Mayor
Christy Clark

Mayor Pro Tem
Jennifer Hunt

Commissioners
Alisia Bergsman
Amanda Dumas
Edwin Quarles
LaToya Rivers
Nick Walsh

Town of Huntersville
NORTH CAROLINA

AGENDA
Planning Board
May 27, 2025 - 6:30 PM
TOWN HALL (101 Huntersville-Concord Road)

Live stream available via YouTube @townofhuntersvillenc28078

Town Manager
Anthony Roberts

Deputy Town Manager
Jackie Huffman

Assistant Town Manager
Bobby Williams

Town Attorney
Emily Sloop

Town Clerk
Janet Pierson

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

1. Call to Order/Roll Call

2. Approval of Minutes

2.A. Consider approval of the April 9, 2025, special meeting minutes.

2.B. Consider approval of the April 29, 2025, regular meeting minutes.

3. Public Comments

4. Action Agenda

4.A. Consider a recommendation for Petition #R25-01 to rezone 11.34 acres located at the intersection of Mt. Holly-Huntersville Road and Alexandriana Road for a multifamily development. (Jesse James)

4.B. Consider a recommendation on Petition #R24-07, a request to rezone 106 acres located east of the intersection of Hambright Road and Everette Keith Road to develop a single-family detached and attached house subdivision. *(Brad Priest)*

5. Other Business

6. Adjourn

General Meeting Information

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

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

Public Comment and Public Hearing Policy:
Persons desiring to address the Board during the public comment period or a public hearing shall sign up via the speaker sign-up sheet no later than five (5) minutes prior to the designated meeting start time. Once the meeting has begun, a person may not sign up to speak. Persons who have signed up to speak shall be allowed to speak for up to three (3) minutes. The Mayor shall have the discretion to shorten the allotted speaking time depending on the number persons registered to speak and in consideration of the length of the agenda. *(Public Comment and Public Hearing Policy - Amended February 19, 2024)*

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

Request for Board Action

May 27, 2025

To: The Honorable Mayor and Board of Commissioners

From:

Subject:

EXPLAIN REQUEST:

ACTION RECOMMENDED:

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

1. April 9, 2025 Minutes

Minutes of the Town of Huntersville Planning Board

The Town of Huntersville Planning Board met at 6:30 p.m. on Wednesday, April 9, 2025.

Call to Order/Roll Call
Chairman Sny called the meeting to order at 6:30 pm.
Present: J. Sny, J. Henson, L. Hallman, G. Baber, S. Hensley, T. Loomis & J. Wright
Absent: C. Boyd & M. Pollard

Approval of Minutes & Public Comments
None

Action Items
Item 4A: Consider a recommendation the Mobility Plan.
H. Maloney, Senior Transportation Planner, reviewed the Mobility Plan, process of development, and outcomes of the study. The study contains the recommended action and next steps.

The Board discussed the Plan and asked staff to clarify questions, as well as how the Plan would be used and implemented.

Motion: T. Loomis made a motion to recommend approval of the Mobility Plan as presented. J. Wright seconded the motion.

The Board expressed their appreciation for the Plan and the goal of good planning for future streets, sidewalks, and coordination with the bike plans and greenways.

Vote: The motion passed unanimously (7-0).

Item 5A: Other Business
None

Adjourn
Motion: L. Hallman made a Motion to Adjourn. J. Henson seconded the motion.
Vote: The motion passed unanimously (7-0).

Approved this ____ day of _____ 2025.

_____

Chairman or Vice Chairman

_____

Board Secretary

Request for Board Action

May 27, 2025

To: The Honorable Mayor and Board of Commissioners

From:

Subject:

EXPLAIN REQUEST:

ACTION RECOMMENDED:

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

1. April 29, 2025 Minutes

Minutes of the Town of Huntersville Planning Board

The Town of Huntersville Planning Board met at 6:30 p.m. on Wednesday, April 29, 2025.

Call to Order/Roll Call
Chairman Sny called the meeting to order at 6:30 pm.
Present: J. Sny, J. Henson, L. Hallman, G. Baber, S. Hensley, M. Pollard & J. Wright
Absent: C. Boyd & T. Loomis

Approval of Minutes
Item 2A: Consider approval of March 25, 2025, regular meeting minutes.
Motion: J. Henson made a Motion to Approve the March 25, 2025, minutes. L. Hallman seconded the motion.
Vote: The motion passed unanimously (6-0-1) with S. Hensley abstaining due to absence.

Public Comments
M. Wolfinger, Huntersville, NC – Concerns regarding R24-16
M. Chreitzberg, Huntersville, NC - Concerns regarding R24-16

Action Items
Item 4A: Consider a recommendation on Petition #R24-16, a request by Cottage Properties of Lake Norman, LLC to rezone +/- 8.77 acres located at 15533, 15513, and 15501 NC Highway 73 from General Residential to Neighborhood Residential Conditional District to develop a single-family residential development.
B. Priest, Assistant Planning Director entered his staff report into the record, a copy of which is attached hereto as Exhibit A and incorporated herein by reference. Staff reviewed the proposed rezoning application and stated that staff is recommending approval of the rezoning application.

M. Pollard asked how the applicant plans for residents who want to exit the property and go to the East with the future Highway 73 road improvements, the necessity to change the tree canopy, and the cul-de-sac modification request. Staff explained the location in proximity to the future turn-around-bulbs on highway 73, the tree canopy adjustment needs to be made but the applicant will likely still be within the acceptable percentage for tree save, and the bulb on the cul-de-sac will be developed to engineering standards to ensure that all emergency vehicles, trash trucks, school buses, etc. can turn-around.

Applicants R. Irvin, Irvin Law Group and B. Cox, Red Cedar presented.

G. Baber asked how the applicant's timeline for development is intended to coincide with the highway 73 improvements. The applicant commented that their looking at late 2026 and highway 73 improvements are currently slated for 2029. The right in/right out will be required by NCDOT at the time of development.

J. Henson asked for clarification on the build-to line request, and spoke to the applicant regarding their intention with the open space concept. Staff confirmed that to fit there is clarification that is needed on

the build-to line for a few lots. The applicant confirmed that they are willing to work with the Town on the design and they are treating the area as the amenity to the development.

J. Sny asked for clarification on the topography of the proposed trail and the ADA compliance requirements. The applicant responded that they would prefer a crushed gravel wider walk that is ADA complimentary but not necessarily compliant.

S. Hensley asked about the proposed landscaping in the urban open area and if the applicant has considered what will be low maintenance and have good longevity to actually look as nice as what is being conceptualized. The applicant shared they would identify this if they get receive the rezoning approval and when they get to the landscaping budget for the project to be aesthetically pleasing. Staff commented that the concept picture is really beautiful but very hard to enforce, comments and commitments included in the rezoning approval are a much stronger tool that staff can use to ensure that what is presented is what is actually developed.

L. Hallman asked the applicant about the entry/exit and estimated home pricing.

M. Pollard asked the applicant if the agreement for access to the park is confirmed and if they will have signage to communicate where the trail leads and if it is public or private. The applicant confirmed the agreement is fully negotiated and simply needs to be signed and they intend to have signage for the trail to be private or for the community residents only.

Motion: S. Hensley made a motion, "In considering the proposed rezoning R24-16, Blythe Landing Residential, the Planning Board recommends approval of the application with conditions. With conditions the application is consistent with policies LU1.1, LU5, LU11.2, EOS8, LU7.1, LU8.2, LU9.1, and EOS3 of the Huntersville 2040 Plan. It is reasonable and in the public interest to approve the rezoning plan with the following conditions because the development buffers an adjacent development appropriately, has a density consistent with the recommendations of a moderate density area of the Huntersville 2040 Plan, creates pedestrian connectivity to the adjacent park, and provides an excellent urban open space for the residents of the neighborhood. The following conditions are required; 1) the submitted open space concept is committed to with a rezoning comment on sheet CZ-302; 2) front build lines for the development are clarified, specifically lots 1 and 7 of 15 feet; 3) the 10-foot wide trail to Blythe Landing Park is constructed either to ADA standards or as close as reasonably possible; 4) the tree save plan is updated to show compliance with the 10% canopy area tree save; 5) clarification on intended commitments to the building elevations should be included in the final plan; 6) all minor staff comments are addressed. Approval is also based upon the modifications, 1) cul-de-sac length 600 feet and 2) urban open space acceptance of the amenitized storm water pond is urban open space. G. Baber seconded the motion.

Amendments were offered by L. Hallman to include, "garage recess and some front porches."

Amended Motion: S. Hensley made a motion, "In considering the proposed rezoning R24-16, Blythe Landing Residential, the Planning Board recommends approval of the application with conditions. With conditions the application is consistent with policies LU1.1, LU5, LU11.2, EOS8, LU7.1, LU8.2, LU9.1, and EOS3 of the Huntersville 2040 Plan. It is reasonable and in the public interest to approve the rezoning

plan with the following conditions because the development buffers an adjacent development appropriately, has a density consistent with the recommendations of a moderate density area of the Huntersville 2040 Plan, creates pedestrian connectivity to the adjacent park, and provides an excellent urban open space for the residents of the neighborhood. The following conditions are required; 1) the submitted open space concept is committed to with a rezoning comment on sheet CZ-302; 2) front build lines for the development are clarified, specifically lots 1 and 7 of 15 feet, garage recess and some front porches; 3) the 10-foot wide trail to Blythe Landing Park is constructed either to ADA standards or as close as reasonably possible; 4) the tree save plan is updated to show compliance with the 10% canopy area tree save; 5) clarification on intended commitments to the building elevations should be included in the final plan; 6) all minor staff comments are addressed. Approval is also based upon the modifications, 1) cul-de-sac length 600 feet and 2) urban open space acceptance of the amenitized storm water pond is urban open space. G. Baber seconded the motion.

S. Hensley commented that he thinks the cul-de-sac modification is reasonable, and he loves the connectivity to the park and he asked the applicant to keep working on the open space idea to ensure that it will look good through the life of the project.

G. Baber commented that he is also comfortable with as close to ADA as possible.

M. Pollard expressed that he will support the plan but he has great concern with NCDOT and the development of Highway 73 and he believes that there could be great risk with the timing of this project and the road improvements.

L. Hallman commented that he will support it, and he likes single-family homes, the connectivity to the park, and that the buffers are not being modified.

S. Hensley commented that as a by-right development this could come in very similar to what is being proposed with 13 homes and less amenities.

Vote: The motion passed unanimously (7-0).

Item 5A: Other Business
None

Adjourn
Motion: J. Wright made a Motion to Adjourn. G. Baber seconded the motion.
Vote: The motion passed unanimously (7-0).

Approved this ____ day of _____ 2025.

_____

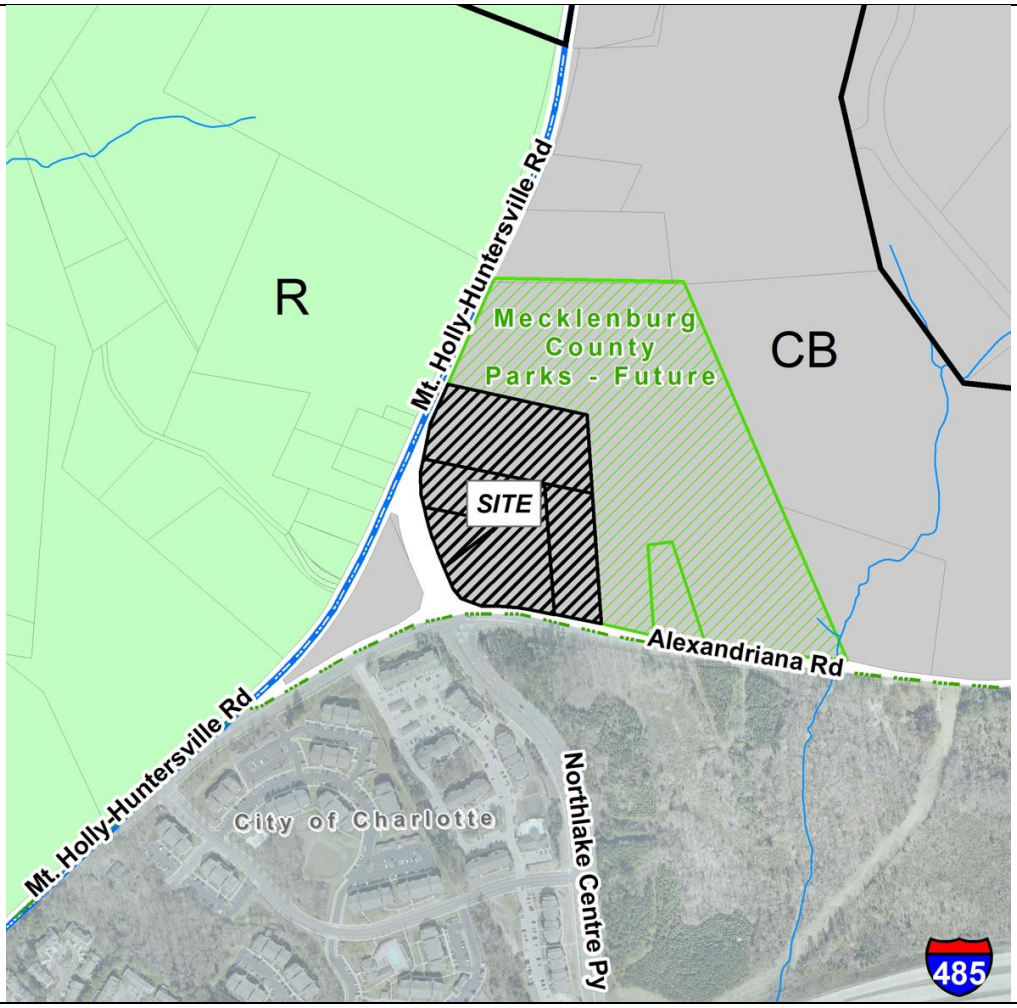
Chairman or Vice Chairman

_____

Board Secretary

Petition R25-01
Alex Yards

PART 1: PROJECT SUMMARY



Applicant: Alexandriana 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- Multi-Family
   - 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:

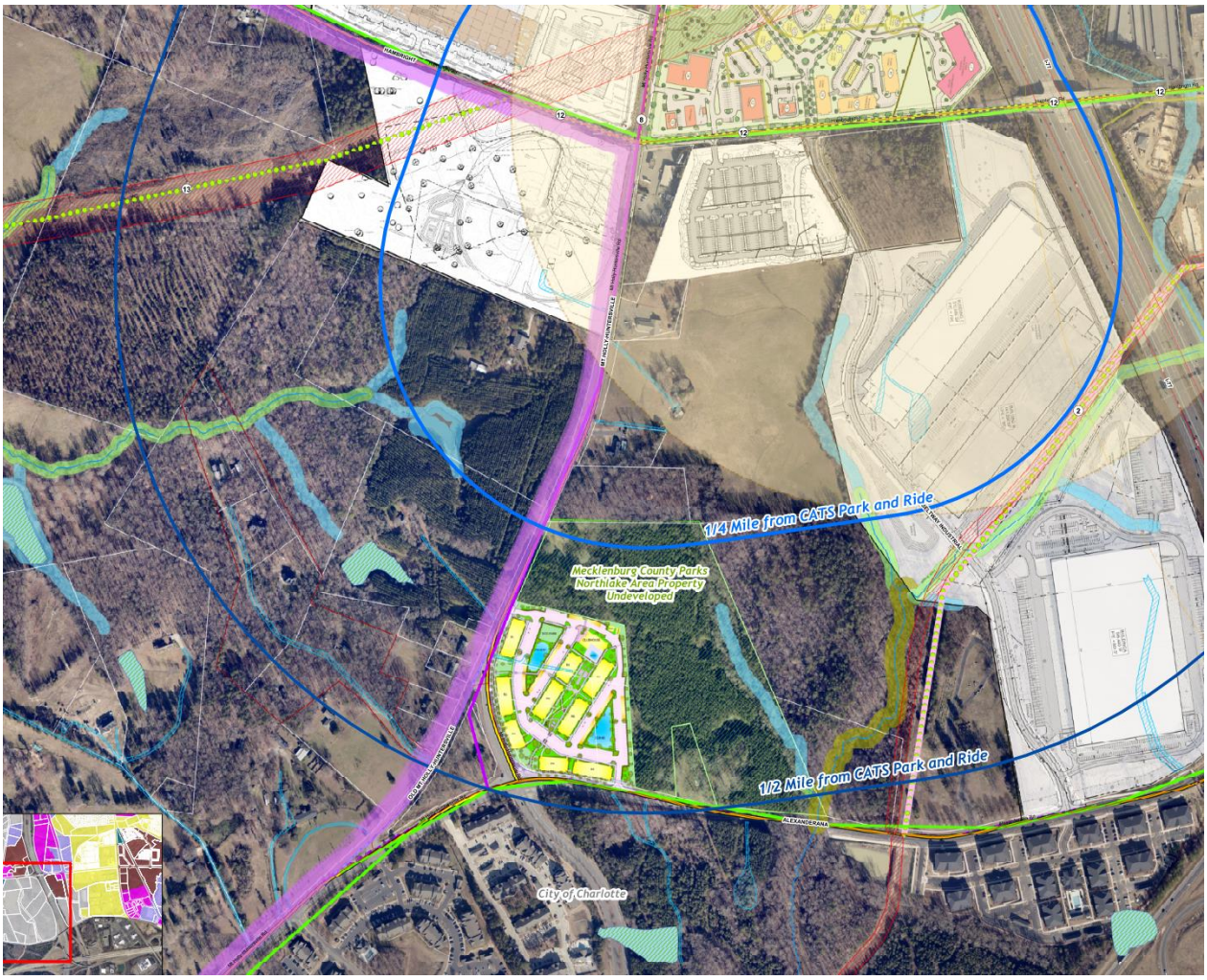
- The transit-oriented residential district is established to support higher density residential communities that include a rich mix of retail, restaurant, service, and small employment uses within a pedestrian village format. Land consuming uses, such as large lot housing and large retail outlets are 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;

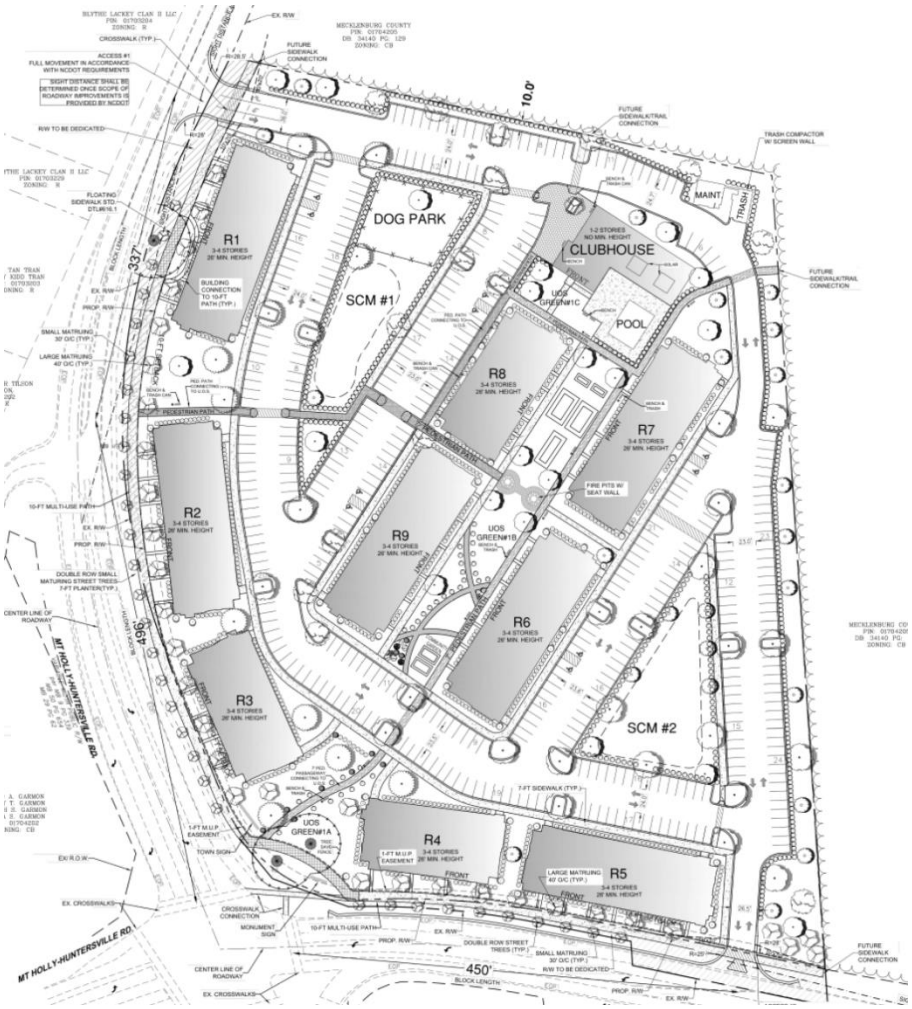
  1) the proposal is for nine apartment buildings with no retail, restaurant, service, or small employment uses and does not have a pedestrrian village format.

  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 approxmiately half mile walk from this proposed site plan to the park and ride has no sidewalk/sidepath. Will the applicants offer that extention of the path to the park and ride? It is not part of the plan.


1/4 Mile from CATS Park and Ride
Mecklenburg County Parks
Northlake Area Property
Undeveloped
1/2 Mile from CATS Park and Ride
City of Charlotte

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 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 front 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 represented in 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. **Update** The applicants offer includes a minimum of 20KW of installed clean energy located on the proposed clubhouse. See note 17 on the Cover Sheet C1.

  Staff Comment- The note specifies that the solar panels are not required to be installed prior to a certificate of occupancy **Update** other than for the clubhouse. ** 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 *remaining* solar panels be installed prior to the certificate of occupancy. Without this there is not a mechanism to enforce the installation of the panels.

- ***Update***Minimum Tree Preservation (specimen tree save) for TOD-R is 30% and the proposed plan saves roughly 2%. The applicants are proposing to remove all but 2 of the specimen trees on site. There are approximately 69 specimen trees on site which would require 21 specimen trees for required protection. The proposal is to protect 2 specimen trees which equal 19 to mitigate. The request is to mitigate a portion on site and the remaining contributing to the Town's tree bank fund, pursuant to Article 7.4 of the zoning ordinance.

  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 2 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.

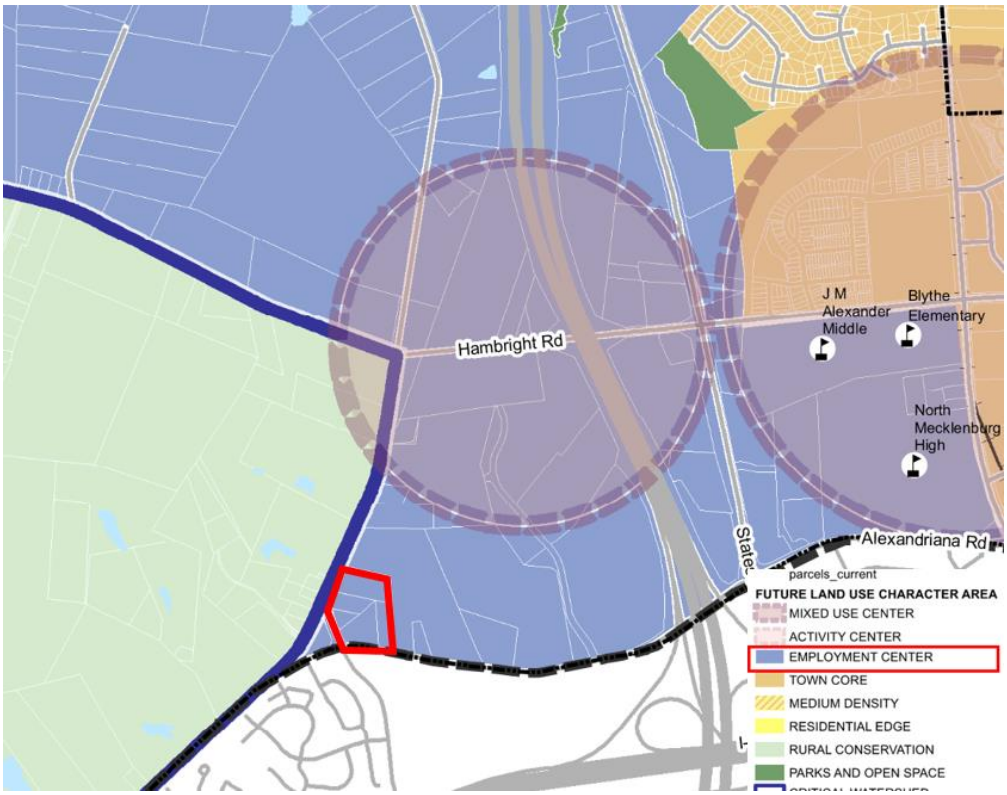
PART 3: TRANSPORTATION ISSUES

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 7.1: Require all new development to adhere to the following design principles:
  - Streets should be connected, have short blocks and sidewalks on both sides of streets.
  - Improve connectivity, particularly for pedestrians and vehicles.
  - Accommodate a mix of uses and/or housing types

  Staff Comment: While the plan does meet some of the initiatives in LU7.1, it misses the mark on these key items. With the plan being a one lot build out, with no integration of a public street system, it does not add to any connections as per planning policies. This plan is also a one housing type and use project which does not meet the intent of TOD policies.
- 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 7.1, 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 was held on May 6, 2025. The meeting can be viewed here. The case starts around the 53-minute mark.

https://www.youtube.com/watch?v=qmhNQxSgl7w.

PART 7: PLANNING BOARD RECOMMENDATION

The Planning Board Meeting is scheduled for May 27, 2025.

PART 8: TOWN BOARD RECOMMENDATION

The 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
D- Engineering Report

PART 10: CONSISTENCY STATEMENT – R25-01 Alex Yards

Planning Department	Planning Board	Board of Commissioners
APPROVAL:	APPROVAL: **(insert applicable plan reference)**. **It is reasonable and in the public interest to approve the Rezoning Plan because… (Explain)**	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 7.1, 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: **(consistent OR inconsistent) with (insert applicable plan reference).** **It is not reasonable and in the public interest to approve the Rezoning Plan because… (Explain)**	DENIAL:

Town of Huntersville
NORTH CAROLINA

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

3. Description of Request

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

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 Alexandriana 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

Alexandriana 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 24, 2025 (the "Filing Date") as Rezoning Petition R-25 - 01 & 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. 143-755, 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 multi-family residential and attached residential uses (including accessory uses) permitted in the TOD-R Zoning District, 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 such 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.

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(B1) 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.

17. Solar. Project design to include a min. of 20 kW of installed clean energy capacity for a minimum period of 20 years. 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 until the earlier of (a) issuance of final certificate of occupancy on the final building; or (b) two (2) years after the issuance of the first certificate of occupancy. 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 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 1,500 pounds of load for future photovoltaic solar installations.

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

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 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 RIGH-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 ERECTED; INTENDED TO CREATE AN EVEN BUILDING FAÇADE LINE ON A STREET. THE BUILD-TO LINE IS ESTABLISHED ON THE RECORD PLAT (FINAL PLAT).

LEGEND

PROPOSED

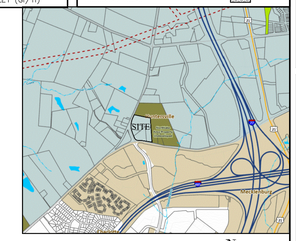
- 795 — 5' CONTOURS
- 797 — 1' CONTOURS
- SS — SANITARY SEWER
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- GRATE INLET
- SPOT ELEVATION

EXISTING

- -795- — 5' CONTOURS
- 796 — 1' CONTOURS
- SS — SANITARY SEWER
- W — WATER LINE
- STORM SEWER MANHOLE (MH)
- CURB INLET (CI)
- GRATE INLET/YARD INLET (GI/YI)

SITE LEGEND

- PROPOSED CURB & GUTTER
- REVERSED PITCH CURB & GUTTER
- PROPERTY LINE
- LOT LINES
- DECORATIVE FENCING
- PAVEMENT STRIPING
- PAVEMENT
- CONCRETE
- TRAFFIC FLOW
- PARKING BAY COUNT (23)
- SPOT ELEVATION
- TRUNCATED DOMES



VICINITY MAP
N.T.S.

N

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:

- Road Width – Minimum 20 feet or per North Carolina Department of Transportation (NCDOT).
- 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.
- 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.
- Dead-End Roads – Maximum length of any dead-end road shall be 150 feet without an approved fire apparatus turn around
- Road Surfaces – All roads/commercial driveways for fire apparatus access shall be capable to support the imposed load of an 80,000-pounds.
- Secondary Access – Development of one-or two- family dwellings where the number of dwelling units exceed 100 and commercial structures 62,000sqft (no sprinklers) and 124,000sqft (with sprinklers) shall be provided with separate and approved remote fire apparatus access road.

COMMITTED ROADWAY IMPROVEMENTS

A TIA MITIGATION PLAN WAS APPROVED BY THE TOWN OF HUNTERSVILLE ON 4/24/25. THE MITIGATION PLAN IS ON FILE WITH THE TOWN AND THE FOLLOWING TRANSPORTATION IMPROVEMENTS ARE REQUIRED:

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.
- CONSTRUCT INGRESS RIGHT TURN LANE WITH 100' OF STORAGE AND APPROPRIATE DECELERATION/TAPER AT ACCESS A

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.
- CONSTRUCT INGRESS RIGHT TURN LANE WITH 100' OF STORAGE AND APPROPRIATE DECELERATION/TAPER AT ACCESS B

OWNER INFORMATION	
PIN	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

CONDITIONAL REZONING #R25-01
ACCELA #CSP-500056

Survey By:

CAROLINA GEOMATICS, PLLC
LAND SURVEYING & MAPPING
469 HOSPITAL DR., STE D
GASTONIA, NC 28054
P: (980) 329-3382
CKING@CAROLINAGEOMATICS.COM
NC #P-1965
WWW.CAROLINAGEOMATICS.COM

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: 5/14/2025
P:\23013-ALEXANDRIANA PROPERTY_CAD\01N-ALEXANDRIANA-CD-BASE.DWG

Woodbine Design, P.C.
Land planning & civil engineering
blending nature & man
www.woodbinedesign.com 980.722.2669
info@woodbinedesign.com 704.315.8367
pwood@woodbinedesign.com
20816 N. Main Street, Suite 204
Cornelius, NC 28031

Riley D. Burgess, Jr. PE
2025.05.14 16:12:13-04'00'

SEAL
NO: 10051
ENGINEER
RILEY DEE BURGESS JR.

SEAL
NO: C-4063

NORTH ARROW

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

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
5/14/25- Town Comments

Sheet: C1 of 9
Project Number: 23013

Woodbine Design, P.C.
Land planning \ civil engineering
Handling Nation & man
www.woodbinedesign.com
mail@woodbinedesign.com
pwood@woodbinedesign.com
980.722.2669
20816 N. Main Street, Suite 204
704.315.8367 Cornelius, NC 28031

Riley D. Burgess, Jr. PE
2025.04.14 16:17:14-04'00'

SEAL
10051
ENGINEER
RILEY DEE BURGESS JR.

