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
September 23, 2025 - 6:30 PM
TOWN HALL (101 Huntersville-Concord Road)

Meeting 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 Jay Henson, Vice-Chair Scott Hensley, Marshall Horsman, Trina Loomis, Michael Pollard, Prince Tokpah , Jodi Wright, Chris Boyd, Lee Hallman

1. Call to Order/Roll Call

2. Approval of Minutes

2.A. Consider approval of the August 26, 2025 regular meeting minutes.

3. Public Comments

4. Action Agenda

4.A. Consider a recommendation on petition #R25-11 Long Creek Retail, a request by TA and S Enterprises of NC Inc to rezone 4.396 acres from Highway Commercial-Conditional District to Highway Commercial-Conditional District and Rural. *(Jesse James)*

4.B. Consider a recommendation on Petition #R25-08 Second Street Village, a request by Jay Henson and Brian Hines to rezone +/- 4.799 acres at 204 N. Church St. from Neighborhood Residential to neighborhood Residential with a Conditional District for Townhomes and an Apartment. *(Nathan Farber)*

4.C. Consider a recommendation on Petition #R25-07 Home2Hilton, a request by PM Patel to rezone +/- 4.69 acres at 13830 Statesville Road from Corporate Business and General Residential to Highway Commercial with Conditions. *(Nathan Farber)*

4.D. Consider a recommendation on Petition #R25-09, a request by Greenway Waste Solutions at North Meck to rezone +/- 220.9 acres near 15300 Holbrooks Road from Special Purpose Conditional District (SP-CD) Neighborhood Residential (NR), Transitional Residential (TR), and Corporate Business (CB), to Special Purpose Conditional District SP-CD). The purpose of the rezoning is to expand the North Meck Landfill. *(Brad Priest)*

5. Other Business

5.A. Welcome and Introduction of Planning Board Alternate Members: Jennifer Davis and Alyssa Miller

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

September 23, 2025

To: Board Members

From:

Date: September 23, 2025

Subject:

EXPLAIN REQUEST:

ACTION RECOMMENDED:

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

1. August 26, 2025 Minutes

Minutes of the Town of Huntersville Planning Board

The Town of Huntersville Planning Board met at 6:30 p.m. on Wednesday, August 26, 2025.

Call to Order/Roll Call
Vice-Chairman Henson called the meeting to order at 6:30 pm.
Present: J. Henson, S. Hensley, J. Wright, C. Boyd, L. Hallman, P. Tokpah, M. Horsman, and M. Pollard
Absent: T. Loomis

Approval of Minutes
Item 2A: Consider approval of July 22, 2025, regular meeting minutes.
Motion: L. Hallman made a Motion to Approve July 22, 2025, minutes. C. Boyd seconded the motion.
Vote: The motion passed (7-0-1) with M. Pollard abstaining due to absence.

Public Comments:
No public comments

Disclosure: J. Wright made a disclosure that her company has been hired many times by Burkert USA unrelated to the proposed amendment and that it would not affect her ability to be impartial in their application. There were no objections.

Action Items
Item 4A: Consider a recommendation for Petition #TA25-09, a request by Burkert USA Corporation to amend Article 9.54 of the Huntersville Zoning Ordinance.
N. Farber, Senior Planner entered his staff report into the record, a copy of which is attached hereto as Exhibit A and incorporated herein by reference. Staff reviewed the proposed text amendment and stated that staff recommends approval.

The Board asked if staff considered going less than 80 feet for the buffer. Staff responded that the proposed distance meets the applicants needs and staff is not opposed to it, they are open to a proposed adjustment if the Board has one.

The Board asked how the proposed height of 14 feet was determined and if there is any concern relative to the size of the solar panel ratio to the square footage of the building. The consultant hired by the applicant, Trevor Davis, stated that they worked with the manufacturer and designers to determine the height and then they increased the number by a couple of feet to ensure it covered their needs. Staff stated that the buffer and parking screening would still apply, if the proposed solar facility is for the use of the building then it would be permitted, if the proposed solar facility was to sell back then it would be considered a major solar facility and it would require a special use permit.

The Board asked if a parking lot like the existing Walmart would be allowed to do something like this. Staff responded that it would only be permitted if they implemented an 80 foot buffer and the entire parking lot was visually screened from the road.

The Board asked if this includes battery storage of the energy and any other impervious surfaces such as driveways. Staff responded it does not include either of those options.

Motion: C. Boyd made a motion to recommend approval of TA25-09, a request by Burkert USA Corporation to amend Article 9.54, as it is consistent with policies EOS 9.1 of the 2040 Huntersville Community Plan. It is reasonable and in the public interest to amend the zoning ordinance because it allows for the expanded opportunities for non-residential properties to install environmentally friendly solar panels and this allows future businesses to use creative solutions to fit more solar panels on their properties. The Planning Board believes that adequate language has been provided to ensure the solar energy facilities and not a nuisance to nearby properties. M. Pollard seconded the motion.

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

Item 4B: Consider a recommendation on Petition #TA25-04, a request by the Huntersville Planning Department to amend Article 7.4 of the Huntersville Zoning Ordinance.
J. James, Principal Planner entered his staff report into the record, a copy of which is attached hereto as Exhibit B and incorporated herein by reference. Staff reviewed the proposed text amendment and stated that staff is recommending approval of the amendment.

The Board thanked Staff for investigating the small lot and asked if they thought the proposed amendment would work with a 5-acre lot and if the arborist flexibility allowed in other types of development under the 2-acres. Staff responded that they reviewed the medium size lots and from their experience there are some projects that are very close to what is being proposed and the arborist flexibility for those sizes of lots could be proposed by the Planning Board.

The Board had additional discussions regarding possible flexibility and options. Staff reviewed the current procedures, research conducted, common scenarios, and option of the Planning Board to propose additional options in their motion.

The Board commented on the importance of property rights and balance of the value of saving trees and what the likelihood would be of a conditional rezoning occurring strictly for tree mitigation. Staff stated that they have never had that before and they don't have a way to determine the likelihood but they believe this is a reasonable starting point based on plans that have been reviewed.

Motion: L. Hallman made a motion to approve TA25-04, a request by Huntersville Planning Department to amend Article 7.4 of the Huntersville Zoning Ordinance based on consistency with policies EOS-3, EOS-3.1, EOS-4, and the Big Idea Tree Canopy outlined on page 24 of the Huntersville 2040 Community Plan. The amendment is reasonable and in the public interest because it supports the growth of mature tree canopy which will provide significant environmental, stormwater, air quality, economic and community benefits for the Town of Huntersville. M. Pollard seconded the motion.

L. Hallman commented that he supported it last time and believes the flexibility with the smaller lot is a good addition, overall it is a good start and there will be room for improvement as additional ideas come up with conditional rezoning providing a good variability.

M. Pollard commented that there is a good environmental and economic value with lots with mature trees offering a higher value.

P. Topkah commented that he did not support it last time but will support it with the flexibility that has been added.

M. Horsman commented that he is on the fence due to the 50% mitigation cap on commercial and if that increases conditional rezonings.

The Board had additional discussion regarding the concerns expressed and the value of this as a starting point.

Vote: The motion passed (6-2) with J. Henson and S. Hensley opposed.

Adjourn
Motion: C. Boyd made a Motion to Adjourn. J. Wright seconded the motion.
Vote: The motion passed unanimously (8-0).

Approved this ____ day of _____ 2025.

_____

Chairman or Vice Chairman

_____

Board Secretary

Request for Board Action

September 23, 2025

To: Board Members

From: Jesse James, Principal Planner

Date: September 23, 2025

Subject: R25-11 Long Creek Retail

EXPLAIN REQUEST:

Rezone approximately 4.39-acres at 8900 Beatties Ford Road (PIN 01526434) and 9000 Beatties Ford Road (PIN 01526435) from Highway Commercial-Conditional District (HC-CD) to Highway Commercial- Conditional District (HC-CD) and Rural to replace the current CD Rezoning R08-01 to allow for a convenience store with a gas canopy and another commercial building where a drug store retail site was previously approved.Parcel 01526435 would revert back to its pre 2008 Rural zoning designation.

ACTION RECOMMENDED:

Consider a recommendation

FINANCIAL IMPLICATIONS:

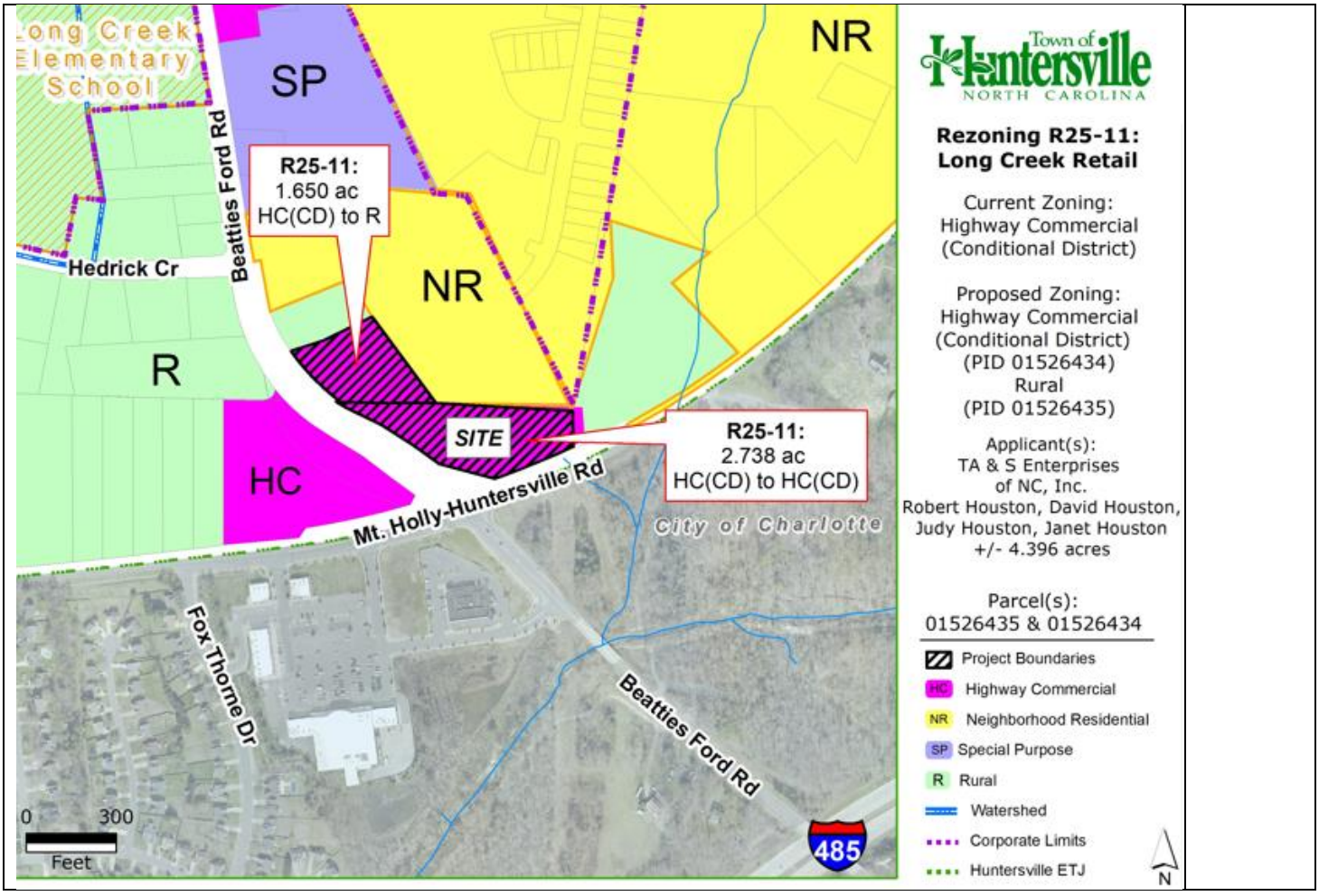
N/A

ATTACHMENTS:

1. R25-11 PB 9-23-25 Staff Report
2. GeneralApplication-Signed
3. Rezoning-7-1-25
4. Long Creek Retail ENG_Public Hearing_2025 0819
5. CommunityMeetingReport Long Creek

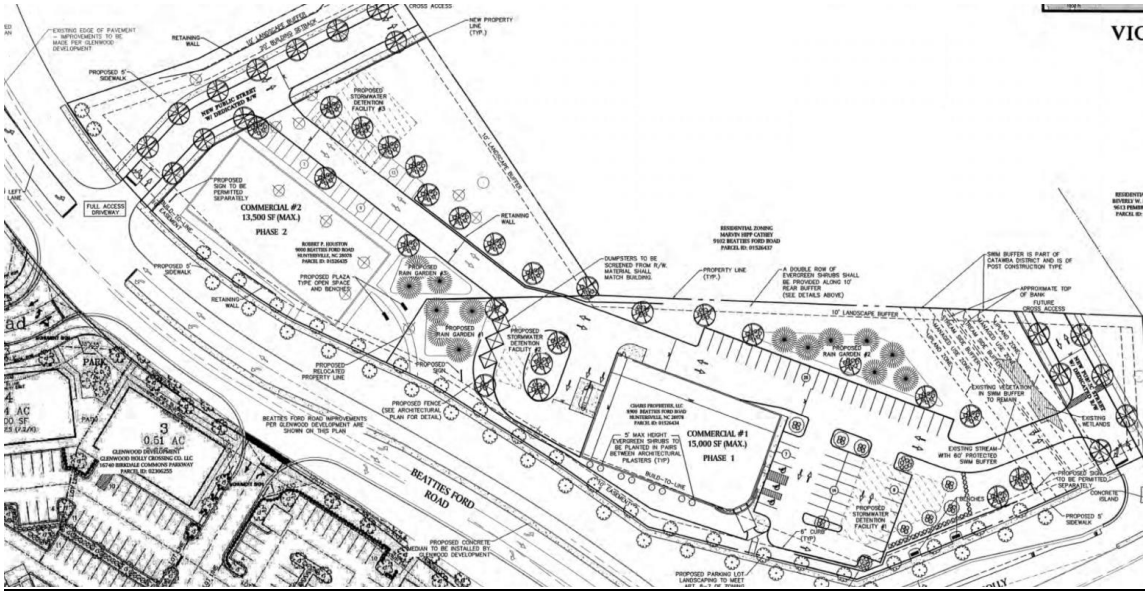
Petition R25-11
Long Creek Retail

PART 1: PROJECT SUMMARY



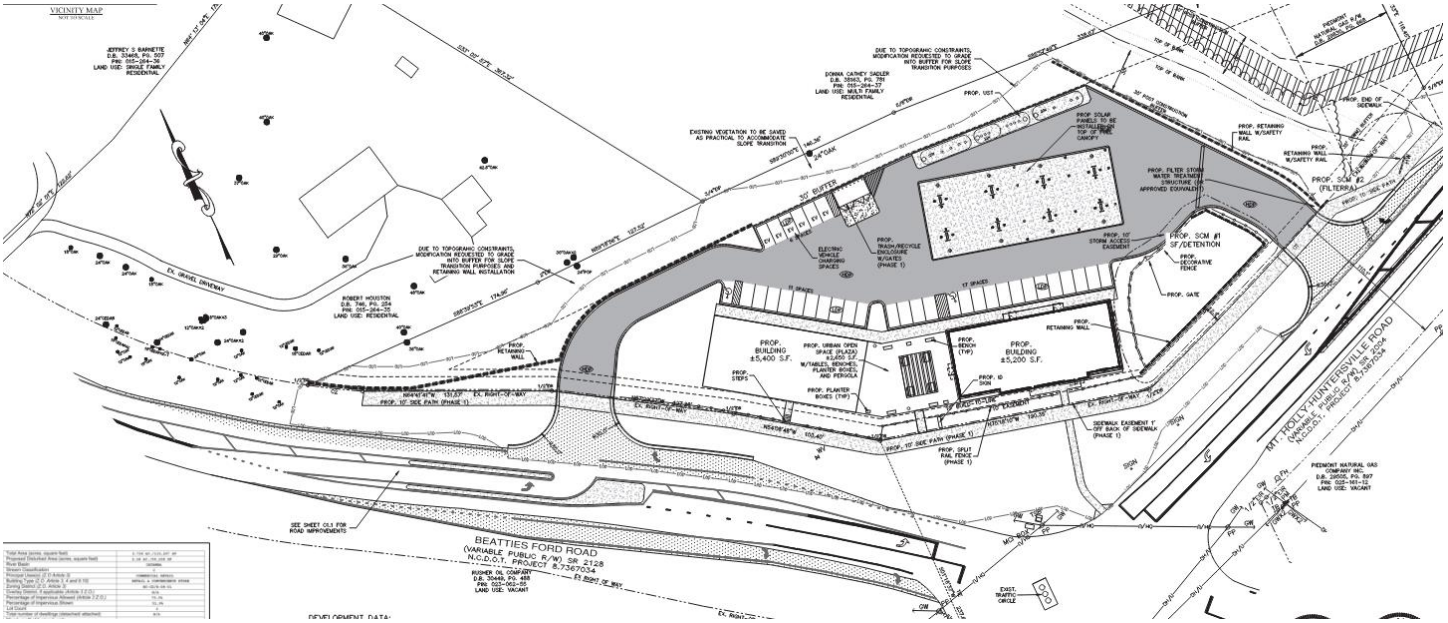
1. Purpose: Rezone approximately 4.39-acres at 8900 Beatties Ford Road (PIN 01526434) and 9000 Beatties Ford Road (PIN 01526435) from Highway Commercial-Conditional District (HC-CD) to Highway Commercial-Conditional District (HC-CD) and Rural to replace the current CD Rezoning R08-01 to allow for a convenience store with a gas canopy and another commercial building where a drug store retail site was previously approved. Parcel 01526435 would revert back to its pre 2008 Rural zoning designation.
2. On November 19, 2024, R24-03 was denied by the Huntersville Town Board of Commissioners.

