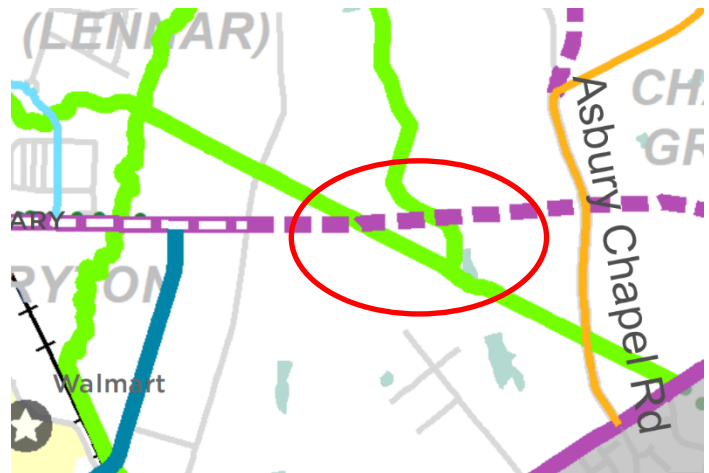


Rezoning Issues:

- Open Space: Article 7.1.4 requires that urban open space be designed per the typologies listed in the ordinance. It is unclear what open space design is being used for several spaces. Generally, staff does not currently recommend that the open space meets the requirements or intent of the zoning ordinance. The open spaces are not focal points of the neighborhood (7.11.1 d) or designed to be accessible for recreational use (7.11.1 b). Most of the open space other than the pickleball amenity is recessed behind other lots and/or have significant slopes making them difficult to use. The open space conceptual exhibit on sheet RZ-209 is of other locations and staff recommends would be difficult to apply to this development's open space as currently planned.
 - **UPDATE 4/28/25:** The locations of the proposed open space have not significantly changed with the updated submittal. Many are still in locations behind lots, encumbered by powerline easements, and have slopes that may prove challenging for use. However, updated open space plans have been submitted showing excellent amenities conditioned for the open spaces provided.
 - Additionally, the applicants have added a note to the plan stating that they intend to donate the existing pond area to the southeast of the development to the Town of Huntersville for a public park (around 10 acres). Park and Recreation staff are interested in the potential of having a park with a fishing pond added to the park inventory for Town residents. Staff continues to discuss the potential of this area and any logistical issues that would need to be addressed for the Town to accept it. If the technical issues of a public park dedication can be accommodated for, and with the excellent programming of the open space through the development conditioned, planning staff views the open space as an excellent amenity to the Town even though the location may not be ideal.
- Buffers: Article 7.5.8 of the Zoning Ordinance requires that buffers be undisturbed. The required buffers along the residential property lines are proposed to be disturbed in several areas therefore the applicants are requesting modifications through the rezoning process. Details concerning the scope of disturbance and replanting is requested.
 - **UPDATE 4/28/25:** Updated plans have been submitted showing where the buffers are going to be disturbed. Planting details for the buffer restoration have also been provided. With additional plantings in the detail staff finds the buffer modification acceptable.
- Frontage Conditions: Many of the alley accessed units would front the existing Everette Keith Road and the proposed Hambright Road extension. However, the grade of the frontage would be many feet above the street. This would create a functional separation of the homes from the public space and not be recommended. Additionally, many homes are proposed to front on an open space with a very deep storm water pond. This would also not be recommended.
 - **UPDATE 4/28/25:** The updated plan shifted frontage away from the SCM (storm water pond) and reduced the slope along several of the frontages. However, frontage along the proposed Hambright Road Extension still appears to be around 10 feet above the street for several lots.
- Dogwood Neighborhood - Context Sensitive Design: As mentioned above, the zoning and subdivision ordinance require connection to Dogwood Lane. To create a design sensitive to the established Dogwood Lane neighborhood, staff is recommending the applicant consider reducing densities to match the current neighborhood, install traffic calming design such as raised intersections, on street parking, bulb-outs, pedestrian crossings, etc. The current plan does not represent these additional methodologies currently.
 - **UPDATE 4/28/25:** The updated plan includes a raised pedestrian crossing near the intersection of Dogwood Lane and Golden Hawk Trail. For further traffic calming into the neighborhood, staff has reached out to NCDOT to see what improvements can be made on Dogwood such as stop signs or a raised intersection at Forest Lake Avenue. Since Dogwood Lane is maintained by NCDOT, any improvement will need to be approved by their office.
 - No changes to the site have been made regarding the density of development adjacent to Dogwood Lane. Staff recommends the 100 foot lots be extended north to Ruby Falls Drive. This will make a better

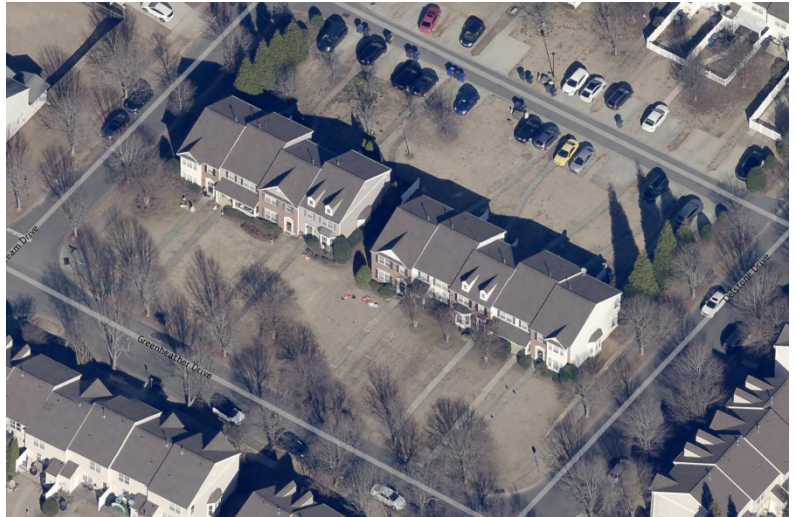
transition of larger lots adjacent to the existing neighborhood and be closer to the one-acre recommendation of the Eastfield Road Small Area Plan. Please see Part 4 below for more information.

- **Connectivity / Function:** Due to the steep terrain and streams through the site, some alleys terminate with no connection. How and where trash service will be able to service some of the units remains a question. Some alleys do not reach all the units currently on the plan, and questions remain where HVAC units will be placed for the smaller units. Location of the USPS mail receptacles should also be shown.
 - **UPDATE 4/28/25:** Some of the above items such as the location of the mail kiosks and trash pick up have been shown on the plans. Where the HVAC equipment will be located is still unknown. Staff recommends a note be added stating that they will not be placed in the side setback per ordinance requirements.
 - Staff's general concern about the alleys remains as most of the alleys proposed in the development are one way in/one way out. Therefore, although no ordinances prohibit them, staff is concerned that conflicts regarding parking, truck deliveries, trash service, vehicle backups, emergency services, and other day-to-day operations could cause complaints for residents. See Part 4 below for further discussion on connectivity.
- **Hambricht Extension Alignment:** The applicants are proposing to build Hambricht Extension through their property as mentioned above. However, in order to build it through the Duke Power right of way, the alignment must be slightly amended off the subject property. This will require a public process (through CRPTO) if the adjacent property owners affected do not sign approval of the shift. The applicants are working on next steps to accommodate the change in alignment.
 - **UPDATE 4/28/25:** The applicants have updated their plan to remove a portion of the extension that would run through the Duke Power right of way. They have added a note however that they will voluntarily contribute the cost of construction of the thoroughfare through the limits of their property (not built) to the Town. Then these funds will be able to be used for the extension of the road once it's approved to be constructed in the future. Staff finds this note acceptable.
- **Greenway:** There are two greenways running through the subject property. It is currently not clear how these greenways are being accommodated for.
 - **UPDATE 4/28/25:** The updated plan provides for a 20-foot easement along a portion of the creek south to the future Hambricht Road right of way. However, that easement overlaps a SCM maintenance easement and needs to be moved. Additionally, the greenway that goes through the Duke Power right of way has yet to be provided for. See 2020 Bike Plan on adjacent graphic.
- **Parking:** It is currently unclear how the applicants are meeting the required parking requirements of the ordinance. For the very narrow "cottage" detached lots, two-car driveways do not seem feasible and it's unclear if garages are proposed in the back. Additional parking may be needed.
 - **UPDATE 4/28/25:** The updated plan clarifies how each building type will meet the parking requirements (garage, driveway, on street parking, etc). With these clarifications, it's clear that the parking requirements will be met.
- **Phasing Plan:** No phasing plan has been submitted. Staff recommends phasing of the site be generally shown at the sketch plan review process to ensure logical and sequential construction of infrastructure. This is also



recommended to coincide and match the phasing of any needed Traffic Impact Analysis improvements as needed.

- **UPDATE 4/28/25:** No phasing plan has been submitted. Staff continues to recommend a phasing plan be submitted.
- **Conditional Notes:** Staff will work with the applicant to update the conditional notes of the plan. Some notes imply significant changes to the plan can take place without going back before the Town Board, and without the consent of other property owners of the development.
 - **UPDATE 4/28/25:** Several of the notes have been updated appropriately in the latest plan. However, the subdivision note still allows a potential 3rd party to purchase a portion of the subdivision and rezone it without owners of other portions of the subdivision's permission. Within a designed subdivision, changes to one part of the subdivision can have a significant effect on other parts even though they are not on the same tract. Open spaces, amenities, and accesses are examples. Therefore, staff recommends that removal or modification of significant common areas merit rezoning sign off from all owners in the development.
- **Architectural Standards:** Staff has made comments on the conceptual elevations submitted and are recommending specific commitments on what part of the concepts would be firm conditions to the application. Staff has forwarded some elements recommended in the 2040 plan as ideas such as front porches, recessed garages, etc.
 - **UPDATE 4/28/25:** The updated plan includes notes on Sheet RZ-208 the commits certain architectural standards for the units proposed. The notes commit to the "majority" of the units to have front porches, and the garages to be recessed 2 feet from the front porch.
- **Build-to-line:** The proposed build-to-line for the detached units are proposed to be larger than usual. Denser development and small lot residential units in Huntersville usually have build-to-lines closer to the street, making the development more walkable and urban. The applicants propose the standard minimum 10 foot *setback* of the ordinance allowing a larger 35-40 foot front build to line. Especially for the alley lots, this creates a difficult frontage scenario where the front door must connect a sidewalk to the street from a significant distance away. With multiple long front door sidewalks running parallel to each other, this creates an awkward frontage environment and is not recommended. To make the development more urban, walkable, and consistent with Huntersville development design, staff recommends the buildings be moved closer to the street. See an example of the discouraged long parallel sidewalks condition attached.
- **Affordable Housing Condition:** The applicants are offering 8 affordable units as a condition of their rezoning plan. The condition is to sell 8 for sale units to households earning no more than 100% of the area median income as published by the Department of Housing and Urban Development (HUD). However, these units are all located in a separate multi-family building in "Attached Building C" on Hedge Rose Trail. Rather than have all the affordable units located in one unique building type, staff recommends the affordable units appear the same as the rest of the development and be spread throughout the subdivision. In addition, clarification is needed on the intent of the later half of the conditional note on Sheet RZ-206. The wording could be read that after the first sale of the units, re-sale would not need to be affordable. Staff recommends deed restrictions on the units so they remain affordable in some form for the full 30 year period.



- **Utility Services:** A utility plan has been added to the updated rezoning set. To connect to water/sewer services, the applicants will need to obtain easements from adjacent off-site property owners. Those easements have not yet been obtained. Prior to the rezoning of the property, staff recommends a letter of willingness from the effected property owners be submitted, showing that an agreement is currently under consideration. Staff does not recommend a conditional rezoning plan be codified for a property where utility access not feasible.
- **On-street parking:** Article 5 of the ordinance requires on-street parking on at least one side of the street for lots less than 60 feet in width. The proposed plan has segments of streets with 50-foot-wide lots with no on-street parking. A modification note is recommended to be added to the plan.

PART 3: TRANSPORTATION ISSUES

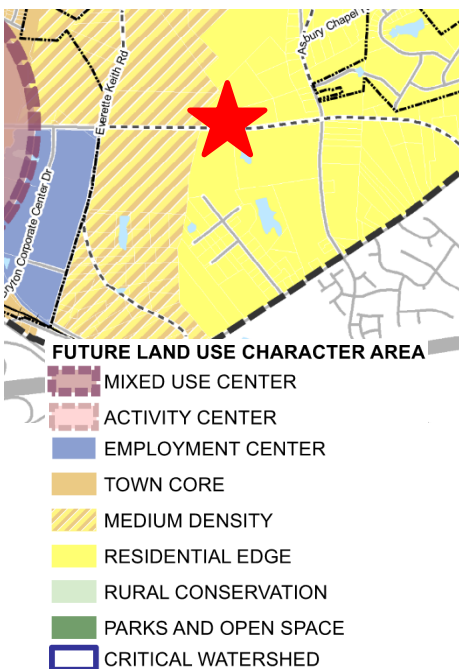
Traffic Impact Analysis (TIA)

- A Town TIA for the proposed project was required, submitted and accepted by Town Engineering. See the updated engineering memo for details and the recommended mitigation in the agenda packet. No off-site mitigation was required.

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 – “Medium Density and Residential Edge”



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.



Residential Edge

The Residential Edge character areas provide transition from higher-density areas to lower-density areas. New development has mostly single-family homes with some attached residential possible. Average densities are 1.5 unit/acre. Policies are included in the Plan that clarify open space requirements and priorities. Flexibility in lot sizes and housing types is possible with higher amounts of quality open space.

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 properties proposed are located in the Medium Density and Residential Edge future land use character area. The Residential Edge character area recommends about 1.5 units per acre density and the Medium Density recommends roughly 1-3 units per acre. The proposed plan meets these density recommendations (est 2.5 units/acre). However please see the discussion below on the Eastfield Road Small Area Plan that gives more specific density recommendations for this area.
- **Policy LU 10:** Encourage a diversity of housing options.
 - STAFF COMMENT: The application includes varied housing types and lots including townhomes, detached cottage units (27-foot-wide lots), standard small lots (50-foot-wide lots) and larger lots (100-foot-wide lots).
- **Policy LU 5:** Focus more intense development in locations that can support growth
 - STAFF COMMENT: The main entrances to the development would be on two different thoroughfares, Hambright Road and Everett Keith Drive. These roads have access to Old Statesville and Eastfield Road.
 - However, please see the discussion below regarding the Eastfield Road Small Area Plan and the recommended infrastructure for this area.

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

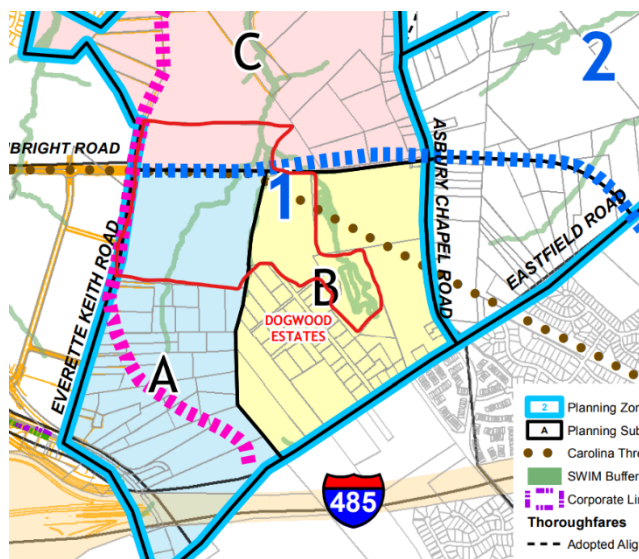
- **Policy LU 7.1:** Improve Connectivity for Pedestrians and Vehicles.
 - STAFF COMMENT (UPDATE 4/28/25): The updated plan has added two internal streets so that all minimum block length requirements are being met. However, most of the alleys are either dead ends or one way in/one way out accesses. This lack of vehicular connectivity is not recommended. Additionally, the development is generally segmented into 3 different sections by the thoroughfare, and by the stream. Further vehicle and/or pedestrian connections to integrate these sections are encouraged.
- **Policy LU 8.2:** Achieve higher design standards through flexibility.
 - STAFF COMMENT (UPDATE 4/28/25): The applicants are asking for modifications and flexibility to the zoning ordinance for buffer disturbances and likely the requirement to have parking on at least one side of all streets. Flexibility is also being requested to deviate from the densities and recommendations of the Eastfield Road Small Area Plan. The applicants are proposing the following higher design standards to achieve this flexibility:
 - Build Hambright Road extension through their property an estimated 800 feet further than required for their plan.
 - Provide eight (8) affordable housing units as part of the development (see discussion in part 2 above).
 - Dedicate the pond area to the Town for a public park.
 - Highly amenitized open space throughout the development.
 - Although staff appreciates the efforts and design put into the updated rezoning plan, staff recommends the design of the site has not reached a commensurate level with the modifications and inconsistencies of the Huntersville 2040 Plan and Eastfield Road Small Area Plan.
- **Policy LU-9:** Residential design principles
 - STAFF COMMENT (UPDATE 4/28/25): This policy recommends front porches and recessed garages for residential homes, as well as alley access for lots less than 60 feet in width. Notes have been added to Sheet

RZ-208 committing to “most” of the single-family homes having front porches and garages being recessed 2 feet from the front porch. Clarification is needed on what is intended by these notes as a 2-foot recession from the front porch could still protrude from the main front façade of the home. Additionally, many of the detached single-family lots are less than 60 feet wide and do not have alley access.

- **Policy LU-11: Protect Existing Housing Stock**

- **STAFF COMMENT:** This policy recommends blending in with the existing adjacent neighborhoods to protect them from potential negative impacts of development. Massing, setback, and scale therefore should be similar to the Dogwood Neighborhood on that side of the development. Many of the lots in the Dogwood neighborhood have close to half acre lots (21,000 sqft / 150 feet wide). The proposed lots immediately adjacent to Dogwood Lane are maximum 12,000 sqft / 100 feet wide, with 50-foot-wide lots a block away. To blend better with the existing neighborhood, staff recommends larger lots in this area. See also the Eastfield Road Small Area Plan recommendations below.

Eastfield Road Small Area Plan



C North of Hambricht Road, it is recommended that the current TR zoning designation be maintained, until such time as Hambricht Road is extended to Eastfield Road. At that time, it may be appropriate to consider changes to existing zoning.

A East of Everett Keith Road and south of the proposed Hambricht Road alignment, office, light industry & multifamily (apartments, townhomes and other attached for sale units), with limited commercial/retail to support the primary office & light industrial uses, are recommended. Multi-family uses would be an appropriate transition between the existing Dogwood Estates neighborhood & the more intensive proposed office/ industrial uses to the west.

B South of Hambricht Road, continuation of the residential densities within the Dogwood Estates neighborhood (approximately 1 unit/acre) and east to Asbury Chapel Road are recommended. At such time as Hambricht Road is extended, it may be appropriate to consider changes to existing zoning.

The Eastfield Road Small Area Plan **DOES** support the plan through the following sections:

- Land Use Recommendation – Planning Zone 1-A
 - **STAFF COMMENT:** This planning zone (in blue above) calls for a mixture of uses; commercial, industry, and residential. Further to the south of the proposed development, a rezoning was approved for flex space industrial that is currently under construction. The proposed residential in this application would therefore be consistent with the overall theme of providing a mixture of residential and commercial uses in the area.

The Eastfield Road Small Area Plan **DOES NOT** support the plan through the following sections:

- Land Use Recommendation – Planning Zone 1-C
 - **STAFF COMMENT:** This planning zone (in pink above) calls for the density of the area to remain until Hambricht Road is extended to Eastfield Road. Therefore, increasing the intensity from Transitional Residential to Neighborhood Residential zoning as proposed, without extending Hambricht Road to Eastfield Road would conflict with the Eastfield Road Small Area Plan.

- Land Use Recommendation – Planning Zone 1- B
 - **Staff Comment:** This planning zone (in yellow above) calls for the density to remain similar to the Dogwood Lane neighborhood (around one unit/acre) until such time that Hambright Road is extended to Eastfield Road. The establishment of 50-foot-wide lots and increasing the density to over one unit an acre on the eastern portion of the development would conflict with the Eastfield Road Small Area Plan.

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

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

STAFF COMMENT:

To the west of the subject property is the Bryton mixed use development that is approved generally as a Transit Oriented Development (TOD). Included in that development is multi-family residential, industrial, and commercial. Therefore, higher density residential development as proposed would not be out of character with the eastern border of the Bryton development, which is commercial/industrial use. In fact, the proposed development gradually lowering the intensity away from the intersection of Alexandriana and Old Statesville Road provides for a logical land use transition to lower intensity. However, to the east of the proposed development exists very low density residential as discussed above and in the Eastfield Road Small Area Plan. Staff recommends that the small lot development proposed adjacent to the existing neighborhood could blend in better with the existing development than currently shown. Larger lots, strategically placed open space, and amended street design could assist with that endeavor.

- 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 was required, reviewed, and accepted by Town Engineering. Please see the updated memorandum report from Engineering attached in the agenda packet.
- A willingness to serve letter from Charlotte Water has not been received for the proposed development. Notes on the plan show a potential off-site connection to the Trails End subdivision to the north.
 - An email from the applicant has been submitted showing that Charlotte Water is requesting complete design of the utility connection prior to issuing capacity assurance for the Rocky River basin.
- Staff has no other indication that the proposed use will adversely affect the adequacy of public facilities.

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

STAFF COMMENT:

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

PART 5: STAFF RECOMMENDATION – UPDATE 4/28/25

Staff is open to the general intensification of portions of the site closest to Bryton with frontage and access immediately along existing thoroughfares. However, where the intensification is and how the development is designed staff recommends is currently in conflict with ordinance standards and long-range plans, as described in parts 2 and 4 of the staff report. Therefore, staff does not currently recommend approval of the plan.

With the following design amendments/additions, staff could support the application:

1. Increased connectivity through the development is achieved. Better connected alleys and accommodation of the greenways through various segments of the development is recommended.
2. A phasing plan is submitted showing sequential and logical development of infrastructure.
3. A modification of the conditional subdivision note.
4. A reduction in detached house build to lines closer to the street.
5. Ten (10) affordable housing units are spread out through the proposed development and deed restricted for 30 years.
6. Utility connection feasibility is secured.
7. Dedication of the pond land to the Town is accepted.
8. One hundred (100) foot wide lots are expanded north to Ruby Falls Drive.
9. Minor comments from staff are addressed.

PART 6: PUBLIC HEARING COMMENTS

A Public Hearing is scheduled for May 6, 2025.

PART 7: PLANNING BOARD RECOMMENDATION

Planning Board is scheduled for May 27, 2025.

PART 8: TOWN BOARD CONSIDERATION

Town Board consideration is scheduled for June 17, 2025.

PART 9: ATTACHMENTS/ENCLOSURES

Attachments

- Rezoning Application
- R24-07 Rezoning Plan
- Neighborhood Meeting Report
- Engineering Report
- TIA Determination

PART 10: CONSISTENCY STATEMENT – R24-07 Everett Keith Residential

Planning Department	Planning Board	Board of Commissioners
APPROVAL: N/A	APPROVAL: In considering the proposed rezoning application R24-07, Everett Keith Residential, the Planning Board recommends approval based on the Plan being consistent with <u>(insert applicable plan reference)</u>. <u>It is reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>	APPROVAL: In considering the proposed rezoning application R24-07, Everett Keith Residential, the Town Board recommends approval based on the Plan being consistent with <u>(insert applicable plan reference)</u>. <u>It is reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>
DENIAL: In considering the proposed rezoning application R24-07 Everett Keith Residential, staff recommends denial of the application as the plan is inconsistent with Policies LU 7, LU 7.1, LU 8.2, LU 9, and LU-11 of the Huntersville 2040 Plan, as well as the land use recommendations of the Eastfield Road Small Area Plan. It is not reasonable and in the public interest to approve the Rezoning Plan because the plan does not follow the land use recommendations of the Eastfield Road Small Area Plan, the design recommendations of the Huntersville 2040 Plan, and is not sensitive to the context of existing neighborhoods.	DENIAL: In considering the proposed rezoning application R24-07, Everett Keith Residential, the Planning Board recommends denial based on the Plan being <u>(consistent OR inconsistent) with (insert applicable plan reference)</u>. <u>It is not reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>	DENIAL: In considering the proposed rezoning application R24-07 Everett Keith Residential, the Town Board recommends denial based on the Plan being <u>(consistent OR inconsistent) with (insert applicable plan reference)</u>. <u>It is not reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>



Town Engineering Rezoning Comment Summary
R24-7 Everett Keith Residential (CSP-500029)
11430 Dogwood Ln (PID 01916129, 01916201, & 01916202)
Huntersville, NC 28078

General Project Information

This proposed rezoning is located at the intersection of Hambright Road (SR-2117) and Everett Keith Road (SR-2458). The development encompasses 106 acres and proposes 259 total units (76 single family attached, 183 single family detached). This project is constructing a portion of the Hambright Road Extension that is needed for the development and dedicating the remaining right-of-way for the alignment on the parcel.

Engineering Staff Comments

Traffic Impact Analysis (TIA):

A TIA was required based on the proposed uses and intensities of the development being over the thresholds identified in Article 14 of the Zoning Ordinance. A TIA was submitted to the Town on February 27 and was found to be acceptable as a final version by staff on March 14.

The TIA recommends that Hambright Road should be extended for the length of the site frontage to the extent permitted by the Town, NCDOT, and Duke Energy. It recommends that a fee in lieu be paid for the portion of Hambright Road extension with the site not permitted to be built. It also recommends that left-turn lanes be constructed on Hambright Road in both directions at the future site access (Access B in the TIA) just to the east of Everett Keith Road to accommodate future traffic. The recommended laneage figure from the TIA is attached.

Transportation and Stormwater:

- 1) A typical road section is to be provided for Everett Keith Road with proposed improvements.
- 2) The proposed post-construction controls easement (PCCE) must meet the criteria in 2.4.2 of the Huntersville Water Quality Manual, and connect to public right-of-way (ROW).
 - a. The proposed PCCE is also to extend 10' from the toe of fill embankments where possible.
- 3) Fill is not permitted within the 35' SWIM buffer on site.
- 4) Proposed street tree locations are subject to change during preliminary plan review, in order to be compliant with the Town standards and the NCDOT planting guidelines.



Signalized Intersection

Modify Traffic Signal

Unsignalized Intersection

Right-In/Right-Out Intersection

Existing Lane

Recommended Improvement

X'

Storage (In Feet)

LEGEND

IMPACT

Designs, Inc.

Everett Keith Road Residential

Huntersville, NC

Proposed Lane Configurations and

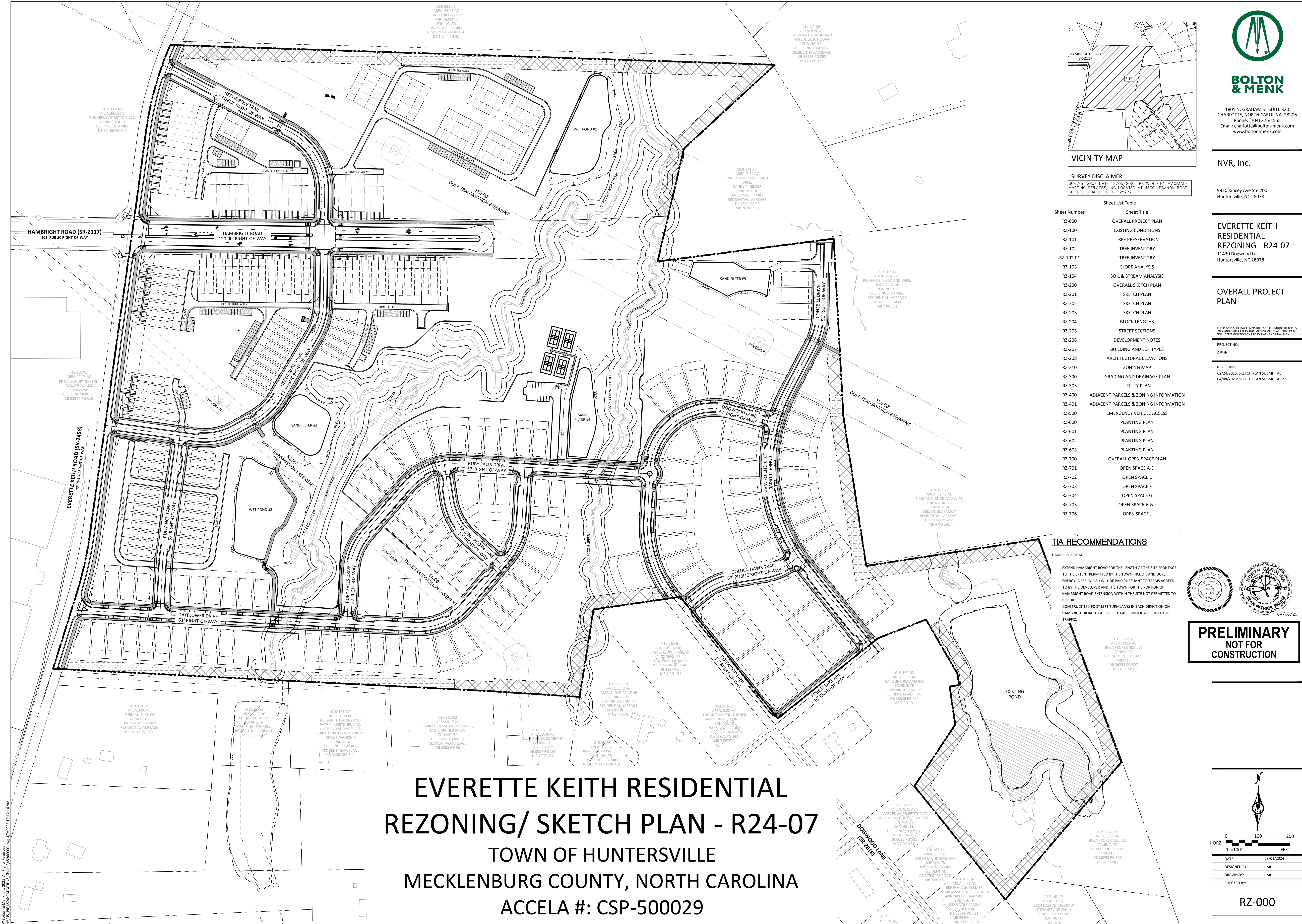
Traffic Control

Scale: Not to Scale

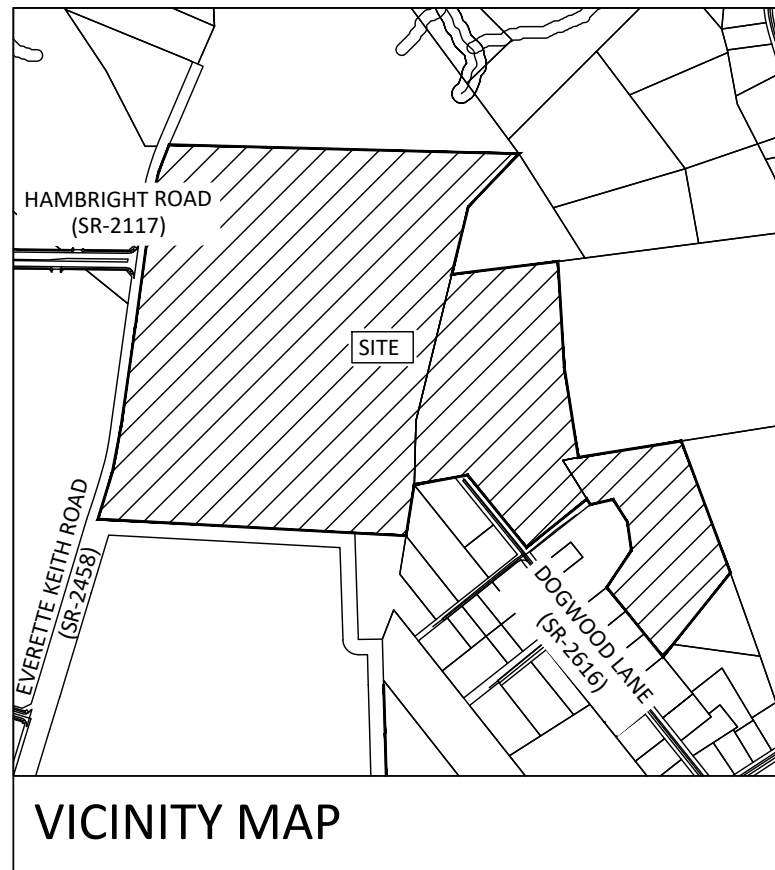
Figure

10

© Bolton & Menk, Inc. 2023. All Rights Reserved.
H:\CSP - PH\48901\01\2013 - SHEET\48901000.dwg 4/29/2025 10:12:16 AM



EVERETTE KEITH RESIDENTIAL
REZONING/ SKETCH PLAN - R24-07
TOWN OF HUNTERSVILLE
MECKLENBURG COUNTY, NORTH CAROLINA
ACCELA #: CSP-500029

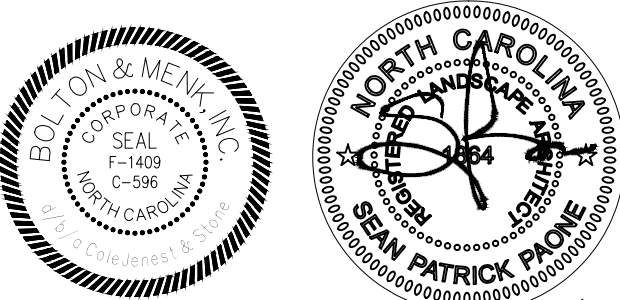


SURVEY DISCLAIMER
SURVEY ISSUE DATE: 12/05/2023. PROVIDED BY AVOIIMAGE
MAPPING SERVICES, INC. LOCATED AT 4600 LEBANON ROAD,
SUITE E CHARLOTTE, NC 28227.

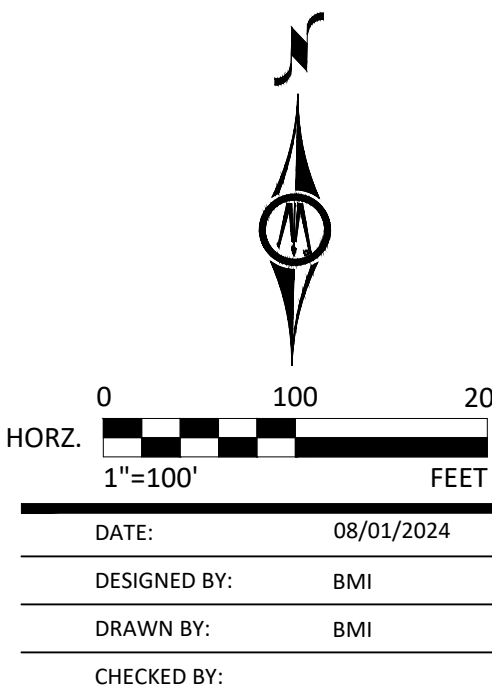
Sheet List Table	
Sheet Number	Sheet Title
RZ-000	OVERALL PROJECT PLAN
RZ-100	EXISTING CONDITIONS
RZ-101	TREE PRESERVATION
RZ-102	TREE INVENTORY
RZ-102.01	TREE INVENTORY
RZ-103	SLOPE ANALYSIS
RZ-104	SOIL & STREAM ANALYSIS
RZ-200	OVERALL SKETCH PLAN
RZ-201	SKETCH PLAN
RZ-202	SKETCH PLAN
RZ-203	SKETCH PLAN
RZ-204	BLOCK LENGTHS
RZ-205	STREET SECTIONS
RZ-206	DEVELOPMENT NOTES
RZ-207	BUILDING AND LOT TYPES
RZ-208	ARCHITECTURAL ELEVATIONS
RZ-210	ZONING MAP
RZ-300	GRADING AND DRAINAGE PLAN
RZ-305	UTILITY PLAN
RZ-400	ADJACENT PARCELS & ZONING INFORMATION
RZ-401	ADJACENT PARCELS & ZONING INFORMATION
RZ-500	EMERGENCY VEHICLE ACCESS
RZ-600	PLANTING PLAN
RZ-601	PLANTING PLAN
RZ-602	PLANTING PLAN
RZ-603	PLANTING PLAN
RZ-700	OVERALL OPEN SPACE PLAN
RZ-701	OPEN SPACE A-D
RZ-702	OPEN SPACE E
RZ-703	OPEN SPACE F
RZ-704	OPEN SPACE G
RZ-705	OPEN SPACE H & I
RZ-706	OPEN SPACE J

TIA RECOMMENDATIONS

- EXTEND HAMBRICHT ROAD FOR THE LENGTH OF THE SITE FRONTAGE TO THE EXTENT PERMITTED BY THE TOWN, NCDD, AND DUKE ENERGY. A FEE-IN-SITU WILL BE PAID PURSUANT TO TERMS AGREED TO BY THE DEVELOPER AND THE TOWN FOR THE PORTION OF HAMBRICHT ROAD EXTENSION WITHIN THE SITE NOT PERMITTED TO BE BUILT.
- CONSTRUCT 150-FOOT LEFT TURN LANES IN EACH DIRECTION ON HAMBRICHT ROAD TO ACCESS B TO ACCOMMODATE FOR FUTURE TRAFFIC.



**PRELIMINARY
NOT FOR
CONSTRUCTION**



RZ-000

EVERETTE KEITH
RESIDENTIAL
REZONING - R24-07
11430 Dogwood Ln
Huntersville, NC 28078

**OVERALL PROJECT
PLAN**

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS,
LOTS, AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO
FINAL DETERMINATION ON PRELIMINARY AND FINAL PLANS.

PROJECT NO:
4896

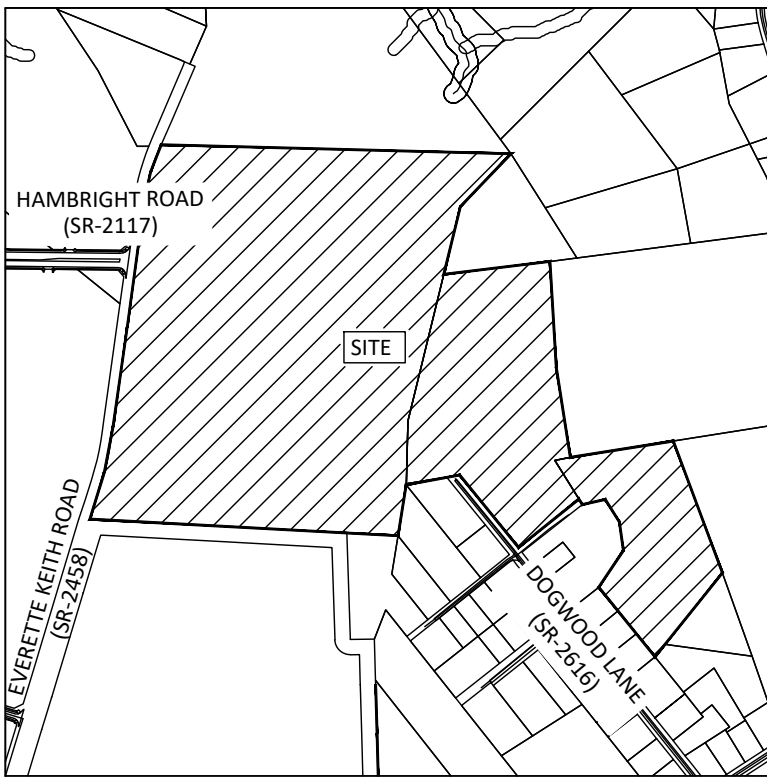
REVISIONS:
02/24/2025: SKETCH PLAN SUBMITTAL
04/08/2025: SKETCH PLAN SUBMITTAL 2

NVR, Inc.

9920 Kincey Ave Ste 200
Huntersville, NC 28078

1801 N. GRAHAM ST SUITE 320
CHARLOTTE, NORTH CAROLINA 28206
Phone: (704) 376-1555
Email: charlotte@bolton-menk.com
www.bolton-menk.com





SURVEY DISCLAIMER(S)
SURVEY ISSUE DATE 12/05/2023. PROVIDED BY AVOIIMAGE
MAPPING SERVICES, INC. LOCATED AT 4600 LEBANON ROAD,
SUITE E CHARLOTTE, NC 28227.
ENVIRONMENTAL SURVEY ISSUE DATE 11/09/2023.
PROVIDED BY WETLANDS AND WATER, INC. LOCATED AT
4108 LB PROSP DRIVE, CONOVER, NC 28613

- LEGEND**
- LOCAL HIGH POINTS
 - DRAINAGE FLOW DIRECTION
 - EXISTING TREE CANOPY LINE
 - ZONING/PROPERTY BOUNDARY
 - EXISTING SPECIMEN TREE
 - EXISTING NON-SPECIMEN TREES
 - JURISDICTIONAL WETLAND AREAS



**PRELIMINARY
NOT FOR
CONSTRUCTION**

0 100 200
HORIZ. SCALE FEET
DATE: 08/01/2024
DESIGNED BY: BMI
DRAWN BY: BMI
CHECKED BY:

RZ-100



**BOLTON
& MENK**

1801 N. GRAHAM ST SUITE 320
CHARLOTTE, NORTH CAROLINA 28206
Phone: (704) 376-1555
Email: charlotte@bolton-menk.com
www.bolton-menk.com

NVR, Inc.

9920 Kincey Ave Ste 200
Huntersville, NC 28078

**EVERETTE KEITH
RESIDENTIAL
REZONING - R24-07**
11430 Dogwood Ln
Huntersville, NC 28078

**EXISTING
CONDITIONS**

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS,
UTILITIES AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO
FINAL DETERMINATION ON PRELIMINARY AND FINAL PLANS

PROJECT NO:
4896

REVISIONS:
02/24/2025: SKETCH PLAN SUBMITTAL
04/08/2025: SKETCH PLAN SUBMITTAL 2



TREE PRESERVATION + CANOPY

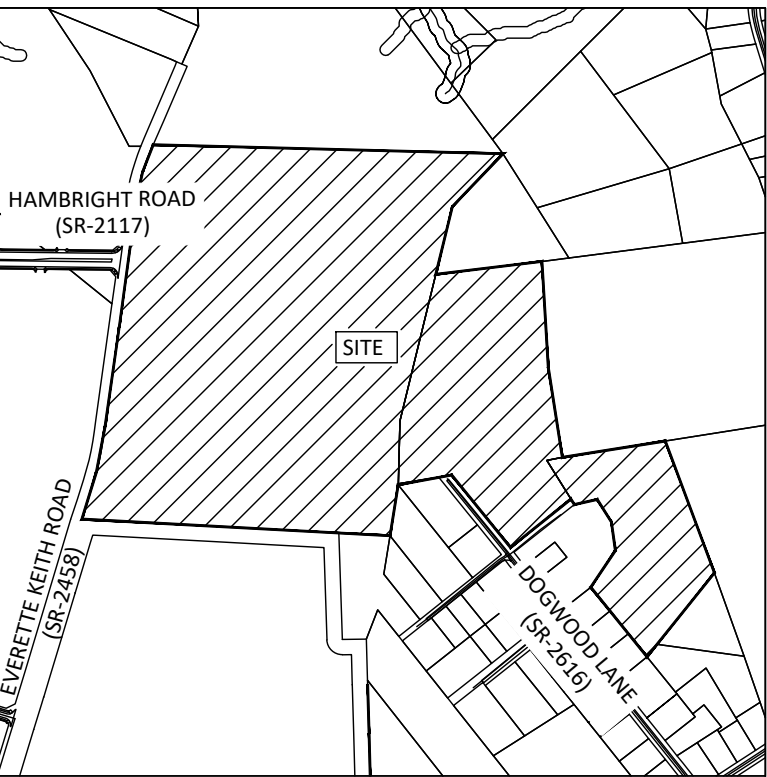
SPECIMEN TREES
SPECIMEN TREES ON-SITE : 288
REQUIRED SPECIMEN TREES PRESERVED: 29 (10% OF ON-SITE SPECIMEN TREES PER NR)
SPECIMEN TREES PRESERVED: 141 (58.96% OF TOTAL ON-SITE SPECIMEN TREES)*

TREE CANOPY
TOTAL SITE AREA: ± 106 ACRES
AREA OF EXISTING ON-SITE TREE CANOPY: ± 83.53 ACRES (78.8% OF SITE AREA)
TREE CANOPY REQUIRED TO BE PRESERVED BY DISTRICT: ± 10.60 ACRES (10% OF TOTAL SITE AREA - NR)
TOTAL TREE CANOPY PRESERVED: ± 17.86 ACRES (16.8% OF TOTAL SITE)*

SEE SHEET RZ-102 & 102.01 FOR DETAILED TREE INVENTORY.

SPECIMEN TREE ARE DEFINED AS:
- LARGE HARDWOODS (E.G. OAKS, POPLARS, MAPLES, ETC.) IN GOOD OR BETTER CONDITION WITH A DBH OF 14" OR GREATER.
- SMALLER UNDERSTORY TREES (E.G. DOGWOODS, REDBUDS, SOURWOODS, PERSIMMONS, ETC.) IN GOOD OR BETTER CONDITION WITH A DBH OF 12" OR GREATER.

*NOTE: EXISTING SPECIMEN TREES MAY BE REMOVED AS A PART OF THE FINAL HAMBRIGHT ROAD IMPROVEMENTS ALIGNMENT. ALIGNMENT TO BE DETERMINED IN FUTURE PROCESS.



VICINITY MAP

SURVEY DISCLAIMER

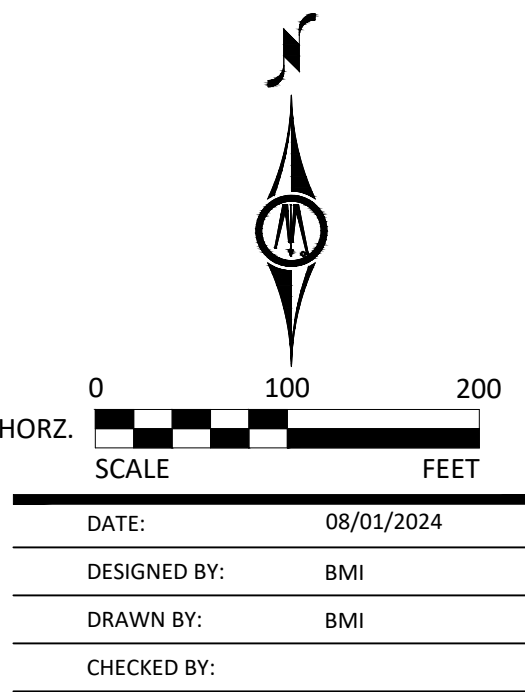
SURVEY ISSUE DATE: 12/05/2023. PROVIDED BY AVOIAGE MAPPING SERVICES, INC. LOCATED AT 4600 LEBANON ROAD, SUITE E, CHARLOTTE, NC 28277.

LEGEND

SYMBOL	
	EXISTING TREE CANOPY LINE
	EXISTING TREE CANOPY TO REMAIN
	EXISTING SPECIMEN TREE TO REMAIN
	EXISTING SPECIMEN TREE TO BE REMOVED
	ZONING/PROPERTY BOUNDARY
	LIMITS OF DISTURBANCE
	TREE CANOPY TO BE SAVED
	TREE CANOPY TO BE REMOVED
	TREE PROTECTION FENCE



**PRELIMINARY
NOT FOR
CONSTRUCTION**





**BOLTON
& MENK**

1801 N. GRAHAM ST SUITE 320
CHARLOTTE, NORTH CAROLINA 28206
Phone: (704) 376-1555
Email: charlotte@bolton-menk.com
www.bolton-menk.com

NVR, Inc.

9920 Kincey Ave Ste 200
Huntersville, NC 28078

EVERETTE KEITH
RESIDENTIAL
REZONING - R24-07
11430 Dogwood Ln
Huntersville, NC 28078

TREE INVENTORY

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROWS,
EXISTING AND PROPOSED IMPROVEMENTS ARE SUBJECT TO
FINAL DETERMINATION ON PRELIMINARY AND FINAL PLANS.