SEAL
NO: C-4063

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

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

ALEXANDRIANA PARTNERS, LLC
14316 REESE BLVD, STE 155
HUNTERSVILLE, NC 28078

Designed By: WOODBINE
Drawn By: WOODBINE
Date: 1-24-25
Revisions

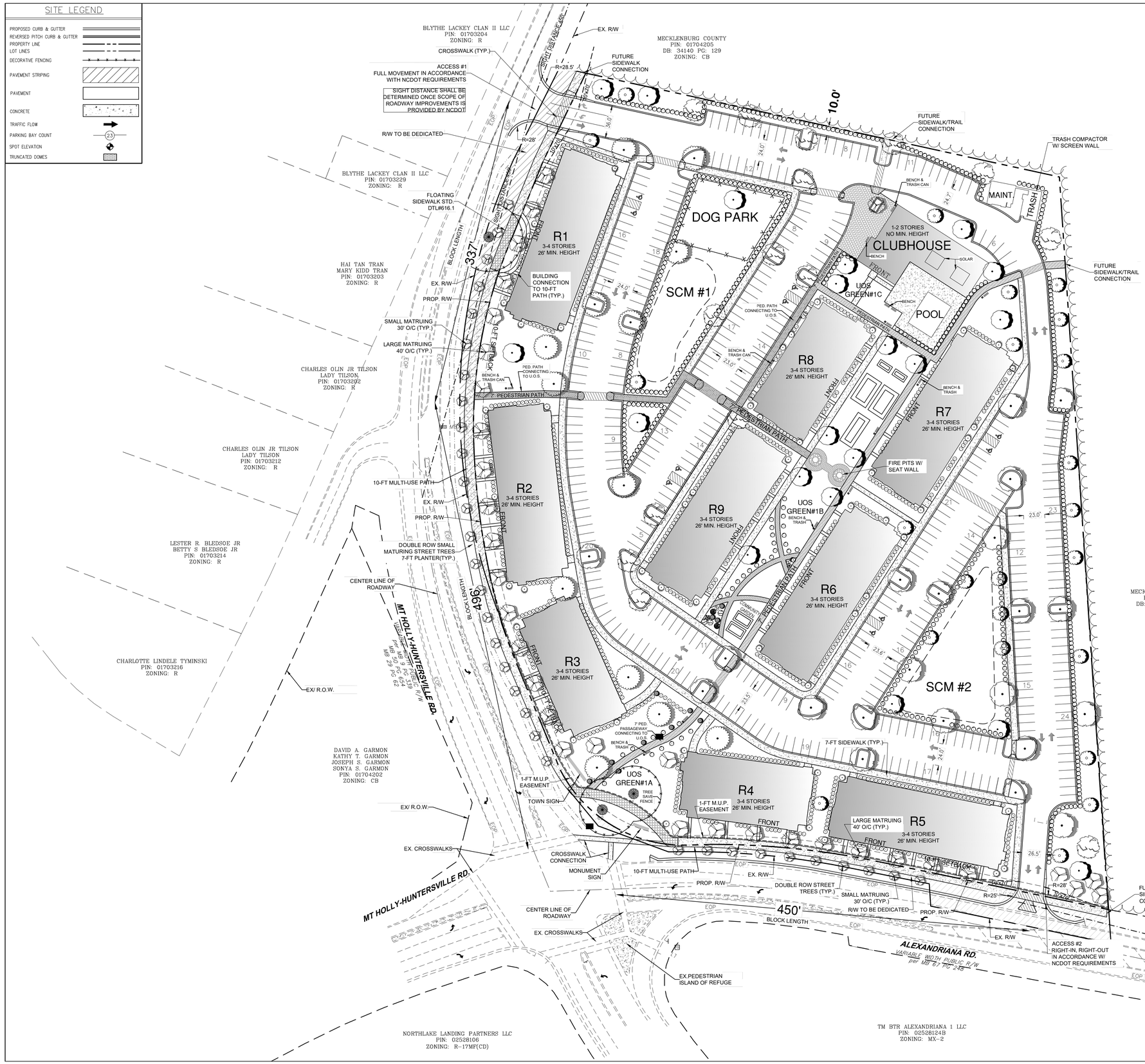
Sheet: C2 Of 9
Project Number: 23013

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.

PLOTTED: 4/10/2025
P:\23013-ALEXANDRIANA PROPERTY_CAD\DTM-ALEXANDRIANA - COLOR.DWG

SITE LEGEND

- PROPOSED CURB & GUTTER
- REVERSED PITCH CURB & GUTTER
- PROPERTY LINE
- LOT LINES
- DECORATIVE FENCING
- PAVEMENT STRIPING
- PAVEMENT
- CONCRETE
- TRAFFIC FLOW
- PARKING BAY COUNT (23)
- SPOT ELEVATION
- TRUNCATED DOMES



SITE DATA

PROJECT NAME: ALEX YARDS

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

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

TOTAL AREA (AC, SF)

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
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/8,726–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

NUMBER OF LOTS WITHIN EACH WIDTH N/A

SETBACKS

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

CORNER SETBACK 15' LEFT SIDE SETBACK 0

REAR SETBACK 0

WATERSHED INFORMATION

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 APPLIES

TRASH NOTES

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

PHASING NOTES

NO PROJECT PHASING PROPOSED.

PARKING DATA

PARKING PER HUNTERSVILLE ZONING ORDINANCE SECTION NO. 6.1

PARKING REQUIRED: 1 SPACES PER UNIT x 320 UNITS = 320–SPACES

NUMBER OF UNITS: 320 UNITS

SPACES REQUIRED: 320–SPACES HC REQUIRED: 9–SPACES

SPACES PROVIDED: 443–SPACES HC PROVIDED: 10–SPACES

DENSITY

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

URBAN OPEN SPACE

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

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Riley D. Burgess, Jr. PE
2025.05.14 16:12:14-04'00'

NORTH CAROLINA PROFESSIONAL SEAL 10051 ENGINEER RILEY DEE BURGESS JR.

SEAL

NORTH CAROLINA PROFESSIONAL SEAL NO: C–4063 LANDSCAPE ARCHITECT

N

NORTH ARROW

0 25 50 100

Graphic Scale 1" = 50 ft.

Project: ALEX YARDS
Location: 10708 MT HOLLY–HUNTERSVILLE RD, HUNTERSVILLE, NC
Sheet Title: CONCEPT PLAN

DEVELOPER/OWNER

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

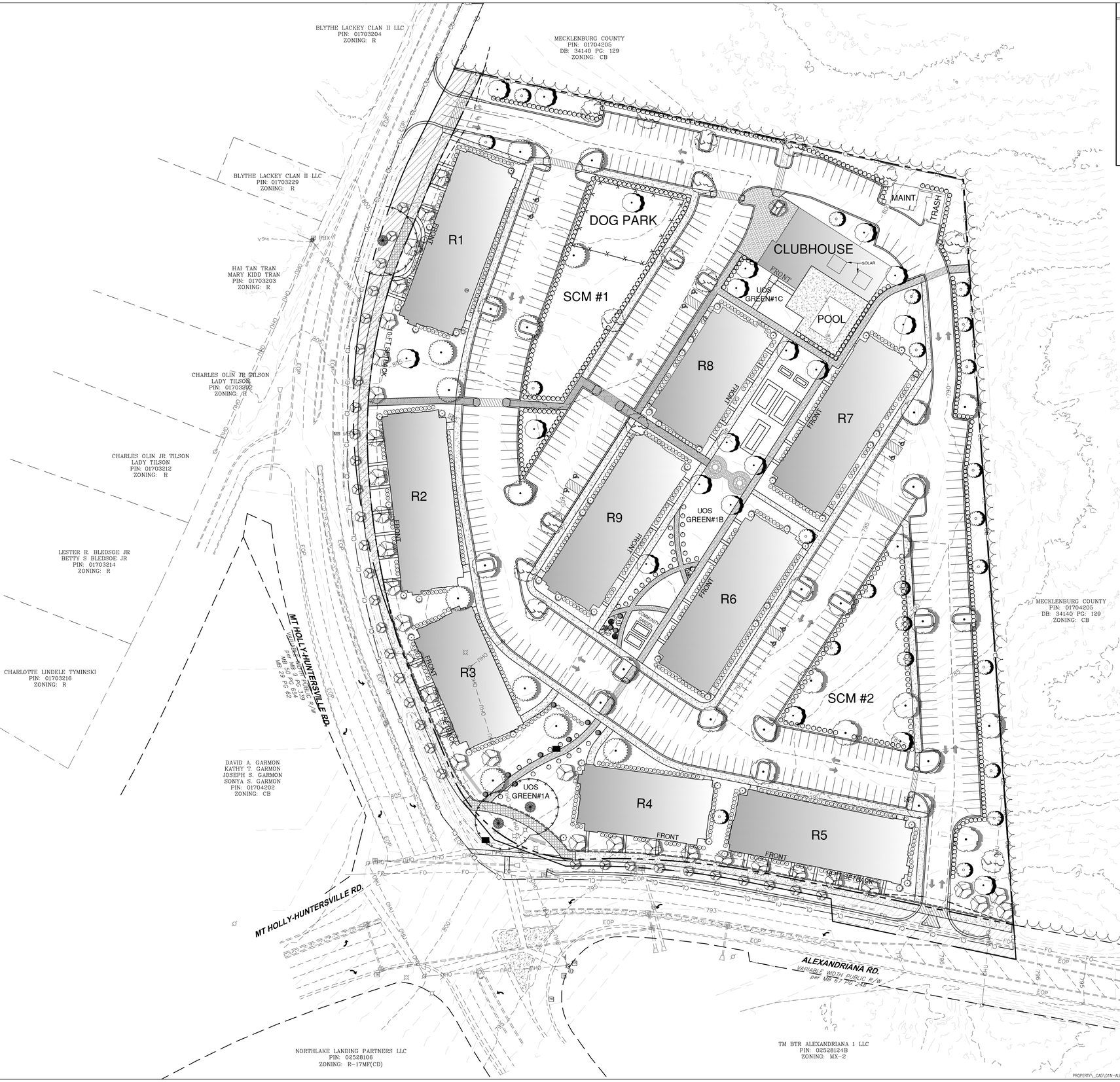
Designed By	WOODBINE
Drawn By	WOODBINE
Date	1–24–25

Revisions
4/10/25– Town Comments
5/14/25– Town Comments

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: 5/14/2025
P:\23013–ALEXANDRIANA PROPERTY_CAD\01N–ALEXANDRIANA–CD–BASE.DWG

Sheet: C3 Of 9
Project Number: 23013



SITE LEGEND

- PROPOSED CURB & GUTTER
- REVERSED PITCH CURB & GUTTER
- PROPERTY LINE
- LOT LINES
- DECORATIVE FENCING
- PAVEMENT STRIPING
- PAVEMENT
- CONCRETE
- TRAFFIC FLOW
- PARKING BAY COUNT (23)
- SPOT ELEVATION
- TRUNCATED DOMES

LEGEND

PROPOSED

- 795 — 5' CONTOURS
- 797 — 1' CONTOURS
- SANITARY SEWER
- STORM SEWER
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- GRATE INLET
- SPOT ELEVATION

EXISTING

- -795- — 5' CONTOURS
- -796- — 1' CONTOURS
- STORM SEWER
- SANITARY SEWER
- WATER LINE
- STORM SEWER MANHOLE (MH)
- CURB INLET (CI)
- GRATE INLET/YARD INLET (GI/YI)

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Riley D. Burgess, Jr. PE
2025.05.14 16:17:14-04'00'

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 10051 RILEY LEE BURGESS JR.

SEAL

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT SEAL NO: C-4063

N

NORTH ARROW

0 25 50 100

Graphic Scale 1" = 50 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
5/14/25- Town Comments

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PLOTTED: 5/14/2025
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Sheet: C4 of 9

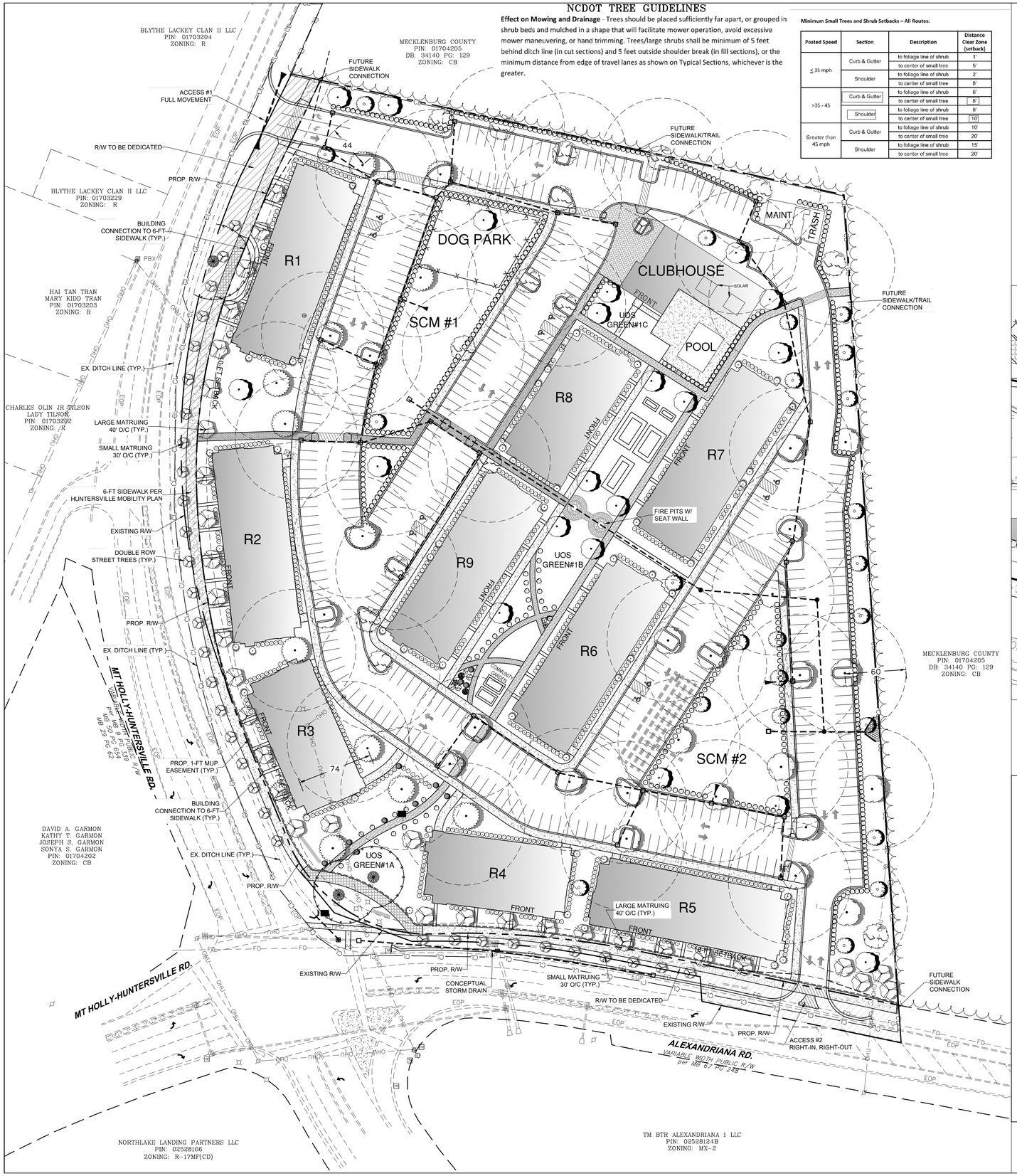
Project Number: 23013

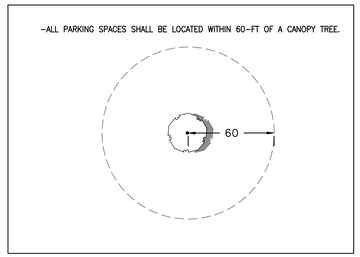
NCDOT TREE GUIDELINES

Effect on Mowing and Drainage - Trees should be placed sufficiently far apart, or grouped in shrub beds and mulched in a shape that will facilitate mower operation, avoid excessive mower maneuvering, or hand trimming. Trees/large shrubs shall be minimum of 5 feet behind ditch line (in cut sections) and 5 feet outside shoulder break (in fill sections), or the minimum distance from edge of travel lanes as shown on Typical Sections, whichever is the greater.

Minimum Small Trees and Shrub Setbacks – All Routes:

Posted Speed	Section	Description	Distance Clear Zone (setback)
≤ 35 mph	Curb & Gutter	to foliage line of shrub	1'
		to center of small tree	5'
	Shoulder	to foliage line of shrub	2'
		to center of small tree	8'
>35 - 45	Curb & Gutter	to foliage line of shrub	6'
		to center of small tree	8'
	Shoulder	to foliage line of shrub	8'
		to center of small tree	10'
Greater than 45 mph	Curb & Gutter	to foliage line of shrub	10'
		to center of small tree	20'
	Shoulder	to foliage line of shrub	15'
		to center of small tree	20'





LANDSCAPE NOTES

1) STREET TREES SHALL BE PROVIDED PER ORDINANCE
2) ALL PARKING SPACES SHALL BE LOCATED WITHIN 60–FT OF A CANOPY TREE.
3) FOUNDATION PLANTINGS SHALL BE PROVIDED.
4) PARKING LOT LANDSCAPING SHALL COMPLY WITH THE TOWN ORDINANCE

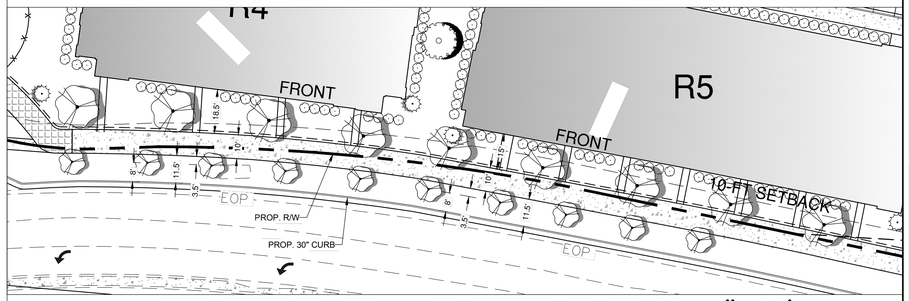
SITE LEGEND

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

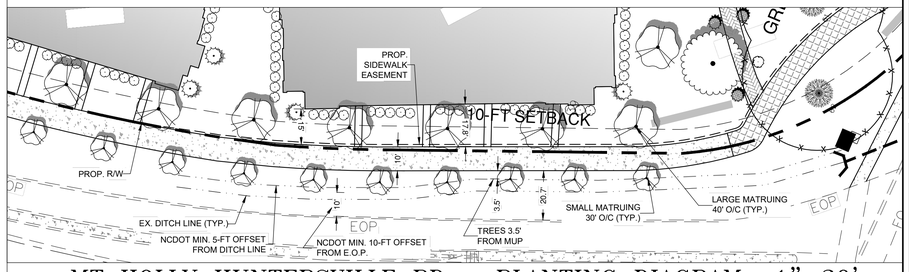
LEGEND

PROPOSED
795 5' CONTOURS
797 1' CONTOURS
SS SANITARY SEWER
STORM SEWER
SS SANITARY SEWER MANHOLE
STORM SEWER MANHOLE
GRATE INLET
= SPOT ELEVATION

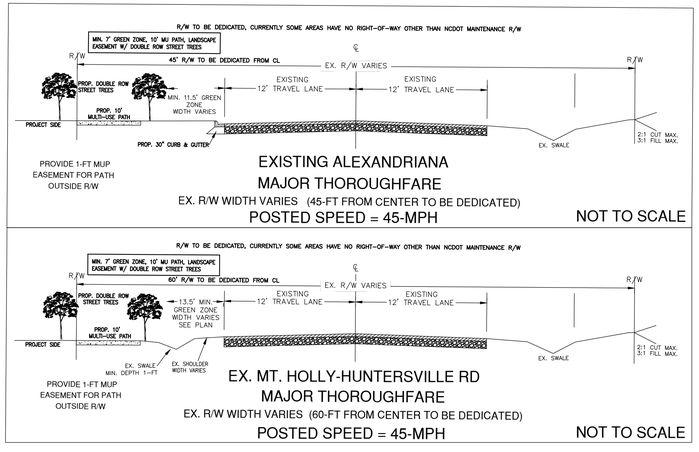
EXISTING
795 5' CONTOURS
797 1' CONTOURS
STORM SEWER
SS SANITARY SEWER
W WATER LINE
STORM SEWER MANHOLE (MH)
CURB INLET (CI)
GRATE INLET/YARD INLET (GI/YI)
CLEARING LIMITS
TREE PROTECTION FENCE



ALEXANDRIANA RD – PLANTING DIAGRAM 1"=30'



MT HOLLY HUNTERSVILLE RD – PLANTING DIAGRAM 1"=30'



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Riley D. Burgess, Jr. PE
2025.09.24 16:17:14-04'00'

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 10051 RILEY LEE BURGESS JR.

SEAL

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT SEAL NO: C-4063

NORTH ARROW

Graphic Scale 1" = 50 ft.

Project	ALEX YARDS
Location	10708 MT HOLLY-HUNTERSVILLE RD, HUNTERSVILLE, NC
Sheet Title	LANDSCAPE 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
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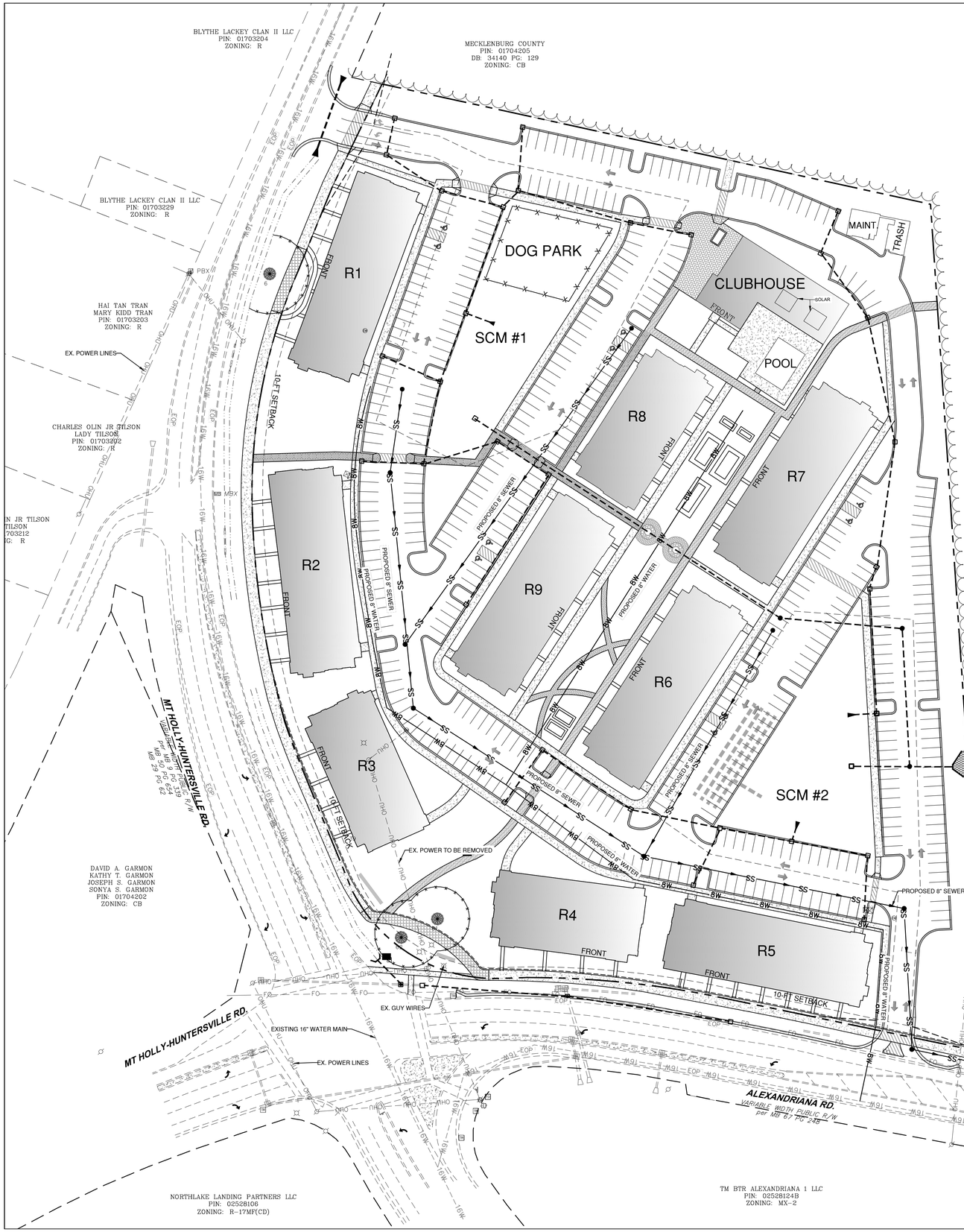
PLOTTED: 5/14/2025
P:\23013-ALEXANDRIANA PROPERTY_CAD\01N-ALEXANDRIANA-CD-BASE.DWG

Sheet: C5 Of 9
Project Number: 23013



UTILITY LEGEND

PROPOSED UTILITIES

- 2W — 2" WATER LINE
- 3W — 3" WATER LINE
- 4W — 4" WATER LINE
- 6W — 6" WATER LINE
- 8W — 8" WATER LINE
- 10W — 10" WATER LINE
- 12W — 12" WATER LINE
- 16W — 16" WATER LINE
- W — W — WATER LINE
- IRR — IRR — IRRIGATION LINE
- OHP — OHP — OVERHEAD POWER
- G — G — GAS LINE
- T — T — TELEPHONE COMMUNICATIONS
- UP — UP — UNDERGROUND POWER
- OHT — OHT — OVERHEAD TELEPHONE
- UT — UT — UNDERGROUND PHONE
- FM — FM — FORCE MAIN
- SS — SS — SANITARY SEWER
- STORM SEWER
- FLARED END SECTION (FES)
- SANITARY SEWER MANHOLE (SSMH)
- STORM SEWER MANHOLE (MH)
- GRATE INLET/YARD INLET (GI/YI)
- CURB INLET (CI)
- WATER METER
- REDUCER
- BACKFLOW PREVENTOR
- FIRE HYDRANT
- GATE VALVE
- 11.25°, 22.5°, 45° OR 90° BEND
- TEE WITH THRUST BLOCK

EXISTING UTILITIES

- 795 — 5' CONTOURS
- 796 — 1' CONTOURS
- STORM SEWER
- SS — SS — SANITARY SEWER
- FM — FM — FORCE MAIN
- G — G — GAS LINE
- UP — UP — UNDERGROUND POWER
- OHP — OHP — OVERHEAD POWER
- UT — UT — UNDERGROUND PHONE
- OHT — OHT — OVERHEAD TELEPHONE
- T — T — TELEPHONE COMMUNICATIONS
- IRR — IRR — IRRIGATION LINE
- REC — REC — RECIRCULATION LINE
- 2W — 2W — 2" WATER LINE
- 3W — 3W — 3" WATER LINE
- 4W — 4W — 4" WATER LINE
- 6W — 6W — 6" WATER LINE
- 8W — 8W — 8" WATER LINE
- 10W — 10W — 10" WATER LINE
- 12W — 12W — 12" WATER LINE
- 16W — 16W — 16" WATER LINE

BOC BACK OF CURB
EOP EDGE OF PAVEMENT
R/W RIGHT-OF-WAY
N/F NOW OR FORMERLY

- FIRE HYDRANT (FH)
- GATE VALVE (GV)
- SANITARY SEWER MANHOLE (SSMH)
- STORM SEWER MANHOLE (MH)
- CURB INLET (CI)
- GRATE INLET/YARD INLET (GI/YI)
- SIGN
- UTILITY POLE
- LIGHT POLE
- WATER METER

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Riley D. Burgess, Jr. PE
2025.05.14 16:17:15-04'00'

NORTH CAROLINA PROFESSIONAL SEAL 10051 ENGINEER RILEY DEE BURGESS JR.

SEAL

NORTH CAROLINA PROFESSIONAL SEAL NO: C-4063 LANDSCAPE ARCHITECT

N

NORTH ARROW

0 25 50 100

Graphic Scale 1" = 50 ft.

Project ALEX YARDS
Location 10708 MT HOLLY-HUNTERSVILLE RD, HUNTERSVILLE, NC
Sheet Title UTILITY PLAN - CONCEPTUAL

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
5/14/25- Town Comments

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PLOTTED: 5/14/2025
P:\23013-ALEXANDRIANA PROPERTY_CAD\DTA-ALEXANDRIANA - BASE.DWG

Sheet: C6 of 9
Project Number: 23013

IMPERVIOUS DATA

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/8,726-sf
	TOTAL	– 7.49-ac/326,363-sf (326,363/494,105) 100 = 66.05%

NOTES:
1) THIS SITE SHALL UTILIZE THE HIGH DENSITY OPTION, SCM'S SHALL BE PROVIDED IN COMPLIANCE WITH THE PCO AND HUNTERSVILLE LOW IMPACT DEVELOPMENT REQUIREMENTS BY USING SAND FILTERS, ABOVE GROUND DETENTION OR OTHER APPROVED S.C.M.'S.
2) THIS PROJECT DOES NOT LIE WITHIN A REGULATED FLOODWAY

1 INCH WATER QUALITY VOLUME

#	REQUIRED VOLUME	PROVIDED VOLUME	METHOD
SCM#1	9,948–CF	9,948–CF	SAND FILTER
SCM#2	17,872–CF	17,872–CF	SAND FILTER

10-YR DETENTION VOLUME

#	REQUIRED VOLUME	POND VOLUME	PIPE VOLUME	TOTAL VOLUME PROVIDED	METHOD
SCM#1	25,160–CF	29,133–CF	0	29,133–CF	ABOVE GROUND POND STORAGE
SCM#2	45,201–CF	41,213–CF	5,000–CF	46,213–CF	UNDERGROUND PIPES SHALL BE PROVIDED IF ADDITIONAL STORAGE NEEDED

UTILITY LEGEND

PROPOSED UTILITIES

- 2W — 2" WATER LINE
- 3W — 3" WATER LINE
- 4W — 4" WATER LINE
- 6W — 6" WATER LINE
- 8W — 8" WATER LINE
- 10W — 10" WATER LINE
- 12W — 12" WATER LINE
- 16W — 16" WATER LINE
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- OHP — OVERHEAD POWER
- G — GAS LINE
- T — TELEPHONE COMMUNICATIONS
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- GRATE INLET/YARD INLET (GI/YI)
- CURB INLET (CI)
- WATER METER
- REDUCER
- BACKFLOW PREVENTOR
- FIRE HYDRANT
- GATE VALVE
- 11.25°, 22.5°, 45° OR 90° BEND
- TEE WITH THRUST BLOCK

EXISTING UTILITIES

- 5' CONTOURS
- 1' CONTOURS
- STORM SEWER
- SANITARY SEWER
- FORCE MAIN
- GAS LINE
- UNDERGROUND POWER
- OVERHEAD POWER
- UNDERGROUND PHONE
- OVERHEAD TELEPHONE
- TELEPHONE COMMUNICATIONS
- IRRIGATION LINE
- RECIRCULATION LINE
- 2" WATER LINE
- 3" WATER LINE
- 4" WATER LINE
- 6" WATER LINE
- 8" WATER LINE
- 10" WATER LINE
- 12" WATER LINE
- 16" WATER LINE

BOC BACK OF CURB
EOP EDGE OF PAVEMENT
R/W RIGHT-OF-WAY
N/F NOW OR FORMERLY

- FIRE HYDRANT (FH)
- GATE VALVE (GV)
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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 10051 RILEY DEE BURGESS JR.