(R-08-01)

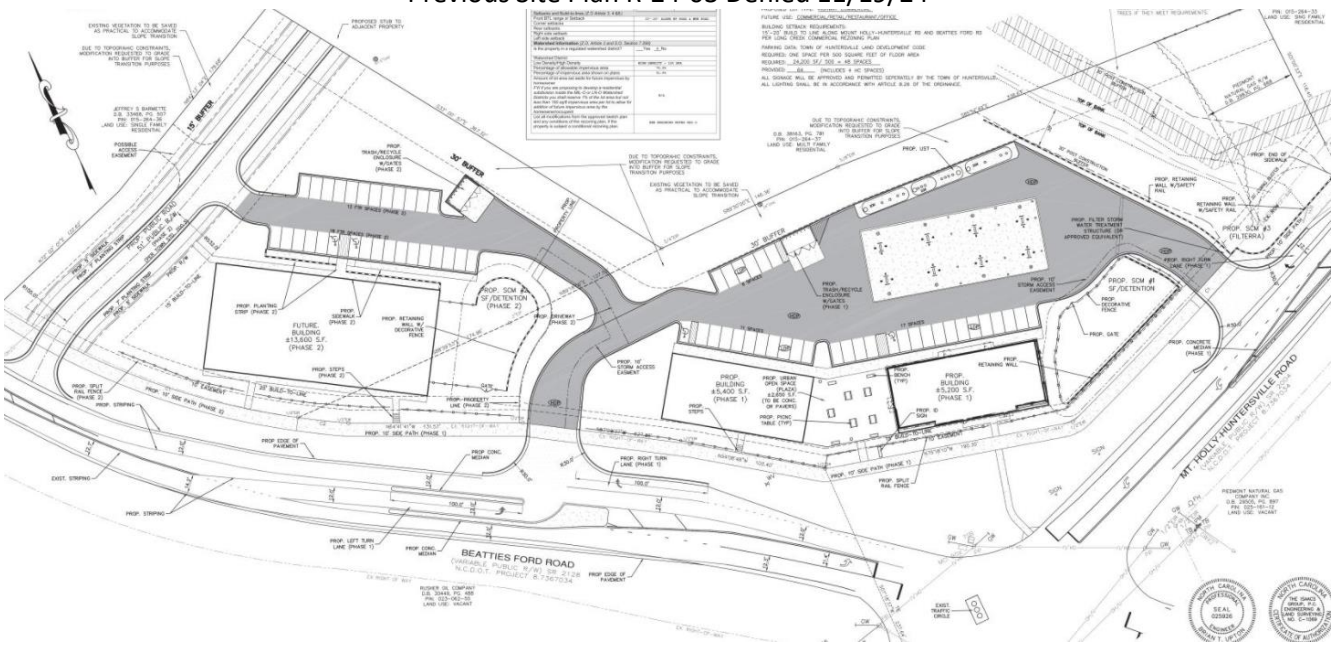


3. Adjoining Zoning and Land Uses.
   - North: Rural(R) Single Family Residential and NR-CD– Age Restricted Multi-Family Development (zoning only-not in for construction-Vacant)
   - South: City of Charlotte-Vacant and Commercial
   - East: Rural- Single Family Residential
   - West: HC-CD-Holly Crossing Approved Rezoning 2006 for retail/office- Vacant
4. A neighborhood meeting was held on Wednesday, July 23, 2025. Questions asked by residents and the responses from the applicants are summarized in the Neighborhood Meeting Report (see Attachment D).
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 Rd and Beatties Ford Rd.

PART 2: REZONING/SITE PLAN



Previous Site Plan R-24-03 Denied 11/19/24



<u>The proposed Conditional District Rezoning Plan has modification proposals and site standard requests from staff that are presented in the body of this document. Generally, the layout and architecture of these buildings meet ordinance standards. Staff have concerns with buffering, landscaping, and lack of connection to adjacent parcels. Significant elements include</u>:

- <u>Modification Request</u>-The plan proposes a modified 30’ buffer to the rear of the buildings adjacent to parcel 01526437. The zoning ordinance requires buffers to retain existing vegetation and supplement to ordinance

specifications to create an opaque buffer and in this case the buffer is required to be 30 foot in depth. The applicant has requested the ability to grade into the buffer and replant for slope transition purposes.

Staff Comments- Staff are concerned with the overall grading of the site and its ability to impact future developments regarding connections. The requested buffer disturbance has an approximate 3:1 slope. Staff will work with the applicant to ensure maximum 3:1 slope for planting is met and that the buffer area is able to meet minimum planting standards for healthy growth to meet the 30-foot buffer planting requirements.

- Lack of Connection- The site plan does not accommodate a connection to adjacent parcels.

  Staff Comment- Staff recommend grading the site plan to allow for a future connection(s) to the adjacent parcel addressed 9000 Beatties Ford Road (PIN- 01526435) and adding an access easement(s) to the most practical portion(s) for future developments. This is the parcel that was previously included in the rezoning that was denied as well as the approved and existing CD rezoning. Without this accommodation for a connection or connections, any future development to the North would not have interconnecting parking lots or driveways.

- Building Architecture- The proposed architecture for the convenience store and the 2nd building meets the ordinance requirements. (Below is the architectural theme for the development)



General Plan Information

- Parking requirements= 1 space per 500 square feet of floor space. +/-10,600 proposed=21 parking spaces required. Provided 34.
- ****Update****Minimum Tree Preservation (specimen tree save) for Highway Commercial is 30%. There is an estimated 13 specimen trees on the site where 4 are required to save. The plan saves 3.

  Staff Comment- For Specimen Tree Mitigation, the developer may mitigate the removal of specimen trees by planting new trees on the site whose total caliper (DBH) equals 100% of the total caliper of trees (DBH) to be removed above the ordinance requirement. If site conditions are not conducive for healthy tree planting on site, the developer may contribute to a Tree Fund/Bank. The applicants have stated that they will mitigate the required trees per ordinance standards.
- There is no identified Heritage Trees on site.
- Planning, Transportation, and Storm Water Engineering staff have minor site plan comments outstanding that need to be addressed prior to final plan approval.

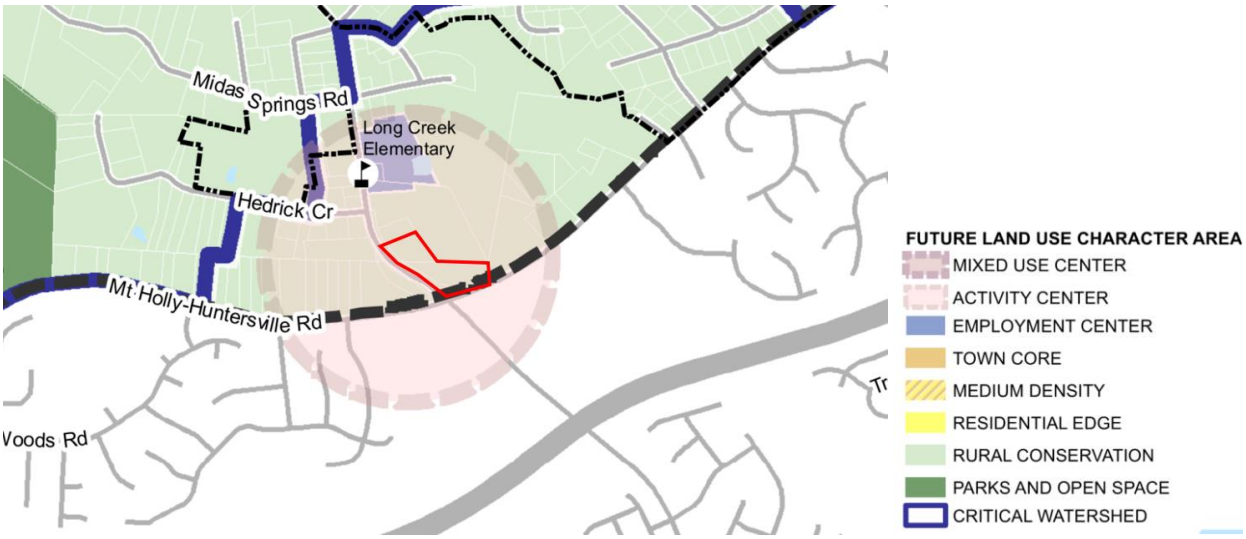
PART 3: TRANSPORTATION ISSUES

See attached analysis attachment C

PART 4: REZONING CRITERIA

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

2040 Huntersville Community Plan(Subject Parcel within "Activity 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 is at the corner of 2 major thoroughfares and is within an activity center defined by the 2040 Community Plan.

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

- LU-6: Support Mix of Land Uses in key locations.
  Staff Comment-Due to the site plan including steep slope graded buffers against adjacent parcels, this development as proposed will cannot be part of a larger development with connectivity. Because of this,

it would forever be a development on its own. The Beatties Ford and Mt Holly Road Small area plan calls for this parcel to be included in an "Urban Village", with connectivity throughout.

- Policy LU-7.1: Require new development to follow design principles that reinforce the vision for the Town as expressed in this plan and other adopted plans.
  Staff Comment: - "Improve connectivity, particularly for pedestrians and vehicles" Is pulled from the Community Plan. For the same reasons as listed in this report, this site does not meet this key implementation guideline.
- LU 8.2: Evaluate and strengthen incentives to encourage the achievement of higher design standards.
  Staff Comment: There are no elements of the plan that would achieve going above and beyond ordinance standards. Having no connections to adjacent parcels and grading inside the buffers would actually be the opposite of this.
- Policy EOS-3: Prioritize tree canopy preservation in the lower intensity areas (Residential Edge, Rural Conservation, and Critical Watershed areas).
  Staff Comment: The applicant proposal has not incorporated any creative design to save the minimum requirement of specimen trees identified. Staff recommends design that encourages the preservation of a portion of these trees on site. (See the tree save comments in the previous section.)
- Policy T-3: Improve connectivity throughout the study area.
  Staff Comment: See previous comments on connectivity.

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

1. **Whether the proposed reclassification is consistent with the overall character of existing development in the immediate vicinity of the subject property.**
   STAFF COMMENT:
   The proposed rezoning can be consistent with the overall character of the existing development by adding a commercial development in the designated "Activity Center" from the Huntersville 2040 Community Plan if connections are accommodated for adjacent future developments.

2. **The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, transit service, parks and recreational facilities, police and fire protection, hospitals and medical services, schools, storm water drainage systems, water supplies, and wastewater and refuse disposal.**
   STAFF COMMENT:
   There is no indication this project will have a negative impact on public facilities and or services.

3. **Whether the proposed reclassification will adversely affect a known archeological, environmental, historical or cultural resource."**
   STAFF COMMENT:
   Planning staff has no indication that the request will adversely affect known archeological, environmental, historical, or cultural resources.

PART 5: STAFF RECOMMENDATION

In considering the proposed rezoning amendment petition R25-11 for Long Creek Retail, staff cannot at this time recommend approval of the proposed rezoning plan as the development lacks connectivity and ability to connect to any future development.

The plan is not consistent with future land use implementation policies LU-6, 7.1, 8.2, EOS-4, or T-3 and it is reasonable and in the public interest to approve the plan.

PART 6: PUBLIC HEARING COMMENTS

The Public Hearing was held on 9-2-25. Most of the conversation and debate centered around the lack of connectivity proposed and lack in ability to connect in the future due to the proposed steep site grading. The hearing can be heard and seen here; https://www.youtube.com/watch?v=b9Nk3AOX6xg.

PART 7: PLANNING BOARD RECOMMENDATION

The Planning Board is scheduled for 9-23-25

PART 8: TOWN BOARD RECOMMENDATION

Town Board Meeting for the final decision is scheduled for 10-21-25

PART 9: ATTACHMENTS

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

PART 10: CONSISTENCY STATEMENT – R25-11 Long Creek Retail

Planning Department	Planning Board	Board of Commissioners
APPROVAL:	APPROVAL: **(insert applicable plan reference)**.	APPROVAL: **(insert applicable plan reference)**.

	It is reasonable and in the public interest to approve the Rezoning Plan because… (Explain)	**It is reasonable and in the public interest to approve the Rezoning Plan because… (Explain)**
DENIAL: In considering the proposed rezoning amendment petition R25-11 for Long Creek Retail, staff cannot at this time recommend approval of the proposed rezoning plan as the development lacks connectivity and ability to connect to any future development. **The plan is not consistent with future land use implementation policies LU-6, 7.1, 8.2, EOS-4, or T-3 and it is reasonable and in the public interest to approve the 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: **(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 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 June 1, 2025

Name of Project Long Creek Retail CD Revision Phase # (if subdivision) _____

Project Address 8900 & 9000 Beatties Ford Road

Parcel Identification Number(s) (PIN) 01526434 & 01526435

Current Zoning District HC Proposed District (for rezoning only) HC-CD & R(revised plan)

Property Size (acres) 4.396 Street Frontage (feet) 678 (Beatties Ford) & 422 Mt Holly Huntersville Road)

Current Land Use Vacant & Single Family

Proposed Land Use(s) Retail/office (01526434) & Single Family (01526435)

Is the project within Huntersville's corporate limits?
Yes_____ No X_____ If no, does the applicant intend to voluntarily annex? Y

3. Description of Request

Provide a detailed summary. (i.e. RTAP identify what you are revising). Additional sheets may be added.
This request is to change the approved 2008 conditional rezoning to allow a 5,200 sf convenience store with a fuel canopy and a 5,400 sf retail/office building on Parcel 01526434. Parcel 01526435 would revert to a R zoning classification.

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 TA & S Enterprises of NC Inc Phone 704-232-3600

■ 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 President Email moflehi@quickne-z.com

Address of Applicant 14315 Hus Mcginnis rd. Huntersville,NC,28078

7. Property Owner (if different than applicant)

*Printed Name _____ Phone _____

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

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

Signature _____

Title _____ Email _____

Address of Property Owner _____

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

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

8. Development/Design Firm Contact Information

TA & S Enterprises of NC Inc	Jeff Moflehi	704-232-3600	moflehi@quickne-z.com
Development Firm	Name of Contact	Phone	Email
The Isaacs Group	Brian Upton	704-227-9406	bupton@isaacsgrp.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

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 Robert P Houston, Jr; David Lewis Houston; Judy Houston Jamieson; Janet Houston Booker Phone 980-721-3750

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

☐ 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 Robert P. Houston Jr / David L. Houston

Title Owner Email

Address of Applicant 6548 Jim Kidd Road, Huntersville, NC 28078

7. Property Owner (if different than applicant)

*Printed Name Phone

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

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

Signature Robert P Houston Jr / David L. Houston

Title Owner Email RPHouston2@gmail.com

Address of Property Owner

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

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

8. Development/Design Firm Contact Information

Development Firm	Name of Contact	Phone	Email
Design Firm	Name of Contact	Phone	Email

Contact Information

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

Phone: 704-875-7000
Fax: 704-992-5528
Physical Address: 105 Gilead Road, Third Floor
Website: https://www.huntersville.org/228/Planning-Department

Town of Huntersville NORTH CAROLINA

General Application
Owner/Applicant Signature Addendum

Application Information

Date of Application June 1, 2025 EPM Number _____

Name of Project Long Creek Retail CD Revision Phase # (if subdivision) _____

Parcel Identification Number(s) (PIN) 01526435

Additional Owners/Applicants: (Signature indicates intent that this page be affixed to Application.)

* ^ Printed Name of Signer _____ Phone Number _____

☐ 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 _____

Title _____ Email _____

Address of Property Owner/Applicant _____

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Address of Property Owner/Applicant _____

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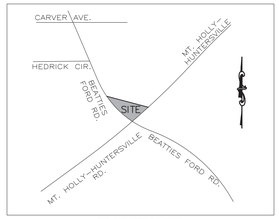
* Property owner hereby grants permission to the Town of Huntersville personnel to enter the subject property for any purpose required in processing this application.

^ 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.