PROJECT NO:
4896

REVISIONS:
02/24/2025: SKETCH PLAN SUBMITTAL
04/08/2025: SKETCH PLAN SUBMITTAL 2



**PRELIMINARY
NOT FOR
CONSTRUCTION**

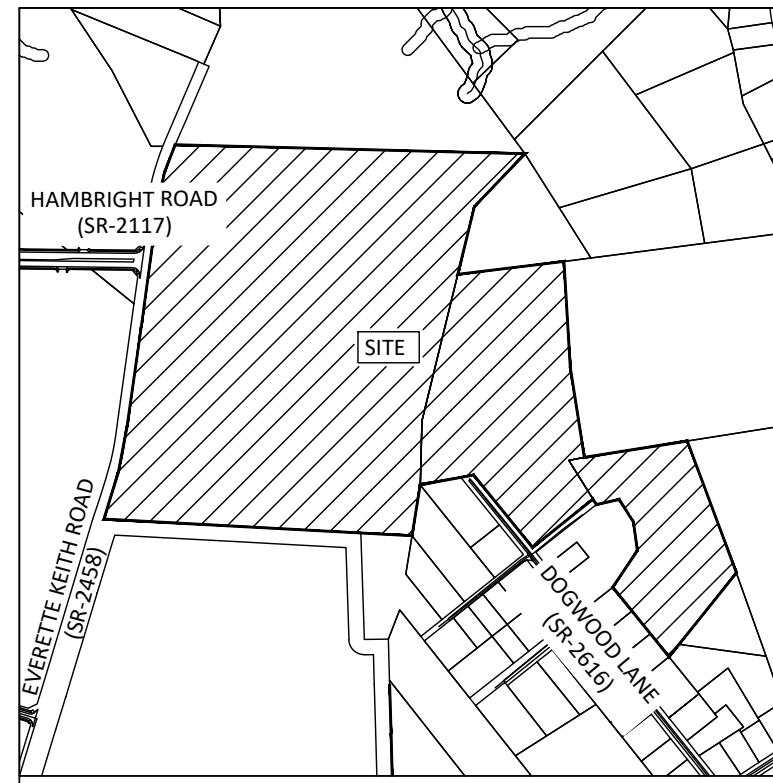
DATE: 08/01/2024

DESIGNED BY: BMI

DRAWN BY: BMI

CHECKED BY:

RZ-102



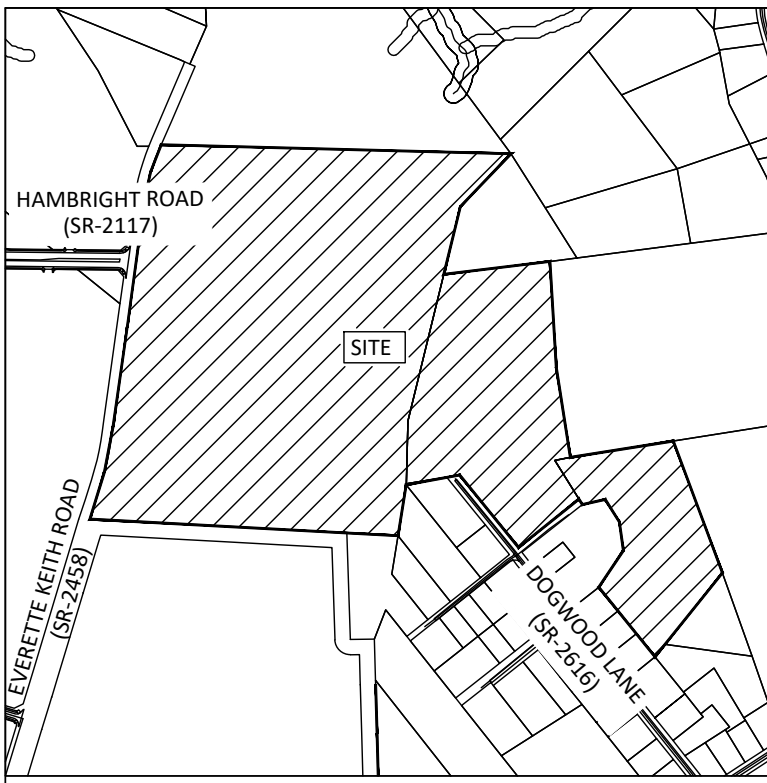
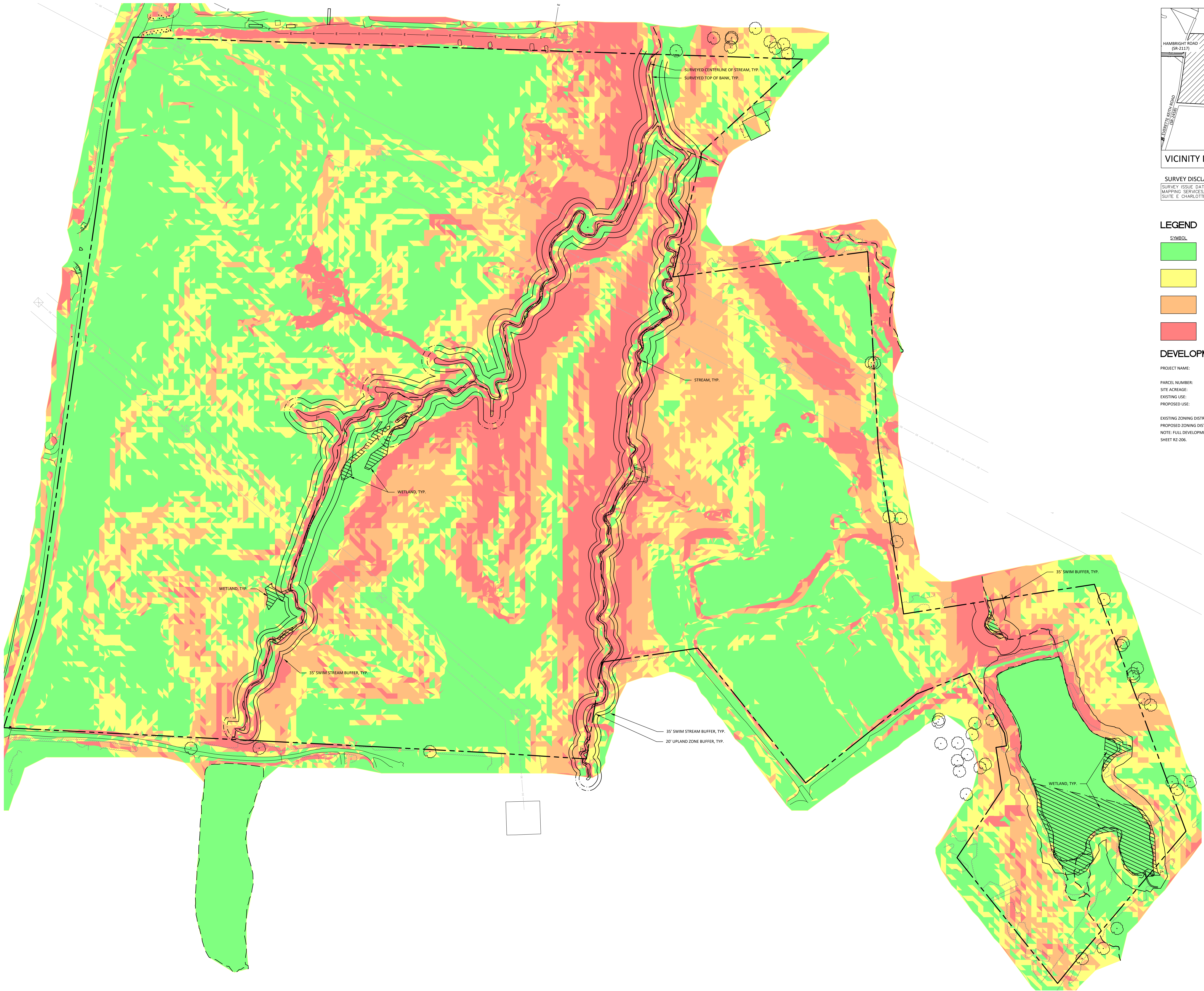
VICINITY MAP

SURVEY DISCLAIMER

SURVEY ISSUE DATE 12/05/2023. PROVIDED BY AVOIAGE
MAPPING SERVICES, INC. LOCATED AT 4600 LEBANON ROAD,
SUITE E CHARLOTTE, NC 28227.

Hambright - Tree Survey Report				Hambright - Tree Survey Report				Hambright - Tree Survey Report				Hambright - Tree Survey Report				Hambright - Tree Survey Report				Hambright - Tree Survey Report				Hambright - Tree Survey Report							
Tree #	SPECIES	DESCRIPTION	STATUS	Tree #	SPECIES	DESCRIPTION	STATUS	Tree #	SPECIES	DESCRIPTION	STATUS	Tree #	SPECIES	DESCRIPTION	STATUS	Tree #	SPECIES	DESCRIPTION	STATUS	Tree #	SPECIES	DESCRIPTION	STATUS	Tree #	SPECIES	DESCRIPTION	STATUS	Tree #	SPECIES	DESCRIPTION	STATUS
1	24" PINE	SPECIMEN	REMOVE	111	36" OAK	SPECIMEN	SAVE	229	24" OAK	SPECIMEN	REMOVE	343	12" PINE	NON-SPECIMEN	REMOVE	444	12" OAK	NON-SPECIMEN	SAVE	544	16" OAK	NON-SPECIMEN	SAVE	645	20" SPLIT PINE	NON-SPECIMEN	REMOVE	745	12" PINE	NON-SPECIMEN	REMOVE
2	24" PINE	SPECIMEN	REMOVE	112	24" OAK	SPECIMEN	REMOVE	230	24" OAK	SPECIMEN	REMOVE	344	12" OAK	NON-SPECIMEN	REMOVE	445	12" OAK	NON-SPECIMEN	SAVE	545	16" OAK	NON-SPECIMEN	SAVE	646	12" PINE	NON-SPECIMEN	REMOVE	746	12" PINE	NON-SPECIMEN	REMOVE
3	30" OAK	SPECIMEN	REMOVE	113	30" SPLIT OAK	SPECIMEN	REMOVE	231	24" OAK	SPECIMEN	REMOVE	345	12" OAK	NON-SPECIMEN	REMOVE	446	12" OAK	NON-SPECIMEN	REMOVE	546	16" OAK	NON-SPECIMEN	SAVE	647	12" OAK	NON-SPECIMEN	REMOVE	747	12" OAK	NON-SPECIMEN	REMOVE
4	24" OAK	SPECIMEN	REMOVE	114	40" SPLIT OAK	SPECIMEN	REMOVE	232	24" OAK	SPECIMEN	REMOVE	346	18" SPLIT CEDAR	NON-SPECIMEN	REMOVE	447	12" PINE	NON-SPECIMEN	SAVE	547	14" OAK	NON-SPECIMEN	REMOVE	648	12" OAK	NON-SPECIMEN	REMOVE	748	12" PINE	NON-SPECIMEN	REMOVE
5	46" SPLIT OAK	SPECIMEN	SAVE	115	24" OAK	SPECIMEN	REMOVE	233	24" OAK	SPECIMEN	REMOVE	347	20" SPLIT OAK	NON-SPECIMEN	SAVE	448	15" OAK	NON-SPECIMEN	SAVE	548	14" BLACK CHERRY	NON-SPECIMEN	REMOVE	649	12" OAK	NON-SPECIMEN	REMOVE	749	12" OAK	NON-SPECIMEN	REMOVE
6	36" SPLIT OAK	SPECIMEN	SAVE	116	30" SPLIT OAK	SPECIMEN	SAVE	234	32" OAK	SPECIMEN	REMOVE	348	12" CEDAR	NON-SPECIMEN	REMOVE	449	15" PINE	NON-SPECIMEN	SAVE	549	12" BLACK CHERRY	NON-SPECIMEN	REMOVE	650	12" PINE	NON-SPECIMEN	REMOVE	750	12" PINE	NON-SPECIMEN	REMOVE
7	30" SPLIT OAK	SPECIMEN	REMOVE	117	24" OAK	SPECIMEN	SAVE	235	24" OAK	SPECIMEN	REMOVE	349	12" SPLIT OAK	NON-SPECIMEN	REMOVE	450	15" PINE	NON-SPECIMEN	REMOVE	550	16" OAK	NON-SPECIMEN	REMOVE	651	12" OAK	NON-SPECIMEN	REMOVE	751	28" SPLIT OAK	SPECIMEN	REMOVE
8	24" PINE	SPECIMEN	REMOVE	118	24" PINE	SPECIMEN	REMOVE	236	32" SPLIT OAK	SPECIMEN	REMOVE	350	15" CEDAR	NON-SPECIMEN	REMOVE	451	15" PINE	NON-SPECIMEN	SAVE	551	12" OAK	NON-SPECIMEN	REMOVE	652	12" OAK	NON-SPECIMEN	REMOVE	752	16" SPLIT OAK	NON-SPECIMEN	REMOVE
9	24" OAK	SPECIMEN	SAVE	119	30" SPLIT OAK	SPECIMEN	SAVE	237	32" SPLIT OAK	SPECIMEN	REMOVE	351	12" PINE	NON-SPECIMEN	REMOVE	452	22" SPLIT OAK	NON-SPECIMEN	SAVE	552	12" PINE	NON-SPECIMEN	REMOVE	653	14" OAK	NON-SPECIMEN	REMOVE	753	12" OAK	NON-SPECIMEN	REMOVE
10	24" OAK	SPECIMEN	SAVE	120	24" OAK	SPECIMEN	SAVE	238	24" OAK	SPECIMEN	REMOVE	352	20" SPLIT OAK	NON-SPECIMEN	REMOVE	453	12" OAK	NON-SPECIMEN	SAVE	553	14" OAK	NON-SPECIMEN	REMOVE	654	12" PINE	NON-SPECIMEN	REMOVE	754	15" SPLIT OAK	NON-SPECIMEN	SAVE
11	24" OAK	SPECIMEN	SAVE	121	24" OAK	SPECIMEN	SAVE	239	30" SPLIT OAK	SPECIMEN	REMOVE	353	12" SPLIT PINE	NON-SPECIMEN	REMOVE	454	12" OAK	NON-SPECIMEN	SAVE	554	14" OAK	NON-SPECIMEN	REMOVE	655	12" PINE	NON-SPECIMEN	REMOVE	755	12" CEDAR	NON-SPECIMEN	REMOVE
12	30" SPLIT MAPLE	SPECIMEN	REMOVE	122	24" OAK	SPECIMEN	SAVE	240	24" MAPLE	SPECIMEN	REMOVE	354	12" SPLIT PINE	NON-SPECIMEN	REMOVE	455	15" OAK	NON-SPECIMEN	SAVE	555	12" OAK	NON-SPECIMEN	REMOVE	656	12" OAK	NON-SPECIMEN	REMOVE	756	12" PINE	NON-SPECIMEN	REMOVE
13	24" OAK	SPECIMEN	REMOVE	123	24" OAK	SPECIMEN	SAVE	241	24" OAK	SPECIMEN	SAVE	456	12" SPLIT OAK	NON-SPECIMEN	REMOVE	456	12" OAK	NON-SPECIMEN	REMOVE	556	12" OAK	NON-SPECIMEN	REMOVE	657	12" OAK	NON-SPECIMEN	REMOVE	757	18" SPLIT PINE	NON-SPECIMEN	REMOVE
14	24" OAK	SPECIMEN	REMOVE	124	24" OAK	SPECIMEN	REMOVE	242	24" OAK	SPECIMEN	SAVE	356	12" SPLIT OAK	NON-SPECIMEN	REMOVE	457	12" OAK	NON-SPECIMEN	SAVE	557	12" OAK	NON-SPECIMEN	REMOVE	658	12" OAK	NON-SPECIMEN	REMOVE	758	12" PINE	NON-SPECIMEN	REMOVE
15	24" OAK	SPECIMEN	REMOVE	125	24" SPLIT MAPLE	SPECIMEN	REMOVE	243	24" OAK	SPECIMEN	SAVE	357	12" PINE	NON-SPECIMEN	REMOVE	458	15" OAK	NON-SPECIMEN	REMOVE	558	12" OAK	NON-SPECIMEN	REMOVE	659	12" PINE	NON-SPECIMEN	REMOVE	759	12" PINE	NON-SPECIMEN	REMOVE
16	24" OAK	SPECIMEN	REMOVE	126	24" PINE	SPECIMEN	REMOVE	244	24" OAK	SPECIMEN	SAVE	358	22" SPLIT OAK	NON-SPECIMEN	REMOVE	459	15" OAK	NON-SPECIMEN	REMOVE	559	12" OAK	NON-SPECIMEN	REMOVE	660	18" SPLIT OAK	NON-SPECIMEN	REMOVE	760	12" PINE	NON-SPECIMEN	REMOVE
17	30" OAK	SPECIMEN	SAVE	127	24" OAK	SPECIMEN	SAVE	247	24" OAK	SPECIMEN	SAVE	359	16" SPLIT OAK	NON-SPECIMEN	REMOVE	460	15" PINE	NON-SPECIMEN	SAVE	560	15" PINE	NON-SPECIMEN	REMOVE	661	12" PINE	NON-SPECIMEN	REMOVE	761	12" PINE	NON-SPECIMEN	REMOVE
18	24" OAK	SPECIMEN	SAVE	128	30" OAK	SPECIMEN	SAVE	258	24" PINE	SPECIMEN	REMOVE	360	28" SPLIT OAK	SPECIMEN	REMOVE	461	12" OAK	NON-SPECIMEN	SAVE	561	16" OAK	NON-SPECIMEN	REMOVE	662	12" PINE	NON-SPECIMEN	REMOVE	762	12" PINE	NON-SPECIMEN	REMOVE
19	30" OAK	SPECIMEN	SAVE	129	24" OAK	SPECIMEN	SAVE	259	24" PINE	SPECIMEN	REMOVE	462	12" SPLIT OAK	NON-SPECIMEN	REMOVE	462	12" PINE	NON-SPECIMEN	REMOVE	562	12" PINE	NON-SPECIMEN	REMOVE	663	12" PINE	NON-SPECIMEN	REMOVE	763	12" PINE	NON-SPECIMEN	REMOVE
20	24" OAK	SPECIMEN	SAVE	130	24" OAK	SPECIMEN	SAVE	260	30" OAK	SPECIMEN	SAVE	362	16" OAK	NON-SPECIMEN	REMOVE	463	12" OAK	NON-SPECIMEN	REMOVE	563	12" OAK	NON-SPECIMEN	SAVE	664	17" SPLIT OAK	NON-SPECIMEN	REMOVE	764	22" SPLIT BLACK CHERRY	NON-SPECIMEN	REMOVE
21	24" OAK	SPECIMEN	SAVE	131	24" OAK	SPECIMEN	REMOVE	263	24" OAK	SPECIMEN	SAVE	363	12" OAK	NON-SPECIMEN	REMOVE	464	15" OAK	NON-SPECIMEN	REMOVE	564	12" OAK	NON-SPECIMEN	REMOVE	665	12" OAK	NON-SPECIMEN	REMOVE	765	15" PINE	NON-SPECIMEN	REMOVE
22	60" SPLIT OAK	SPECIMEN	SAVE	132	24" OAK	SPECIMEN	REMOVE	264	24" OAK	SPECIMEN	SAVE	364	12" OAK	NON-SPECIMEN	REMOVE	465	15" OAK	NON-SPECIMEN	SAVE	565	16" OAK	NON-SPECIMEN	SAVE	666	12" PINE	NON-SPECIMEN	REMOVE	766	22" SPLIT OAK	NON-SPECIMEN	SAVE
23	24" OAK	SPECIMEN	SAVE	133	24" PINE	SPECIMEN	REMOVE	265	24" OAK	SPECIMEN	SAVE	365	12" OAK	NON-SPECIMEN	REMOVE	466	12" OAK	NON-SPECIMEN	SAVE	566	24" SPLIT OAK	SPECIMEN	SAVE	667	20" SPLIT OAK	NON-SPECIMEN	REMOVE	767	12" PINE	NON-SPECIMEN	REMOVE
24	60" SPLIT OAK	SPECIMEN	SAVE	134	24" SPLIT MAPLE	SPECIMEN	REMOVE	266	24" MAPLE	SPECIMEN	REMOVE	366	12" SPLIT OAK	NON-SPECIMEN	REMOVE	467	14" OAK	NON-SPECIMEN	REMOVE	567	16" SPLIT OAK	SPECIMEN	REMOVE	668	26" SPLIT OAK	SPECIMEN	REMOVE	768	16" SPLIT CEDAR	NON-SPECIMEN	REMOVE
25	30" MAPLE	SPECIMEN	SAVE	137	24" SPLIT OAK	SPECIMEN	REMOVE	267	24" OAK	SPECIMEN	REMOVE	367	12" OAK	NON-SPECIMEN	REMOVE	468	16" OAK	NON-SPECIMEN	REMOVE	568	14" BEECH	NON-SPECIMEN	SAVE	669	12" PINE	NON-SPECIMEN	REMOVE	769	14" CEDAR	NON-SPECIMEN	REMOVE
26	36" OAK	SPECIMEN	REMOVE	138	24" OAK	SPECIMEN	REMOVE	268	24" MAPLE	SPECIMEN	REMOVE	368	18" SPLIT PINE	NON-SPECIMEN	REMOVE	469	12" BEECH	NON-SPECIMEN	SAVE	569	12" OAK	NON-SPECIMEN	SAVE	670	12" PINE	NON-SPECIMEN	REMOVE	770	12" PINE	NON-SPECIMEN	REMOVE
27	24" OAK	SPECIMEN	SAVE	139	30" OAK	SPECIMEN	REMOVE	269	24" OAK	SPECIMEN	REMOVE	369	18" SPLIT PINE	NON-SPECIMEN	REMOVE	470	12" OAK	NON-SPECIMEN	REMOVE	570	14" OAK	NON-SPECIMEN	REMOVE	671	12" PINE	NON-SPECIMEN	REMOVE	771	12" SPLIT HICKORY	NON-SPECIMEN	REMOVE
28	24" OAK	SPECIMEN	SAVE	141	30" SPLIT MAPLE	SPECIMEN	REMOVE	270	24" OAK	SPECIMEN	REMOVE	370	12" PINE	NON-SPECIMEN	REMOVE	471	12" PINE	NON-SPECIMEN	REMOVE	571	14" OAK	NON-SPECIMEN	REMOVE	672	12" CEDAR	NON-SPECIMEN	REMOVE	772	16" OAK	NON-SPECIMEN	REMOVE
29	30" OAK	SPECIMEN	SAVE	142	30" OAK	SPECIMEN	REMOVE	271	24" OAK	SPECIMEN	REMOVE	371	14" PINE	NON-SPECIMEN	REMOVE	472	12" OAK	NON-SPECIMEN	SAVE	572	12" OAK	NON-SPECIMEN	REMOVE	673	12" CEDAR	NON-SPECIMEN	REMOVE	773	12" PINE	NON-SPECIMEN	REMOVE
30	30" MAPLE	SPECIMEN	SAVE	143	30" OAK	SPECIMEN	REMOVE	272	24" OAK	SPECIMEN	REMOVE	372	12" PINE	NON-SPECIMEN	REMOVE	473	12" OAK	NON-SPECIMEN	REMOVE	573	12" OAK	NON-SPECIMEN	REMOVE	674	12" OAK	NON-SPECIMEN	REMOVE	774	12" PINE	NON-SPECIMEN	REMOVE
41	24" OAK	SPECIMEN	SAVE	144	30" OAK	SPECIMEN	REMOVE	273	24" OAK	SPECIMEN	REMOVE	373	12" PINE	NON-SPECIMEN	REMOVE	474	12" OAK	NON-SPECIMEN	REMOVE	574	15" OAK	NON-SPECIMEN	REMOVE	675	16" SPLIT OAK	NON-SPECIMEN	REMOVE	775	12" HICKORY	NON-SPECIMEN	SAVE
42	24" OAK	SPECIMEN	SAVE	145	24" SPLIT MAPLE	SPECIMEN	REMOVE	274	24" OAK	SPECIMEN	REMOVE	374	12" PINE	NON-SPECIMEN	REMOVE	475	12" OAK	NON-SPECIMEN	SAVE	575	12" SPLIT OAK	NON-SPECIMEN	REMOVE	676	22" SPLIT OAK	NON-SPECIMEN	REMOVE	776	12" SPLIT PINE	NON-SPECIMEN	REMOVE
43	24" OAK	SPECIMEN	SAVE	146	30" OAK	SPECIMEN	REMOVE	275	24" OAK	SPECIMEN	REMOVE	375	12" SPLIT PINE	NON-SPECIMEN	REMOVE	476	12" OAK	NON-SPECIMEN	REMOVE	576	16" OAK	NON-SPECIMEN	REMOVE	677	12" OAK	NON-SPECIMEN	REMOVE	777	12" BEECH	NON-SPECIMEN	SAVE
44	24" SPLIT OAK	SPECIMEN	REMOVE	147	30" OAK	SPECIMEN	REMOVE	276	24" OAK	SPECIMEN	REMOVE	376	14" SPLIT OAK	NON-SPECIMEN	REMOVE	477	12" PINE	NON-SPECIMEN	REMOVE	577	14" OAK	NON-SPECIMEN	SAVE	678	18" SPLIT OAK	NON-SPECIMEN	REMOVE	778	12" OAK	NON-SPECIMEN	REMOVE
45	36" OAK	SPECIMEN	REMOVE	151	24" SPLIT OAK	SPECIMEN	SAVE	277	12" PINE	NON-SPECIMEN	REMOVE	478	12" PINE	NON-SPECIMEN	REMOVE	478	12" PINE	NON-SPECIMEN	SAVE	578	16" OAK	NON-SPECIMEN	REMOVE	679	26" SPLIT OAK	SPECIMEN	REMOVE	779	12" PINE	NON-SPECIMEN	REMOVE
46	24" OAK	SPECIMEN	REMOVE	152	24" OAK	SPECIMEN	SAVE	278	30" OAK	SPECIMEN	REMOVE	479	12" PINE	NON-SPECIMEN	REMOVE	479	12" PINE	NON-SPECIMEN	REMOVE	579	12" OAK	NON-SPECIMEN	REMOVE	680	18" SPLIT PINE	NON-SPECIMEN	REMOVE	780	12" PINE	NON-SPECIMEN	REMOVE
47	36" OAK	SPECIMEN	SAVE	153	24" OAK	SPECIMEN	SAVE	279	24" OAK	SPECIMEN	REMOVE	379	18" CEDAR	NON-SPECIMEN	REMOVE	480	12" OAK	NON-SPECIMEN	REMOVE	580	15" OAK	NON-SPECIMEN	REMOVE	681	12" OAK	NON-SPECIMEN	REMOVE	781	12" OAK	NON-SPECIMEN	SAVE
48	24" OAK</																														

Hambright - Tree Survey Report				Hambright - Tree Survey Report				Hambright - Tree Survey Report				Hambright - Tree Survey Report			
Tree #	SPECIES	DESCRIPTION	STATUS	Tree #	SPECIES	DESCRIPTION	STATUS	Tree #	SPECIES	DESCRIPTION	STATUS	Tree #	SPECIES	DESCRIPTION	STATUS
845	14" PINE	NON-SPECIMEN	SAVE	946	14" BEECH	NON-SPECIMEN	REMOVE	1046	18" PINE	NON-SPECIMEN	REMOVE	1147	14" OAK	NON-SPECIMEN	SAVE
846	12" PINE	NON-SPECIMEN	SAVE	947	14" BEECH	NON-SPECIMEN	REMOVE	1047	18" OAK	NON-SPECIMEN	REMOVE	1148	14" OAK	NON-SPECIMEN	SAVE
847	16" PINE	NON-SPECIMEN	SAVE	948	14" OAK	NON-SPECIMEN	REMOVE	1048	18" PINE	NON-SPECIMEN	REMOVE	1149	14" OAK	NON-SPECIMEN	SAVE
848	16" PINE	NON-SPECIMEN	SAVE	949	14" OAK	NON-SPECIMEN	REMOVE	1049	12" PINE	NON-SPECIMEN	REMOVE	1150	14" OAK	NON-SPECIMEN	SAVE
849	12" PINE	NON-SPECIMEN	SAVE	950	14" OAK	NON-SPECIMEN	SAVE	1050	18" PINE	NON-SPECIMEN	REMOVE	1151	14" OAK	NON-SPECIMEN	SAVE
850	20" PINE	NON-SPECIMEN	SAVE	951	12" OAK	NON-SPECIMEN	REMOVE	1051	12" PINE	NON-SPECIMEN	REMOVE	1152	22" OAK	NON-SPECIMEN	SAVE
851	12" PINE	NON-SPECIMEN	REMOVE	952	14" OAK	NON-SPECIMEN	REMOVE	1052	30" OAK	SPECIMEN	REMOVE	1153	15" OAK	NON-SPECIMEN	SAVE
852	12" PINE	NON-SPECIMEN	REMOVE	953	12" OAK	NON-SPECIMEN	REMOVE	1053	15" OAK	NON-SPECIMEN	REMOVE	1154	14" OAK	NON-SPECIMEN	SAVE
853	12" PINE	NON-SPECIMEN	REMOVE	954	14" BEECH	NON-SPECIMEN	REMOVE	1054	12" OAK	NON-SPECIMEN	REMOVE	1155	14" BEECH	NON-SPECIMEN	SAVE
854	12" PINE	NON-SPECIMEN	REMOVE	955	12" BEECH	NON-SPECIMEN	REMOVE	1055	15" OAK	NON-SPECIMEN	SAVE	1156	14" OAK	NON-SPECIMEN	SAVE
855	12" OAK	NON-SPECIMEN	REMOVE	956	20" OAK	NON-SPECIMEN	REMOVE	1056	15" OAK	NON-SPECIMEN	SAVE	1157	14" OAK	NON-SPECIMEN	SAVE
856	12" PINE	NON-SPECIMEN	REMOVE	957	14" OAK	NON-SPECIMEN	REMOVE	1057	15" OAK	NON-SPECIMEN	REMOVE	1158	14" OAK	NON-SPECIMEN	SAVE
857	14" OAK	NON-SPECIMEN	REMOVE	958	20" BEECH	NON-SPECIMEN	SAVE	1058	15" OAK	NON-SPECIMEN	SAVE	1159	12" OAK	NON-SPECIMEN	SAVE
858	30" SPLIT OAK	SPECIMEN	REMOVE	959	12" BEECH	NON-SPECIMEN	SAVE	1059	12" OAK	NON-SPECIMEN	SAVE	1160	12" OAK	NON-SPECIMEN	SAVE
859	12" OAK	NON-SPECIMEN	REMOVE	960	14" BEECH	NON-SPECIMEN	SAVE	1060	12" BEECH	NON-SPECIMEN	REMOVE	1161	12" OAK	NON-SPECIMEN	SAVE
860	18" OAK	NON-SPECIMEN	REMOVE	961	14" OAK	NON-SPECIMEN	SAVE	1061	12" OAK	NON-SPECIMEN	REMOVE	1162	16" OAK	NON-SPECIMEN	SAVE
861	24" CEDAR	SPECIMEN	REMOVE	962	14" OAK	NON-SPECIMEN	SAVE	1062	12" CEDAR	NON-SPECIMEN	REMOVE	1163	16" OAK	NON-SPECIMEN	SAVE
862	24" PINE	SPECIMEN	REMOVE	963	12" PINE	NON-SPECIMEN	SAVE	1063	22" PINE	NON-SPECIMEN	REMOVE	1164	16" BEECH	NON-SPECIMEN	SAVE
863	18" PINE	NON-SPECIMEN	REMOVE	964	12" BEECH	NON-SPECIMEN	SAVE	1064	14" OAK	NON-SPECIMEN	REMOVE	1165	16" BEECH	NON-SPECIMEN	SAVE
864	18" PINE	NON-SPECIMEN	REMOVE	965	12" BEECH	NON-SPECIMEN	SAVE	1065	12" OAK	NON-SPECIMEN	REMOVE	1166	16" OAK	NON-SPECIMEN	SAVE
865	12" OAK	NON-SPECIMEN	REMOVE	966	14" BEECH	NON-SPECIMEN	SAVE	1066	12" OAK	NON-SPECIMEN	REMOVE	1167	16" OAK	NON-SPECIMEN	SAVE
866	12" PINE	NON-SPECIMEN	REMOVE	967	14" BEECH	NON-SPECIMEN	SAVE	1067	14" OAK	NON-SPECIMEN	REMOVE	1168	16" OAK	NON-SPECIMEN	SAVE
867	12" PINE	NON-SPECIMEN	REMOVE	968	12" OAK	NON-SPECIMEN	SAVE	1068	12" OAK	NON-SPECIMEN	REMOVE	1169	16" OAK	NON-SPECIMEN	SAVE
868	12" BEECH	NON-SPECIMEN	REMOVE	969	14" OAK	NON-SPECIMEN	SAVE	1069	12" OAK	NON-SPECIMEN	REMOVE	1170	12" OAK	NON-SPECIMEN	SAVE
869	12" PINE	NON-SPECIMEN	REMOVE	970	24" SPLIT BEECH	SPECIMEN	SAVE	1070	12" OAK	NON-SPECIMEN	SAVE	1171	24" BEECH	SPECIMEN	SAVE
870	12" PINE	NON-SPECIMEN	REMOVE	971	16" OAK	NON-SPECIMEN	SAVE	1071	12" OAK	NON-SPECIMEN	REMOVE	1172	14" OAK	NON-SPECIMEN	SAVE
871	12" PINE	NON-SPECIMEN	REMOVE	972	12" OAK	NON-SPECIMEN	SAVE	1072	12" OAK	NON-SPECIMEN	REMOVE	1173	14" OAK	NON-SPECIMEN	SAVE
872	12" PINE	NON-SPECIMEN	REMOVE	973	12" OAK	NON-SPECIMEN	SAVE	1073	12" OAK	NON-SPECIMEN	REMOVE	1174	14" OAK	NON-SPECIMEN	SAVE
873	14" PINE	NON-SPECIMEN	REMOVE	974	16" OAK	NON-SPECIMEN	SAVE	1074	12" PINE	NON-SPECIMEN	REMOVE	1175	14" OAK	NON-SPECIMEN	SAVE
874	14" PINE	NON-SPECIMEN	REMOVE	975	16" OAK	NON-SPECIMEN	SAVE	1075	12" BEECH	NON-SPECIMEN	SAVE	1176	14" OAK	NON-SPECIMEN	SAVE
875	12" PINE	NON-SPECIMEN	REMOVE	976	16" OAK	NON-SPECIMEN	SAVE	1076	12" OAK	NON-SPECIMEN	REMOVE	1177	14" OAK	NON-SPECIMEN	SAVE
876	12" PINE	NON-SPECIMEN	REMOVE	977	16" OAK	NON-SPECIMEN	SAVE	1077	12" OAK	NON-SPECIMEN	REMOVE	1178	14" OAK	NON-SPECIMEN	SAVE
877	12" PINE	NON-SPECIMEN	REMOVE	978	14" CEDAR	NON-SPECIMEN	SAVE	1078	16" PINE	NON-SPECIMEN	REMOVE	1179	14" PINE	NON-SPECIMEN	REMOVE
878	12" PINE	NON-SPECIMEN	REMOVE	979	16" PINE	NON-SPECIMEN	SAVE	1079	30" SPLIT OAK	SPECIMEN	REMOVE	1180	16" PINE	NON-SPECIMEN	REMOVE
879	12" PINE	NON-SPECIMEN	REMOVE	980	12" PINE	NON-SPECIMEN	SAVE	1080	15" OAK	NON-SPECIMEN	REMOVE	1181	22" PINE	NON-SPECIMEN	REMOVE
880	12" PINE	NON-SPECIMEN	REMOVE	981	18" OAK	NON-SPECIMEN	SAVE	1081	12" OAK	NON-SPECIMEN	REMOVE	1182	22" PINE	NON-SPECIMEN	REMOVE
881	16" CEDAR	NON-SPECIMEN	REMOVE	982	16" OAK	NON-SPECIMEN	SAVE	1082	12" PINE	NON-SPECIMEN	SAVE	1183	22" PINE	NON-SPECIMEN	REMOVE
882	12" PINE	NON-SPECIMEN	REMOVE	983	16" OAK	NON-SPECIMEN	SAVE	1083	12" PINE	NON-SPECIMEN	REMOVE	1184	22" PINE	NON-SPECIMEN	REMOVE
883	12" PINE	NON-SPECIMEN	REMOVE	984	16" OAK	NON-SPECIMEN	SAVE	1084	12" PINE	NON-SPECIMEN	REMOVE	1185	20" CEDAR	NON-SPECIMEN	REMOVE
884	12" PINE	NON-SPECIMEN	REMOVE	985	20" OAK	NON-SPECIMEN	SAVE	1085	15" HICKORY	NON-SPECIMEN	REMOVE	1186	18" PINE	NON-SPECIMEN	REMOVE
885	12" PINE	NON-SPECIMEN	REMOVE	986	14" OAK	NON-SPECIMEN	REMOVE	1086	18" OAK	NON-SPECIMEN	REMOVE	1187	18" PINE	NON-SPECIMEN	REMOVE
886	12" PINE	NON-SPECIMEN	REMOVE	987	14" OAK	NON-SPECIMEN	REMOVE	1087	12" OAK	NON-SPECIMEN	REMOVE	1188	18" PINE	NON-SPECIMEN	REMOVE
887	12" PINE	NON-SPECIMEN	REMOVE	988	16" OAK	NON-SPECIMEN	REMOVE	1088	12" PINE	NON-SPECIMEN	REMOVE	1189	18" PINE	NON-SPECIMEN	REMOVE
888	12" PINE	NON-SPECIMEN	REMOVE	989	20" OAK	NON-SPECIMEN	REMOVE	1089	16" OAK	NON-SPECIMEN	REMOVE	1190	18" PINE	NON-SPECIMEN	REMOVE
889	16" PINE	NON-SPECIMEN	REMOVE	990	12" OAK	NON-SPECIMEN	REMOVE	1090	12" OAK	NON-SPECIMEN	REMOVE	1191	16" SPLIT OAK	NON-SPECIMEN	REMOVE
890	12" PINE	NON-SPECIMEN	REMOVE	991	14" OAK	NON-SPECIMEN	SAVE	1091	14" OAK	NON-SPECIMEN	REMOVE	1192	12" OAK	NON-SPECIMEN	REMOVE
891	12" PINE	NON-SPECIMEN	REMOVE	992	14" SPLIT OAK	NON-SPECIMEN	REMOVE	1092	12" OAK	NON-SPECIMEN	REMOVE	1193	24" SPLIT BEECH	SPECIMEN	REMOVE
892	12" PINE	NON-SPECIMEN	REMOVE	993	12" PINE	NON-SPECIMEN	REMOVE	1093	12" OAK	NON-SPECIMEN	REMOVE	1194	16" BEECH	NON-SPECIMEN	REMOVE
893	12" PINE	NON-SPECIMEN	REMOVE	994	14" PINE	NON-SPECIMEN	REMOVE	1094	12" OAK	NON-SPECIMEN	SAVE	1195	12" OAK	NON-SPECIMEN	REMOVE
894	12" PINE	NON-SPECIMEN	REMOVE	995	12" PINE	NON-SPECIMEN	REMOVE	1095	14" BEECH	NON-SPECIMEN	SAVE	1196	12" OAK	NON-SPECIMEN	REMOVE
895	12" PINE	NON-SPECIMEN	REMOVE	996	24" PINE	NON-SPECIMEN	REMOVE	1096	14" OAK	NON-SPECIMEN	SAVE	1197	22" OAK	NON-SPECIMEN	REMOVE
896	12" PINE	NON-SPECIMEN	REMOVE	997	16" PINE	NON-SPECIMEN	REMOVE	1097	18" OAK	NON-SPECIMEN	SAVE	1198	22" OAK	NON-SPECIMEN	REMOVE
897	12" PINE	NON-SPECIMEN	REMOVE	998	14" OAK	NON-SPECIMEN	REMOVE	1099	20" BEECH	NON-SPECIMEN	SAVE	1199	18" OAK	NON-SPECIMEN	SAVE
898	12" PINE	NON-SPECIMEN	REMOVE	999	20" OAK	NON-SPECIMEN	REMOVE	1100	18" BEECH	NON-SPECIMEN	SAVE	1200	12" OAK	NON-SPECIMEN	SAVE
899	12" PINE	NON-SPECIMEN	REMOVE	1000	20" OAK	NON-SPECIMEN	SAVE	1101	12" BEECH	NON-SPECIMEN	SAVE	1201	18" OAK	NON-SPECIMEN	SAVE
900	12" PINE	NON-SPECIMEN	REMOVE	1001	20" OAK	NON-SPECIMEN	SAVE	1102	12" PINE	NON-SPECIMEN	SAVE	1202	18" OAK	NON-SPECIMEN	SAVE
901	12" PINE	NON-SPECIMEN	REMOVE	1002	12" OAK	NON-SPECIMEN	REMOVE	1103	30" SPLIT OAK	NON-SPECIMEN	SAVE	1203	14" OAK	NON-SPECIMEN	SAVE
902	16" OAK	NON-SPECIMEN	REMOVE	1003	12" OAK	NON-SPECIMEN	SAVE	1104	12" OAK	NON-SPECIMEN	SAVE	1204	22" OAK	NON-SPECIMEN	SAVE
903	12" OAK	NON-SPECIMEN	REMOVE	1004	12" OAK	NON-SPECIMEN	SAVE	1105	12" BEECH	NON-SPECIMEN	SAVE	1205	22" BEECH	NON-SPECIMEN	SAVE
904	12" OAK	NON-SPECIMEN	REMOVE	1005	12" OAK	NON-SPECIMEN	SAVE	1106	15" OAK	NON-SPECIMEN	SAVE	1206	22" OAK	NON-SPECIMEN	SAVE
905	12" PINE	NON-SPECIMEN	SAVE	1006	16" OAK	NON-SPECIMEN	SAVE	1107	15" OAK	NON-SPECIMEN	SAVE	1207	15" OAK	NON-SPECIMEN	SAVE
906	12" OAK	NON-SPECIMEN	REMOVE	1007	12" OAK	NON-SPECIMEN	SAVE	1108	15" OAK	NON-SPECIMEN	SAVE	1208	20" BEECH	NON-SPECIMEN	REMOVE
907	12" OAK	NON-SPECIMEN	REMOVE	1008	12" OAK	NON-SPECIMEN	SAVE	1109	14" OAK	NON-SPECIMEN	SAVE	1209	12" OAK	NON-SPECIMEN	REMOVE
908	12" PINE	NON-SPECIMEN	REMOVE	1009	14" OAK	NON-SPECIMEN	SAVE	1110	14" OAK	NON-SPECIMEN	SAVE	1210	12" OAK	NON-SPECIMEN	REMOVE
909	16" CEDAR	NON-SPECIMEN	REMOVE	1010	12" BEECH	NON-SPECIMEN	SAVE	1111	14" PINE	NON-SPECIMEN	SAVE	1211	16" OAK	NON-SPECIMEN	SAVE
910	12" CEDAR	NON-SPECIMEN	REMOVE	1011	30" SPLIT OAK	SPECIMEN	SAVE	1112	12" OAK	NON-SPECIMEN	SAVE	1212	16" OAK	NON-SPECIMEN	SAVE
911	12" CEDAR	NON-SPECIMEN	REMOVE	1012	16" OAK	NON-SPECIMEN	SAVE	1113	12" OAK	NON-SPECIMEN	SAVE	1213	16" OAK	NON-SPECIMEN	SAVE
912	12" CEDAR	NON-SPECIMEN	REMOVE	1013	14" OAK	NON-SPECIMEN	SAVE	1114	14" OAK	NON-SPECIMEN	SAVE	1214	22" OAK	NON-SPECIMEN	SAVE
913	12" MAPLE	NON-SPECIMEN	REMOVE	1014	14" OAK	NON-SPECIMEN	SAVE	1115	14" OAK	NON-SPECIMEN	SAVE	1215	15" OAK	NON-SPECIMEN	SAVE
914	12" CEDAR	NON-SPECIMEN	REMOVE	1015	14" OAK	NON-SPECIMEN	SAVE	1116	14" OAK	NON-SPECIMEN	SAVE	1216	15" OAK	NON-SPECIMEN	SAVE
915	12" BEECH	NON-SPECIMEN	REMOVE	1016	14" OAK	NON-SPECIMEN	SAVE	1117	14" OAK	NON-SPECIMEN	SAVE	1217	24" OAK	SPECIMEN	SAVE
916	16" CEDAR	NON-SPECIMEN	REMOVE	1017	14" OAK	NON-SPECIMEN	REMOVE	1118	16" OAK	NON-SPECIMEN	SAVE	1218	12" OAK	NON-SPECIMEN	SAVE
917	12" PINE	NON-SPECIMEN	REMOVE	1018	12" PINE	NON-SPECIMEN	REMOVE	1119	12" OAK	NON-SPECIMEN	SAVE	1219	12" OAK	NON-SPECIMEN	SAVE
918	12" PINE	NON-SPECIMEN	REMOVE	1019	12" PINE	NON-SPECIMEN	REMOVE	1120	12" OAK	NON-SPECIMEN	SAVE	1220	12" OAK	NON-SPECIMEN	SAVE
919	12" PINE	NON-SPECIMEN	REMOVE	1020	12" OAK	NON-SPECIMEN	SAVE	1121	12" PINE	NON-SPECIMEN	SAVE	1221	12" OAK	NON-SPECIMEN	REMOVE
920	14" SPLIT PINE	NON-SPECIMEN	REMOVE	1021	12" OAK	NON-SPECIMEN	SAVE	1122	14" PINE	NON-SPECIMEN	SAVE	1222	16" OAK	NON-SPECIMEN	SAVE
921	12" PINE	NON-SPECIMEN	REMOVE	1022	16" BEECH	NON-SPECIMEN	SAVE	1123	14" OAK	NON-SPECIMEN	SAVE	1223	20" OAK	NON-SPECIMEN	SAVE
922	12" PINE	NON-SPECIMEN	REMOVE	1023	14" OAK	NON-SPECIMEN	SAVE	1124	14" OAK	NON-SPECIMEN	SAVE	1224	15" PINE	NON-SPECIMEN	SAVE
923	12" PINE	NON-SPECIMEN	REMOVE	1024	12" OAK	NON-SPECIMEN	SAVE	1125	14" OAK	NON-SPECIMEN	SAVE	1225	15" HICKORY	NON-SPECIMEN	REMOVE
924	14" OAK	NON-SPECIMEN	SAVE	1025	12" OAK	NON-SPECIMEN	SAVE	1126	16" OAK	NON-SPECIMEN	SAVE	1226	22" OAK	NON-SPECIMEN	REMOVE
925	18" MAPLE	NON-SPECIMEN	SAVE	1026	12" OAK	NON-SPECIMEN	SAVE	1127	16" OAK	NON-SPECIMEN	SAVE	1227	22" OAK	NON-SPECIMEN	REMOVE
926	12" OAK	NON-SPECIMEN	SAVE	1027	14" BEECH	NON-SPECIMEN	SAVE	1128	14" PINE	NON-SPECIMEN	SAVE	1228	12" OAK	NON-SPECIMEN	REMOVE
927	16" PINE	NON-SPECIMEN	REMOVE	1028	14" BEECH	NON-SPECIMEN	SAVE	1129	14" OAK	NON-SPECIMEN	SAVE	1229	20" OAK	NON-SPECIMEN	REMOVE
928	16" OAK	NON-SPECIMEN	REMOVE	1029	14" OAK	NON-SPECIMEN	SAVE	1130	14" BEECH	NON-SPECIMEN	SAVE</				



SURVEY DISCLAIMER
SURVEY ISSUE DATE: 12/05/2023. PROVIDED BY AVOIMAGE
MAPPING SERVICES, INC. LOCATED AT 4600 LEBANON ROAD,
SUITE E, CHARLOTTE, NC 28277.

LEGEND	
SYMBOL	
	SLOPES LESS THAN 10% - 61.60 AC
	SLOPES BETWEEN 10% - 15% - 25.40 AC
	SLOPES BETWEEN 15% - 25% - 24.30 AC
	SLOPES GREATER THAN 25% - 20.10 AC

DEVELOPMENT SUMMARY	
PROJECT NAME:	EVERETTE KEITH RESIDENTIAL REZONING
PARCEL NUMBER:	01916129, 01916201, 01916202
SITE ACREAGE:	1106 AC
EXISTING USE:	RESIDENTIAL, VACANT
PROPOSED USE:	SINGLE FAMILY ATTACHED RESIDENTIAL SINGLE FAMILY DETACHED RESIDENTIAL
EXISTING ZONING DISTRICT:	TR
PROPOSED ZONING DISTRICT:	NR-CD
NOTE: FULL DEVELOPMENT SUMMARY AND REZONING NOTES LOCATED ON SHEET RZ-206.	

BOLTON & MENK
1801 N. GRAHAM ST SUITE 320
CHARLOTTE, NORTH CAROLINA 28206
Phone: (704) 376-1555
Email: charlotte@bolton-menk.com
www.bolton-menk.com

NVR, Inc.
9920 Kinney Ave Ste 200
Huntersville, NC 28078

**EVERETTE KEITH
RESIDENTIAL
REZONING - R24-07**
11430 Dogwood Ln
Huntersville, NC 28078

SLOPE ANALYSIS

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, LOTS, AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

PROJECT NO:
4896

REVISIONS:
02/24/2025: SKETCH PLAN SUBMITTAL
04/08/2025: SKETCH PLAN SUBMITTAL 2

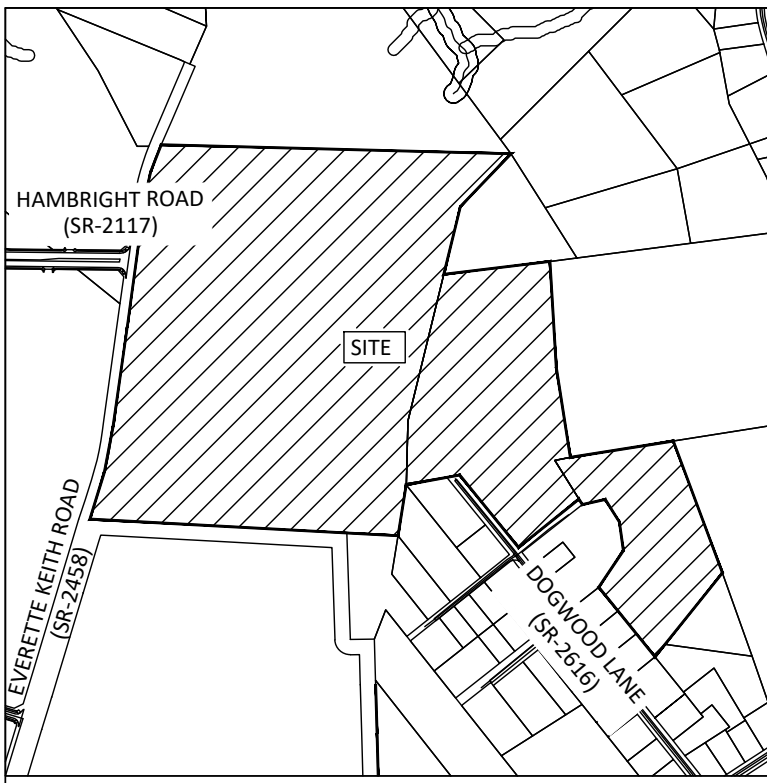
04/08/25

**PRELIMINARY
NOT FOR
CONSTRUCTION**



1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
4. SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART F, OR AS AMENDED.

0 100 200
HORZ. SCALE FEET
DATE: 08/01/2024
DESIGNED BY: BMI
DRAWN BY: BMI
CHECKED BY:



SURVEY DISCLAIMER
SURVEY ISSUE DATE: 12/05/2023. PROVIDED BY: AVOIMAGE
MAPPING SERVICES, INC. LOCATED AT 4600 LEBANON ROAD,
SUITE E, CHARLOTTE, NC 28227.

LEGEND

SYMBOL	
	ZONING BOUNDARY
	HYDROLOGIC SOILS GROUP "B"
	HYDROLOGIC SOILS GROUP "C"
	HYDROLOGIC SOILS GROUP "D"

CeB2 - CECIL SANDY CLAY LOAM, 2-8% SLOPES (B)
CeD2 - CECIL SANDY CLAY LOAM, 8-15% SLOPES (B)
PaE - PACOLET SANDY LOAM, 15-25% SLOPES (B)
VaD - VANCE SANDY LOAM, 8-15% SLOPES (C)
HeB - HELENA SANDY LOAM, 2-8% SLOPES (D)
MO - MONACAN LOAM, 0-2% SLOPES (B/D)
SUMMARY:
HYDROLOGIC SOIL GROUP B: 98.49 AC (93%)
HYDROLOGIC SOIL GROUP C: 2.60 AC (2%)
HYDROLOGIC SOIL GROUP D: 3.85 AC (4%)

TOTAL SITE: 104.95 AC

DEVELOPMENT SUMMARY

PROJECT NAME: EVERETTE KEITH RESIDENTIAL
REZONING
PARCEL NUMBER: 01916129, 01916201, 01916202
SITE ACREAGE: ±106 AC
EXISTING USE: RESIDENTIAL, VACANT
PROPOSED USE: SINGLE FAMILY ATTACHED RESIDENTIAL
SINGLE FAMILY DETACHED RESIDENTIAL
EXISTING ZONING DISTRICT: TR
PROPOSED ZONING DISTRICT: NR-CD
NOTE: FULL DEVELOPMENT SUMMARY AND REZONING NOTES LOCATED ON
SHEET RZ-206.



**BOLTON
& MENK**

1801 N. GRAHAM ST SUITE 320
CHARLOTTE, NORTH CAROLINA 28206
Phone: (704) 376-1555
Email: charlotte@bolton-menk.com
www.bolton-menk.com

NVR, Inc.

9920 Kincey Ave Ste 200
Huntersville, NC 28078

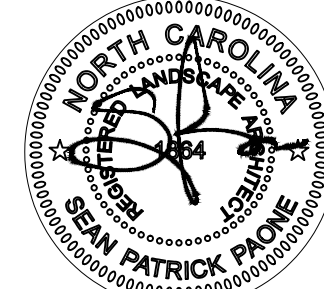
EVERETTE KEITH
RESIDENTIAL
REZONING - R24-07
11430 Dogwood Ln
Huntersville, NC 28078

SOIL & STREAM
ANALYSIS

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS,
UTILITIES, AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO
FINAL DETERMINATION ON PRELIMINARY AND FINAL PLANS.