SEAL

SURVEYOR SEAL NO: C-4063

NORTH ARROW

0 25 50 100

Graphic Scale 1" = 50 ft.

ALEX YARDS

Project

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

Sheet Title: GRADING/STORM/SCM PLAN - CONCEPTUAL

DEVELOPER/OWNER

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

Designed By	WOODBINE
Drawn By	WOODBINE
Date	1-24-25
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PLOTTED: 5/14/2025
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Sheet: C7 of 9
Project Number: 23013

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
- GUY 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
MNF	MAG NAIL FOUND
C&G	CURB AND GUTTER
PDE	PERMANENT DRAINAGE EASEMENT

LINE LEGEND:

- BOUNDARY LINE
- ADJOINER LINE
- RIGHT OF WAY — R/W —
- EASEMENT LINE
- FENCE LINE — X — X — X —
- OVERHEAD UTILITY LINE — OHU — OHU —
- WOOD LINE
- SETBACK LINE
- SANITARY SEWER LINE — SS —
- MINOR CONTOUR
- MAJOR CONTOUR
- TOP OF BANK LINE — TB — TB — TB —

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

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PLOTTED: 5/14/2025
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Riley D. Burgess, Jr. PE
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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 10051 RILEY DEE BURGESS JR.

SEAL

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT SEAL NO: C-4063

NORTH ARROW

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

Project: ALEX YARDS
Location: 10708 MT HOLLY-HUNTERSVILLE RD, HUNTERSVILLE, NC
Sheet Title: 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
5/14/25- Town Comments

Sheet: C8 Of 9
Project Number: 23013

EXISTING TREE CONDITIONS

#	Species	Diameter	Condition	Class	Status
1	Red Maple	30	Good	Specimen	Remove
2	Willow Oak	43	Fair	Specimen	Remove
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	Specimen	Remove
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	Good		
34	Hickory	13	Fair		
35	White Oak	29	Good	Specimen	Remove
36	Post Oak	29	Fair	Specimen	Remove
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	Specimen	Remove
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	Save
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	Specimen	Remove
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	Dead	
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	Specimen	Remove
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	Specimen	Remove
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	Specimen	Remove
169	White Oak	14	Good		
170	Eastern Red Cedar	19	Good		
171	White Oak	22	Fair/Poor		
172	Tulip Poplar	27	Fair	Specimen	Remove
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	Specimen	Remove
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: 2
PERCENTAGE OF SPECIMEN TREES REQUIRED TO SAVE: 30% = 21
PERCENTAGE OF SPECIMEN TREES ACTUALLY SAVED: 3%
TREE CANOPY REQUIRED = 0
TREE CANOPY SAVED = 0

TREE MITIGATION

SPECIMEN TREE MITIGATION = 19-TREES

AVERAGE DBH OF REMOVED SPECIMEN TREE = 30.59-INCHES
CALIPER TO BE REPLANTED = 582-INCHES
TREES TO BE REPLANTED = 291-TREES (2-INCH CAL. TREE)

NOTE: TREES PLANTED FOR SPECIMEN TREE MITIGATION ARE TO BE PLANTED ON-SITE UNLESS CONDITIONS ARE NOT CONDUCIVE 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 REPLACED IS MET.

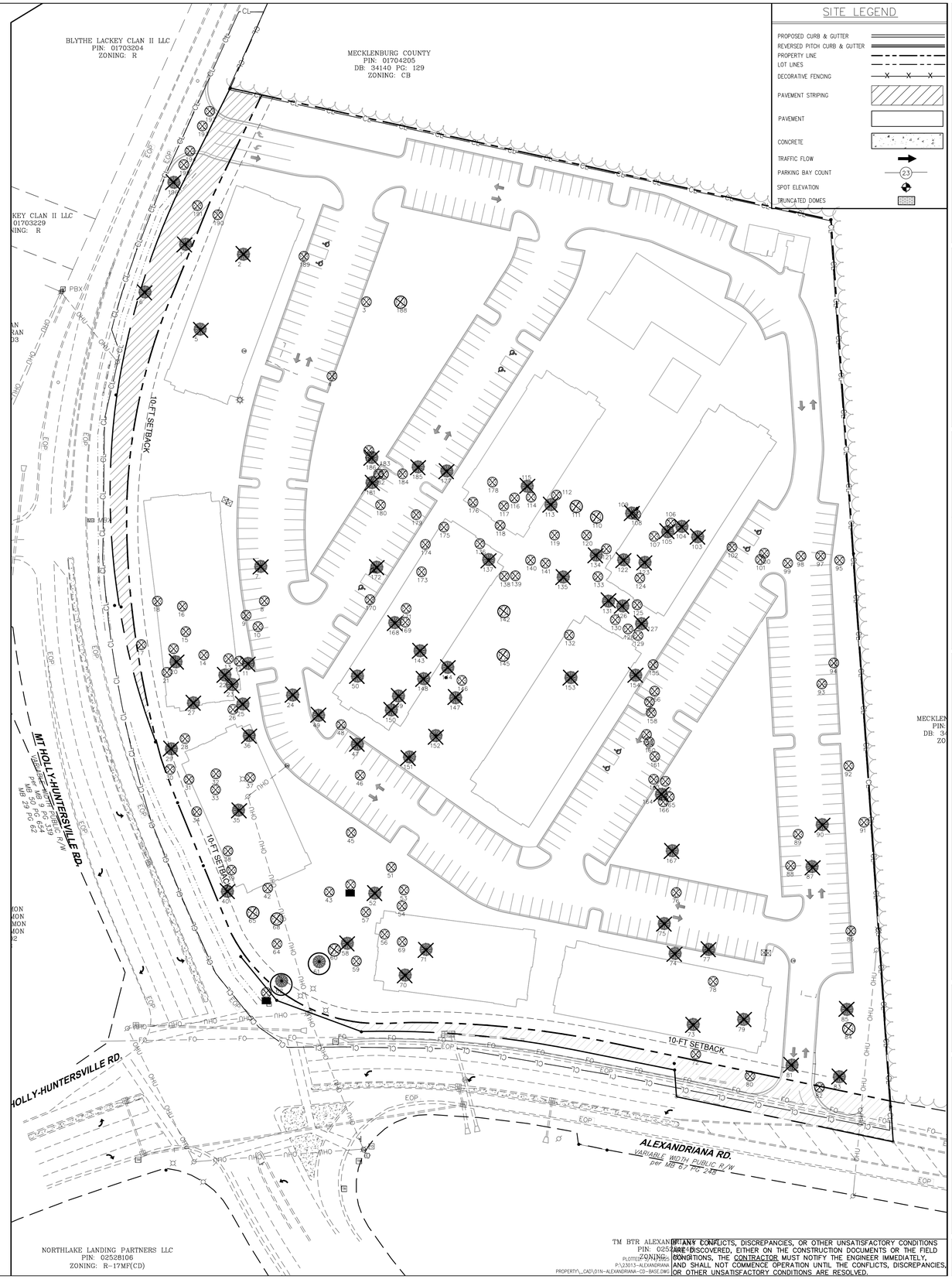
AREAS FOR ONSITE MITIGATION COULD INCLUDE SITE PERIMETER, URBAN OPEN SPACES, DOG PARK, STORM POND PERIMETER AND COMMON OPEN SPACE AROUND BUILDINGS.

TREE LEGEND

201 SPECIMEN TREE SAVED

201 SPECIMEN TREE REMOVED

200 12" OR LARGER TREE REMOVED



SITE LEGEND

- PROPOSED CURB & GUTTER
- REVERSED PITCH CURB & GUTTER
- PROPERTY LINE
- LOT LINES
- DECORATIVE FENCING
- PAVEMENT STRIPING
- PAVEMENT
- CONCRETE
- TRAFFIC FLOW
- PARKING BAY COUNT (23)
- SPOT ELEVATION
- TRUNCATED DOMES

IF 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: 2025-04-24 10:17:16 AM
P:\23013-ALEXANDRIANA
PROPERTY_CAD\01N-ALEXANDRIANA-CD-BASE.DWG

Woodbine Design, P.C.
Land planning \ civil engineering
Wendling Hatten & Mann
www.woodbinedesign.com 980.722.2669 20816 N. Main Street, Suite 204
pwood@woodbinedesign.com 704.315.8367 Cornelius, NC 28031

Riley D. Burgess, Jr. PE
2025.04.24 10:17:16-04'00'

NORTH CAROLINA PROFESSIONAL SEAL 10051 ENGINEER RILEY DEE BURGESS JR.

SEAL

NORTH CAROLINA PROFESSIONAL SEAL NO: C-4063

NORTH ARROW

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

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
5/14/25- 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	
2	10.00%	15.00%	9886.72	
3	15.00%	25.00%	1489.03	
4	25.00%	30.00%	984.18	

BLYTHE LACKEY CLAN II LLC
PIN: 01703204
ZONING: R

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

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

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

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

MT HOLLY-HUNTERSVILLE RD.
VARIABLE WIDTH PUBLIC R/W
per MB 50 PG 654
MB 59 PG 62

ALEXANDRIANA RD.
VARIABLE WIDTH PUBLIC R/W
per MB 67 PG 435

10-FT SETBACK

SOILS LINE

CeB2
HSG-B

HeB
HSG-C

CeB2

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

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pwood@woodbinedesign.com 704.315.8367 Cornelius, NC 28031

Riley D. Burgess, Jr. PE
2025.09.24 16:17:16-04'00'

NORTH CAROLINA PROFESSIONAL SEAL 10051 ENGINEER RILEY DEE BURGESS JR.

SEAL

SEAL NO: C-4063

NORTH ARROW

Graphic Scale 1" = 50 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
5/14/25- 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 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: 5/14/2025
P:\23013-ALEXANDRIANA PROPERTY_CAD\01N-ALEXANDRIANA-CD-BASE.DWG

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:

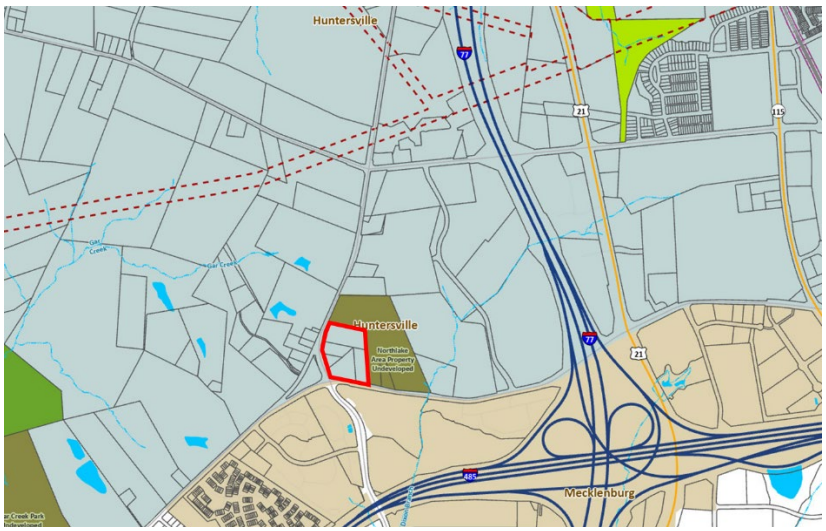
Recipients of this letter meet the notification requirements of the Town of Huntersville as being adjacent landowners with at least a portion of their properties located within 250 ft. of the subject property, and neighborhood organizations registered with the Town of Huntersville within 2,000 ft. of 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
BLEDSOE	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
STONEYBROOK STATION HOMEOWNERS ASSOCIATION INC	01706371	Neighborhood Association

Method
Certified Mail
Certified Mail
Certified Mail
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Certified Mail
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Certified Mail
Certified Mail
Certified Mail
Certified Mail
Certified Mail
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Certified Mail
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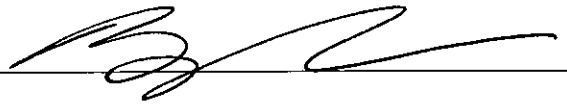
Certified Mail

COMMUNITY MEETING
SIGN IN SHEET
March 26, 2025, 6:00pm to 7:00pm
R25-01 Alex Yards Rezoning
Location: Clutch Studios
11101 Hambright Road, Huntersville, NC 28078

ATTENDEE NAME


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)

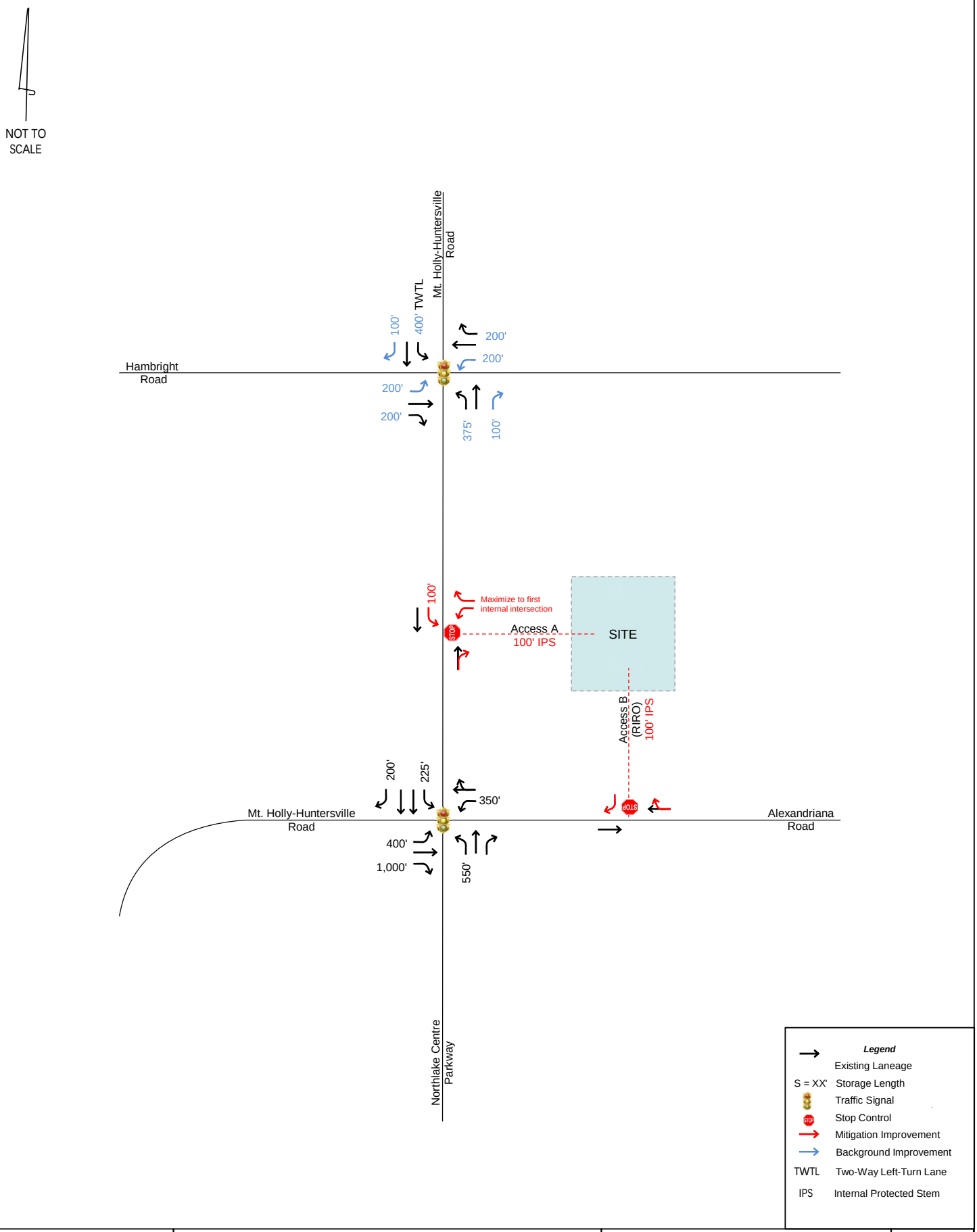
- Construct a median along Alexandriana Road to restrict access to right-in/out only and an internal protected stem of 100 feet.

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.



Kimley»Horn	Alex Yards Traffic Impact Analysis	Recommended Roadway Laneage	Figure 8.1

Request for Board Action

May 27, 2025

To: The Honorable Mayor and Board of Commissioners

From: Brad Priest, Assistant Planning Director

Subject: 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.

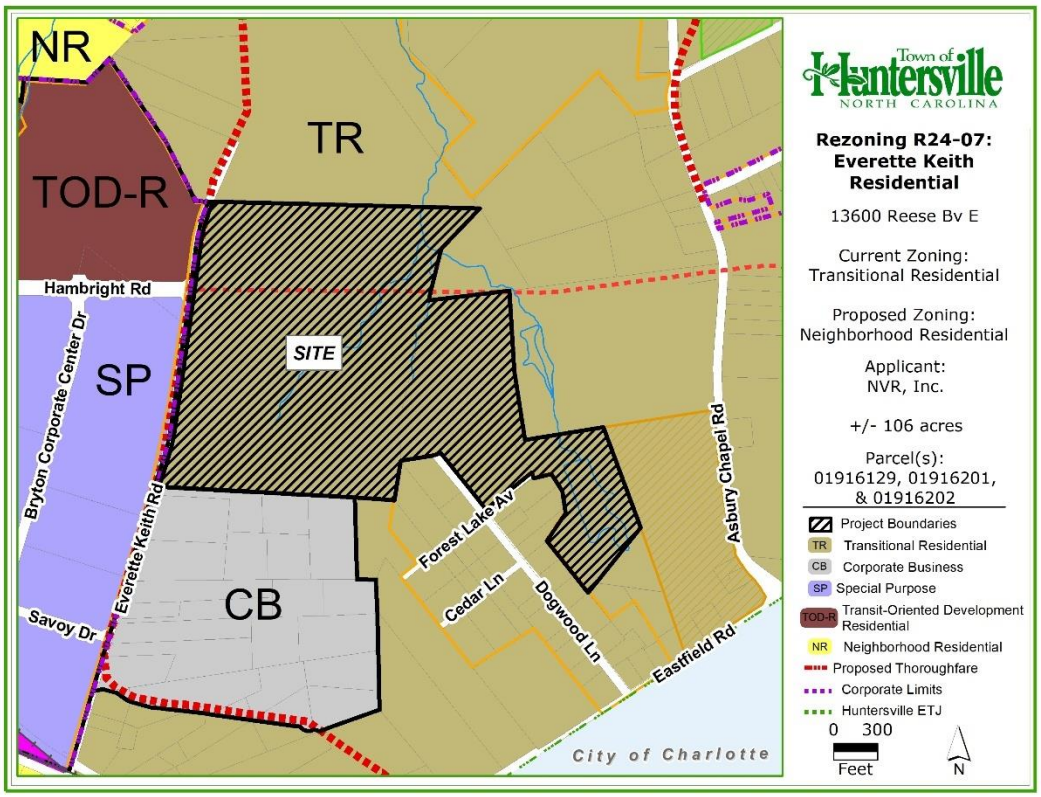
ACTION RECOMMENDED:
Consider a recommendation on Tuesday May 6, 2025 on R24-07.

FINANCIAL IMPLICATIONS:
N/A

ATTACHMENTS:
1. R24-07 Everette Keith Res Staff Report - PB - 5 27 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
Everette 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 Everette 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 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.
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.

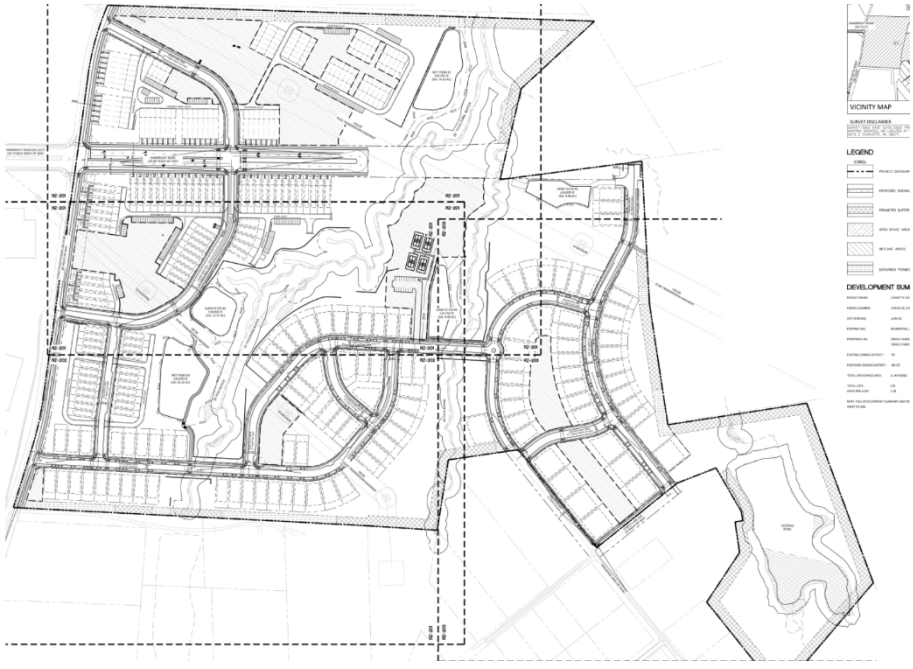
4. Planning staff certifies that notice for this rezoning petition was sent via a postcard to adjoining property owners; a legal ad placed in the Charlotte Observer; and posting of a rezoning sign along Dogwood Lane in front of the property.

PART 2: REZONING/SITE PLAN

Site Plan Description

- UPDATE 5/16/25: As of the deadline for the Planning Board staff report, no updated rezoning plan has been submitted to staff for review. The applicant is still currently working on addressing staff comments and feedback from the public hearing.
- 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:

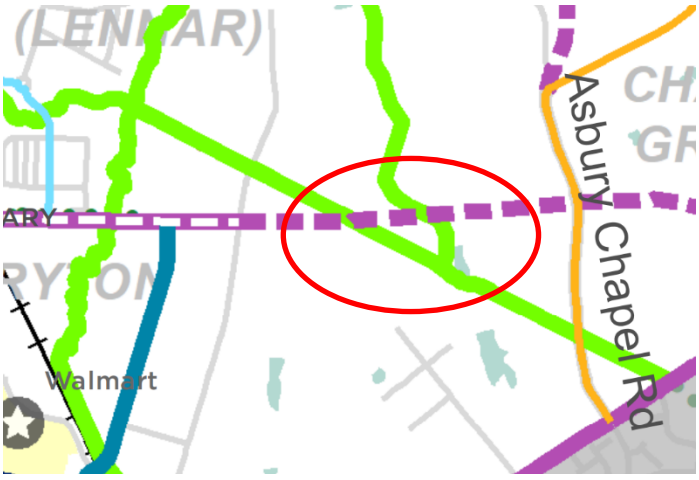


Rezoning Issues:

- 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 programing 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.
- Hambright Extension Alignment: The applicants are proposing to build Hambright 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 Hambright 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

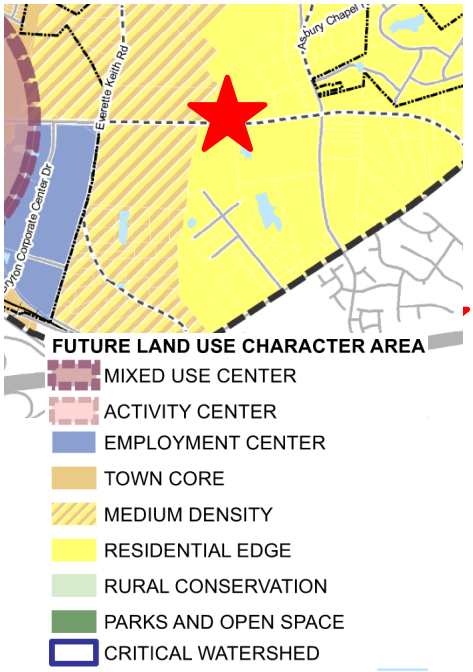
Traffic Impact Analysis (TIA)

- 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 Everette 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.

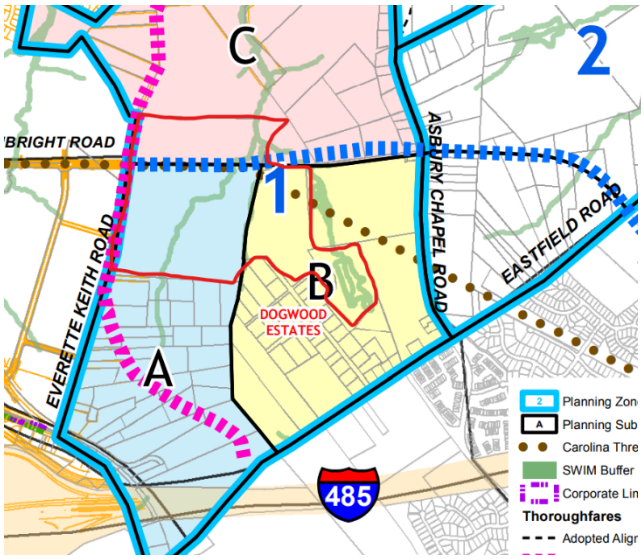
STAFF COMMENT – The 2040 Huntersville Community Plan **DOES NOT** SUPPORT this project through the following sections:

- **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 Hambright Road, it is recommended that the current TR zoning designation be maintained, until such time as Hambright Road is extended to Eastfield Road. At that time, it may be appropriate to consider changes to existing zoning.

A — East of Everette Keith Road and south of the proposed Hambright 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 Hambright 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 Hambright 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 Hambright Road is extended to Eastfield Road. Therefore, increasing the intensity from Transitional Residential to Neighborhood Residential zoning as proposed, without extending Hambright 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 throughfares. 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 – UPDATE 5/16/25

A Public Hearing on the application was heard on May 6, 2025. Residents expressed concern about the proposed connection to Dogwood Lane and the traffic generated through the existing neighborhood. Commissioner Bergman asked staff to provide the school assignments for the property in question and the existing tree canopy of the property. The school assignments for the proposed development would be Blythe Elementary School, JM Alexander Middle School and North Mecklenburg High School. The existing tree canopy of the site is 78.8%. The proposed tree canopy to remain is 16.8% canopy. After Board discussion with staff and the applicant the public hearing was closed. The livestream for the meeting can be viewed here: https://www.youtube.com/watch?v=qmhNQxSgl7w&t=8338s.

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 Everette Keith Residential

Planning Department	Planning Board	Board of Commissioners
APPROVAL: N/A	APPROVAL: In considering the proposed rezoning application R24-07, Everette Keith Residential, the Planning Board recommends approval based on the Plan being consistent with **(insert applicable plan reference)**. **It is reasonable and in the public interest to approve the Rezoning Plan because… (Explain)**	APPROVAL: In considering the proposed rezoning application R24-07, Everette Keith Residential, the Town Board recommends approval based on the Plan being consistent with **(insert applicable plan reference)**. **It is reasonable and in the public interest to approve the Rezoning Plan because… (Explain)**
DENIAL: In considering the proposed rezoning application R24-07 Everette 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, Everette Keith Residential, the Planning Board recommends denial based on the Plan being **(consistent OR inconsistent) with (insert applicable plan reference).** **It is not reasonable and in the public interest to approve the Rezoning Plan because… (Explain)**	DENIAL: In considering the proposed rezoning application R24-07 Everette Keith Residential, the Town Board recommends denial based on the Plan being **(consistent OR inconsistent) with (insert applicable plan reference).** **It is not reasonable and in the public interest to approve the Rezoning Plan because… (Explain)**

Town Engineering Rezoning Comment Summary
R24-7 Everette 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 Everette 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 Everette 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 Everette 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.

NORTH

Everett Keith Road

Site

Access A

Access B

Hambright Road

250'

225'
225'

325'
325'

825'

250'

150'

250'

250'

Drop 175'

150'

Drop

150'

Drop

Old Statesville Road

Bryton Corporate Center Drive

Access C

Site

Access D

Access E

Access F

50'

350'

450'

Alexandriana Road

Eastfield Road

275'

600'
125'

225'

50'

Drop 200'

425'

450'

LEGEND

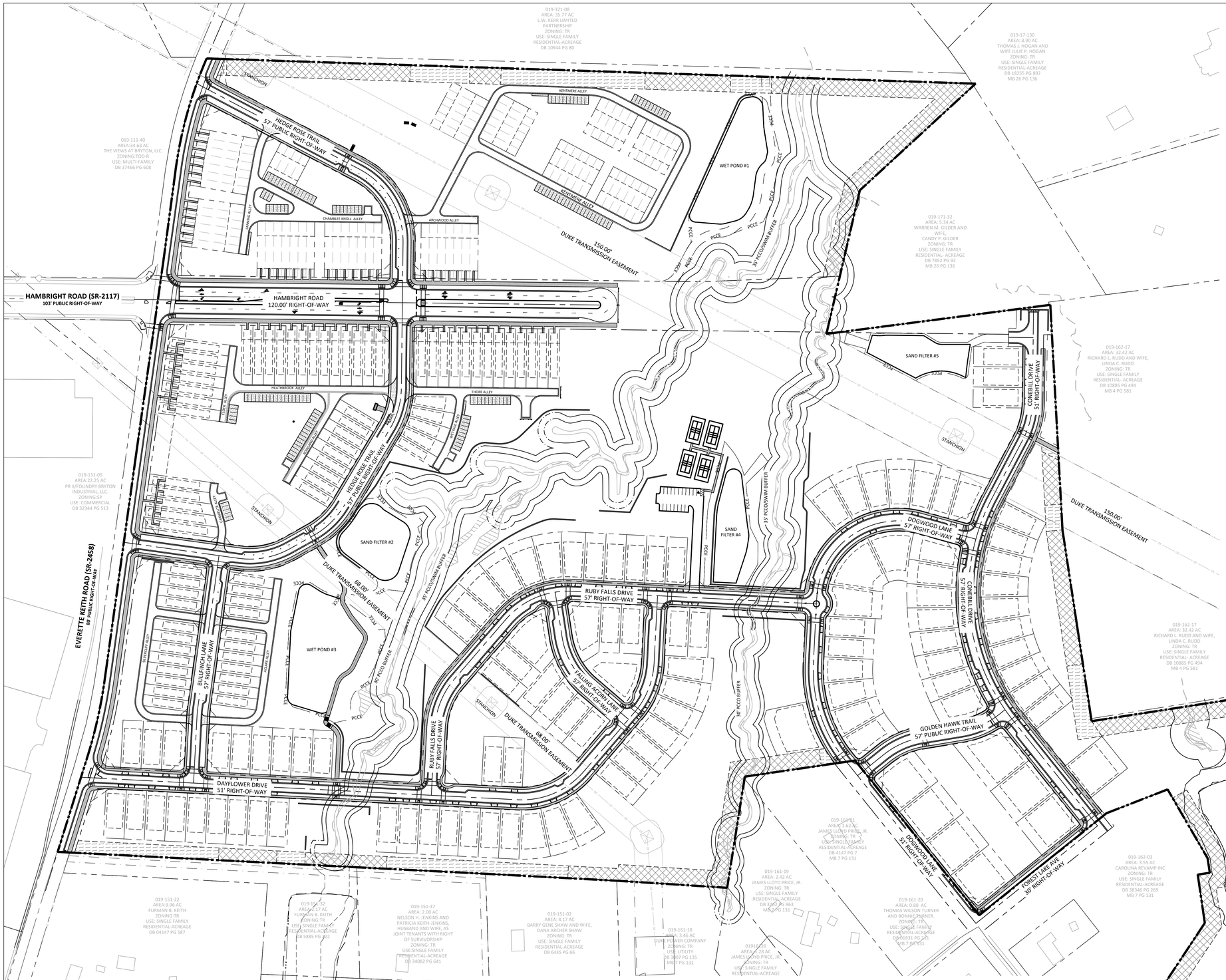
- Signalized Intersection
- Modify Traffic Signal
- Unsignalized Intersection
- Right-In/Right-Out Intersection
- Existing Lane
- Recommended Improvement
- X' Storage (In Feet)

IMPACT
Designs, Inc.