LONG CREEK RETAIL

8900 BEATTIES FORD ROAD

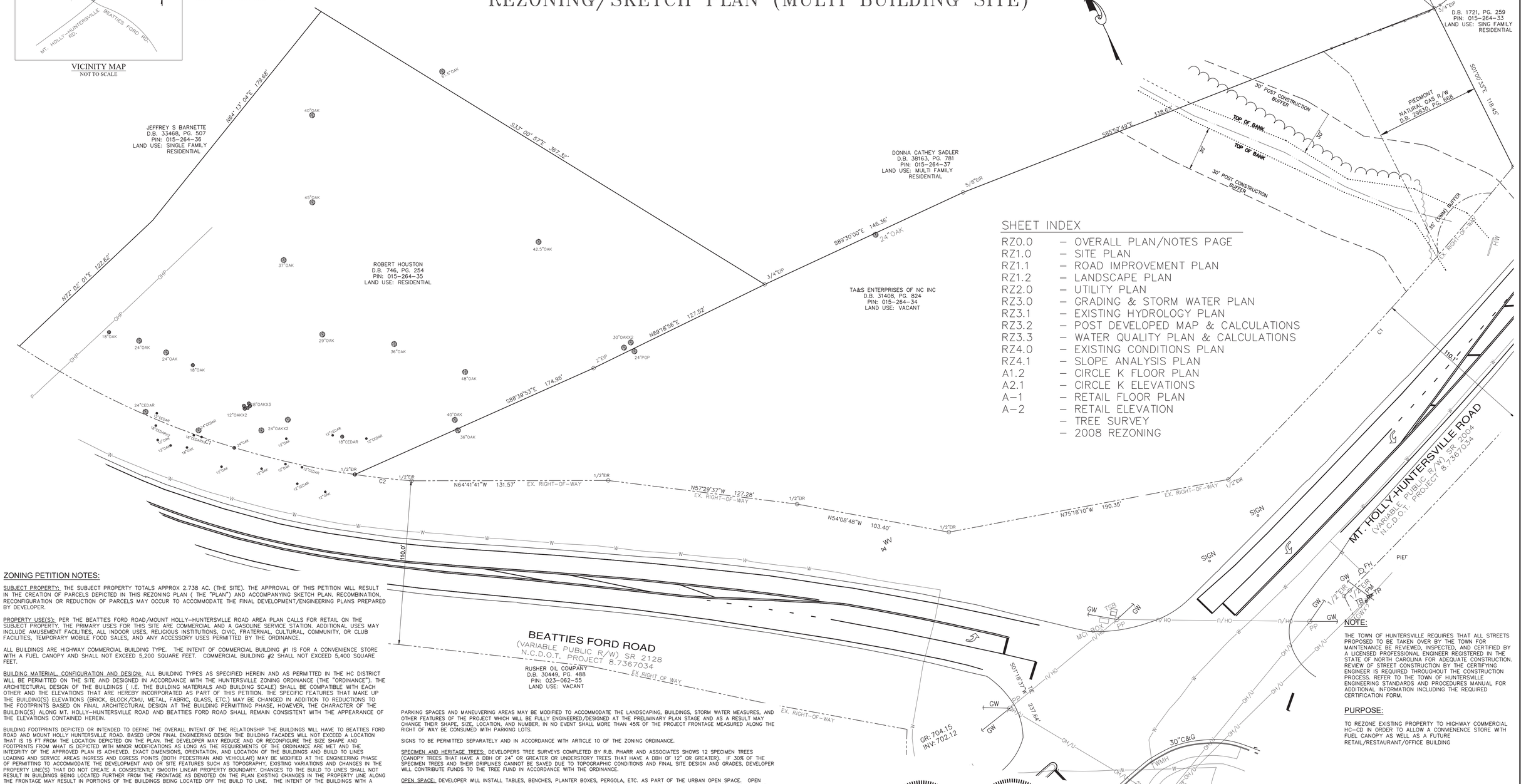
REZONING/SKETCH PLAN (MULTI BUILDING SITE)



VICINITY MAP
NOT TO SCALE

COMMITTED ROAD IMPROVEMENTS:

1. 100' RIGHT TURN LANE FROM MT. HOLLY–HUNTERSVILLE ROAD TO PROPERTY
2. RIGHT TURN LANE W/100' OF STORAGE FROM BEATTIES FORD ROAD TO PROPERTY
3. LEFT–OVER TURN LANE W/100' OF STORAGE FROM BEATTIES FORD INTO SITE
4. RIGHT TUNE LANE W/300' OF STORAGE FROM BEATTIES FORD ROAD TO MT. HOLLY–HUNTERSVILLE ROAD
5. EXIST. LEFT TURN LANE STORAGE TO BE INCREASED TO 200' FROM BEATTIES FORD RD TO MOUNT HOLLY HUNTERSVILLE RD.



SHEET INDEX

RZ0.0	–	OVERALL PLAN/NOTES PAGE
RZ1.0	–	SITE PLAN
RZ1.1	–	ROAD IMPROVEMENT PLAN
RZ1.2	–	LANDSCAPE PLAN
RZ2.0	–	UTILITY PLAN
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RZ3.1	–	EXISTING HYDROLOGY PLAN
RZ3.2	–	POST DEVELOPED MAP & CALCULATIONS
RZ3.3	–	WATER QUALITY PLAN & CALCULATIONS
RZ4.0	–	EXISTING CONDITIONS PLAN
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	–	TREE SURVEY
	–	2008 REZONING

ZONING PETITION NOTES:

SUBJECT PROPERTY: THE SUBJECT PROPERTY TOTALS APPROX 2.738 AC. (THE SITE). THE APPROVAL OF THIS PETITION WILL RESULT IN THE CREATION OF PARCELS DEPICTED IN THIS REZONING PLAN (THE "PLAN") AND ACCOMPANYING SKETCH PLAN. RECOMBINATION, RECONFIGURATION OR REDUCTION OF PARCELS MAY OCCUR TO ACCOMMODATE THE FINAL DEVELOPMENT/ENGINEERING PLANS PREPARED BY DEVELOPER.

PROPERTY USE(S): PER THE BEATTIES FORD ROAD/MOUNT HOLLY–HUNTERSVILLE ROAD AREA PLAN CALLS FOR RETAIL ON THE SUBJECT PROPERTY. THE PRIMARY USES FOR THIS SITE ARE COMMERCIAL AND A GASOLINE SERVICE STATION. ADDITIONAL USES MAY INCLUDE AMUSEMENT FACILITIES, ALL INDOOR USES, RELIGIOUS INSTITUTIONS, CIVIC, FRATERNAL, CULTURAL, COMMUNITY, OR CLUB FACILITIES, TEMPORARY MOBILE FOOD SALES, AND ANY ACCESSORY USES PERMITTED BY THE ORDINANCE.

ALL BUILDINGS ARE HIGHWAY COMMERCIAL BUILDING TYPE. THE INTENT OF COMMERCIAL BUILDING #1 IS FOR A CONVENIENCE STORE WITH A FUEL CANOPY AND SHALL NOT EXCEED 5,200 SQUARE FEET. COMMERCIAL BUILDING #2 SHALL NOT EXCEED 5,400 SQUARE FEET.

BUILDING MATERIAL, CONFIGURATION AND DESIGN: ALL BUILDING TYPES AS SPECIFIED HEREIN AND AS PERMITTED IN THE HC DISTRICT WILL BE PERMITTED ON THE SITE AND DESIGNED IN ACCORDANCE WITH THE HUNTERSVILLE ZONING ORDINANCE (THE "ORDINANCE"). THE ARCHITECTURAL DESIGN OF THE BUILDINGS (I.E. THE BUILDING MATERIALS AND BUILDING SCALE) SHALL BE COMPATIBLE WITH EACH OTHER AND THE ELEVATIONS THAT ARE HEREBY INCORPORATED AS PART OF THIS PETITION. THE SPECIFIC FEATURES THAT MAKE UP THE BUILDING(S) ELEVATIONS (BRICK, BLOCK/CMU, METAL, FABRIC, GLASS, ETC.) MAY BE CHANGED IN ADDITION TO REDUCTIONS TO THE FOOTPRINTS BASED ON FINAL ARCHITECTURAL DESIGN AT THE BUILDING PERMITTING PHASE, HOWEVER, THE CHARACTER OF THE BUILDING(S) ALONG MT. HOLLY–HUNTERSVILLE ROAD AND BEATTIES FORD ROAD SHALL REMAIN CONSISTENT WITH THE APPEARANCE OF THE ELEVATIONS CONTAINED HEREIN.

BUILDING FOOTPRINTS DEPICTED OR INTENDED TO DEFINE THE OVERALL INTENT OF THE RELATIONSHIP THE BUILDINGS WILL HAVE TO BEATTIES FORD ROAD AND MOUNT HOLLY HUNTERSVILLE ROAD. BASED UPON FINAL ENGINEERING DESIGN THE BUILDING FACADES WILL NOT EXCEED A LOCATION THAT IS 15 FT FROM THE LOCATION DEPICTED ON THE PLAN. THE DEVELOPER MAY REDUCE AND OR RECONFIGURE THE SIZE SHAPE AND FOOTPRINTS FROM WHAT IS DEPICTED WITH MINOR MODIFICATIONS AS LONG AS THE REQUIREMENTS OF THE ORDINANCE ARE MET AND THE INTEGRITY OF THE APPROVED PLAN IS ACHIEVED. EXACT DIMENSIONS, ORIENTATION, AND LOCATION OF THE BUILDINGS AND BUILD TO LINES LOADING AND SERVICE AREAS INGRESS AND EGRESS POINTS (BOTH PEDESTRIAN AND VEHICULAR) MAY BE MODIFIED AT THE ENGINEERING PHASE OF PERMITTING TO ACCOMMODATE THE DEVELOPMENT AND OR SITE FEATURES SUCH AS TOPOGRAPHY, EXISTING VARIATIONS AND CHANGES IN THE PROPERTY LINE(S) THAT DO NOT CREATE A CONSISTENTLY SMOOTH LINEAR PROPERTY BOUNDARY. CHANGES TO THE BUILD TO LINES SHALL NOT RESULT IN BUILDINGS BEING LOCATED FURTHER FROM THE FRONTAGE AS DENOTED ON THE PLAN EXISTING CHANGES IN THE PROPERTY LINE ALONG THE FRONTAGE MAY RESULT IN PORTIONS OF THE BUILDINGS BEING LOCATED OFF THE BUILD TO LINE. THE INTENT OF THE BUILDINGS WITH A PRESENCE ON THE PUBLIC STREET AS GENERALLY DEPICTED ON THE PLAN SHALL BE MET. THE OVERALL SQUARE FOOTAGE OF BUILDINGS SHALL NOT EXCEED THE AMOUNT DEPICTED ON THE PLAN.

LIMITED USES PERMITTED USES: PERMITTED USES SHALL BE IN ACCORDANCE WITH USES PERMITTED IN THE HC ZONING DISTRICT WITH THE EXCEPTION OF THE FOLLOWING: ARMORIES, AUCTION SALES, BOARDING OR ROOMING HOUSES FOR UP TO SIX ROOMS, CONTRACTOR OFFICES (AS REFERENCED IN THE PERMITTED USES), MULTIFAMILY HOMES, BARS AS PRINCIPLE USE (AND SIMILAR USES AS REFERENCED IN THE PERMITTED USES), PAWNSHOPS, SINGLE FAMILY HOMES, WHOLESALE SALES (AS REFERENCED IN THE PERMITTED USES), ADULT ESTABLISHMENTS, COMMERCIAL MARINAS, AND ESSENTIAL SERVICES 1 AND 2 AS PRINCIPLE USES.

LANDSCAPING/SCREENING/PARKING/SIGNAGE: A WAIVER IS REQUESTED TO DISTURB THE 30 FOOT BUFFER WHICH ADJOINS THE HOUSTON AND CATHEY PROPERTY ON THE NORTH SIDE OF THE PROPERTY DUE TO TOPOGRAPHIC CONSTRAINTS. AREAS OF THE BUFFER NOT NEEDED FOR GRADING PURPOSES SHALL REMAIN UNDISTURBED. MOREOVER, THE BEATTIES FORD ROAD/MOUNT HOLLY–HUNTERSVILLE ROAD AREA PLAN CALLS FOR RETAIL ON THE PROPERTY AND THE ADJOINING TRACTS AS WELL. IT IS ANTICIPATED THAT THE BUFFER, AS DEPICTED ON THE PLAN, ALONG WITH STORMWATER MANAGEMENT FEATURES, SCREENING, AND LANDSCAPING WILL BE MAINTAINED WITHIN WHAT WILL IN THE FUTURE BECOME A LARGER NONRESIDENTIAL DEVELOPMENT OF THE NORTHEAST QUADRANT OF BEATTIES FORD ROAD AND MOUNT HOLLY–HUNTERSVILLE ROAD.

THE LANDSCAPING COMPONENT OF THE SITE (STREET TREES, SCREENING, PARKING LOT LANDSCAPING, AND BUFFERS) AS THEY MAY BE REQUIRED (THE "LANDSCAPING") WILL BE DESIGNED IN ACCORDANCE WITH THE STANDARDS OF THE ORDINANCE AND THE PLAN. THE LANDSCAPING DEPICTED ON THE SITE PLAN ARE CONDITIONS OF THIS PETITION AND ARE PERMITTED AS DEPICTED. ALL MECHANICAL EQUIPMENT, WHETHER ROOFTOP OR GROUND MOUNTED WILL BE SCREENED AS REQUIRED.

PARKING LOT LANDSCAPING WILL BE DESIGNED IN ACCORDANCE WITH THE ORDINANCE AND WHERE BUFFERS AND SCREENING ARE REQUIRED AND OR WHEN EXISTING VEGETATION CAN BE SAVED, DEVELOPER MAY USE IT TO SATISFY THE PARKING LOT LANDSCAPING, BUFFER, AND STREET TREE REQUIREMENTS. RETAINING WALL(S), KNEE WALL(S), AND WALLS MAY BE USED IN CONJUNCTION WITH BERMS AND BUFFERING REQUIREMENTS ON THE SITE AS OUTLINED IN THE WAIVER REQUEST ABOVE. ADDITIONALLY, TO REINFORCE THE DESIGN FEATURES OF THE AREA PLAN RECOMMENDATIONS, PARKING LOCATED TO THE EAST OF BUILDING 1 SHALL BE SCREENED WITH THE SPLIT RAIL FENCE AND STONE PILASTER AS DEPICTED IN THE PLAN IN LIEU OF A KNEE WALL.

PARKING SPACES AND MANEUVERING AREAS MAY BE MODIFIED TO ACCOMMODATE THE LANDSCAPING, BUILDINGS, STORM WATER MEASURES, AND OTHER FEATURES OF THE PROJECT WHICH WILL BE FULLY ENGINEERED/DESIGNED AT THE PRELIMINARY PLAN STAGE AND AS A RESULT MAY CHANGE THEIR SHAPE, SIZE, LOCATION, AND NUMBER, IN NO EVENT SHALL MORE THAN 45% OF THE PROJECT FRONTAGE MEASURED ALONG THE RIGHT OF WAY BE CONSUMED WITH PARKING LOTS.

SIGNS TO BE PERMITTED SEPARATELY AND IN ACCORDANCE WITH ARTICLE 10 OF THE ZONING ORDINANCE.

SPECIMEN AND HERITAGE TREES: DEVELOPERS TREE SURVEYS COMPLETED BY R.B. PHARR AND ASSOCIATES SHOWS 12 SPECIMEN TREES (CANOPY TREES THAT HAVE A DBH OF 24" OR GREATER OR UNDERSTORY TREES THAT HAVE A DBH OF 12" OR GREATER). IF 30% OF THE SPECIMEN TREES AND THEIR DRIPLINES CANNOT BE SAVED DUE TO TOPOGRAPHIC CONDITIONS AND FINAL SITE DESIGN AND GRADES, DEVELOPER WILL CONTRIBUTE FUNDS TO THE TREE FUND IN ACCORDANCE WITH THE ORDINANCE.

OPEN SPACE: DEVELOPER WILL INSTALL TABLES, BENCHES, PLANTER BOXES, PERGOLA, ETC. AS PART OF THE URBAN OPEN SPACE. OPEN SPACE MAY BE MODIFIED DURING THE FINAL ENGINEERING DESIGN. THE MODIFICATIONS MAY INCLUDE ADJUSTING THE NUMBER, SIZE, AND OR PLACEMENT OF TABLES, BENCHES, PLANTER BOXES, ETC. AS NECESSARY TO ACCOMMODATE TENANT NEEDS. THE SIZE OF THE OPEN SPACE AREA SHALL NOT BE ADJUSTED.

SITE ACCESS/CONNECTIVITY: DEVELOPER WILL BE REQUIRED TO SECURE NCDOT DRIVEWAY PERMITS TO SERVE THE SITE AND CONSTRUCT THE ROAD IMPROVEMENTS ASSOCIATED WITH ISSUANCE OF DRIVEWAY PERMITS.

DEVELOPER WILL ATTEMPT ENGINEERING OF 10' SIDE PATH AND PLANTING STRIP ALONG THE EAST SIDE OF THE SWM BUFFER. IF DURING DESIGN, THE SWM BUFFER WILL BECOME ADVERSELY AFFECTED, DEVELOPER AND STAFF WILL WORK TOGETHER TO ACHIEVE PEDESTRIAN CONNECTIVITY. THIS MAY BE ACHIEVED BY A REDUCTION IN PLANTING STRIP OR SIDEPATH MODIFICATIONS AS TO BE DETERMINED BY STAFF AT THE PRELIMINARY PLAN STAGE.