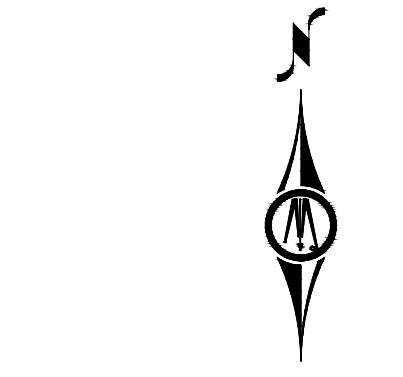
PROJECT NO:
4896

REVISIONS:
02/24/2025: SKETCH PLAN SUBMITTAL
04/08/2025: SKETCH PLAN SUBMITTAL 2



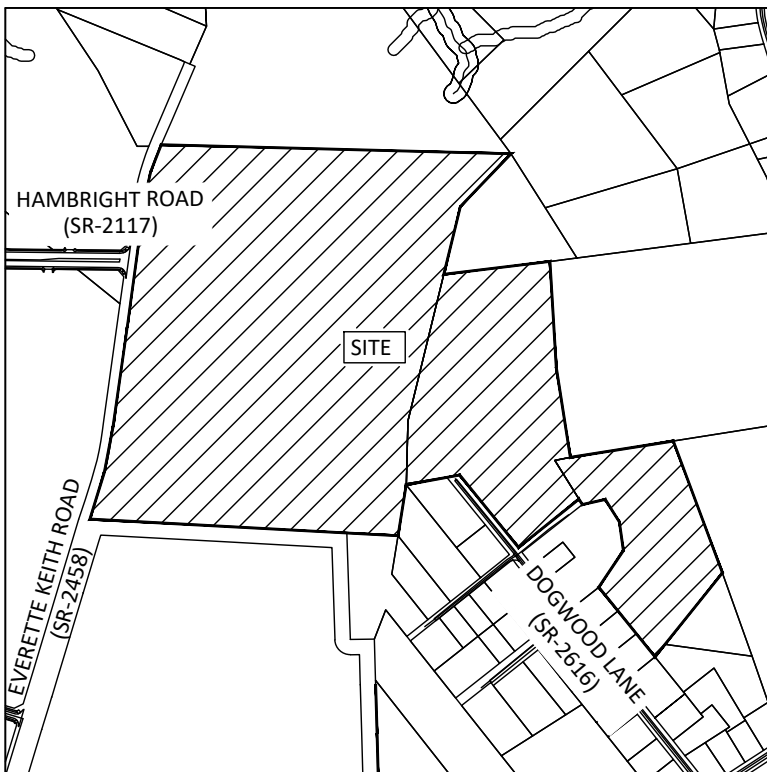
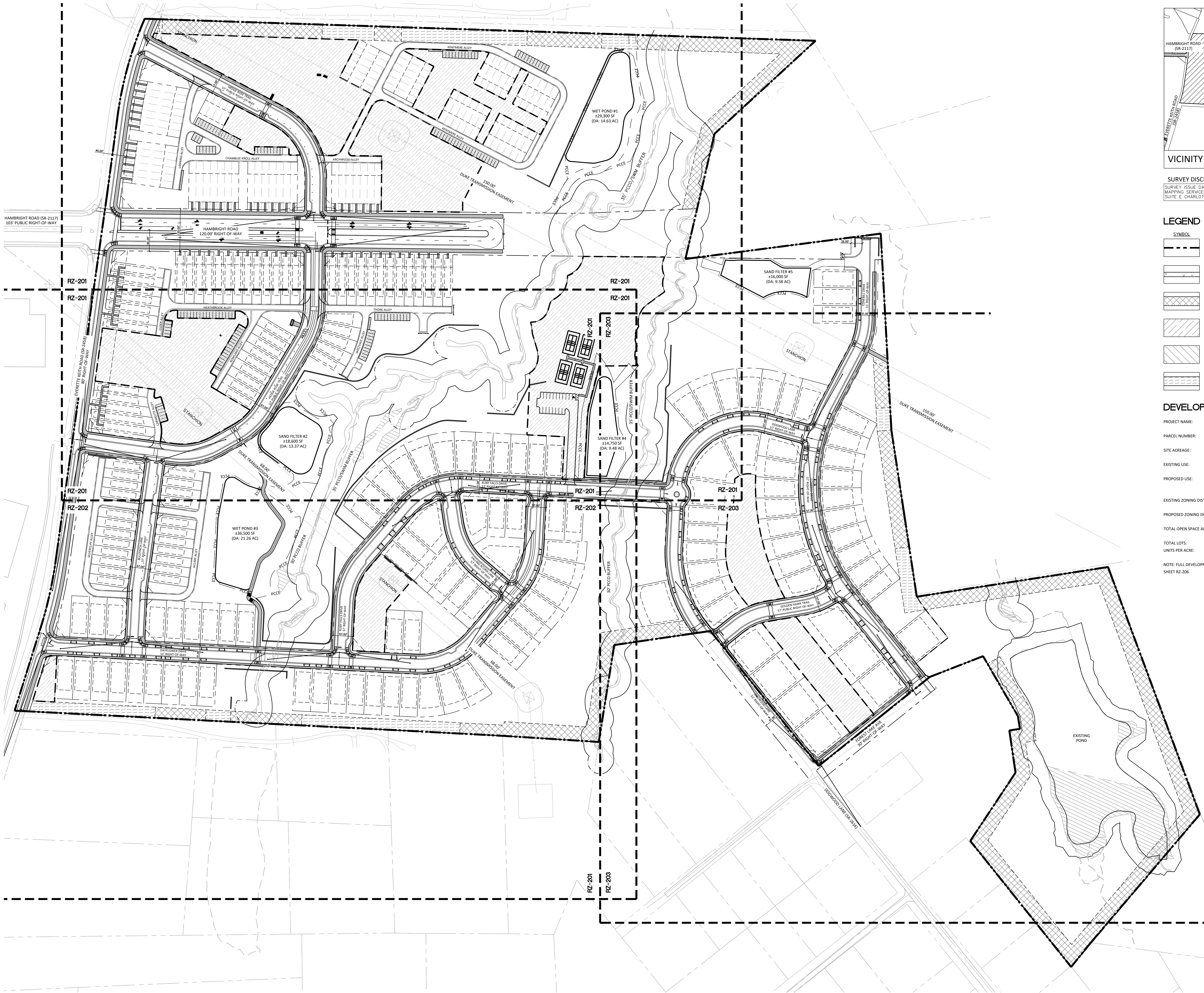
04/08/25

**PRELIMINARY
NOT FOR
CONSTRUCTION**



DATE: 08/01/2024
DESIGNED BY: BMI
DRAWN BY: BMI
CHECKED BY:

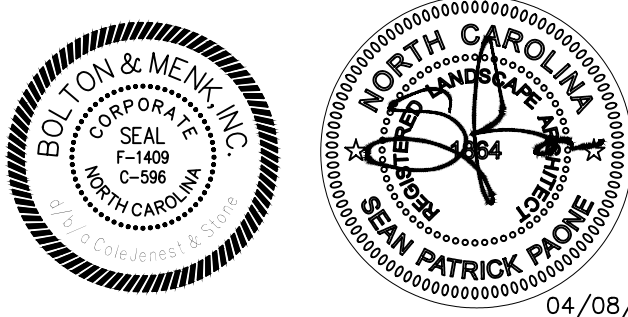
RZ-104



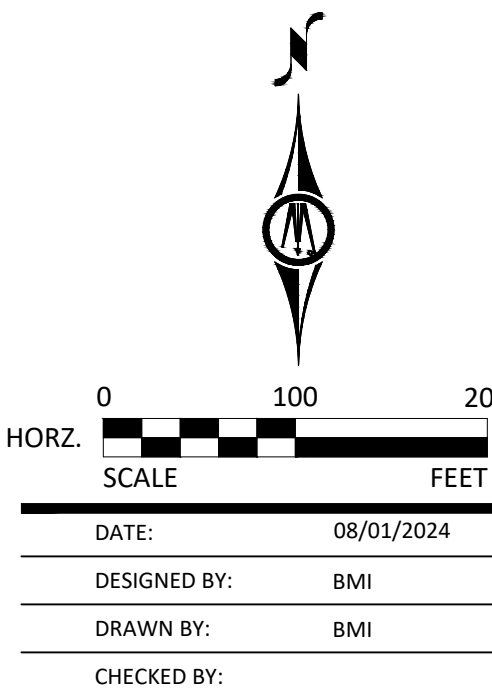
SURVEY DISCLAIMER
SURVEY ISSUE DATE: 12/05/2023. PROVIDED BY AVOIMAGE
MAPPING SERVICES, INC. LOCATED AT 4600 LEBANON ROAD,
SUITE E CHARLOTTE, NC 28277.

LEGEND	
	PROJECT BOUNDARY
	PROPOSED SIDEWALK
	PERIMETER BUFFER LOCATION
	OPEN SPACE AREAS
	WETLAND AREAS
	DISTURBED PERIMETER BUFFER LOCATION

DEVELOPMENT SUMMARY	
PROJECT NAME:	EVERETTE KEITH RESIDENTIAL REZONING
PARCEL NUMBER:	01916129, 01916201, 01916202
SITE ACREAGE:	1306 AC
EXISTING USE:	RESIDENTIAL, VACANT
PROPOSED USE:	SINGLE FAMILY ATTACHED RESIDENTIAL SINGLE FAMILY DETACHED RESIDENTIAL
EXISTING ZONING DISTRICT:	TR
PROPOSED ZONING DISTRICT:	NR-CD
TOTAL OPEN SPACE AREA:	21.49 ACRES
TOTAL LOTS:	259
UNITS PER ACRE:	2.44
NOTE: FULL DEVELOPMENT SUMMARY AND REZONING NOTES LOCATED ON SHEET RZ-206.	



**PRELIMINARY
NOT FOR
CONSTRUCTION**





1801 N. GRAHAM ST SUITE 320
CHARLOTTE, NORTH CAROLINA 28206
Phone: (704) 376-1555
Email: charlotte@bolton-menk.com
www.bolton-menk.com

NVR, Inc.

920 Kinsey Ave Ste 200
Mintersville, NC 28078

EVERETTE KEITH
RESIDENTIAL
REZONING - R24-07
1430 Dogwood Ln
Huntersville, NC 28078

SKETCH PLAN

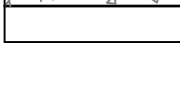
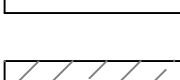
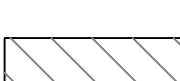
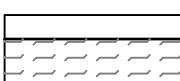
THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, UTILITY LINES, AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

PROJECT NO:
896

REVISIONS:

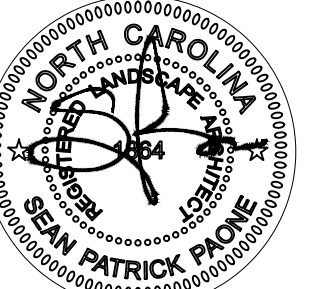
2/24/2025: SKETCH PLAN SUBMITTAL
4/08/2025: SKETCH PLAN SUBMITTAL 2

LEGEND

SYMBOL	
	PROJECT BOUNDARY
	PROPOSED SIDEWALK
	PERIMETER BUFFER LOCATION
	OPEN SPACE AREAS
	WETLAND AREAS
	DISTURBED PERIMETER BUFFER LOCATION

DEVELOPMENT SUMMARY

PROJECT NAME:	EVERETTE KEITH RESIDENTIAL REZONING
PARCEL NUMBER:	01916129, 01916201, 01916202
SITE ACREAGE:	±106 AC
EXISTING USE:	RESIDENTIAL, VACANT
PROPOSED USE:	SINGLE FAMILY ATTACHED RESIDENTIAL SINGLE FAMILY DETACHED RESIDENTIAL
EXISTING ZONING DISTRICT:	TR
PROPOSED ZONING DISTRICT:	NR-CD



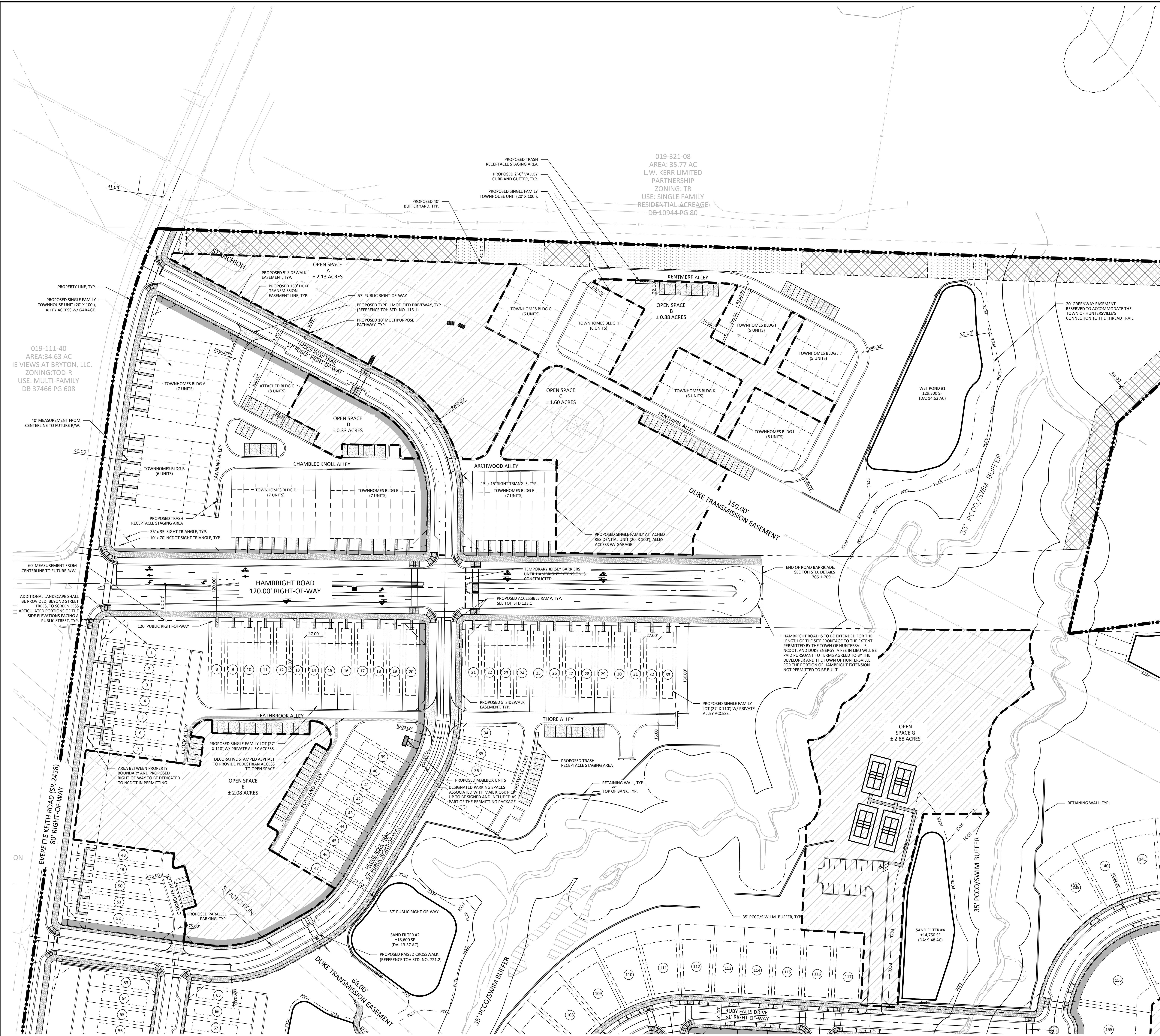
4/08/25

PRELIMINARY
NOT FOR
CONSTRUCTION



DATE:	08/01/2024
DESIGNED BY:	BMI
DRAWN BY:	BMI
CHECKED BY:	

RZ-201



© Bolton & Menk, Inc. 2025, All Rights Reserved
I:\CJS_PR\4896\CAD\C3D\3_Sheets\4896RZ200.dwg 4/9/2025 8:24:50 PM



1801 N. GRAHAM ST SUITE 320
CHARLOTTE, NORTH CAROLINA 28206
Phone: (704) 376-1555
Email: charlotte@bolton-menk.com
www.bolton-menk.com

NVR, Inc.

920 Kincey Ave Ste 200
Huntersville, NC 28078

EVERETTE KEITH
RESIDENTIAL
REZONING - R24-07
1430 Dogwood Ln
Huntersville, NC 28078

SKETCH PLAN

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, UTILITY LINES, AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

PROJECT NO:
896

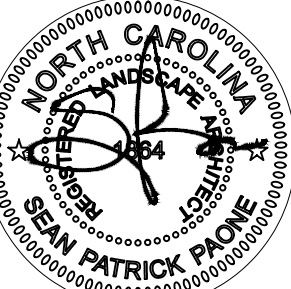
REVISIONS:

2/24/2025: SKETCH PLAN SUBMITTAL

4/08/2025: SKETCH PLAN SUBMITTAL 2

DEVELOPMENT SUMMARY

PROJECT NAME:	EVERETTE KEITH RESIDENTIAL REZONING
PARCEL NUMBER:	01916129, 01916201, 01916202
SITE ACREAGE:	±106 AC
EXISTING USE:	RESIDENTIAL, VACANT
PROPOSED USE:	SINGLE FAMILY ATTACHED RESIDENTIAL SINGLE FAMILY DETACHED RESIDENTIAL
EXISTING ZONING DISTRICT:	TR
PROPOSED ZONING DISTRICT:	NR-CD



04/08/25

PRELIMINARY
NOT FOR
CONSTRUCTION



0 60 120
HORZ. SCALE FEET

DATE:	08/01/2024
DESIGNED BY:	BMI
DRAWN BY:	BMI
CHECKED BY:	

RZ-202



© Bolton & Menk, Inc. 2025, All Rights Reserved
H:\CJS_PR\4896\CAD\C3D\3_Sheets\4896RZ00.dwg 4/9/2025 8:24:54 PM



1801 N. GRAHAM ST SUITE 320
CHARLOTTE, NORTH CAROLINA 28206
Phone: (704) 376-1555
Email: charlotte@bolton-menk.com
www.bolton-menk.com

NVR, Inc.

920 Kinsey Ave Ste 200
Mintonsville, NC 28078

EVERETTE KEITH
RESIDENTIAL
REZONING - R24-07
1430 Dogwood Ln
Huntersville, NC 28078

SKETCH PLAN

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, UTILITY LINES, AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

PROJECT NO:
896

REVISIONS:

2/24/2025:	SKETCH PLAN SUBMITTAL
4/08/2025:	SKETCH PLAN SUBMITTAL 2

DEVELOPMENT SUMMARY

PROJECT NAME:	EVERETTE KEITH RESIDENTIAL REZONING
PARCEL NUMBER:	01916129, 01916201, 01916202
SITE ACREAGE:	±106 AC
EXISTING USE:	RESIDENTIAL, VACANT
PROPOSED USE:	SINGLE FAMILY ATTACHED RESIDENTIAL SINGLE FAMILY DETACHED RESIDENTIAL
EXISTING ZONING DISTRICT:	TR
PROPOSED ZONING DISTRICT:	NR-CD



4/08/25

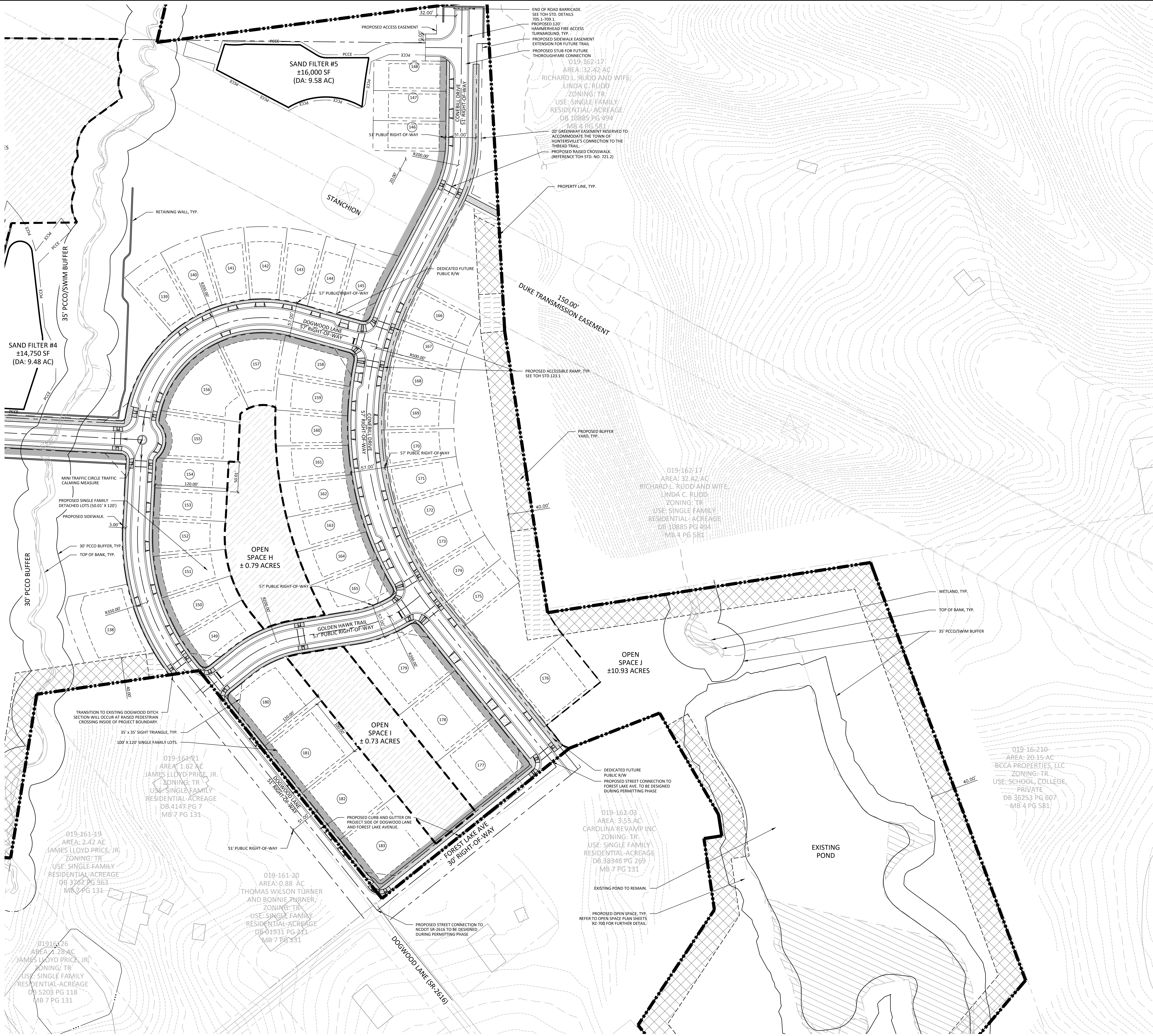
PRELIMINARY
NOT FOR
CONSTRUCTION



0 60 120
ORZ.
SCALE FEET

DATE:	08/01/2024
DESIGNED BY:	BMI
DRAWN BY:	BMI
CHECKED BY:	

RZ-203



© Bolton & Menk, Inc. 2025, All Rights Reserved
H:\CJS_PR\4896\CAD\C3D\3_Sheets\4896RZ200.dwg 4/9/2025 8:20:42 PM



NVR, Inc.

EVERETTE KEITH
RESIDENTIAL
REZONING - R24-07
1430 Dogwood Ln
Mintersville, NC 28078

BLOCK LENGTHS

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, UTILITY LINES, AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

REVISIONS:

2/24/2025: SKETCH PLAN SUBMITTAL

4/08/2025: SKETCH PLAN SUBMITTAL

LEGEND

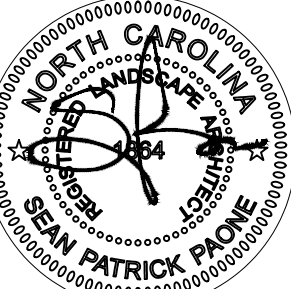
PROPOSED RIGHT-OF-WAY

	PROPOSED CENTERLINE
---	---------------------

DEVELOPMENT SUMMARY

PROPOSED ZONING DISTRICT: NR-CD

NOTE: FULL DEVELOPMENT SUMMARY AND REZONING NOTES LOCATED ON SHEET RZ-206.



04/08/25

PRELIMINARY
NOT FOR
CONSTRUCTION



DATE: 08/01/2024

DESIGNED BY: BMI

DRAWN BY: BM

RZ-204

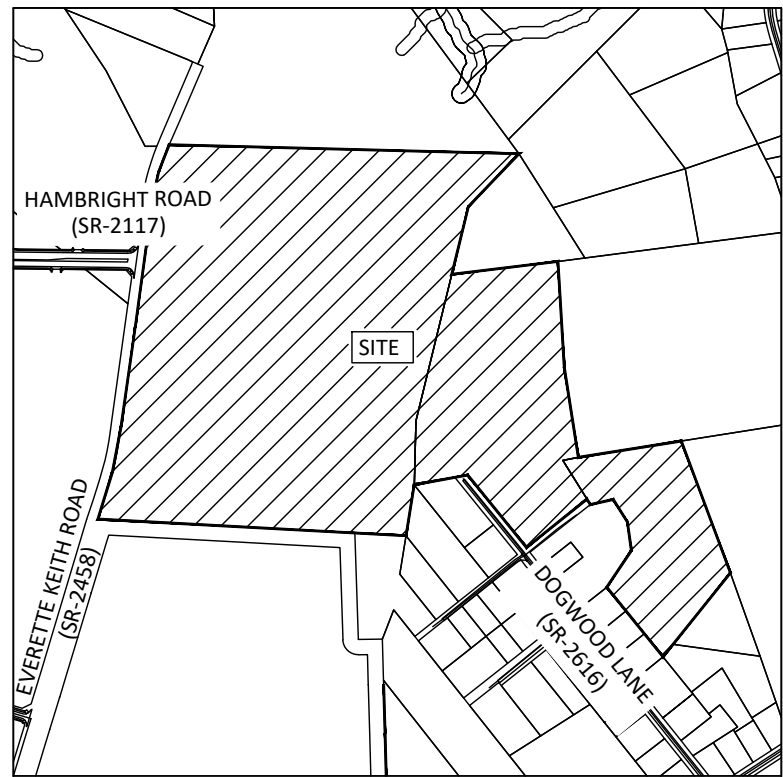


BLOCK LENGTHS

BLOCK A	364.03
BLOCK B	202.90
BLOCK C	201.80
BLOCK D	437.83
BLOCK E	497.30
BLOCK F	513.60
BLOCK G	449.80
BLOCK H	300.87
BLOCK I	340.34
BLOCK J	630.88
BLOCK K	377.48
BLOCK L1	562.71
BLOCK L2	320.27
BLOCK M	583.50
BLOCK N	276.27
BLOCK O	561.39
BLOCK P	235.43
BLOCK Q	215.49
BLOCK R	668.90
BLOCK S	599.92
BLOCK T	485.06
BLOCK U	206.00
BLOCK V	406.00
BLOCK W	206.09

BLOCK LENGTH AVERAGE:

364.03°
202.90°
201.80°
437.83°
497.30°
513.60°
449.80°
300.87°
340.34°
630.88°
377.43°
562.71°
320.27°
583.50°
276.27°
561.39°
235.43°
215.49°
668.90°
599.92°
485.06°
206.00°
406.00°
206.09°
405.37°

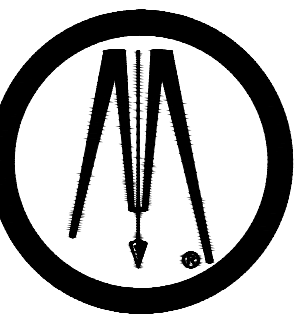
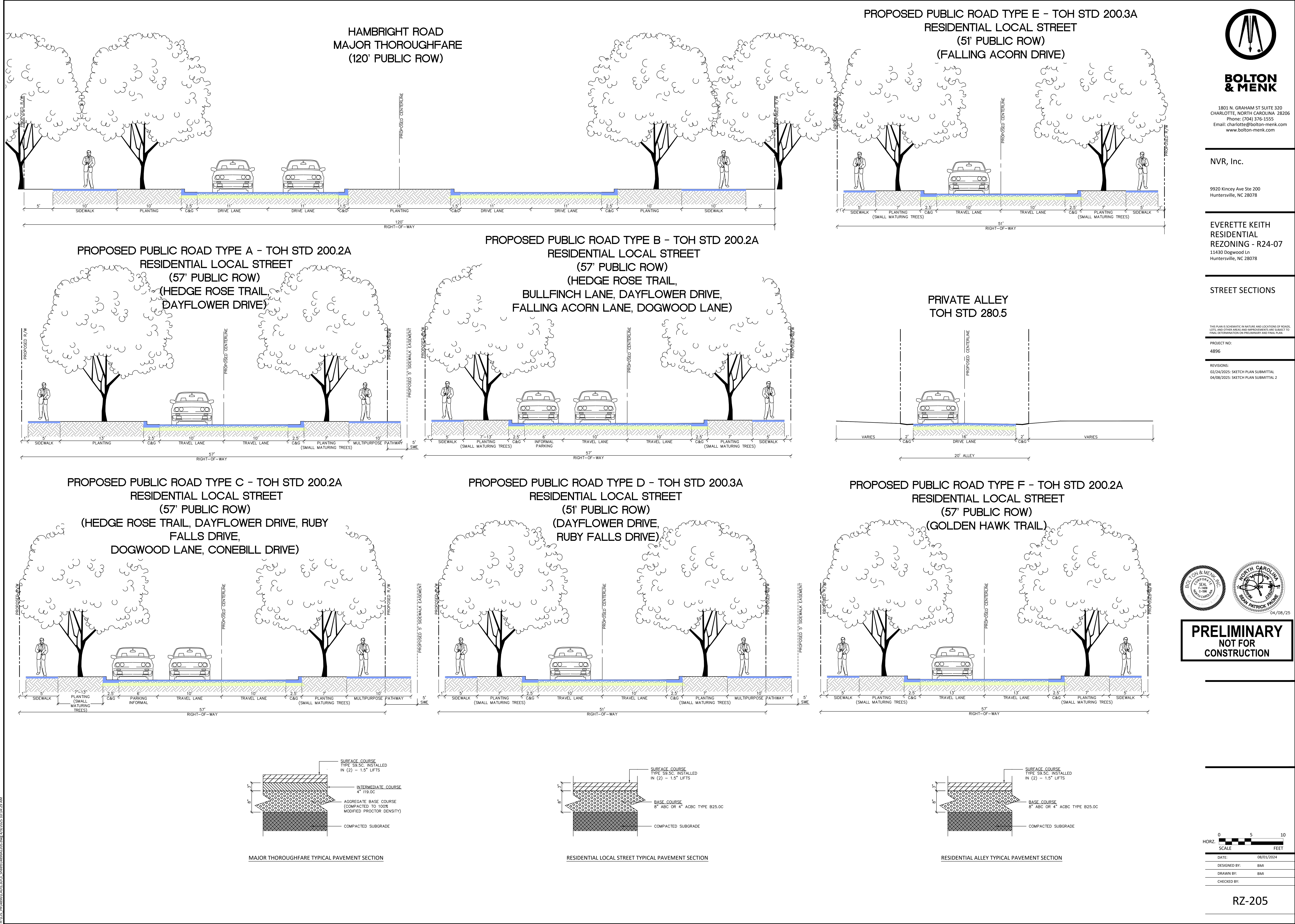


VICINITY MAP

SURVEY DISCLAIMER

SURVEY ISSUE DATE 12/05/2023. PROVIDED BY AVOIMAGE
MAPPING SERVICES, INC LOCATED AT 4600 LEBANON ROAD,
SUITE E CHARLOTTE, NC 28277.

© Bolton & Menk, Inc. 2025, All Rights Reserved
H:\CJS_PR\4896\CAD\C3D\3_Sheets\4896RZ200.dwg 4/9/2025 8:20:45 PM



**BOLTON
& MENK**

1801 N. GRAHAM ST SUITE 320
CHARLOTTE, NORTH CAROLINA 28206
Phone: (704) 376-1555
Email: charlotte@bolton-menk.com
www.bolton-menk.com

NVR, Inc.

9920 Kinsey Ave Ste 200
Huntersville, NC 28078

EVERETTE KEITH
RESIDENTIAL
REZONING - R24-07
11430 Dogwood Ln
Huntersville, NC 28078

STREET SECTIONS

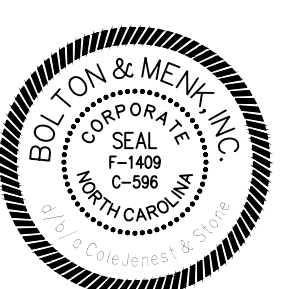
THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, LOTS, AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

PROJECT NO:

4896

REVISIONS:

02/24/2025: SKETCH PLAN SUBMITTAL
04/08/2025: SKETCH PLAN SUBMITTAL 2



**PRELIMINARY
NOT FOR
CONSTRUCTION**

SITE PLAN DATA TABLE			
Project Name	Everette Keith Residential Rezoning Sketch Plan		
Parcel Number(s)	01916129, 01916201, 01916202		
Total Area (acre, square feet)	±106 Acres (4,617,360 SF)		
Disturbed Acres	80.35 Acres		
Principal Use(s) (Z.O. Article 3)	Single Family Attached Residential Single Family Detached Residential		
Building Type, Height (Z.O. Article 3, 4, and 8.10)	Single Family Attached Residential: Up to 30' (excludes roof) Single Family Detached Residential: Up to 30' (excludes roof)		
Zoning District (Z.O. Article 3)+12.E37	Existing: IR	Proposed: NR-CD	
Overlay District, if applicable (Article 3 Z.O.)	N/A		
Percentage of Impervious Allowed (Article 3 Z.O.)	N/A		
Percentage of Impervious Shown	32.74%		
Lot Count:	259		
Single Family Attached	76		
Single Family Detached	183		
Parking			
Single Family Attached (Required)	114 Spaces (1.5 spaces per unit)		
Single Family Attached (Provided)	231 Spaces (3.05 spaces per unit)		
Parking Breakdown	Garage	68	
	On-street Parking	18	
	Surface Parking	77	
	Driveway	68	
Single Family Detached (Required)	275 Spaces (1.5 spaces per unit)		
Single Family Detached (Provided)	497 Spaces (2.72 spaces per unit)		
Parking Breakdown	Garage	291	
	On-street Parking	23	
	Driveway	183	
	*excludes informal on-street parking		
Total Site Parking (Required)	389 Spaces		
Total Site Parking (Provided)	728 Spaces		
Lot Size Range			
Single Family Attached	2,000 SF	76	
	2,970 SF	75	
Single Family Detached	6,000 SF	99	
	12,000 SF	9	
Lot widths range (Z.O. Article 3)			
Single Family Attached	20'	76	
	27' x 110'	75	
Single Family Detached	50.01' x 120'	99	
	100' x 120'	9	
Setbacks and Build-to-lines (Z.O. Article 3, 4, & 8)			
Front BtL range or setback			
Attached Residential	0' - 25'		
Detached Residential	10' min.		
Corner Setbacks	N/A		
Rear Setbacks			
Attached Residential	35' min.		
Detached Residential	25' min.		
Side Setback			
Attached Residential	0'		
Detached Residential	5' min.		
Watershed Information (Z.O. Article 3 and S.O. Section 7.290)			
Is the property in a regulated watershed district?		Yes	X No
Watershed District		Clarke Watershed	
Low Density/ High Density		High Density	
Attached Units Percentage		29.34% (76/259)	
Modifications Requested		NONE	
Rezoning Conditions		HAMBRIGHT ROAD EXTENSION, AFFORDABLE HOUSING, PARKING AREA DEDICATION	

*TOTAL PARKING AND PARKING BREAKDOWN IS ESTIMATED, BUT MAY VARY BASED ON THE FINAL PRODUCT CONSTRUCTED PER LOT RELATED TO DETACHED OR ATTACHED GARAGES AND USE OF DRIVEWAYS AS ADDITIONAL PARKING AREAS

SKETCH PLAN NOTES

- A SKETCH PLAN IS BEING REVIEWED CONCURRENTLY WITH THE REZONING PLAN AND WILL COMPLY WITH THE APPROVED REZONING PLAN.
- THE PROJECT MAY BE BUILT IN MULTIPLE PHASES. FINAL PHASING SUBJECT TO CHANGE.
- DEVELOPMENT AND CONSTRUCTION SHALL COMPLY WITH ZONING, SUBDIVISION, AND REGULATORY STANDARDS AND REQUIREMENTS ASSOCIATED WITH TOWN OF HUNTERSVILLE, NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, DUKE ENERGY, AND NORTH CAROLINA DIVISION OF ENVIRONMENTAL QUALITY.
- THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAY RECORDED.
- ALL AREAS DESIGNATED AS COMMON AND/OR URBAN OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND DEDICATED FOR PUBLIC/PRIVATE ACCESS IN PERPETUITY, UNLESS NOTED IN SUBSEQUENT STANDARDS.
- ACCESS (INGRESS/EGRESS) LOCATIONS AND DESIGN SHOWN ON THIS SKETCH PLAN ARE SUBJECT TO ACHIEVING VERTICAL AND HORIZONTAL SIGHT DISTANCES, TURN LANE IMPROVEMENTS, RIGHT OF WAY, AND INTERSECTION ALIGNMENT WITH ADJACENT AND OPPOSING ACCESS POINTS.
- LARGE AND SMALL MATURING TREES SHALL BE PLANTED WITHIN THE REQUIRED PLANTING STRIP ALONG ALL PUBLIC STREETS BASED ON THE MINIMUM WIDTH REQUIREMENTS ASSOCIATED WITH THE SIZE OF THE PLANT MATERIAL. DOUBLE ROW OF STREET TREES MAY BE LOCATED OUTSIDE OF RIGHT-OF-WAY AREA TO MEET REQUIREMENT.
- SMALL MATURING TREES SHALL BE USED WHERE OVERHEAD UTILITY LINES EXIST.
- MAIL DELIVERY SHALL OCCUR AT LOCATION IDENTIFIED WITHIN THE DEVELOPMENT IN USPS APPROVED CLUSTER BOX UNITS. FINAL LOCATIONS TO BE COORDINATED AND APPROVED BY USPS DURING PERMITTING.
- THE PROPOSED DEVELOPMENT WILL BE SERVED BY PUBLIC WASTE MANAGEMENT FOR TRASH AND RECYCLING COLLECTION SERVICE.
- BUILD TO LINES: A LINE EXTENDING THROUGH A LOT WHICH IS GENERALLY PARALLEL TO THE FRONT PROPERTY LINE/ RIGHT-OF-WAY AND MARKS THE LOCATION FROM WHICH THE PRINCIPLE VERTICAL PLAN OF THE FRONT BUILDING ELEVATIONS, EXCLUSIVE OF PORCHES, BAY WINDOWS, AND SIMILAR APPURTENANCES, SHALL BE LOCATED. ROAD CURVATURE AND OTHER SITE CONSTRAINTS MAY IMPACT THE ABILITY TO LOCATE THE FULL EXTENT OF THE BUILDING FRONTAGE WITHIN THE BUILD TO AREA. THE BUILD TO LINE SHALL BE IDENTIFIED ON THE RECORD PLAT (FINAL PLAT).
- THE PROPOSED DEVELOPMENT WILL CONSIST OF A GRAVITY DRIVEN SANITARY SEWER SYSTEM THAT WILL TIE INTO THE ADJACENT SANITARY MAIN EXTENDED BY TRAILS END SUBDIVISION, WHICH WILL TIE INTO THE CLARK CREEK TREATMENT FACILITY. PUBLIC DONATED PROJECTS AND PRIVATE SANITARY SEWER LINES WILL PROVIDE ACCESS TO SERVICE FOR EACH INDIVIDUAL UNIT OR LOT BY SEWER LATERAL AND BE SUBJECT TO APPROVAL BY CHARLOTTE WATER.
- ALL RETAINING WALLS REQUIRING SPECIAL INSPECTIONS (GREATER THAN 5' IN HEIGHT) SHALL MEET THE REQUIREMENT TO THE MCSBS CHAPTER 17 - SPECIAL INSPECTIONS AS DETAILED PER THE MECKLENBURG COUNTY CODE ENFORCEMENT SPECIAL INSPECTIONS PROCESS. ADDITIONALLY, COPIES OF RETAINING WALL PLANS SHALL BE SUBMITTED TO THE TOWN OF HUNTERSVILLE ENGINEERING DEPARTMENT FOR REVIEW AND COMMENT WHERE ANY RETAINING WALL MAY IMPACT OR ENCRUSCH WITHIN PUBLIC STREET RIGHT OF WAY. THE TOWN OF HUNTERSVILLE SHALL BE COPIED ON ALL STATEMENTS OF SPECIAL INSPECTIONS, SPECIAL INSPECTION FINAL REPORTS, AND DESIGN PRINCIPLE IN CHARGE (DPIC) LETTERS.
- DIRECT ACCESS FROM LOTS TO THOROUGHFARES ARE PROHIBITED.

REZONING NOTES

REZONING PETITION: THESE REZONING NOTES COMPRISE THE DEVELOPMENT STANDARDS ("DEVELOPMENT STANDARDS") ASSOCIATED WITH THE REZONING PETITION (THE "REZONING PETITION") FILED BY NVR, INC. ("PETITIONER") ON AUGUST 1, 2024 (THE "FILING DATE") AS REZONING PETITION AND SKETCH PLAN (THE "REZONING PLAN") FOR THE APPROXIMATELY 106-ACRE TRACT OF LAND, IDENTIFIED ON THE SITE PLAN AS EVERETTE KEITH RESIDENTIAL (THE "PROJECT") IN CONNECTION WITH TAX PARCELS NUMBERS 01916129, 01916201, AND 01916202 (THE "PROPERTY"). THE PURPOSE OF THE REZONING PETITION IS TO CONVERT THE ZONING CLASSIFICATION OF THE PROPERTY FROM TRANSITIONAL RESIDENTIAL ZONING DISTRICT (TN) TO NEIGHBORHOOD RESIDENTIAL CONDITIONAL DISTRICT (NR-CD) IN ACCORDANCE WITH THE PROVISIONS OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE (THE "ORDINANCE").

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.

SCHEMATIC NATURE OF REZONING PLAN: THE LOTS AND PROPOSED IMPROVEMENTS SHOWN ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND EXACT DESIGN MAY BE MODIFIED DURING DESIGN, ENGINEERING AND CONSTRUCTION PHASES OF THE DEVELOPMENT SO LONG AS SUCH MODIFICATION ARE COMPATIBLE WITH THE APPROXIMATE LAYOUT AND LOCATION OF LOTS AND IMPROVEMENTS SHOWN ON THE REZONING PLAN, AS DETERMINED BY STAFF. THE EXACT ALIGNMENT OF THE INTERNAL DRIVES AND INTERNAL PUBLIC STREETS ARE SUBJECT TO FINAL DESIGN/ENGINEERING PLANS, AUTHORITY HAVING JURISDICTION REVIEW, 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 CONDITIONAL DISTRICT REZONING AND SKETCH PLANS.

PHASING: THE DEVELOPMENT OF THE PROPERTY AS GENERALLY DEPICTED ON THE REZONING PLAN IS NOT INTENDED TO BE PHASED BASED ON THE NUMBER OF UNITS/ LOTS PER RESIDENTIAL PRODUCT AND IS NOT IDENTIFIED TO BE PHASED PER THE RECOMMENDED IMPROVEMENTS ASSOCIATED WITH THE TRAFFIC IMPACT ANALYSIS (TIA).

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. 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.

PERMITTED USES: THE PROPERTY MAY BE DEVELOPED FOR ATTACHED AND DETACHED SINGLE FAMILY RESIDENTIAL USES (INCLUDING ACCESSORY USES) PERMITTED IN THE NR ZONING DISTRICT AS GENERALLY DEPICTED ON THE PLANS, SUBJECT TO THE DEVELOPMENT STANDARDS ASSOCIATED WITH SUCH USES.

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

BASED ON OVERALL SITE CONSTRAINTS DUE TO UTILITY POWER EASEMENTS, HAMBRIGHT ROAD EXTENSION, EXTREME TOPOGRAPHIC CONDITIONS, NON-COMPATIBLE ADJACENT USES, LOCATION OF SEVERAL JURISDICTIONAL STREAM/WETLANDS AREAS AND ASSOCIATED REGULATORY BUFFERS, CONNECTIVITY TO ADJACENT PROPERTIES WILL BE LIMITED TO CONNECTIONS TO EXISTING DEDICATED RIGHT-OF-WAY STUBBED STREETS (DOGWOOD LANE AND FOREST LAKE AVENUE), EVERETTE KEITH ROAD, HAMBRIGHT ROAD AND RESERVATION OF HAMBRIGHT ROAD RIGHT-OF-WAY TO ACCOMMODATE THE FUTURE EXTENSION OF HAMBRIGHT ROAD, BEYOND THE PROJECT BOUNDARY AND A FUTURE CONNECTION FROM THE PROPOSED SINGLE FAMILY LOT AREA TO FUTURE HAMBRIGHT ROAD EXTENSION.

HAMBRIGHT ROAD IS TO BE EXTENDED FOR THE LENGTH OF THE SITE FRONTAGE TO THE EXTENT PERMITTED BY THE TOWN OF HUNTERSVILLE, NCDOT, AND DUKE ENERGY. A FEE IN LIEU WILL BE PAID PURSUANT TO TERMS AGREED TO BY THE PETITIONER AND THE TOWN OF HUNTERSVILLE FOR THE PORTION OF HAMBRIGHT ROAD EXTENSION NOT PERMITTED TO BE BUILT.

LASTLY, PETITIONER SHALL RESERVE A 20' GREENWAY EASEMENT, WITHIN THE PROJECT LIMITS, TO ACCOMMODATE THE TOWN OF HUNTERSVILLE'S BIKE AND PEDESTRIAN ROUTE FROM CLARK CREEK TO CONNECT TO THE FUTURE MECKLENBURG COUNTY 20' CAROLINA TREAD TRAIL.

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

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

PARK DEDICATION: PRIOR TO RECORDATION OF THE FINAL SUBDIVISION PLAT FOR THE FINAL PHASE OF THE DEVELOPMENT, PETITIONER SHALL DEDICATE (THROUGH CONVEYANCE OF AN EASEMENT, DEED, OR OTHER INSTRUMENT) TO THE TOWN AN APPROXIMATELY 10.85-ACRE AREA LABELED "OPEN SPACE 1" ON THE "OVERALL OPEN SPACE PLAN" FOR THE EVERETTE KEITH RESIDENTIAL REZONING (R-4-07) FILED ON AUGUST 1, 2024 (THE "POND DEDICATION AREA"). THE TOWN ACKNOWLEDGES THAT THE POND DEDICATION AREA MAY BE USED TO MEET OPEN SPACE, TREE PRESERVATION, OR OTHER TOWN ORDINANCE REQUIREMENTS (COLLECTIVELY, THE "DEVELOPMENT STANDARDS") FOR THE DEVELOPMENT AND CONVEYANCE OF THE POND DEDICATION AREA TO THE TOWN SHALL NOT CAUSE THE DEVELOPMENT TO BE IN VIOLATION OF ANY TOWN OF HUNTERSVILLE DEVELOPMENT STANDARDS.

LANDSCAPING/BUFFERS: DEVELOPMENT OF THE PROPERTY SHALL COMPLY WITH THE LANDSCAPING AND BUFFER REQUIREMENTS OF THE ORDINANCE AS SPECIFICALLY SHOWN ON THE REZONING PLAN.

BUFFER SECTIONS WITHIN THE DUKE ENERGY CORRIDOR SHALL BE SUBJECT TO REVIEW AND APPROVAL OF DUKE ENERGY BASED ON LANDSCAPE GUIDELINES AND PLANT MATERIAL PROXIMITY TO WIRE ZONES, TOWER STANCHIONS, OR OTHER POWER UTILITY INFRASTRUCTURE.

OPEN SPACE: URBAN OPEN SPACE AREAS ILLUSTRATED IN THE REZONING/SKETCH PLANS ARE SCHEMATIC IN NATURE, HOWEVER THESE AREAS WERE DESIGNED TO CONVEY PERMITTING AND CONSTRUCTION INTENT. MINOR ADJUSTMENTS MAY BE MADE BASED ON FINAL GRADE OR PRODUCT SELECTION IN THE PRELIMINARY PLAN PROCESS AS LONG AS THE INTENT IS CONSISTENT WITH THE URBAN OPEN SPACE AREAS DESIGNS SHOWN IN THESE PLANS.

ARCHITECTURAL ELEVATIONS: ARCHITECTURAL ELEVATIONS ARE SUBMITTED TO THE TOWN OF HUNTERSVILLE FOR REFERENCE ONLY, PER N.C. STATE STATUTE.

AFFORDABLE HOUSING: THE DEVELOPMENT SHALL INCLUDE EIGHT (8) FOR-SALE AFFORDABLE SINGLE FAMILY ATTACHED UNITS TO BE SOLD TO HOUSEHOLDS EARNING NO MORE THAN 100% OF THE AREA MEDIAN INCOME ("AMI") FOR MECKLENBURG COUNTY AS MOST RECENTLY PUBLISHED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. THE AFFORDABLE UNITS SHALL BE SOLD AT A MUTUALLY AGREEABLE MAXIMUM AFFORDABLE HOUSING MEDIAN INCOME OWNERSHIP INITIAL SALES PRICE (THE "INITIAL SALES PRICE"), FOR PURPOSES OF CALCULATING THE INITIAL SALES PRICE, THE SUM OF MONTHLY PRINCIPLE AND INTEREST MORTGAGE PAYMENTS SHALL NOT EXCEED THIRTY PERCENT (30%) OF THE MONTHLY AMI. A RESTRICTIVE COVENANT WITH A MINIMUM AFFORDABILITY PERIOD OF THIRTY (30) YEARS (THE "AFFORDABILITY PERIOD") SHALL BE RECORDED IN THE MECKLENBURG COUNTY REGISTRY AGAINST THE AFFORDABLE UNITS CONCURRENTLY AT THE CLOSE OF ESCROW UPON THE SALE OF EACH AFFORDABLE UNIT. FINAL AFFORDABLE HOUSING UNIT FLOOR PLAN SELECTION, WHICH INCLUDES THE UNIT SIZE AND BEDROOM SIZE, SHALL BE AT THE DISCRETION OF THE DEVELOPER. DEVELOPER WILL WORK WITH THE TOWN TO IDENTIFY QUALIFYING BUYERS FOR THE FIRST SALE OF THE AFFORDABLE UNITS (THE "FIRST SALE"). FOLLOWING THE FIRST SALE OF THE AFFORDABLE UNITS, DEVELOPER SHALL NOT BE RESPONSIBLE FOR MANAGING THE AFFORDABLE UNITS OR PERFORMING MARKETING, APPLICANT SCREENING, AND SELECTION RELATED TO FUTURE SALES OF THE AFFORDABLE UNITS. CONSTRUCTION OF EACH EIGHT-UNIT CONDOMINIUM BUILDING SHALL NOT BE REQUIRED TO COMMENCE UNTIL CONTRACTS TO PURCHASE ALL EIGHT UNITS IN SUCH BUILDING ARE EXECUTED.

BMP DESIGN: THE DESIGNS OF THE BEST MANAGEMENT PRACTICES (BMPs) SHOWN ON THE REZONING PLAN SHALL BE CONSIDERED CONCEPTUAL AND MAY BE EXPANDED UPON DURING CONSTRUCTION DOCUMENTS. BMPs WILL BE FINALIZED DURING THE LAND DEVELOPMENT PERMITTING PHASE. STORMWATER WET PONDS SHALL NOT BE PROHIBITED AS LONG AS THE OVERALL DEVELOPMENT TREATMENT COMPLIES WITH THE TOWN OF HUNTERSVILLE LOW IMPACT DEVELOPMENT (LID) ORDINANCE REQUIREMENTS.