Everett Keith Road Residential
Huntersville, NC

Proposed Lane Configurations and Traffic Control

Scale: Not to Scale	Figure	10

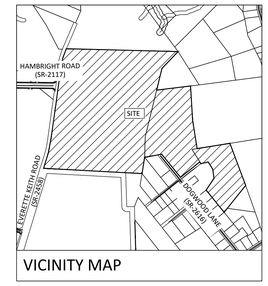


EVERETTE KEITH RESIDENTIAL REZONING/ SKETCH PLAN - R24-07

TOWN OF HUNTERSVILLE

MECKLENBURG COUNTY, NORTH CAROLINA

ACCELA #: CSP-500029



VICINITY MAP

SURVEY DISCLAIMER

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

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

HAMBRIGHT ROAD

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

BOLTON & MENK

1801 N. GRAHAM ST SUITE 320
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Email: charlotte@bolton-menk.com
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NVR, Inc.

9920 Kincey Ave Ste 200
Huntersville, NC 28078

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 PLAN.

PROJECT NO:
4896

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

PRELIMINARY
NOT FOR CONSTRUCTION

HORZ. 1"=100' 0 100 200 FEET

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

RZ-000

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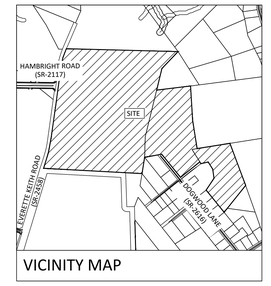

VICINITY MAP

SURVEY DISCLAIMER(S)

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

ENVIRONMENTAL SURVEY ISSUE DATE 11/09/2023. PROVIDED BY WETLANDS AND WATER, INC. LOCATED AT 4108 LB PROPST DRIVE, CONOVER, NC 28613

LEGEND

SYMBOL

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

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EVERETTE KEITH RESIDENTIAL REZONING - R24-07

11430 Dogwood Ln
Huntersville, NC 28078

EXISTING CONDITIONS

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

Bolton & Menk, Inc. SEAL F-1429 C-596

PRELIMINARY
NOT FOR CONSTRUCTION

N

HORZ. SCALE 0 100 200 FEET

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

RZ-100

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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)*

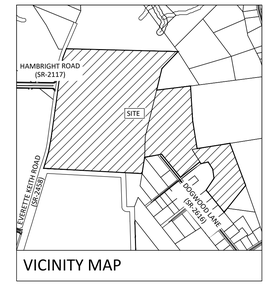
TREE CANOPY

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.) AND SOFTWOODS (E.G. PINES SP.) IN GOOD OR BETTER CONDITION WITH A DBH OF 24" 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 AVIOIMAGE 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
xx	TREE PROTECTION FENCE

BOLTON & MENK

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9920 Kincey Ave Ste 200
Huntersville, NC 28078

EVERETTE KEITH RESIDENTIAL REZONING - R24-07

11430 Dogwood Ln
Huntersville, NC 28078

TREE PRESERVATION

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

BOLTON & MENK, INC. REGISTERED LANDSCAPE ARCHITECT SEAL F-1402 5-5-06 CAROLINA

PRELIMINARY
NOT FOR CONSTRUCTION

HORZ. SCALE 0 100 200 FEET

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

RZ-101

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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				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	24" SPLIT OAK	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	SAVE	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	24" SPLIT OAK	SPECIMEN	REMOVE	450	15" PINE	NON-SPECIMEN	SAVE	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	16" 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	355	12" SPLIT OAK	NON-SPECIMEN	REMOVE	456	12" OAK	NON-SPECIMEN	SAVE	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	SAVE	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	SAVE	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	12" BEECH	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
29	30" OAK	SPECIMEN	SAVE	129	24" OAK	SPECIMEN	SAVE	259	24" PINE	SPECIMEN	REMOVE	361	16" SPLIT OAK	NON-SPECIMEN	REMOVE	462	12" BEECH	NON-SPECIMEN	SAVE	562	12" PINE	NON-SPECIMEN	REMOVE	663	12" PINE	NON-SPECIMEN	REMOVE	763	12" PINE	NON-SPECIMEN	REMOVE
30	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	SAVE	563	12" OAK	NON-SPECIMEN	SAVE	664	17" SPLIT OAK	NON-SPECIMEN	REMOVE	764	22" SPLIT BLACK CHERRY	NON-SPECIMEN	REMOVE
31	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	SAVE	564	12" OAK	NON-SPECIMEN	SAVE	665	12" OAK	NON-SPECIMEN	REMOVE	765	15" PINE	NON-SPECIMEN	REMOVE
32	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
33	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
34	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	SAVE	567	16" OAK	NON-SPECIMEN	SAVE	668	26" SPLIT OAK	SPECIMEN	REMOVE	768	16" SPLIT CEDAR	NON-SPECIMEN	REMOVE
35	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	SAVE	568	14" BEECH	NON-SPECIMEN	SAVE	669	12" PINE	NON-SPECIMEN	REMOVE	769	14" CEDAR	NON-SPECIMEN	REMOVE
36	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
37	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	SAVE	570	14" OAK	NON-SPECIMEN	SAVE	671	12" PINE	NON-SPECIMEN	REMOVE	771	12" SPLIT HICKORY	NON-SPECIMEN	REMOVE
38	24" OAK	SPECIMEN	SAVE	141	30" SPLIT MAPLE	SPECIMEN	REMOVE	270	24" OAK	SPECIMEN	REMOVE	370	16" PINE	NON-SPECIMEN	REMOVE	471	12" PINE	NON-SPECIMEN	SAVE	571	14" OAK	NON-SPECIMEN	SAVE	672	12" CEDAR	NON-SPECIMEN	REMOVE	772	16" OAK	NON-SPECIMEN	REMOVE
39	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	SAVE	673	12" CEDAR	NON-SPECIMEN	REMOVE	773	12" PINE	NON-SPECIMEN	REMOVE
40	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	SAVE	573	12" OAK	NON-SPECIMEN	SAVE	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	SAVE	574	15" OAK	NON-SPECIMEN	SAVE	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" OAK	NON-SPECIMEN	SAVE	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	SAVE	576	16" OAK	NON-SPECIMEN	SAVE	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	SAVE	577	14" OAK	NON-SPECIMEN	SAVE	678	18" SPLIT OAK	NON-SPECIMEN	REMOVE	778	12" OAK	NON-SPECIMEN	SAVE
45	36" OAK	SPECIMEN	REMOVE	151	24" SPLIT OAK	SPECIMEN	SAVE	277	24" OAK	SPECIMEN	REMOVE	377	12" PINE	NON-SPECIMEN	REMOVE	478	12" PINE	NON-SPECIMEN	SAVE	578	16" OAK	NON-SPECIMEN	SAVE	679	26" SPLIT OAK	SPECIMEN	REMOVE	779	12" PINE	NON-SPECIMEN	SAVE
46	24" OAK	SPECIMEN	REMOVE	152	24" OAK	SPECIMEN	SAVE	278	30" OAK	SPECIMEN	REMOVE	378	12" PINE	NON-SPECIMEN	REMOVE	479	12" PINE	NON-SPECIMEN	SAVE	579	12" OAK	NON-SPECIMEN	SAVE	680	18" SPLIT PINE	NON-SPECIMEN	REMOVE	780	12" PINE	NON-SPECIMEN	SAVE
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	SAVE	580	15" OAK	NON-SPECIMEN	SAVE	681	12" OAK	NON-SPECIMEN	SAVE	781	12" OAK	NON-SPECIMEN	SAVE
48	24" OAK	SPECIMEN	SAVE	154	24" OAK	SPECIMEN	SAVE	280	24" OAK	SPECIMEN	REMOVE	380	20" SPLIT OAK	NON-SPECIMEN	REMOVE	481	12" SPLIT OAK	NON-SPECIMEN	SAVE	581	12" OAK	NON-SPECIMEN	SAVE	682	12" PINE	NON-SPECIMEN	SAVE	782	12" OAK	NON-SPECIMEN	SAVE
49	36" MAPLE	SPECIMEN	SAVE	155	24" OAK	SPECIMEN	SAVE	281	24" OAK	SPECIMEN	REMOVE	381	12" PINE	NON-SPECIMEN	REMOVE	482	18" OAK	NON-SPECIMEN	SAVE	582	12" OAK	NON-SPECIMEN	SAVE	683	12" PINE	NON-SPECIMEN	SAVE	783	15" BEECH	NON-SPECIMEN	SAVE
50	24" OAK	SPECIMEN	REMOVE	157	24" OAK	SPECIMEN	SAVE	282	24" OAK	SPECIMEN	REMOVE	382	12" PINE	NON-SPECIMEN	REMOVE	483	15" OAK	NON-SPECIMEN	SAVE	583	12" OAK	NON-SPECIMEN	REMOVE	684	12" PINE	NON-SPECIMEN	REMOVE	784	12" OAK	NON-SPECIMEN	SAVE
51	30" OAK	SPECIMEN	REMOVE	158	24" OAK	SPECIMEN	SAVE	283	24" MAPLE	SPECIMEN	REMOVE	383	12" OAK	NON-SPECIMEN	REMOVE	484	15" OAK	NON-SPECIMEN	SAVE	584	12" OAK	NON-SPECIMEN	REMOVE	685	12" PINE	NON-SPECIMEN	REMOVE	785	12" OAK	NON-SPECIMEN	SAVE
52	30" OAK	SPECIMEN	SAVE	159	30" OAK	SPECIMEN	SAVE	284	24" OAK	SPECIMEN	REMOVE	384	12" PINE	NON-SPECIMEN	REMOVE	485	15" OAK	NON-SPECIMEN	SAVE	585	12" SPLIT HICKORY	NON-SPECIMEN	REMOVE	686	12" OAK	NON-SPECIMEN	REMOVE	786	12" BEECH	NON-SPECIMEN	SAVE
53	24" OAK	SPECIMEN	SAVE	160	30" OAK	SPECIMEN	SAVE	285	24" OAK	SPECIMEN	REMOVE	385	12" OAK	NON-SPECIMEN	REMOVE	486	12" OAK	NON-SPECIMEN	SAVE	586	12" OAK	NON-SPECIMEN	REMOVE	687	16" SPLIT OAK	NON-SPECIMEN	REMOVE	787	16" OAK	NON-SPECIMEN	SAVE
54	24" OAK	SPECIMEN	SAVE	161	24" OAK	SPECIMEN	SAVE	286	24" OAK	SPECIMEN	REMOVE	386	24" SPLIT HICKORY	SPECIMEN	REMOVE	487	16" BEECH	NON-SPECIMEN	SAVE	587	12" OAK	NON-SPECIMEN	REMOVE	688	12" OAK	NON-SPECIMEN	REMOVE	788	14" OAK	NON-SPECIMEN	REMOVE
55	24" SPLIT MAPLE	SPECIMEN	SAVE	162	24" SPLIT OAK	SPECIMEN	SAVE	287	24" OAK	SPECIMEN	REMOVE	387	12" HICKORY	NON-SPECIMEN	SAVE	488	12" OAK	NON-SPECIMEN	SAVE	588	15" OAK	NON-SPECIMEN	REMOVE	689	12" PINE	NON-SPECIMEN	REMOVE	789	12" BEECH	NON-SPECIMEN	REMOVE
56	24" SPLIT MAPLE	SPECIMEN	SAVE	163	30" MAPLE	SPECIMEN	SAVE	288	24" OAK	SPECIMEN	REMOVE	388	14" BEECH	NON-SPECIMEN	SAVE	489	12" OAK	NON-SPECIMEN	SAVE	589	15" OAK	NON-SPECIMEN	SAVE	690	12" OAK	NON-SPECIMEN	SAVE	790	13" OAK	NON-SPECIMEN	SAVE
57	24" MAPLE	SPECIMEN	SAVE	164	30" OAK	SPECIMEN	SAVE	289	24" OAK	SPECIMEN	REMOVE	389	12" OAK	NON-SPECIMEN	SAVE	490	12" OAK	NON-SPECIMEN	SAVE	590	26" SPLIT OAK	SPECIMEN	SAVE	691	16" OAK	NON-SPECIMEN	SAVE	791	12" OAK	NON-SPECIMEN	SAVE
58	24" OAK	SPECIMEN	SAVE	165	24" SPLIT OAK	SPECIMEN	SAVE	290	24" OAK	SPECIMEN	REMOVE	390	15" SWEET GUM	NON-SPECIMEN	SAVE	491	15" BEECH	NON-SPECIMEN	SAVE	591	12" OAK	NON-SPECIMEN	SAVE	692	12" PINE	NON-SPECIMEN	SAVE	792	12" BEECH	NON-SPECIMEN	SAVE
59	24" OAK	SPECIMEN	REMOVE	166	24" OAK	SPECIMEN	SAVE	291	30" OAK	SPECIMEN	REMOVE	391	12" BEECH	NON-SPECIMEN	REMOVE	492	12" OAK	NON-SPECIMEN	SAVE	592	20" SPLIT OAK	NON-SPECIMEN	SAVE	693	12" BEECH	NON-SPECIMEN	SAVE	793	12" BEECH	NON-SPECIMEN	SAVE
60	24" OAK	SPECIMEN	REMOVE	167	24" OAK	SPECIMEN	SAVE	292	24" OAK	SPECIMEN	REMOVE	392	15" PINE	NON-SPECIMEN	REMOVE	493	18" OAK	NON-SPECIMEN	REMOVE	593	12" OAK	NON-SPECIMEN	SAVE	694	12" PINE	NON-SPECIMEN	SAVE	794	12" OAK	NON-SPECIMEN	SAVE
61	52" OAK	SPECIMEN	REMOVE	168	24" OAK	SPECIMEN	SAVE	293	24" OAK	SPECIMEN	REMOVE	393	20" SPLIT OAK	NON-SPECIMEN	REMOVE	494	18" OAK	NON-SPECIMEN	REMOVE	594	14" OAK	NON-SPECIMEN	REMOVE	695	15" SPLIT PINE	NON-SPECIMEN	REMOVE	795	12" OAK	NON-SPECIMEN	SAVE
62	42" OAK	SPECIMEN	REMOVE	169	24" OAK	SPECIMEN	SAVE	294	30" OAK	SPECIMEN	REMOVE	394	20" SPLIT OAK	NON-SPECIMEN	REMOVE	495	14" OAK	NON-SPECIMEN	REMOVE	595	14" OAK	NON-SPECIMEN	SAVE	696	12" PINE	NON-SPECIMEN	REMOVE	796	12" OAK	NON-SPECIMEN	SAVE
63	42" OAK	SPECIMEN	REMOVE	170	24" OAK	SPECIMEN	SAVE	295	24" OAK	SPECIMEN	REMOVE	395	12" CEDAR	NON-SPECIMEN	REMOVE	496	18" OAK	NON-SPECIMEN	REMOVE	596	14" BEECH	NON-SPECIMEN	SAVE	697	12" PINE	NON-SPECIMEN	REMOVE	797	22" SPLIT OAK	NON-SPECIMEN	SAVE
64	48" OAK	SPECIMEN	REMOVE	171	24" OAK	SPECIMEN	SAVE	296	24" OAK	SPECIMEN	REMOVE	396	12" CEDAR	NON-SPECIMEN	REMOVE	497	18" OAK	NON-SPECIMEN	REMOVE	597	12" OAK	NON-SPECIMEN	SAVE	698	12" PINE	NON-SPECIMEN	REMOVE	798	15" OAK	NON-SPECIMEN	SAVE
65	30" OAK	SPECIMEN	REMOVE	172	30" OAK	SPECIMEN	SAVE	297	24" OAK	SPECIMEN	REMOVE	397	12" CEDAR	NON-SPECIMEN	REMOVE	498	16" PINE	NON-SPECIMEN	REMOVE	598	12" OAK	NON-SPECIMEN	SAVE	699	12" PINE	NON-SPECIMEN	REMOVE	799	12" PINE	NON-SPECIMEN	SAVE
66	36" OAK	SPECIMEN	REMOVE	173	24" OAK	SPECIMEN	SAVE	298	12" PINE	NON-SPECIMEN	REMOVE	398	12" CEDAR	NON-SPECIMEN	REMOVE	499	12" BEECH	NON-SPECIMEN	SAVE	599	12" OAK	NON-SPECIMEN	SAVE	700	12" PINE	NON-SPECIMEN	REMOVE	800	12" OAK	NON-SPECIMEN	SAVE
67	30" SPLIT OAK	SPECIMEN	REMOVE	174	24" OAK	SPECIMEN	SAVE	299	18" SPLIT OAK	NON-SPECIMEN	REMOVE	399	12" HICKORY	NON-SPECIMEN	REMOVE	500	12" OAK	NON-SPECIMEN	SAVE	600	12" OAK	NON-SPECIMEN	SAVE	701	15" SPLIT PINE	NON-SPECIMEN	REMOVE	801	12" SPLIT OAK	NON-SPECIMEN	SAVE
68	48" OAK	SPECIMEN	REMOVE	175	30" OAK	SPECIMEN	SAVE	300	18" SPLIT PINE	NON-SPECIMEN	REMOVE	400	16" SPLIT PINE	NON-SPECIMEN	REMOVE	501	21" BLACK CHERRY	NON-SPECIMEN	REMOVE	601	12" OAK	NON-SPECIMEN	SAVE	702	22" SPLIT BIRCH	NON-SPECIMEN	REMOVE	802	12" OAK	NON-SPECIMEN	REMOVE
69	24" PINE	SPECIMEN	REMOVE	176	24" OAK	SPECIMEN	SAVE	301	12" PINE	NON-SPECIMEN	REMOVE	401	16" CEDAR	NON-SPECIMEN	REMOVE	502	21" BLACK CHERRY	NON-SPECIMEN	REMOVE	602	20" OAK	NON-SPECIMEN	SAVE	703	12" PINE	NON-SPECIMEN	REMOVE	803	22" SPLIT OAK	NON-SPECIMEN	REMOVE
70	30" OAK	SPECIMEN	REMOVE	177	24" OAK	SPECIMEN	SAVE	302	12" CEDAR	NON-SPECIMEN	REMOVE	402	12" CEDAR	NON-SPECIMEN	REMOVE	503	12" BEECH	NON-SPECIMEN	REMOVE	603	12" OAK	NON-SPECIMEN	SAVE	704	12" OAK	NON-SPECIMEN	REMOVE	804	12" OAK	NON-SPECIMEN	REMOVE
71	30" OAK	SPECIMEN	REMOVE	178	24" OAK	SPECIMEN	SAVE	303	12" PINE	NON-SPECIMEN	REMOVE	403	12" PINE	NON-SPECIMEN	REMOVE	504	12" BEECH	NON-SPECIMEN	SAVE	605	12" OAK	NON-SPECIMEN	SAVE	705	12" PINE	NON-SPECIMEN	REMOVE	805	12" OAK	NON-SPECIMEN	REMOVE
72	24" OAK	SPECIMEN	REMOVE	179	30" OAK	SPECIMEN	SAVE	304	12" PINE	NON-SPECIMEN	REMOVE	404	18" SPLIT OAK	NON-SPECIMEN	REMOVE	505	15" BEECH	NON-SPECIMEN	SAVE	606	12" OAK	NON-SPECIMEN	SAVE	706	12" OAK	NON-SPECIMEN	REMOVE	806	12" PINE	NON-SPECIMEN	REMOVE
73	30" OAK	SPECIMEN	REMOVE	180	24" OAK	SPECIMEN	SAVE	305	12" PINE	NON-SPECIMEN	REMOVE	405	12" PINE	NON-SPECIMEN	SAVE	506	22" OAK	NON-SPECIMEN	SAVE	607	12" OAK	NON-SPECIMEN	SAVE	707	12" OAK	NON-SPECIMEN	SAVE	807	12" PINE	NON-SPECIMEN	REMOVE
74	30" OAK	SPECIMEN	REMOVE	181	24" OAK	SPECIMEN	SAVE	306	14" PINE	NON-SPECIMEN	REMOVE	406	12" PINE	NON-SPECIMEN	REMOVE	507	12" OAK	NON-SPECIMEN	SAVE	608	12" OAK	NON-SPECIMEN	SAVE	708	24" SPLIT OAK	SPECIMEN	SAVE	808	15" OAK	NON-SPECIMEN	REMOVE
75	36" OAK	SPECIMEN	REMOVE	185	24" OAK	SPECIMEN	SAVE	307	14" PINE	NON-SPECIMEN	REMOVE	407	18" SPLIT OAK	NON-SPECIMEN	REMOVE	508	12" BEECH	NON-SPECIMEN	SAVE	609	12" PINE	NON-SPECIMEN	REMOVE	709	12" OAK	NON-SPECIMEN	REMOVE	809	12" PINE	NON-SPECIMEN	REMOVE
76	30" OAK	SPECIMEN	REMOVE	186	24" OAK	SPECIMEN	SAVE	308	14" PINE	NON-SPECIMEN	REMOVE	408	12" CEDAR	NON-SPECIMEN	REMOVE	509	32" OAK	SPECIMEN	SAVE	610	12" PINE	NON-SPECIMEN	REMOVE	710	16" OAK	NON-SPECIMEN	REMOVE	810	12" PINE	NON-SPECIMEN	REMOVE
77	30" OAK	SPECIMEN	REMOVE	192	24" OAK	SPECIMEN	SAVE	309	12" PINE	NON-SPECIMEN	REMOVE	409	12" SWEET GUM	NON-SPECIMEN	REMOVE	510	16" OAK	NON-SPECIMEN	SAVE	611	12" SPLIT OAK	NON-SPECIMEN	REMOVE	711	12" PINE	NON-SPECIMEN	REMOVE	811	12" SPLIT PINE	NON-SPECIMEN	REMOVE
78	30" OAK	SPECIMEN	REMOVE	193	24" OAK	SPECIMEN	SAVE	310	12" PINE	NON-SPECIMEN	REMOVE	410	16" SPLIT SWEET GUM	NON-SPECIMEN	REMOVE	511	16" BEECH	NON-SPECIMEN	SAVE	612	12" SPLIT OAK	NON-SPECIMEN	SAVE	712	12" PINE	NON-SPECIMEN	REMOVE	812	12" SPLIT BEECH	NON-SPECIMEN	REMOVE
79	30" OAK	SPECIMEN	SAVE	194	24" OAK	SPECIMEN	SAVE	311	12" PINE	NON-SPECIMEN	REMOVE	411	12" PINE	NON-SPECIMEN	REMOVE	512	18" BEECH	NON-SPECIMEN	SAVE	613	12" PINE	NON-SPECIMEN	REMOVE	713	16" OAK	NON-SPECIMEN	SAVE	813	15" SPLIT OAK	NON-SPECIMEN	REMOVE
80	30" OAK	SPECIMEN	SAVE	195	30" OAK	SPECIMEN	SAVE	312	12" PINE	NON-SPECIMEN	REMOVE	412	12" PINE	NON-SPECIMEN	REMOVE	513	18" BEECH	NON-SPECIMEN	SAVE	614	12" HICKORY	NON-SPECIMEN	REMOVE	714	12" PINE	NON-SPECIMEN	SAVE	814	15" SPLIT OAK	NON-SPECIMEN	REMOVE
81	24" OAK	SPECIMEN

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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	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	SAVE	1103	30" SPLIT OAK	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	SAVE
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	1230	20" OAK	NON-SPECIMEN	REMOVE
929	12" OAK	NON-SPECIMEN	REMOVE	1030	12" BEECH	NON-SPECIMEN	SAVE	1131	14" OAK	NON-SPECIMEN	SAVE	1231	20" OAK	NON-SPECIMEN	REMOVE
931	16" OAK	NON-SPECIMEN	REMOVE	1031	14" BEECH	NON-SPECIMEN	SAVE	1132	20" OAK	NON-SPECIMEN	SAVE	1232	20" OAK	NON-SPECIMEN	REMOVE
932	16" BEECH	NON-SPECIMEN	REMOVE	1032	12" BEECH	NON-SPECIMEN	SAVE	1133	12" OAK	NON-SPECIMEN	SAVE	1233	20" OAK	NON-SPECIMEN	REMOVE
933	12" OAK	NON-SPECIMEN	REMOVE	1033	18" OAK	NON-SPECIMEN	SAVE	1134	12" BEECH	NON-SPECIMEN	SAVE	1234	15" OAK	NON-SPECIMEN	REMOVE
934	14" BEECH	NON-SPECIMEN	REMOVE	1034	16" OAK	NON-SPECIMEN	SAVE	1135	12" OAK	NON-SPECIMEN	SAVE	1235	18" OAK	NON-SPECIMEN	REMOVE
935	14" OAK	NON-SPECIMEN	REMOVE	1035	14" OAK	NON-SPECIMEN	SAVE	1136	12" PINE	NON-SPECIMEN	SAVE	1236	14" OAK	NON-SPECIMEN	REMOVE
936	16" BEECH	NON-SPECIMEN	REMOVE	1036	14" OAK	NON-SPECIMEN	SAVE	1137	16" PINE	NON-SPECIMEN	SAVE	1237	22" OAK	NON-SPECIMEN	REMOVE
937	14" BEECH	NON-SPECIMEN	SAVE	1037	12" OAK	NON-SPECIMEN	SAVE	1138	16" OAK	NON-SPECIMEN	SAVE	1238	22" OAK	NON-SPECIMEN	REMOVE
938	18" OAK	NON-SPECIMEN	REMOVE	1038	12" OAK	NON-SPECIMEN	SAVE	1139	16" OAK	NON-SPECIMEN	SAVE	1239	22" OAK	NON-SPECIMEN	REMOVE
939	12" OAK	NON-SPECIMEN	SAVE	1039	18" PINE	NON-SPECIMEN	SAVE	1140	16" OAK	NON-SPECIMEN	SAVE	1240	15" OAK	NON-SPECIMEN	REMOVE
940	12" OAK	NON-SPECIMEN	SAVE	1040	12" OAK	NON-SPECIMEN	SAVE	1141	16" OAK	NON-SPECIMEN	SAVE	1241	22" BEECH	NON-SPECIMEN	REMOVE
941	20" OAK	NON-SPECIMEN	SAVE	1041	14" PINE	NON-SPECIMEN	SAVE	1142	16" OAK	NON-SPECIMEN	SAVE	1242	20" OAK	NON-SPECIMEN	REMOVE
942	16" OAK	NON-SPECIMEN	SAVE	1042	14" BEECH	NON-SPECIMEN	SAVE	1143	14" OAK	NON-SPECIMEN	SAVE				
943	14" BEECH	NON-SPECIMEN	SAVE	1043	12" BEECH	NON-SPECIMEN	SAVE	1144	14" OAK	NON-SPECIMEN	SAVE				
944	14" OAK	NON-SPECIMEN	SAVE	1044	16" BEECH	NON-SPECIMEN	REMOVE	1145	14" OAK	NON-SPECIMEN	SAVE				
945	14" BEECH	NON-SPECIMEN	SAVE	1045	16" OAK	NON-SPECIMEN	REMOVE	1146	18" OAK	NON-SPECIMEN	SAVE				

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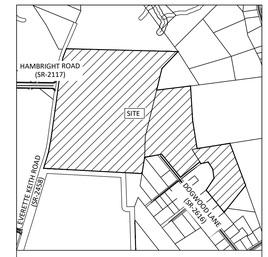

VICINITY MAP

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

1801 N. GRAHAM ST SUITE 320
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EVERETTE KEITH RESIDENTIAL REZONING - R24-07

11430 Dogwood Ln
Huntersville, NC 28078

TREE INVENTORY

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.