DEVELOPERS SURVEY INDICATES THAT BOTH MT. HOLLY–HUNTERSVILLE ROAD AND BEATTIES FORD ROAD HAVE AN EXISTING RIGHT OF WAY WIDTH OF AT LEAST 100' THEREIN MEETING THE SUBDIVISION ORDINANCE REQUIREMENTS FOR DEDICATION OF MINIMUM RIGHT OF WAY REQUIRED.

STORMWATER MANAGEMENT: THE PRELIMINARY STORMWATER MANAGEMENT PLAN SHOWN WITH THIS PETITION MAY BE MODIFIED DURING THE FINAL ENGINEERING DESIGN. THE MODIFICATIONS MAY INCLUDE ADJUSTING THE NUMBER, SIZE, LOCATION, LAYOUT, AND TYPE OF STORMWATER MANAGEMENT PRACTICES BEING UTILIZED. DEVELOPER MAY UTILIZE ABOVE OR BELOW GROUND DESIGNS TO ACCOMMODATE STORMWATER REQUIREMENTS OF THE SITE.

APPLICABILITY OF PETITION AND AMENDMENTS: OWNER RESERVES THE RIGHT TO MODIFY THE ZONING PETITION IN ACCORDANCE WITH HUNTERSVILLE ZONING STANDARDS AND NCGS. MODIFICATIONS TO THIS PETITION/ZONING PLAN MAY OCCUR TO ACCOMMODATE FINAL SITE DESIGN. IN THE INSTANCE THAT THIS PETITION/ZONING PLAN LACKS CLARITY OR IS CONTRARY TO THE INTENT OR STANDARDS OF THE ORDINANCE, THE ORDINANCE SHALL RULE.

VOLUNTARY ANNEXATION: UPON THE ISSUANCE OF GRADING PERMITS FOR DEVELOPMENT OF THE PROPERTY BY DEVELOPER, DEVELOPER AGREES TO COOPERATE WITH THE TOWN TO EFFECTUATE THE VOLUNTARY ANNEXATION OF THE PROPERTY INTO THE TOWN OF HUNTERSVILLE.

NOTE:

THE TOWN OF HUNTERSVILLE REQUIRES THAT ALL STREETS PROPOSED TO BE TAKEN OVER BY THE TOWN FOR MAINTENANCE BE REVIEWED, INSPECTED, AND CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF NORTH CAROLINA FOR ADEQUATE CONSTRUCTION. REVIEW OF STREET CONSTRUCTION BY THE CERTIFYING ENGINEER IS REQUIRED THROUGHOUT THE CONSTRUCTION PROCESS. REFER TO THE TOWN OF HUNTERSVILLE ENGINEERING STANDARDS AND PROCEDURES MANUAL FOR ADDITIONAL INFORMATION INCLUDING THE REQUIRED CERTIFICATION FORM.

PURPOSE:

TO REZONE EXISTING PROPERTY TO HIGHWAY COMMERCIAL HC–CD IN ORDER TO ALLOW A CONVIENENCE STORE WITH FUEL CANOPY AS WELL AS A FUTURE RETAIL/RESTAURANT/OFFICE BUILDING

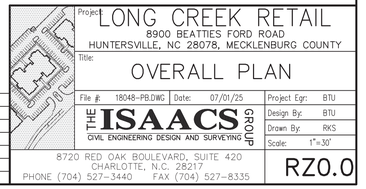
NORTH CAROLINA PROFESSIONAL SEAL 025926 ENGINEER BRIAN T. UPTON

Digitally signed by Brian T. Upton, P.E.
Date: 2025.07.01 14:41:43-04'00'

NORTH CAROLINA THE ISAACS GROUP, P.C. ENGINEERING & LAND SURVEYING NO. C–1069 CERTIFICATE OF AUTHORIZATION

GRAPHIC SCALE
30 0 15 30 60
1 INCH = 30 FEET

NO.	BY	DATE	REVISION



Project: LONG CREEK RETAIL
8900 BEATTIES FORD ROAD
HUNTERSVILLE, NC 28078, MECKLENBURG COUNTY

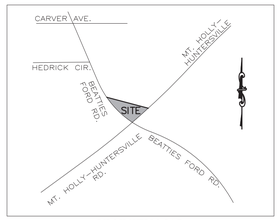
Title: OVERALL PLAN

File #: 18048–PB.DWG | Date: 07/01/25 | Project Egr: BTU | Design By: BTU | Drawn By: RKS | Scale: 1"=30'

THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND SURVEYING

8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527–3440 FAX (704) 527–8335

RZ0.0



VICINITY MAP
NOT TO SCALE

JEFFREY S BARNETTE
D.B. 33468, PG. 507
PIN: 015-264-36
LAND USE: SINGLE FAMILY RESIDENTIAL

N64°13'04"E 179.68'

S33°00'57"E 367.32'

N77°02'01"E 122.62'

EX. GRAVEL DRIVEWAY

ROBERT HOUSTON
D.B. 746, PG. 254
PIN: 015-264-35
LAND USE: RESIDENTIAL

DUE TO TOPOGRAPHIC CONSTRAINTS, MODIFICATION REQUESTED TO GRADE INTO BUFFER FOR SLOPE TRANSITION PURPOSES AND RETAINING WALL INSTALLATION

N89°18'56"E 127.52'

S89°39'53"E 174.96'

PROP. RETAINING WALL

N64°41'41"W 131.57'

PROP. 10' SIDE PATH (PHASE 1)

SEE SHEET C1.1 FOR ROAD IMPROVEMENTS

BEATTIES FORD ROAD
(VARIABLE PUBLIC R/W) SR 2128
N.C.D.O.T. PROJECT 8.7367034

RUSHER OIL COMPANY
D.B. 30449, PG. 488
PIN: 023-062-55
LAND USE: VACANT

EX. RIGHT-OF-WAY

GR: 704.15
INV: 702.12

DONNA CATHEY SADLER
D.B. 38163, PG. 781
PIN: 015-264-37
LAND USE: MULTI FAMILY RESIDENTIAL

DUE TO TOPOGRAPHIC CONSTRAINTS, MODIFICATION REQUESTED TO GRADE INTO BUFFER FOR SLOPE TRANSITION PURPOSES

EXISTING VEGETATION TO BE SAVED AS PRACTICAL TO ACCOMMODATE SLOPE TRANSITION

S89°30'00"E 146.36'

30' BUFFER

PROP. UST

PROP SOLAR PANELS TO BE INSTALLED ON TOP OF FUEL CANOPY

6 SPACES

ELECTRIC VEHICLE CHARGING SPACES

PROP. TRASH/RECYCLE ENCLOSURE W/GATES (PHASE 1)

11 SPACES

17 SPACES

PROP. BUILDING ±5,400 S.F.

PROP. URBAN OPEN SPACE (PLAZA) ±2,650 S.F. W/TABLES, BENCHES, PLANTER BOXES, AND PERGOLA

PROP. STEPS

PROP. PLANTER BOXES (TYP)

PROP. BENCH (TYP)

PROP. BUILDING ±5,200 S.F.

PROP. ID SIGN

PROP. RETAINING WALL

PROP. FILTER STORM WATER TREATMENT STRUCTURE (OR APPROVED EQUIVALENT)

PROP. 10' STORM ACCESS EASEMENT

PROP. SCM #1 SF/DETENTION

PROP. DECORATIVE FENCE

PROP. GATE

PROP. SCM #2 (FILTERRA)

PROP. 10' SIDE PATH

PROP. RETAINING WALL W/SAFETY RAIL

PROP. END OF SIDEWALK

30' POST CONSTRUCTION BUFFER

TOP OF BANK

D.B. 35654, PG. 343
PIN: 015-264-43
LAND USE: SING FAMILY RESIDENTIAL

D.B. 1721, PG. 259
PIN: 015-264-33
LAND USE: SING FAMILY RESIDENTIAL

PROPOSED BUFFER TO MEET MINIMUM OF 4 TREES PER 1000 SQ/FT OF BUFFER AREA; 50% LARGE MATURING; 25% SMALL MATURING; 50% EVERGREEN. EXISTING TREES CAN BE SUBSTITUTED IN PLACE OF PROPOSED TREES IF THEY MEET REQUIREMENTS.

PIEDMONT NATURAL GAS R/W D.B. 29505, PG. 868

S01°50'33"E 118.45'

S85°52'49"E 336.67'

N75°18'10"W 190.35'

15' BUILD-TO-LINE

10' EASEMENT

SIDEWALK EASEMENT 1' OFF BACK OF SIDEWALK (PHASE 1)

PROP. SPLIT RAIL FENCE (PHASE 1)

PROP. 10' SIDE PATH (PHASE 1)

N54°08'48"W 103.40'

N5°29'33"W 427.28'

S01°18'57"W 237.64'

MT. HOLLY-HUNTERSVILLE ROAD
(VARIABLE PUBLIC R/W) SR 2004
N.C.D.O.T. PROJECT 8.7367034

PIEDMONT NATURAL GAS COMPANY INC.
D.B. 29505, PG. 897
PIN: 025-161-12
LAND USE: VACANT

EXIST. TRAFFIC CIRCLE

30"C&G

R30.0'

C1

C2

Total Area (acres, square feet)	2.738 AC./119,267 SF
Proposed Disturbed Area (acres, square feet)	2.28 AC./99,208 SF
River Basin	CATAWBA
Stream Classification	C
Principal Uses(s) *(Z.O Article 3)*	COMMERCIAL RETAIL
Building Type *(Z.O Article 3, 4 and 8.10)*	RETAIL & CONVENIENCE STORE
Zoning District *(Z.O Article 3)*	HC-CD/R-08-01
Overlay District, if applicable *(Article 3 Z.O.)*	N/A
Percentage of Impervious Allowed *(Article 3 Z.O.)*	70.0%
Percentage of Impervious Shown	51.9%
Lot Count	2
Total number of dwellings (detached/ attached)	N/A
Mixed-use/# of live/work units	N/A
Total area of residential	N/A
Total area of non-residential (square feet)	N/A
Lot size range	N/A
Number of lots within each range (Use more lines if needed)	
Lot widths range *(Z.O Article 3)*	
Number of lots within each width (Use more lines if needed)	
Setbacks and Build-to-lines *(Z.O Article 3, 4 &8.)*	
Front BTL range or Setback	15'-20' ALONG BP ROAD & MHH ROAD
Corner setbacks	
Rear setbacks	
Right side setback	
Left side setback	
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	
Low Density/High Density	HIGH DENSITY > 12% BUA
Percentage of allowable impervious area	70.0%
Percentage of impervious area shown on plans	51.9%
Amount of lot area set aside for future impervious by homeowner *FYI if you are proposing to develop a residential subdivision inside the MIL-O or LN-O Watershed Districts you shall reserve 1% of the lot area but not less than 150 sq/ft impervious area per lot to allow for addition of future impervious area by the homeowner/occupant.*	N/A
List all modifications from the approved sketch plan and any conditions of the rezoning plan, if the property is subject a conditional rezoning plan.	SEE REZONING NOTES RZ0.0

DEVELOPMENT DATA:

PROJECT NAME: LONG CREEK RETAIL

PLANS PREPARED BY: THE ISAACS GROUP, P.C.

ZONING: HC-CD R-08-01

JURISDICTION: TOWN OF HUNTERSVILLE

PARCEL ADDRESS: 8900 BEATTIES FORD RD

TAX PARCEL NUMBER: 01526434

RIVER BASIN: CATAWBA WATERSHED: LONG

STREAM CLASSIFICATION: C (TRIBUTARY TO LONG CREEK)

TOTAL PARCEL SIZE: 119,267/2.738 SQ. FEET/ACRES

PRE-DEVELOPED IMPERVIOUS: 0/0 SQ. FEET/ACRES

POST-DEVELOPED IMPERVIOUS: 57,660/1.324 SQ. FEET/ACRES

BUILT UPON AREA: 48.3 %

EXISTING USE: VACANT

PROPOSED USE: COMMERCIAL - CONV. STORE/RETAIL

PROPOSED BUILDING TYPE: HIGHWAY COMMERCIAL

PROPOSED LOT TYPE: HIGHWAY COMMERCIAL

FUTURE USE: COMMERCIAL/RETAIL/RESTAURANT/OFFICE

BUILDING SETBACK REQUIREMENTS:
15'-20' BUILD TO LINE ALONG MOUNT HOLLY-HUNTERSVILLE RD AND BEATTIES FORD RD PER LONG CREEK COMMERCIAL REZONING PLAN

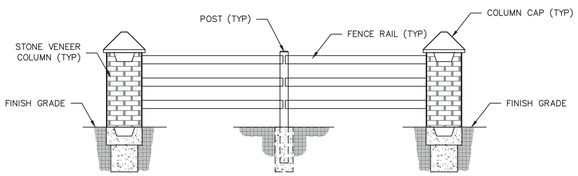
PARKING DATA: TOWN OF HUNTERSVILLE LAND DEVELOPMENT CODE

REQUIRED: ONE SPACE PER 500 SQUARE FEET OF FLOOR AREA

REQUIRED: 10,600 SF/ 500 = 21 SPACES

PROVIDED: 34 (INCLUDES 2 HC SPACES)

ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPERATELY BY THE TOWN OF HUNTERSVILLE.
ALL LIGHTING SHALL BE IN ACCORDANCE WITH ARTICLE 8.26 OF THE ORDINANCE.



SPLIT RAIL FENCE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2804.79'	283.24'	S67°41'38"W	283.12'
C2	548.11'	38.23'	N58°20'31"W	38.22'

GRAPHIC SCALE
30 0 15 30 60
1 INCH = 30 FEET

NO.	BY	DATE	REVISION

NORTH CAROLINA PROFESSIONAL SEAL 025926 ENGINEER BRIAN T. UPTON

THE ISAACS GROUP, P.C. ENGINEERING & LAND SURVEYING NO. C-1069 CERTIFICATE OF AUTHORIZATION

Digitally signed by Brian T. Upton, P.E.
Date: 2025.07.01 16:07:34-04'00'

Project: LONG CREEK RETAIL
8900 BEATTIES FORD ROAD
HUNTERSVILLE, NC 28078

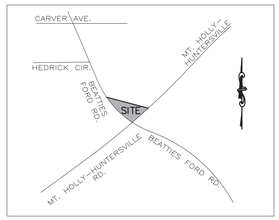
Title: SITE PLAN

File #: 18048-PB.DWG | Date: 06/30/25 | Project Egr: BTU | Design By: RKS | Drawn By: RKS | Scale: 1"=30'

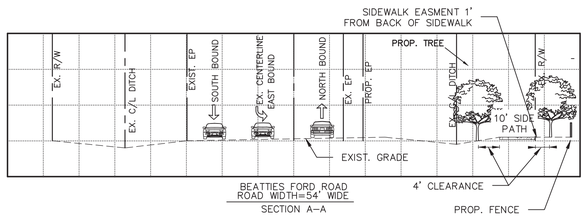
THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND SURVEYING