MODIFICATIONS

1. BUFFERS SHALL INCLUDE EXISTING VEGETATION WHEREVER FEASIBLE, HOWEVER DUE TO EXTREME TOPOGRAPHY AND OTHER ENVIRONMENTAL AND MANMADE CONDITIONS, GRADING ENCROACHMENTS MAY BE PERMITTED WITH PLANTING MITIGATION BASED ON THE BUFFER PLANTING SECTION AND SCHEDULE PROVIDED WITHIN THE PLANS.

AMENDMENT: FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER(S) 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 ASSOCIATED WITH PROPERTY THAT THE PETITIONER REMAINS IN OWNERSHIP OF, WITH NOTIFICATION BUT 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 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.

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.

ANNEXATION: PETITIONER SHALL REQUEST THAT THE PROPERTY BE ANNEXED INTO THE TOWN OF HUNTERSVILLE LIMITS IN ACCORDANCE WITH TOWN OF HUNTERSVILLE REGULATIONS.



**BOLTON
& MENK**

1801 N. GRAHAM ST SUITE 320
CHARLOTTE, NORTH CAROLINA 28206
Phone: (704) 376-1555
Email: charlotte@bolton-menk.com
www.bolton-menk.com

NVR, Inc.

9920 Kincey Ave Ste 200
Huntersville, NC 28078

EVERETTE KEITH
RESIDENTIAL
REZONING - R24-07
11430 Dogwood Ln
Huntersville, NC 28078

DEVELOPMENT NOTES

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, LOTS, AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLANS.

PROJECT NO:
4896

REVISIONS:
02/24/2025: SKETCH PLAN SUBMITTAL
04/08/2025: SKETCH PLAN SUBMITTAL 2



04/08/25

**PRELIMINARY
NOT FOR
CONSTRUCTION**

DATE: 08/01/2024
DESIGNED BY: BMI
DRAWN BY: BMI
CHECKED BY:

RZ-206

ARCHITECTURAL ELEVATION NOTES

1. SINGLE-FAMILY ATTACHED HOMES WILL FEATURE BAY WINDOWS, COVERED STOOPS, ROOF BREAKS, FRONT FAÇADE BREAKS BETWEEN UNITS, BRICK OR STONE WATER TABLE ON FRONT ELEVATIONS, AND FRONT DOOR PLACEMENT ABOVE STREET LEVEL. SIDING MATERIALS WILL INCLUDE A MIX OF AT LEAST TWO OF THE FOLLOWING: FIBER CEMENT, STUCCO, BRICK, AND SYNTHETIC STONE. VINYL SIDING WILL NOT BE USED. SIDE ELEVATIONS ON END UNITS WILL ALSO FEATURE A BRICK OR STONE WATER TABLE. ALSO, LANDSCAPING IN ADDITION TO STREET TREES SHALL BE INSTALLED TO FURTHER ENHANCE SIDE ELEVATIONS FACING A STREET.
2. SINGLE-FAMILY DETACHED COTTAGES WILL FEATURE FRONT PORCHES ON MOST HOMES. SIDING MATERIALS WILL INCLUDE A MIX OF AT LEAST TWO OF THE FOLLOWING: FIBER CEMENT, STUCCO, BRICK, AND SYNTHETIC STONE. VINYL SIDING WILL NOT BE USED.
3. SINGLE-FAMILY DETACHED HOMES ON 50' - 100' WIDE LOTS WILL FEATURE FRONT PORCHES ON MOST HOMES. SIDING MATERIALS WILL INCLUDE A MIX OF AT LEAST TWO OF THE FOLLOWING: FIBER CEMENT, STUCCO, BRICK, AND SYNTHETIC STONE. VINYL SIDING WILL NOT BE USED. GARAGES WILL BE RECESSED AT LEAST TWO (2) FEET FROM THE FRONT PLANE OF THE FRONT PORCH. ALSO, GARAGES WILL FEATURE WINDOWS AND WILL BE PAINTED TO BLEND WITH THE REMAINDER OF THE FRONT ELEVATION.



50.01' + 100' LOTS



50.01' + 100' LOTS



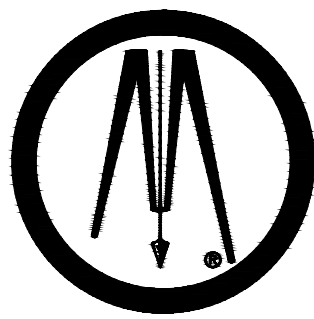
50.01' + 100' LOTS



ATTACHED RESIDENTIAL



27' COTTAGE LOTS



**BOLTON
& MENK**

1801 N. GRAHAM ST SUITE 320
CHARLOTTE, NORTH CAROLINA 28206
Phone: (704) 376-1555
Email: charlotte@bolton-menk.com
www.bolton-menk.com

NVR, Inc.

9920 Kincey Ave Ste 200
Huntersville, NC 28078

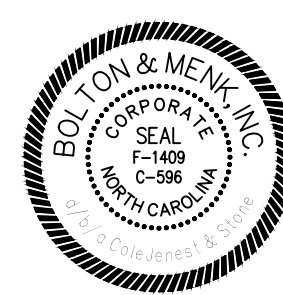
EVERETTE KEITH
RESIDENTIAL
REZONING - R24-07
11430 Dogwood Ln
Huntersville, NC 28078

ARCHITECTURAL
ELEVATIONS

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF POINTS, LOTS, AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

PROJECT NO:
4896

REVISIONS:
02/24/2025: SKETCH PLAN SUBMITTAL
04/08/2025: SKETCH PLAN SUBMITTAL 2



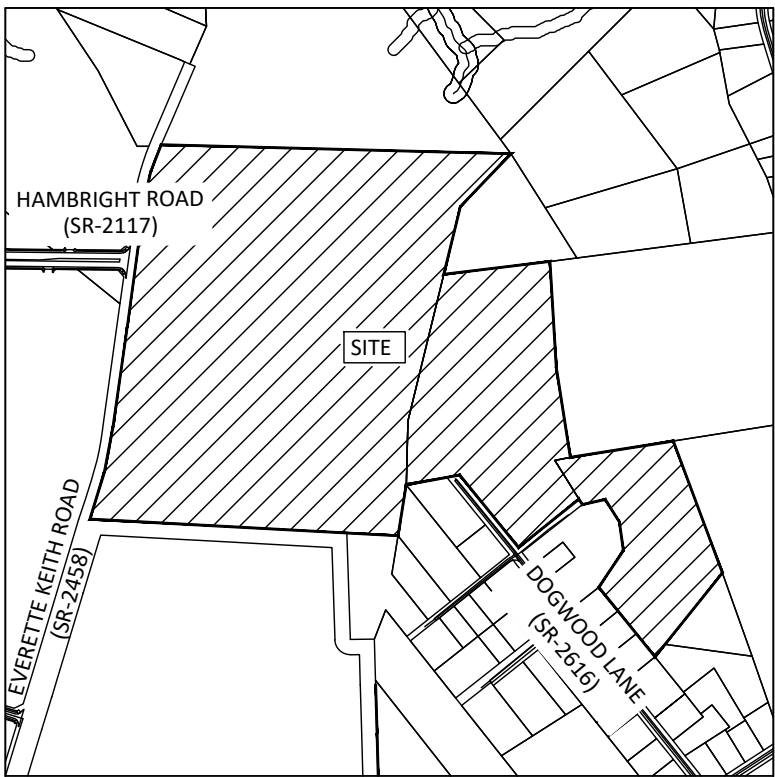
**PRELIMINARY
NOT FOR
CONSTRUCTION**

DATE: 08/01/2024
DESIGNED BY: BMI
DRAWN BY: BMI
CHECKED BY:

RZ-208



1801 N. GRAHAM ST SUITE 320
CHARLOTTE, NORTH CAROLINA 28206
Phone: (704) 376-1555
Email: charlotte@bolton-menk.com
www.bolton-menk.com



VICINITY MAP

SURVEY DISCLAIMER

SURVEY ISSUE DATE 12/05/2023. PROVIDED BY AVOIMAGE
MAPPING SERVICES, INC LOCATED AT 4600 LEBANON ROAD,
SUITE E CHARLOTTE, NC 28277.

LEGEND

	PARCEL LINE / PARCEL BOUNDARY
	TR ZONING: ± 106 ACRES PROPOSED NR-CD ZONING

NVR, Inc.

920 Kincey Ave Ste 200
Huntersville, NC 28078

EVERETTE KEITH
RESIDENTIAL
REZONING - R24-07
1430 Dogwood Ln
Huntersville, NC 28078

ZONING MAP

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, UTILITY LINES, AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

PROJECT NO:
896

REVISIONS:

2/24/2025: SKETCH PLAN SUBMITTAL

4/08/2025: SKETCH PLAN SUBMITTAL



04/08/25

PRELIMINARY
NOT FOR
CONSTRUCTION



0 200 400
HORZ. SCALE FEET

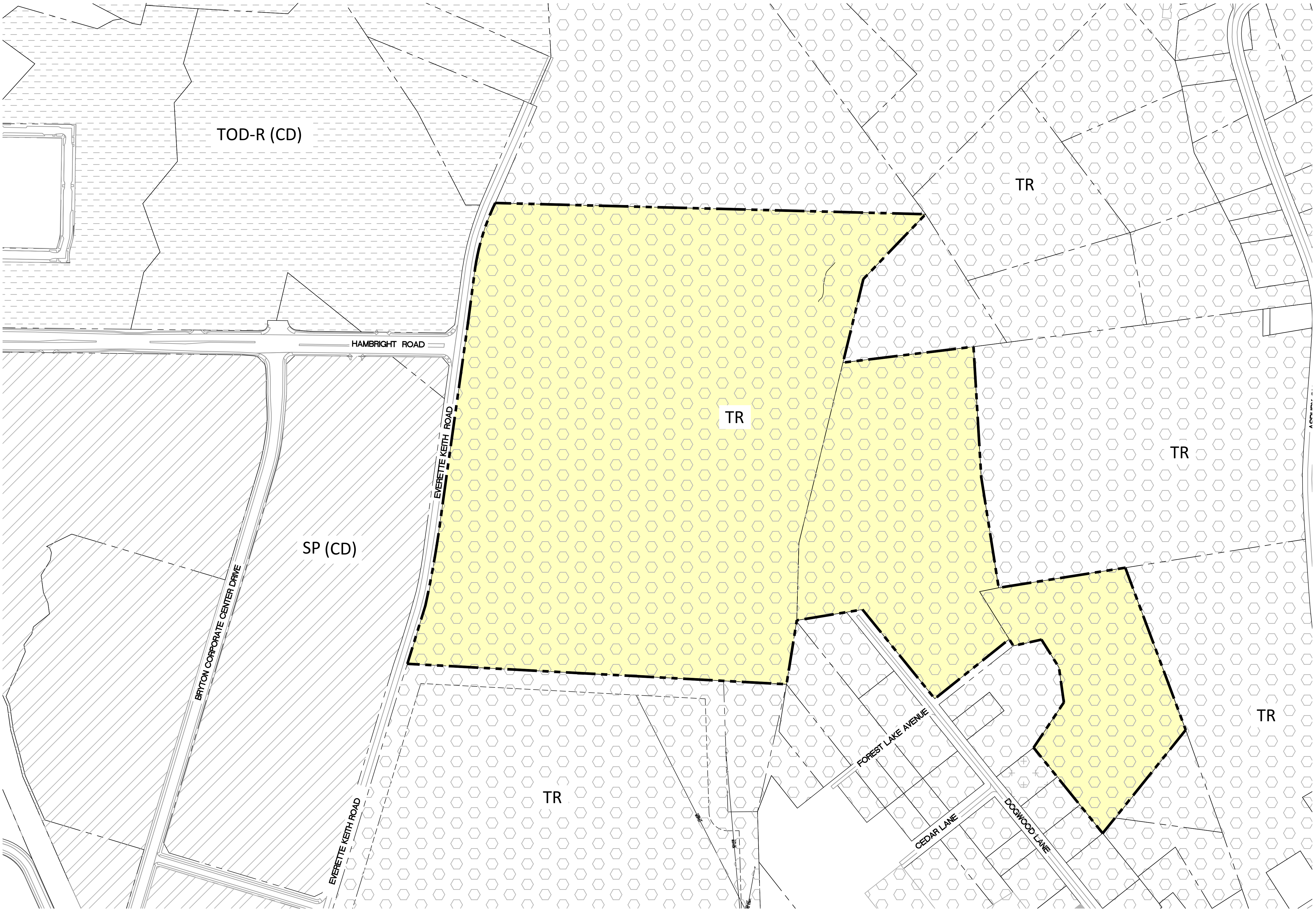
DATE: 08/01/2024

DESIGNED BY: RM

DRAWM BY: RA

CHECKED BY _____

RZ-210





**BOLTON
& MENK**

1801 N. GRAHAM ST SUITE 320
CHARLOTTE, NORTH CAROLINA 28206
Phone: (704) 376-1555
Email: charlotte@bolton-menk.com
www.bolton-menk.com

NVR, Inc.

9920 Kinsey Ave Ste 200
Huntersville, NC 28078

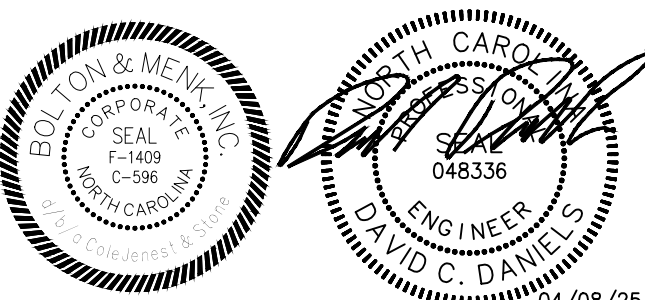
**EVERETTE KEITH
RESIDENTIAL
REZONING - R24-07**
11430 Dogwood Ln
Huntersville, NC 28078

**GRADING AND
DRAINAGE PLAN**

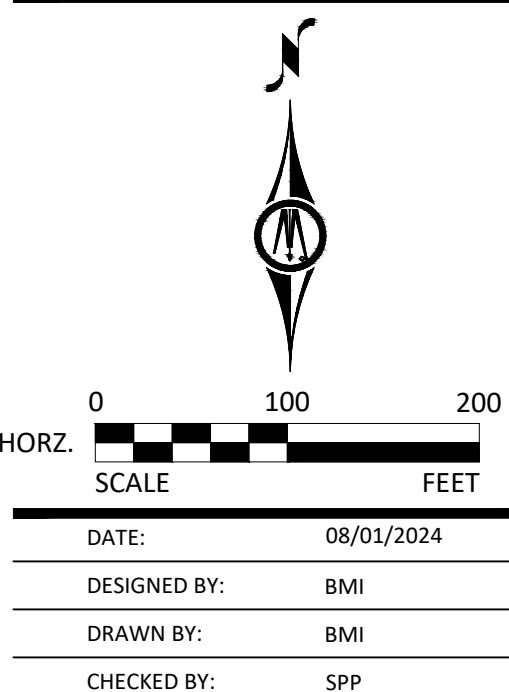
THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS,
UTILITIES AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO
FINAL DETERMINATION ON PRELIMINARY AND FINAL PLANS

PROJECT NO:
4896

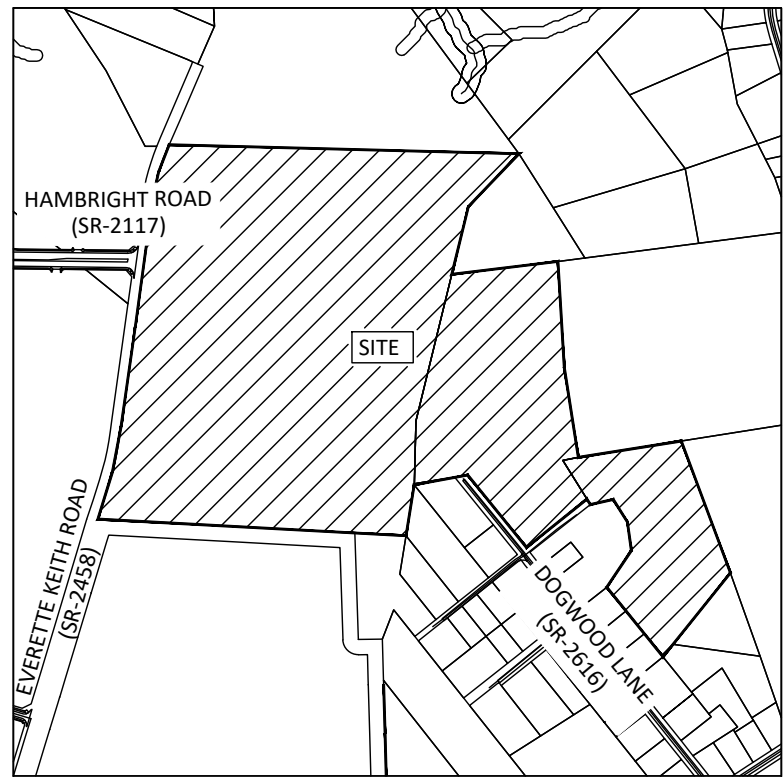
REVISIONS:
02/24/2025: SKETCH PLAN SUBMITTAL
04/08/2025: SKETCH PLAN SUBMITTAL 2



**PRELIMINARY
NOT FOR
CONSTRUCTION**



RZ-300



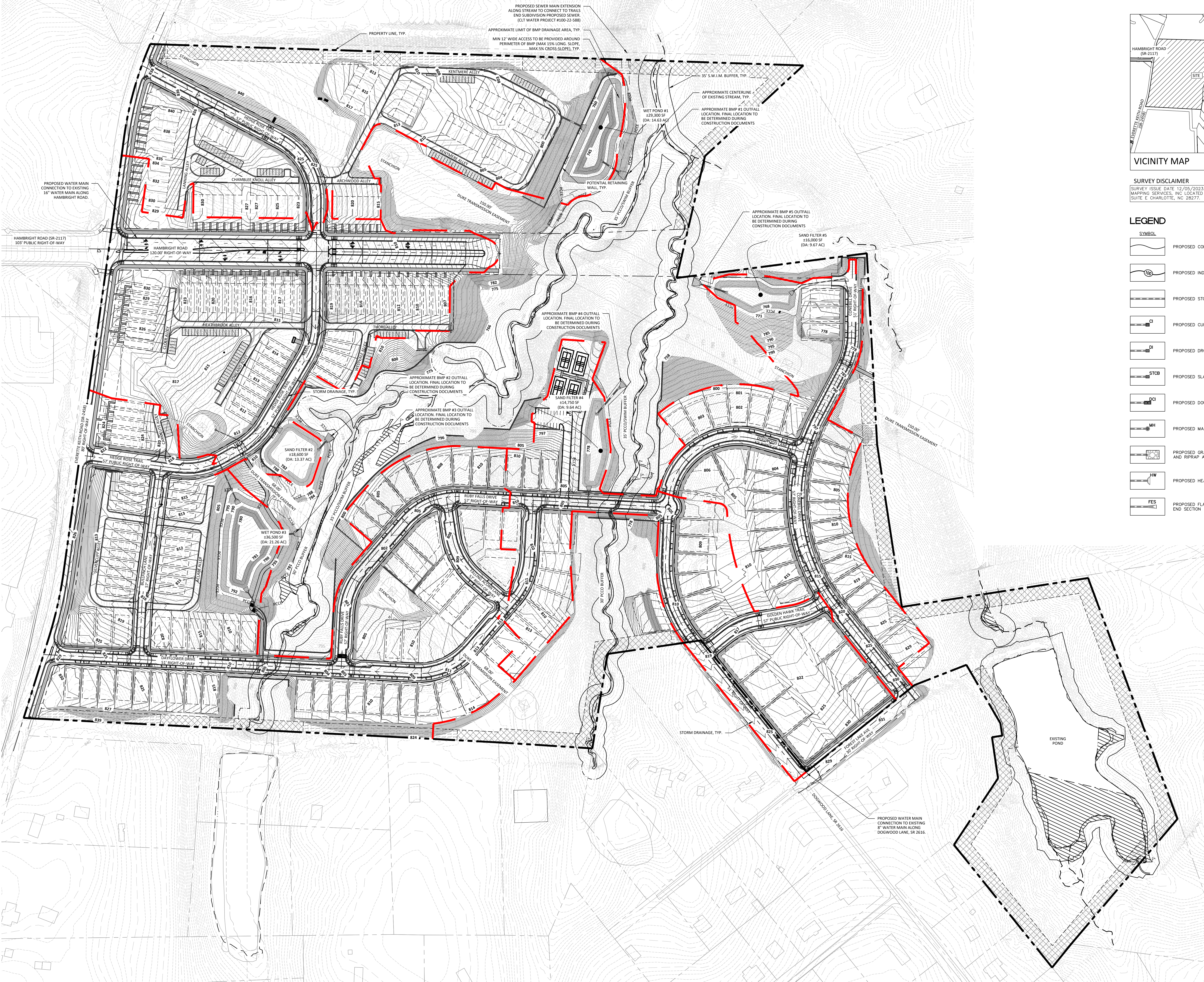
VICINITY MAP

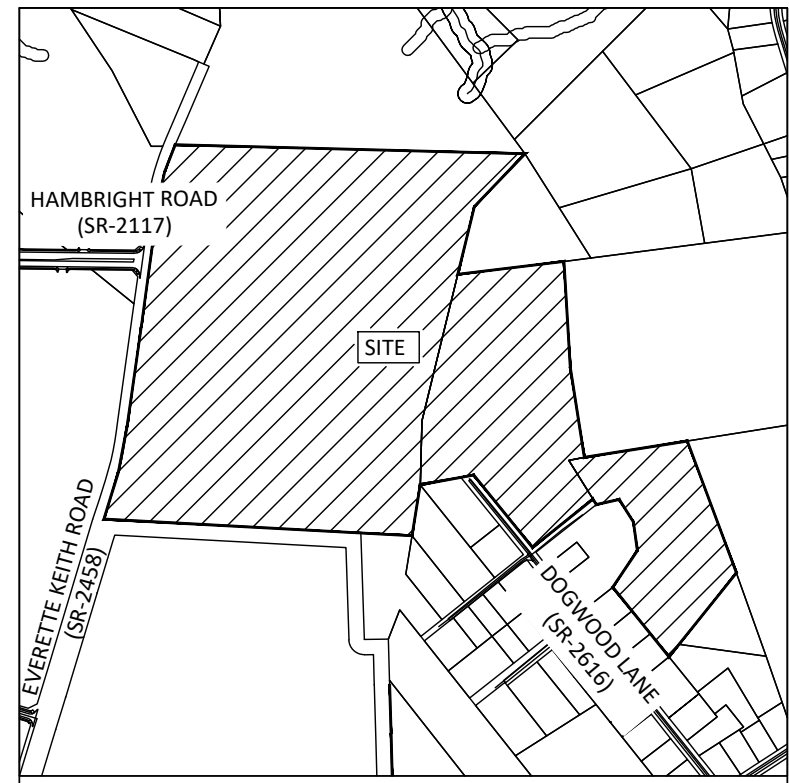
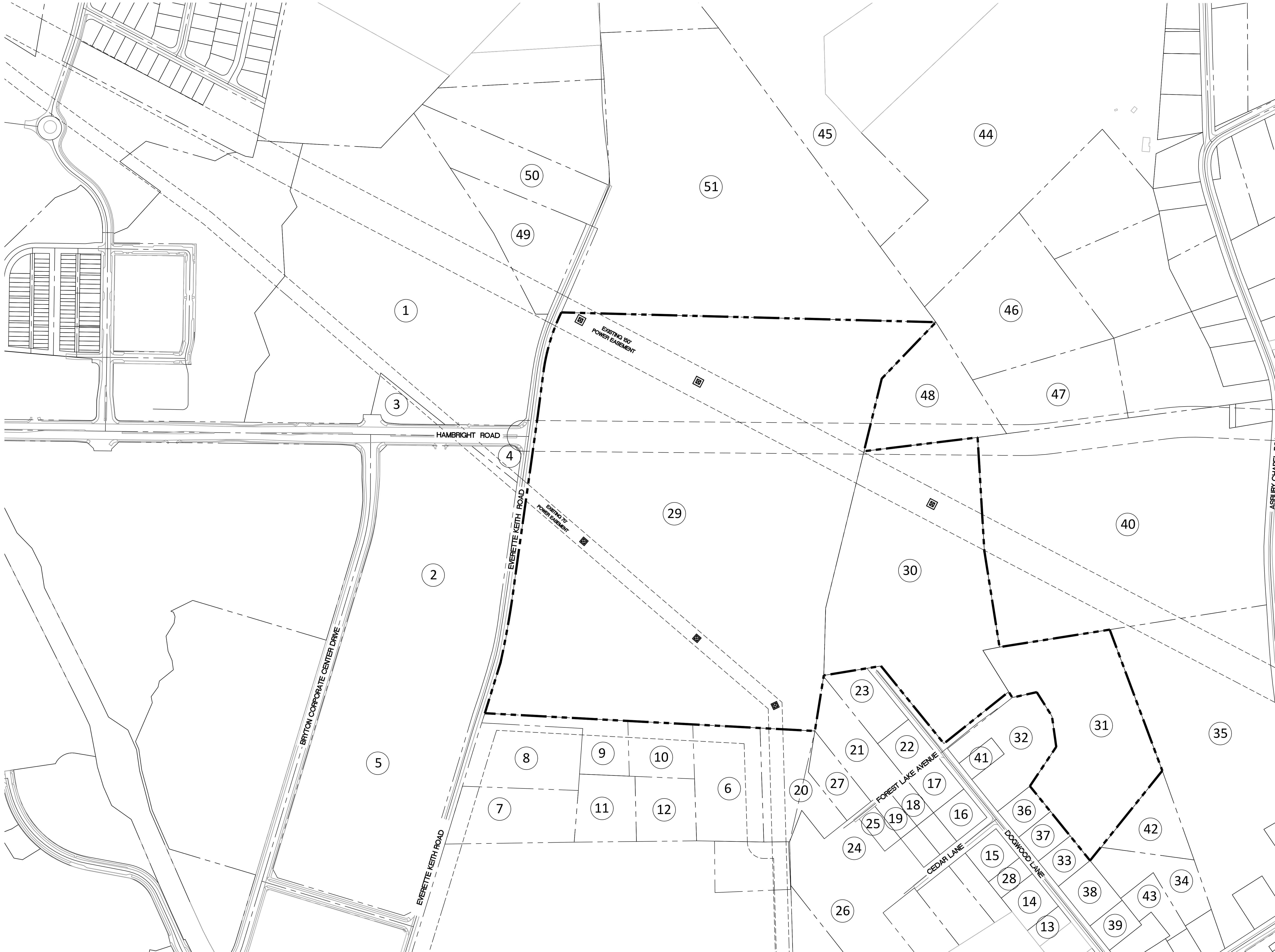
SURVEY DISCLAIMER

SURVEY ISSUE DATE: 12/05/2023. PROVIDED BY AVOIMAGE
MAPPING SERVICES, INC. LOCATED AT 4600 LEBANON ROAD,
SUITE E CHARLOTTE, NC 28277.

LEGEND

SYMBOL	DETAIL
	PROPOSED CONTOUR -/-
	PROPOSED INDEX CONTOUR -/-
	PROPOSED STORM DRAINAGE -/-
	PROPOSED CURB INLET -/-
	PROPOSED DROP INLET -/-
	PROPOSED SLAB TYPE CATCH BASIN -/-
	PROPOSED DOUBLE CURB INLET -/-
	PROPOSED MANHOLE -/-
	PROPOSED GRAVEL AND RIPRAP APRON -/-
	PROPOSED HEAD WALL -/-
	PROPOSED FLARED END SECTION -/-





SURVEY DISCLAIMER
SURVEY ISSUE DATE: 12/05/2023. PROVIDED BY AVOIMAGE
MAPPING SERVICES, INC. LOCATED AT 4600 LEBANON ROAD,
SUITE E, CHARLOTTE, NC 28277.



**BOLTON
& MENK**

1801 N. GRAHAM ST SUITE 320
CHARLOTTE, NORTH CAROLINA 28206
Phone: (704) 376-1555
Email: charlotte@bolton-menk.com
www.bolton-menk.com

NVR, Inc.

9920 Kinsey Ave Ste 200
Huntersville, NC 28078

**EVERETTE KEITH
RESIDENTIAL
REZONING - R24-07**
11430 Dogwood Ln
Huntersville, NC 28078

**ADJACENT PARCELS
& ZONING
INFORMATION**

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS,
LOTS, AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO
FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

PROJECT NO:
4896

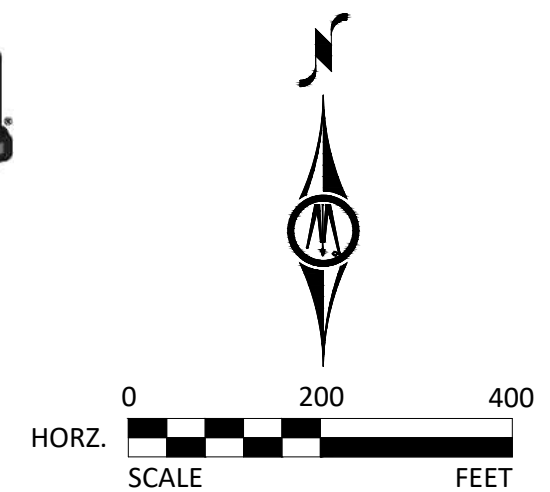
REVISIONS:
02/24/2025: SKETCH PLAN SUBMITTAL
04/08/2025: SKETCH PLAN SUBMITTAL 2



**PRELIMINARY
NOT FOR
CONSTRUCTION**



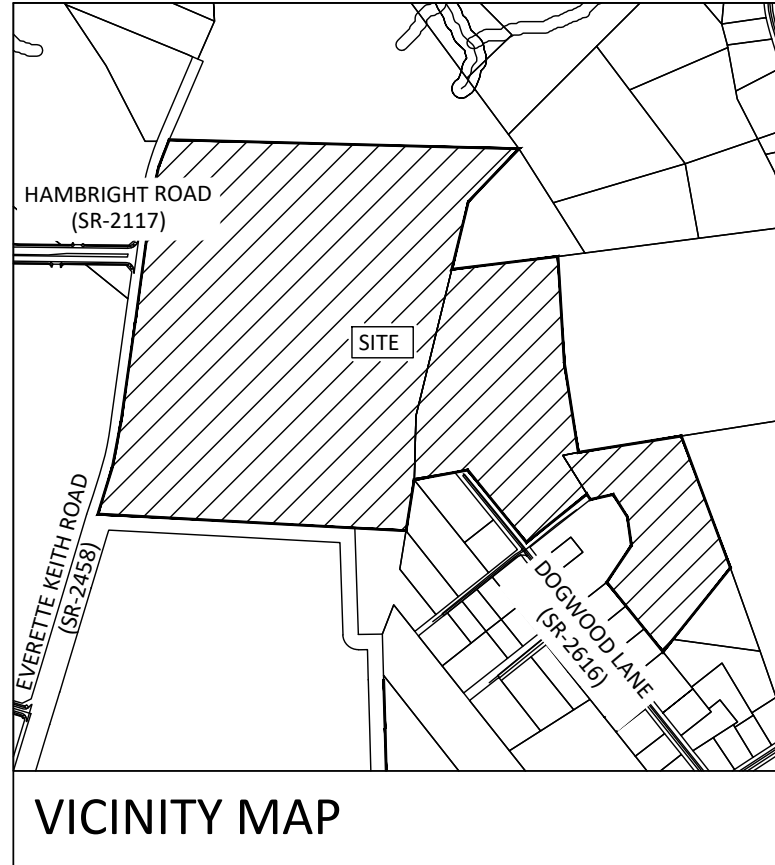
1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
4. SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART F, OR AS AMENDED.



RZ-400

	PARCEL ID	OWNER NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE	PROPERTY ADDRESS	DEED BOOK	DEED PAGE
1	01911140	THE VIEWS AT BRYTON LLC,	1400 W NORTHWOOD ST GREENSBORO NC 27408	GREENSBORO	NC	27408	HAMBRIGHT RD HUNTERSVILLE	37466	608
2	01913105	PR II/FOUNDRY BRYTON INDUSTRIAL LLC,	2151 HAWKINS ST STE 1000 CHARLOTTE NC 28203	CHARLOTTE	NC	28203	10708 BRYTON CORPORATE CENTER DR HUNTERSVILLE	32344	513
3	01913177	THE VIEWS AT BRYTON LLC,	1400 W NORTHWOOD ST GREENSBORO NC 27408	GREENSBORO	NC	27408	HAMBRIGHT RD HUNTERSVILLE	37466	608
4	01913178	PR II/FOUNDRY BRYTON INDUSTRIAL LLC,	2151 HAWKINS ST SUITE 1000 CHARLOTTE NC 28203	CHARLOTTE	NC	28203	HAMBRIGHT RD HUNTERSVILLE	32344	513
5	01913192	PR II/FOUNDRY BRYTON INDUSTRIAL LLC,	2151 HAWKINS ST SUITE 1000 CHARLOTTE NC 28203	CHARLOTTE	NC	28203	10622 BRYTON CORPORATE CENTER DR HUNTERSVILLE	32344	513
6	01915102	SHAW, DANA ARCHER SHAW, BARRY GENE	11336 EVERETTE KEITH RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	EVERETTE KEITH RD UNINC	06435	066
7	01915121	PATRICIA KEITH, JENKINS, NELSON H	11204 EVERETT KEITH RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	EVERETTE KEITH RD UNINC	04147	584
8	01915122	KEITH, BARBARA A KEITH, FURMAN B	11226 EVERETT KEITH RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	EVERETTE KEITH RD UNINC	04147	587
9	01915132	KEITH, FURMAN B	11226 EVERETT KEITH RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	EVERETTE KEITH RD UNINC	05885	222
10	01915137	JENKINS, NELSON H KEITH-JENKINS, PATRICIA	11322 EVERETTE KEITH RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	EVERETTE KEITH RD UNINC	34082	641
11	01915143	PATRICIA KEITH, JENKINS, NELSON H	202 BUTCH BRANCH RD UNION GROVE NC 28689	UNION GROVE	NC	28689	EVERETTE KEITH RD UNINC	05885	236
12	01915145	JENKINS, NELSON BRITT	11216 EVERETT KEITH RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	EVERETTE KEITH RD UNINC	11056	685
13	01916105	ACKERMANN, KEATON TRAGNI, GRANT	11109 DOGWOOD LN HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	11109 DOGWOOD LN UNINC	38292	180
14	01916106	MARRE, MITCH MARRE, SHEREE DOSS	11201 DOGWOOD LN HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	11201 DOGWOOD LN UNINC	25054	053
15	01916107	BERNARD, LORI J BERNARD, ALLAN	11217 DOGWOOD LN HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	11217 DOGWOOD LN UNINC	33430	418
16	01916114	WORRELL, CHRISTY MCCOY	11309 DOGWOOD LN CHARLOTTE NC 28216	CHARLOTTE	NC	28216	11309 DOGWOOD LN UNINC	38304	464
17	01916115	GANT, EVELYN L GANT, VICKIE GANT, EVELYN GANT, JOHN H	11325 DOGWOOD LN HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	11325 DOGWOOD LN UNINC	29285	996
18	01916116	GANT, EVELYN L GANT, VICKIE GANT, JOHN H GANT, EVELYN A	11325 DOGWOOD LN HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	11006 FOREST LAKE AV UNINC	29285	996
19	01916117	FLINT, DIANA RENEE	10930 FOREST LAKE AVE HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	10930 FOREST LAKE AV UNINC	21967	212
20	01916118	DUKE POWER CO, ATTN: TAX DEPT - P805B	422 S CHURCH ST CHARLOTTE NC 28242	CHARLOTTE	NC	28242	10911 FOREST LAKE AV UNINC	03007	135
21	01916119	PRICE, JAMES LLOYD JR SUSAN MYERS,	11001 FOREST LAKE AVE HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	11001 FOREST LAKE AV UNINC	03762	963
22	01916120	TURNER, BONNIE TURNER, THOMAS WILSON	11017 FOREST LAKE AVE HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	11017 FOREST LAKE AV UNINC	01931	211
23	01916121	PRICE, JAMES LLOYD JR	11001 FOREST LAKE AVE HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	11425 DOGWOOD LN UNINC	04147	007
24	01916122	MARTINEZ, CELINA A CASTANON	10920 FOREST LAKE AVE HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	10910 FOREST LAKE AV UNINC	32954	789
25	01916124	MARTINEZ, CELINA A CASTANON	10920 FOREST LAKE RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	10920 FOREST LAKE AV UNINC	32954	789
26	01916125	C/O DATA & DOCUMENT MANAGEMENT, DUKE ENERGY CAROLINAS LLC,	550 SOUTH TRYON ST DEC 22A CHARLOTTE NC 28202	CHARLOTTE	NC	28202	EASTFIELD RD UNINC	32662	886

	PARCEL ID	OWNER NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE	PROPERTY ADDRESS	DEED BOOK	DEED PAGE
27	01916126	PRICE, JAMES LLOYD JR	11001 FOREST LAKE AVE HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	10916 FOREST LAKE AV UNINC	05203	118
28	01916128	BLACK, KNITA LOVETTE	11211 DOGWOOD LN HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	11211 DOGWOOD LN UNINC	33548	185
29	01916129	FLAMINGO FARMS LLC, CLOER FAMILY HOLDINGS LLC,	5512 MANNING RD CHARLOTTE NC 28269	CHARLOTTE	NC	28269	11618 EVERETTE KEITH RD UNINC	38363	897
30	01916201	THORE, DONNA K	11125 FOREST LAKE AVE HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	11125 FOREST LAKE AV UNINC	04654	231
31	01916202	ROWLAND, BETTY J ROWLAND, WILLIAM A	5968 KIRKPATRICK RD CHARLOTTE NC 28211	CHARLOTTE	NC	28211	FOREST LAKE AV UNINC	03453	185
32	01916203	CAROLINA REVAMP INC,	3241 PINCTUCK LN ROCK HILL SC 29730	ROCK HILL	SC	29730	11316 DOGWOOD LN UNINC	38346	269
33	01916204	HAMMILL, BENJAMIN SCHERMER HAMMILL, LAUREN ANN NATALE	11106 DOGWOOD LN HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	11106 DOGWOOD LN UNINC	33595	631
34	01916208	CASTILLO, JOSE A	11227 EASTFIELD RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	EASTFIELD RD UNINC	10959	687
35	01916210	BCCA PROPERTIES LLC,	10700 ASBURY CHAPEL RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	10700 ASBURY CHAPEL RD UNINC	36253	607
36	01916213	PETITGOUT, JAMES EDWARD REBECCA LOSEE,	11216 DOGWOOD LN HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	11216 DOGWOOD LN UNINC	06025	531
37	01916214	CUNNINGHAM, KAREN M	11200 DOGWOOD LN HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	11200 DOGWOOD LN UNINC	37842	28
38	01916215	WINTER, EDWARD J III WINTER, ROSEMARY T	11100 DOGWOOD LN HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	11100 DOGWOOD LN UNINC	12664	221
39	01916216	MCGRAW, SCOTT ALTON STEWART, JOHN ALTON STEWART, JAMIE SEAFORD STEWART, BRENDA MCGRAW	11018 DOGWOOD LN HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	DOGWOOD LN UNINC	32560	700
40	01916217	RUDD, RICHARD L RUDD, LINDA C	PO BOX 2339 CORNELIUS NC 28031	CORNELIUS	NC	28031	10821 ASBURY CHAPEL RD UNINC	10885	494
41	01916221	FERRER, CARLOS	11316 DOGWOOD LN HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	11316 DOGWOOD LN UNINC	38109	644
42	01916223	BCCA PROPERTIES LLC,	10700 ASBURY CHAPEL RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	EASTFIELD RD UNINC	36253	607
43	01916224	STEWART, SCOTT ALTON MCGRAW STEWART, JAMIE SEAFORD	11012 DOGWOOD LN HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	11012 DOGWOOD LN UNINC	25984	663
44	01917104	SHEA HOMES CAROLINA LLC,	10130 PERIMETER PKWY STE 300 CHARLOTTE NC 28216	CHARLOTTE	NC	28216	11301 TRAILS END LN UNINC	38414	821
45	01917106	SITTON, MARION D SITTON, GARY DAVID	626 N MAIN ST DAVIDSON NC 28036	DAVIDSON	NC	28036	12100 EVERETTE KEITH RD UNINC	04559	919
46	01917130	HOGAN, THOMAS J HOGAN, JULIE P	11203 ASBURY CHAPEL RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	11203 ASBURY CHAPEL RD UNINC	18255	892
47	01917131	SWANGER, ERIC DAVID MARLA DENISE,	11109 ASBURY CHAPEL RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	11109 ASBURY CHAPEL RD UNINC	07965	295
48	01917132	GILDER, CANDY P GILDER, WARREN M	11113 ASBURY CHAPEL RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	11113 ASBURY CHAPEL RD UNINC	07852	092
49	01932102	DAIUTOLO, MICHELLE M DAIUTOLO, ERIC T	12422 LARYE LN HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	11737 EVERETTE KEITH RD UNINC	38092	170
50	01932103	SOURIYAMATH, BOUNTHANH SOURIGN AMATH, THANONGCHIT DARASA VATH, AKHOM	86 BOKUM RD OLDSAYBROOK CT 06475	OLDSAYBROOK	CT	06475	11801 EVERETTE KEITH RD UNINC	05715	954
51	01932108	KERR L W LIMITED PARTNERSHIP,	7419 SAMPLE RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	11898 EVERETTE KEITH RD UNINC	10944	080



SURVEY DISCLAIMER
SURVEY ISSUE DATE 12/05/2023. PROVIDED BY AVOIMAGE MAPPING SERVICES, INC. LOCATED AT 4600 LEBANON ROAD, SUITE E CHARLOTTE, NC 28277.



BOLTON & MENK

1801 N. GRAHAM ST SUITE 320
CHARLOTTE, NORTH CAROLINA 28206
Phone: (704) 376-1555
Email: charlotte@bolton-menk.com
www.bolton-menk.com

NVR, Inc.

9920 Kincey Ave Ste 200
Huntersville, NC 28078

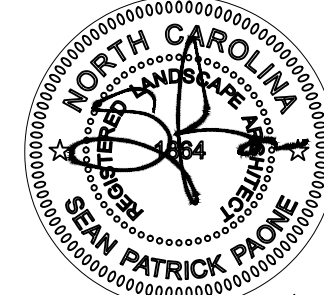
**EVERETTE KEITH
RESIDENTIAL
REZONING - R24-07**
11430 Dogwood Ln
Huntersville, NC 28078

**ADJACENT PARCELS
& ZONING
INFORMATION**

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, LOTS, AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

PROJECT NO:
4896

REVISIONS:
02/24/2025: SKETCH PLAN SUBMITTAL
04/08/2025: SKETCH PLAN SUBMITTAL 2



04/08/25

**PRELIMINARY
NOT FOR
CONSTRUCTION**



1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
4. SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART F, OR AS AMENDED.

DATE: 08/01/2024
DESIGNED BY: BMI
DRAWN BY: BMI
CHECKED BY:

RZ-401



1801 N. GRAHAM ST SUITE 320
CHARLOTTE, NORTH CAROLINA 28206
Phone: (704) 376-1555
Email: charlotte@bolton-menk.com
www.bolton-menk.com

IVR, Inc.

920 Kincey Ave Ste 200
Mintersville, NC 28078

VERETTE KEITH
RESIDENTIAL
REZONING - R24-07
1430 Dogwood Ln
Suntersville, NC 28078

**EMERGENCY
VEHICLE ACCESS**

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, CANALS, AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

PROJECT NO:

396

VISIONS:

/24/2025: SKETCH PLAN SUBMITTAL

/08/2025: SKETCH PLAN SUBMITTAL 2



/08/25

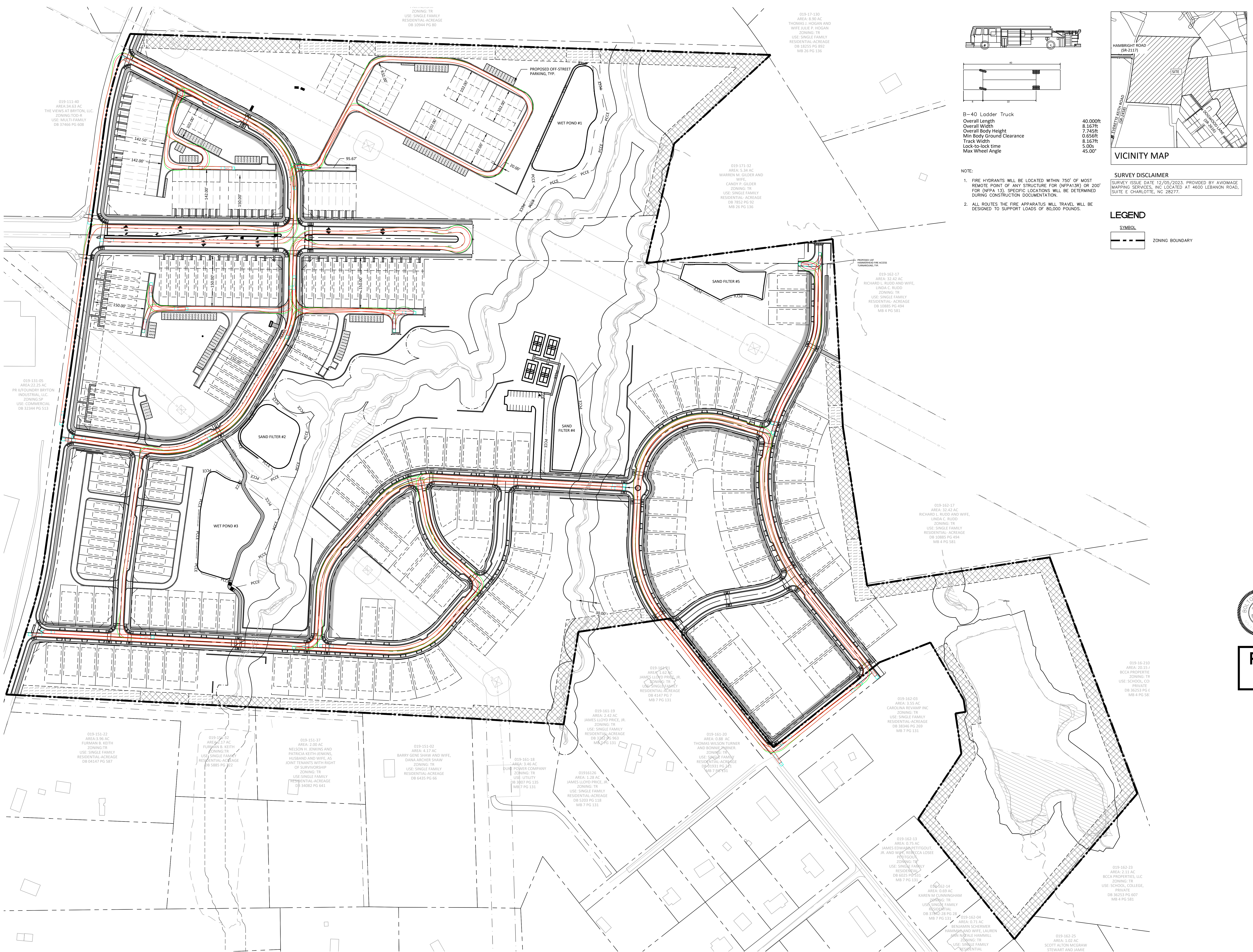
PRELIMINARY
NOT FOR
CONSTRUCTION



0 100 200
SCALE FEET

DATE:	08/01/2024
DESIGNED BY:	BMI
DRAWN BY:	BMI
CHECKED BY:	

RZ-500



© Bolton & Menk, Inc. 2025, All Rights Reserved
H:\CJS_PR\4896\CAD\C3D\3_Sheets\4896RZ500.dwg 4/9/2025 10:16:28 AM



**BOLTON
& MENK**

1801 N. GRAHAM ST SUITE 320
CHARLOTTE, NORTH CAROLINA 28206
Phone: (704) 376-1555
Email: charlotte@bolton-menk.com
www.bolton-menk.com

NVR, Inc.

9920 Kinsey Ave Ste 200
Huntersville, NC 28078

**EVERETTE KEITH
RESIDENTIAL
REZONING - R24-07**
11430 Dogwood Ln
Huntersville, NC 28078

PLANTING PLAN

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS,
LOTS, AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO
FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

PROJECT NO:

4896

REVISIONS:

02/24/2025: SKETCH PLAN SUBMITTAL
04/08/2025: SKETCH PLAN SUBMITTAL 2



**PRELIMINARY
NOT FOR
CONSTRUCTION**



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

2. CONTRACTOR IS RESPONSIBLE FOR
PLACING BARRICADES, USING FLAG
MEN, ETC., AS NECESSARY, TO
ENSURE THE SAFETY OF THE
PUBLIC.

3. ALL PAVEMENT CUTS, CONCRETE OR
ASPHALT, ARE TO BE REPLACED
ACCORDING TO THE STANDARDS
OF THE NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION,
OR LOCAL JURISDICTION, WHICHEVER
IS MORE STRINGENT.