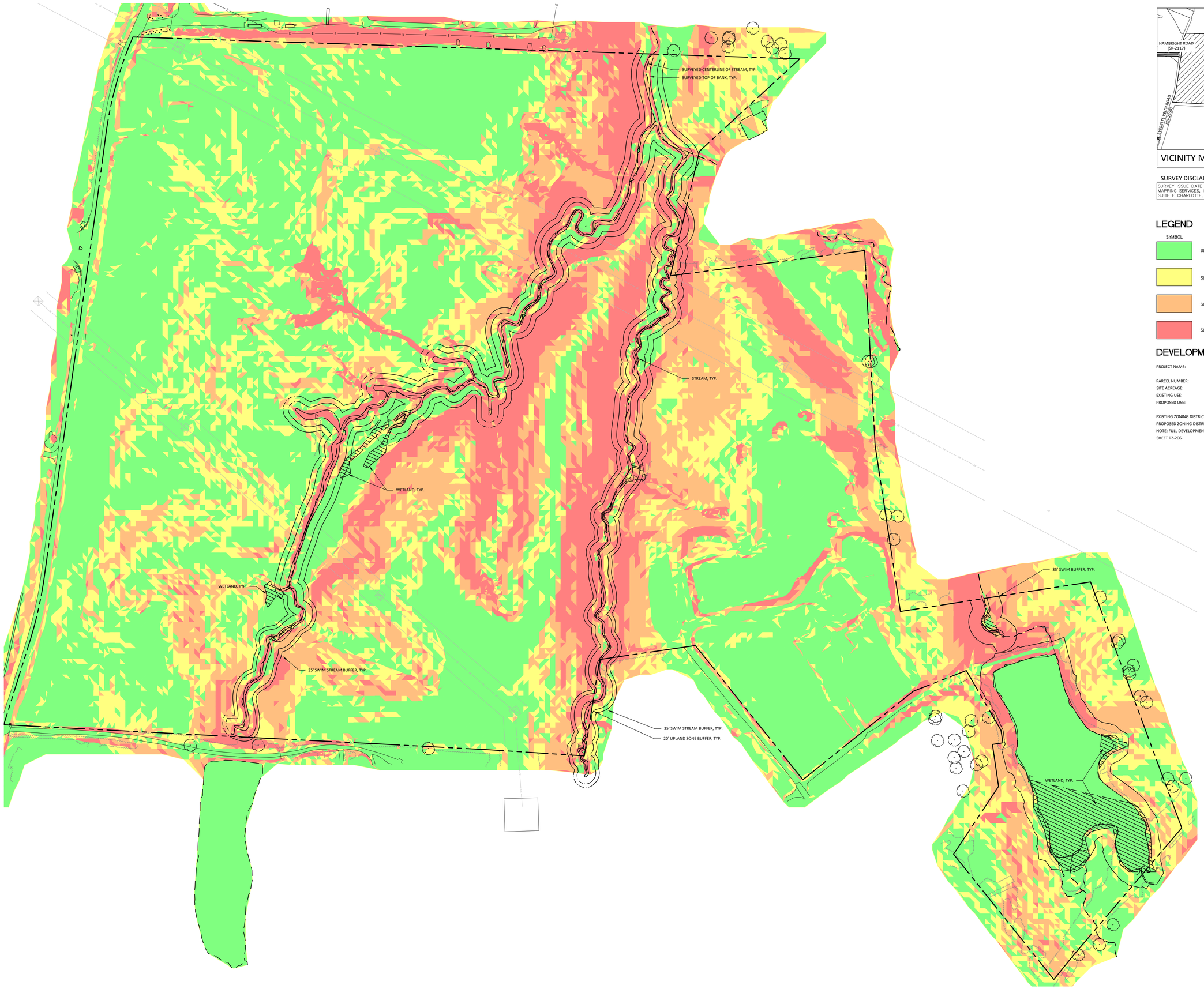
PROJECT NO:
4896

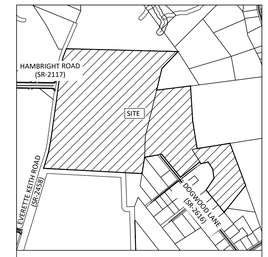
REVISIONS:
02/24/2025: SKETCH PLAN SUBMITTAL
04/08/2025: SKETCH PLAN SUBMITTAL 2

PRELIMINARY
NOT FOR CONSTRUCTION

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

RZ-102.01





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

- 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:	±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.

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 P, OR AS AMENDED.

BOLTON & MENK

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NVR, Inc.

9920 Kincey 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

0 100 200
HORZ. SCALE FEET

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

RZ-103

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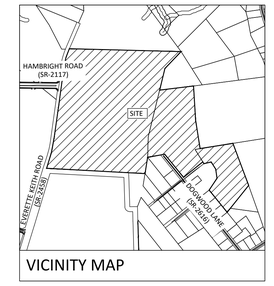

VICINITY MAP

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

- 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:

HYDROLIC SOIL GROUP B:	98.49 AC (93%)
HYDROLIC SOIL GROUP C:	2.60 AC (2%)
HYDROLIC 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

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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, 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

HORZ. 0 100 200
SCALE FEET

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

RZ-104

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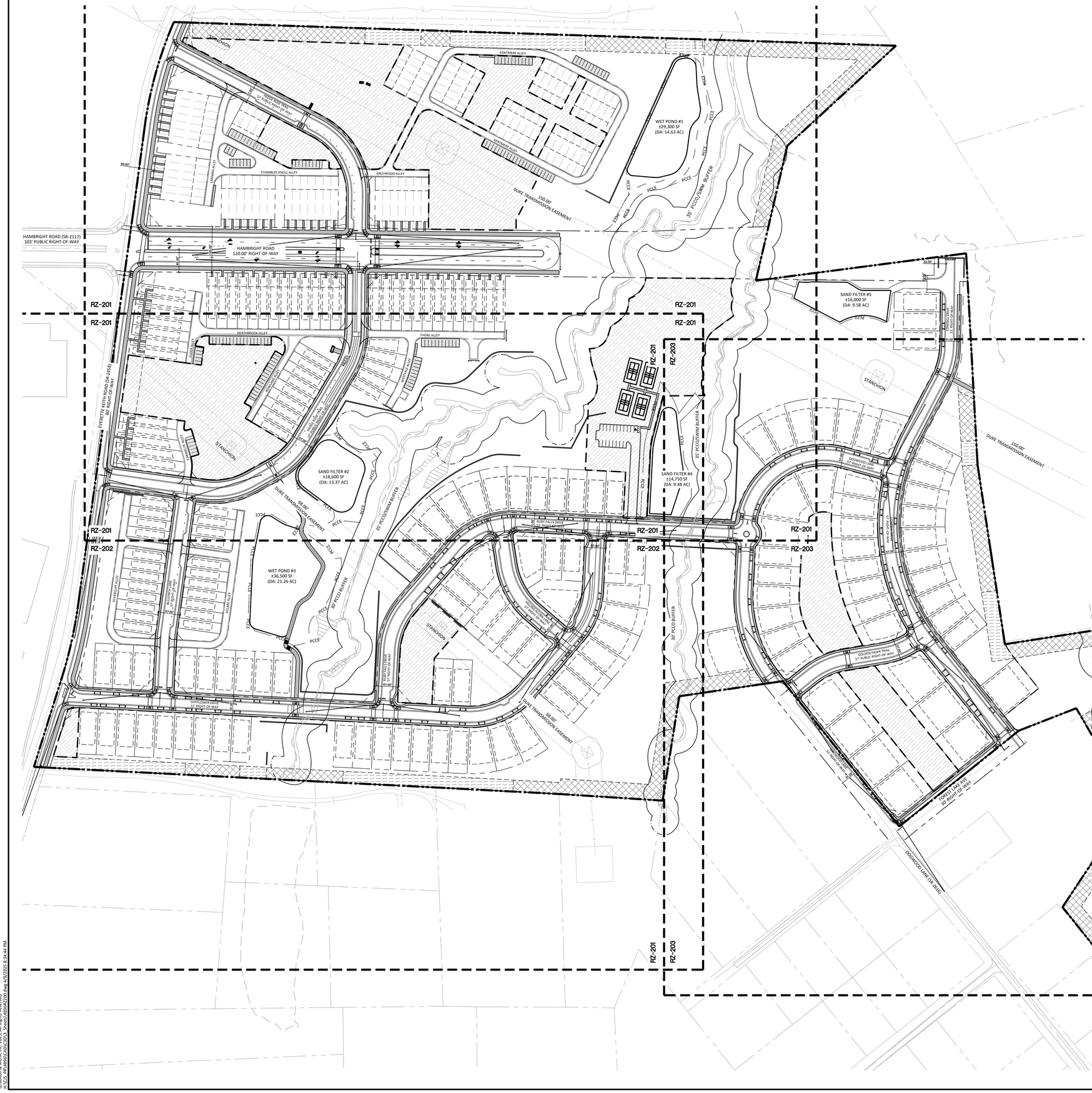

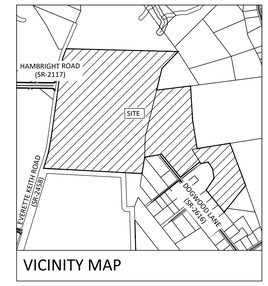

VICINITY MAP

SURVEY DISCLAIMER

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

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
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.

BOLTON & MENK

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NVR, Inc.

9920 Kincey Ave Ste 200
Huntersville, NC 28078

EVERETTE KEITH RESIDENTIAL REZONING - R24-07

11430 Dogwood Ln
Huntersville, NC 28078

OVERALL SKETCH 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

BOLTON & MENK, INC. CORPORATE SEAL C-1409 NORTH CAROLINA

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT SEAN PATRICK PAONE

04/08/25

PRELIMINARY
NOT FOR CONSTRUCTION

HORZ. SCALE 0 100 200 FEET

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

RZ-200

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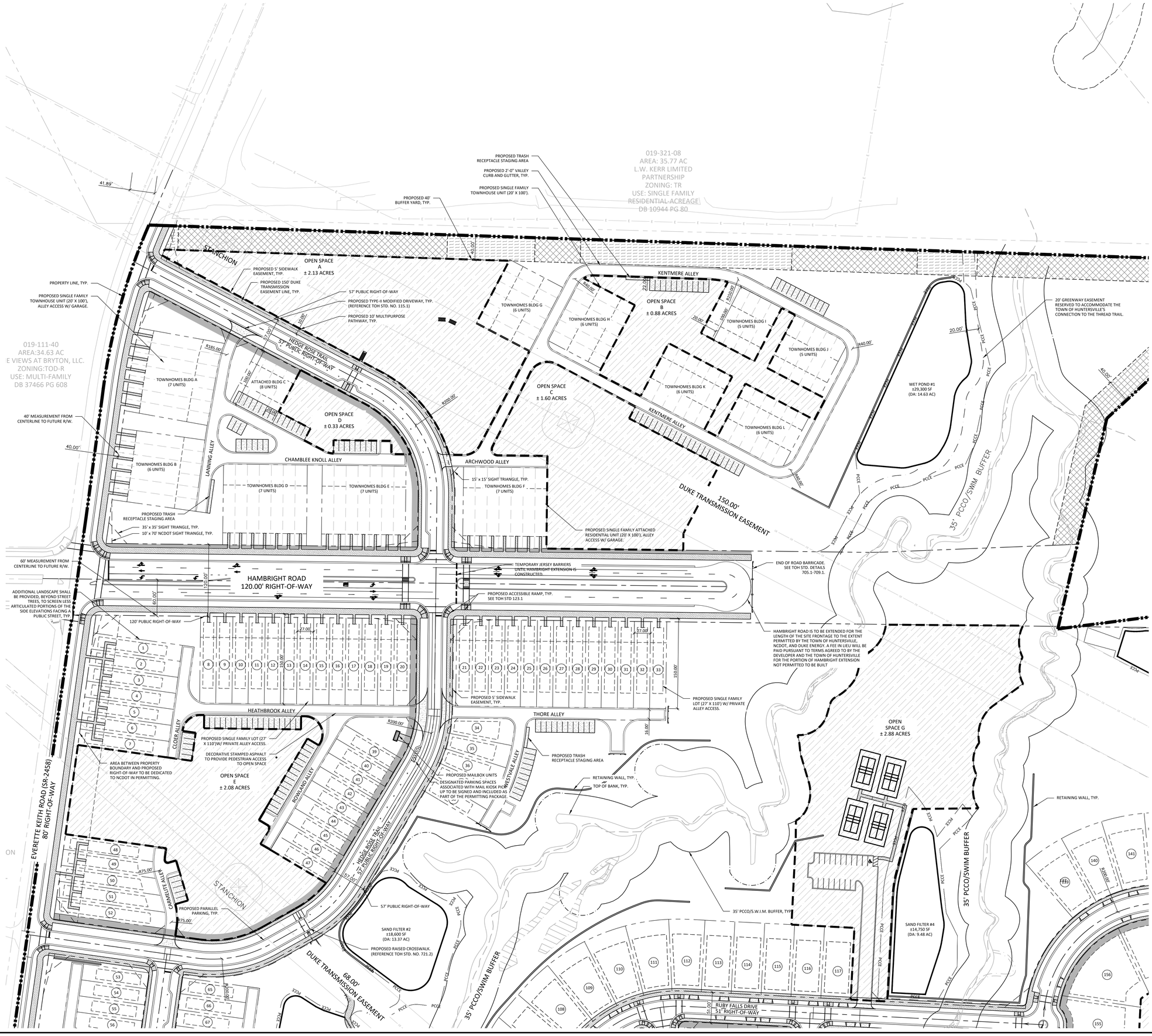

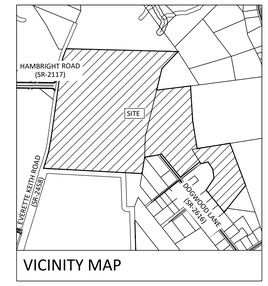

VICINITY MAP

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	
	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
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PROPOSED USE:	SINGLE FAMILY ATTACHED RESIDENTIAL SINGLE FAMILY DETACHED RESIDENTIAL
EXISTING ZONING DISTRICT:	TR
PROPOSED ZONING DISTRICT:	NR-CD

BOLTON & MENK

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NVR, Inc.

9920 Kincey Ave Ste 200
Huntersville, NC 28078

EVERETTE KEITH RESIDENTIAL REZONING - R24-07

11430 Dogwood Ln
Huntersville, NC 28078

SKETCH 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

BOLTON & MENK, INC. NORTH CAROLINA CORPORATE SEAL F-1420 C-106

NORTH CAROLINA PROFESSIONAL ENGINEER SEAN PATRICK PAONE

04/08/25

PRELIMINARY
NOT FOR CONSTRUCTION

HORZ. SCALE 0 60 120 FEET

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

RZ-201

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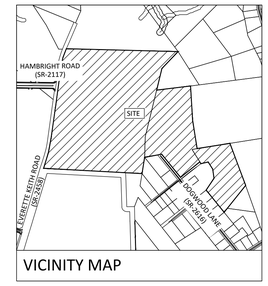

VICINITY MAP

SURVEY DISCLAIMER

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

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

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SKETCH PLAN

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PROJECT NO:
4896

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

BOLTON & MENK, INC. NORTH CAROLINA FIRM P-1409 C-596 NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 054417 SEAN PATRICK PAONE

04/08/25

PRELIMINARY
NOT FOR CONSTRUCTION

HORZ. SCALE 0 60 120 FEET

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

RZ-202

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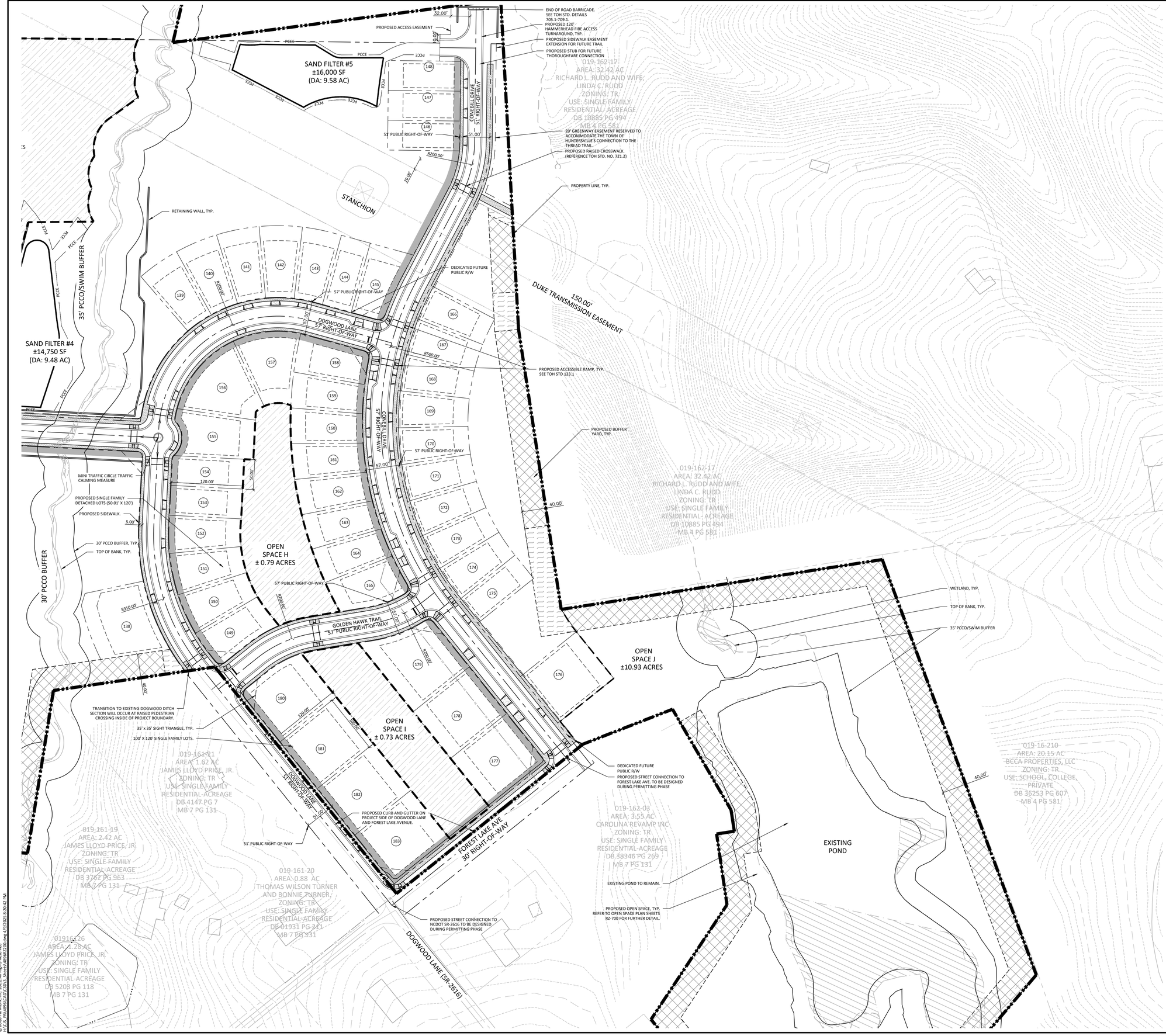

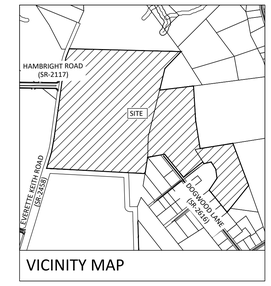

VICINITY MAP

SURVEY DISCLAIMER

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

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

BOLTON & MENK

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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

SKETCH 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

BOLTON & MENK, INC. CORPORATE SEAL C-1409 NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049941 SEAN PATRICK PALORE

04/08/25

PRELIMINARY
NOT FOR CONSTRUCTION

HORZ. SCALE 0 60 120 FEET

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

RZ-203

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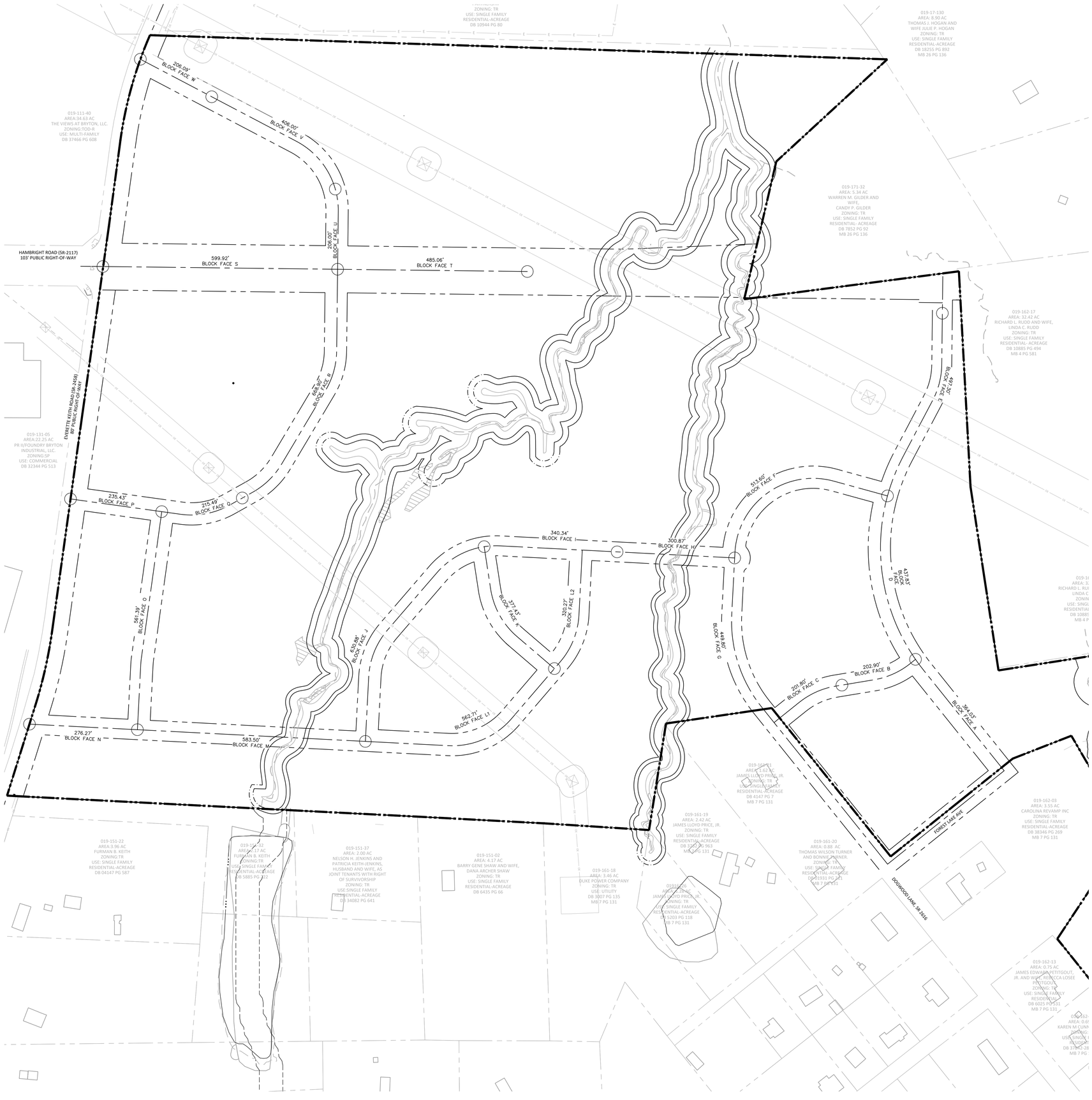
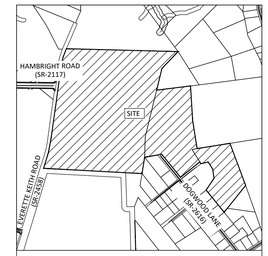


BLOCK LENGTHS

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	377.43'
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:	405.37'



VICINITY MAP

SURVEY DISCLAIMER

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

LEGEND

SYMBOL

- PARCEL LINE / PARCEL BOUNDARY
- PROPOSED RIGHT-OF-WAY
- PROPOSED BLOCK LENGTH INTERSECTION
- PROPOSED CENTERLINE

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.

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NVR, Inc.

9920 Kincey Ave Ste 200
Huntersville, NC 28078

EVERETTE KEITH RESIDENTIAL REZONING - R24-07

11430 Dogwood Ln
Huntersville, NC 28078

BLOCK LENGTHS

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

BOLTON & MENK, INC. CHARLOTTE, NC SEAL F-1420 C-596 NORTH CAROLINA SEAN PATRICK PAONE

04/08/25

PRELIMINARY
NOT FOR CONSTRUCTION

HORZ. SCALE 0 100 200 FEET

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

RZ-204

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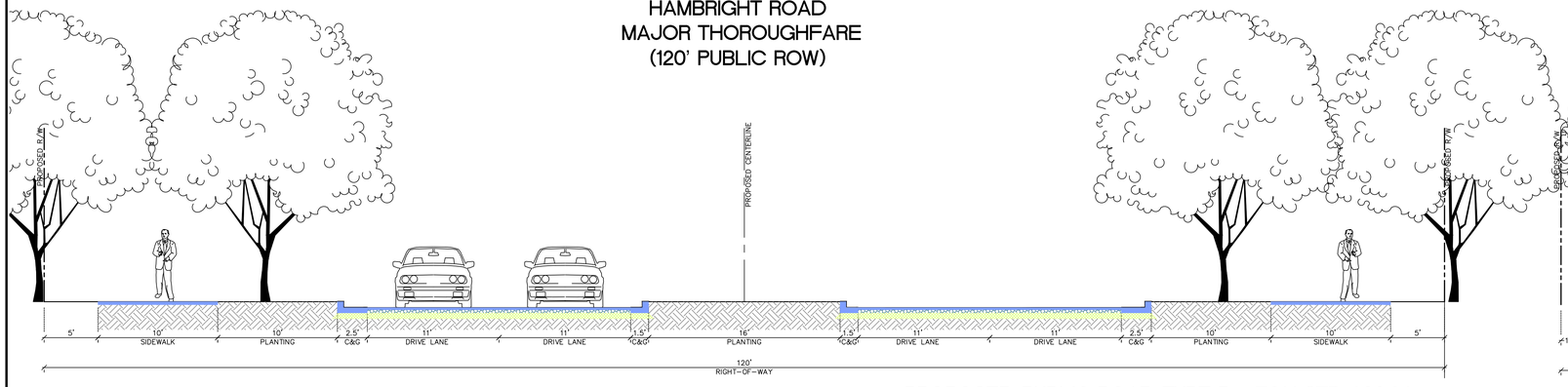
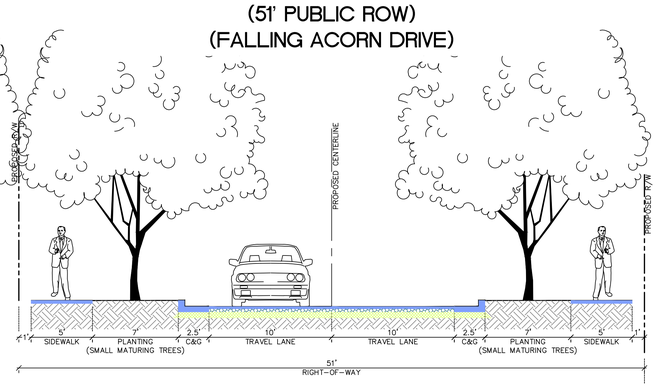
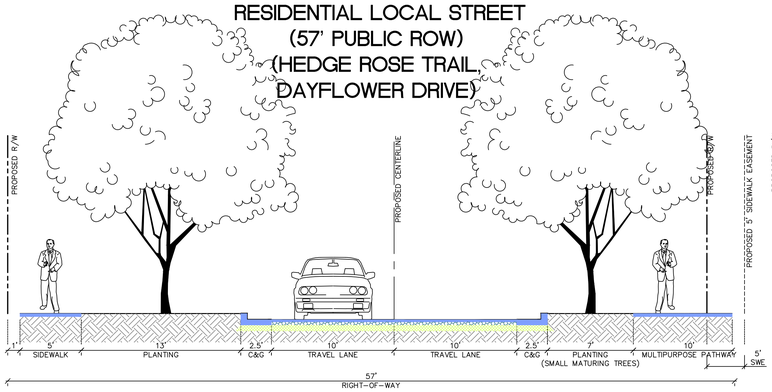
HAMBRIGHT ROAD
MAJOR THOROUGHFARE
(120' PUBLIC ROW)



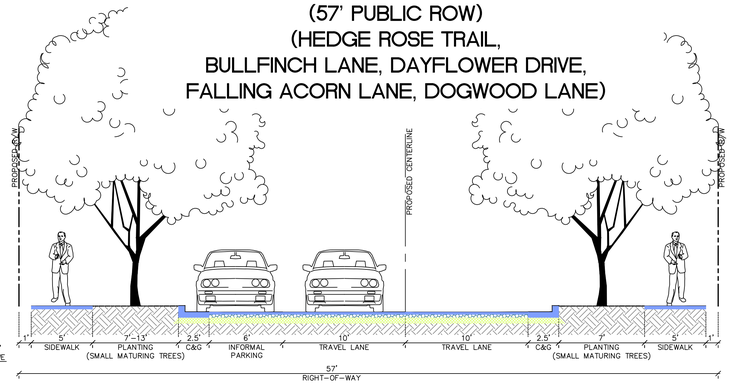
PROPOSED PUBLIC ROAD TYPE E - TOH STD 200.3A
RESIDENTIAL LOCAL STREET
(51' PUBLIC ROW)
(FALLING ACORN DRIVE)



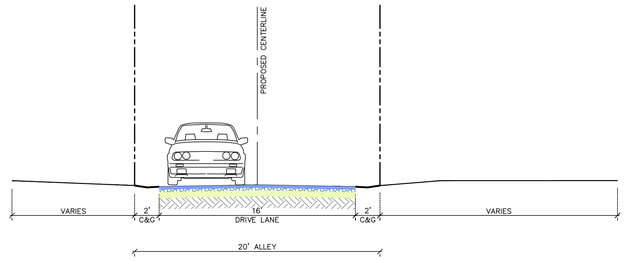
PROPOSED PUBLIC ROAD TYPE A - TOH STD 200.2A
RESIDENTIAL LOCAL STREET
(57' PUBLIC ROW)
(HEDGE ROSE TRAIL, DAYFLOWER DRIVE)



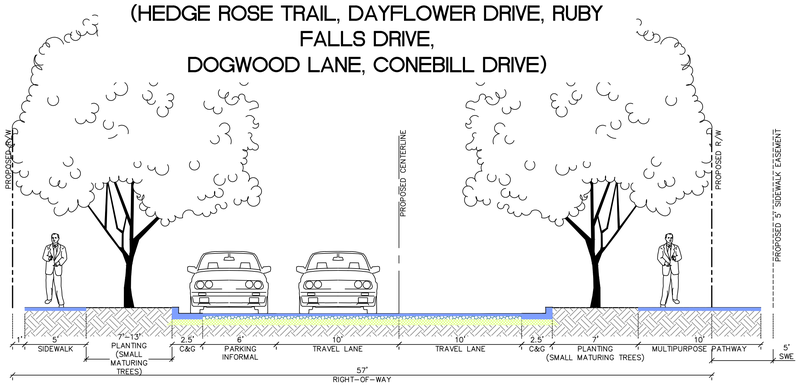
PROPOSED PUBLIC ROAD TYPE B - TOH STD 200.2A
RESIDENTIAL LOCAL STREET
(57' PUBLIC ROW)
(HEDGE ROSE TRAIL,
BULLFINCH LANE, DAYFLOWER DRIVE,
FALLING ACORN LANE, DOGWOOD LANE)



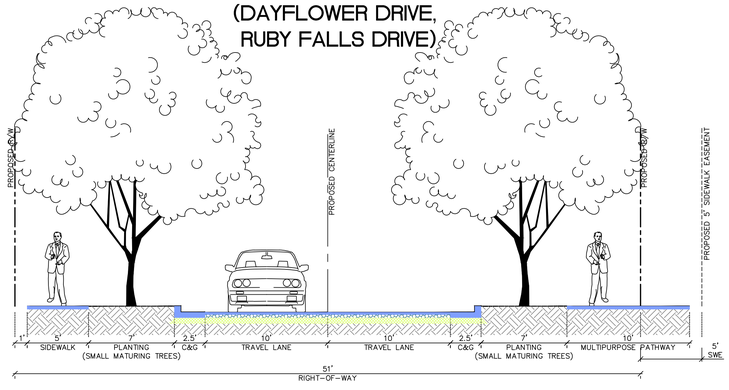
PRIVATE ALLEY
TOH STD 280.5



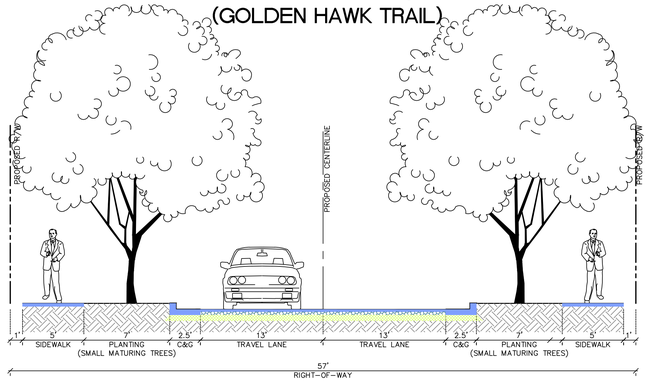
PROPOSED PUBLIC ROAD TYPE C - TOH STD 200.2A
RESIDENTIAL LOCAL STREET
(57' PUBLIC ROW)
(HEDGE ROSE TRAIL, DAYFLOWER DRIVE, RUBY FALLS DRIVE,
DOGWOOD LANE, CONEBILL DRIVE)

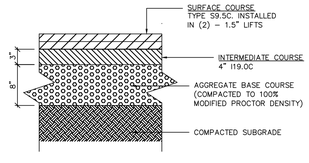


PROPOSED PUBLIC ROAD TYPE D - TOH STD 200.3A
RESIDENTIAL LOCAL STREET
(51' PUBLIC ROW)
(DAYFLOWER DRIVE,
RUBY FALLS DRIVE)

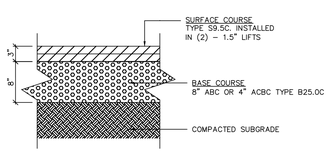


PROPOSED PUBLIC ROAD TYPE F - TOH STD 200.2A
RESIDENTIAL LOCAL STREET
(57' PUBLIC ROW)
(GOLDEN HAWK TRAIL)

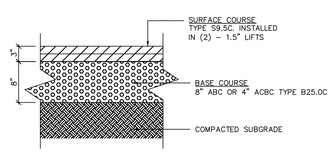




MAJOR THOROUGHFARE TYPICAL PAVEMENT SECTION



RESIDENTIAL LOCAL STREET TYPICAL PAVEMENT SECTION



RESIDENTIAL ALLEY TYPICAL PAVEMENT SECTION

BOLTON & MENK

1801 N. GRAHAM ST SUITE 320
CHARLOTTE, NORTH CAROLINA 28206
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NVR, Inc.