8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

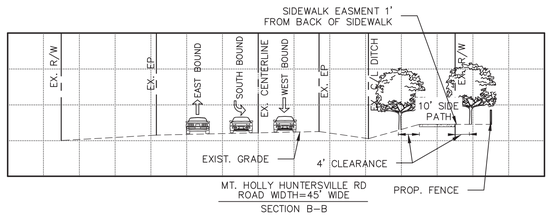
RZ1.0



VICINITY MAP
NOT TO SCALE

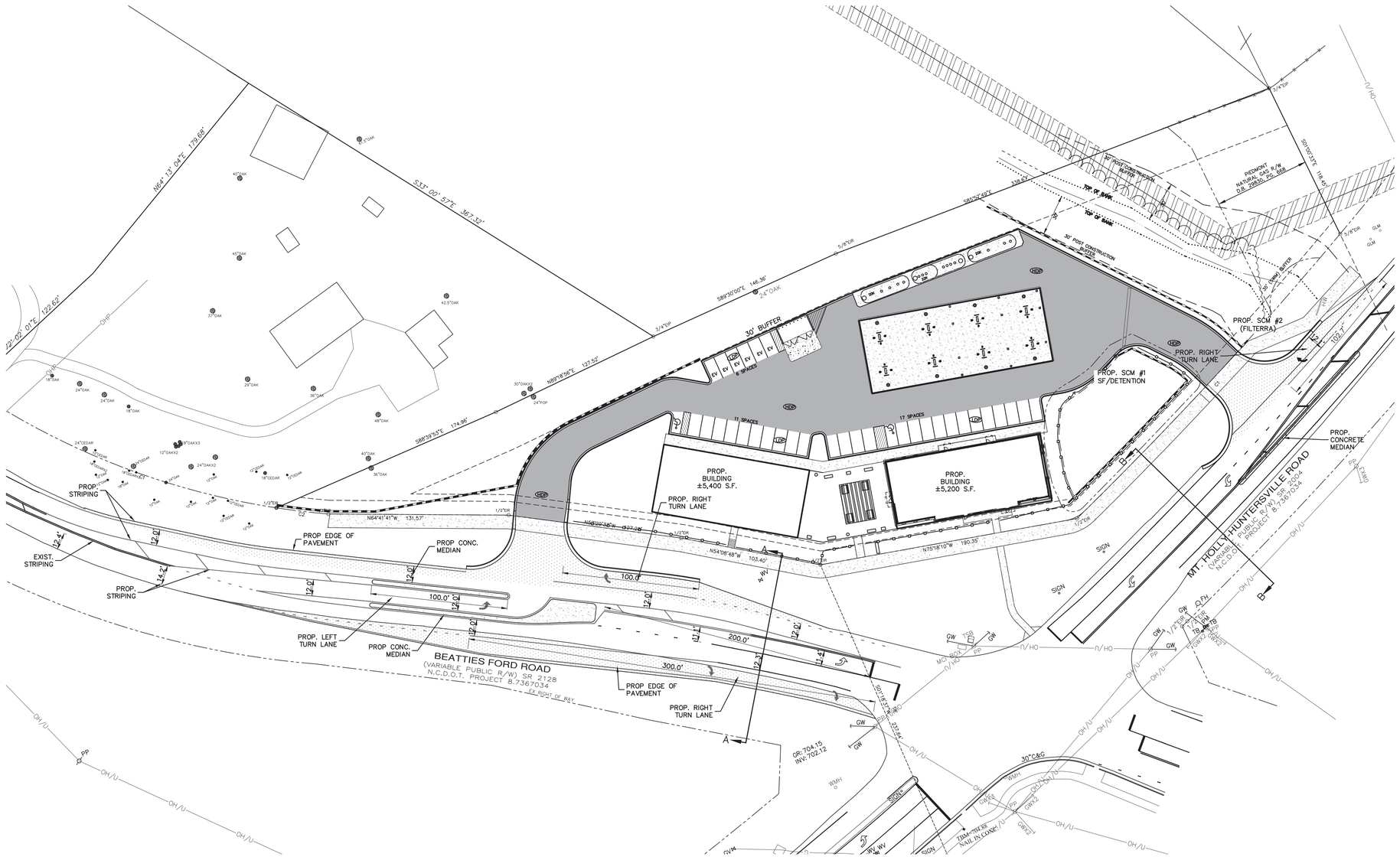


BEATTIES FORD ROAD
ROAD WIDTH=54' WIDE
SECTION A–A



MT. HOLLY HUNTERSVILLE RD
ROAD WIDTH=45' WIDE
SECTION B–B

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2804.79'	283.24'	S67°41'38"W	283.12'
C2	548.11'	38.23'	N58°20'31"W	38.22'









Digitally signed by Brian T. Upton, P.E.
Date: 2025.07.01 14:42:49-04'00'

GRAPHIC SCALE
40 0 20 40 80
1 INCH = 40 FEET

NO.	BY	DATE	REVISION

Project: LONG CREEK RETAIL
8900 BEATTIES FORD ROAD
HUNTERSVILLE, NC 28078

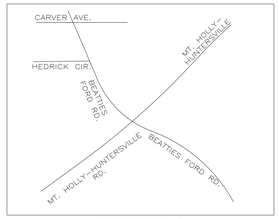
Title: ROAD IMPROVMENT PLAN

File #: 18048-PB.DWG | Date: 07/01/25 | Project Egr: BTU | Design By: RKS | Drawn By: RKS | Scale: 1"=40'

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CIVIL ENGINEERING DESIGN AND SURVEYING

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CHARLOTTE, N.C. 28217
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RZ1.1



VICINITY MAP
NOT TO SCALE

LANDSCAPE LEGEND

SYMBOL	SPECIES
	SOUTHERN RED OAK QUERCUS FALCATA (MIN. 2" CALIPER AND 8' AT THE TIME OF PLANTING)
	DEODAR CEDAR CEDRUS DEODARA (MIN. 2" CALIPER AND 8' AT THE TIME OF PLANTING)
	TULIP-POPLAR LIRIODENDRON TULIPIFERA (MIN. 2" CALIPER AND 8' AT THE TIME OF PLANTING)
	FOSTER HOLLY ILEX ATTENUATA "FOSTER" (MIN. 2" CALIPER AND 8' AT TIME OF PLANTING)
	DWARF BURFORD HOLLY LEX CORNUTA 'BURFORDII NANA' (MIN. 3' AT TIME OF PLANTING, MIN. 6' AT MATURITY)

* THE SPECIES SPECIFIED ON THE PLANS MAY BE SUBSTITUTED WITH SOMETHING ELSE AS LONG AS THEY MEET THE TOWN'S CRITERIA

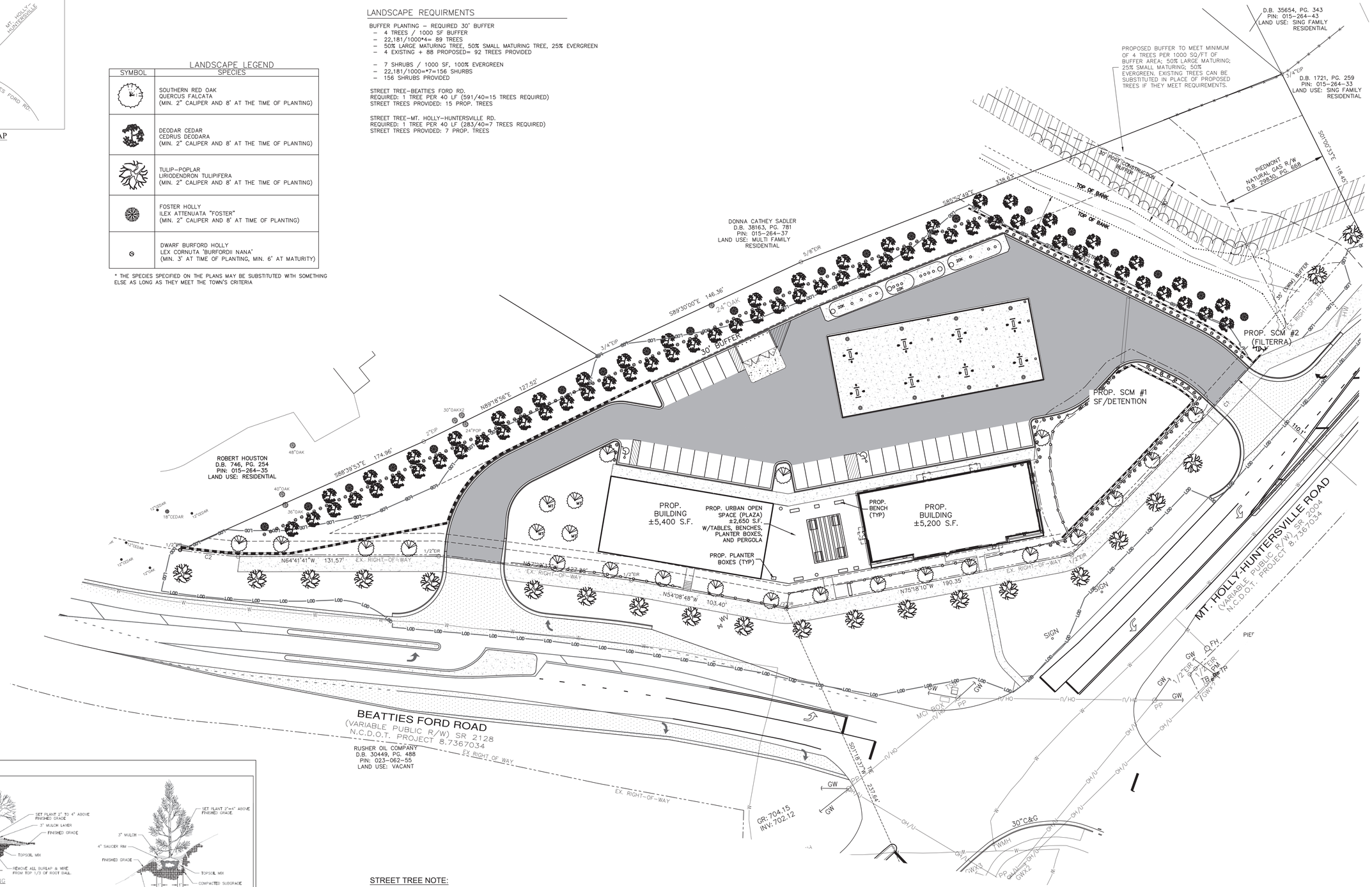
LANDSCAPE REQUIRMENTS

BUFFER PLANTING - REQUIRED 30' BUFFER
- 4 TREES / 1000 SF BUFFER
- 22,181/1000*4= 89 TREES
- 50% LARGE MATURING TREE, 50% SMALL MATURING TREE, 25% EVERGREEN
- 4 EXISTING + 88 PROPOSED= 92 TREES PROVIDED

- 7 SHRUBS / 1000 SF, 100% EVERGREEN
- 22,181/1000=*7=156 SHURBS
- 156 SHRUBS PROVIDED

STREET TREE-BEATTIES FORD RD.
REQUIRED: 1 TREE PER 40 LF (591/40=15 TREES REQUIRED)
STREET TREES PROVIDED: 15 PROP. TREES

STREET TREE-MT. HOLLY-HUNTERSVILLE RD.
REQUIRED: 1 TREE PER 40 LF (283/40=7 TREES REQUIRED)
STREET TREES PROVIDED: 7 PROP. TREES



STREET TREE NOTE:

STREET TREE LOCATIONS ARE SUBJECT TO CHANGE DURING CONSTRUCTION PLAN PHASE TO MEET REQUIREMENTS OF THE TOWN'S ENGINEERING STANDARDS AND PROCEDURES MANUAL AND NCDOT PLANTING GUIDELINES

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2804.79'	283.24'	S67°41'38"W	283.12'
C2	548.11'	38.23'	N58°20'31"W	38.22'

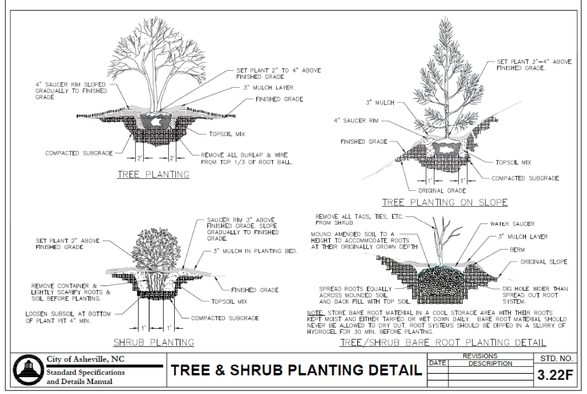
NORTH CAROLINA PROFESSIONAL SEAL 025926 ENGINEER BRIAN T. UPTON

Digitally signed by Brian T. Upton, P.E.
Date: 2025.07.01 14:43:15-04'00'

NORTH CAROLINA THE ISAACS GROUP, P.C. ENGINEERING & LAND SURVEYING CERTIFICATE OF AUTHORIZATION NO. C-1069

GRAPHIC SCALE
30 0 15 30 60
1 INCH = 30 FEET

3.22F Tree & Shrub Planting



City of Asheville, NC
Standard Specifications and Details Manual

TREE & SHRUB PLANTING DETAIL

REVISIONS DATE	DESCRIPTION	STD. NO.
		3.22F

NO.	BY	DATE	REVISION

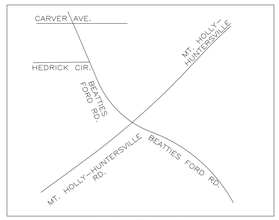
Project: LONG CREEK RETAIL
8900 BEATTIES FORD ROAD
HUNTERSVILLE, NC 28078

Title: LANDSCAPE PLAN

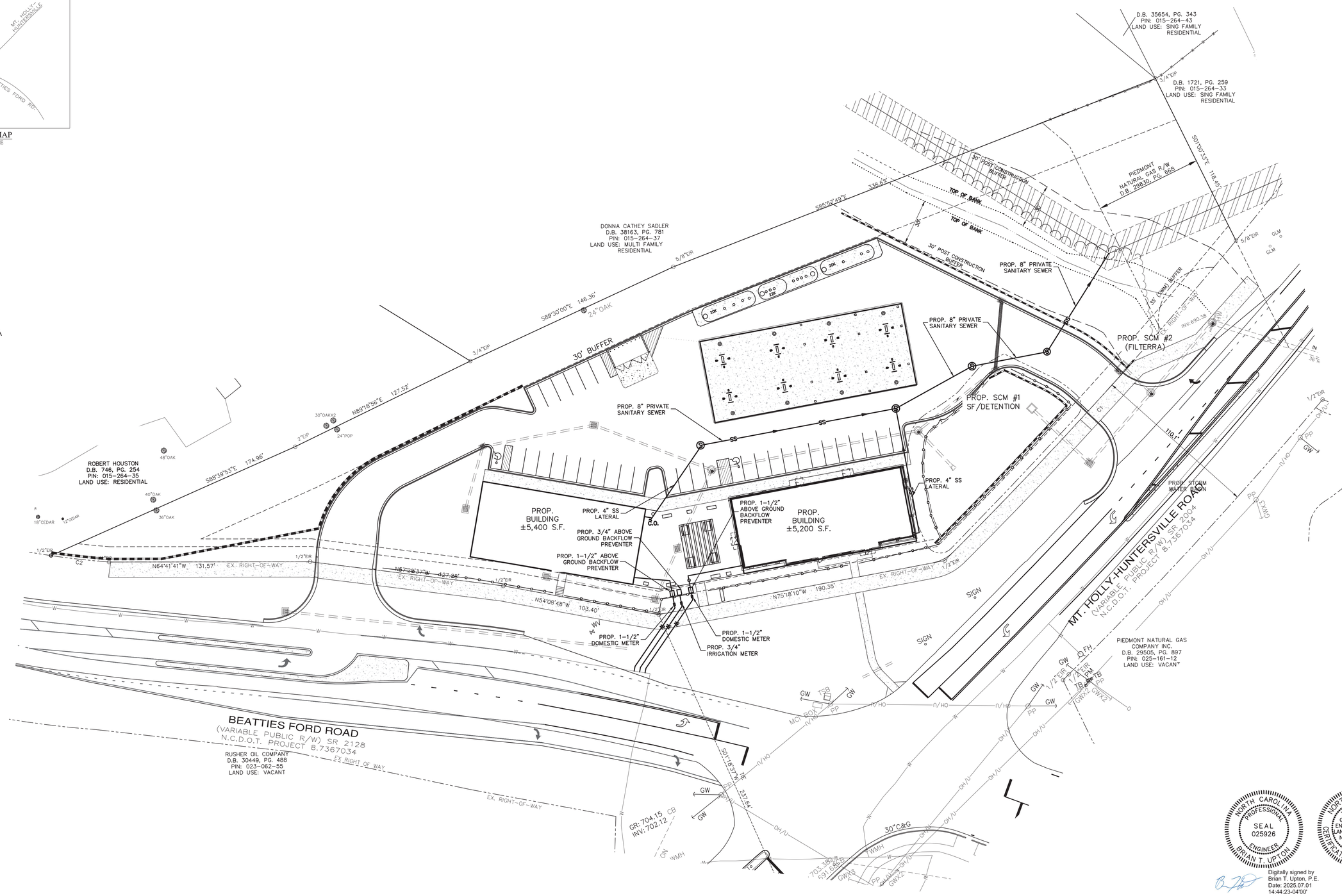
File #: 18048-PB.DWG | Date: 07/01/25 | Project Egr: BTU | Design By: RKS | Drawn By: RKS | Scale: 1"=30'

THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND SURVEYING
8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

RZ1.2



VICINITY MAP
NOT TO SCALE



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2804.79'	283.24'	S67°41'38"W	283.12'
C2	548.11'	38.23'	N58°20'31"W	38.22'

GRAPHIC SCALE
30 0 15 30 60
1 INCH = 30 FEET

NO.	BY	DATE	REVISION

NORTH CAROLINA PROFESSIONAL SEAL 025926 ENGINEER BRIAN T. UPTON

THE ISAACS GROUP, P.C. ENGINEERING & LAND SURVEYING NO. C-1069 CERTIFICATE OF AUTHORIZATION

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Date: 2025.07.01 14:44:23-04'00'