4. SHORING SHALL BE IN ACCORDANCE
WITH OSHA TRENCING STANDARDS,
29 CFR, PART 1926, SUBPART F,
OR AS AMENDED.

RZ-600

30' AND 40' LANDSCAPE BUFFER REQUIREMENTS

TREES REQUIRED:
3 TREES PER 1,000 SF
25% LARGE MATURING TREES
25% SMALL MATURING TREES
50% EVERGREEN TREES

SHRUBS REQUIRED:
10 SHRUBS PER 1,000 SF
100% EVERGREEN

TREES REQUIRED:
3 TREES PER 1,000 SF
25% LARGE MATURING TREES
25% SMALL MATURING TREES
50% EVERGREEN TREES

SHRUBS REQUIRED:
10 SHRUBS PER 1,000 SF
100% EVERGREEN

30' BUFFER TREES PROVIDED:
9 TREES PER 3,000 SF
(3) TREES = 33% LARGE MATURING
(3) TREES = 33% SMALL MATURING
(3) TREES = 33% EVERGREEN

SHRUBS PROVIDED:
30 SHRUBS PER 3,000 SF
100% EVERGREEN

40' BUFFER TREES PROVIDED:
12 TREES PER 4,000 SF
(4) TREES = 33% LARGE MATURING
(4) TREES = 33% SMALL MATURING
(4) TREES = 33% EVERGREEN

SHRUBS PROVIDED:
40 SHRUBS PER 4,000 SF
100% EVERGREEN

30' LANDSCAPE BUFFER SECTION

40' LANDSCAPE BUFFER SECTION

LEGEND

SYMBOL

PARCEL LINE / PARCEL BOUNDARY

UNDISTURBED LANDSCAPE BUFFER

REPLANTED LANDSCAPE BUFFER

PROPOSED OPEN SPACE

PROPOSED LARGE MATURING CANOPY TREE

PROPOSED SMALL MATURING TREE

EXISTING SPECIMEN TREE TO REMAIN

MULTI-PURPOSE PATH

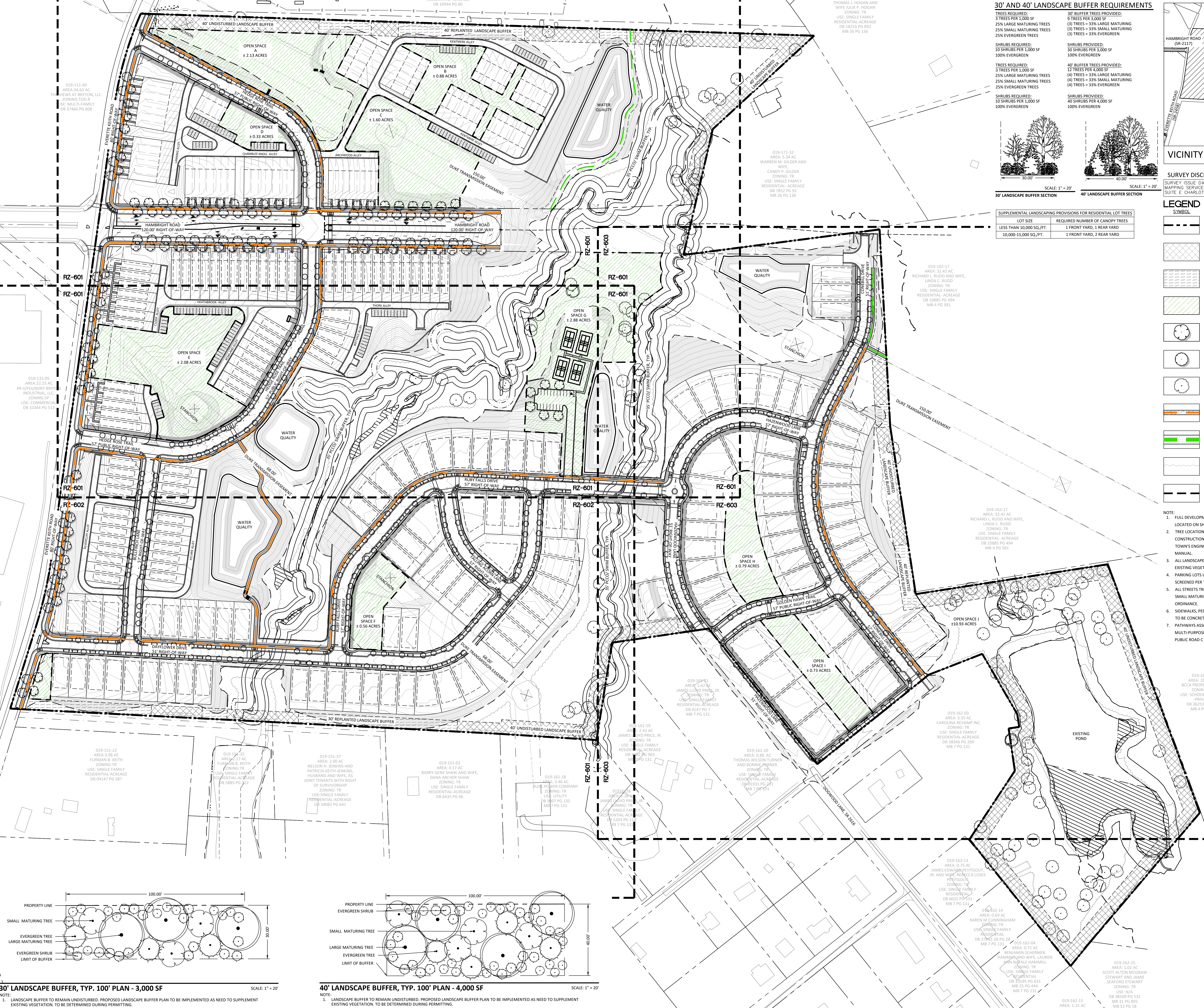
PROPOSED GREENWAY

EXISTING TREE CANOPY AREA TO REMAIN

DENUDED LIMITS

NOTE:

1. FULL DEVELOPMENT SUMMARY AND REZONING NOTES
LOCATED ON SHEET RZ-206.
2. TREE LOCATIONS ARE SUBJECT TO CHANGE DURING
CONSTRUCTION PLAN REVIEW PHASE TO SATISFY THE
TOWN'S ENGINEERING STANDARDS AND PROCEDURES
MANUAL.
3. ALL LANDSCAPED BUFFERS TO BE SUPPLEMENTED WHERE
EXISTING VEGETATION NOT SUFFICIENT.
4. PARKING LOTS LOCATED ALONG A PUBLIC STREET SHALL BE
SCREENED PER TOWN ORDINANCES.
5. ALL STREETS TREES PLANTED IN A 7' PLANTING STRIP TO BE
SMALL MATURING PER SECTION 5.5D-1A OF TOWN ZONING
ORDINANCE.
6. SIDEWALKS, PEDESTRIAN PATHS AND MULTI-USE PATHS ARE
TO BE CONCRETE.
7. PATHWAYS ASSOCIATED WITH THE DOG PARK AND THE
MULTI-PURPOSE PATH CONNECTING OPEN SPACE E TO
PUBLIC ROAD C WILL BE ASPHALT.



30' LANDSCAPE BUFFER, TYP. 100' PLAN - 3,000 SF

NOTE:
1. LANDSCAPE BUFFER TO REMAIN UNDISTURBED. PROPOSED LANDSCAPE BUFFER PLAN TO BE IMPLEMENTED AS NEED TO SUPPLEMENT
EXISTING VEGETATION. TO BE DETERMINED DURING PERMITTING.

40' LANDSCAPE BUFFER, TYP. 100' PLAN - 4,000 SF

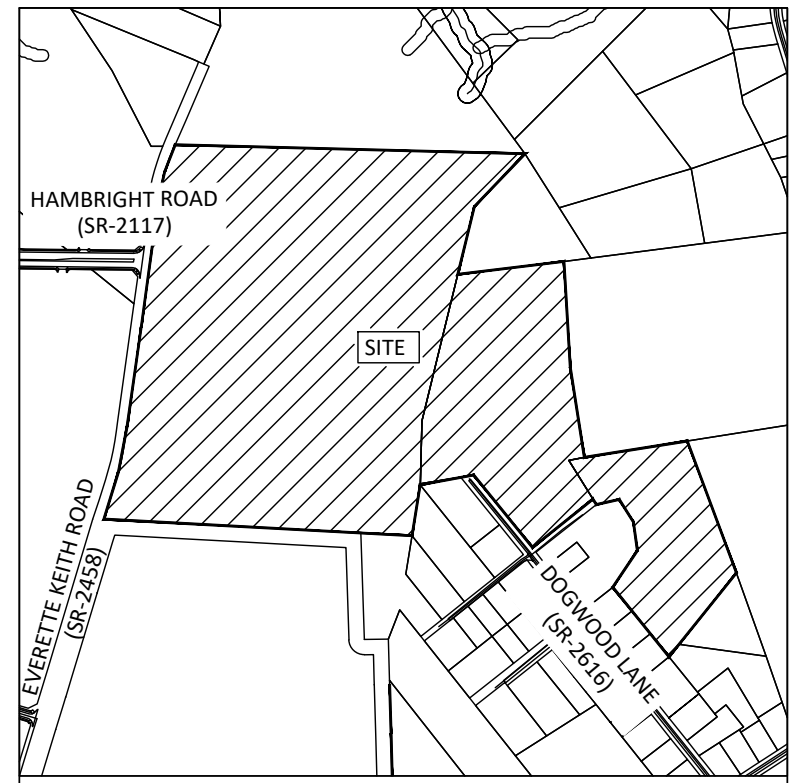
NOTE:
1. LANDSCAPE BUFFER TO REMAIN UNDISTURBED. PROPOSED LANDSCAPE BUFFER PLAN TO BE IMPLEMENTED AS NEED TO SUPPLEMENT
EXISTING VEGETATION. TO BE DETERMINED DURING PERMITTING.

© Bolton & Menk, Inc. 2023. All Rights Reserved.
H:\CS - PROJECTS\2023\11-11-2023\11-11-2023\11-11-2023.dwg 4/9/2023 2:30:37 PM

019-111-40
AREA: 34.63 AC
E VIEWS AT BRYTON, LLC.
ZONING: TOD-R
USE: MULTI-FAMILY
DB 37466 PG 608

019-321-08
AREA: 35.77 AC
L.W. KERR LIMITED
PARTNERSHIP
ZONING: TR
USE: SINGLE FAMILY
RESIDENTIAL ACREAGE
DB 19944 PG 80

EXISTING SPECIMEN TREE, TYP.



VICINITY MAP

SURVEY DISCLAIMER

SURVEY ISSUE DATE: 12/05/2023. PROVIDED BY AVOIMAGE
MAPPING SERVICES, INC. LOCATED AT 4600 LEBANON ROAD,
SUITE E, CHARLOTTE, NC 28227.

LEGEND

SYMBOL	
	PARCEL LINE / PARCEL BOUNDARY
	UNDISTURBED LANDSCAPE BUFFER
	REPLANTED LANDSCAPE BUFFER
	PROPOSED OPEN SPACE
	PROPOSED LARGE MATURING CANOPY TREE
	PROPOSED SMALL MATURING TREE
	EXISTING SPECIMEN TREE TO REMAIN
	MULTI-PURPOSE PATH
	PROPOSED GREENWAY
	EXISTING TREE CANOPY AREA TO REMAIN
	DENUDED LIMITS

- NOTE:
- FULL DEVELOPMENT SUMMARY AND REZONING NOTES
LOCATED ON SHEET R2-206.
 - TREE LOCATIONS ARE SUBJECT TO CHANGE DURING
CONSTRUCTION PLAN REVIEW PHASE TO SATISFY THE
TOWN'S ENGINEERING STANDARDS AND PROCEDURES
MANUAL.
 - ALL LANDSCAPED BUFFERS TO BE SUPPLEMENTED WHERE
EXISTING VEGETATION NOT SUFFICIENT.
 - PARKING LOTS LOCATED ALONG A PUBLIC STREET SHALL BE
SCREENED PER TOWN ORDINANCES.
 - ALL STREETS TREES PLANTED IN A 7' PLANTING STRIP TO BE
SMALL MATURING PER SECTION 5.5D-1A OF TOWN ZONING
ORDINANCE.
 - SIDEWALKS, PEDESTRIAN PATHS AND MULTI-USE PATHS ARE
TO BE CONCRETE.
 - PATHWAYS ASSOCIATED WITH THE DOG PARK AND THE
MULTI-PURPOSE PATH CONNECTING OPEN SPACE E TO
PUBLIC ROAD C WILL BE ASPHALT.



**PRELIMINARY
NOT FOR
CONSTRUCTION**



- CONTRACTOR IS FULLY
RESPONSIBLE FOR CONTACTING
APPROPRIATE PARTIES AND
ENSURING THAT ALL EXISTING
UTILITIES ARE LOCATED PRIOR TO
CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR
PLACING BARRICADES, USING FLAG
MEN, ETC., AS NECESSARY TO
ENSURE THE SAFETY OF THE
PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR
ASPHALT, ARE TO BE REPLACED
ACCORDING TO THE STANDARDS
OF THE NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION,
OR LOCAL JURISDICTION, WHICHEVER
IS MORE STRINGENT.
- SHORING SHALL BE IN ACCORDANCE
WITH OSHA TRENCHING STANDARDS,
29 CFR, PART 1926, SUBPART F,
OR AS AMENDED.

0 60 120
HORIZ. SCALE FEET

DATE: 08/01/2024

DESIGNED BY: BMI

DRAWN BY: BMI

CHECKED BY:

RZ-601

019-131-05
AREA: 22.25 AC
PR II/FOUNDRY BRYTON
INDUSTRIAL, LLC.
ZONING: SP
USE: COMMERCIAL
DB 32344 PG 513

019-151-22
AREA: 3.96 AC
FURMAN B. KEITH
ZONING: TR
USE: SINGLE FAMILY
RESIDENTIAL-ACREAGE
DB 04147 PG 587

019-151-32
AREA: 2.17 AC
FURMAN B. KEITH
ZONING: TR
USE: SINGLE FAMILY
RESIDENTIAL-ACREAGE
DB 5885 PG 722

019-151-37
AREA: 2.00 AC
NELSON H. JENKINS AND
PATRICIA KEITH-JENKINS,
HUSBAND AND WIFE, AS
JOINT TENANTS WITH RIGHT
OF SURVIVORSHIP
ZONING: TR
USE: SINGLE FAMILY
RESIDENTIAL-ACREAGE
DB 34082 PG 641

019-151-02
AREA: 4.17 AC
BARRY GENE SHAW AND WIFE,
DANA ARCHER SHAW
ZONING: TR
USE: SINGLE FAMILY
RESIDENTIAL-ACREAGE
DB 6435 PG 66

019-161-18
AREA: 3.46 AC
DUKE POWER COMPANY
ZONING: TR
USE: UTILITY
DB 3007 PG 135
MB 7 PG 131

019-
AREA
JAMES LK
ZON
USE: SIN
RESIDENT
DB 520
MB 7



- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
- SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART F, OR AS AMENDED.

0
60
120
HORIZ. SCALE FEET
DATE: 08/01/2024
DESIGNED BY: BMI
DRAWN BY: BMI
CHECKED BY:

RZ-602



**BOLTON
& MENK**

1801 N. GRAHAM ST SUITE 320
CHARLOTTE, NORTH CAROLINA 28206
Phone: (704) 376-1555
Email: charlotte@bolton-menk.com
www.bolton-menk.com

NVR, Inc.

9920 Kinney Ave Ste 200
Huntersville, NC 28078

**EVERETTE KEITH
RESIDENTIAL
REZONING - R24-07**
11430 Dogwood Ln
Huntersville, NC 28078

PLANTING PLAN

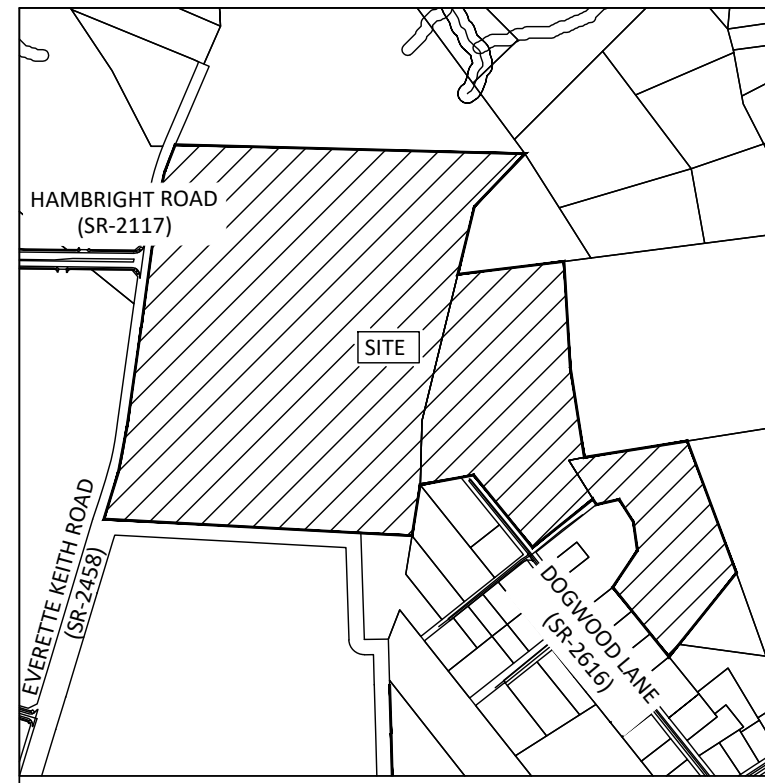
THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, LOTS, AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLANS.

PROJECT NO:
4896

REVISIONS:
02/24/2025: SKETCH PLAN SUBMITTAL
04/08/2025: SKETCH PLAN SUBMITTAL 2



**PRELIMINARY
NOT FOR
CONSTRUCTION**



VICINITY MAP

SURVEY DISCLAIMER

SURVEY ISSUE DATE: 12/05/2023. PROVIDED BY AVOIDANCE MAPPING SERVICES, INC. LOCATED AT 4600 LEBANON ROAD, SUITE E, CHARLOTTE, NC 28227.

LEGEND

- SYMBOL**
- PARCEL LINE / PARCEL BOUNDARY
 - UNDISTURBED LANDSCAPE BUFFER
 - REPLANTED LANDSCAPE BUFFER
 - PROPOSED OPEN SPACE
 - PROPOSED LARGE MATURING CANOPY TREE
 - PROPOSED SMALL MATURING TREE
 - EXISTING SPECIMEN TREE TO REMAIN
 - MULTI-PURPOSE PATH
 - PROPOSED GREENWAY
 - EXISTING TREE CANOPY AREA TO REMAIN
 - DENUDED LIMITS

- NOTE:**
- FULL DEVELOPMENT SUMMARY AND REZONING NOTES LOCATED ON SHEET RZ-206.
 - TREE LOCATIONS ARE SUBJECT TO CHANGE DURING CONSTRUCTION PLAN REVIEW PHASE TO SATISFY THE TOWN'S ENGINEERING STANDARDS AND PROCEDURES MANUAL.
 - ALL LANDSCAPED BUFFERS TO BE SUPPLEMENTED WHERE EXISTING VEGETATION NOT SUFFICIENT.
 - PARKING LOTS LOCATED ALONG A PUBLIC STREET SHALL BE SCREENED PER TOWN ORDINANCES.
 - ALL STREETS TREES PLANTED IN A 7' PLANTING STRIP TO BE SMALL MATURING PER SECTION 5.5D-1A OF TOWN ZONING ORDINANCE.
 - SIDEWALKS, PEDESTRIAN PATHS AND MULTI-USE PATHS ARE TO BE CONCRETE.
 - PATHWAYS ASSOCIATED WITH THE DOG PARK AND THE MULTI-PURPOSE PATH CONNECTING OPEN SPACE E TO PUBLIC ROAD C WILL BE ASPHALT.



1801 N. GRAHAM ST SUITE 320
CHARLOTTE, NORTH CAROLINA 28206
Phone: (704) 376-1555
Email: charlotte@bolton-menk.com
www.bolton-menk.com

IVR, Inc.

920 Kinsey Ave Ste 200
Mintersville, NC 28078

VERETTE KEITH
RESIDENTIAL
REZONING - R24-07
1430 Dogwood Ln
Suntersville, NC 28078

LANTING PLAN

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, UTILITIES, AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

PROJECT NO:
396

VISIONS:
/24/2025: SKETCH PLAN SUBMITTAL
/08/2025: SKETCH PLAN SUBMITTAL 2

-

SURVEY DISCLAIMER

SURVEY ISSUE DATE 12/05/2023. PROVIDED BY AVOIMAGE
MAPPING SERVICES, INC LOCATED AT 4600 LEBANON ROAD,
SUITE E CHARLOTTE, NC 28277.

LEGEND

SYME

PARCEL LINE / PARCEL BOUNDARY

UNDISTURBED LANDSCAPE BUFFER

REPLANTED LANDSCAPE BUFFER

PROPOSED OPEN SPACE

PROPOSED LARGE MATURING CANOPY TREE

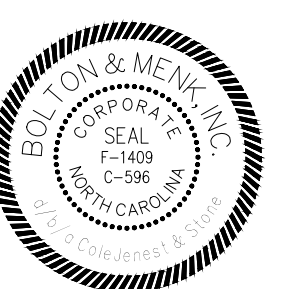
PROPOSED SMALL MATURING TREE

CHUONG: APPROXIMATELY 300 TO 400 HAZ.

MULTI-PURPOSE DATA

NOTE:

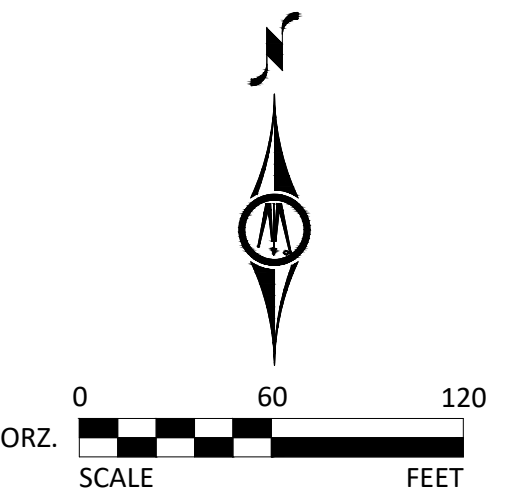
1. FULL DEVELOPMENT SCHEDULED TO REZONING NOTES LOCATED ON SHEET R2-206.
2. TREE LOCATIONS ARE SUBJECT TO CHANGING DURING CONSTRUCTION PLAN REVIEW PHASE TO SATISFY THE TOWN'S ENGINEERING STANDARDS AND PROCEDURES MANUAL.
3. ALL LANDSCAPED BUFFERS TO BE SUPPLEMENTED WHERE EXISTING VEGETATION NOT SUFFICIENT.
4. PARKING LOTS LOCATED ALONG A PUBLIC STREET SHALL BE SCREENED PER TOWN ORDINANCES.
5. ALL STREET TREES PLANTED IN A 7' PLANTING STRIP TO BE SMALL MATURING PER SPEC. 5.50-1A OF TOWN ZONING ORDINANCE.
6. SIDEWALKS, PEDESTRIAN PATHS AND MULTIPLE PATHS ARE TO BE CONCRETE.
7. PATHWAYS ASSOCIATED WITH THE DOG PARK AND THE MULTI-PURPOSE PATH CONNECTING OPEN SPACE E TO PUBLIC ROAD 16 WILL BE ASPHALT.



PRELIMINARY
NOT FOR
CONSTRUCTION



1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN ETC. AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
4. SHORING SHALL BE IN ACCORDANCE WITH OSHA BRACING STANDARDS, 29 CFR, PART 1926, SUBPART P, OR AS AMENDED.

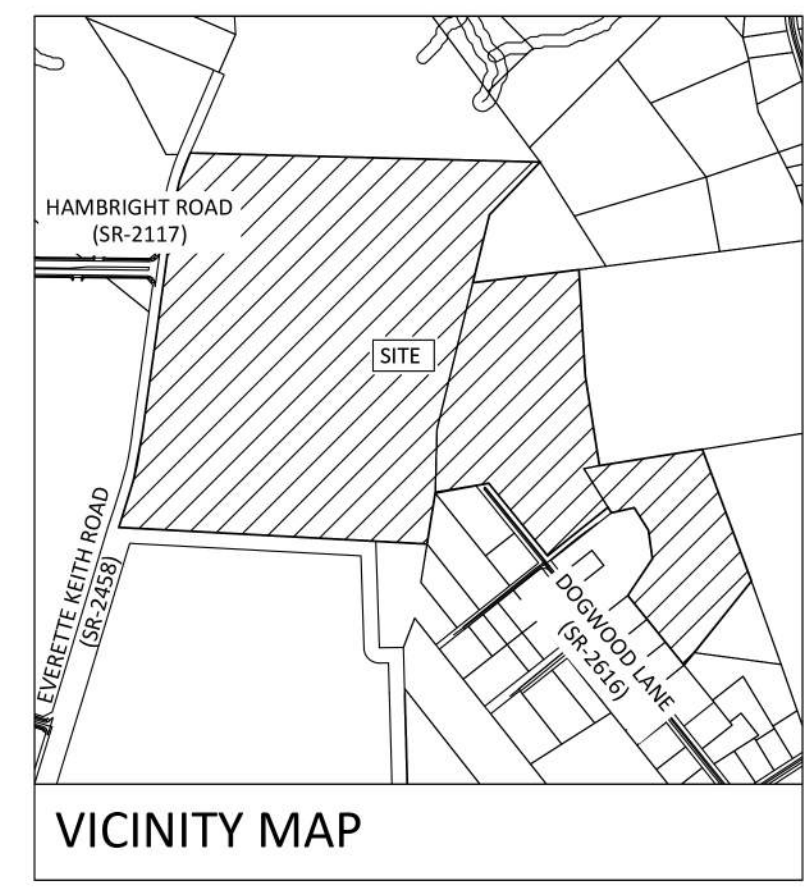


RZ-603

© Bolton & Menk, Inc. 2025. All Rights Reserved.
PROJECT: RZ-700, 11430 DOGWOOD LN, HUNTERVILLE, NC 28078, 4/8/2025, 4:39:05 PM



OPEN SPACE SUMMARY		
OPEN SPACE:	TYPOLGY/USE:	AREA:
A	PARK	± 2.13 ACRES
B	PEDESTRIAN PASSAGEWAY	± 0.88 ACRES
C	PARK	± 1.60 ACRES
D	GREEN	± 0.33 ACRES
E	PARK	± 2.08 ACRES
F	PARK	± 0.56 ACRES
G	PARK	± 2.88 ACRES
H	GREEN	± 0.87 ACRES
I	GREEN	± 0.73 ACRES
J	PARK	± 10.93 ACRES
TOTAL OPEN SPACE:		± 22.99 ACRES



SURVEY DISCLAIMER
SURVEY ISSUE DATE: 12/05/2023. PROVIDED BY AVOIMAGE MAPPING SERVICES, INC. LOCATED AT 4600 LEBANON ROAD, SUITE E, CHARLOTTE, NC 28277.

- LEGEND**
- PARCEL LINE / PARCEL BOUNDARY
 - MULTI-PURPOSE PATH
 - PROPOSED GREENWAY
 - UNDISTURBED LANDSCAPE BUFFER
 - REPLANTED LANDSCAPE BUFFER
 - LIMITS OF OPEN SPACE
 - OPEN SPACE 1/4 MILE RADIUS



BOLTON & MENK

1801 N. GRAHAM ST SUITE 320
CHARLOTTE, NORTH CAROLINA 28206
Phone: (704) 376-1555
Email: charlotte@bolton-menk.com
www.bolton-menk.com

NVR, Inc.

9920 Kinsey Ave Ste 200
Huntersville, NC 28078

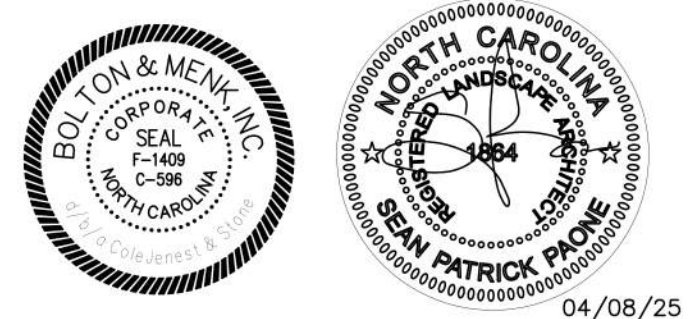
**EVERETTE KEITH
RESIDENTIAL
REZONING - R24-07**
11430 Dogwood Ln
Huntersville, NC 28078

**OVERALL OPEN
SPACE PLAN**

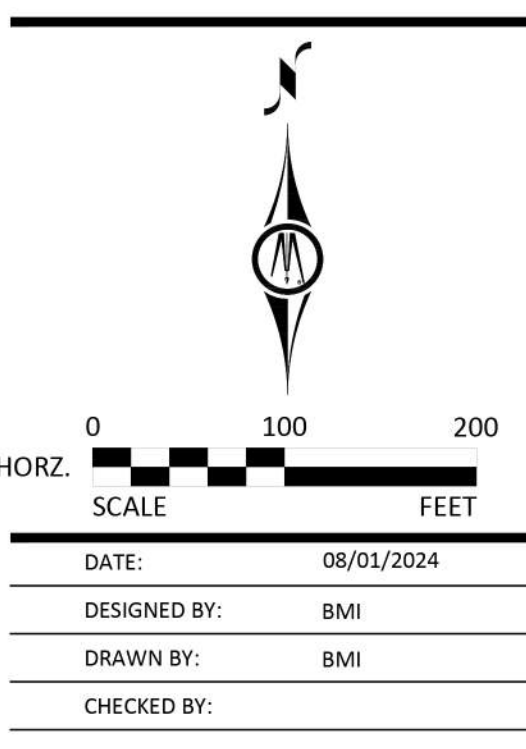
THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, UTILS, AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

PROJECT NO:
4896

REVISIONS:
02/24/2025: SKETCH PLAN SUBMITTAL
04/08/2025: SKETCH PLAN SUBMITTAL 2

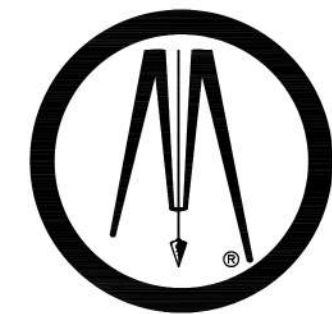


**PRELIMINARY
NOT FOR
CONSTRUCTION**



RZ-700

AREA: 35.77 AC
L.W. KERR LIMITED
PARTNERSHIP
ZONING: TR
USE: SINGLE FAMILY
RESIDENTIAL-ACREAGE
DB 10944 PG 80



**BOLTON
& MENK**

1801 N. GRAHAM ST SUITE 320
CHARLOTTE, NORTH CAROLINA 28206
Phone: (704) 376-1555
Email: charlotte@bolton-menk.com
www.bolton-menk.com

NVR, Inc.

9920 Kinsey Ave Ste 200
Huntersville, NC 28078

EVERETTE KEITH
RESIDENTIAL
REZONING - R24-07
11430 Dogwood Ln
Huntersville, NC 28078

OPEN SPACE A-D

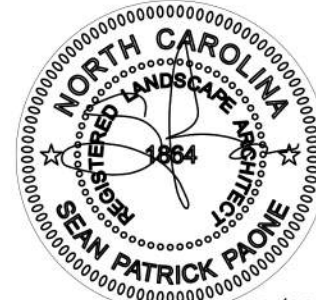
THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS,
UTILITIES, AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO
FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

PROJECT NO:

4896

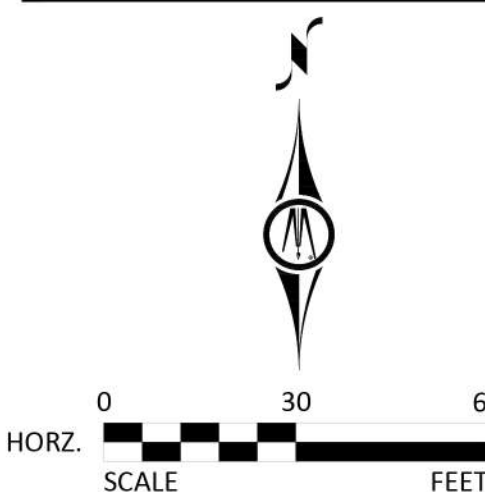
REVISIONS:

02/24/2025: SKETCH PLAN SUBMITTAL
04/08/2025: SKETCH PLAN SUBMITTAL 2



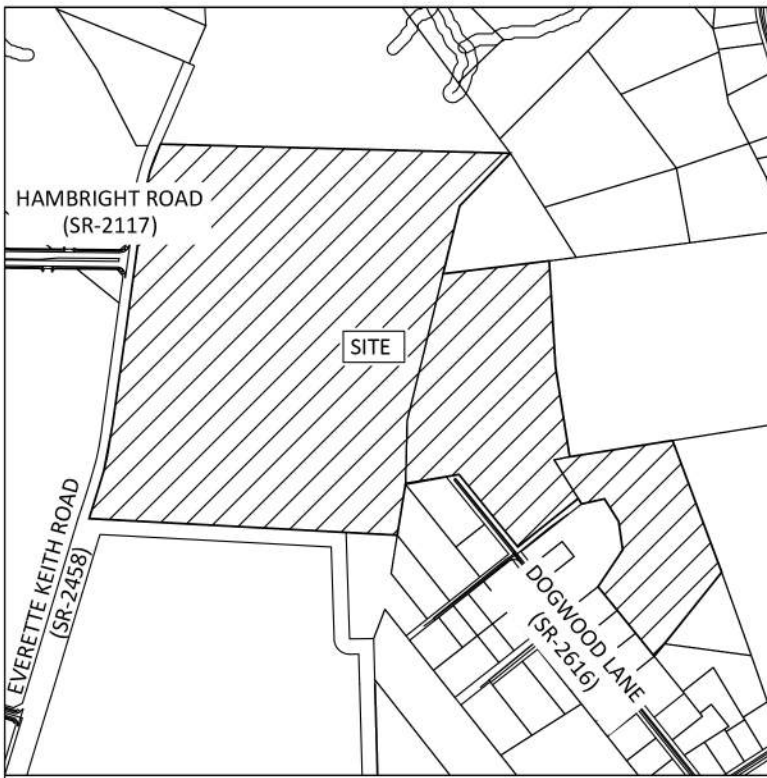
04/08/25

**PRELIMINARY
NOT FOR
CONSTRUCTION**



DATE: 08/01/2024
DESIGNED BY: BMI
DRAWN BY: BMI
CHECKED BY:

RZ-701



VICINITY MAP

SURVEY DISCLAIMER

SURVEY ISSUE DATE 12/05/2023. PROVIDED BY AVOIMAGE
MAPPING SERVICES, INC. LOCATED AT 4600 LEBANON ROAD,
SUITE E CHARLOTTE, NC 28277.

LEGEND

SYMBOL	
	PARCEL LINE / PARCEL BOUNDARY
	PROPOSED GREENWAY
	UNDISTURBED LANDSCAPE BUFFER
	REPLANTED LANDSCAPE BUFFER
	LIMITS OF OPEN SPACE

OPEN SPACE SUMMARY

OPEN SPACE	TYPOLGY/USE	AREA
A	PARK	± 2.13 ACRES
B	PEDESTRIAN PASSAGEWAY	± 0.88 ACRES
C	PARK	± 1.60 ACRES
D	GREEN	± 0.33 ACRES

NOTE: ENHANCED SUPPLEMENTAL LANDSCAPING AREA MAY INCLUDE
INTERACTIVE GARDEN WITH NATIVE VEGETATION (I.E. BUTTERFLY
WEED, AZALEAS, CONEFLOWER, ASTERS, ETC.)



© Bolton & Menk, Inc. 2025. All Rights Reserved.
Reviewed: 04/08/25 4:45 PM LUCAS: 4/8/25 4:45 PM LUCAS: 4/8/25 4:45 PM



1801 N. GRAHAM ST SUITE 320
CHARLOTTE, NORTH CAROLINA 28206
Phone: (704) 376-1555
Email: charlotte@bolton-menk.com
www.bolton-menk.com

IVR, Inc.

920 Kinsey Ave Ste 200
Mintersville, NC 28078

VERETTE KEITH
RESIDENTIAL
ZONING - R24-07
1430 Dogwood Ln
Suntersville, NC 28078

OPEN SPACE E

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, CANALS, AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

PROJECT NO:
396

VISIONS:
 /24/2025: SKETCH PLAN SUBMITTAL
 /08/2025: SKETCH PLAN SUBMITTAL 2

VICINITY MAP

SURVEY DISCLAIMER

SURVEY ISSUE DATE 12/05/2023. PROVIDED BY AVOIMAGE
MAPPING SERVICES, INC LOCATED AT 4600 LEBANON ROAD,
SUITE E CHARLOTTE, NC 28277.

LEGEND

SYMBOL	
	PARCEL LINE / PARCEL BOUNDARY
	PROPOSED GREENWAY
	UNDISTURBED LANDSCAPE BUFFER
	REPLANTED LANDSCAPE BUFFER
	LIMITS OF OPEN SPACE

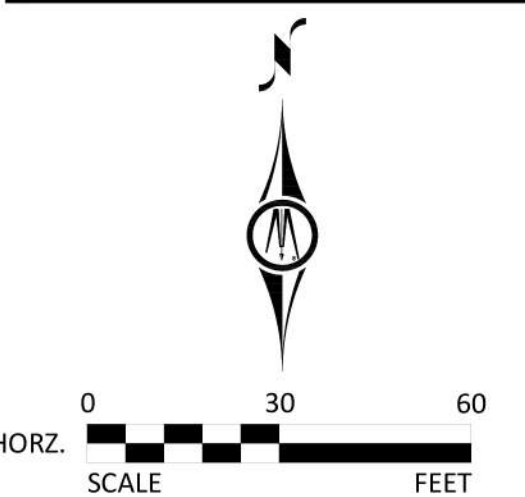
OPEN SPACE SUMMARY

OPEN SPACE :	TYPOLOGY/USE:	AREA:
E	PARK	± 2.08 ACRES



-08/25

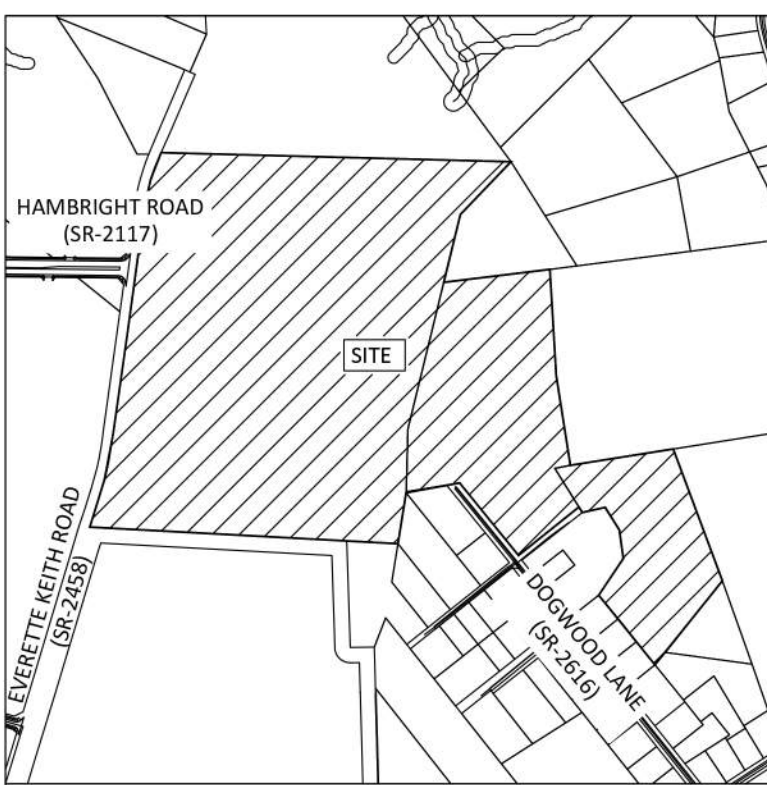
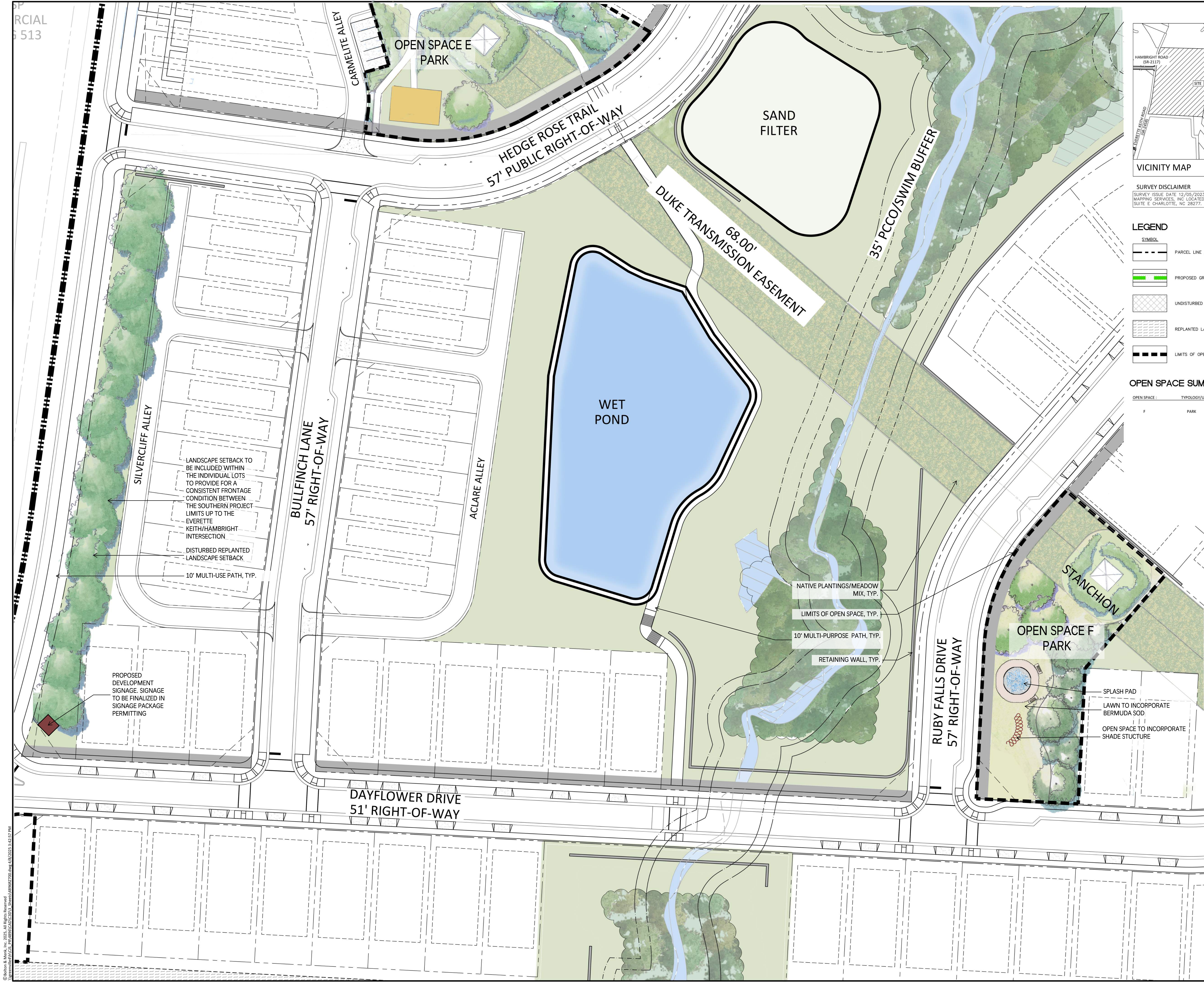
PRELIMINARY
NOT FOR
CONSTRUCTION



DATE:	08/01/2024
DESIGNED BY:	BMI
DRAWN BY:	BMI
CHECKED BY:	

RZ-702

© Bolton & Menk, Inc. 2025, All Rights Reserved
\\greenville4\h\CJS_PR\4896\CAD\C3D\3_Sheets\4896RZ700.dwg 4/8/2025 3:35:02 PM



VICINITY MAP

SURVEY DISCLAIMER

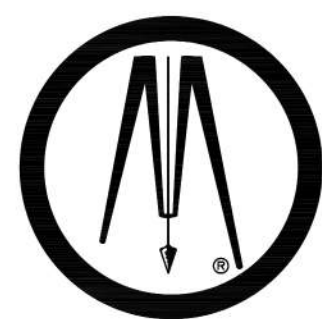
SURVEY ISSUE DATE 12/05/2023. PROVIDED BY AVOIMAGE MAPPING SERVICES, INC. LOCATED AT 4600 LEBANON ROAD, SUITE E CHARLOTTE, NC 28277.

LEGEND

SYMBOL	
	PARCEL LINE / PARCEL BOUNDARY
	PROPOSED GREENWAY
	UNDISTURBED LANDSCAPE BUFFER
	REPLANTED LANDSCAPE BUFFER
	LIMITS OF OPEN SPACE

OPEN SPACE SUMMARY

OPEN SPACE:	TYPOLGY/USE:	AREA:
F	PARK	± 0.56 ACRES



BOLTON & MENK

1801 N. GRAHAM ST SUITE 320
CHARLOTTE, NORTH CAROLINA 28206
Phone: (704) 376-1555
Email: charlotte@bolton-menk.com
www.bolton-menk.com

NVR, Inc.

9920 Kinsey Ave Ste 200
Huntersville, NC 28078

EVERETTE KEITH
RESIDENTIAL
REZONING - R24-07
11430 Dogwood Ln
Huntersville, NC 28078

OPEN SPACE F

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, LOTS, AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLANS.

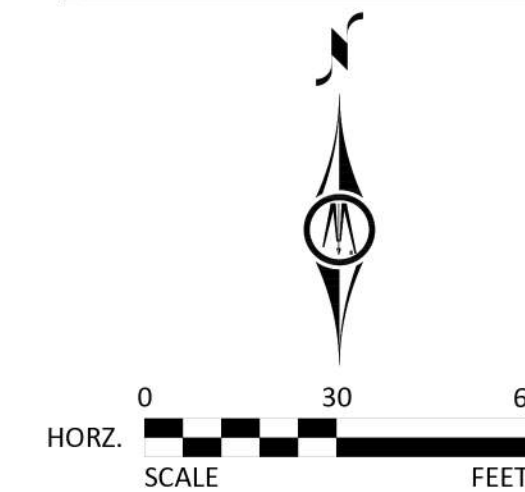
PROJECT NO:
4896

REVISIONS:
02/24/2025: SKETCH PLAN SUBMITTAL
04/08/2025: SKETCH PLAN SUBMITTAL 2



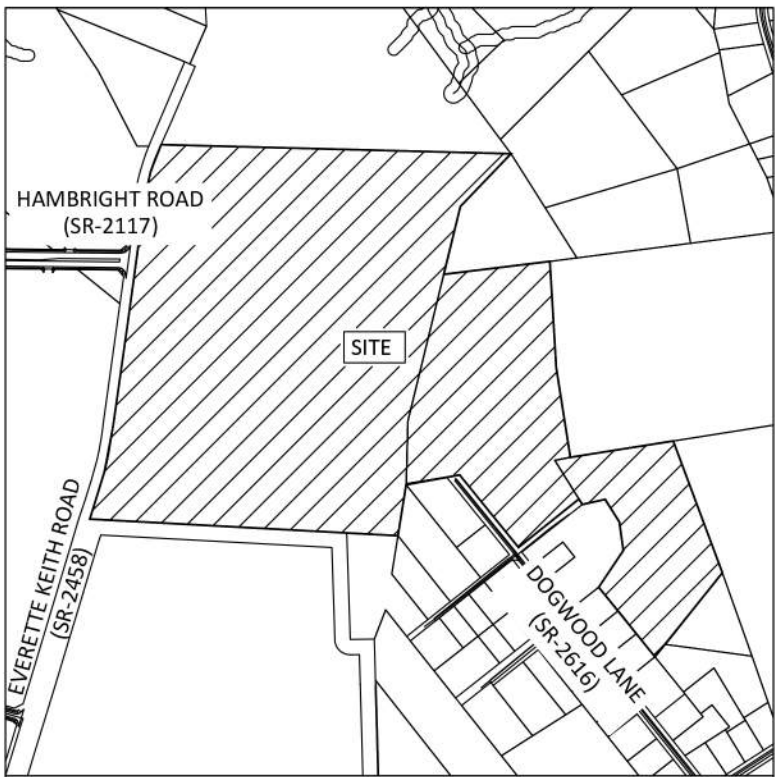
04/08/25

**PRELIMINARY
NOT FOR
CONSTRUCTION**



DATE:	08/01/2024
DESIGNED BY:	BMI
DRAWN BY:	BMI
CHECKED BY:	

RZ-703



VICINITY MAP

SURVEY DISCLAIMER

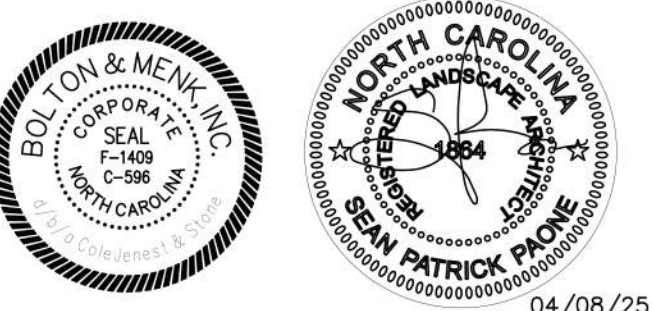
SURVEY ISSUE DATE 12/05/2023. PROVIDED BY AVOIMAGE
MAPPING SERVICES, INC LOCATED AT 4600 LEBANON ROAD,
SUITE E CHARLOTTE, NC 28277.

LEGEND

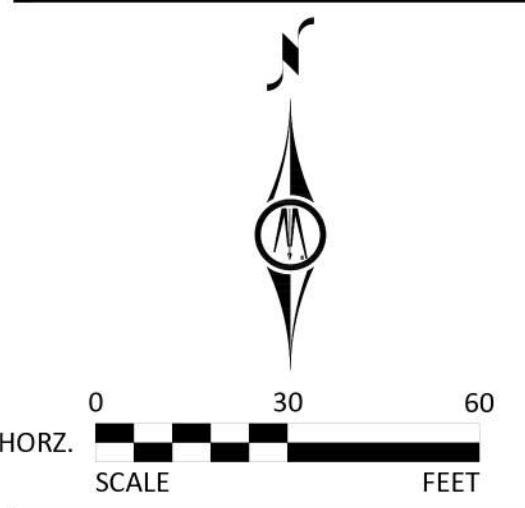
SYMBOL	
	PARCEL LINE / PARCEL BOUNDARY
	PROPOSED GREENWAY
	UNDISTURBED LANDSCAPE BUFFER
	REPLANTED LANDSCAPE BUFFER
	LIMITS OF OPEN SPACE

OPEN SPACE SUMMARY

OPEN SPACE :	TYPOLOGY/USE:	AREA:
G	PARK	± 2.88 ACRES

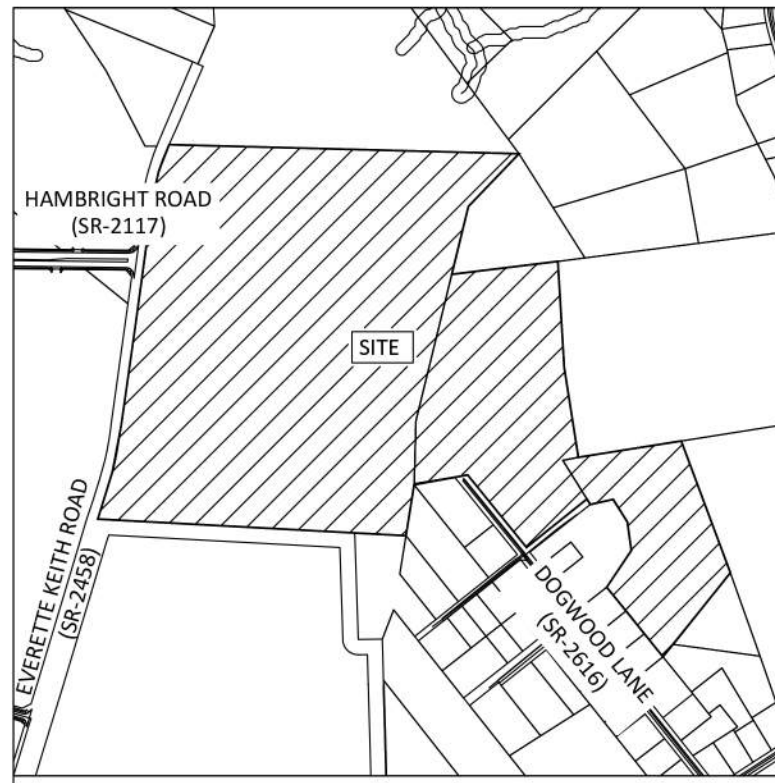
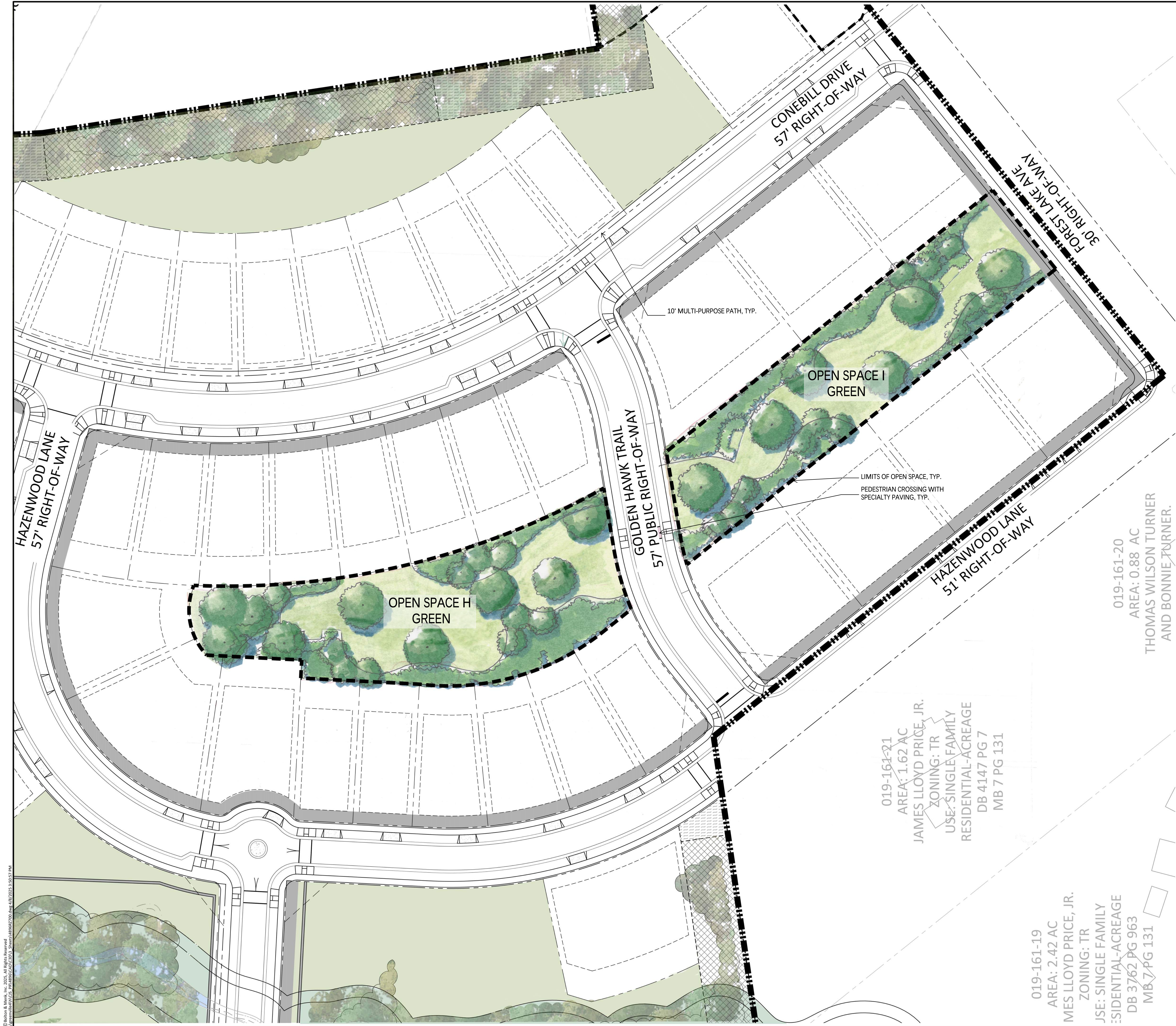


PRELIMINARY
NOT FOR
CONSTRUCTION



RZ-704

© Bolton & Menk, Inc. 2025. All Rights Reserved.
Revised: 01/11/25. P:\46592700_01_Sheets\46592700.dwg 01/09/2025 3:50:27 PM

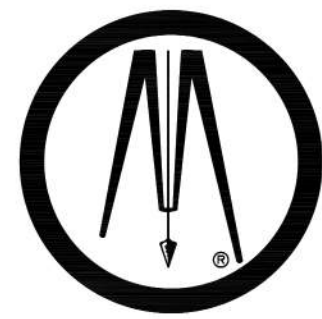


SURVEY DISCLAIMER
SURVEY ISSUE DATE: 12/05/2023. PROVIDED BY AVOIMAGE
MAPPING SERVICES, INC. LOCATED AT 4600 LEBANON ROAD,
SUITE E CHARLOTTE, NC 28277.