9920 Kincey 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

BOLTON & MENK, INC. CORPORATE SEAL F-1420 C-196 NORTH CAROLINA

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1354 BRIAN PATRICK PAGE

04/08/25

PRELIMINARY
NOT FOR CONSTRUCTION

HORZ. SCALE 0 5 10 FEET

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

RZ-205

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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)+A12:E37	Existing: TR	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
Single Family Detached	2,970 SF	75
	6,000 SF	99
	12,000 SF	9
Lot widths range (Z.O. Article 3)		
Single Family Attached	20'	76
Single Family Detached	27' x 110'	75
	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

1. A SKETCH PLAN IS BEING REVIEWED CONCURRENTLY WITH THE REZONING PLAN AND WILL COMPLY WITH THE APPROVED REZONING PLAN.
2. THE PROJECT MAY BE BUILT IN MULTIPLE PHASES. FINAL PHASING SUBJECT TO CHANGE.
3. 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.
4. THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAY RECORDED.
5. 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.
6. 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.
7. 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.
8. SMALL MATURING TREES SHALL BE USED WHERE OVERHEAD UTILITY LINES EXIST.
9. 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.
10. THE PROPOSED DEVELOPMENT WILL BE SERVED BY PUBLIC WASTE MANAGEMENT FOR TRASH AND RECYCLING COLLECTION SERVICE.
11. 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).
12. 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.
13. ALL RETAINING WALLS REQUIRING SPECIAL INSPECTIONS (GREATER THAN 5' IN HEIGHT) SHALL MEET THE REQUIREMENT FO 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 ENCROACH 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.
14. 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 THIS SITE PLAN AS EVERETTE KEITH RESIDENTIAL (THE "PROJECT") IN CONNECTION WITH TAX PARCEL 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 (TR) 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 ALIGNMENTS 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 POINTS, 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 IN THE NUMBER OF PARCELS MAY OCCUR IN ACCORDANCE WITH THE REGULATIONS OF THE ORDINANCE. REQUIREMENTS THAT ARE MET BY THE PROJECT AS A WHOLE, SUCH AS OPEN SPACE, TREE SAVE AND IMPERVIOUS REQUIREMENTS, NEED NOT BE MET BY INDIVIDUAL PARCELS 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 L" ON THE "OVERALL OPEN SPACE PLAN" FOR THE EVERETTE KEITH RESIDENTIAL REZONING R24-07 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 NC 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.

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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 PLAN.

PROJECT NO:
4896

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

BOLTON & MENK, INC. CORPORATE SEAL F-1409 NORTH CAROLINA

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2004 SEAN PATRICK PACKNE

04/08/25

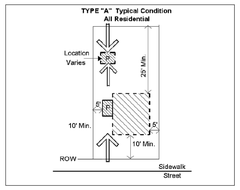
PRELIMINARY
NOT FOR CONSTRUCTION

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

RZ-206

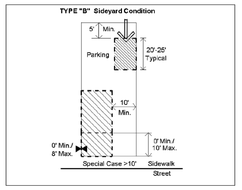
Lot Types / Detached House

Building Placement/Parking/Vehicle Access



1. Buildings shall be placed on the lot within zone represented by the hatched area except in R & TR zone, where min. front setbacks are 25' and 20' respectively.
   Along new streets, the build-to line shall be a minimum of 10' behind street ROW.
   Along existing streets, front build-to lines of new buildings shall be equal to the average setbacks of existing buildings on the same side of the street within 300'. Where the average setback of existing buildings within 300' exceeds 50' the setback of any new building may vary up to 20' from the setback of an adjacent building, existing or proposed, in order to negotiate a gradual transition to a different building setback. Only in the most exceptional circumstances having to do with extreme topography or very special design composition may these rules of residential building placement be varied.
2. Garages may be detached (entered from front or rear), or attached to the main dwelling, with or without habitable rooms above. Front loaded garages, if provided, shall meet the standards of Section 8.16.
3. A detached garage may be located only in the rear yard.
4. Points of permitted front or rear access to parking indicated by arrows. On corner lots, sideyard access is also permitted.
5. Main pedestrian access to the building is from the street. Secondary access may be from parking areas.
6. For buildings set back from the sidewalk, balconies, stoops, stairs, open porches, bay windows, and, and awnings are permitted to encroach into the front setback area up to 8'.
7. Sidewyard setback is 12' in the R zone & 6' in the TR zone.

Building Placement/Parking/Vehicle Access



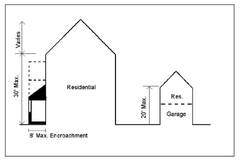
1. Generally, buildings shall be placed on the lot within zone represented by the hatched area. The build-to line will range from 0' to 10' behind street ROW. Special site conditions such as extreme topography may require a larger setback. Sideyard houses are not permitted on in-fill sites abutting existing all-yard houses.
2. A detached garage may be located only in the rear yard. Attached garages are not permitted on sideyard houses.
3. Points of permitted rear access to parking indicated by arrow.
4. Main pedestrian access to the building is from the street. Secondary access may be from parking areas.
5. For buildings set up to the sidewalk, balconies and upper level bay windows may encroach over the sidewalk up to 5'.
6. For buildings set back from the sidewalk, balconies, stoops, stairs, open porches, bay windows, and, and awnings are permitted to encroach into the front setback area up to 8'.
7. Commercial Use in a Detached House (NR district) shall comply with the following:
   a. Parking shall be located in the side or rear yards only. If provided in the side yards, the parking area shall not exceed 25% of the frontage line and shall not be in the yards adjacent to a street.
   b. Parking areas on adjacent mixed use lot shall be connected whenever practical.
   c. Trash containers shall be located in the rear yard. If adjacent to existing single family residential uses, trash containers shall be limited to residential rollout containers only (no dumpsters).
   d. Mechanical equipment at ground level shall be placed on the parking lot side of the building away from buildings on adjacent sites and shall be screened from view by an opaque screen.
8. Mechanical equipment shall not encroach into any required setback.

Description:
The detached house may coexist with other, similarly scaled buildings along town streets. When other building types are integrated with the detached house, the scale of the detached house type and lot shall control. Civic buildings, however, may exceed the scale of the detached house. Where possible, structures shall be designed to terminate vistas or serve as key focal points in the neighborhood.

Special Conditions:
1. The intention of buildings in all locations must be to relate the principal facade to the sidewalk and public space of the street.
2. Corners: Setback at street corners will generally replicate frontage conditions. However, side setbacks on a minor street may be less than the front dimension.
3. Within the limits described, these regulations apply to all houses built on public streets. For detached homes on large lots accessed by a private drive in Rural Neighborhoods, building placement and site planning will be dictated by landscape features and landscape preservation.

Building Type / Detached House

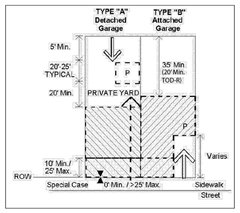
Permitted Height/Uses/Encroachments



1. Building height shall be measured as the vertical distance from the highest finished grade relative to the street frontage, up to the eaves.
2. Building height of main dwelling to ridge may vary depending on the roof pitch.
3. Permitted uses are indicated above.
4. Maximum footprint for a building housing a detached accessory dwelling is 650 square feet or 50% of first floor area of principal residence, whichever is greater.
5. Balconies, stoops, stairs, open porches, bay windows, and awnings are permitted to encroach into setback area up to 8'.
6. Decks, balconies, and porches are permitted to encroach into the rear yard setback as provided in Section 8.8.9.

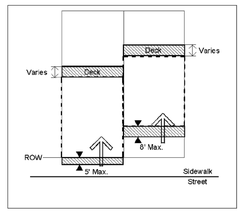
Lot Type / Attached House

Building Placement/Parking/Vehicle Access



1. Buildings shall be placed on the lot within zone represented by the hatched area.
2. Along new streets, the build-to line will range from 10' to 25' behind street ROW. Special site conditions such as topography or lot widths permit a larger setback. Along existing streets, front build-to lines shall typically be equal to the average setbacks for buildings on the same side of the street within 300 feet. However, in more urban conditions, dwellings may be set up to the property line at the sidewalk.
3. Building facades shall be generally parallel to front property lines. All buildings shall front onto a public street.
4. Front loaded garages, if provided, shall meet the standards of Section 8.16.
5. Points of permitted access to parking indicated by arrows.

Encroachment/Pedestrian Access



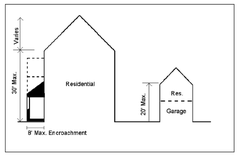
1. For buildings set up to the sidewalk, balconies and upper level bay windows are permitted to encroach over the sidewalk area up to 5'.
2. For buildings set back from sidewalk, balconies, stoops, stairs, open porches, bay windows, and awnings are permitted to encroach into the front setback area up to 8'.
3. Main pedestrian access to the building is from the street (indicated by larger arrow). Secondary access may be from parking areas (indicated by smaller arrow).
4. Decks must be constructed only in an established rear yard and are permitted to encroach into the rear setback up to 15'.
5. Mechanical equipment shall not encroach into any required setback.

Description:
The attached house is a rowhouse, a townhouse, or a duplex. Traditional southern homes in Savannah and Charleston provide the historic model. Dilworth Crescent in Charlotte provides a good contemporary example. Generally, building plans will have narrow frontages with the plan depth being greater than its width. Where possible, structures shall be designed to terminate vistas or serve as key focal points in the neighborhood.

Special Conditions:
1. The intention of buildings in all locations must be to relate the principal facade to the sidewalk and public space of the street.
2. Corners: Setback at street corners will generally replicate frontage conditions. However, side setbacks on a minor street may be less than the front dimension.
3. Front and side setbacks will vary depending upon site conditions. Setbacks should be used in a manner which encourages pedestrian activity.

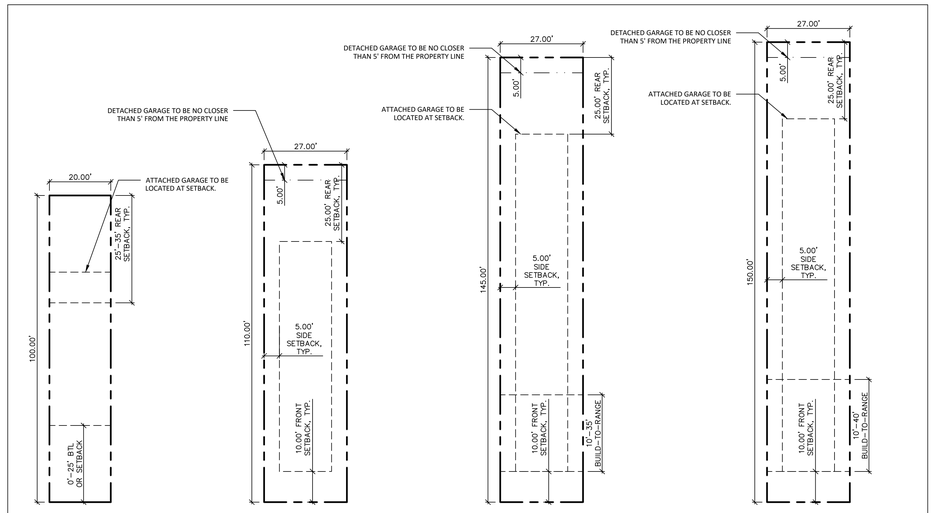
Building Type / Attached House

Permitted Height and Uses



1. Building height shall be measured as the vertical distance from the highest finished grade relative to the street frontage, up to the eaves.
2. Building height to ridge will vary depending upon the roof pitch.
3. Permitted uses are indicated above.
4. Maximum footprint for a building housing a detached accessory dwelling is 650 square feet.

LOT DIAGRAM MIX

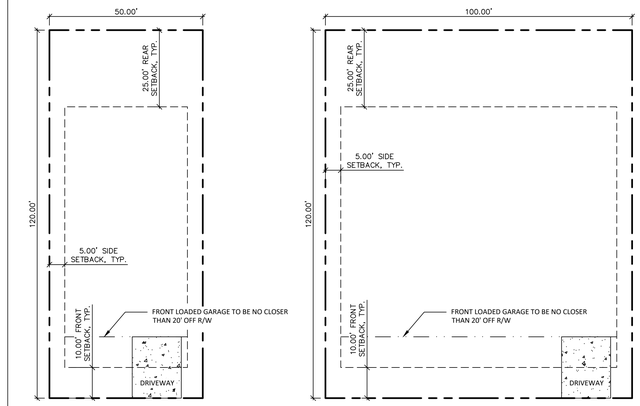


20' LOT WIDTH (ATTACHED)

27' LOT WIDTH (DETACHED)

HAMBRIGHT ROAD FRONTAGE 27' LOT WIDTH (DETACHED)

EVERETTE KEITH FRONTAGE 27' LOT WIDTH (DETACHED)



50' LOT WIDTH (DETACHED)

100' LOT WIDTH (DETACHED)

BOLTON & MENK

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9920 Kincey Ave Ste 200
Huntersville, NC 28078

EVERETTE KEITH RESIDENTIAL REZONING - R24-07

11430 Dogwood Ln
Huntersville, NC 28078

BUILDING AND LOT TYPES

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

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

RZ-207

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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

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9920 Kincey Ave Ste 200
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EVERETTE KEITH RESIDENTIAL REZONING - R24-07

11430 Dogwood Ln
Huntersville, NC 28078

ARCHITECTURAL ELEVATIONS

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

BOLTON & MENK, INC. CORPORATE SEAL F-1409 F-596 NORTH CAROLINA

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1354 SEAN PATRICK PAONE

04/08/25

PRELIMINARY
NOT FOR CONSTRUCTION

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

RZ-208

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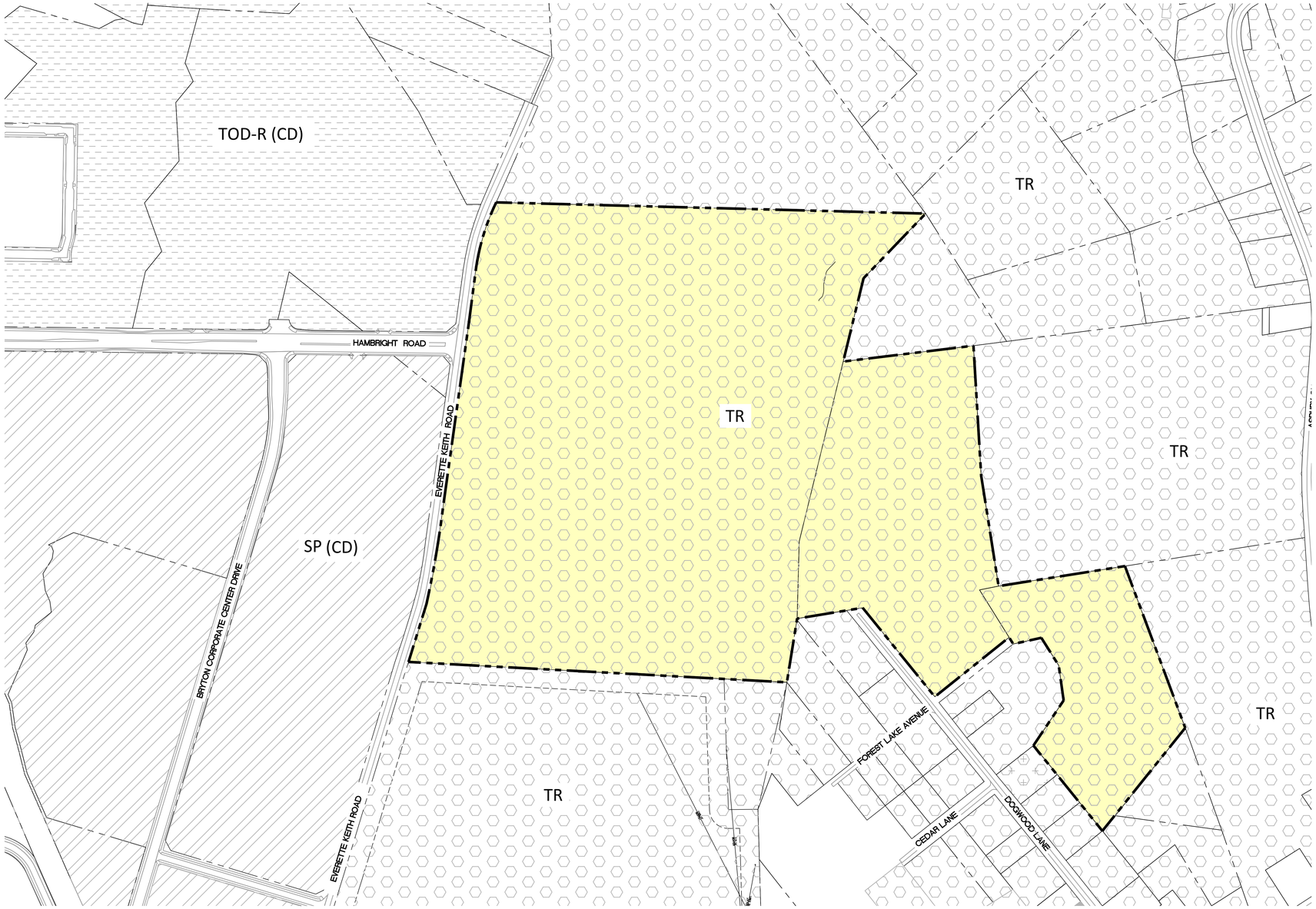

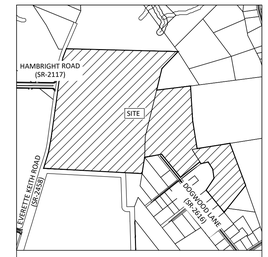

VICINITY MAP

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

TR ZONING: ±106 ACRES
PROPOSED NR-CD ZONING

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

ZONING MAP

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

BOLTON & MENK, INC. CORPORATE SEAL F-1409 F-596 NORTH CAROLINA

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1484 SEAN PATRICK PAOPE

04/08/25

PRELIMINARY
NOT FOR CONSTRUCTION

HORZ. SCALE 0 200 400 FEET

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

RZ-210

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PROPOSED SEWER MAIN EXTENSION ALONG STREAM TO CONNECT TO TRAILS END SUBDIVISION PROPOSED SEWER. (CLT WATER PROJECT #100-22-588)

APPROXIMATE LIMIT OF BMP DRAINAGE AREA, TYP.

MIN 12' WIDE ACCESS TO BE PROVIDED AROUND PERIMETER OF BMP (MAX 15% LONG. SLOPE, MAX 5% CROSS-SLOPE), TYP.

PROPERTY LINE, TYP.

35' S.W.I.M. BUFFER, TYP.

APPROXIMATE CENTERLINE OF EXISTING STREAM, TYP.

APPROXIMATE BMP #1 OUTFALL LOCATION. FINAL LOCATION TO BE DETERMINED DURING CONSTRUCTION DOCUMENTS

WET POND #1
±29,300 SF
(DA: 14.63 AC)

POTENTIAL RETAINING WALL, TYP.

35' PCCO/NMA BUFFER

APPROXIMATE BMP #5 OUTFALL LOCATION. FINAL LOCATION TO BE DETERMINED DURING CONSTRUCTION DOCUMENTS

SAND FILTER #5
±16,000 SF
(DA: 9.67 AC)

APPROXIMATE BMP #4 OUTFALL LOCATION. FINAL LOCATION TO BE DETERMINED DURING CONSTRUCTION DOCUMENTS

SAND FILTER #4
±14,750 SF
(DA: 9.64 AC)

APPROXIMATE BMP #2 OUTFALL LOCATION. FINAL LOCATION TO BE DETERMINED DURING CONSTRUCTION DOCUMENTS

APPROXIMATE BMP #3 OUTFALL LOCATION. FINAL LOCATION TO BE DETERMINED DURING CONSTRUCTION DOCUMENTS

SAND FILTER #2
±18,600 SF
(DA: 13.37 AC)

WET POND #3
±36,500 SF
(DA: 21.26 AC)

PROPOSED WATER MAIN CONNECTION TO EXISTING 16" WATER MAIN ALONG HAMBRIGHT ROAD.

PROPOSED WATER MAIN CONNECTION TO EXISTING 8" WATER MAIN ALONG DOGWOOD LANE, SR 2616.

STORM DRAINAGE, TYP.

STANCHION

HAMBRIGHT ROAD (SR-2117)
103' PUBLIC RIGHT-OF-WAY

HAMBRIGHT ROAD
120.00' RIGHT-OF-WAY

EVERETTE KEITH ROAD (SR-2458)
80' RIGHT-OF-WAY

DOGWOOD LANE
(SR-2616)
60' RIGHT-OF-WAY

HEDGE ROSE TRAIL
57' PUBLIC RIGHT-OF-WAY

KENTMERE ALLEY

LEANING ALLEY

CHAMBLEE KNOLL ALLEY

ARCHWOOD ALLEY

HEATHBROOK ALLEY

THORE ALLEY

COCKBURN ALLEY

ROWLAND ALLEY

HIGHER ROSE ALLEY

ROSE HILL ALLEY

ACORN ALLEY

RUBY FALLS DRIVE
57' RIGHT-OF-WAY

ETHEREDGE FARM TRAIL
57' RIGHT-OF-WAY

MAYFLOWER DRIVE
57' RIGHT-OF-WAY

GOLDEN HAWK TRAIL
57' PUBLIC RIGHT-OF-WAY

FOREST LAKE AVE.
57' RIGHT-OF-WAY

CONSTRUCTION ENTRANCE
57' RIGHT-OF-WAY

50.00' DUKE TRANSMISSION EASEMENT

60.00' DUKE TRANSMISSION EASEMENT

EXISTING POND

HAMBRIGHT ROAD (SR-2117)

SITE

EVERETTE KEITH ROAD (SR-2458)

DOGWOOD LANE (SR-2616)

VICINITY MAP

SURVEY DISCLAIMER

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

LEGEND

SYMBOL		DETAIL
	PROPOSED CONTOUR	–/–
	PROPOSED INDEX CONTOUR	–/–
	PROPOSED STORM DRAINAGE	–/–
CI	PROPOSED CURB INLET	–/–
DI	PROPOSED DROP INLET	–/–
STCB	PROPOSED SLAB TYPE CATCH BASIN	–/–
DCI	PROPOSED DOUBLE CURB INLET	–/–
MH	PROPOSED MANHOLE	–/–
	PROPOSED GRAVEL AND RIPRAP APRON	–/–
HW	PROPOSED HEAD WALL	–/–
FES	PROPOSED FLARED END SECTION	–/–

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GRADING AND DRAINAGE PLAN

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PROJECT NO:
4896

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

BOLTON & MENK, INC. NORTH CAROLINA CORPORATE SEAL C-1408 ENGINEERING

NORTH CAROLINA 048336 ENGINEER DAVID C. DANIELS

04/08/25

PRELIMINARY
NOT FOR CONSTRUCTION

HORZ. SCALE
0 100 200
FEET

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

RZ-300

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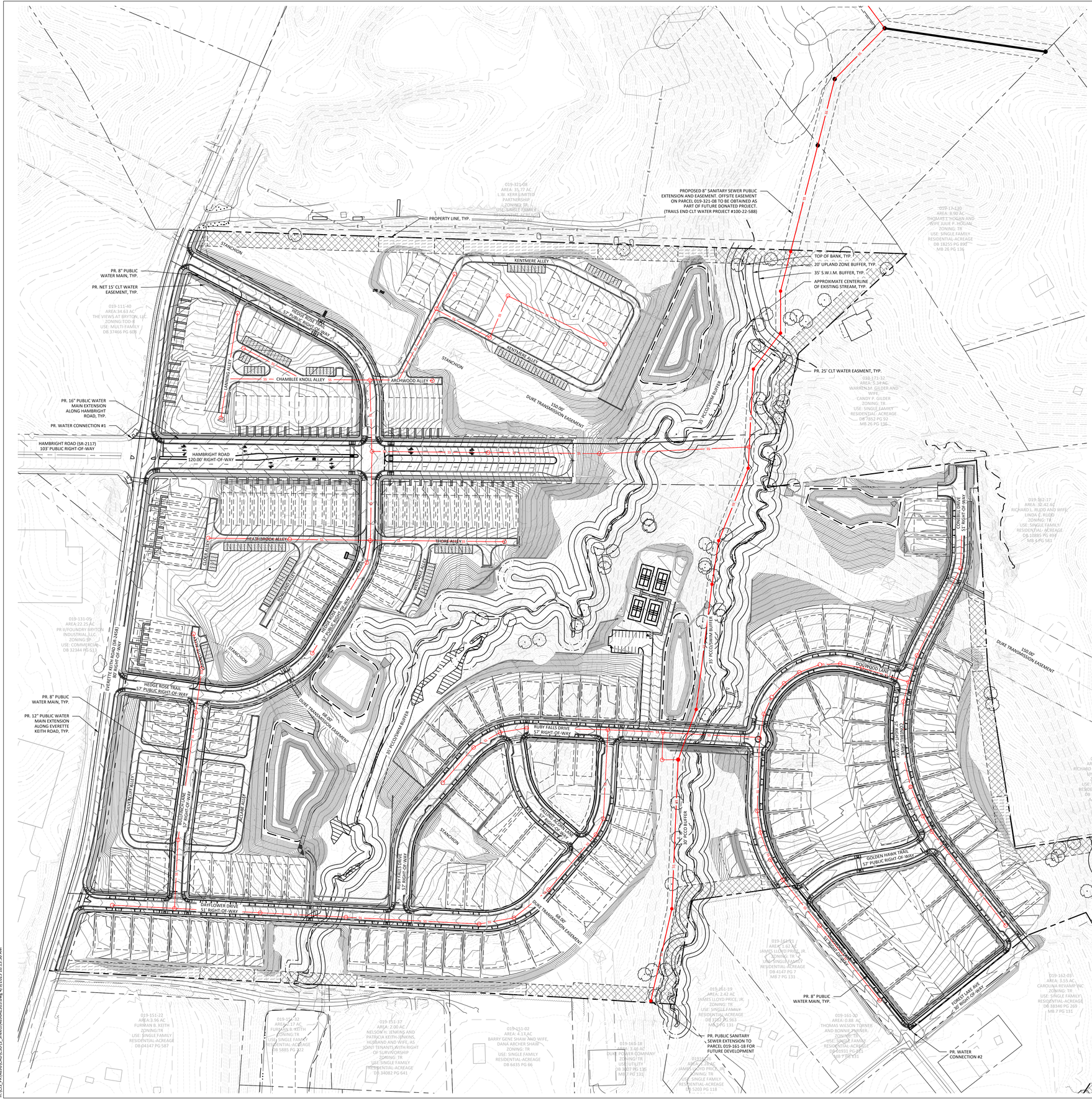

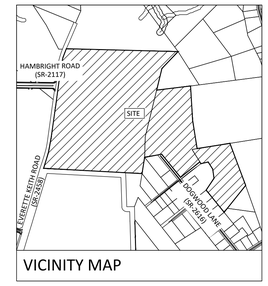

VICINITY MAP

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UTILITY PLAN

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PROJECT NO:
4896

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

BOLTON & MENK NORTH CAROLINA ENGINEERING CORPORATION SEAL F-1428 F-596 CHARLOTTE
048336
NORTH CAROLINA ENGINEER DAVID C. DANIELS
04/08/25