Project: LONG CREEK RETAIL
8900 BEATTIES FORD ROAD
HUNTERSVILLE, NC 28078

Title: UTILITY PLAN

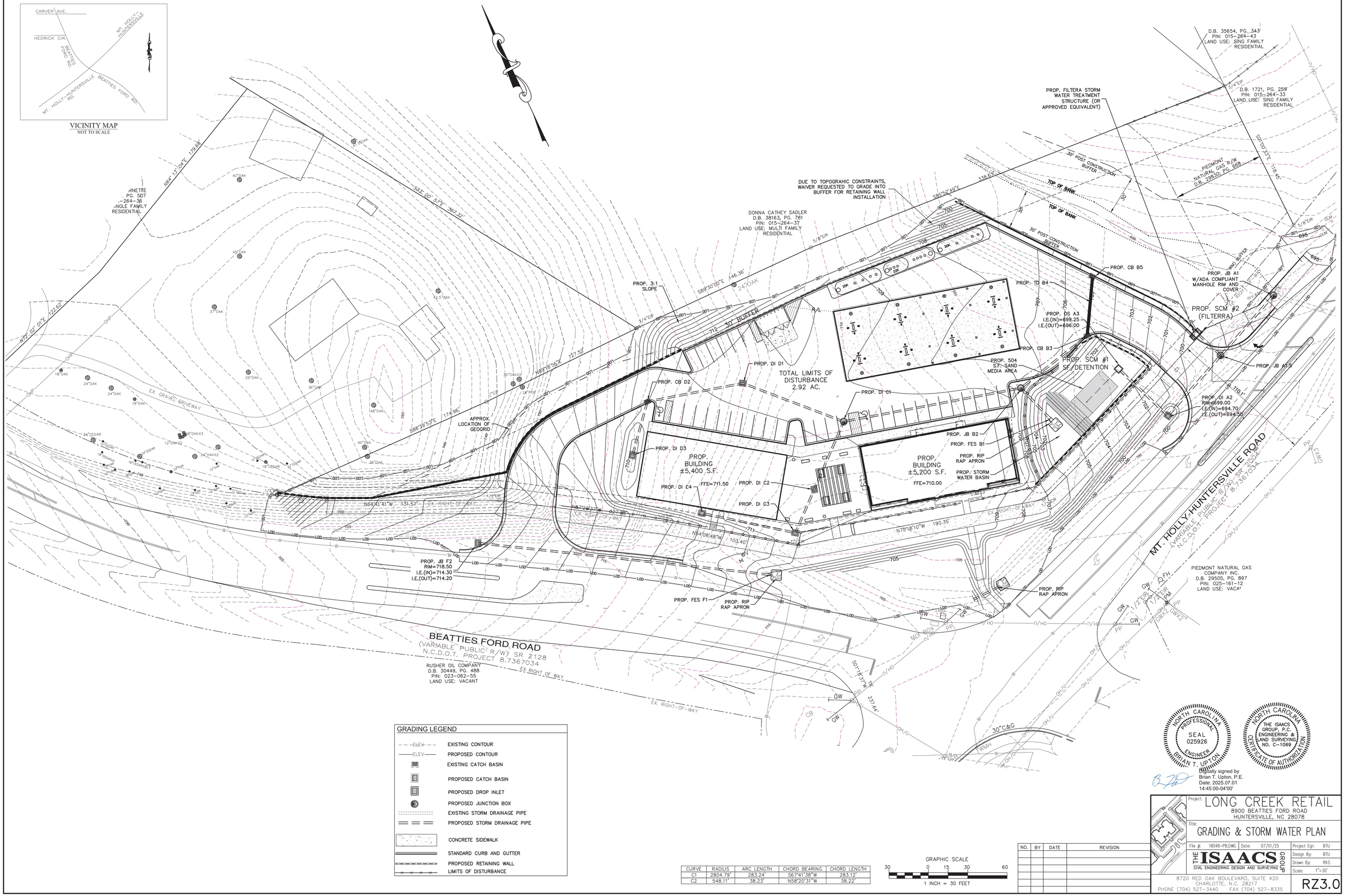
File #: 18048-PB.DWG | Date: 07/01/25 | Project Egr: BTU | Design By: BTU | Drawn By: RKS | Scale: 1"=30'

THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND SURVEYING

8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

RZ2.0

VICINITY MAP
NOT TO SCALE



GRADING LEGEND

ELEV	EXISTING CONTOUR
ELEV	PROPOSED CONTOUR
	EXISTING CATCH BASIN
	PROPOSED CATCH BASIN
	PROPOSED DROP INLET
	PROPOSED JUNCTION BOX
	EXISTING STORM DRAINAGE PIPE
	PROPOSED STORM DRAINAGE PIPE
	CONCRETE SIDEWALK
	STANDARD CURB AND GUTTER
	PROPOSED RETAINING WALL
	LIMITS OF DISTURBANCE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2804.79'	283.24'	S67°41'38"W	283.12'
C2	548.11'	38.23'	N58°20'31"W	38.22'

GRAPHIC SCALE
30 0 15 30 60
1 INCH = 30 FEET

NO.	BY	DATE	REVISION

NORTH CAROLINA PROFESSIONAL SEAL 025926 ENGINEER BRIAN T. UPTON

THE ISAACS GROUP, P.C. ENGINEERING & LAND SURVEYING NO. C-1069 CERTIFICATE OF AUTHORIZATION

Digitally signed by Brian T. Upton, P.E.
Date: 2025.07.01 14:45:00-04'00'

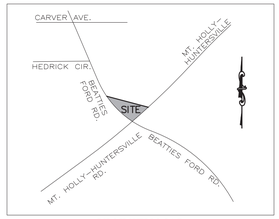
Project: LONG CREEK RETAIL
8900 BEATTIES FORD ROAD
HUNTERSVILLE, NC 28078

Title: GRADING & STORM WATER PLAN

File #: 18048-PB.DWG | Date: 07/01/25 | Project Egr: BTU | Design By: BTU | Drawn By: RKS | Scale: 1"=30'

THE ISAACS GROUP
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8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

RZ3.0



VICINITY MAP
NOT TO SCALE

JEFFREY S BARNETTE
D.B. 33468, PG. 507
PIN: 015-264-36
LAND USE: SINGLE FAMILY RESIDENTIAL

DONNA CATHEY SADLER
D.B. 38163, PG. 781
PIN: 015-264-37
LAND USE: MULTI FAMILY RESIDENTIAL

D.B. 35654, PG. 343
PIN: 015-264-43
LAND USE: SING FAMILY RESIDENTIAL

D.B. 1721, PG. 259
PIN: 015-264-33
LAND USE: SING FAMILY RESIDENTIAL

PIEDMONT NATURAL GAS COMPANY INC.
D.B. 29505, PG. 897
PIN: 025-161-12
LAND USE: VACANT

RUSHER OIL COMPANY
D.B. 30449, PG. 488
PIN: 023-062-55
LAND USE: VACANT

POA 3

POA 2

POA

100 LF OF SHEET FLOW @ 14.0%

550 LF OF S.C. FLOW @ 7.36%

PRE-DEVELOPED(WOODS)
(99,208 S.F.)
2.28 AC.

N64°15'04"E 179.84'

S31°00'57"E 362.32'

S89°30'00"E 146.36'

S58°49'49"E 338.51'

S01°00'33"E 118.45'

N64°41'41"W 131.57'

N57°29'37"W 127.28'

N54°08'48"W 103.40'

N75°18'10"W 190.35'

S01°18'37"W 237.64'

C 122.62'

30' POST CONSTRUCTION BUFFER

30' (MMM) BUFFER

TOP OF BANK

EX. GRAVEL DRIVEWAY

EX. RIGHT-OF-WAY

BEATTIES FORD ROAD
(VARIABLE PUBLIC R/W) SR 2128
N.C.D.O.T. PROJECT 8.7367034

MT. HOLLY-HUNTERSVILLE ROAD
(VARIABLE PUBLIC R/W) SR 2004
N.C.D.O.T. PROJECT 8.7367034

GR: 704.15
INV: 702.12

INV 690.38

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2804.79'	283.24'	S67°41'38"W	283.12'
C2	548.11'	38.23'	N58°20'31"W	38.22'

GRAPHIC SCALE
30 0 15 30 60
1 INCH = 30 FEET

NO.	BY	DATE	REVISION

NORTH CAROLINA PROFESSIONAL SEAL 025926 ENGINEER BRIAN T. UPTON

Digitally signed by Brian T. Upton, P.E.
Date: 2025.07.01 14:45:42-04'00'

NORTH CAROLINA THE ISAACS GROUP, P.C. ENGINEERING & LAND SURVEYING NO. C-1069 CERTIFICATE OF AUTHORIZATION

Project: LONG CREEK RETAIL
8900 BEATTIES FORD ROAD
HUNTERSVILLE, NC 28078

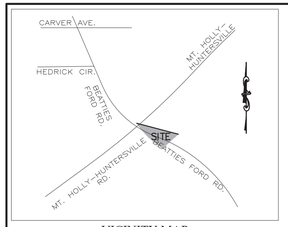
Title: EXISTING HYDROLOGY PLAN

File #: 18048-PB.DWG | Date: 07/01/25 | Project Egr: BTU | Design By: BTU | Drawn By: RKS | Scale: 1"=30'

THE ISAACS GROUP
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8720 RED OAK BOULEVARD, SUITE 420
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RZ3.1



VICINITY MAP
NOT TO SCALE

POA				
STORM EVENT	PRE-DEVELOPED FLOW	POST-DEVELOPED FLOW	WSE	TOP OF SCM
2 YEAR	.45 cfs	.44 cfs	703.32	706.00
10 YEAR	2.41 cfs	1.36 cfs	704.79	706.00
50 YEAR	5.40 cfs	13.23 cfs	705	706.00

DETENTION SUMMARY CHART

JEFFREY S BARNETTE
D.B. 33468, PG. 507
PIN: 015-264-36
LAND USE: SINGLE FAMILY RESIDENTIAL

DONNA CATHEY SADLER
D.B. 38163, PG. 781
PIN: 015-264-37
LAND USE: MULTI FAMILY RESIDENTIAL

D.B. 35654, PG. 343
PIN: 015-264-43
LAND USE: SING FAMILY RESIDENTIAL

D.B. 1721, PG. 259
PIN: 015-264-33
LAND USE: SING FAMILY RESIDENTIAL

PIEDMONT NATURAL GAS R/W
(NATURAL GAS R/W 29830, PG. 668)

POST DEVELOPED AREA 1
(TO SCM1)
84,500 SF
1.94 AC.

IMPERVIOUS AREA
(TO SCM1)
55,550 SF
1.28 AC.

OPEN SPACE
(TO SCM1)
29,000 SF
0.66 AC.

POST DEVELOPED AREA 1 BYPASS
OPEN SPACE 2,962 S.F.(0.068 AC.)
WOODS 2700 S.F. (0.062 AC.)

POST DEVELOPED AREA 1 BYPASS
2,876 S.F. (0.07 AC.) (IMPERVIOUS)

POA

PROP. SCM #2
(FILTERRA)

PROP. SCM #1
SF DETENTION

PROP. BUILDING
±5,400 S.F.

PROP. BUILDING
±5,200 S.F.

POST DEVELOPED AREA 1 BYPASS
(4,675 S.F.) 0.11 AC.
IMPERVIOUS 331 S.F. (0.008 A.C.)
OPEN SPACE 4,300 S.F.(0.102 A.C.)

POST DEVELOPED AREA 2 BYPASS
(1,162 S.F.) 0.03 AC.
OPEN SPACE 1,162 S.F. (0.03 AC.)

30' POST CONSTRUCTION BUFFER

30' (SWIM) BUFFER

TOP OF BANK

BEATTIES FORD ROAD
(VARIABLE PUBLIC R/W) SR 2128
N.C.D.O.T. PROJECT 8.7367034

HUNTERSVILLE ROAD
(VARIABLE PUBLIC R/W) SR 2000
N.C.D.O.T. PROJECT 8.7367034

RUSHER OIL COMPANY
D.B. 30449, PG. 488
PIN: 023-062-55
LAND USE: VACANT

PIEDMONT NATURAL GAS COMPANY INC.
D.B. 29505, PG. 897
PIN: 025-161-12
LAND USE: VACANT

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- PROPOSED DROP INLET
- PROPOSED JUNCTION BOX
- EXISTING STORM DRAINAGE PIPE
- CONCRETE SIDEWALK
- STANDARD CURB AND GUTTER
- PROPOSED RETAINING WALL
- DRAINAGE AREA LIMITS

GRAPHIC SCALE
30 0 15 30 60
1 INCH = 30 FEET

NORTH CAROLINA PROFESSIONAL SEAL 025926 ENGINEER BRIAN T. UPTON

Digitally signed by Brian T. Upton, P.E.
Date: 2025.07.01 14:46:14-04'00'

THE ISAACS GROUP, P.C. ENGINEERING & LAND SURVEYING NO. C-1069 CERTIFICATE OF AUTHORIZATION

NO.	BY	DATE	REVISION

Project: LONG CREEK RETAIL
8900 BEATTIES FORD ROAD
HUNTERSVILLE, NC 28078

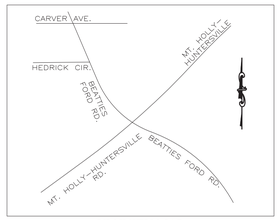
Title: POST DEVELOPED MAP & CALCULATIONS

File #: 18048-PB.DWG | Date: 07/01/25 | Project Egr: BTU | Design By: BTU | Drawn By: RKS | Scale: 1"=30'

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RZ3.2



VICINITY MAP
NOT TO SCALE

SCM #2 SIZING CHART

NCDEQ Stormwater Design Manual

drainage areas that are larger, or not fully impervious, Contech Engineered Solutions can prepare a custom sizing on a project specific basis to provide the most economical system design.

Table 1. Filterra Sizing based on Withers & Ravenel (2008) and NC Stormwater Rules

Filterra Model	Media Area at 140"/hr (sf)	Recommended Impervious Drainage Area (ac)	Outlet Pipe Size
4x4	16	0.06	4" PVC
4x6 / 6x4	24	0.14	4" PVC
4x8 / 8x4	32	0.19	4" PVC
6x6	36	0.21	4" PVC
6x8 / 8x6 / 4x12 / 12x4	48	0.28	4" PVC
6x10 / 10x6	60	0.35	6" PVC
6x12 / 12x6	72	0.42	6" PVC
7x13 / 13x7	91	0.54	6" PVC
Other / Custom Sizes / Filterra Bioscape	TBD	Media Area ÷ 0.39%	TBD

1. Contact Contech for information on other available configurations.
2. A standard PVC coupling is cast into the wall to connect to discharge piping.
3. Dimensions shown are internal.

WATER QUALITY CALCULATIONS SCM #1

BMP Drainage Information:

Drainage Facility No.:	1	
Total Drainage Area, A_D (Ac.) =	1.94	See Drainage Area Exhibit
Impervious Area (Ac.) =	1.51	Total Proposed Impervious Area
Percent Impervious Area, I_A =	78	(Cecil Soils)
SCS Curve Number, CN =	90	(Hydrologic Group B Soil)
Time of Concentration, t_c =	N/A	See Computer Output

Stage-Storage Information:

Top of Filter Media = 700.5

Elevation	Total Surface Area (ft²)	Incremental Volume (ft³)	Cumulative Volume (ft³)	Forebay Surface Area (ft²)	Forebay Cumulative Volume (ft³)
700.50	720	0	0	0	0
701.00	2507	807	807	616	154
702.00	3123	2,815	3,622	885	905
702.50	3358	1,620	5,242	1008	1,378
703.00	3636	1,749	6,991		
704.00	4090	3,863	10,854		
705.00	4440	4,265	15,119		
706.00	4833	4,637	19,755		

Compute Water Quality Volume (WQ_v) - Schueler Method:

Runoff Coefficient, R_v =	0.751	= 0.05 + 0.009(I_A)
Water Quality Volume, WQ (acre-feet) =	**0.12**	= 1.0R$_v$A/12
Water Quality Volume, WQ (ft³) =	**5285.28**	= (43,560)(1.0)R$_v$A$_D$/12
Water Quality Storage Elevation =	702.51	***Interpolated***

Compute Modified Curve Number (CN_m):

$CN_m = 1000/[10 + 5P + 10WQ_v - 10(WQ_v^2 + 1.25WQ_vP)^{0.5}]$

P = rainfall, in inches (use 1.0 inches)

WQ_v = Water Quality Volume, in inches (1.0R$_v$)

Modified Curve Number, CN_m =	97.54	

Use CN_m to calculate the peak discharge produced from routing the 1-inch, 6-hour storm event.