LEGEND	
SYMBOL	
	PARCEL LINE / PARCEL BOUNDARY
	PROPOSED GREENWAY
	UNDISTURBED LANDSCAPE BUFFER
	REPLANTED LANDSCAPE BUFFER
	LIMITS OF OPEN SPACE

OPEN SPACE SUMMARY		
OPEN SPACE :	TYPOLGY/USE:	AREA:
H	GREEN	± 0.87 ACRES
I	GREEN	± 0.73 ACRES

NOTE: URBAN SPACES TO BE PLANTED WITH DECIDUOUS AND
EVERGREEN TREES AND SHRUBS, AS WELL AS, LAWN AREA.



**BOLTON
& MENK**

1801 N. GRAHAM ST SUITE 320
CHARLOTTE, NORTH CAROLINA 28206
Phone: (704) 376-1555
Email: charlotte@bolton-menk.com
www.bolton-menk.com

NVR, Inc.

9920 Kinney Ave Ste 200
Huntersville, NC 28078

EVERETTE KEITH
RESIDENTIAL
REZONING - R24-07
11430 Dogwood Ln
Huntersville, NC 28078

OPEN SPACE H & I

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS,
LOTS, AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO
FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

PROJECT NO:
4896

REVISIONS:
02/24/2025: SKETCH PLAN SUBMITTAL
04/08/2025: SKETCH PLAN SUBMITTAL 2



04/08/25

**PRELIMINARY
NOT FOR
CONSTRUCTION**



0 30 60
SCALE FEET

DATE: 08/01/2024
DESIGNED BY: BMI
DRAWN BY: BMI
CHECKED BY:

RZ-705

Inc.

Wayne Ave Ste 200
Wilmington, NC 28078

RETTE KEITH
DENTIAL
ONING - R24-07
ogwood Ln
ville, NC 28078

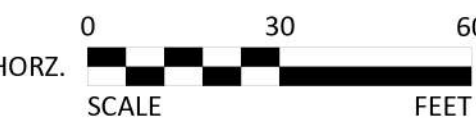
N SPACE J

SCHEMATIC IN NATURE AND LOCATIONS OF ROADS,
OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO
MODIFICATION ON PRELIMINARY AND FINAL PLAN.

5: SKETCH PLAN SUBMITTAL

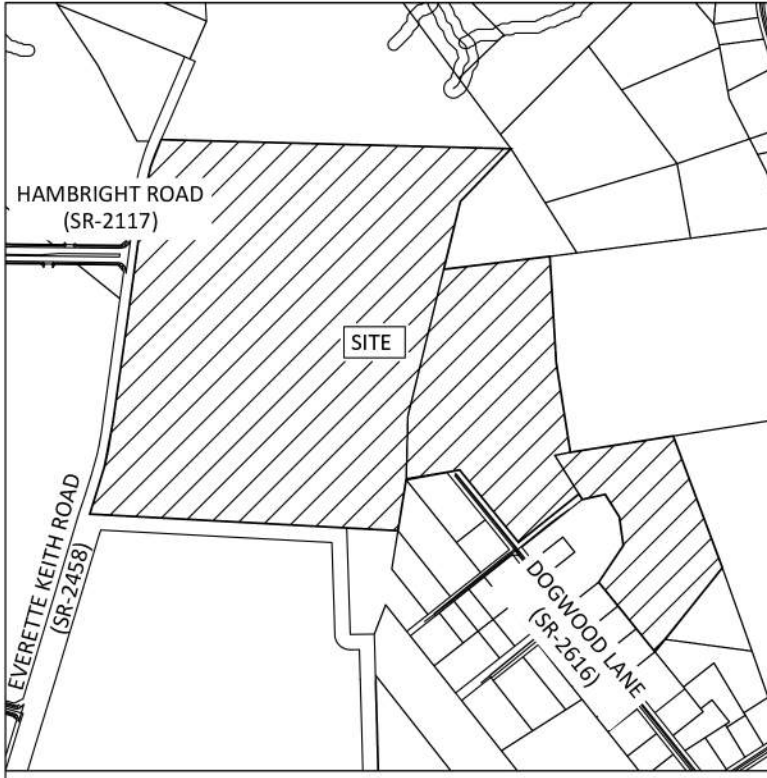


PRELIMINARY
NOT FOR
CONSTRUCTION



08/01/2024
PREPARED BY: BMI
REVIEWED BY: BMI
APPROVED BY:

RZ-706



VICINITY MAP

SURVEY DISCLAIMER
SURVEY ISSUE DATE 12/05/2023. PROVIDED BY AVOIMAGE
MAPPING SERVICES, INC LOCATED AT 4600 LEBANON ROAD,
SUITE E CHARLOTTE, NC 28277.

LEGEND

SYMBOL	
	PARCEL LINE / PARCEL BOUNDARY
	PROPOSED GREENWAY
	UNDISTURBED LANDSCAPE BUFFER
	REPLANTED LANDSCAPE BUFFER
	LIMITS OF OPEN SPACE

OPEN SPACE SUMMARY

OPEN SPACE :	TYPOLOGY/USE:	AREA:
J	PARK AREA DEDICATION*	± 10.93 ACRES

*SEE PARK DEDICATION NOTE IN DEVELOPMENT STANDARDS

© Bolton & Menk, Inc. 2025, All Rights Reserved
greenwoodlibris.org/896/CAD/C3N3_Sheets/89687700 Rev A/8/2025 3:56:45 PM



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: Scott Munday, NVR, Inc.

Project Name: Everett Keith Residential

Project Address: Hambright Road & Everett Keith Road

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

288 multifamily units, 267 townhomes, 47 single family homes

Applicant

Printed Name Scott Munday Phone 864-710-3989

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

Signature Scott Munday

Title Land Entitlement Manager Email jemunday@nvrinc.com

Contact Information

Town of Huntersville Engineering Department
(704) 766 - 2220

For Town Staff Use Only

Project File # _____

Date Submitted 11/7/23

Daily Trips Anticipated 4,409

Peak Hour Trips Anticipated AM 282 PM 349

TIA Required (Yes/No) Yes

Date of Determination: 11/7/23

Comments: Determination based on 47 single family detached housing units, 267 single family attached housing units, 288 multifamily (low-rise) housing units.

EVERETTE KEITH RESIDENTIAL COMMUNITY MEETING REPORT

Petitioner: NVR, Inc.

Rezoning Petition No. R24-07

Community Meeting Time/Date/Location – Monday, December 2, 2024, 5:00 P.M at Town of Huntersville Arts and Cultural Center

Community Meeting Notifications

Neighboring individuals and organizations, as identified by the Town of Huntersville, were mailed written notices of the date and time of the Community Meeting on November 25, 2024.

Community Meeting Presenters

The Community Meeting presenters included Application Petitioner Scott Munday and Nicole Frambach of NVR, Inc. and Petitioner Representative Sean Paone of Bolton & Menk. Inc.

Community Meeting Attendees

The following individuals attended the Community Meeting:

Brad Priest (Town of Huntersville Assistant Planning Director)

Nick Walsh (Town of Huntersville Town Board Member)

Attendees per the attached Sign-In Roster

This Community Meeting Report is being filed with the Town of Huntersville Planning Department.

Community Meeting Summary

The Petitioner's representatives provided a presentation during the Community Meeting.

Sean Paone led off the meeting with introductions of the petitioner and petitioner's representatives.

Sean Paone utilized an aerial image/master plan rendering of the area to identify the specific property associated with this petition and provided contextual markers such as surrounding streets, and the existing commercial and industrial developments to give reference of the site's location.

Next, Sean Paone spoke to the existing and proposed zoning of the site utilizing an aerial image with color overlays indicating zoning classification.

Sean Paone then went through the proposed site plan outlining the total rezoning acreage, proposed zoning, and proposed residential units. He then showed enlargements speaking about the various Urban Open Space areas identified throughout the site to create a network of spaces.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the questions provided by the attendees and responses to the comments and concerns that were expressed at the meeting.

Question/Answer

Q. Are the roads shown on the plan existing or proposed?

A. The roads on the plan are proposed except for Everett Keith Rd, Dogwood Lane, and Forest lake Avenue.

Q. Will there be a gate at Dogwood Lane?

A. No, Town development ordinances require street connectivity to Dogwood Lane based on the existing street stub to the property boundary. The traffic study process will determine the extent of any improvements to Forest Lake Avenue and Dogwood Lane.

Various attendees expressed concern over connectivity to Dogwood relating to property values, parking, children, bus stops, cut through traffic to get to Eastfield.

Attendees requested construction traffic from Dogwood to be minimized or eliminated.

Attendees noted plans to speak with the Planning Department and Planning Board regarding connectivity to Dogwood Lane

Q. Does the Dogwood Lane right-of-way provide room for road improvement?

A. Yes, we believe the right-of-way is wide enough to accommodate the NCDOT Local Street cross-section based on feedback/coordination from NCDOT.

Q. What do you intend to do with the pond?

A. We plan to maintain the pond as an amenity.

One attendee requested that the planned lots be increased in size to equal the Dogwood Lane lots.

Some attendees expressed concern that the proposed pond trail loop was too close to existing homes and could become littered.

We noted that we would revisit the trail configuration and that an HOA would manage maintenance.

Q. Would adjacent owners be able to continue to use the pond/ fish/ walk around pond?

A. We will have to evaluate adjacent owner access based on a liability perspective.

Q. How will fire safety be achieved?

A. The plan complies with fire safety standards and will be reviewed by Mecklenburg County Fire Plan Reviewers for compliance.

Q. What are the home sizes and projected price ranges?

A. Townhome	1,500 sf – 2,000 sf	\$400,000 - \$450,000
Cottage	1,000 sf – 1,500 sf	\$350,000 - \$400,000
Traditional	2,200 sf – 3,200 sf	\$500,000 - \$600,000+

The following rezoning milestone dates were provided as being the earliest possible:

Jan 7 Public Hearing

Jan 27 Planning Board

Feb 18 Final decision

Th presentation boards were allowed to be reviewed by attendees after the presentation and question/answer session.

All attendees had left by 6:45 pm.

Concluding the question and answer portion of the Community Meeting, Sean Paone thanked the attendees for attending the meeting.

This Community Meeting report is being emailed to Brad Priest, Town of Huntersville on December 30, 2024.

Sincerely,

A handwritten signature in black ink, appearing to be 'S. Paone', with a stylized flourish at the end.

Sean Paone, PLA (Petitioner Representative)

cc: Brad Priest, Town of Huntersville Planning Department

Date: November 22, 2024

NVR, Inc.
3924 Professional Center Drive #100
Huntersville, NC 28078

Scott Munday (jemunday@nvrinc.com)
864-710-3989

RE: Everette Keith Residential
 11430 Dogwood Lane (PID #s 01916129, 0916201, 0916202)

Dear Property Owner,

NVR, Inc. proposes a single-family residential development on approximately 106-acres located at the end of Hambright Road and Everette Keith Road along the western site boundary and Dogwood Lane and Forest Lake Avenue along the southeastern boundary, respectively. The proposal includes a mix of Single-Family Detached House and Single-Family Attached Townhome building types along with various open space and multi-use path features. The project site properties are currently zoned TR – Traditional Residential and the rezoning application filed proposes to amend the zoning designation to NR – Neighborhood Residential and follow the Conditional Rezoning Process as required by the Town of Huntersville as outlined in the Huntersville Zoning Ordinance. As part of this rezoning process a Community Meeting is required to introduce the project to the adjacent community and present how the design has evolved to date.

We'd like to invite you to this Community Meeting to learn more about this application and provide any initial feedback on the plans. You are invited to attend the Community Meeting on Monday, December 2, 2024, at 5:00 P.M. at the Arts and Cultural Center located at 109 South Old Statesville Road in Huntersville, North Carolina. The meeting will be facilitated by the applicant and their project team.

Note: The Community Meeting occurs as part of the formal rezoning application submitted by the applicant. The official application is filed with the Town of Huntersville and identified as R24-07 Everette Keith Residential, additional information is available on the Town of Huntersville Planning Department website.

Sincerely,



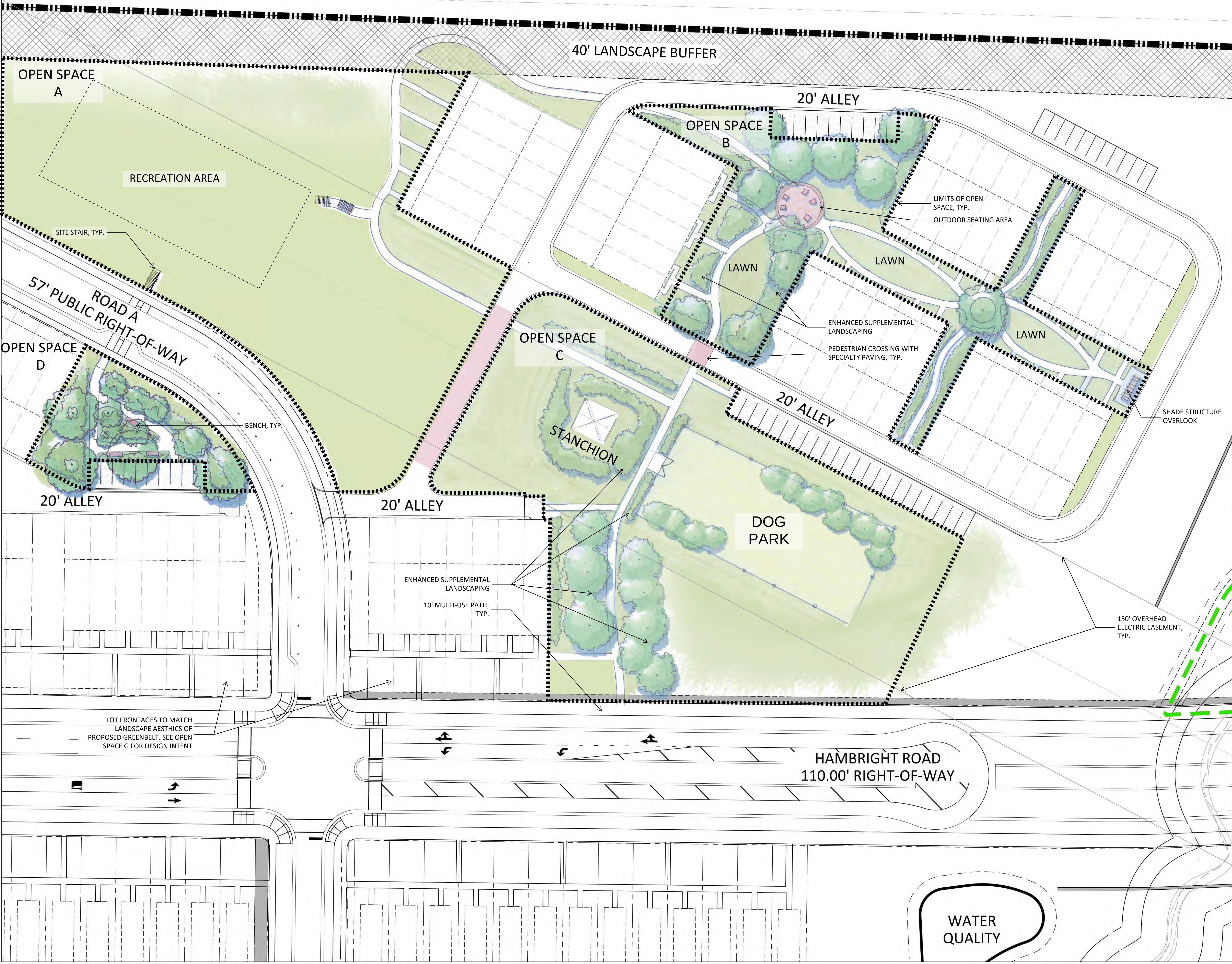
Sean Paone
Bolton & Menk, Applicant Design Consultant
11/22/24

neighborhood associations_mailaddr1	situsaddress1juris	txt_state	txt_zipcode	txt_mailaddr2	nme_ownerfirstname	nme_ownerlastname	camapid
PO BOX 11906	CHARLOTTE	NC	28220			BRYTON MASTER OWNERS ASSOCIATION INC	1911199
PO BOX 11906	CHARLOTTE	NC	28220			BRYTON TRACE HOMEOWNERS ASSOCIATION INC	1911281
7474 CREEDMOOR RD BOX 306	RALEIGH	NC	27613			HAMBRIGHT ROAD APARTMENTS OWNER LLC	1913187
1201 STALLINGS RD	MATTHEWS	NC	28104			HUNTER DOWNS HOMEOWNERS ASSOCIATION	2761534
4957 ALBEMARLE RD	CHARLOTTE	NC	28205			FARMS OWNERS ASSOC INC MADISON PARK AT WALLACE	2758524
PO BOX 680814	CHARLOTTE	NC	28216			MADISON PARK OWNERS	2758526
333 WEST WACKER DR	CHICAGO	IL	60606	28TH FL		NR BROOKSON FLATS LP	1911142
2151 HAWKINS ST STE 1000	CHARLOTTE	NC	28203			PR II/FOUNDRY BRYTON INDUSTRIAL LLC	1913193
8320 BRENTFIELD RD	HUNTERSVILLE	NC	28078			THE BRYANS I LLC	2761420
1400 W NORTHWOOD ST	GREENSBORO	NC	27408			THE VIEWS AT BRYTON LLC	1911140
11745 TRAILS END LN	HUNTERSVILLE	NC	28078			TRAILS END REAL ESTATE LLC	1917117

adjacent property_mailaddr1	txt_city	txt_state	txt_zipcode	nme_ownerfirstname	nme_ownerlastname	secownerfirstname	secownerlastname	camapid	situsaddress1
10700 ASBURY CHAPEL RD	HUNTERSVILLE	NC	28078		BCCA PROPERTIES LLC			01916210	10700 ASBURY CHAPEL RD
7728 SHALOM DR	CHARLOTTE	NC	28216	LEE	BUTLER	AMBER	BUTLER	01916226	DOGWOOD CR
11227 EASTFIELD RD	HUNTERSVILLE	NC	28078	JOSE A	CASTILLO			01916208	EASTFIELD RD
420 S ORANGE AV STE 400	ORLANDO	FL	32801		CHARLOTTE EVERETT KEITH ROAD IND OWNER LLC			01915102	11336 EVERETTE KEITH RD
5512 MANNING RD	CHARLOTTE	NC	28269		CLOER FAMILY HOLDINGS LLC			01916129	11618 EVERETTE KEITH RD
11200 DOGWOOD LN	HUNTERSVILLE	NC	28078	KAREN M	CUNNINGHAM			01916214	11200 DOGWOOD LN
12422 LARYE LN	HUNTERSVILLE	NC	28078	ERIC T	DAIUTOLO	MICHELLE M	DAIUTOLO	01932102	11737 EVERETTE KEITH RD
422 S CHURCH ST	CHARLOTTE	NC	28242	ATTN: TAX DEPT - PB05B	DUKE POWER CO			01916118	10911 FOREST LAKE AV
2671 MAIDEN HWY STE 1	LINCOLNTON	NC	28092		FAST AND SAFE LLC			01916227	DOGWOOD CR
11316 DOGWOOD LN	HUNTERSVILLE	NC	28078	CARLOS	FERRER			01916221	11316 DOGWOOD LN
11325 DOGWOOD LN	HUNTERSVILLE	NC	28078	JOHN H	GANT	EVELYN L	GANT	01916115	11325 DOGWOOD LN
11113 ASBURY CHAPEL RD	HUNTERSVILLE	NC	28078	WARREN M	GILDER	CANDY P	GILDER	01917132	11113 ASBURY CHAPEL RD
11106 DOGWOOD LN	HUNTERSVILLE	NC	28078	BENJAMIN SCHERMER	HAMMILL	LAUREN ANN NATALE	HAMMILL	01916204	11106 DOGWOOD LN
11203 ASBURY CHAPEL RD	HUNTERSVILLE	NC	28078	THOMAS J	HOGAN	JULIE P	HOGAN	01917130	11203 ASBURY CHAPEL RD
7419 SAMPLE RD	HUNTERSVILLE	NC	28078		KERR L W LIMITED PARTNERSHIP			01932108	11898 EVERETTE KEITH RD
11216 DOGWOOD LN	HUNTERSVILLE	NC	28078	JAMES EDWARD	PETITGOUT		REBECCA LOSEE	01916213	11216 DOGWOOD LN
2151 HAWKINS ST STE 1000	CHARLOTTE	NC	28203		PR II/FOUNDRY BRYTON INDUSTRIAL LLC			01913193	BRYTON CORPORATE CENTER DR
11001 FOREST LAKE AVE	HUNTERSVILLE	NC	28078	JAMES LLOYD JR	PRICE		SUSAN MYERS	01916119	11001 FOREST LAKE AV
5968 KIRKPATRICK RD	CHARLOTTE	NC	28211	WILLIAM A	ROWLAND	BETTY J	ROWLAND	01916202	FOREST LAKE AV
PO BOX 2339	CORNELIUS	NC	28031	RICHARD L	RUDD	LINDA C	RUDD	01916217	10821 ASBURY CHAPEL RD
10130 PERIMETER PKWY STE 300	CHARLOTTE	NC	28216		SHEA HOMES CAROLINA LLC			01917104	11301 TRAILS END LN
11012 DOGWOOD LN	HUNTERSVILLE	NC	28078	SCOTT ALTON MCGRAW	STEWART	JAMIE SEAFORD	STEWART	01916225	EASTFIELD RD
11109 ASBURY CHAPEL RD	HUNTERSVILLE	NC	28078	ERIC DAVID	SWANGER		MARLA DENISE	01917131	11109 ASBURY CHAPEL RD
1400 W NORTHWOOD ST	GREENSBORO	NC	27408		THE VIEWS AT BRYTON LLC			01911140	HAMBRIGHT RD
11125 FOREST LAKE AVE	HUNTERSVILLE	NC	28078	DONNA K	THORE			01916201	11125 FOREST LAKE AV
11017 FOREST LAKE AVE	HUNTERSVILLE	NC	28078	THOMAS WILSON	TURNER	BONNIE	TURNER	01916120	11017 FOREST LAKE AV
11100 DOGWOOD LN	HUNTERSVILLE	NC	28078	EDWARD J III	WINTER	ROSEMARY T	WINTER	01916215	11100 DOGWOOD LN
11309 DOGWOOD LN	CHARLOTTE	NC	28216	CHRISTY MCCOY	WORRELL			01916114	11309 DOGWOOD LN



AREA: 55.77 AC
L.W. KERR LIMITED
PARTNERSHIP
ZONING: TR
USE: SINGLE FAMILY
RESIDENTIAL-ACREAGE
DB 10944 PG 80



VICINITY MAP

SURVEY DISCLAIMER
SURVEY ISSUE DATE: 12/05/2023. PROVIDED BY: AVOIMAGE MAPPING SERVICES, INC. LOCATED AT 4600 LEBANON ROAD, SUITE E CHARLOTTE, NC 28277.

LEGEND

- SYMBOL**
- PARCEL LINE / PARCEL BOUNDARY
 - PROPOSED SIDEWALK
 - PROPOSED GREENWAY
 - 40' PERIMETER BUFFER

DEVELOPMENT SUMMARY

PROJECT NAME: EVERETTE KEITH RESIDENTIAL REZONING
PARCEL NUMBER: 01916129, 01916201, 01916202
SITE ACREAGE: ±106 AC
EXISTING USE: RESIDENTIAL, VACANT
PROPOSED USE: SINGLE FAMILY ATTACHED RESIDENTIAL
SINGLE FAMILY DETACHED RESIDENTIAL
EXISTING ZONING DISTRICT: TR
PROPOSED ZONING DISTRICT: NR-CD
NOTE: FULL DEVELOPMENT SUMMARY AND REZONING NOTES LOCATED ON SHEET RZ-206.

OPEN SPACE SUMMARY

OPEN SPACE :	TYPOLOGY/USE:	AREA:
A	RECREATION PARK	± 1.99 ACRES
B	PEDESTRIAN PASSAGEWAY	± 0.88 ACRES
C	PARK	± 1.60 ACRES
D	GREEN	± 0.23 ACRES

NOTE: ENHANCED SUPPLEMENTAL LANDSCAPING AREA MAY INCLUDE INTERACTIVE GARDEN VEGETATION (I.E. ROSEMARY, LAVENDER, THYME, BASIL, ETC.)



BOLTON & MENK

1801 N. GRAHAM ST SUITE 320
CHARLOTTE, NORTH CAROLINA 28206
Phone: (704) 376-1555
Email: charlotte@bolton-menk.com
www.bolton-menk.com

NVR, Inc.

9920 Kinsey Ave Ste 200
Huntersville, NC 28078

EVERETTE KEITH
RESIDENTIAL
REZONING
11430 Dogwood Ln
Huntersville, NC 28078

OPEN SPACE A-D

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, LOTS, AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

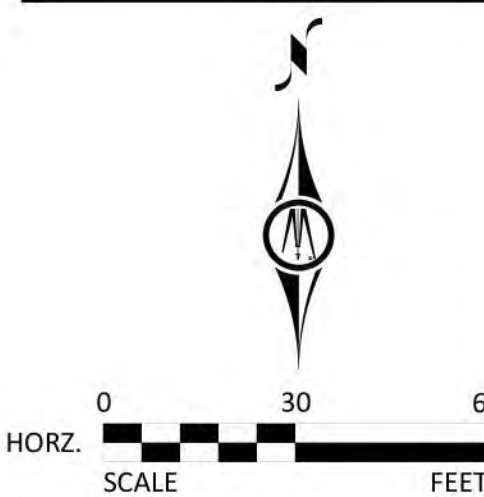
PROJECT NO:
4896

REVISIONS:



08/01/2024

**PRELIMINARY
NOT FOR
CONSTRUCTION**



DATE: 08/01/2024
DESIGNED BY: BMI
DRAWN BY: BMI
CHECKED BY:

RZ-701



VICINITY MAP

SURVEY DISCLAIMER
SURVEY ISSUE DATE: 12/05/2023. PROVIDED BY: AVOIMAGE
MAPPING SERVICES, INC. LOCATED AT 4600 LEBANON ROAD,
SUITE E, CHARLOTTE, NC 28277.

LEGEND

SYMBOL	
	PARCEL LINE / PARCEL BOUNDARY
	PROPOSED SIDEWALK
	PROPOSED GREENWAY
	40' PERIMETER BUFFER

DEVELOPMENT SUMMARY

PROJECT NAME:	EVERETTE KEITH RESIDENTIAL REZONING
PARCEL NUMBER:	01916129, 01916201, 01916202
SITE ACREAGE:	±106 AC
EXISTING USE:	RESIDENTIAL, VACANT
PROPOSED USE:	SINGLE FAMILY ATTACHED RESIDENTIAL SINGLE FAMILY DETACHED RESIDENTIAL
EXISTING ZONING DISTRICT:	TR
PROPOSED ZONING DISTRICT:	NR-CD
NOTE: FULL DEVELOPMENT SUMMARY AND REZONING NOTES LOCATED ON SHEET RZ-206.	

OPEN SPACE SUMMARY

OPEN SPACE :	TYPOLOGY/USE:	AREA:
E	PARK	± 2.06 ACRES
F	PLAZA	± 0.23 ACRES



**BOLTON
& MENK**

1801 N. GRAHAM ST SUITE 320
CHARLOTTE, NORTH CAROLINA 28206
Phone: (704) 376-1555
Email: charlotte@bolton-menk.com
www.bolton-menk.com

NVR, Inc.

9920 Kinsey Ave Ste 200
Huntersville, NC 28078

**EVERETTE KEITH
RESIDENTIAL
REZONING**
11430 Dogwood Ln
Huntersville, NC 28078

OPEN SPACE E & F

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS,
LOTS, AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO
FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

PROJECT NO:

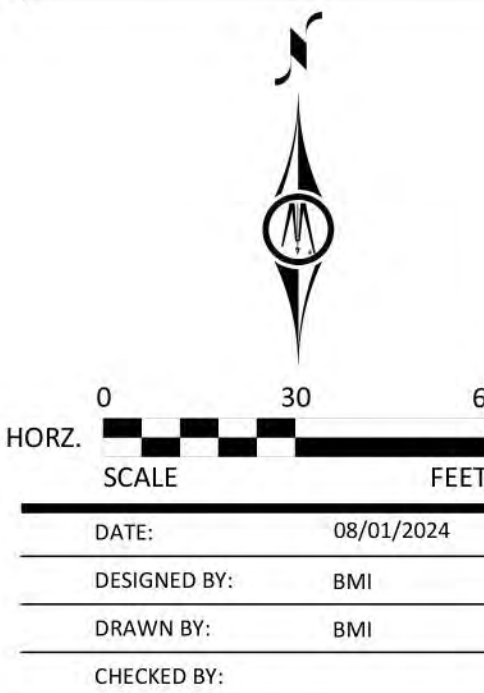
4896

REVISIONS:



08/01/2024

**PRELIMINARY
NOT FOR
CONSTRUCTION**



RZ-702



VICINITY MAP

SURVEY DISCLAIMER
SURVEY ISSUE DATE: 12/05/2023. PROVIDED BY: AVOIMAGE
MAPPING SERVICES, INC. LOCATED AT 4600 LEBANON ROAD,
SUITE E CHARLOTTE, NC 28277.

LEGEND

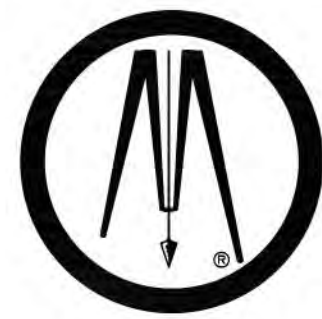
SYMBOL	
	PARCEL LINE / PARCEL BOUNDARY
	PROPOSED SIDEWALK
	PROPOSED GREENWAY
	40' PERIMETER BUFFER

DEVELOPMENT SUMMARY

PROJECT NAME:	EVERETTE KEITH RESIDENTIAL REZONING
PARCEL NUMBER:	01916129, 01916201, 01916202
SITE ACREAGE:	±106 AC
EXISTING USE:	RESIDENTIAL, VACANT
PROPOSED USE:	SINGLE FAMILY ATTACHED RESIDENTIAL SINGLE FAMILY DETACHED RESIDENTIAL
EXISTING ZONING DISTRICT:	TR
PROPOSED ZONING DISTRICT:	NR-CD
NOTE: FULL DEVELOPMENT SUMMARY AND REZONING NOTES LOCATED ON SHEET RZ-206.	

OPEN SPACE SUMMARY

OPEN SPACE :	TYPOLOGY/USE:	AREA:
G	GREENBELT	± 0.46 ACRES
H	PLAZA	± 0.12 ACRES



**BOLTON
& MENK**

1801 N. GRAHAM ST SUITE 320
CHARLOTTE, NORTH CAROLINA 28206
Phone: (704) 376-1555
Email: charlotte@bolton-menk.com
www.bolton-menk.com

NVR, Inc.

9920 Kincey Ave Ste 200
Huntersville, NC 28078

EVERETTE KEITH
RESIDENTIAL
REZONING
11430 Dogwood Ln
Huntersville, NC 28078

OPEN SPACE G & H

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS,
LOTS, AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO
FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

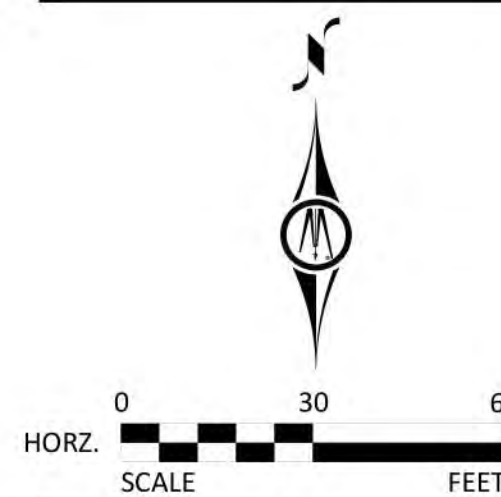
PROJECT NO:
4896

REVISIONS:



08/01/2024

**PRELIMINARY
NOT FOR
CONSTRUCTION**



DATE:	08/01/2024
DESIGNED BY:	BMI
DRAWN BY:	BMI
CHECKED BY:	

RZ-703

© Bolton & Menk, Inc. 2024. All Rights Reserved.
PLANS: 11/14/2024 (10/1/2024) - SHEET: 08/01/2024 4:25:11 PM



SURVEY DISCLAIMER
SURVEY ISSUE DATE: 12/05/2023. PROVIDED BY: AVOIMAGE
MAPPING SERVICES, INC. LOCATED AT 4600 LEBANON ROAD,
SUITE E, CHARLOTTE, NC 28277.

LEGEND	
SYMBOL	
	PARCEL LINE / PARCEL BOUNDARY
	PROPOSED SIDEWALK
	PROPOSED GREENWAY
	40' PERIMETER BUFFER

DEVELOPMENT SUMMARY	
PROJECT NAME:	EVERETTE KEITH RESIDENTIAL REZONING
PARCEL NUMBER:	01916129, 01916201, 01916202
SITE ACREAGE:	±106 AC
EXISTING USE:	RESIDENTIAL, VACANT
PROPOSED USE:	SINGLE FAMILY ATTACHED RESIDENTIAL SINGLE FAMILY DETACHED RESIDENTIAL
EXISTING ZONING DISTRICT:	TR
PROPOSED ZONING DISTRICT:	NR-CD
NOTE: FULL DEVELOPMENT SUMMARY AND REZONING NOTES LOCATED ON SHEET RZ-206.	

OPEN SPACE SUMMARY		
OPEN SPACE :	TYPOLOGY/USE:	AREA:
I	RECREATION PARK	± 0.64 ACRES



**BOLTON
& MENK**

1801 N. GRAHAM ST SUITE 320
CHARLOTTE, NORTH CAROLINA 28206
Phone: (704) 376-1555
Email: charlotte@bolton-menk.com
www.bolton-menk.com

NVR, Inc.

9920 Kinney Ave Ste 200
Huntersville, NC 28078

EVERETTE KEITH
RESIDENTIAL
REZONING
11430 Dogwood Ln
Huntersville, NC 28078

OPEN SPACE I

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS,
LOTS, AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO
FINAL DETERMINATION ON PRELIMINARY AND FINAL PLANS.

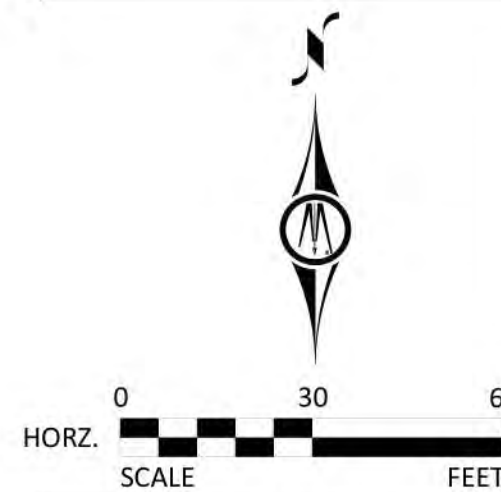
PROJECT NO:
4896

REVISIONS:



08/01/2024

**PRELIMINARY
NOT FOR
CONSTRUCTION**



DATE: 08/01/2024
DESIGNED BY: BMI
DRAWN BY: BMI
CHECKED BY:

RZ-704

© Bolton & Menk, Inc. 2024. All Rights Reserved.
LCS: W:\ASAP\GIS\2019_Sheets\MBR\0206121\2024_4-25-24\N



VICINITY MAP

SURVEY DISCLAIMER
SURVEY ISSUE DATE: 12/05/2023. PROVIDED BY: AVOIMAGE
MAPPING SERVICES, INC. LOCATED AT 4600 LEBANON ROAD,
SUITE E, CHARLOTTE, NC 28277.

LEGEND

SYMBOL	
	PARCEL LINE / PARCEL BOUNDARY
	PROPOSED SIDEWALK
	PROPOSED GREENWAY
	40' PERIMETER BUFFER

DEVELOPMENT SUMMARY

PROJECT NAME:	EVERETTE KEITH RESIDENTIAL REZONING
PARCEL NUMBER:	01916129, 01916201, 01916202
SITE ACREAGE:	±106 AC
EXISTING USE:	RESIDENTIAL, VACANT
PROPOSED USE:	SINGLE FAMILY ATTACHED RESIDENTIAL SINGLE FAMILY DETACHED RESIDENTIAL
EXISTING ZONING DISTRICT:	TR
PROPOSED ZONING DISTRICT:	NR-CD
NOTE: FULL DEVELOPMENT SUMMARY AND REZONING NOTES LOCATED ON SHEET RZ-206.	

OPEN SPACE SUMMARY

OPEN SPACE :	TYPOLOGY/USE:	AREA:
J	PROMENADE	± 0.87 ACRES
K	PROMENADE	± 0.73 ACRES



**BOLTON
& MENK**

1801 N. GRAHAM ST SUITE 320
CHARLOTTE, NORTH CAROLINA 28206
Phone: (704) 376-1555
Email: charlotte@bolton-menk.com
www.bolton-menk.com

NVR, Inc.

9920 Kinney Ave Ste 200
Huntersville, NC 28078

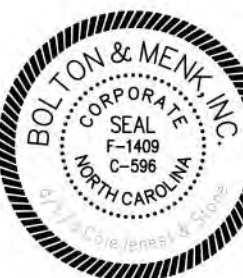
**EVERETTE KEITH
RESIDENTIAL
REZONING**
11430 Dogwood Ln
Huntersville, NC 28078

OPEN SPACE J & K

THIS PLAN IS A SCHEMATIC IN NATURE AND LOCATIONS OF ROADS,
LOTS, AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO
FINAL DETERMINATION ON PRELIMINARY AND FINAL PLANS.

PROJECT NO:
4896

REVISIONS:



06/01/2024

**PRELIMINARY
NOT FOR
CONSTRUCTION**



DATE:	06/01/2024
DESIGNED BY:	BMI
DRAWN BY:	BMI
CHECKED BY:	

RZ-705



VICINITY MAP

SURVEY DISCLAIMER
SURVEY ISSUE DATE: 12/05/2023. PROVIDED BY: AVOIMAGE
MAPPING SERVICES, INC. LOCATED AT 4600 LEBANON ROAD,
SUITE E CHARLOTTE, NC 28277.

LEGEND

- | SYMBOL | DESCRIPTION |
|--------|-------------------------------|
| | PARCEL LINE / PARCEL BOUNDARY |
| | PROPOSED SIDEWALK |
| | PROPOSED GREENWAY |
| | 40' PERIMETER BUFFER |

DEVELOPMENT SUMMARY

PROJECT NAME:	EVERETTE KEITH RESIDENTIAL REZONING
PARCEL NUMBER:	01916129, 01916201, 01916202
SITE ACREAGE:	±106 AC
EXISTING USE:	RESIDENTIAL, VACANT
PROPOSED USE:	SINGLE FAMILY ATTACHED RESIDENTIAL SINGLE FAMILY DETACHED RESIDENTIAL
EXISTING ZONING DISTRICT:	TR
PROPOSED ZONING DISTRICT:	NR-CD
NOTE: FULL DEVELOPMENT SUMMARY AND REZONING NOTES LOCATED ON SHEET RZ-206.	

OPEN SPACE SUMMARY

OPEN SPACE :	TYPOLOGY/USE:	AREA:
L	PARK	±3.72 ACRES



**BOLTON
& MENK**

1801 N. GRAHAM ST SUITE 320
CHARLOTTE, NORTH CAROLINA 28206
Phone: (704) 376-1555
Email: charlotte@bolton-menk.com
www.bolton-menk.com

NVR, Inc.

9920 Kincey Ave Ste 200
Huntersville, NC 28078

**EVERETTE KEITH
RESIDENTIAL
REZONING**
11430 Dogwood Ln
Huntersville, NC 28078

OPEN SPACE L

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS,
LOTS, AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO
FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

PROJECT NO:

4896

REVISIONS:



08/01/2024

**PRELIMINARY
NOT FOR
CONSTRUCTION**



0 30 60
HORIZ. SCALE FEET

DATE: 08/01/2024

DESIGNED BY: BMI

DRAWN BY: BMI

CHECKED BY:

RZ-706

R24-07 EVERETTE KEITH RESIDENTIAL 12/2/24 COMMUNITY MEETING SIGN-UP SHEET

[illegible]

R24-07 EVERETTE KEITH RESIDENTIAL 12/2/24 COMMUNITY MEETING SIGN-UP SHEET

[illegible]



General Application Owner/Applicant Signature Addendum

Application Information

Date of Application 08/01/24 EPM Number _____
 Name of Project Everette Keith Residential Phase # (if subdivision) _____
 Parcel Identification Number(s) (PIN) 01916129, 01916201, 01916202

Additional Owners/Applicants: (Signature indicates intent that this page be affixed to Application.)

* ^ Printed Name of Signer Flamingo Farms LLC Phone Number 828-215-1305
☐ Corporation ☒ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____
☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the applicant/owner (circle one) 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 *Matthew E. Wallace* dotloop verified
07/18/24 10:18 AM EDT
KT7G-F8MA-1DRD-CMS0
 Title _____ Email theflamingofarms@gmail.com
 Address of Property Owner/Applicant 64 Coleman Ave Asheville, NC 28801

* ^ Printed Name of Signer Donna K Thore Phone Number 704-634-0172
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☒ Other: _____
☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the applicant/owner (circle one) 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 *Donna Thore* dotloop verified
07/18/24 10:50 AM EDT
HQWD-H5FX-UIRI-W1TI
 Title _____ Email thomasathore@bellsouth.net
 Address of Property Owner/Applicant 11125 Forest Lake Ave Huntersville, NC 28078

* ^ Printed Name of Signer Betty J Rowland Phone Number 704-451-2600
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☒ Other: _____
☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the applicant/owner (circle one) 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 *Betty Rowland* dotloop verified
07/18/24 10:16 AM EDT
EYXA-VIKV-F7TS-WKR2
 Title _____ Email beejay.rowland@gmail.com
 Address of Property Owner/Applicant 5968 Kirkpatrick Rd Charlotte, NC 28211

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

^ If signed by an agent on behalf of the Owner, this petition MUST be accompanied by a Limited Power of Attorney signed by the property owner (s) and notarized, specifically authorizing the agent to act on the owner (s) behalf in signing this application. Failure of each owner, or their duly authorized agent, to sign, or failure to include the authority of the agent signed by the property owner, will result in an INVALID APPLICATION.



General Application

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

1. Application Type

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

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

SUBDIVISION CATEGORIES: Per the Huntersville Subdivision Ordinance

- ☒ Sketch Plan
- ☐ Preliminary Plan
- ☐ Final Plat (Includes Minor Subdivision)
- ☐ Exempt Subdivision
- ☐ Final Plat Revision
- ☐ Farmhouse Cluster

2. Project Data

Date of Application 08/01/2024

Name of Project Everette Keith Residential Phase # (if subdivision) _____

Project Address 11430 Dogwood Ln

Parcel Identification Number(s) (PIN) 01916129, 01916201, 01916202

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

Property Size (acres) 106 Acres Street Frontage (feet) 2000

Current Land Use Residential, Vacant

Proposed Land Use(s) Single Family Attached Residential and Single Family Detached Residential

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

3. Description of Request

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

Requesting conditional zoning map amendment (rezoning) to allow for a residential development on approximately 106 acres within the Town's ETJ limits.

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>.