PRELIMINARY
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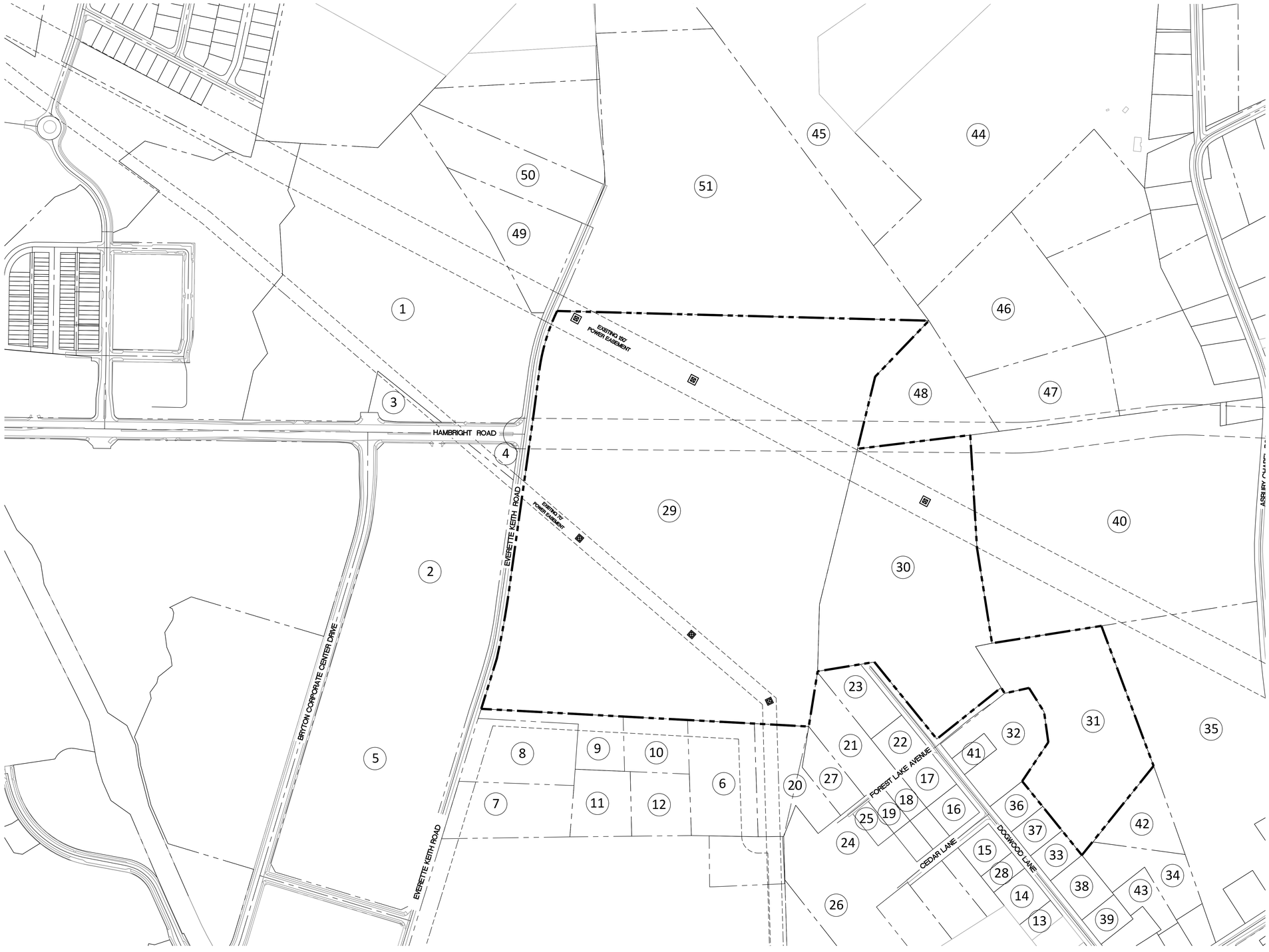

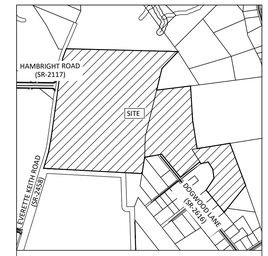

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ADJACENT PARCELS & ZONING INFORMATION

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North Carolina 811
www.nc811.org

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

HORZ. SCALE 0 200 400 FEET

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

RZ-400

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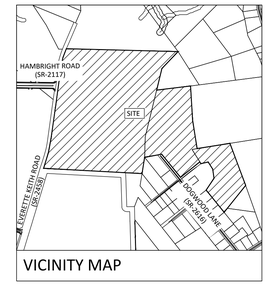
	PARCEL ID	OWNER NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE	PROPERTY ADDRESS	DEED BOOK	DEED PAGE
1	01911140	THE VIEWS AT BRYTON LLC,	1400 W NORTHWOOD ST GREENSBORO NC 27408	GREENSBORO	NC	27408	HAMBRIGHT RD HUNTERSVILLE	37466	608
2	01913105	PR II/FOUNDRY BRYTON INDUSTRIAL LLC,	2151 HAWKINS ST STE 1000 CHARLOTTE 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	11336 EVERETTE KEITH RD UNINC	06435	066
7	01915121	PATRICIA KEITH, |JENKINS, NELSON H	11204 EVERETT KEITH RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	11204 EVERETTE KEITH RD UNINC	04147	584
8	01915122	KEITH, BARBARA A|KEITH, FURMAN B	11226 EVERETT KEITH RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	11226 EVERETTE KEITH RD UNINC	04147	587
9	01915132	KEITH, FURMAN B	11226 EVERETT KEITH RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	11300 EVERETTE KEITH RD UNINC	05885	222
10	01915137	JENKINS, NELSON H|KEITH-JENKINS, PATRICIA	11322 EVERETTE KEITH RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	11322 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	11346 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 - PB05B	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
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|SOURIGNAMATH, THANONGCHIT|DARASAVATH, 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



VICINITY MAP

SURVEY DISCLAIMER

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PROJECT NO:
4896

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

04/08/25

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

RZ-401

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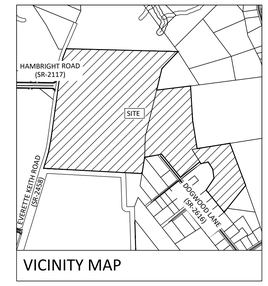
B–40 Ladder Truck

Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

NOTE:

1. FIRE HYDRANTS WILL BE LOCATED WITHIN 750' OF MOST REMOTE POINT OF ANY STRUCTURE FOR (NFPA13R) OR 200' FOR (NFPA 13). SPECIFIC LOCATIONS WILL BE DETERMINED DURING CONSTRUCTION DOCUMENTATION.
2. ALL ROUTES THE FIRE APPARATUS WILL TRAVEL WILL BE DESIGNED TO SUPPORT LOADS OF 80,000 POUNDS.



VICINITY MAP

SURVEY DISCLAIMER

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

LEGEND

SYMBOL	
	ZONING BOUNDARY

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

EMERGENCY VEHICLE ACCESS

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

HORZ. 0 100 200
SCALE FEET

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

RZ-500

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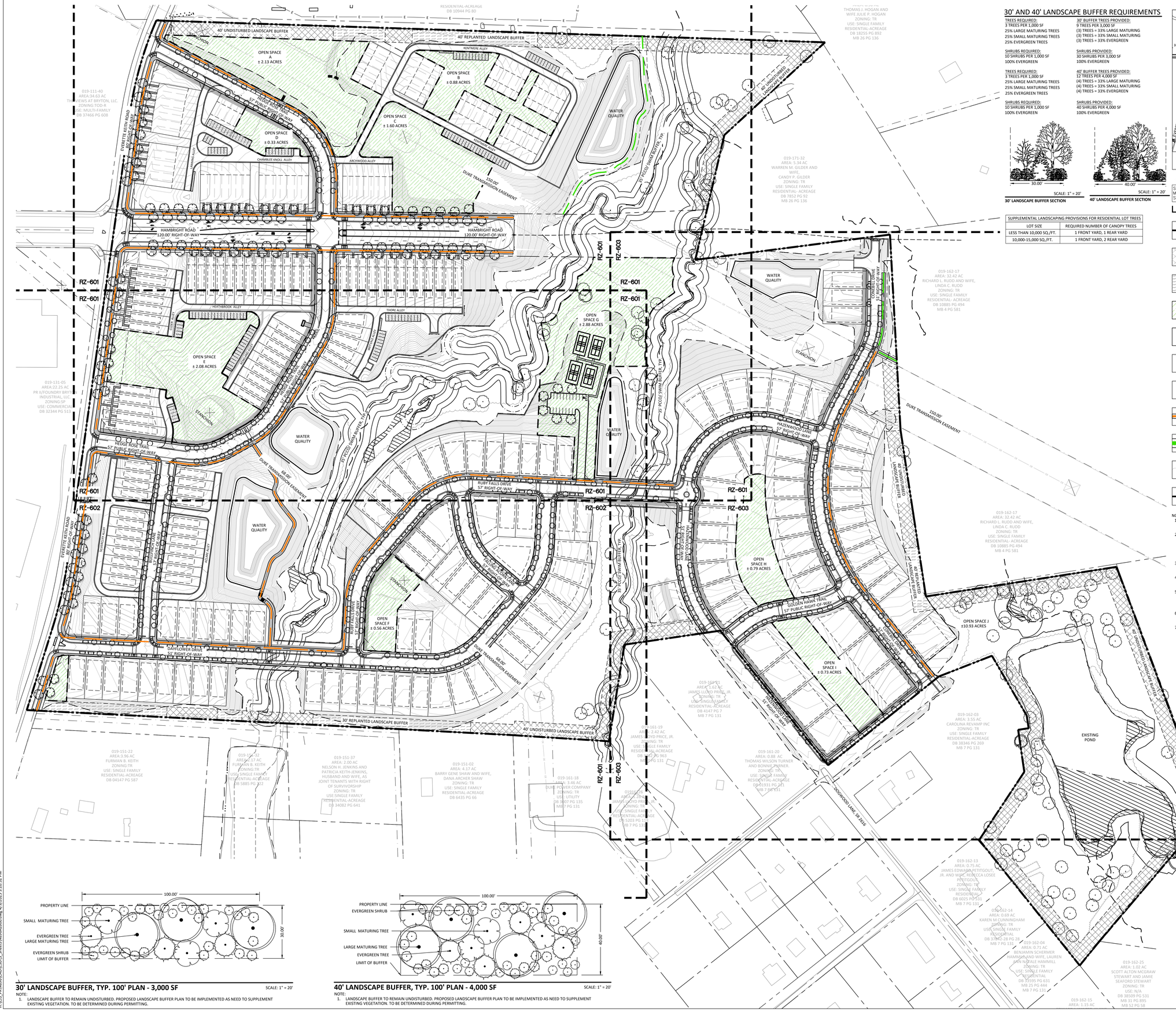


30' AND 40' LANDSCAPE BUFFER REQUIREMENTS

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

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

SHRUBS REQUIRED:
10 SHRUBS PER 1,000 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

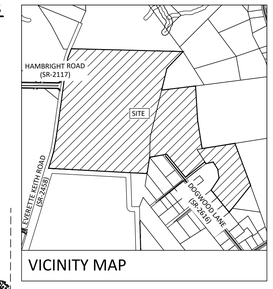
SCALE: 1" = 20'

30' LANDSCAPE BUFFER SECTION

SCALE: 1" = 20'

40' LANDSCAPE BUFFER SECTION

SUPPLEMENTAL LANDSCAPING PROVISIONS FOR RESIDENTIAL LOT TREES	
LOT SIZE	REQUIRED NUMBER OF CANOPY TREES
LESS THAN 10,000 SQ./FT.	1 FRONT YARD, 1 REAR YARD
10,000-15,000 SQ./FT.	1 FRONT YARD, 2 REAR YARD



VICINITY MAP

SURVEY DISCLAIMER

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

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.SD-1A OF TOH 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 SCALE: 1" = 20'

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 SCALE: 1" = 20'

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.

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BOLTON & MENK

1801 N. GRAHAM ST SUITE 320
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NVR, Inc.

9920 Kincey 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

Bolton & Menk, Inc. SEAL F-1409 C-596 Charlotte

PRELIMINARY
NOT FOR CONSTRUCTION

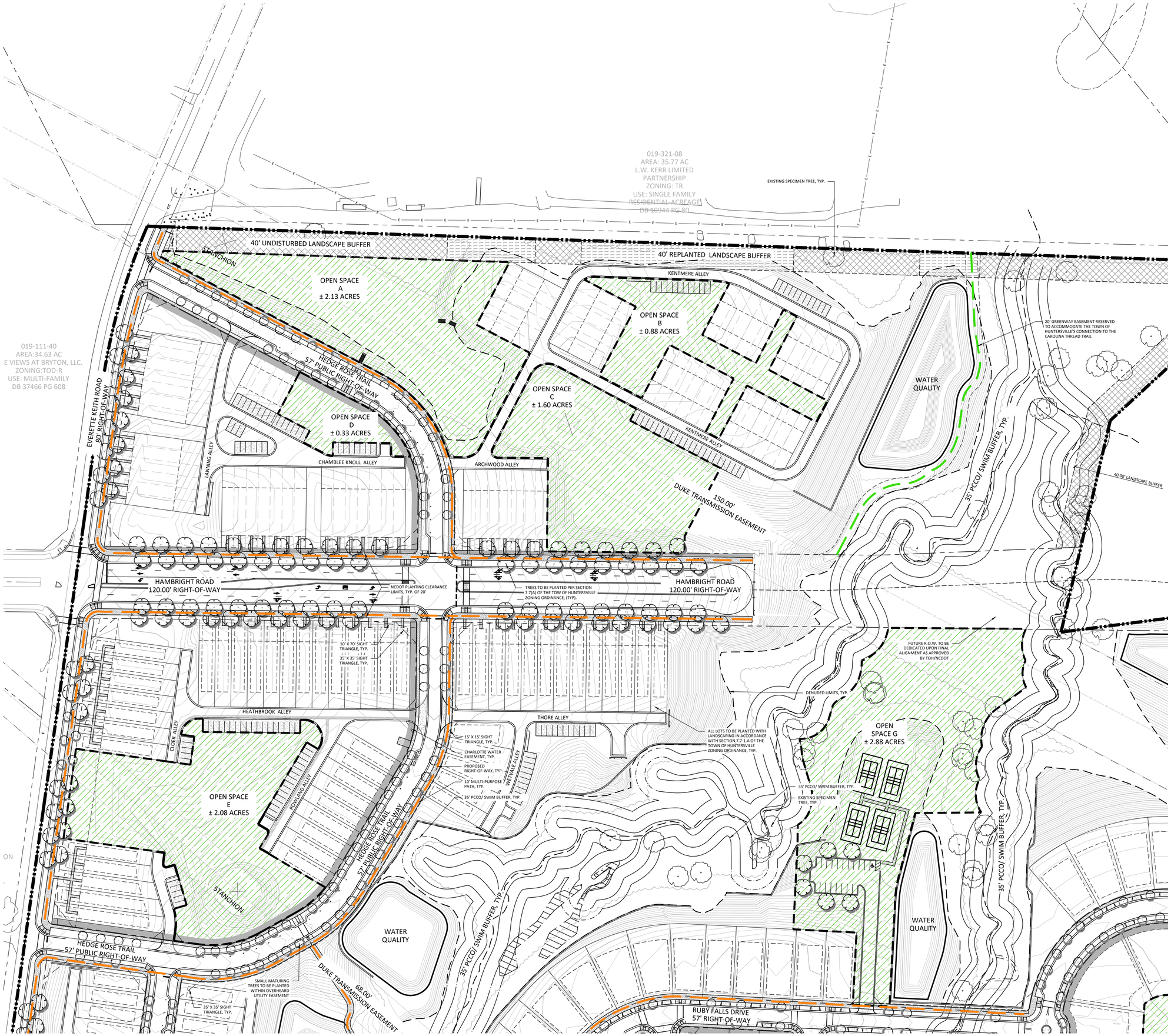
North Carolina 811 www.nc811.org

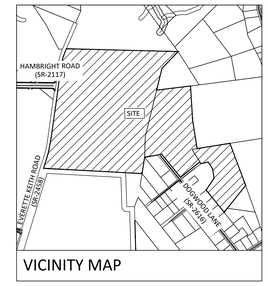
1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE 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 P, OR AS AMENDED.

HORZ. SCALE 0 100 200 FEET

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

RZ-600





VICINITY MAP

SURVEY DISCLAIMER

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

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 TOH 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.

PRELIMINARY
NOT FOR CONSTRUCTION

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
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4. SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART P, OR AS AMENDED.

HORZ. SCALE 0 60 120 FEET

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

RZ-601

BOLTON & MENK

1801 N. GRAHAM ST SUITE 320
CHARLOTTE, NORTH CAROLINA 28206
Phone: (704) 376-1555
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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

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

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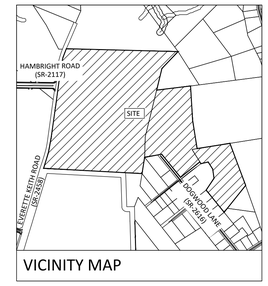

VICINITY MAP

SURVEY DISCLAIMER

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

LEGEND

SYMBOL

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- UNDISTURBED LANDSCAPE BUFFER
- REPLANTED LANDSCAPE BUFFER
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BOLTON & MENK

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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

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

BOLTON & MENK, INC. CERTIFICATE OF AUTHORIZATION SEAL F-1409 C-196 NORTH CAROLINA

PRELIMINARY
NOT FOR CONSTRUCTION

North Carolina 811 www.nc811.org

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
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4. SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART P, OR AS AMENDED.

HORZ. SCALE 0 60 120 FEET

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

RZ-602

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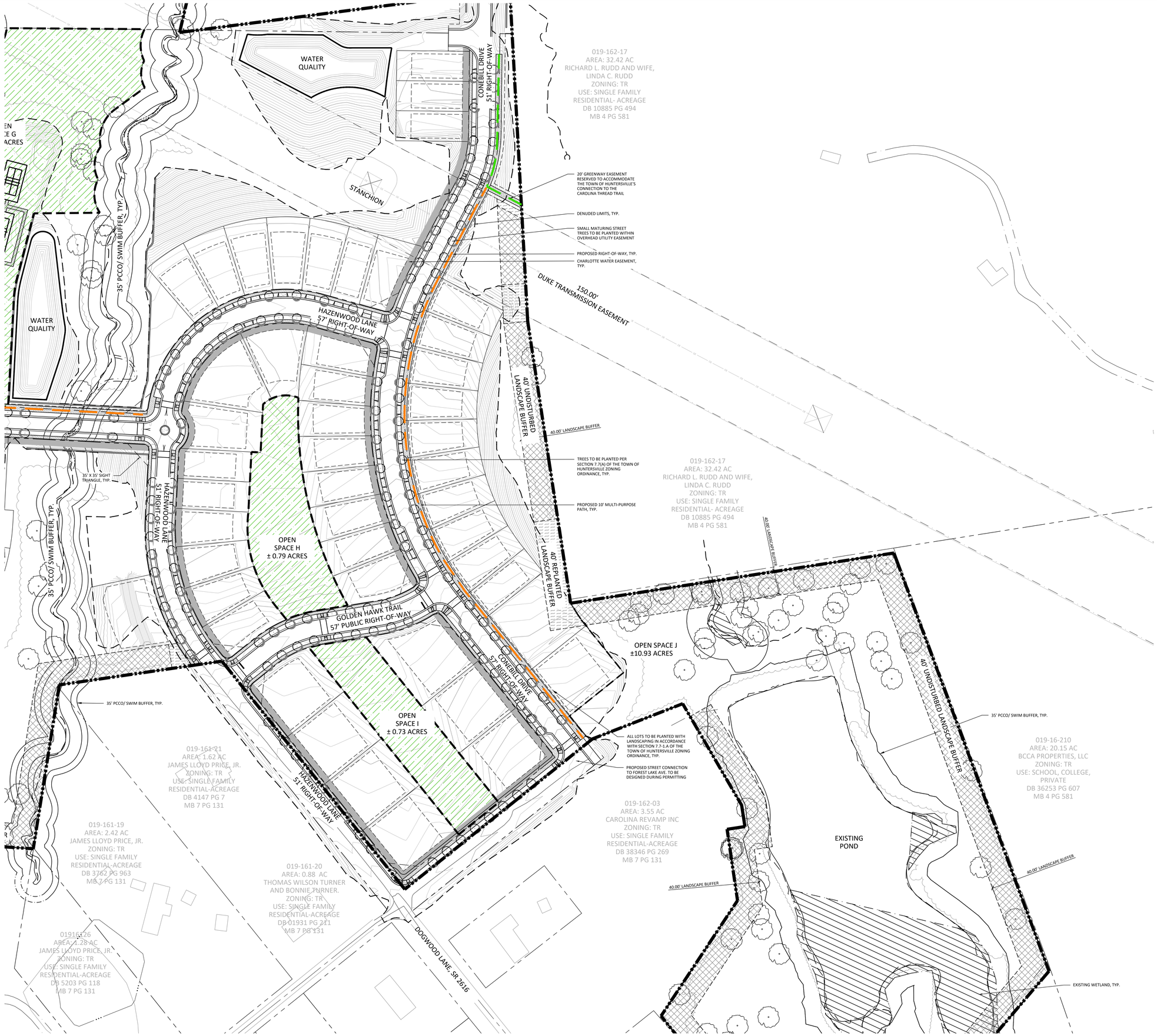

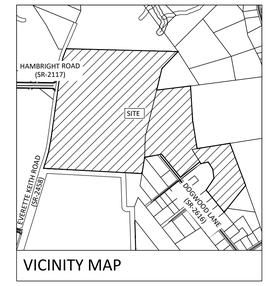

VICINITY MAP

SURVEY DISCLAIMER

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

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.
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7. PATHWAYS ASSOCIATED WITH THE DOG PARK AND THE MULTI-PURPOSE PATH CONNECTING OPEN SPACE E TO PUBLIC ROAD C WILL BE ASPHALT.

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Email: charlotte@bolton-menk.com
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NVR, Inc.

9920 Kincey 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

North Carolina 811
www.nc811.org

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
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4. SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART P, OR AS AMENDED.

HORZ. SCALE
0 60 120
FEET

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

RZ-603

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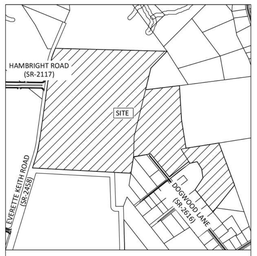
OPEN SPACE SUMMARY

OPEN SPACE :	TYPOLOGY/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



VICINITY MAP

SURVEY DISCLAIMER

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

LEGEND

SYMBOL

- PARCEL LINE / PARCEL BOUNDARY
- MULTI–PURPOSE PATH
- PROPOSED GREENWAY
- UNDISTURBED LANDSCAPE BUFFER
- REPLANTED LANDSCAPE BUFFER
- LIMITS OF OPEN SPACE
- OPEN SPACE ¼ MILE RADIUS

BOLTON & MENK

1801 N. GRAHAM ST SUITE 320
CHARLOTTE, NORTH CAROLINA 28206
Phone: (704) 376-1555
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NVR, Inc.

9920 Kincey 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, 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

BOLTON & MENK, INC. CORPORATE SEAL F-1429 C-596 NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL ENGINEER 44854 SEAL SEAN PATRICK PAONE

04/08/25

PRELIMINARY
NOT FOR CONSTRUCTION

HORZ. SCALE 0 100 200 FEET

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

RZ-700

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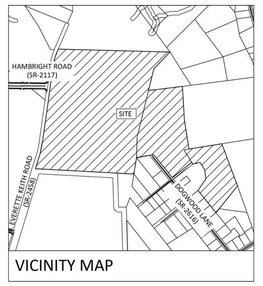
AREA: 35.77 AC
L.W. KERR LIMITED PARTNERSHIP
ZONING: TR
USE: SINGLE FAMILY RESIDENTIAL-ACREAGE
DB 10944 PG 80

RECREATION FIELD
190'-0"
86'-0"
HAMMOCK GARDEN
TREE SAVE AREA
SITE STAIR, TYP.
150' OVERHEAD ELECTRIC EASEMENT, TYP.
KENTMERE ALLEY
OPEN SPACE B
PEDESTRIAN PASSAGEWAY
FIRE PIT
OUTDOOR SEATING AREA
NATIVE PLANTING
LAWN
LAWN
LIMITS OF OPEN SPACE, TYP.
FOUNTAIN
SCULPTURE
ENHANCED SUPPLEMENTAL LANDSCAPING
PEDESTRIAN CROSSING WITH SPECIALTY PAVING, TYP.
LAWN
SHADE STRUCTURE WITH BENCHES
SIDEWALKS TO PROVIDE CONNECTION FROM RESIDENT/VISITOR PARKING TO UNITS
KENTMERE ALLEY
OPEN SPACE A
PARK
HEDGE ROSE TRAIL
57' PUBLIC RIGHT-OF-WAY
OPEN SPACE D
GREEN
TABLES, TYP.
BENCH, TYP.
PING PONG AND/OR OTHER GAME
PEDESTRIAN/VEHICULAR PASSAGEWAY WITH SPECIALTY PAVING
BUTTERFLY GARDEN
OPEN SPACE C
PARK
STANCHION
CHAMBLEE KNOLL ALLEY
ARCHWOOD ALLEY
DOG
PARK
ENHANCED SUPPLEMENTAL LANDSCAPING
10' MULTI-USE PATH, TYP.
FENCING PERMITTED WITHIN DUKE TRANSMISSION EASEMENT PER DUKE ENERGY ENCROACHMENT GUIDELINES AS LONG AS DOUBLE GATE ENTRIES ARE PROVIDED FOR ACCESS
150.00'
DUKE TRANSMISSION EASEMENT
HAMBRIGHT ROAD
120.00' RIGHT-OF-WAY



VICINITY MAP

SURVEY DISCLAIMER

SURVEY ISSUE DATE 12/05/2023. PROVIDED BY AVIOIMAGE 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:
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

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

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

BOLTON & MENK, INC. CORPORATE SEAL P-1400 E-1606 NORTH CAROLINA

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1854 SEAN PATRICK PAONE

04/08/25

PRELIMINARY
NOT FOR CONSTRUCTION

HORZ. SCALE 0 30 60 FEET

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

RZ-701

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HAMBRIGHT ROAD
120.00' RIGHT-OF-WAY

PROPOSED LAND DEVELOPMENT SIGNAGE TO BE LOCATED ON BOTH SIDES OF HAMBRIGHT ROAD. DESIGN TO BE FINALIZED DURING SIGNAGE PERMITTING PACKAGE

10' MULTI-PURPOSE PATH, TYP.

LANDSCAPE SETBACK TO BE INCLUDED WITHIN THE INDIVIDUAL LOTS TO PROVIDE FOR A CONSISTENT FRONTAGE CONDITION BETWEEN THE SOUTHERN PROJECT LIMITS UP TO THE EVERETTE KEITH/HAMBRIGHT INTERSECTION

DISTURBED REPLANTED LANDSCAPE SETBACK

HEATHBROOK ALLEY

CLOER ALLEY

PLAYGROUND

ARTFUL PLAY STRUCTURE

DECORATIVE SWINGS, TYP.

EARTHWORK MOUND PLAY AREA

NATIVE MEADOW PLANTINGS, TREES NOT TO EXCEED 15' HT.

EVERETTE KEITH ROAD
80' RIGHT-OF-WAY

CARMELITE ALLEY

STANCHION

OPEN SPACE
E - PARK

LIMITS OF OPEN SPACE, TYP.

BASKETBALL GOAL AND COURT

CHARLOTTE WATER EASEMENT, TYP.

HEDGE ROSE TRAIL
57' PUBLIC RIGHT-OF-WAY

DECORATIVE STAMPED ASPHALT TO PROVIDE PEDESTRIAN ACCESS TO OPEN SPACE

MAILBOX CLUSTER

ROWLAND ALLEY

THORE ALLEY

WETVALE ALLEY

RETAINING WALL, TYP.

10' MUTLI-PURPOSE PATH, TYP.

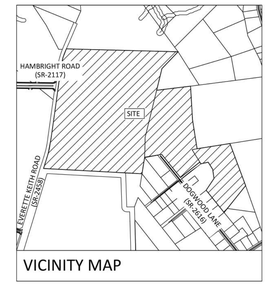
WETPONDS TO INCLUDE FOUNTAIN ,TYP.

WET
POND

DUKE TRANSMISSION EASEMENT
68.00'

SAND
FILTER

35' PCCO/SWIM BUFFER



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

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NVR, Inc.

9920 Kincey Ave Ste 200
Huntersville, NC 28078

EVERETTE KEITH RESIDENTIAL REZONING - R24-07

11430 Dogwood Ln
Huntersville, NC 28078

OPEN SPACE E

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PROJECT NO:
4896

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

04/08/25

PRELIMINARY
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HORZ. SCALE 0 30 60 FEET

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OPEN SPACE E
PARK

CARMELITE ALLEY

HEDGE ROSE TRAIL
57' PUBLIC RIGHT-OF-WAY

SAND
FILTER

DUKE TRANSMISSION EASEMENT
68.00'

35' PCCO/SWIM BUFFER

WET
POND

SILVERCLIFF ALLEY

BULLFINCH LANE
57' RIGHT-OF-WAY

ACLARE ALLEY

LANDSCAPE SETBACK TO BE INCLUDED WITHIN THE INDIVIDUAL LOTS TO PROVIDE FOR A CONSISTENT FRONTAGE CONDITION BETWEEN THE SOUTHERN PROJECT LIMITS UP TO THE EVERETTE KEITH/HAMBRIGHT INTERSECTION

DISTURBED REPLANTED LANDSCAPE SETBACK

10' MULTI-USE PATH, TYP.

PROPOSED DEVELOPMENT SIGNAGE. SIGNAGE TO BE FINALIZED IN SIGNAGE PACKAGE PERMITTING

NATIVE PLANTINGS/MEADOW MIX, TYP.

LIMITS OF OPEN SPACE, TYP.

10' MULTI-PURPOSE PATH, TYP.

RETAINING WALL, TYP.

RUBY FALLS DRIVE
57' RIGHT-OF-WAY

STANCHION

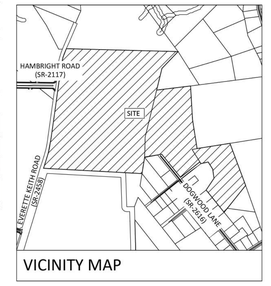
OPEN SPACE F
PARK

SPLASH PAD

LAWN TO INCORPORATE BERMUDA SOD

OPEN SPACE TO INCORPORATE SHADE STUCTURE

DAYFLOWER DRIVE
51' RIGHT-OF-WAY



VICINITY MAP

SURVEY DISCLAIMER

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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:
F	PARK	± 0.56 ACRES

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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 PLAN.

PROJECT NO:
4896

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

BOLTON & MENK, INC. CERTIFICATE OF SEAL F-1478 C-596 NORTH CAROLINA

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1884 SEAN PATRICK PACHE

04/08/25

PRELIMINARY
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HORZ. SCALE 0 30 60 FEET

DATE:	08/01/2024
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DRAWN BY:	BMI
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HAMBRIGHT ROAD
120.00' RIGHT-OF-WAY

OPEN SPACE G
PARK

PICKLEBALL COURTS, TYP.

RETAINING WALL, TYP.

PARKING LOT, TYP.
OF (19) SPACES

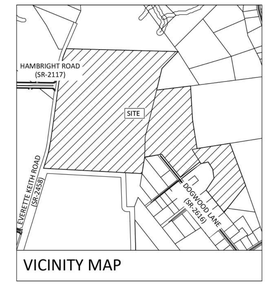
PARKING AND NOISE SCREENING
FROM ADJACENT LOTS

LIMITS OF OPEN SPACE, TYP.

SAND
FILTER

35' PCCO/ SWIM BUFFER

RUBY FALLS DRIVE
57' RIGHT-OF-WAY



VICINITY MAP

SURVEY DISCLAIMER

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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

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NVR, Inc.

9920 Kincey Ave Ste 200
Huntersville, NC 28078

EVERETTE KEITH
RESIDENTIAL
REZONING - R24-07

11430 Dogwood Ln
Huntersville, NC 28078

OPEN SPACE G

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

BOLTON & MENK, INC. CERTIFICATE OF SEAL C-1408, C-596 SOUTH CAROLINA

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1884 SEAN PATRICK PACHE

04/08/25

PRELIMINARY
NOT FOR CONSTRUCTION

HORZ. SCALE 0 30 60 FEET

DATE:	08/01/2024
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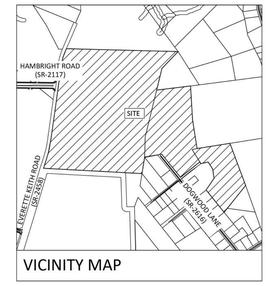

VICINITY MAP

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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:
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.