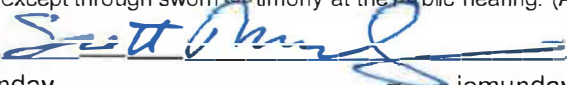
5. Outside Agency Information

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 NVR, Inc. Phone (864)710-3989
☒ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

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

Signature 

Title Scott Munday Email jemunday@nvrinc.com

Address of Applicant 13924 Professional Center Drive #100 Huntersville, NC 28078

7. Property Owner (if different than applicant)

*Printed Name Cloer Family Holdings LLC (John G Cloer deceased with Thad Cloer, Anna Josey, and Edwin Cloer assuming management) Phone 704-472-6847
☐ 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)

		
dotloop verified 08/05/24 4:07 PM EDT BIMN-TOKU-TSKQ-EX8M	dotloop verified 08/05/24 2:23 PM EDT ASRC-PGFF-7WHG-RYZS	dotloop verified 08/05/24 1:29 PM EDT YVOL-00J8-WKNI-KITR
Title <u>Thad Cloer</u>	Email <u>Anna Josey</u>	<u>Edwin Cloer</u>

Address of Property Owner 5512 Manning Rd Charlotte, NC 28269

* 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.**

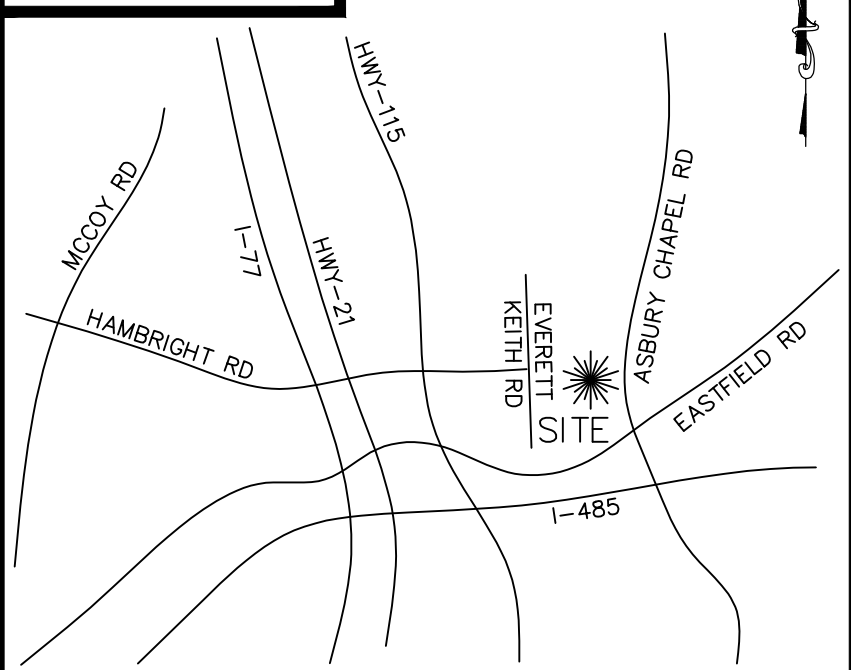
8. Development/Design Firm Contact Information

NVR, Inc.	Scott Munday	(864)710-3989	jemunday@nvrinc.com
Development Firm	Name of Contact	Phone	Email
Bolton & Menk	Sean Paone	(704)293-6338	sean.paone@bolton-menk.com
Design Firm	Name of Contact	Phone	Email

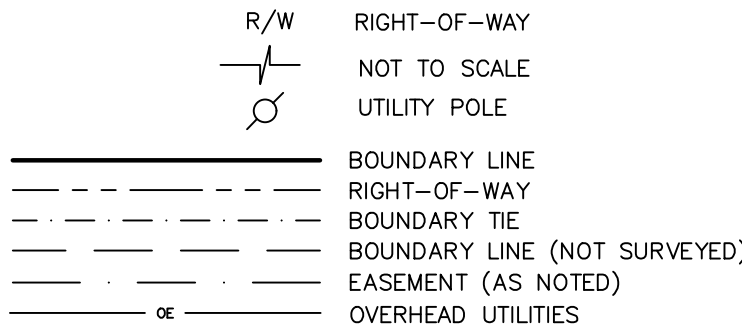
Contact Information

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
---	--

VICINITY MAP
(NOT TO SCALE)



LEGEND



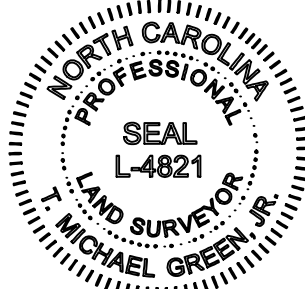
SURVEYOR NOTES:

1. THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS, RESTRICTIVE COVENANTS AND/OR RIGHT-OF-WAY OF RECORD.
2. BOUNDARY INFORMATION BASED ON DEED BOOK 38363 PAGE 897, DEED BOOK 4654 PAGE 231, DEED BOOK 4800 PAGE 605, AND DEED BOOK 03453 PAGE 185 AS RECORDED IN THE MECKLENBURG COUNTY REGISTER OF DEEDS.
3. BASIS OF BEARINGS: NC GRID NAD 83/2011
4. AREA BY COORDINATE METHOD. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES AND US SURVEY FEET.
5. POINTS NOT LABELED "FOUND" OR "SET" ARE COMPUTED POINTS ONLY. ALL CORNERS ARE FLUSH WITH THE GROUND UNLESS OTHERWISE NOTED.
6. THIS PROPERTY IS LOCATED WITHIN ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 3710455900K, DATED SEPTEMBER 02, 2015.
7. THE LOCATION OF UTILITIES AS SHOWN HEREON, WHETHER PUBLIC OR PRIVATE, ARE BASED ON THE LOCATION OF VISIBLE ABOVE GROUND APPURTENANCES ONLY. OTHER UTILITIES WHICH WERE NOT OBSERVED AND NOT SHOWN HEREON MAY EXIST. IT IS THE OWNERS/TENANTS RESPONSIBILITY TO VERIFY THE LOCATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. DELTA LAND SERVICES, INC. CANNOT ASSUME RESPONSIBILITY FOR MISIDENTIFICATION OR OMISSION OF UNDERGROUND UTILITIES.
8. SITE IS LOCALIZED TO NGS MONUMENT "FA4538", HAVING COORDINATES OF N: 597,698.95 E: 1,450,482.55, NCSPCS NAD 83/2011 (POSTED). ALL COORDINATES SHOWN HEREON ARE GRID UNLESS OTHERWISE NOTED.
9. SITE AREA
TOTAL ACERAGE - 4,648,034 SQ. FT. - 106.704 ACRES±
PARCEL ID#:01916129 - 3,287,261 SQ. FT. - 75.465 ACRES±
PARCEL ID#:01916201 - 880,363 SQ. FT. - 20.210 ACRES±
PARCEL ID#:01916202 - 480,410 SQ. FT. - 11.029 ACRES±
10. RESTRICTIONS PER DB 1758 PG 93
- NO BUILDING SHALL BE LOCATED NEARER TO THE FRONT LOT LINE OF ANY LOT THAN 25 FEET NOR NEARER TO ANY SIDE LOT LINE THAN 10 FT.
- NOT LOT OR LOTS SHALL BE RE-SUBDIVIDED SO AS TO RESULT IN THE CREATION OF ANY LOT OR LOTS HAVING A WIDTH OF LESS THAN 100FT AT FRONT LOT LINE.
11. ZONING: TOD-TR(MECKLENBURG) PER MECKLENBURG COUNTY GIS. SETBACKS REQUIREMENTS PER ZONING
FRONT SETBACK - 20'
SIDE SETBACK - 10'
REAR SETBACK - 20'

LINE	BEARING	DISTANCE
L2	N 38°40'08" W	151.66'
L3	N 38°39'00" W	149.90'
L4	N 38°44'53" W	150.02'
L5	N 08°45'22" W	119.20'
L6	N 80°45'53" E	29.85'
L7	N 08°28'44" W	35.62'
L8	N 63°52'40" E	39.10'
L9	N 51°25'37" E	353.51'
L10	N 81°47'16" E	46.43'
L11	N 51°29'53" E	201.10'
L12	N 51°19'59" E	149.49'
L13	N 61°20'56" E	50.33'
L14	S 38°34'04" E	100.12'
L15	N 51°32'19" E	200.59'
L16	S 38°40'28" E	100.06'

I, T. MICHAEL GREEN JR., PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DEED DESCRIPTION AND/OR MAP BOOK - SEE - PAGE NOTE #2 -; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS FROM INFORMATION AS SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600); THAT THE SURVEY WAS COMPLETED ON JANUARY 15, 2024; AND ALL COORDINATES ARE BASED ON NAD 83/2011; THAT THE GLOBAL POSITIONING SYSTEM (GPS) SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY:
CLASS OF SURVEY: A
POSITIONAL ACCURACY: 0.10 US.FT.
TYPE OF GPS FIELD PROCEDURE: RTK NETWORK
DATE OF SURVEY: JANUARY 15, 2024
DATUM/EPOCH: NAD 83/2011
PUBLISHED/FIXED CONTROL USED: NGS CORS
GEOID MODEL: GEOID 18
COMBINED GRID FACTOR: 0.99984065
UNITS: US SURVEY FOOT
WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 9TH DAY OF APRIL, 2025

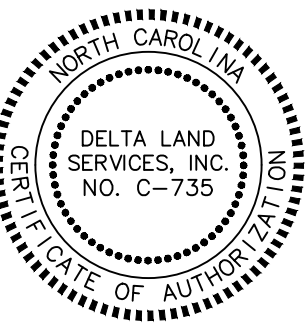
T. MICHAEL GREEN, JR. PLS
LICENSE NUMBER: L-4821



NC GRID
NAD 83/2011

DELTA LAND SERVICES, INC.
NC FIRM LICENSE #C-735
608 MATTHEWS-
MINT HILL ROAD
SUITE B
MATTHEWS, NC 28105
T 704.847.4700
www.deltalandservices.net

SEAL:



OWNERSHIP:

PARCEL ID#:01916129
CLOER FAMILY HOLDINGS LLC
5512 MANNING RD
CHARLOTTE NC 28269

FLAMINGO FARMS LLC
64 COLEMAN AVE
ASHEVILLE NC 28801

PARCEL ID#:01916201
DONNA K THORE
11125 FOREST LAKE AVE
HUNTERSVILLE NC 28078

PARCEL ID#:01916202
WILLIAM A ROLAND
BETTY J ROLAND
5968 KIRKPATRICK RD
CHARLOTTE NC 28211

PREPARED FOR:

NVR, INC.
PLAZA AMERICA TOWER I
11700 PLAZA AMERICA DRIVE
SUITE 500
RESTON, VIRGINIA 20190

BOUNDARY SURVEY
OF PARCEL ID#: 01916129,
01916201, & 01916202
TOWN OF HUNTERSVILLE,
MECKLENBURG COUNTY,
NORTH CAROLINA

PROJECT NUMBER:

1056

DRAWING REVISIONS

NO.	DESCRIPTION	DATE

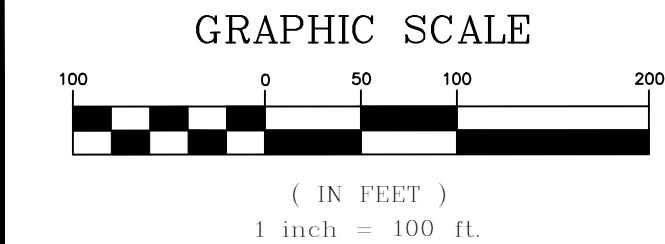
DRAWN BY: CCM DATE: 04/09/2025
CHECKED BY: TMG SCALE: 1" = 100'

DRAWING TITLE:

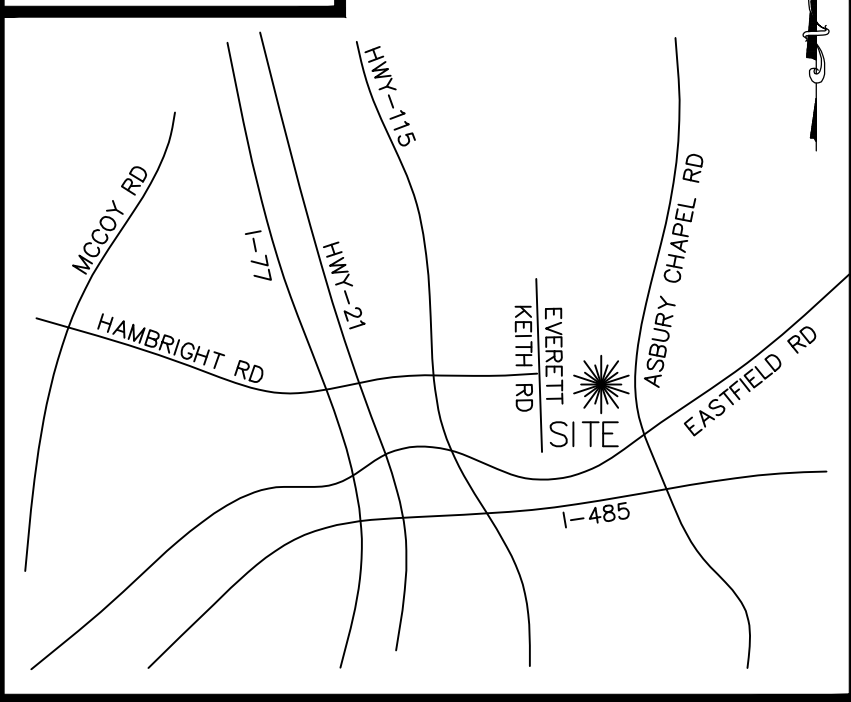
1056-Boundary

SHEET NUMBER:

1 OF 3



VICINITY MAP
(NOT TO SCALE)



LEGEND

- R/W RIGHT-OF-WAY
NOT TO SCALE
UTILITY POLE
BOUNDARY LINE
RIGHT-OF-WAY
BOUNDARY TIE
BOUNDARY LINE (NOT SURVEYED)
EASEMENT (AS NOTED)
OVERHEAD UTILITIES

SURVEYOR NOTES:

1. THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS, RESTRICTIVE COVENANTS AND/OR RIGHT-OF-WAY OF RECORD.
2. BOUNDARY INFORMATION BASED ON DEED BOOK 38363 PAGE 897, DEED BOOK 4654 PAGE 231, DEED BOOK 4800 PAGE 605, AND DEED BOOK 03453 PAGE 185 AS RECORDED IN THE MECKLENBURG COUNTY REGISTER OF DEEDS.
3. BASIS OF BEARINGS: NC GRID NAD 83/2011
4. AREA BY COORDINATE METHOD. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES AND US SURVEY FEET.
5. POINTS NOT LABELED "FOUND" OR "SET" ARE COMPUTED POINTS ONLY. ALL CORNERS ARE FLUSH WITH THE GROUND UNLESS OTHERWISE NOTED.
6. THIS PROPERTY IS LOCATED WITHIN ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 3710455900K, DATED SEPTEMBER 02, 2015.
7. THE LOCATION OF UTILITIES AS SHOWN HEREON, WHETHER PUBLIC OR PRIVATE, ARE BASED ON THE LOCATION OF VISIBLE ABOVE GROUND APPURTENANCES ONLY. OTHER UTILITIES WHICH WERE NOT OBSERVED AND NOT SHOWN HEREON MAY EXIST. IT IS THE OWNERS/TENANTS RESPONSIBILITY TO VERIFY THE LOCATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. DELTA LAND SERVICES, INC. CANNOT ASSUME RESPONSIBILITY FOR MISIDENTIFICATION OR OMISSION OF UNDERGROUND UTILITIES.
8. SITE IS LOCALIZED TO NGS MONUMENT "FA4538", HAVING COORDINATES OF N: 597,698.95 E: 1,450,482.55, NAD83/2011 (POSTED). ALL COORDINATES SHOWN HEREON ARE GRID UNLESS OTHERWISE NOTED.
9. SITE AREA
TOTAL ACERAGE - 4,648,034 SQ. FT. - 106.704 ACRES±
PARCEL ID#01916129 - 3,287,261 SQ. FT. - 75.465 ACRES±
PARCEL ID#01916201 - 880,363 SQ. FT. - 20.210 ACRES±
PARCEL ID#01916202 - 480,410 SQ. FT. - 11.029 ACRES±
10. RESTRICTIONS PER DB 1758 PG 93
 - NO BUILDING SHALL BE LOCATED NEARER TO THE FRONT LOT LINE OF ANY LOT THAN 25 FEET NOR NEARER TO ANY SIDE LOT LINE THAN 10 FT.
 - NOT LOT OR LOTS SHALL BE RE-SUBDIVIDED SO AS TO RESULT IN THE CREATION OF ANY LOT OR LOTS HAVING A WIDTH OF LESS THAN 100FT AT FRONT LOT LINE.
11. ZONINGS: TOD-TR(MECKLENBURG) PER MECKLENBURG COUNTY GIS. SETBACKS REQUIREMENTS PER ZONING
FRONT SETBACK - 20'
SIDE SETBACK - 10'
REAR SETBACK - 20'

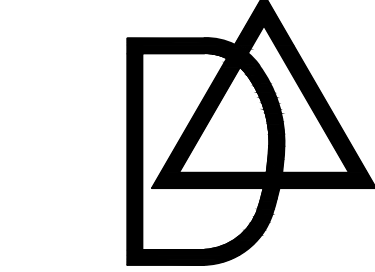
LINE	BEARING	DISTANCE
L2	N 38°40'08" W	151.66'
L3	N 38°39'00" W	149.90'
L4	N 38°44'53" W	150.02'
L5	N 08°45'22" W	119.20'
L6	N 80°45'53" E	29.85'
L7	N 08°28'44" W	35.62'
L8	N 63°52'40" E	39.10'
L9	N 51°25'37" E	353.51'
L10	N 81°47'16" E	46.43'
L11	N 51°29'53" E	201.10'
L12	N 51°19'57" E	149.49'
L13	N 61°20'56" E	50.33'
L14	S 38°34'04" E	100.12'
L15	N 51°32'19" E	200.59'
L16	S 38°40'28" E	100.06'

I, T. MICHAEL GREEN JR., PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DEED DESCRIPTION AND/OR MAP BOOK SEE PAGE NOTE #2. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS FROM INFORMATION AS SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:110,000+; THAT THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600) JANUARY 19, 2024; THAT THE SURVEY WAS COMPLETED ON JANUARY 15, 2024; AND ALL COORDINATES ARE BASED ON NAD 83/2011; THAT THE GLOBAL POSITIONING SYSTEM (GPS) SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY:
CLASS OF SURVEY: A
POSITIONAL ACCURACY: 0.10 US.FT.
TYPE OF GPS FIELD PROCEDURE: RTK NETWORK
DATE OF SURVEY: JANUARY 15, 2024
DATUM/EPOCH: NAD 83/2011
PUBLISHED/FIXED CONTROL USED: NGS CORS
GEOID MODEL: GEOID 18
COMBINED GRID FACTOR: 0.99984065
UNITS: US SURVEY FOOT
WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 2TH DAY OF APRIL, 2025

T. MICHAEL GREEN, JR., PLS
LICENSE NUMBER: L-4821



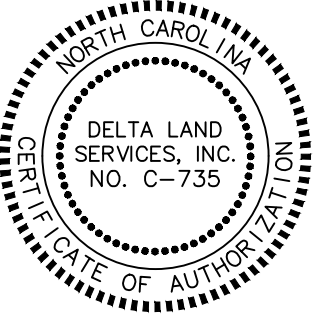
NC GRID
NAD 83/2011



DELTA LAND
SERVICES, INC.

NC FIRM LICENSE #C-735
608 MATTHEWS-
MINT HILL ROAD
SUITE 6
MATTHEWS, NC 28105
T 704. 847.4700
www.deltalandservices.net

SEAL:



OWNERSHIP:

PARCEL ID#01916129
CLOER FAMILY HOLDINGS LLC
5512 MANNING RD
CHARLOTTE NC 28269

FLAMINGO FARMS LLC
64 COLEMAN AVE
ASHEVILLE NC 28801

PARCEL ID#01916201
DONNA K THORE
11125 FOREST LAKE AVE
HUNTERSVILLE NC 28078

PARCEL ID#01916202
WILLIAM A ROLAND
BETTY J ROLAND
5968 KIRKPATRICK RD
CHARLOTTE NC 28211

PREPARED FOR:

NVR, INC.
PLAZA AMERICA TOWER I
11700 PLAZA AMERICA DRIVE
SUITE 500
RESTON, VIRGINIA 20190

BOUNDARY SURVEY
OF PARCEL ID#01916129,
01916201, & 01916202
TOWN OF HUNTERSVILLE,
MECKLENBURG COUNTY,
NORTH CAROLINA

PROJECT NUMBER:

1056

DRAWING REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY: CCM DATE: 04/09/2025

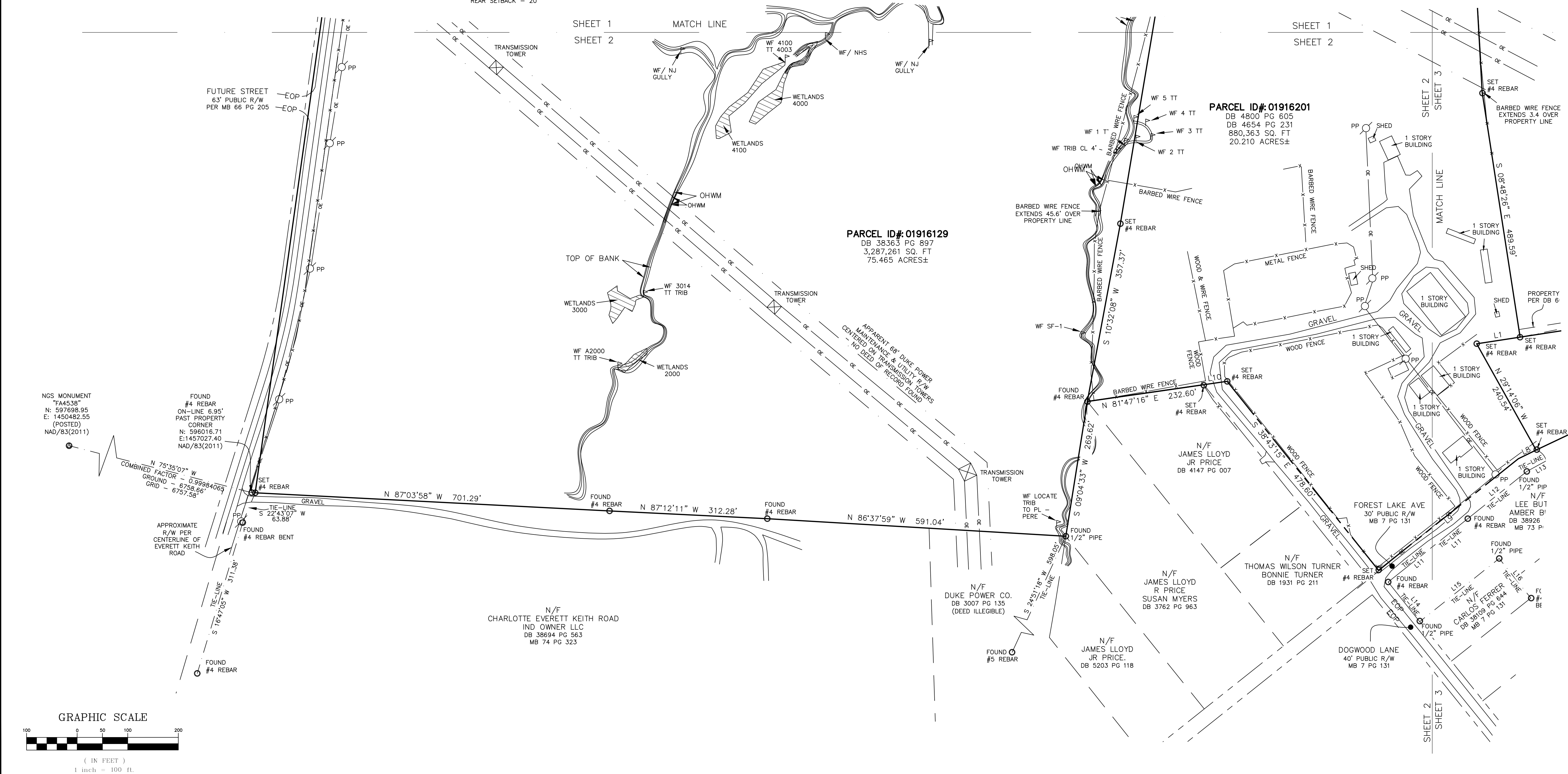
CHECKED BY: TMG SCALE: 1" = 100'

DRAWING TITLE:

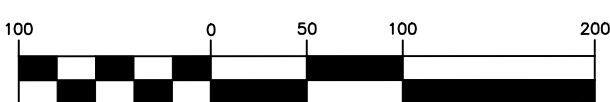
1056-Boundary

SHEET NUMBER:

2 OF 3

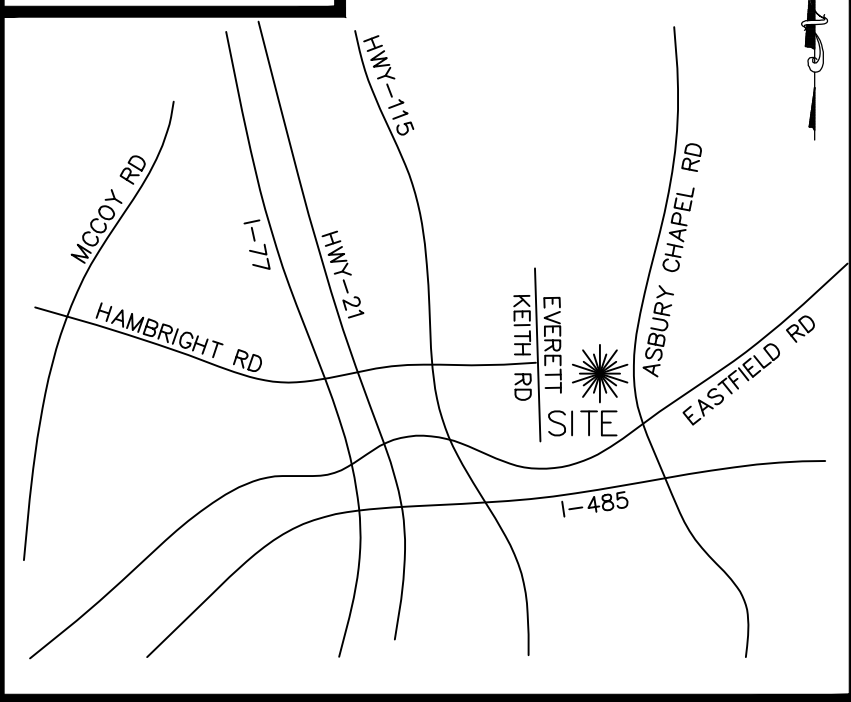


GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

VICINITY MAP
(NOT TO SCALE)



SURVEYOR NOTES:

1. THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS, RESTRICTIVE COVENANTS AND/OR RIGHT-OF-WAY OF RECORD.
2. BOUNDARY INFORMATION BASED ON DEED BOOK 38363 PAGE 897, DEED BOOK 4854 PAGE 231, DEED BOOK 4800 PAGE 605, AND DEED BOOK 03453 PAGE 185 AS RECORDED IN THE MECKLENBURG COUNTY REGISTER OF DEEDS.
3. BASIS OF BEARINGS: NC GRID NAD 83/2011
4. AREA BY COORDINATE METHOD. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES AND US SURVEY FEET.
5. POINTS NOT LABELED "FOUND" OR "SET" ARE COMPUTED POINTS ONLY. ALL CORNERS ARE FLUSH WITH THE GROUND UNLESS OTHERWISE NOTED.
6. THIS PROPERTY IS LOCATED WITHIN ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 3710455900K, DATED SEPTEMBER 02, 2015.
7. THE LOCATION OF UTILITIES AS SHOWN HEREON, WHETHER PUBLIC OR PRIVATE, ARE BASED ON THE LOCATION OF VISIBLE ABOVE GROUND APPURTENANCES ONLY. OTHER UTILITIES WHICH WERE NOT OBSERVED AND NOT SHOWN HEREON MAY EXIST. IT IS THE OWNERS/TENANTS RESPONSIBILITY TO VERIFY THE LOCATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. DELTA LAND SERVICES, INC. CANNOT ASSUME RESPONSIBILITY FOR MISIDENTIFICATION OR OMISSION OF UNDERGROUND UTILITIES.
8. SITE IS LOCALIZED TO NGS MONUMENT "FA4538", HAVING COORDINATES OF N: 597,698.95 E: 1,450,482.55, NCSPCS NAD 83/2011 (POSTED). ALL COORDINATES SHOWN HEREON ARE GRID UNLESS OTHERWISE NOTED.
9. SITE AREA
TOTAL ACERAGE - 4,648,034 SQ. FT. - 106.704 ACRES±
PARCEL ID#01916129 - 3,287,261 SQ. FT. - 75.465 ACRES±
PARCEL ID#01916201 - 880,363 SQ. FT. - 20.210 ACRES±
PARCEL ID#01916202 - 480,410 SQ. FT. - 11.029 ACRES±
10. RESTRICTIONS PER DB 1758 PG 93
 - NO BUILDING SHALL BE LOCATED NEARER TO THE FRONT LOT LINE OF ANY LOT THAN 25 FEET NOR NEARER TO ANY SIDE LOT LINE THAN 10 FT.
 - NOT LOT OR LOTS SHALL BE RE-SUBDIVIDED SO AS TO RESULT IN THE CREATION OF ANY LOT OR LOTS HAVING A WIDTH OF LESS THAN 100FT AT FRONT LOT LINE.
11. ZONING: TOD-TR(MECKLENBURG) PER MECKLENBURG COUNTY GIS. SETBACKS REQUIREMENTS PER ZONING
FRONT SETBACK - 20'
SIDE SETBACK - 10'
REAR SETBACK - 20'

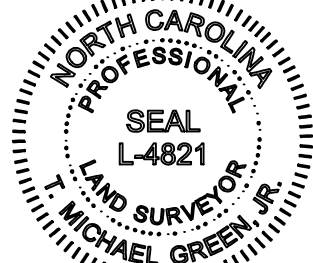
LEGEND

- R/W RIGHT-OF-WAY
NOT TO SCALE
UTILITY POLE
BOUNDARY LINE
RIGHT-OF-WAY
BOUNDARY TIE
BOUNDARY LINE (NOT SURVEYED)
EASEMENT (AS NOTED)
OVERHEAD UTILITIES

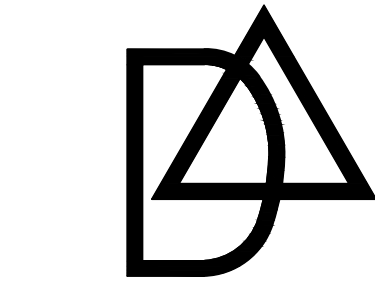
LINE	BEARING	DISTANCE
L2	N 38°40'08" W	151.66'
L3	N 38°39'00" W	149.90'
L4	N 38°44'53" W	150.02'
L5	N 08°45'22" W	119.20'
L6	N 80°45'53" E	29.85'
L7	N 08°28'44" W	55.62'
L8	N 63°52'40" E	39.10'
L9	N 51°29'57" E	353.51'
L10	N 81°47'16" E	46.43'
L11	N 51°29'53" E	201.10'
L12	N 51°19'57" E	149.49'
L13	N 61°20'56" E	50.33'
L14	S 38°34'04" E	100.12'
L15	N 51°32'19" E	200.59'
L16	S 38°40'28" E	100.06'

I, T. MICHAEL GREEN JR., PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DEED DESCRIPTION AND/OR MAP BOOK - SEE - PAGE - NOTE #2 -; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS FROM INFORMATION AS SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600) JANUARY 19, 2024; THAT THE SURVEY WAS COMPLETED ON JANUARY 15, 2024; AND ALL COORDINATES ARE BASED ON NAD 83/2011; THAT THE GLOBAL POSITIONING SYSTEM (GPS) SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY:
CLASS OF SURVEY: A
POSITIONAL ACCURACY: 0.10 US.FT.
TYPE OF GPS FIELD PROCEDURE: RTK NETWORK
DATE OF SURVEY: JANUARY 15, 2024
DATUM/EPOCH: NAD 83/2011
PUBLISHED/FIXED CONTROL USED: NGS CORS
GEOID MODEL: GEOID 18
COMBINED GRID FACTOR: 0.99984065
UNITS: US SURVEY FOOT
WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 15TH DAY OF APRIL, 2025

T. Michael Green, Jr.
T. MICHAEL GREEN, JR., PLS
LICENSE NUMBER: L-4821



NC GRID
NAD 83/2011



DELTA LAND
SERVICES, INC.

NC FIRM LICENSE #C-735
608 MATTHEWS-
MINT HILL ROAD
SUITE 6
MATTHEWS, NC 28105
T 704. 847.4700
www.deltalandservices.net

SEAL:



OWNERSHIP:

PARCEL ID#01916129
CLOER FAMILY HOLDINGS LLC
5512 MANNING RD
CHARLOTTE NC 28269

FLAMINGO FARMS LLC
64 COLEMAN AVE
ASHEVILLE NC 28801

PARCEL ID#01916201
DONNA K THORE
11125 FOREST LAKE AVE
HUNTERSVILLE NC 28078

PARCEL ID#01916202
WILLIAM A ROLAND
BETTY J ROLAND
5968 KIRKPATRICK RD
CHARLOTTE NC 28211

PREPARED FOR:

NVR, INC.
PLAZA AMERICA TOWER I
11700 PLAZA AMERICA DRIVE
SUITE 500
RESTON, VIRGINIA 20190

BOUNDARY SURVEY
OF PARCEL ID#01916129,
01916201, & 01916202
TOWN OF HUNTERSVILLE,
MECKLENBURG COUNTY,
NORTH CAROLINA

PROJECT NUMBER:

1056

DRAWING REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY: CCM DATE: 04/09/2025

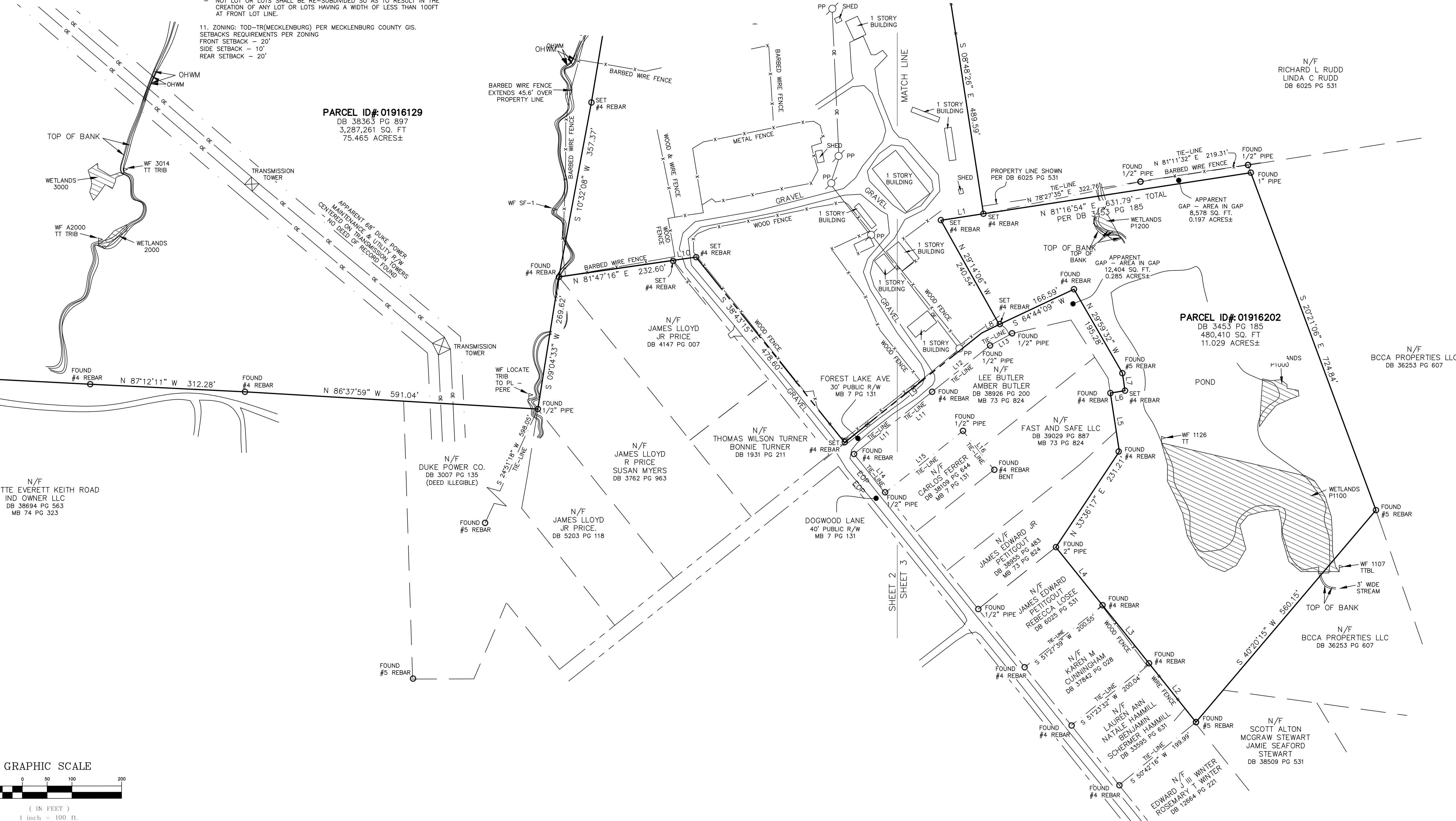
CHECKED BY: TMG SCALE: 1" = 100'

DRAWING TITLE:

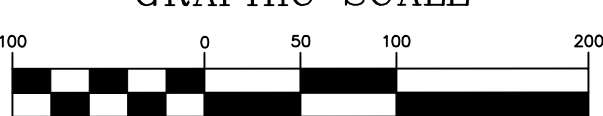
1056-Boundary

SHEET NUMBER:

3 OF 3



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



Request for Board Action

May 6, 2025

To: The Honorable Mayor and Board of Commissioners

From: Brian Richards, Planning Director

Subject: Annexation Agreement with the Town of Cornelius

EXPLAIN REQUEST:

Conduct public hearing on an Annexation Agreement with the Town of Cornelius

ACTION RECOMMENDED:

Conduct a public hearing

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. Memo to Board - May 6 24
2. Cornelius - Annexation Agreement clean
3. Huntersville Cornelius March 2025



Memorandum

To: Huntersville Town Board

From: Huntersville Planning Department

Re: Annexation Agreement Ordinance with the Town of Cornelius

Pursuant to Chapter 953 of the 1984 Session Law the Town of Huntersville has had and maintained an annexation agreement with the Town of Cornelis since November 7, 1991. This agreement was amended on August 5, 1996.

Staff has worked with the Town of Cornelius pursuant to N.C.G.S. § 160A-58.23 and G.S. § 160D-202(e). to extend this agreement for an additional 20 years.

Included is a map showing the boundaries with its legal description.

NORTH CAROLINA

MECKLENBURG COUNTY

ANNEXATION AGREEMENT ORDINANCE

WHEREAS, the Town of Cornelius (hereinafter referred to as "Cornelius") and the Town of Huntersville (hereinafter referred to as "Huntersville"), both being duly incorporated municipalities under the laws of the State of North Carolina, desire to eliminate uncertainty among residents and property owners in unincorporated areas adjacent to Cornelius and Huntersville and also to improve planning by public and private interests in such areas; and

WHEREAS, Chapter 953 of the 1984 Session Laws of the North Carolina General Assembly (hereinafter referred to as the "Act") authorized municipalities located in Mecklenburg County, as are Cornelius and Huntersville, to enter into agreements designating areas which are not subject to annexation by the participating municipalities, and the Act is currently effective pursuant to G.S. § 160A-58.23; and

WHEREAS, Cornelius and Huntersville entered into an Annexation Agreement effective November 7, 1991, and subsequently amended on August 5, 1996, which established spheres of influence for the municipalities based on a jurisdictional boundary line that was adopted by the governing bodies of the municipalities on October 21, 1991; and

WHEREAS, Cornelius and Huntersville desire to enter this new Annexation Agreement in order to replace the previous Annexation Agreement.

NOW, THEREFORE, CORNELIUS AND HUNTERSVILLE AGREE AS FOLLOWS:

1. This Agreement is executed pursuant to the authority granted by the Act, G.S. § 160A-58.23, and G.S. § 160D-202(e).

2. This Agreement shall have a duration of twenty (20) years after its effective date.

3. Attached hereto and incorporated herein by reference is Exhibit A which depicts a jurisdictional boundary line (hereinafter referred to as the "line") across certain portions of Mecklenburg County and corresponding spheres of influences.

4. (a) No portion of Mecklenburg County designated as Cornelius' Sphere of Influence is subject to annexation by Huntersville during the term of this Agreement.

(b) No portion of Mecklenburg County designated as Huntersville's Sphere of Influence is subject to annexation by Cornelius during the term of this Agreement.

(c), Based upon existing and projected patterns of development, Huntersville and Cornelius agree that, in the area where their extraterritorial zoning jurisdictions now or hereafter overlap, the line

shall constitute the outer extraterritorial zoning jurisdiction boundary for each town when either town properly extends its extraterritorial zoning jurisdiction pursuant to statutory procedure.

5. The effective date of this Agreement shall be the date of execution by the last party to sign the agreement, provided that if not executed by both parties by June 1, 2025, this agreement shall be void.

6. At least sixty (60) days before the adoption of any annexation ordinance by either party, the party which is considering annexation shall give written notice to the other party of the proposed annexation. Such notice shall describe the area to be annexed by a legible map, clearly and accurately showing the boundaries of the area to be annexed in relation to the boundaries of the area which the annexing party has agreed not to annex pursuant to this Agreement, roads, streams, and any other prominent geographical feature. Such notice shall not be effective for more than one hundred eighty (180) days.

7. From and after the effective date of this Agreement, neither Cornelius nor Huntersville may consider in any manner the annexation of any area in violation of the Act or this Agreement. From and after the effective date of this Agreement, neither Cornelius nor Huntersville may annex all or any portion of any area in violation of the Act or this Agreement.

8. Nothing in the Act nor this Agreement shall be construed to authorize the annexation of any area which is not otherwise subject to annexation under applicable law.

9. Any party which believes that a violation of the Act or this Agreement has occurred shall have available to it all remedies and relief authorized by the Act in addition to such remedies or relief as are authorized by other applicable law.

10. This Agreement may not be amended or terminated prior to the expiration of the term specified in Paragraph 2 above except upon the written agreement of Cornelius and Huntersville, approved by resolution of the governing boards and executed by the mayors of Cornelius and Huntersville, and spread upon their respective minutes.

11. (a) Cornelius may waive, in its sole and absolute discretion, any notice required to be given to it by Huntersville pursuant to the notice requirements of Paragraph 6 of this Agreement and of the Act. Such waiver may be made by the Town Board, Town Manager, or Planning Director.

(b) Huntersville may waive, in its sole and absolute discretion, any notice required to be given to it by Cornelius pursuant to the notice requirements of Paragraph 6 of this Agreement and of the Act. Such waiver may be made by the Town Manager or Planning Director.

(c) Any waiver authorized by Paragraphs 11(a) and 11(b) above must be in writing and bear the signature of the waiving party's Mayor or the official or employee of the waiving party authorized to execute the waiver. If signed by an official or employee designated by a resolution of the party's governing body, the waiver shall be effective without further approval of such party's governing body. Any waiver shall only apply to the annexation described in said waiver.

All notices or waivers required by the terms of this Agreement shall be sufficient if directed to and received by the Mayor of the party to whom such notice or waiver is directed.

Dated this the ____ day of _____, 2025.

Attest:

Clerk to the Board

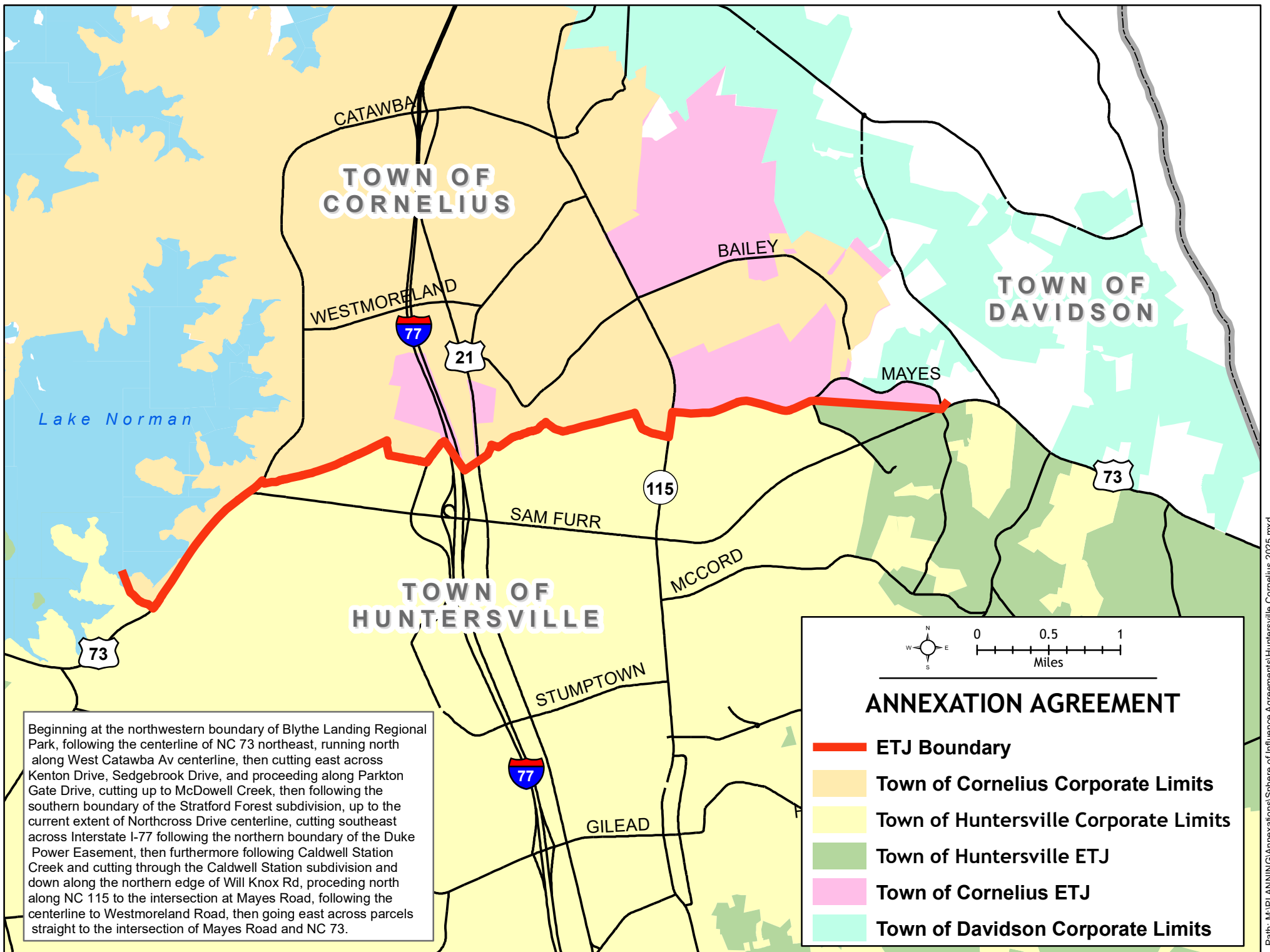
Mayor, Town of Huntersville

Attest:

Clerk to the Board

Mayor, Town of Cornelius

Exhibit A





Request for Board Action

May 6, 2025

To: The Honorable Mayor and Board of Commissioners

From: Patrick Patterson, Planner II

Subject: Public Hearing for Petition #ANNEX 25-01 Bowman Development Group

EXPLAIN REQUEST:

Conduct a public hearing on Petition #ANNEX 25-01, a request by the Bowman Development Group, Inc., for the contiguous annexation of 4.933 acres into the Town of Huntersville.

ACTION RECOMMENDED:

Conduct public hearing.

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

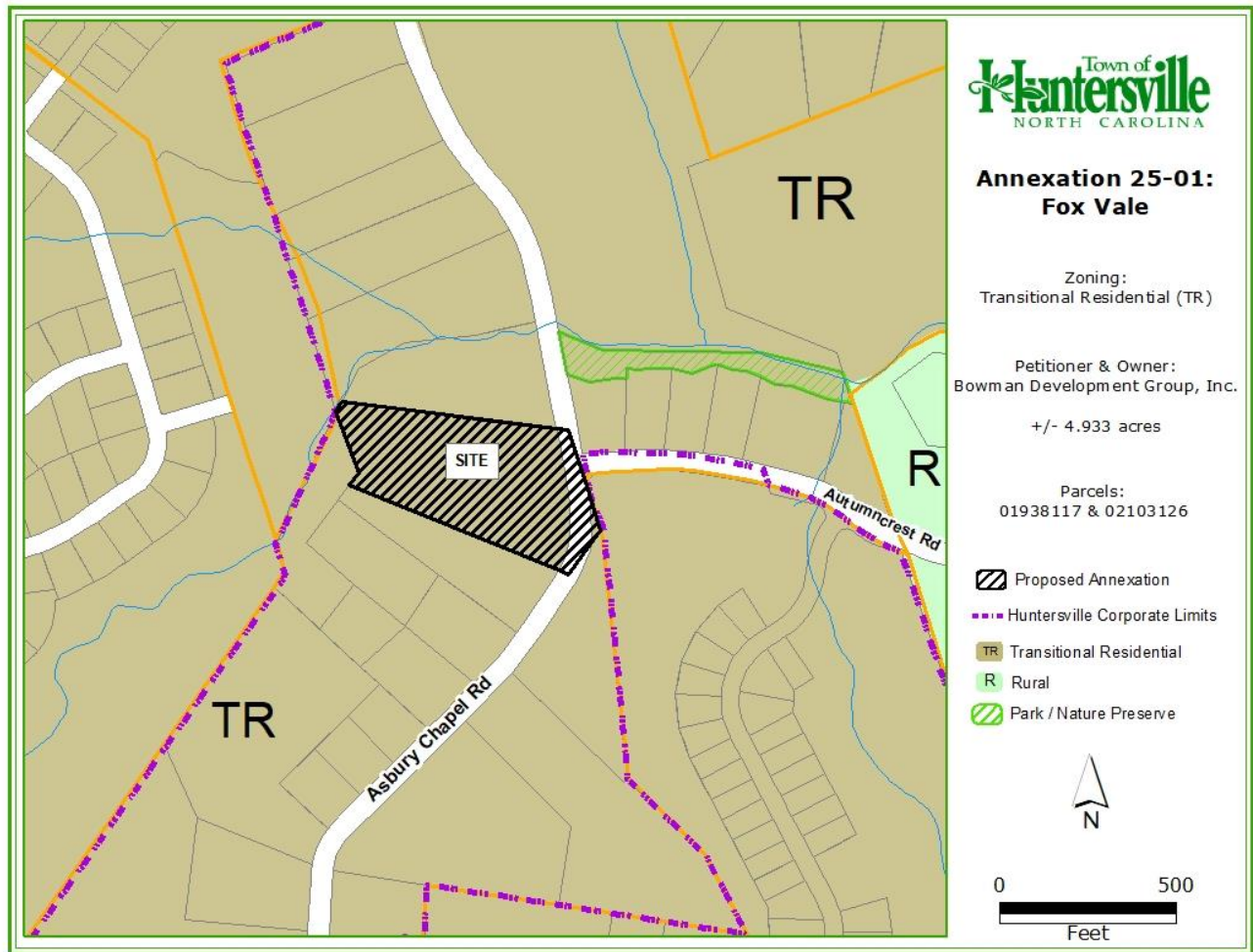
1. Annex 25-01 Fox Vale Staff Report TB
2. A- Annexation Petition-Fox Vale
3. B- Annexation Plat
4. C- Certificate of Sufficiency ANNEX 25-01
5. D- Public Hearing Ad

Annexation Petition # 25-01 (Contiguous) Fox Vale Subdivision

EXPLANATION OF THE REQUEST

Petition Annex #25-01 is for a contiguous annexation into the Town of Huntersville of 4.933-acres consisting of two (2) parcels that make up part of the proposed minor subdivision (Fox Vale) located west of Asbury Chapel Road. Parcel ID (01938117 & 02103126).

LOCATION



BACKGROUND

The petitioner, Bowman Development Group, Inc., has filed a petition to consider voluntary contiguous annexation pursuant to North Carolina General Statutes Section 160A-31 et seq; the proposed area to annex is 4.933-acres.

All statutory requirements for annexation have been met:

- The Petition Requesting Annexation was received on December 12, 2024 (see Attachment).
- The Town Clerk certified the sufficiency of the Petition on March 10, 2025 (see Attachment).
- The Town Board set the date for the public hearing as May 6, 2025 (see Attachment).
- Notice of the public hearing has been placed in a newspaper of general circulation. The notice appeared in the Charlotte Observer on April 23, 2025 (see Attachment).

STAFF RECOMMENDATION

Since all statutory requirements have been met in full, staff recommend that the Town Board approve the petition with Mayor’s signature on the associated ordinance. If the final action of this annexation takes place on May 6, 2025, the voluntary, contiguous annexation would also become effective on May 6, 2025.

ATTACHMENTS

- Ordinance Legal Description
- A - Contiguous Annexation Petition
 - B - Annexation Plat
 - C - Certificate of Sufficiency
 - D - Public Hearing Ad



Annexation **P**etition

Petition Requesting Annexation

To the Board of Commissioners of the Town of Huntersville:

1. We, the undersigned owners of all or a part of the real property described on the metes and bounds description attached hereto, request that the described area be annexed to the Town of Huntersville.

2. Parcels proposed to be Annexed:

01938117 AND 02103126

3. The area to be annexed is contiguous (non-contiguous) [circle one] to the primary corporate limits of the Town of Huntersville. The petitioner attaches hereto and submits as part of the petition:

- (a) Metes and bounds description of the parcel(s) identified in paragraph 1, and
- (b) A plat, suitable for recordation in the office of the Mecklenburg County Register of Deeds, showing the area proposed for annexation with relation to the primary corporate limits of the Town of Huntersville.

4. The petitioner (does) does not [circle one] claim vested rights in the property pursuant to N.C.G.S. 153A-344.1 or 160A-385.1. The basis of this claim of vested rights is as follows:

Petitioner & Owner Signature

Petitioner

Petitioner: BOWMAN DEVELOPMENT GROUP, INC. - ROBERT BOWMAN

01938117 AND 02103126
Parcel(s) Owned


Signature of Petitioner

12-12-24

Date

Signature of All Owners of Property Proposed for Annexation

1. Property Owner(s): _____

Parcel(s) Owned

Signature of Property Owner(s)

Date

2. Property Owner(s): _____

Parcel(s) Owned

Signature of Property Owner(s)

Date

3. Property Owner(s): _____

Parcel(s) Owned

Signature of Property Owner(s)

Date

4. Property Owner(s): _____

Parcel(s) Owned

Signature of Property Owner(s)

Date



CERTIFICATE OF SUFFICIENCY

To the Board of Commissioners of the Town of Huntersville, North Carolina:

I, Janet Pierson, Town Clerk, do hereby certify that I have investigated the attached petition from Bowman Development Group, Inc. for the contiguous annexation of certain property known as Fox Vale Subdivision, and hereby make the following findings:

- a. The petition contains an adequate property description of the area proposed for annexation.
- b. The area described in the petition is contiguous to the Town of Huntersville primary corporate limits, as defined by G.S. 160A-31.
- c. The petition is signed by and includes addresses of all owners of real property lying in the area described therein.

The undersigned therefore certifies that the petition is sufficient for the voluntary annexation of a contiguous area pursuant to NCGS §160A-31.