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NVR, Inc.

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EVERETTE KEITH RESIDENTIAL REZONING - R24-07

11430 Dogwood Ln
Huntersville, NC 28078

OPEN SPACE H & I

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PROJECT NO:
4896

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

BOLTON & MENK, INC. CORPORATE SEAL C-1009 NORTH CAROLINA

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1854 SEAN PATRICK PAORE

04/08/25

PRELIMINARY
NOT FOR CONSTRUCTION

HORZ. SCALE 0 30 60 FEET

DATE:	08/01/2024
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OPEN SPACE J
PARK

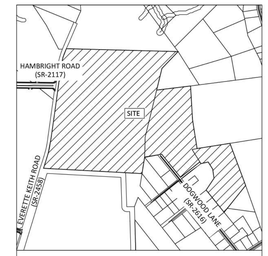
CONEBILL DRIVE
57' RIGHT-OF-WAY

019-162-03
AREA: 3.55 AC
CAROLINA REVAMP INC
ZONING: TR
USE: SINGLE FAMILY
RESIDENTIAL-ACREAGE
DB 38346 PG 269
MB 7 PG 131

019-162-13
AREA: 0.75 AC
JAMES EDWARD PETITGOUT,
JR. AND WIFE, REBECCA LOSEE
PETITGOUT
ZONNG: TR
USE: SINGLE FAMILY
RESIDENTIAL
DB 6025 PG 531
MB 7 PG 131

019-162-14
AREA: 0.69 AC
KAREN M CUNNINGHAM
ZONNG: TR
USE: SINGLE FAMILY
RESIDENTIAL
DB 37842-28 PG 28
MB 7 PG 131

019-162-04



VICINITY MAP

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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

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CHARLOTTE, NORTH CAROLINA 28206
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Email: charlotte@bolton-menk.com
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NVR, Inc.

9920 Kincey Ave Ste 200
Huntersville, NC 28078

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

OPEN SPACE J

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PROJECT NO:
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02/24/2025: SKETCH PLAN SUBMITTAL
04/08/2025: SKETCH PLAN SUBMITTAL 2

BOLTON & MENK, INC. CORPORATE SEAL F-1409 NC-SURVEYING

NORTH CAROLINA PROFESSIONAL LAND SURVEYOR L-4954 SEAN PATRICK MOORE

04/08/25

PRELIMINARY
NOT FOR CONSTRUCTION

HORZ. SCALE 0 30 60 FEET

DATE:	08/01/2024
DESIGNED BY:	BMI
DRAWN BY:	BMI
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RZ-706

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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 Everette 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,

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_zipcod	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_zipcod	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

BOLTON & MENK

EVERETTE KEITH RESIDENTIAL - MASTER PLAN

BOLTON & MENK I 12.02.2024 I 4896.00

0 50' 100' 200'

AREA: 33.77 AC
L.W. KERR LIMITED PARTNERSHIP
ZONING: TR
USE: SINGLE FAMILY RESIDENTIAL-ACREAGE
DB 10944 PG 80

40' LANDSCAPE BUFFER

OPEN SPACE A

RECREATION AREA

SITE STAIR, TYP.

ROAD A
57' PUBLIC RIGHT-OF-WAY

OPEN SPACE D

BENCH, TYP.

20' ALLEY

20' ALLEY

OPEN SPACE B

20' ALLEY

LIMITS OF OPEN SPACE, TYP.

OUTDOOR SEATING AREA

LAWN

LAWN

LAWN

ENHANCED SUPPLEMENTAL LANDSCAPING

PEDESTRIAN CROSSING WITH SPECIALTY PAVING, TYP.

OPEN SPACE C

STANCHION

SHADE STRUCTURE OVERLOOK

20' ALLEY

DOG PARK

ENHANCED SUPPLEMENTAL LANDSCAPING

10' MULTI-USE PATH, TYP.

150' OVERHEAD ELECTRIC EASEMENT, TYP.

LOT FRONTAGES TO MATCH LANDSCAPE AESTHICS OF PROPOSED GREENBELT. SEE OPEN SPACE G FOR DESIGN INTENT

HAMBRIGHT ROAD
110.00' RIGHT-OF-WAY

WATER QUALITY

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Author: MHibbs/CADA/2023 Sheets\185982700.dwg 12/3/2024 3:03:00 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 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	± 1.99ACRES
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

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Email: charlotte@bolton-menk.com
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NVR, Inc.

9920 Kincey 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:

BOLTON & MENK, INC. CORPORATE SEAL F-1409 C-596 NORTH CAROLINA

08/01/2024

PRELIMINARY
NOT FOR CONSTRUCTION

HORZ. SCALE
0 30 60
FEET

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

RZ-701

HAMBRIGHT ROAD
110.00' RIGHT-OF-WAY

PROPOSED LAND DEVELOPMENT SIGNAGE TO BE LOCATED ON BOTH SIDES OF HAMBRIGHT ROAD INTERSECTION. SIGNAGE TO BE FINALIZED IN SIGNAGE PACKAGE PERMITTING

10' MULTI-USE PATH, TYP.

LOT FRONTAGES TO MATCH LANDSCAPE AESTHICS OF PROPOSED GREENBELT. SEE OPEN SPACE G FOR DESIGN INTENT

20' ALLEY

OPEN SPACE E

PLAYGROUND

SHADE STRUCTURE

BENCH, TYP.

MULTI-PURPOSE LAWN

CHARLOTTE WATER EASEMENT, TYP.

EVERETTE KEITH ROAD
80' RIGHT-OF-WAY

EARTHWORK MOUND PLAY AREA

OVERHEAD ELECTRIC EASEMENT, TYP.

STANCHION

SWINGS

ROAD A
57' PUBLIC RIGHT-OF-WAY

PEDESTRIAN CROSSING WITH SPECIALTY PAVING, TYP.

RAISED PLANTER, TYP.

RETAINTING WALL, TYP.

SEATING AT OVERLOOK OF WILDLIFE CORRIDOR

LIMITS OF OPEN SPACE, TYP.

OPEN SPACE F

DUKE ENERGY
68' UTILITY EASEMENT

35' SWIM BUFFER

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

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Email: charlotte@bolton-menk.com
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NVR, Inc.

9920 Kincey 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:

BOLTON & MENK, INC.
CONSTRUCTION
SEAL
C-1409
C-356
NORTH CAROLINA

08/01/2024

PRELIMINARY
NOT FOR CONSTRUCTION

HORZ. SCALE
0 30 60
FEET

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

RZ-702

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ZONING:SF
USE: COMMERCIAL
DB 32344 PG 513

STANCHION

ROAD A
57' PUBLIC RIGHT-OF-WAY

DUKE ENERGY
68' UTILITY EASEMENT

35' SWIM BUFFER

LIMITS OF OPEN SPACE, TYP.

10' MULTI-USE PATH, TYP.

EVERETTE KEITH ROAD
80' RIGHT-OF-WAY

20' ALLEY

PUBLIC ROAD B
57' RIGHT-OF-WAY

20' ALLEY

WATER
QUALITY

OPEN
SPACE
G

PROPOSED
DEVELOPMENT
SIGNAGE. SIGNAGE
TO BE FINALIZED IN
SIGNAGE PACKAGE
PERMITTING

PUBLIC ROAD C
51' RIGHT-OF-WAY

10' MULTI-USE PATH, TYP.

LIMITS OF OPEN SPACE, TYP.

SEATING AT OVERLOOK OF
WILDLIFE CORRIDOR

SPECIALTY PAVING, TYP.

OPEN SPACE TO INCORPORATE
ARTISTIC NODE TO HIGHLIGHT
NEIGHBORHOOD CORNER

RETAINTING WALL, TYP.

OPEN SPACE
H

PUBLIC ROAD D
57' RIGHT-OF-WAY

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

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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:

BOLTON & MENK, INC. CORPORATE SEAL F-1409 C-596 NORTH CAROLINA

08/01/2024

PRELIMINARY
NOT FOR CONSTRUCTION

HORZ. SCALE 0 30 60 FEET

DATE:	08/01/2024
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DRAWN BY:	BMI
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RZ-703

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VICINITY MAP

SURVEY DISCLAIMER

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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

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9920 Kincey 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 PLAN.

PROJECT NO:
4896

REVISIONS:

BOLTON & MENK, INC. CORPORATE SEAL C-1408 NORTH CAROLINA

08/01/2024

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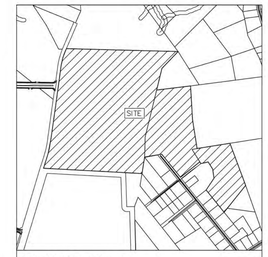

VICINITY MAP

SURVEY DISCLAIMER

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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

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NVR, Inc.

9920 Kincey Ave Ste 200
Huntersville, NC 28078

EVERETTE KEITH
RESIDENTIAL
REZONING
11430 Dogwood Ln
Huntersville, NC 28078

OPEN SPACE J & K

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:

BOLTON & MENK, INC.
CORPORATE SEAL
C-1409
C-596
NORTH CAROLINA

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EXISTING POND

OUTDOOR FITNESS STATION,TYP.

OPEN SPACE K

LIMITS OF OPEN SPACE, TYP.

OVERLOOK / DECK WITH SEATING

OUTDOOR FITNESS STATION

EXISTING VEGETATION, TYP.

PROPERTY LINE, TYP.

PARKING LOT SCREENING FROM ADJACENT LOT

PROPOSED PARKING LOT, TYP. OF (14) SPACES

10' MULTI-USE PATH, TYP.

FOREST LAKE AVE

019-162-03
AREA: 3.55 AC
CAROLINA REVAMP INC
ZONING: TR
USE: SINGLE FAMILY RESIDENTIAL-ACREAGE
DB 38346 PG 269
MB 7 PG 131

019-162-13
AREA: 0.75 AC
JAMES EDWARD PETITGOUT, JR. AND WIFE, REBECCA LOSEE PETITGOUT
ZONNG: TR
USE: SINGLE FAMILY RESIDENTIAL
DB 6025 PG 531
MB 7 PG 131

019-162-14
AREA: 0.69 AC
KAREN M CUNNINGHAM
ZONNG: TR
USE: SINGLE FAMILY RESIDENTIAL
DB 37842-28 PG 28
MB 7 PG 131

019-162-04

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:
L	PARK	±3.72 ACRES

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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:

BOLTON & MENK, INC. CORPORATE SEAL F-1409 C-596 NORTH CAROLINA

08/01/2024

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RZ-706

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R24-07 EVERETTE KEITH RESIDENTIAL 12/2/24 COMMUNITY MEETING SIGN-UP SHEET

Name	Email	Address	Phone Number
Bill & Martha Brown	billmar704@hotmail.com	11011 Dogwood Ln	
Beth + Harold Harmon	bethharmon6@gmail.com	11201 Eastfield Rd.	
Ken & Jennifer Collins	ken@graphic-laminating.com	1334 Charter Pl.	704-287-0444
Betty Rowland	BeeJay.Rowland@GMAIL.com	5968 Kirkpatrick Rd	704-451-2600
Donna Thore	thomasathore@bellsouth.net	11125 Forest Lake Ave Huntersville, NC	704-634-0172
Jennifer & James Madji	Jnfer04@yahoo.com	11101 Dogwood Ln Huntersville	704 589 7041
Warren + Candy Gilder	CANDYGILDER@GMAIL.com	11113 Assury Chapel Rd	704-457-2370
Lee & Amber Butler	Butler@ButlerBuildsLLC.com	7728 Shalom Dr. Charlotte 28216	864-356-0803

R24-07 EVERETTE KEITH RESIDENTIAL 12/2/24 COMMUNITY MEETING SIGN-UP SHEET

Name	Email	Address	Phone Number
Jim Price	JPrice2645@Aol.com	11001 Forestlake	7048756251
Ed + Rose Winter	roewinter@gmail.com	11160 Dogwood	704-727-0276
James + Becky Pettigout	ct.tgout@gMail.com		704 634 0597
	bpettigout@gmail.com	11216 Dogwood Ln	704 634 3652

dotloop signature verification: dtlp.us/PS9F-y31F-ZCuV

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.

dotloop signature verification: dtlp.us/XAc3-c7me-7BpR

dotloop signature verification: dtlp.us/2dmJ-sWi2-N0Rm

Town of Huntersville NORTH CAROLINA

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.

dotloop signature verification: dtlp.us/XAc3-c7me-7BpR

dotloop signature verification: dtlp.us/2dmJ-sWi2-N0Rm

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)

Thad Cloer dotloop verified 08/05/24 4:07 PM EDT BIMN-TOKU-TSKQ-EX8M

Anna Josey dotloop verified 08/05/24 2:23 PM EDT ASRC-PGFF-7WHG-RYZS

Paul Edwin Cloer dotloop verified 08/05/24 1:29 PM EDT YV0L-O0J8-WKNI-KITR

Title Thad Cloer Email Anna Josey Edwin Cloer

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.

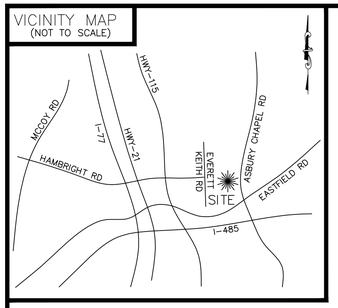
Every owner of each parcel included in this application, or the owner (s) duly authorized agent, must sign this application. If signed by an agent on behalf of the Owner, this application MUST be accompanied by a notarized Limited Power of Attorney signed by the property owner (s), specifically authorizing 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	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



LEGEND

- R/W — RIGHT-OF-WAY
- NTS — NOT TO SCALE
- UP — UTILITY POLE
- BOUNDARY LINE
- RIGHT-OF-WAY
- BOUNDARY TIE
- BOUNDARY LINE (NOT SURVEYED)
- EASEMENT (AS NOTED)
- OE — 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, 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

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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	1119.20'
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'
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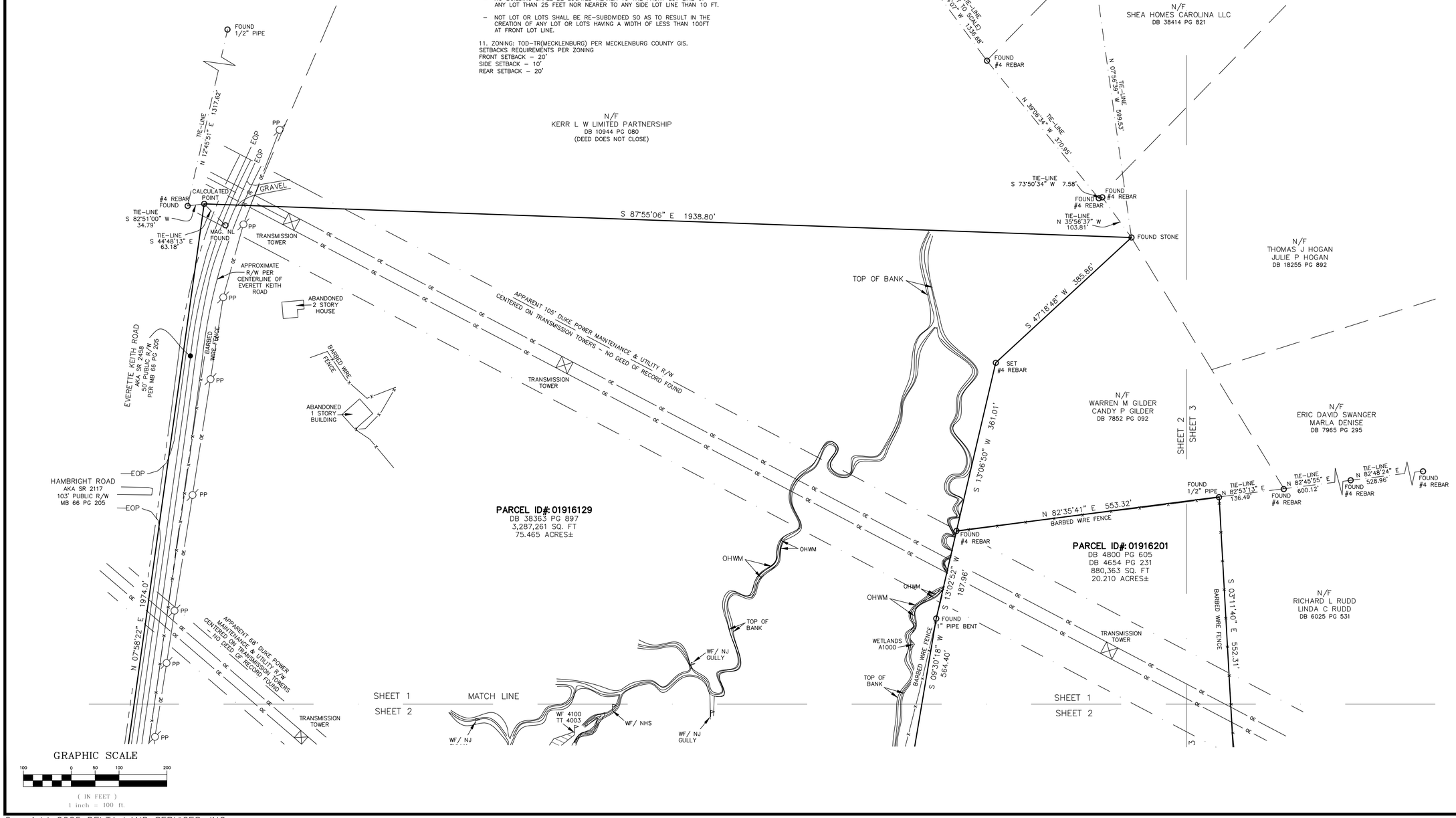
L11	N 51°29'53" E	201.10'
L12	N 51°19'57" E	149.49'
L13	N 61°20'56" E	50.33'
L14	S 38°34'04" E	100.12'
L15	N 51°32'19" E	200.59'
L16	S 38°40'28" E	100.06'

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); 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

NORTH CAROLINA PROFESSIONAL SEAL L-4821 LAND SURVEYOR T. MICHAEL GREEN, JR.

NC GRID
NAD 83/2011



DELTA LAND SERVICES, INC.
NC FIRM LICENSE #C-735
608 MATTHEWS-MINT HILL ROAD
SUITE G
MATTHEWS, NC 28105
T 704.847.4700
www.deltalandservices.net

SEAL:

NORTH CAROLINA — DELTA LAND SERVICES, INC. NO. C-735 — CERTIFICATE OF AUTHORIZATION

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

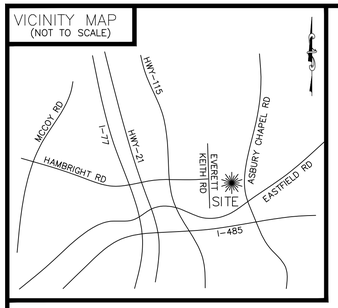
OF PARCEL ID#:01916129, 01916201, & 01916202
TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA

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

Copyright 2025 DELTA LAND SERVICES, INC.



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)
OE	OVERHEAD UTILITIES

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FRONT SETBACK – 20'
SIDE SETBACK – 10'
REAR SETBACK – 20'

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GEOID MODEL: GEOID 18
COMBINED GRID FACTOR: 0.99984065
UNITS: US SURVEY FOOT
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NC GRID
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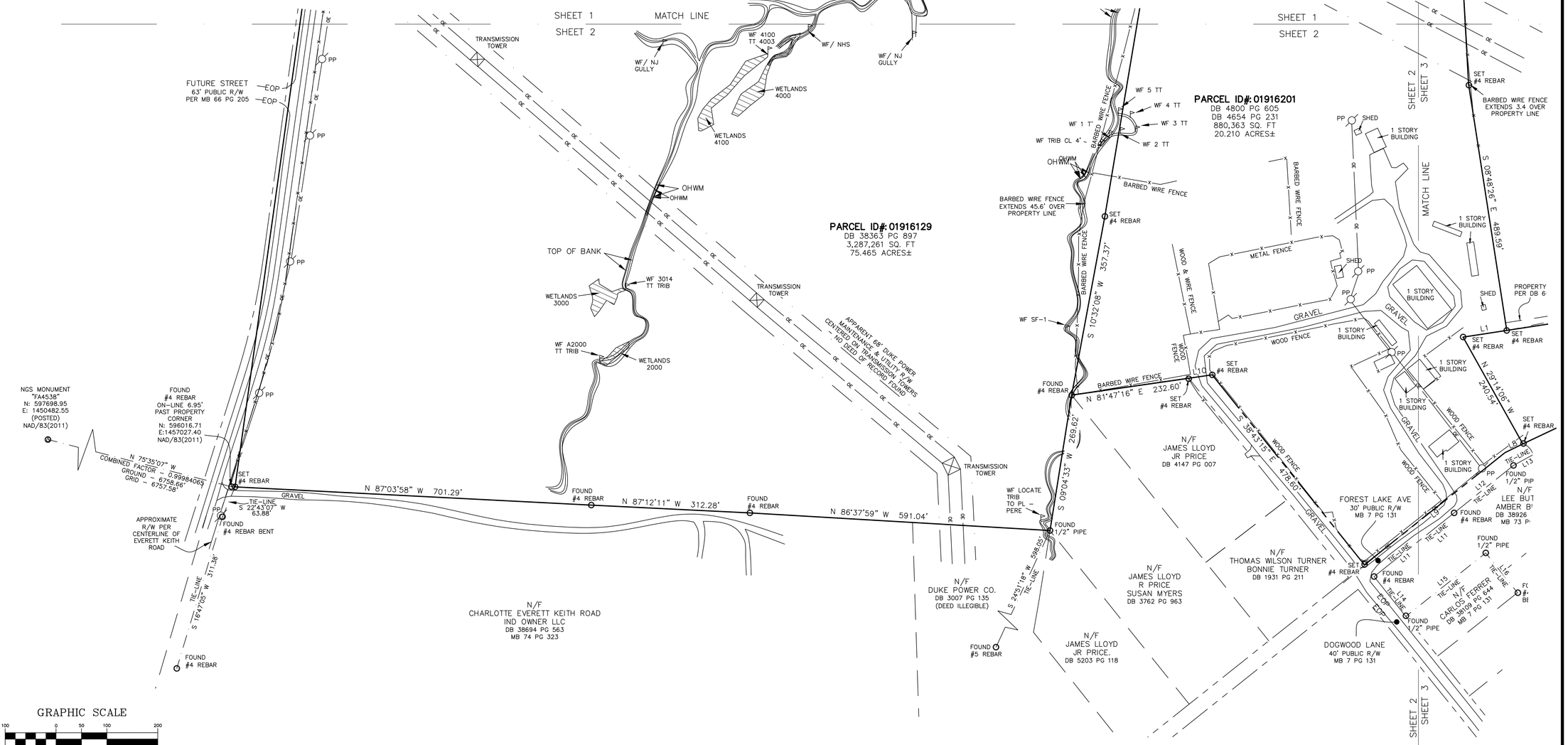
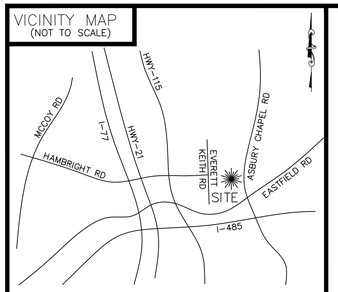

SHEET 1
SHEET 2
MATCH LINE
FUTURE STREET
63' PUBLIC R/W
PER MB 66 PG 205
EOP
EOP
PP
TRANSMISSION TOWER
WF 4100
TT 4003
WF/ NHS
WF/ NJ GULLY
WF/ NJ GULLY
WETLANDS 4000
WETLANDS 4100
OHWM
OHWM
TOP OF BANK
WF 3014 TT TRIB
WETLANDS 3000
WF A2000 TT TRIB
WETLANDS 2000
TRANSMISSION TOWER
APPARENT 68' DUKE POWER MAINTENANCE & UTILITY R/W CENTERED ON TRANSMISSION TOWERS – NO DEED OF RECORD FOUND
TRANSMISSION TOWER
PARCEL ID#: 01916129
DB 38363 PG 897
3,287,261 SQ. FT
75.465 ACRES±
WF 5 TT
WF 4 TT
WF 3 TT
WF 2 TT
WF 1 TT
WF TRIB CL 4'
BARBED WIRE FENCE
OHWM
OHWM
BARBED WIRE FENCE EXTENDS 45.6' OVER PROPERTY LINE
SET #4 REBAR
BARBED WIRE FENCE
WF SF-1
S 10°32'08" W 357.37'
WOOD & WIRE FENCE
METAL FENCE
SHED
PP
1 STORY BUILDING
GRAVEL
WOOD FENCE
WOOD FENCE
FOUND #4 REBAR
BARBED WIRE FENCE
N 81°47'16" E 232.60'
SET #4 REBAR
L10
S 09°04'33" W 269.62'
S 35°43'15" E 418.60'
WOOD FENCE
GRAVEL
N/F
JAMES LLOYD
JR PRICE
DB 4147 PG 007
WF LOCATE TRIB TO PL – PERE
FOUND 1/2" PIPE
S 24°57'18" W 598.05'
TIE-LINE
FOUND #5 REBAR
N/F
DUKE POWER CO.
DB 3007 PG 135
(DEED ILLEGIBLE)
N/F
JAMES LLOYD
R PRICE
SUSAN MYERS
DB 3762 PG 963
N/F
JAMES LLOYD
JR PRICE.
DB 5203 PG 118
PARCEL ID#: 01916201
DB 4800 PG 605
DB 4654 PG 231
880,363 SQ. FT
20.210 ACRES±
SHEET 1
SHEET 2
SHEET 3
MATCH LINE
SET #4 REBAR
BARBED WIRE FENCE EXTENDS 3.4 OVER PROPERTY LINE
S 08°48'26" E 489.59'
PROPERTY PER DB 6
N 29°14'06" W 240.54'
L1
SET #4 REBAR
SET #4 REBAR
SET #4 REBAR

VICINITY MAP
(NOT TO SCALE)



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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)
OE	OVERHEAD UTILITIES

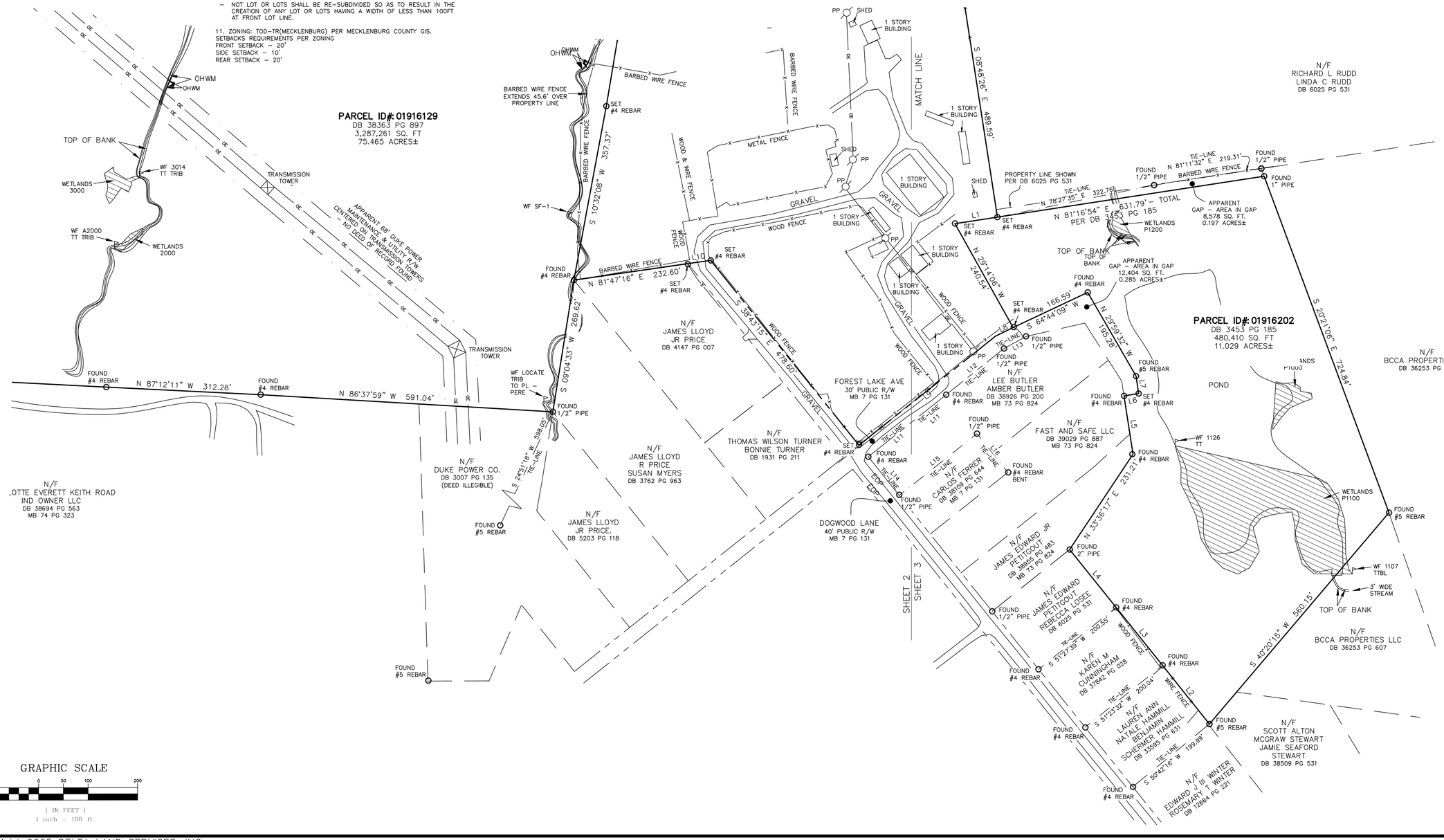
LINE	BEARING	DISTANCE
L2	N 38°40'08" W	151.66'
L3	N 38°39'00" W	149.90'
L4	N 38°44'53" W	150.02'
L5	N 08°45'22" W	119.20'
L6	N 80°45'53" E	29.85'
L7	N 08°28'44" W	35.62'
L8	N 63°52'40" E	39.10'
L9	N 51°25'37" E	353.51'
L10	N 81°47'16" E	46.43'
L11	N 51°29'53" E	201.10'
L12	N 51°19'57" E	149.49'
L13	N 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 1:10,000+; 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: 0.999984065
UNITS: US SURVEY FOOT
WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 9TH DAY OF APRIL, 2025

NORTH CAROLINA PROFESSIONAL SEAL L-4821 LAND SURVEYOR MICHAEL GREEN, JR.

T. MICHAEL GREEN, JR. PLS
LICENSE NUMBER: L-4821

NC GRID
NAD 83/2011



GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

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DELTA LAND SERVICES, INC.
NC FIRM LICENSE #C-735
608 MATTHEWS-MINT HILL ROAD
SUITE G
MATTHEWS, NC 28105
T 704. 847.4700
www.deltalandservices.net

SEAL:
NORTH CAROLINA – DELTA LAND SERVICES, INC. NO. C-735 – CERTIFICATE OF AUTHORIZATION

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