IN WITNESS WHEREOF, I have hereto set my hand and affixed the seal of the Town of Huntersville this 10th day of march, 2025.





Janet Pierson, Town Clerk

NOTICE OF PUBLIC HEARING ON REQUEST FOR ANNEXATION
(“Fox Vale”, Bowman Development Group, Inc. Subdivision)

Take notice that the Board of Commissioners of the Town of Huntersville has called a Public Hearing at 6:00 p.m. on May 6th, 2025, on the question of annexing the following described territory, requested by petition filed pursuant to N.C.G.S. § 160A-31., to annex to the Town of Huntersville certain contiguous property. The Hearing will be held in person at the Huntersville Town Hall at 101 Huntersville-Concord Rd, Huntersville, NC 28078. You may also watch the Hearing via <https://www.youtube.com/@townofhuntersvillenc28078>.

The property subject to the Petition consists of +/- 4.933 acres, (Meck Co. PIN are #01938117 & #02103126) and described as follows documents are on file in the Huntersville Planning Dept.

LEGAL DESCRIPTION (ANNEX 25-01)

Being all that certain lot, parcel, or tract of land located in Huntersville Township, Mecklenburg County, North Carolina, described as follows:

BEGINNING AT THE NORTHEAST CORNER, A POINT IN ASBURY CHAPEL ROAD (SR 2442), SAID POINT BEING S 82°14'30" E 37.53 FEET FROM A FOUND #8 REBAR; THENCE S 17°51'52" E 278.35 FEET TO A FOUND #8 REBAR EAST OF ASBURY CHAPEL ROAD AND BEING A COMMON CORNER OF PROPERTY OWNED NOW OR FORMERLY BY KB HOME CHARLOTTE, LLC PER DEED BOOK 35855 AT PAGE 188 RECORDED IN THE UNION COUNTY PUBLIC REGISTRY (“THE REGISTRY”) AND PROPERTY OWNED NOW OR FORMERLY BY LAURIE & BRIAN NAPIER PER DEED BOOK 35849 AT PAGE 419 OF THE REGISTRY; THENCE WITH SAID NAPIER PROPERTY S 35°32'34" W PASSING A FOUND #8 REBAR AT 46.80 FEET A TOTAL DISTANCE OF 153.16 FEET TO A POINT IN ASBURY CHAPEL ROAD (SR 2442), SAID POINT BEING A COMMON CORNER OF PROPERTY OWNED NOW OR FORMERLY BY JOSEPH R. WRIGHT PER DEED BOOK 35581 AT PAGE 900 IN THE REGISTRY; THENCE ALONG THE LINE OF SAID WRIGHT PROPERTY N 68°54'20" W 679.98 FEET TO A FOUND ½ INCH SMOOTH ROD 2.5 FEET ABOVE GRADE; SAID ROD FOUND IN THE LINE OF PROPERTY OWNED NOW OR FORMERLY BY JEFFREY WILSON BROWN, JOANNE BROWN MILLER AND RUTH MARILYN BROWN PER DEED BOOK 7149 AT PAGE 803 IN THE REGISTRY; THENCE ALONG SAID MILLER AND BROWN PROPERTY N 35°17'32" E 48.83 FEET TO A FOUND #8 REBAR; THENCE CONTINUING N 17°35'44" W 186.26' TO A POINT IN CANE CREEK, SAID POINT BEING A COMMON CORNER OF PROPERTY OWNED NOW OR FORMERLY BY JOHN AND BEATRIZ CABRERA PER DEED BOOK 29739 AT PAGE 447 IN THE REGISTRY AND PROPERTY OWNED NOW OR FORMERLY BY MARK AND LORI PATTERSON PER DEED BOOK 30792 AT PAGE 817 IN THE REGISTRY; THENCE ALONG SAID PATTERSON PROPERTY S 82°14'30" E, PASSING A FOUND #8 REBAR AT 38.27 FEET AND 625.48 FEET, A TOTAL DISTANCE OF 663.01 FEET TO THE POINT OF BEGINNING; CONTAINING 4.933 ACRES, MORE OR LESS.



Request for Board Action

May 6, 2025

To: The Honorable Mayor and Board of Commissioners

From: Patrick Patterson, Planner II

Subject: Ordinance for Petition ANNEX 25-01

EXPLAIN REQUEST:

Consider adopting an ordinance approving petition #ANNEX 25-01, a request by the Bowman Development Group, Inc., for the contiguous annexation of 4.933 acres into the Town of Huntersville.

ACTION RECOMMENDED:

Consider adopting

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. ANNEX 25-01 Ordinance (Contiguous) Legal Description
2. Annex 25-01 Fox Vale Staff Report TB
3. A- Annexation Petition-Fox Vale
4. B- Annexation Plat
5. C- Certificate of Sufficiency ANNEX 25-01
6. D- Public Hearing Ad



**AN ORDINANCE TO ANNEX CONTIGUOUS AREA INTO THE CORPORATE LIMITS OF
THE TOWN OF HUNTERSVILLE, NORTH CAROLINA**

Ordinance No. O-2025-10

WHEREAS, the Board of Commissioners has been petitioned under N.C.G.S. § 160A-31, to annex the area described herein; and

WHEREAS, the Board of Commissioners has directed the Town Clerk to investigate the sufficiency of said petition; and

WHEREAS, the Town Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at Huntersville Town Hall at 6:00 p.m. on the 6th day of May 2025, after due notice by publication in The Charlotte Observer on April 23rd, 2025; and

WHEREAS, the Board of Commissioners hereby finds that the area described therein meets the standards of N.C.G.S. § 160A-31; and

WHEREAS, the Board of Commissioners further finds that said petition, (i) has been signed by all of the owners of real property within the area proposed for annexation; (ii) is otherwise valid; (iii) the public health, safety, and welfare of the inhabitants of the Town of Huntersville and of the area proposed for annexation will be best served by the annexing the area described;

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Huntersville, North Carolina;

Section 1. By virtue of the authority granted by N.C.G.S. § 160A-31, the following described territory is hereby annexed and made part of the Town of Huntersville as of the 6th day of May 2025:

See Exhibit A attached hereto for a metes and bounds description of the subject tract.

Section 2. Upon the effective date, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Huntersville and shall be entitled to the same privileges and benefits as other parts of the Town of Huntersville. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor of the Town of Huntersville shall cause to be recorded in the office of the Register of Deeds of Mecklenburg County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the County Board of Elections, as required by G.S. 163-288.1.

Adopted this 6th day of May, 2025

ATTEST:

Janet Pierson, Town Clerk

Christy Clark, Mayor

APPROVED AS TO FORM:

Emily Sloop, Town Attorney

Exhibit A: Fox Vale Property - Property Description

ALL that certain piece, parcel or tract of land lying and being in the Town of Huntersville, Huntersville Township, Mecklenburg County, North Carolina, and being more particularly described as follows:

Mecklenburg County Tax Parcel(s) 01938117 & 02103126

LEGAL DESCRIPTION (ANNEX 25-01)

Being all that certain lot, parcel, or tract of land located in Huntersville Township, Mecklenburg County, North Carolina, described as follows:

BEGINNING AT THE NORTHEAST CORNER, A POINT IN ASBURY CHAPEL ROAD (SR 2442), SAID POINT BEING S 82°14'30" E 37.53 FEET FROM A FOUND #8 REBAR; THENCE S 17°51'52" E 278.35 FEET TO A FOUND #8 REBAR EAST OF ASBURY CHAPEL ROAD AND BEING A COMMON CORNER OF PROPERTY OWNED NOW OR FORMERLY BY KB HOME CHARLOTTE, LLC PER DEED BOOK 35855 AT PAGE 188 RECORDED IN THE UNION COUNTY PUBLIC REGISTRY ("THE REGISTRY") AND PROPERTY OWNED NOW OR FORMERLY BY LAURIE & BRIAN NAPIER PER DEED BOOK 35849 AT PAGE 419 OF THE REGISTRY; THENCE WITH SAID NAPIER PROPERTY S 35°32'34" W PASSING A FOUND #8 REBAR AT 46.80 FEET A TOTAL DISTANCE OF 153.16 FEET TO A POINT IN ASBURY CHAPEL ROAD (SR 2442), SAID POINT BEING A COMMON CORNER OF PROPERTY OWNED NOW OR FORMERLY BY JOSEPH R. WRIGHT PER DEED BOOK 35581 AT PAGE 900 IN THE REGISTRY; THENCE ALONG THE LINE OF SAID WRIGHT PROPERTY N 68°54'20" W 679.98 FEET TO A FOUND ½ INCH SMOOTH ROD 2.5 FEET ABOVE GRADE; SAID ROD FOUND IN THE LINE OF PROPERTY OWNED NOW OR FORMERLY BY JEFFREY WILSON BROWN, JOANNE BROWN MILLER AND RUTH MARILYN BROWN PER DEED BOOK 7149 AT PAGE 803 IN THE REGISTRY; THENCE ALONG SAID MILLER AND BROWN PROPERTY N 35°17'32" E 48.83 FEET TO A FOUND #8 REBAR; THENCE CONTINUING N 17°35'44" W 186.26' TO A POINT IN CANE CREEK, SAID POINT BEING A COMMON CORNER OF PROPERTY OWNED NOW OR FORMERLY BY JOHN AND BEATRIZ CABRERA PER DEED BOOK 29739 AT PAGE 447 IN THE REGISTRY AND PROPERTY OWNED NOW OR FORMERLY BY MARK AND LORI PATTERSON PER DEED BOOK 30792 AT PAGE 817 IN THE REGISTRY; THENCE ALONG SAID PATTERSON PROPERTY S 82°14'30" E, PASSING A FOUND #8 REBAR AT 38.27 FEET AND 625.48 FEET, A TOTAL DISTANCE OF 663.01 FEET TO THE POINT OF BEGINNING; CONTAINING 4.933 ACRES, MORE OR LESS.

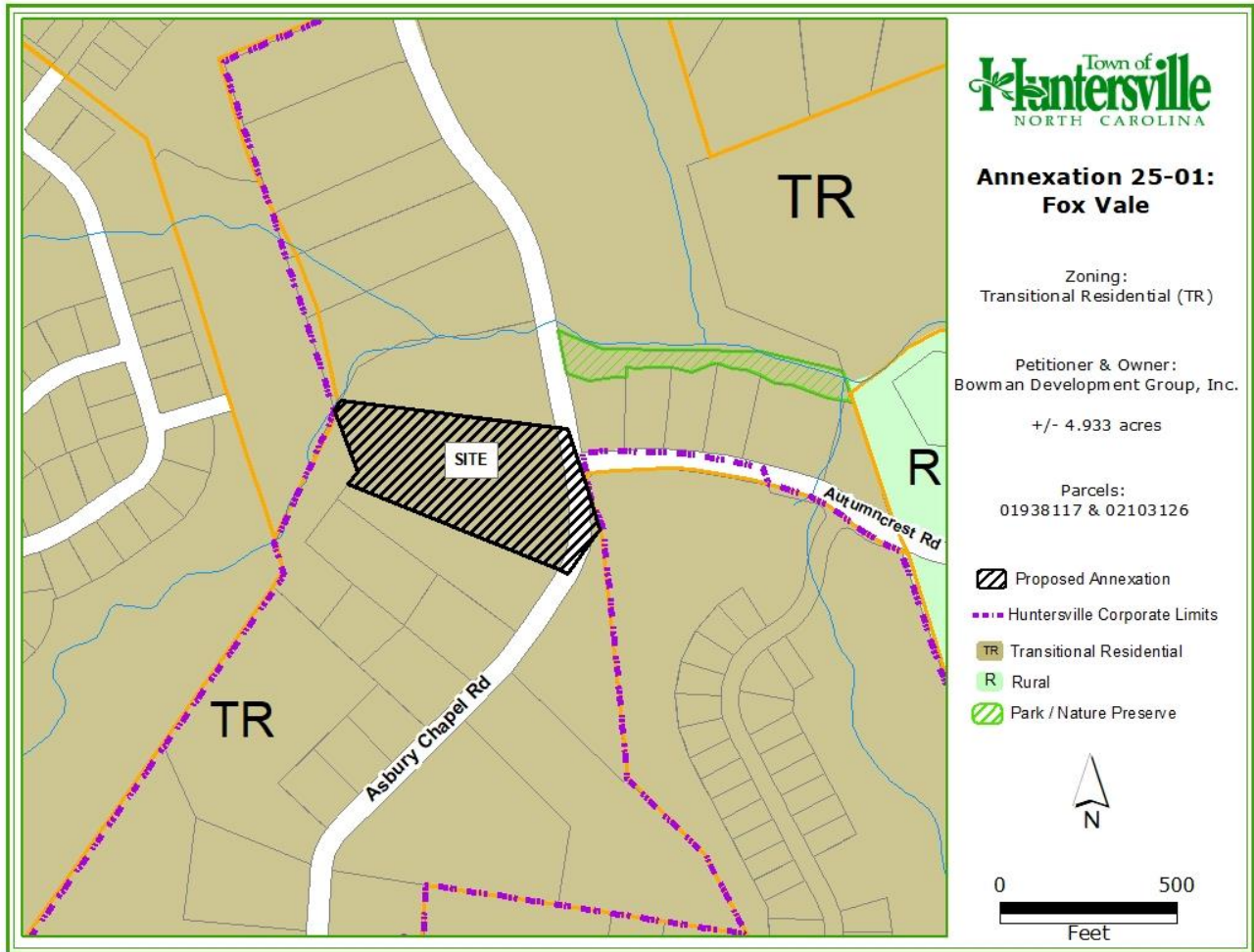
Containing 4.933 acres, more or less

Annexation Petition # 25-01 (Contiguous) Fox Vale Subdivision

EXPLANATION OF THE REQUEST

Petition Annex #25-01 is for a contiguous annexation into the Town of Huntersville of 4.933-acres consisting of two (2) parcels that make up part of the proposed minor subdivision (Fox Vale) located west of Asbury Chapel Road. Parcel ID (01938117 & 02103126).

LOCATION



BACKGROUND

The petitioner, Bowman Development Group, Inc., has filed a petition to consider voluntary contiguous annexation pursuant to North Carolina General Statutes Section 160A-31 et seq; the proposed area to annex is 4.933-acres.

All statutory requirements for annexation have been met:

- The Petition Requesting Annexation was received on December 12, 2024 (see Attachment).
- The Town Clerk certified the sufficiency of the Petition on March 10, 2025 (see Attachment).
- The Town Board set the date for the public hearing as May 6, 2025 (see Attachment).
- Notice of the public hearing has been placed in a newspaper of general circulation. The notice appeared in the Charlotte Observer on April 23, 2025 (see Attachment).

STAFF RECOMMENDATION

Since all statutory requirements have been met in full, staff recommend that the Town Board approve the petition with Mayor’s signature on the associated ordinance. If the final action of this annexation takes place on May 6, 2025, the voluntary, contiguous annexation would also become effective on May 6, 2025.

ATTACHMENTS

- Ordinance Legal Description
- A - Contiguous Annexation Petition
 - B - Annexation Plat
 - C - Certificate of Sufficiency
 - D - Public Hearing Ad



Annexation **P**etition

Petition Requesting Annexation

To the Board of Commissioners of the Town of Huntersville:

1. We, the undersigned owners of all or a part of the real property described on the metes and bounds description attached hereto, request that the described area be annexed to the Town of Huntersville.

2. Parcels proposed to be Annexed:

01938117 AND 02103126

3. The area to be annexed is contiguous (non-contiguous) [circle one] to the primary corporate limits of the Town of Huntersville. The petitioner attaches hereto and submits as part of the petition:

- (a) Metes and bounds description of the parcel(s) identified in paragraph 1, and
- (b) A plat, suitable for recordation in the office of the Mecklenburg County Register of Deeds, showing the area proposed for annexation with relation to the primary corporate limits of the Town of Huntersville.

4. The petitioner (does) does not [circle one] claim vested rights in the property pursuant to N.C.G.S. 153A-344.1 or 160A-385.1. The basis of this claim of vested rights is as follows:

Petitioner & Owner Signature

Petitioner

Petitioner: BOWMAN DEVELOPMENT GROUP, INC. - ROBERT BOWMAN

01938117 AND 02103126
Parcel(s) Owned


Signature of Petitioner

12-12-24

Date

Signature of All Owners of Property Proposed for Annexation

1. Property Owner(s): _____

Parcel(s) Owned

Signature of Property Owner(s)

Date

2. Property Owner(s): _____

Parcel(s) Owned

Signature of Property Owner(s)

Date

3. Property Owner(s): _____

Parcel(s) Owned

Signature of Property Owner(s)

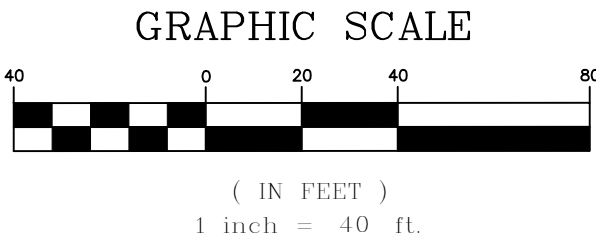
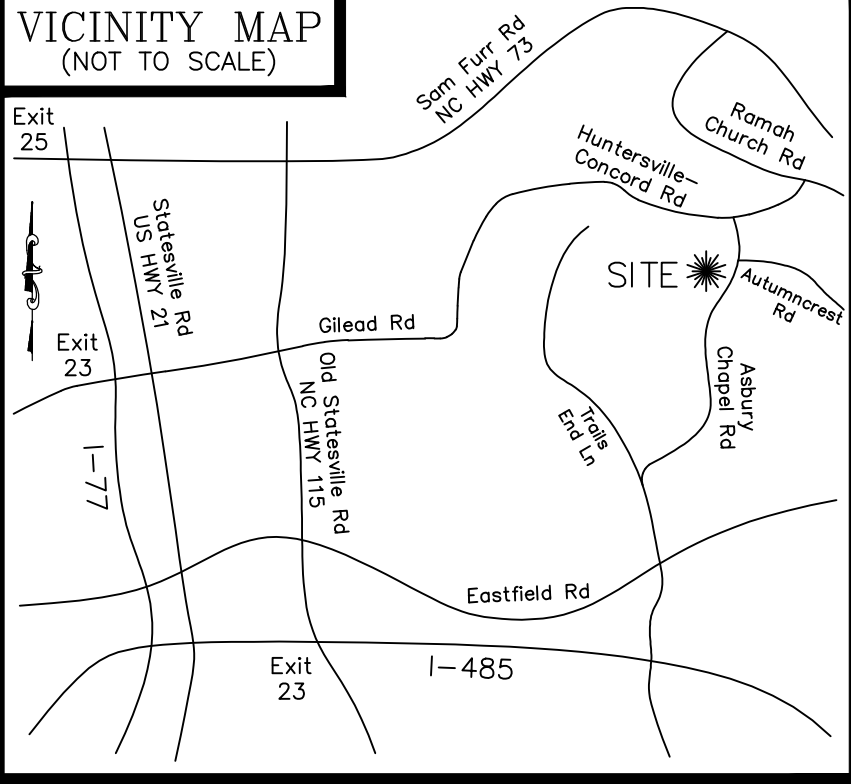
Date

4. Property Owner(s): _____

Parcel(s) Owned

Signature of Property Owner(s)

Date



SITE DATA

ZONING: TR(TRANSITIONAL RESIDENTIAL)
20' SETBACK
6' SIDEYARD
25' REARYARD

TOTAL ANNEXATION AREA: 4.933 ACRES

SURVEYOR NOTES:

1. THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS, RESTRICTIVE COVENANTS AND/OR RIGHT-OF-WAY OF RECORD.
2. BOUNDARY INFORMATION BASED ON DEED BOOK 9006 PAGE 556 AS RECORDED IN THE MECKLENBURG COUNTY REGISTER OF DEEDS.
3. BASIS OF BEARINGS: NC GRID NAD 83/2011
4. AREA BY COORDINATE METHOD. ALL DISTANCES SHOWN ARE HORIZONTAL AND US FEET.
5. POINTS NOT LABELED "FOUND" OR "SET" ARE COMPUTED POINTS ONLY. ALL CORNERS ARE FLUSH WITH THE GROUND UNLESS OTHERWISE NOTED.
6. THIS PROPERTY IS LOCATED WITHIN ZONE "X" & "AE" ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 371046600K, DATED NOVEMBER 16, 2018.
7. THE LOCATION OF UTILITIES AS SHOWN HEREON, WHETHER PUBLIC OR PRIVATE, ARE BASED ON THE LOCATION OF VISIBLE ABOVE GROUND APPURTENANCES ONLY. OTHER UTILITIES WHICH WERE NOT OBSERVED AND NOT SHOWN HEREON MAY EXIST. IT IS THE OWNERS/TENANTS RESPONSIBILITY TO VERIFY THE LOCATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. DELTA LAND SERVICES, INC. CANNOT ASSUME RESPONSIBILITY FOR MISIDENTIFICATION OR OMISSION OF UNDERGROUND UTILITIES.
8. NO NCGS OR USGS MONUMENTS FOUND WITHIN 2000' OF SUBJECT PARCEL.
9. SWIM BUFFER SHOWN IS FROM MECKLENBURG COUNTY OPEN DATA DOWNLOAD PORTAL. IT IS 100' BUFFER FROM THE TOP OF BANK ON EACH SIDE OF CREEK CENTERLINE.
10. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED IN THE PROCESS OF CONDUCTING THIS FIELDWORK.
11. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED IN THE PROCESS OF CONDUCTING THIS FIELDWORK.
12. SUBJECT PARCEL IS ZONED TR, TRADITIONAL RESIDENTIAL DISTRICT IN THE TOWN OF HUNTERSVILLE PER ZONING VERIFICATION LETTER PROVIDED BY THE TOWN OF HUNTERSVILLE, DATED JUNE 2, 2022.
13. THE PURPOSE OF THIS PLAT IS FOR THE CONTIGUOUS ANNEXATION OF A PORTION OF PARCEL 01938117 AND PARCEL 02103126 INTO THE TOWN OF HUNTERSVILLE. THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF N.C.G.S 47-30 PURSUANT TO N.C.G.S 47-30(J).

OWNER CERTIFICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I DEDICATE ALL SEWER LINES AND ALL WATER LINES TO THE CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT, IF APPLICABLE.

Owner(s) _____ Date _____

REVIEW OFFICER

I, _____, REVIEW OFFICER OF MECKLENBURG COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ Date _____

ANNEXATION CERTIFICATE

THIS PLAT REPRESENTS ONE AREA BEING ANNEXED TO THE TOWN OF HUNTERSVILLE, NORTH CAROLINA PURSUANT TO NCGS 160A-31. BY ORDINANCE DULY ADOPTED (ANNEXATION ORDINANCE _____) AND IS NOT SUBJECT TO REVIEW OR APPROVAL BY THE MECKLENBURG PLANNING COMMISSION.

THIS _____ DAY OF _____, (2025)

MAYOR, TOWN OF HUNTERSVILLE

ATTEST _____
TOWN CLERK

ANNEXATION EXEMPTION

I CERTIFY THAT THIS PLAT IS AN ANNEXATION PLAT AND IS THEREFORE EXEMPT FROM THE REQUIREMENTS OF N.C.G.S. 47-30 PURSUANT TO N.C.G.S. 47-30(J).

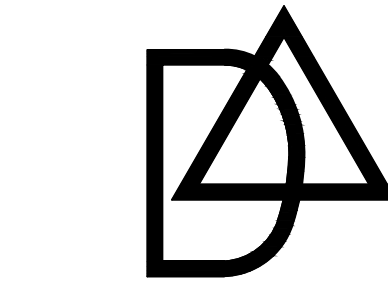
(T.MICHAEL GREEN JR.) N.C. PLS-4821

I, T.Michael Green Jr., certify that this plat was drawn under my supervision from an actual survey made under my supervision on January 10th, 2024 (deed description recorded in Book SEE, page NOTE #2): that the boundaries not surveyed are clearly indicated as drawn from information found in Book N/A, page N/A; that the ratio of precision as calculated is above 1:10,000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this _____ day of _____, 2025.

This survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.

PRELIMINARY
Surveyor: NOT FOR RECORDATION, CONVEYANCES OR SALES

Registration Number: L-4821



DELTA LAND SERVICES, INC.
NC FIRM LICENSE #C-735
608 MATTHEWS-
MINT HILL ROAD
SUITE G
MATTHEWS, NC 28105
T 704. 536.6190
www.deltalandservices.net

SEAL:



OWNERSHIP:

BOWMAN DEVELOPMENT GROUP
13815 CINNABAR PLACE
HUNTERSVILLE, NC 28078

PREPARED FOR:

BOWMAN DEVELOPMENT GROUP
13815 CINNABAR PLACE
HUNTERSVILLE, NC 28078

ANNEXATION PLAT
13326 ASBURY CHAPEL ROAD &
13329 ASBURY CHAPEL ROAD
PID#: 01938117 & PID: #02103126
TOWN OF HUNTERSVILLE
MECKLENBURG COUNTY, NORTH CAROLINA

PROJECT NUMBER:

1007

DRAWING REVISIONS

NO.	DESCRIPTION:	DATE:

DRAWN BY: CCM DATE: 02/14/2025
CHECKED BY: TMG SCALE: 1" = 40'

DRAWING TITLE:

1007-ANNEX-PLAT

SHEET NUMBER:

1 of 1

LEGEND

- R/W RIGHT-OF-WAY
- NOT TO SCALE
- UTILITY POLE
- GUY WIRE
- SANITARY SEWER MANHOLE
- RCP REINFORCED CONCRETE PIPE
- OE OVERHEAD UTILITIES
- BOUNDARY LINE
- RIGHT-OF-WAY
- BOUNDARY TIE
- EASEMENT (AS NOTED)
- BOUNDARY LINE (NOT SURVEYED)
- Zone X (1% Future Conditions)
- Zone AE
- Zone AE (Community Encroachment Area)
- Cross Sections with 1% Annual Chance Water Surface Elevation (BFE)



CERTIFICATE OF SUFFICIENCY

To the Board of Commissioners of the Town of Huntersville, North Carolina:

I, Janet Pierson, Town Clerk, do hereby certify that I have investigated the attached petition from Bowman Development Group, Inc. for the contiguous annexation of certain property known as Fox Vale Subdivision, and hereby make the following findings:

- a. The petition contains an adequate property description of the area proposed for annexation.
- b. The area described in the petition is contiguous to the Town of Huntersville primary corporate limits, as defined by G.S. 160A-31.
- c. The petition is signed by and includes addresses of all owners of real property lying in the area described therein.

The undersigned therefore certifies that the petition is sufficient for the voluntary annexation of a contiguous area pursuant to NCGS §160A-31.

IN WITNESS WHEREOF, I have hereto set my hand and affixed the seal of the Town of Huntersville this 10th day of march, 2025.




Janet Pierson, Town Clerk

NOTICE OF PUBLIC HEARING ON REQUEST FOR ANNEXATION
(“Fox Vale”, Bowman Development Group, Inc. Subdivision)

Take notice that the Board of Commissioners of the Town of Huntersville has called a Public Hearing at 6:00 p.m. on May 6th, 2025, on the question of annexing the following described territory, requested by petition filed pursuant to N.C.G.S. § 160A-31., to annex to the Town of Huntersville certain contiguous property. The Hearing will be held in person at the Huntersville Town Hall at 101 Huntersville-Concord Rd, Huntersville, NC 28078. You may also watch the Hearing via <https://www.youtube.com/@townofhuntersvillenc28078>.

The property subject to the Petition consists of +/- 4.933 acres, (Meck Co. PIN are #01938117 & #02103126) and described as follows documents are on file in the Huntersville Planning Dept.

LEGAL DESCRIPTION (ANNEX 25-01)

Being all that certain lot, parcel, or tract of land located in Huntersville Township, Mecklenburg County, North Carolina, described as follows:

BEGINNING AT THE NORTHEAST CORNER, A POINT IN ASBURY CHAPEL ROAD (SR 2442), SAID POINT BEING S 82°14'30" E 37.53 FEET FROM A FOUND #8 REBAR; THENCE S 17°51'52" E 278.35 FEET TO A FOUND #8 REBAR EAST OF ASBURY CHAPEL ROAD AND BEING A COMMON CORNER OF PROPERTY OWNED NOW OR FORMERLY BY KB HOME CHARLOTTE, LLC PER DEED BOOK 35855 AT PAGE 188 RECORDED IN THE UNION COUNTY PUBLIC REGISTRY (“THE REGISTRY”) AND PROPERTY OWNED NOW OR FORMERLY BY LAURIE & BRIAN NAPIER PER DEED BOOK 35849 AT PAGE 419 OF THE REGISTRY; THENCE WITH SAID NAPIER PROPERTY S 35°32'34" W PASSING A FOUND #8 REBAR AT 46.80 FEET A TOTAL DISTANCE OF 153.16 FEET TO A POINT IN ASBURY CHAPEL ROAD (SR 2442), SAID POINT BEING A COMMON CORNER OF PROPERTY OWNED NOW OR FORMERLY BY JOSEPH R. WRIGHT PER DEED BOOK 35581 AT PAGE 900 IN THE REGISTRY; THENCE ALONG THE LINE OF SAID WRIGHT PROPERTY N 68°54'20" W 679.98 FEET TO A FOUND ½ INCH SMOOTH ROD 2.5 FEET ABOVE GRADE; SAID ROD FOUND IN THE LINE OF PROPERTY OWNED NOW OR FORMERLY BY JEFFREY WILSON BROWN, JOANNE BROWN MILLER AND RUTH MARILYN BROWN PER DEED BOOK 7149 AT PAGE 803 IN THE REGISTRY; THENCE ALONG SAID MILLER AND BROWN PROPERTY N 35°17'32" E 48.83 FEET TO A FOUND #8 REBAR; THENCE CONTINUING N 17°35'44" W 186.26' TO A POINT IN CANE CREEK, SAID POINT BEING A COMMON CORNER OF PROPERTY OWNED NOW OR FORMERLY BY JOHN AND BEATRIZ CABRERA PER DEED BOOK 29739 AT PAGE 447 IN THE REGISTRY AND PROPERTY OWNED NOW OR FORMERLY BY MARK AND LORI PATTERSON PER DEED BOOK 30792 AT PAGE 817 IN THE REGISTRY; THENCE ALONG SAID PATTERSON PROPERTY S 82°14'30" E, PASSING A FOUND #8 REBAR AT 38.27 FEET AND 625.48 FEET, A TOTAL DISTANCE OF 663.01 FEET TO THE POINT OF BEGINNING; CONTAINING 4.933 ACRES, MORE OR LESS.



Request for Board Action

May 6, 2025

To: The Honorable Mayor and Board of Commissioners

From: Brian Richards, Planning Director

Subject: Annexation Agreement with the Town of Cornelius

EXPLAIN REQUEST:

Consider adopting an Annexation Agreement with the Town of Cornelius.

ACTION RECOMMENDED:

Consider adopting an Annexation Agreement with the Town of Cornelius.

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

1. Memo to Board - May 6 24
2. Cornelius - Annexation Agreement clean
3. Huntersville Cornelius March 2025



Memorandum

To: Huntersville Town Board

From: Huntersville Planning Department

Re: Annexation Agreement Ordinance with the Town of Cornelius

Pursuant to Chapter 953 of the 1984 Session Law the Town of Huntersville has had and maintained an annexation agreement with the Town of Cornelis since November 7, 1991. This agreement was amended on August 5, 1996.

Staff has worked with the Town of Cornelius pursuant to N.C.G.S. § 160A-58.23 and G.S. § 160D-202(e). to extend this agreement for an additional 20 years.

Included is a map showing the boundaries with its legal description.

NORTH CAROLINA

MECKLENBURG COUNTY

ANNEXATION AGREEMENT ORDINANCE

WHEREAS, the Town of Cornelius (hereinafter referred to as "Cornelius") and the Town of Huntersville (hereinafter referred to as "Huntersville"), both being duly incorporated municipalities under the laws of the State of North Carolina, desire to eliminate uncertainty among residents and property owners in unincorporated areas adjacent to Cornelius and Huntersville and also to improve planning by public and private interests in such areas; and

WHEREAS, Chapter 953 of the 1984 Session Laws of the North Carolina General Assembly (hereinafter referred to as the "Act") authorized municipalities located in Mecklenburg County, as are Cornelius and Huntersville, to enter into agreements designating areas which are not subject to annexation by the participating municipalities, and the Act is currently effective pursuant to G.S. § 160A-58.23; and

WHEREAS, Cornelius and Huntersville entered into an Annexation Agreement effective November 7, 1991, and subsequently amended on August 5, 1996, which established spheres of influence for the municipalities based on a jurisdictional boundary line that was adopted by the governing bodies of the municipalities on October 21, 1991; and

WHEREAS, Cornelius and Huntersville desire to enter this new Annexation Agreement in order to replace the previous Annexation Agreement.

NOW, THEREFORE, CORNELIUS AND HUNTERSVILLE AGREE AS FOLLOWS:

1. This Agreement is executed pursuant to the authority granted by the Act, G.S. § 160A-58.23, and G.S. § 160D-202(e).

2. This Agreement shall have a duration of twenty (20) years after its effective date.

3. Attached hereto and incorporated herein by reference is Exhibit A which depicts a jurisdictional boundary line (hereinafter referred to as the "line") across certain portions of Mecklenburg County and corresponding spheres of influences.

4. (a) No portion of Mecklenburg County designated as Cornelius' Sphere of Influence is subject to annexation by Huntersville during the term of this Agreement.

(b) No portion of Mecklenburg County designated as Huntersville's Sphere of Influence is subject to annexation by Cornelius during the term of this Agreement.

(c), Based upon existing and projected patterns of development, Huntersville and Cornelius agree that, in the area where their extraterritorial zoning jurisdictions now or hereafter overlap, the line

shall constitute the outer extraterritorial zoning jurisdiction boundary for each town when either town properly extends its extraterritorial zoning jurisdiction pursuant to statutory procedure.

5. The effective date of this Agreement shall be the date of execution by the last party to sign the agreement, provided that if not executed by both parties by June 1, 2025, this agreement shall be void.

6. At least sixty (60) days before the adoption of any annexation ordinance by either party, the party which is considering annexation shall give written notice to the other party of the proposed annexation. Such notice shall describe the area to be annexed by a legible map, clearly and accurately showing the boundaries of the area to be annexed in relation to the boundaries of the area which the annexing party has agreed not to annex pursuant to this Agreement, roads, streams, and any other prominent geographical feature. Such notice shall not be effective for more than one hundred eighty (180) days.

7. From and after the effective date of this Agreement, neither Cornelius nor Huntersville may consider in any manner the annexation of any area in violation of the Act or this Agreement. From and after the effective date of this Agreement, neither Cornelius nor Huntersville may annex all or any portion of any area in violation of the Act or this Agreement.

8. Nothing in the Act nor this Agreement shall be construed to authorize the annexation of any area which is not otherwise subject to annexation under applicable law.

9. Any party which believes that a violation of the Act or this Agreement has occurred shall have available to it all remedies and relief authorized by the Act in addition to such remedies or relief as are authorized by other applicable law.

10. This Agreement may not be amended or terminated prior to the expiration of the term specified in Paragraph 2 above except upon the written agreement of Cornelius and Huntersville, approved by resolution of the governing boards and executed by the mayors of Cornelius and Huntersville, and spread upon their respective minutes.

11. (a) Cornelius may waive, in its sole and absolute discretion, any notice required to be given to it by Huntersville pursuant to the notice requirements of Paragraph 6 of this Agreement and of the Act. Such waiver may be made by the Town Board, Town Manager, or Planning Director.

(b) Huntersville may waive, in its sole and absolute discretion, any notice required to be given to it by Cornelius pursuant to the notice requirements of Paragraph 6 of this Agreement and of the Act. Such waiver may be made by the Town Manager or Planning Director.

(c) Any waiver authorized by Paragraphs 11(a) and 11(b) above must be in writing and bear the signature of the waiving party's Mayor or the official or employee of the waiving party authorized to execute the waiver. If signed by an official or employee designated by a resolution of the party's governing body, the waiver shall be effective without further approval of such party's governing body. Any waiver shall only apply to the annexation described in said waiver.

All notices or waivers required by the terms of this Agreement shall be sufficient if directed to and received by the Mayor of the party to whom such notice or waiver is directed.

Dated this the ____ day of _____, 2025.

Attest:

Clerk to the Board

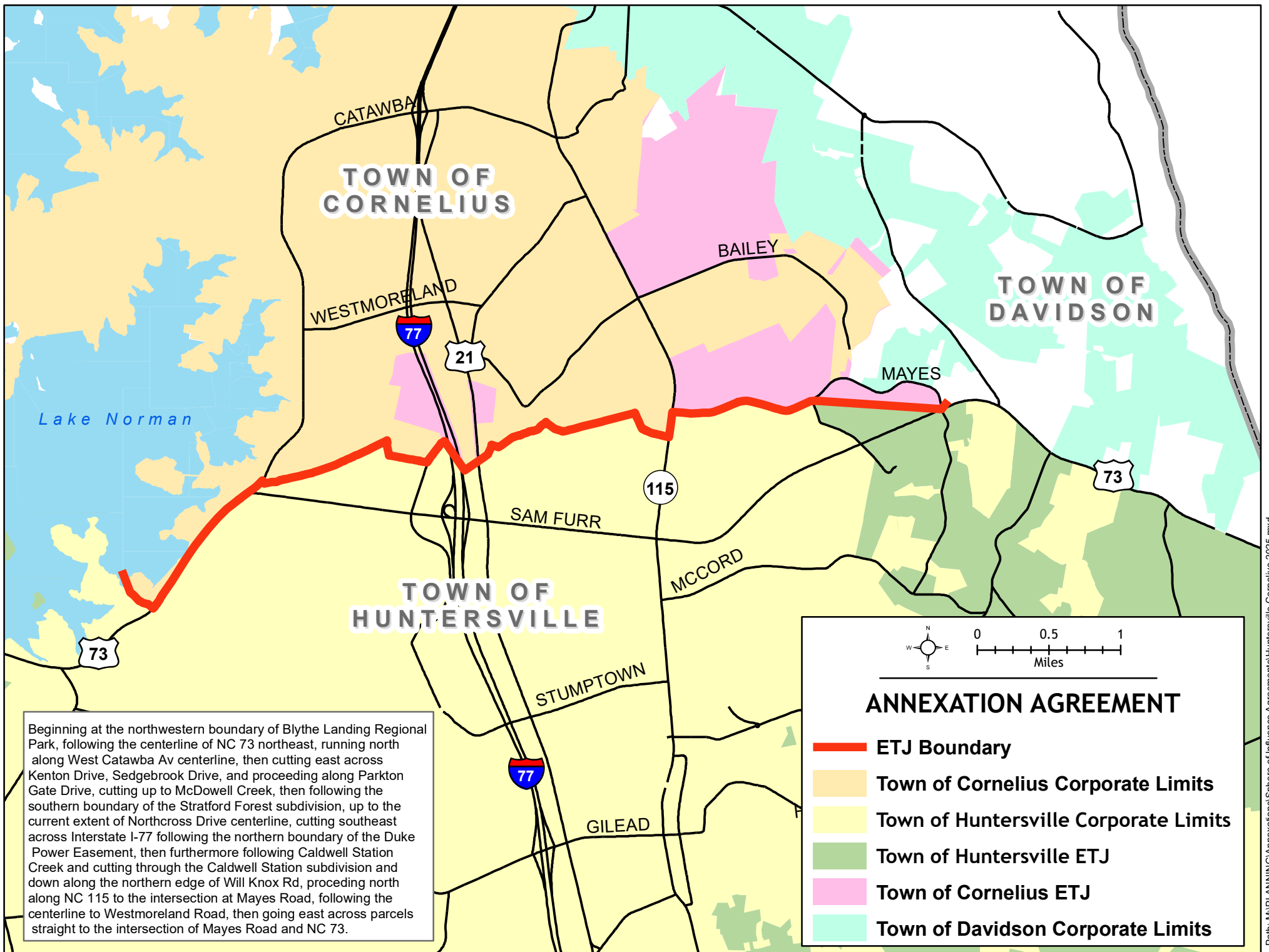
Mayor, Town of Huntersville

Attest:

Clerk to the Board

Mayor, Town of Cornelius

Exhibit A





Request for Board Action

May 6, 2025

To: The Honorable Mayor and Board of Commissioners

From: Barry Graham, Chief of Police

Subject: Modular Vehicle Barrier System

EXPLAIN REQUEST:

The Huntersville Police Department respectfully requests approval of a budget amendment appropriating Asset Forfeiture revenue in the amount of \$185,528 to the Asset Forfeiture Capital account for the purchase of a Modular Vehicle Barrier.

We propose utilizing funds from our existing Equitable Sharing accounts to cover the full cost of this purchase. As of the date of this request, the department's two Equitable Sharing accounts have a combined balance of \$715,184. We have reviewed the federal guidelines governing the use of these funds and believe that this expenditure fully complies with all applicable requirements.

For the past year, the department has maintained records of Equitable Sharing revenues, including the amount of funds received, the originating federal agency, and brief case-specific information related to each forfeiture.

We appreciate your consideration of this request and welcome any questions you may have regarding this proposed expenditure.

ACTION RECOMMENDED:

Approval to use Equitable Sharing funds to purchase the Modular Vehicle Barrier system for use by the Huntersville Police Department

FINANCIAL IMPLICATIONS:

\$185,528 expenditure of Asset Forfeiture Funds; No change to General Fund Balance

ATTACHMENTS:

1. MVB3X Product Datasheet AST 2025
2. Huntersville NC PD - 72 MVB 3X Fully Loaded Trailer Proposal 04 15 25

MVBTM 3X

MODULAR
VEHICLE
BARRIER

ADVANCED SECURITY TECHNOLOGIES

**TESTED &
CERTIFIED**



**LIGHT WEIGHT
BARRIER**



PROTECT AGAINST



www.vehicle-barriers.com • info@vehicle-barriers.com • (800) 344-5577

MVBTM 3X

MODULAR VEHICLE BARRIER

The third generation of the Modular Vehicle Barrier by Mifram Security, the MVB3X is the culmination of technology development that has occurred over more than 20 years of deployment history. Tested and certified by ASTM, IWA14, PAS68 and Safety Act designated by the US Department of Homeland Security, these lightweight barriers are designed to stop heavy trucks up to 7.5 tons. The portability of these barriers support law enforcement, OEM, event security, road closures, and military operations.

FEATURES

- Each MVB3X unit is lightweight at 53lbs
- Easily connect units to close any street
- One person to assemble/dismantle
- Open/close a street in seconds
- Use as an operational gate
- No tools required & zero maintenance
- Custom trailer options for storage & transportation of up to 10 lanes

BENEFITS

- Light weight barriers are quickly deployable
- No tools or equipment required
- Tested, certified and reliable stopping power
- Full lanes can be moved as an active gate
- Transportation options for up to 10 lanes
- Folds compactly and stores efficiently
- No maintenance
- Cost effective

OPTIONAL

- Pivot system transforms the barrier into a swing gate
- Slide wheels enable the deployment of fully assembled sections
- Sequential lights improve visibility
- Banners cover one full traffic lane and are fully customizable

TESTED & CERTIFIED

ASTM - F2656-15

Tested & Certified at
5,513 lbs. @ 30 mph
Penetration 31.83 ft
Tested & Certified at
16,538 lbs. @ 31.06 mph
Penetration 62.3 ft.

IWA 14 -1:2013

Tested & Certified at
5,513 lbs. @ 30 mph
Penetration 35.76 ft.
Tested & Certified at
16,538 lbs. @ 20 mph
Penetration 34.12 ft.
Tested & Certified at
15,876 lbs. @ 30 mph
Penetration 58.4 ft.

PAS 68:2013

Tested & Certified at
5,513 lbs. @ 30 mph
Penetration 31.83 ft.
Tested & Certified at
16,538 lbs. @ 20 mph
Penetration 29.53 ft.
Tested & Certified at
16,538 lbs. @ 30 mph
Penetration 58.4 ft.

~667 KJ Energy Absorption

Absorption
Equal to 89 Concrete blocks
of 1M³ [2.4 Ton - 5,292 lbs.]
Movement for 1 M Distance
16,538 lbs. @ 31 mph

DIMENSIONS per single unit

Length	3.87 ft.
Width	1.67 ft.
Height	2.7 ft.
Weight	52.9 lbs.

**STOPPING
POWER**
MOBILITY



AST ADVANCED SECURITY
TECHNOLOGIES



Bringing Advanced Technologies to the Security World

15 April 2025

Chief Barry Graham
HUNTERSVILLE POLICE DEPARTMENT
9630 Julian Clark Avenue
Huntersville, North Carolina 28078

E-Mail: bgraham@huntersville.org
Tel: 704-464-5380

REFERENCE: Modular Vehicle Barrier 3X System - Price Quotation
System #: AST3X72/72-320206-40-B3

Dear Chief Graham,

Thank you for this opportunity to be of service to the Huntersville Police Department. Please find specifications and price information related to the 72 MVB 3X Fully Loaded Trailer System, enclosed for your review.



A. Performance Based Specifications:

1. Must be US Department of Homeland Security Safety Act Designated
2. Barrier System must be certified to ASTM-F2656-15.
3. Barriers System must be certified to ASTM/PAS 68 & IWA standards.
4. Barrier System must be modular and adaptable to any road width.
5. Multiple traffic lanes of continuous coverage must be able to be assembled without the use of cables or ball/hitch connections. Cables cannot be used in a modular vehicle barrier perimeter.
6. Three points of connection via metal structure and pins are REQUIRED to connect the barriers to each other to ensure continuity in the barrier integrity and stopping capability.
7. The Barriers MUST be Safety Yellow in color for maximum visibility
8. Open and close a lane in less than ten seconds
9. One person to assemble, deploy and dismantle
10. Quick perimeter access in case of an emergency
11. No tools required for assembly
12. Zero maintenance

13. Individual Barrier Units must fold for easy carrying and storage

B. Modular Vehicle Barrier Product Specifications:

1. Barrier Units must be able to be deployed in increments of 2 feet or less to ensure it will fit any size roadway.
2. Each complete MVB3X unit must weigh less than 53 lbs.
3. Each unit dimensions: L~46.5", W~21", H~32".
4. Tools shall not be required. System is to be assembled with pins.
5. Barriers must have the ability to be folded for transportation.
6. MVB3X units must have the option to pivot and transition into an operational gate.
7. MVB3X units must have the option of slide wheels for lateral movement.
8. Barriers must be capable of quick deployment (less than a minute to deploy a single unit).
9. Barriers must be able to be deployed by one person.
10. Bottom edges of the barriers must be protected by aluminum covers (for pedestrian safety).
11. Barrier System shall have the ability to be deployed from the road and up to sidewalk in one continuous line.
12. MVB3X units shall have multi-terrain capability.
13. MVB3X units shall not require any maintenance.
14. Magnetic sequential lights shall attach to MVB3X units.

C. MVB3X Transport Trailer Specifications:

1. The Trailer shall be made in the United States and comply with U.S. DOT regulations.
2. The Trailer must be New/Unused.
3. Trailer to include drip rails.
4. 72 MVB3X units + Pivots.
5. 72-unit Trailer will have 6 doors on each side.
6. Trailers shall be 20 feet long.
7. Trailer shall be 101.5" wide.
8. Trailer shall be tandem axel.
9. 14,000 lb. hauling capacity.
10. Electric brakes.
11. LED lighting.
12. 15,000 pound safety chain.
13. Trailer will come equipped with a 2 5/16" hitch.
14. Spare wheel + Tire ST225/75/R12 (6 Lug).
15. All containment steel shall be powder coated.
16. MVB3X barriers can be loaded/stored from both sides.
17. Each MVB3X unit has its own dedicated slot for safe transport.
18. Each MVB3X is locked in place for transport with secondary retainment system.
19. Unit shall have Stainless Steel latches & hinges.
20. Zinc coated steel rivets.
21. Zinc coated nuts & bolts.
22. Dedicated space for pivot units.
23. Each door has locks for safe storage. All keyed alike.
24. Single storage compartment shall be provided on the trailer. Each compartment shall be 24" tall x 35" deep x 96" wide. Compartment shall have dedicated slots for the pivot units.

25. Trailer shall be black in color

D. Sequential Lighting Specifications

1. 24+ hours of continuous flash.
2. Charge all flares at once.
3. Visible range of 3,000+ feet
4. 6 hour recharge time from completely dead battery.
5. RDS™ (Rapid Deployment System): Automatically turns on flare when removed from case.
6. 30,000 lbs crush strength.
7. Flare specification: Weight = .5 lbs.
8. Dimensions: L = 4.25 in, W = 3.5 in, H = 1 in.
9. 10 Set specification: Weight with flares = 7 lbs, Dimensions: L = 11.7 in, W = 9.2 in, H = 1.2 in
10. Includes: Carrying/Charging case, DC 12/24V car charger plug, AC wall charger plug

E. Pricing Information

72 X MVB3X Unit Trailer System – Provides Up To 10 Lanes of Closure per Trailer

Part #	Description	Unit Price	Quantity	Extended
MIF-MVB3X	MVB3X Modular Vehicle Barrier Unit	\$1,455	72	\$104,760
MIF-MVB3X-PS	Pivot Wheel Accessory	\$594	32	\$19,008
MIF-MVB3X-SWF	Slide Wheel - Fixed	\$490	2	\$980
MIF-MVB3X-SWR	Slide Wheel - Rotating	\$490	6	\$2,940
AST-SOA-10RE	Set of 10 Sequential Rechargeable Magnetic Lights	\$780	4	\$3,120
AST-MVB3X-B-8	Custom Banner (Fits Over 8 Units)	\$1,450	4	\$5,800
AST-CT-MVB3X-72	Trailer for up to 72 MVB3X units plus pivots.	\$37,780	1	\$37,780
MIF-MVB3X-PB-20	Storage/Shipping Box	\$985	4	\$3,940
Freight	F.O.B. Destination	\$7,200	1	\$7,200
AST Services	On-Site Equipment Training (Fee Waived)	\$1,200	1	Included
			Total	\$185,528

Individual Trailer System Inventory

Description	Quantity	Description	Quantity
Trailer with Capacity for 72 MVB3X Units and Accessories	1	Block Sets of Sequential Lighting (Total of 40 Magnetic Lights)	4
MVB 3X Units	72	Rotating Slide Wheels	6
Pivot Units	32	Fixed Slide Wheels	2
Large Storage/Shipping Box	4	Banner – Single Lane	4



72 MVB3X Capacity Trailer with Six Compartments per Side

F. Notes:

1. Pivot units are only required for the purposes of using a section of MVB3X Units as an operational gate. MVB3X Sections not designated as operational gates do not require the use of pivot units. The number of pivots can be modified based upon your specific operational requirements.
2. Slide wheels are used for the purposes of moving assembled sections of MVB3X laterally throughout an area of operation without requiring the end user to disassemble and re-assemble the section.
3. These proposal represents the inventory of a standard, fully loaded trailer, but, can be custom tailored to meet the specific operational requirements of the purchasing agency.

G. Terms & Conditions:

1. F.O.B – Destination. Shipping has been included in the above price.
2. Taxes are not included. Should any taxes are levied they will be paid for by the purchaser.
3. Delivery: 10 to 12 weeks ARO – depending on material availability.
4. Payment terms – Net 30 days.
5. Prices are valid for 90 days.
6. Purchase of equipment is subject to Advanced Security Technologies LLC standard terms and conditions.

Please do not hesitate to contact me should you require additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read 'R. Lofland', is shown on a white background.

Randall D. Lofland

Vice President – Direct Sales

Advanced Security Technologies LLC

Mobile: (804) 690-3055 | rlotland@adsectec.com

www.adsectec.com