Compute Channel Protection Volume (CP_v):

Potential maximum soil retention, S (inches) =	1.14	= 1000/CN-10
Accum. rainfall (potential maximum runoff), P (in.) =	2.58	= 1-year, 24-hour storm event
Accum. runoff volume, Q (inches) =	1.59	= (P - 0.2S)² / (P + 0.8S)
Channel Protection Volume, CP_v (acre-feet) =	**0.26**	= (Q)(A_D)(1foot/12 inches)
Channel Protection Volume, CP_v (ft³) =	**11173.90**	= (Q)(A_D)(1foot/12 inches)(43560)
Actual Channel Protection Storage Elevation =	704.08	Interpolated

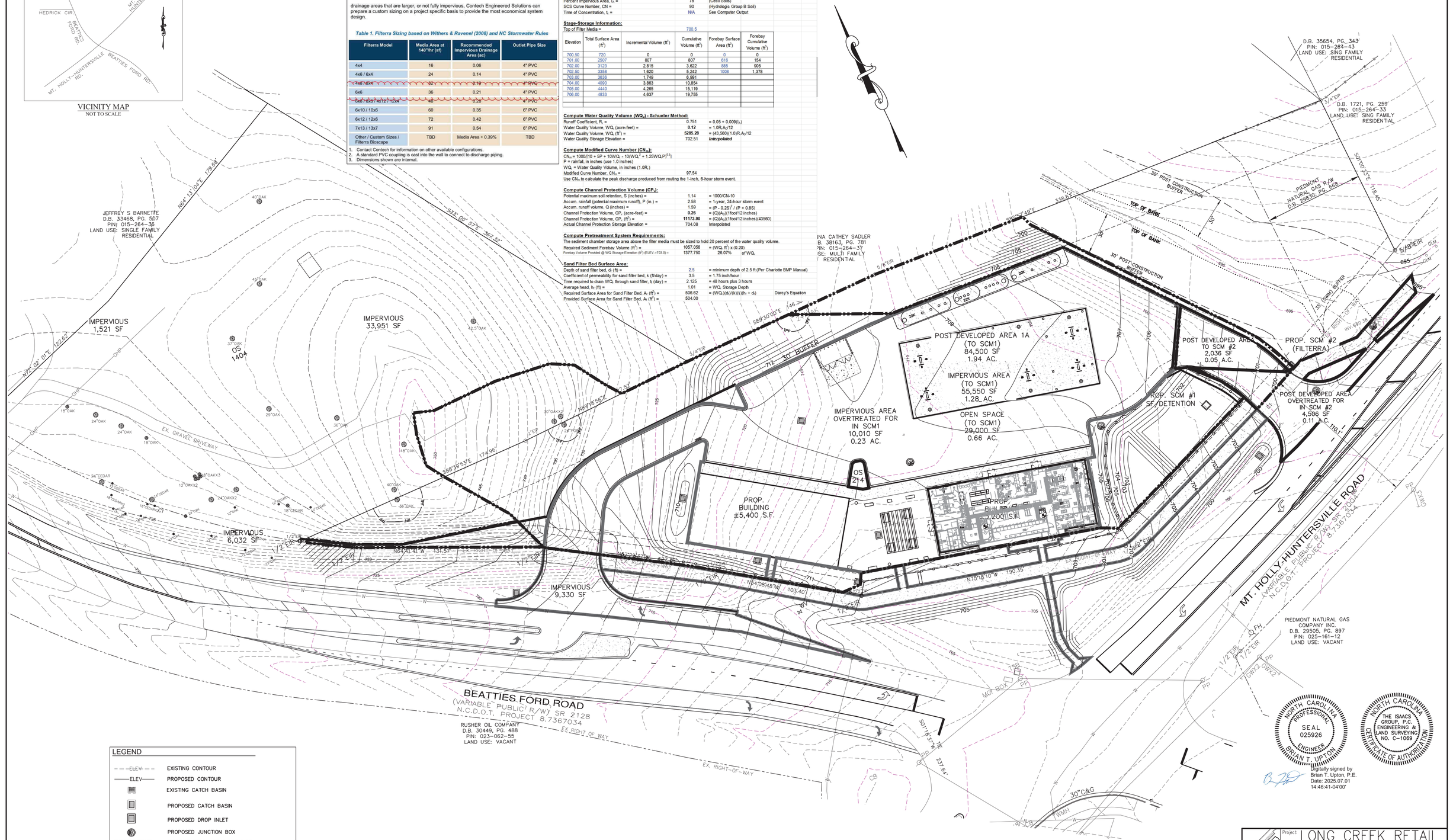
Compute Pretreatment System Requirements:

The sediment chamber storage area above the filter media must be sized to hold 20 percent of the water quality volume.

Required Sediment Forebay Volume (ft³) =	1057.056	= (WQ$_v$ ft³) x (0.20)
Forebay Volume Provided @ WQ Storage Elevation (ft³) @ELEV.=703.0) =	1377.750	26.07% of WQ$_v$

Sand Filter Bed Surface Area:

Depth of sand filter bed, d (ft) =	2.5	= minimum depth of 2.5 ft (Per Charlotte BMP Manual)
Coefficient of permeability for sand filter bed, k (ft/day) =	3.5	= 1.75 inch/hour
Time required to drain WQ$_v$ through sand filter, t_f (day) =	2.125	= 48 hours plus 3 hours
Average head, h_f (ft) =	1.01	= WQ$_v$ Storage Depth
Required Surface Area for Sand Filter Bed, A_f (ft²) =	506.62	= (WQ_v)(d)/(k)(t_f)(h_f + d) Darcy's Equation
Provided Surface Area for Sand Filter Bed, A_f (ft²) =	504.00	



LEGEND

- EXISTING CONTOUR (ELEV)
- PROPOSED CONTOUR (ELEV)
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- PROPOSED DROP INLET
- PROPOSED JUNCTION BOX
- EXISTING STORM DRAINAGE PIPE
- CONCRETE SIDEWALK
- STANDARD CURB AND GUTTER
- PROPOSED RETAINING WALL

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2804.79'	283.24'	S67°41'38"W	283.12'
C2	548.11'	38.23'	N58°20'31"W	38.22'

GRAPHIC SCALE
30 0 15 30 60
1 INCH = 30 FEET

NO.	BY	DATE	REVISION

NORTH CAROLINA PROFESSIONAL SEAL 025926 ENGINEER BRIAN T. UPTON

Digitally signed by Brian T. Upton, P.E.
Date: 2025.07.01 14:46:41-04'00'

NORTH CAROLINA THE ISAACS GROUP, P.C. ENGINEERING & LAND SURVEYING NO. C-1069 CERTIFICATE OF AUTHORIZATION

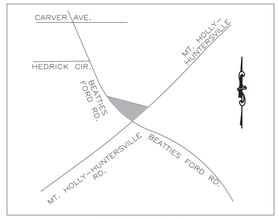
Project: LONG CREEK RETAIL
8900 BEATTIES FORD ROAD
HUNTERSVILLE, NC 28078

Title: WATER QUALITY MAP & CALCULATIONS

File #: 18048-PB.DWG | Date: 07/01/25 | Project Egr: BTU | Design By: BTU | Drawn By: RKS | Scale: 1"=30'

THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND SURVEYING
8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

RZ3.3



VICINITY MAP
NOT TO SCALE

SPECIMEN TREE SAVE REQUIREMENT:

FOR HC ZONING, TREE SAVE = 30% OF SPECIMEN TREES
(CANOPY TREES > 24" OR UNDERSTORY TREES > 18")

THERE ARE 6 SPECIMEN TREES ON THIS SITE.
30% OF 6 SPECIMEN TREES = 0.30 x 6 = 1.8 TREES (REQUIRED TO BE SAVED)

3 SPECIMAN TREES TO BE REMOVED
3 SPECIMAN TREES TO REMAIN

SPECIMEN TREE PRESERVATION:

SPECIES	SIZE	SAVED
OAK	36	Y
POPLAR	24	Y
OAK	30	N
OAK	36	N
OAK	24	Y
POPLAR	24	N

PARCEL LEGEND:

PARCEL #	PARCEL I.D.	PARCEL OWNER	MAILING ADDRESS	ZONING
1	01526435	ROBERT HOUSTON JUDY JAMIESON DAVID HOUSTON JANET HOUSTON	6548 JIM KIDD RD., HUNTERSVILLE, NC 28078	HC(CD)
2	01526434	TA & S ENTERPRISES OF NC INC	1900 OLD BRIAR LN. CHARLOTTE, NC 28216	HC(CD)
3	01526437	DONNA CATHY	8218 RAINIER DR., DENVER, NC 28037	NR(CD)
		CHRISTOPHER AND CANDACE KIDD	4237 MCCLURE RD., CHARLOTTE, NC 28216	
		ROGER AND SYLVIA CATHEY	PO BOX 5096 N. MYRTLE BEACH, SC 29597	
4	01526443	CARVER BOWMAN LLC	13815 CINNABAR PL HUNTERSVILLE, NC 28078	NR(CD)
5	01526433	CONRAD DEWEY PUCKETT JR	8411 MT. HOLLY-HUNTERSVILLE RD HUNTERSVILLE, NC 28078	R

JEFFREY S BARNETTE
D.B. 33468, PG. 507
PIN: 015-264-36
LAND USE: SINGLE FAMILY RESIDENTIAL

N64°13'04"E 179.69'
S45°00'57"E 367.32'
N77°02'01"E 122.60'

① ROBERT HOUSTON
D.B. 746, PG. 254
PIN: 015-264-35
LAND USE: RESIDENTIAL

DONNA CATHEY SADLER
D.B. 38163, PG. 781
PIN: 015-264-37
LAND USE: MULTI FAMILY RESIDENTIAL

S89°30'01"E 146.36'
S62°55'49"E 339.62'
N59°16'56"E 127.50'
S58°39'53"E 174.96'
N64°41'41"W 131.57'
N57°29'37"W 127.28'
N54°08'48"W 103.40'
N79°18'10"W 190.35'
S01°00'33"E 118.45'
S01°18'37"W 237.64'

EXIST. SPECIMAN TREE: 24" OAK/ SAVED
EXIST. SPECIMAN TREE: 24" POPLAR SAVED
EXIST. SPECIMAN TREE: 36" OAK/ SAVED
EXIST. SPECIMAN TREE: 30" OAK REMOVED
EXIST. SPECIMAN TREE: 36" OAK REMOVED
EXIST. SPECIMAN TREE: 24" POPLAR REMOVED

② TA&S ENTERPRISES OF NC INC
D.B. 31408, PG. 824
PIN: 015-264-34
LAND USE: VACANT

③ D.B. 35654, PG. 343
PIN: 015-264-43
LAND USE: SING FAMILY RESIDENTIAL

④ D.B. 17721, PG. 259
PIN: 015-264-33
LAND USE: SING FAMILY RESIDENTIAL

RUSHER OIL COMPANY
D.B. 30449, PG. 488
PIN: 023-062-55
LAND USE: VACANT

BEATTIES FORD ROAD
(VARIABLE PUBLIC R/W) SR 2128
N.C.D.O.T. PROJECT 8.7367034
EX. RIGHT-OF-WAY

MT. HOLLY-HUNTERSVILLE ROAD
(VARIABLE PUBLIC R/W) SR 2004
N.C.D.O.T. PROJECT 8.7367034

EX. GRAVEL DRIVEWAY
TREELINE
PIEDMONT NATURAL GAS R/W D.B. 29830, PG. 668
30' POST CONSTRUCTION BUFFER
TOP OF BANK
35' (SWIM) BUFFER
BURIED 15"RCP INV. 715.07
15"RCP INV. 712.74
15"RCP INV. 711.65
GR: 704.15
INV: 702.12
INV: 690.35
MOP ROOF
SIGN
PIE"
30"C&G
WMH
GW1
GW2

GRAPHIC SCALE
30 0 15 30 60
1 INCH = 30 FEET

NO.	BY	DATE	REVISION

NORTH CAROLINA PROFESSIONAL SEAL 025926 ENGINEER BRIAN T. UPTON

NORTH CAROLINA THE ISAACS GROUP, P.C. ENGINEERING & LAND SURVEYING NO. C-1069 CERTIFICATE OF AUTHORIZATION

Digitally signed by Brian T. Upton, P.E.
Date: 2025.07.01 14:59:41-04'00'

Project: LONG CREEK RETAIL
8900 BEATTIES FORD ROAD
HUNTERSVILLE, NC 28078

Title: EXISTING CONDITIONS PLAN

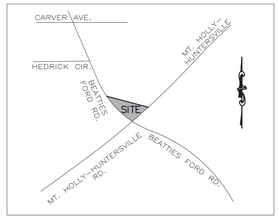
File #: 18048-PB.DWG | Date: 07/01/25

THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND SURVEYING

Project Eqr:	BTU
Design By:	BTU
Drawn By:	RKS
Scale:	1"=30'

8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

RZ4.0



VICINITY MAP
NOT TO SCALE

JEFFREY S BARNETTE
D.B. 33468, PG. 507
PIN: 015-264-36
LAND USE: SINGLE FAMILY RESIDENTIAL

ROBERT HOUSTON
D.B. 746, PG. 254
PIN: 015-264-35
LAND USE: RESIDENTIAL

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D.B. 38163, PG. 781
PIN: 015-264-37
LAND USE: MULTI FAMILY RESIDENTIAL

D.B. 35654, PG. 343
PIN: 015-264-43
LAND USE: SING FAMILY RESIDENTIAL

D.B. 1721, PG. 259
PIN: 015-264-33
LAND USE: SING FAMILY RESIDENTIAL

PIEDMONT NATURAL GAS R/W
D.B. 29830, PG. 669

RUSHER OIL COMPANY
D.B. 30449, PG. 488
PIN: 023-062-55
LAND USE: VACANT

BEATTIES FORD ROAD
(VARIABLE PUBLIC R/W) SR 2128
N.C.D.O.T. PROJECT 8.7367034

MT. HOLLY-HUNTERSVILLE ROAD
(VARIABLE PUBLIC R/W) SR 2136
N.C.D.O.T. PROJECT 8.7367034

Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	10.00%	
2	10.00%	15.00%	
3	15.00%	25.00%	
4	25.00%	100.00%	

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2804.79'	283.24'	S67°41'38"W	283.12'
C2	548.11'	38.23'	N58°20'31"W	38.22'

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1 INCH = 30 FEET

NO.	BY	DATE	REVISION

NORTH CAROLINA PROFESSIONAL SEAL 025926 ENGINEER BRIAN T. UPTON

THE ISAACS GROUP, P.C. ENGINEERING & LAND SURVEYING NO. C-1069 CERTIFICATE OF AUTHORIZATION

Digitally signed by Brian T. Upton, P.E.
Date: 2025.07.01 14:48:00-04'00'

Project: LONG CREEK RETAIL
8900 BEATTIES FORD ROAD
HUNTERSVILLE, NC 28078

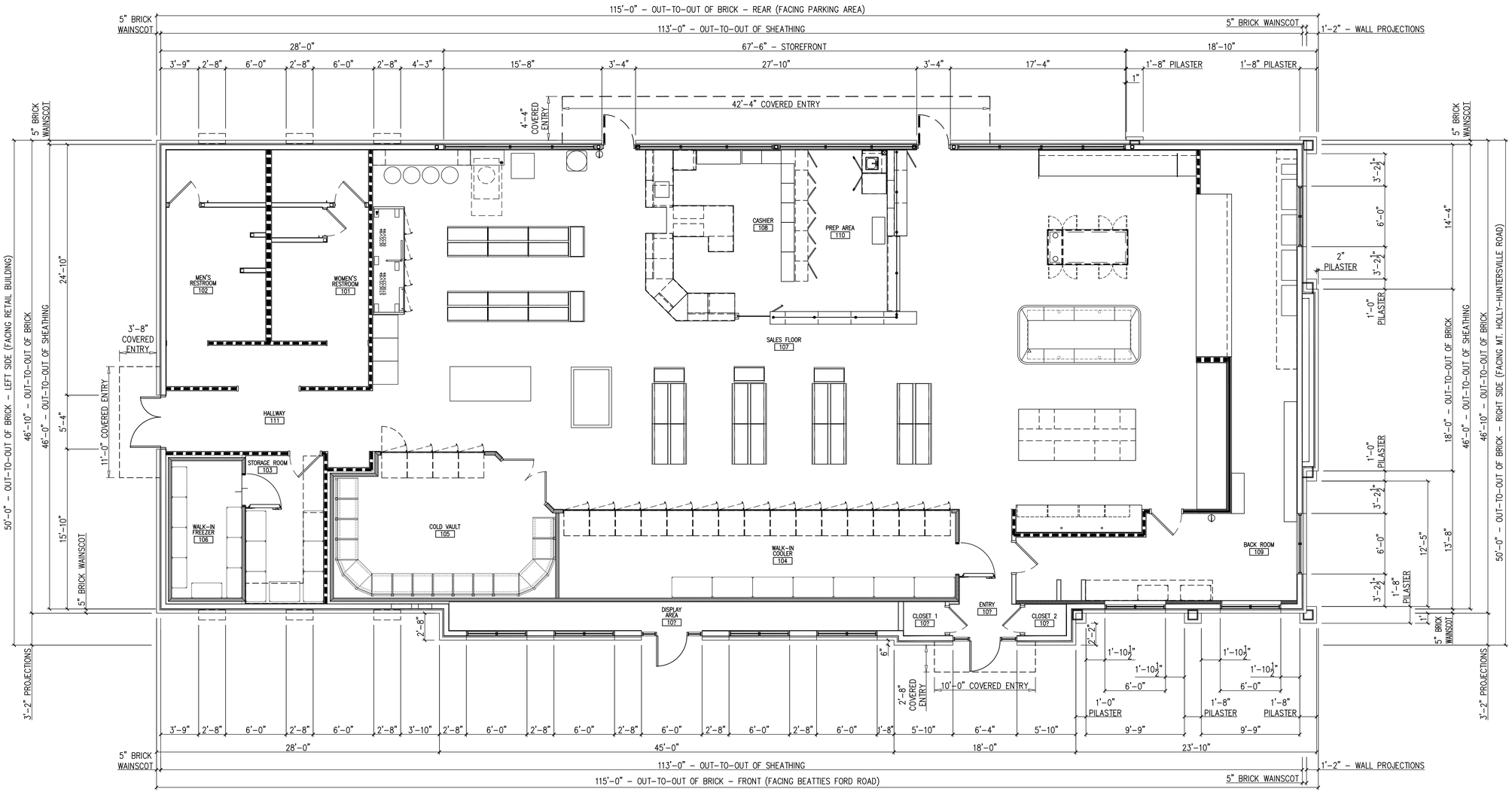
Title: SLOPE ANALYSIS PLAN

File #: 18048-PB.DWG | Date: 07/01/25 | Project Egr: BTU | Design By: BTU | Drawn By: RKS | Scale: 1"=30'

THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND SURVEYING

8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

RZ4.1



Ted Richard Brown, PLLC
Architectural Services
Post Office Box 2070, Matthews, North Carolina 28106
Telephone: (704) 536-1111

NEW CONVENIENCE STORE FOR:

CIRCLE K

BEATTIES FORD ROAD &
HUNTERSVILLE, NORTH CAROLINA 28759

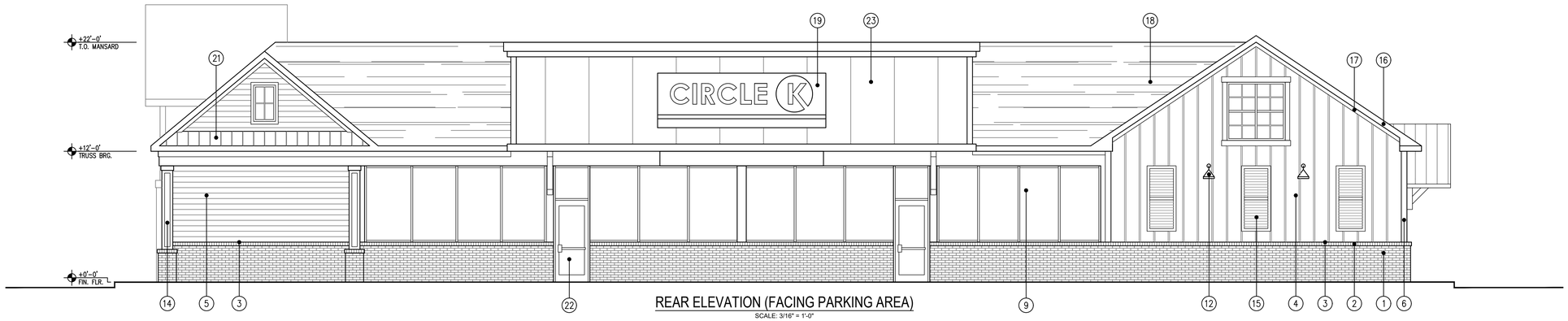
CHRIS HOPE/PROFESSIONAL ENGINEER/2617 ROLLING HILLS DRIVE/MONROE, NC 28110/(704) 882-1500

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

Revisions	7/16/2024
Scale	AS NOTED
Drawn By	CTC
Checked By	TRB
Date	2/28/2024
Job No	????4

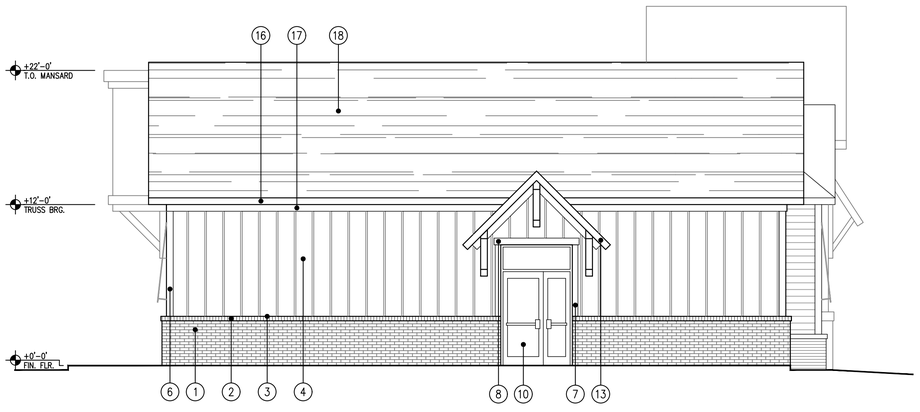
FLOOR PLAN & ROOM FINISH SCHEDULE

A1.2



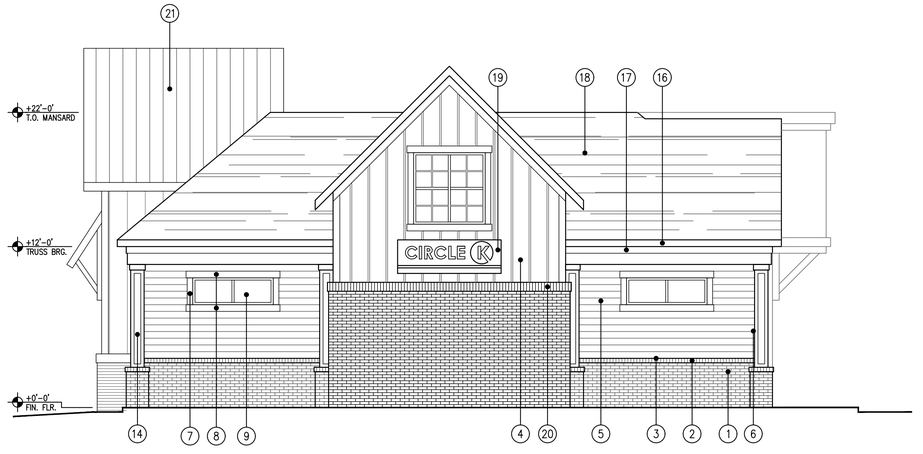
REAR ELEVATION (FACING PARKING AREA)

SCALE: 3/16" = 1'-0"



LEFT SIDE ELEVATION (FACING ADJACENT BUILDING)

SCALE: 3/16" = 1'-0"



RIGHT SIDE ELEVATION (FACING MT HOLLY-HUNTERSVILLE RD)

SCALE: 3/16" = 1'-0"



FRONT ELEVATION (FACING BEATTIES FORD ROAD)

SCALE: 3/16" = 1'-0"

NOTES

1. ALL MATERIALS AND FINISHES TO BE INSTALLED PER THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
2. GENERAL CONTRACTOR TO VERIFY ALL EXTERIOR COLORS AND FINISHES WITH THE OWNER PRIOR TO CONSTRUCTION.
3. REFER TO WOOD ROOF TRUSS SEALED DRAWINGS.
4. REFER TO SHOP DRAWINGS BY CANOPY MANUFACTURER'S ENGINEER.
5. REFER TO STRUCTURAL ENGINEERING DRAWINGS.

EXTERIOR FINISH NOTES

1 BRICK WAINSCOT – RUNNING BOND
2 SLOPING BRICK ROWLOCK
3 CONTINUOUS METAL FLASHING – UNDER W.R. BARRIER AT SIDING, ON TOP OF BRICK
4 PAINTED BOARD AND BATTEN SIDING WITH 1X2 BATTENS ON CEDAR TEXTURE PANELS
5 PAINTED CEDAR TEXTURE HORIZONTAL LAP SIDING: 6"-8" EXPOSURE
6 1" X 5.5" PAINTED CEDAR TEXTURE CORNER TRIM
7 1" X 4.5" PAINTED CEDAR TEXTURE VERTICAL WINDOW TRIM
8 1" X 5.5" PAINTED CEDAR TEXTURE HORIZONTAL WINDOW TRIM
9 STOREFRONT WINDOW – 1" CLEAR, INSULATED GLASS IN ANODIZED ALUMINUM FRAME
10 3' X 7' STOREFRONT DOOR WITH CLEAR, INSULATED GLASS IN ANODIZED ALUMINUM FRAME
11 3' X 6' ENTRY DOOR WITH CLEAR, INSULATED GLASS IN ANODIZED ALUMINUM FRAME
12 WALL MOUNT DECORATIVE LIGHT
13 STANDING SEAM METAL AWNING SUPPORTED BY OVERSIZED PAINTED BRAKETS
14 PAINTED CEDAR TEXTURE DECORATIVE PILASTER ON BRICK BASE
15 DECORATIVE METAL SHUTTERS
16 METAL FASCIA TRIM
17 1" X 4.5" PAINTED CEDAR TEXTURE FRIEZE BOARD
18 ARCHITECTURAL STYLE FIBERGLASS ROOF SHINGLES ON WEATHER RESISTANT BARRIER
19 SIGN IN STANDARD CIRCLE K COLORS – ALL SIGNAGE TO MEET LOCAL ZONING ORDINANCE
20 BRICK SOLDIER COURSE
21 STANDING SEAM METAL ROOF ON WEATHER RESISTANT BARRIER
22 3' X 7'-6" ENTRY DOOR WITH CLEAR, INSULATED GLASS IN ANODIZED ALUMINUM FRAME
23 PAINTED CEDAR TEXTURE PANELS INSTALLED VERTICALLY, CAULK SEAMS

Ted Richard Brown, PLLC
Architectural Services
Post Office Box 2070, Matthews, North Carolina 28106
Telephone: (704) 536-1111

NEW CONVENIENCE STORE FOR:

CIRCLE K

BEATTIES FORD ROAD &
HUNTERSVILLE, NORTH CAROLINA 28759

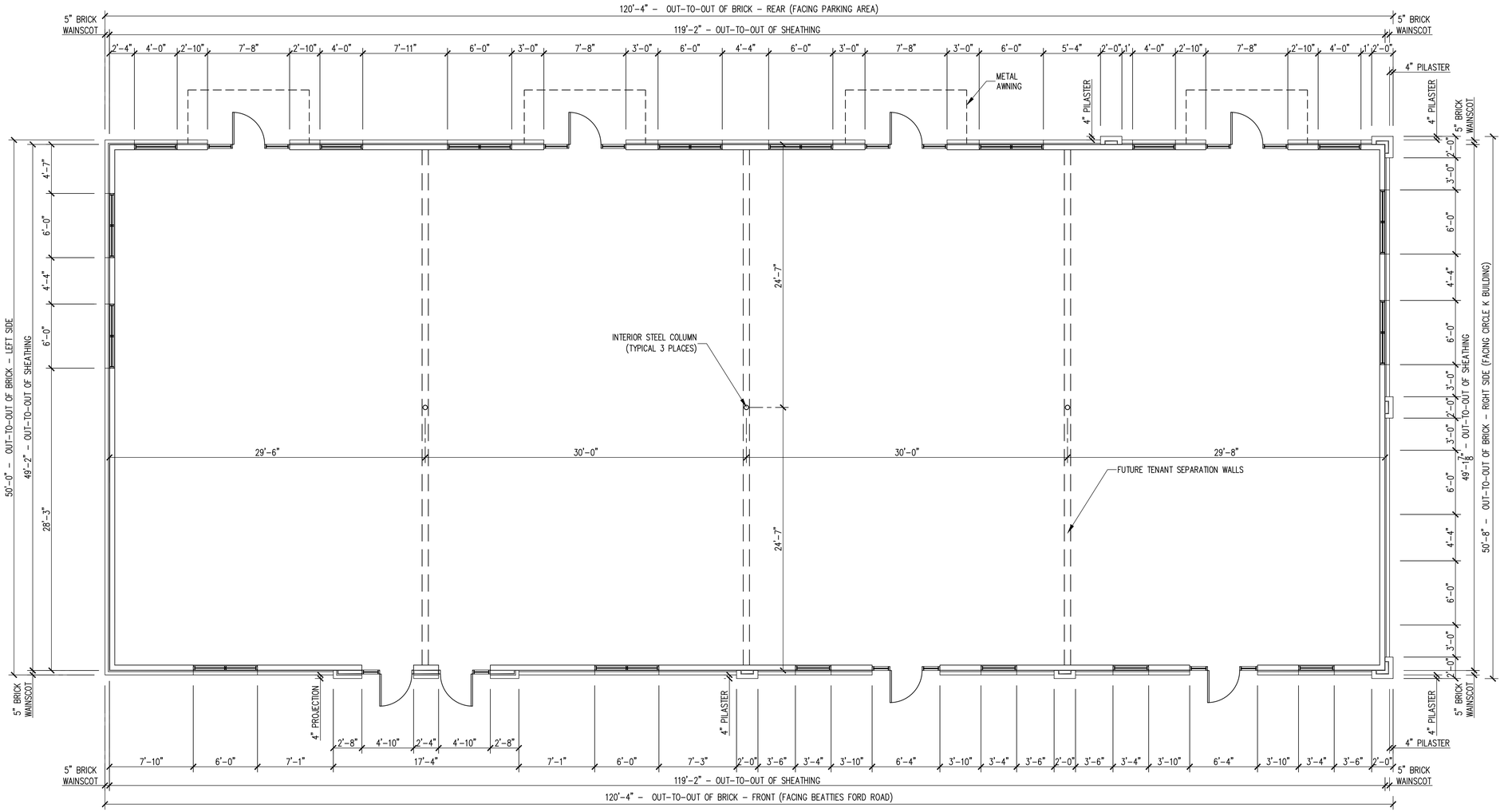
CHRIS HOPE/PROFESSIONAL ENGINEER/2617 ROLLING HILLS DRIVE/MONROE, NC 28110/(704) 882-1500

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

Revisions	
Scale	AS NOTED
Drawn By	CTC
Checked By	TRB
Date	2/28/2024
Job No	????4

EXTERIOR ELEVATIONS

A2.1



PRELIMINARY FLOOR PLAN
SCALE: 3/16" = 1'-0"

CUMMINGS
CONSTRUCTION CORPORATION
POST OFFICE BOX 692
MATTHEWS, NC 28106
(704) 845-7868
www.cummingsconst.com

PROPOSED RETAIL LEASE BUILDING FOR:

LONG CREEK RETAIL

BEATTIES FORD ROAD
CHARLOTTE, NORTH CAROLINA

2617 ROLLING HILLS DRIVE/MONROE, NC 28110/(704) 882-1500

CHRIS HOPE/LICENSE #5044/PROFESSIONAL ENGINEER

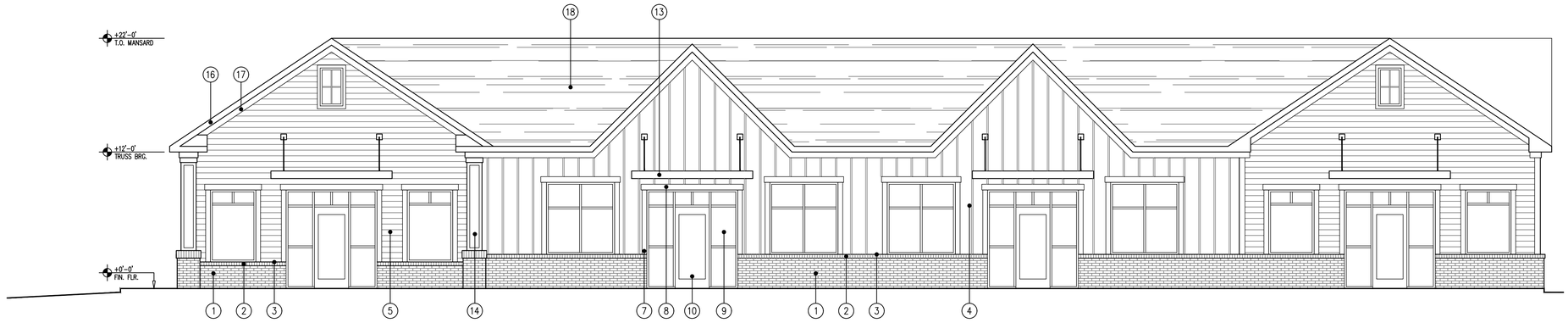
PRELIMINARY PLANS
NOT FOR CONSTRUCTION

Revisions	
Scale	AS NOTED
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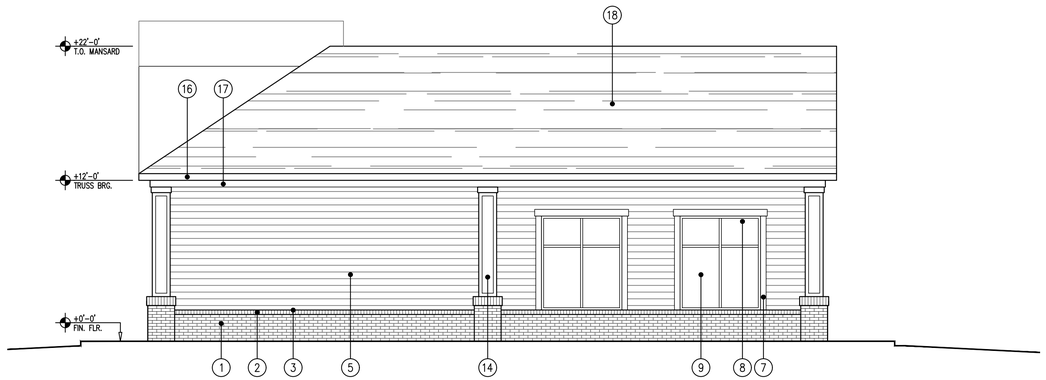
A-1

OF 2

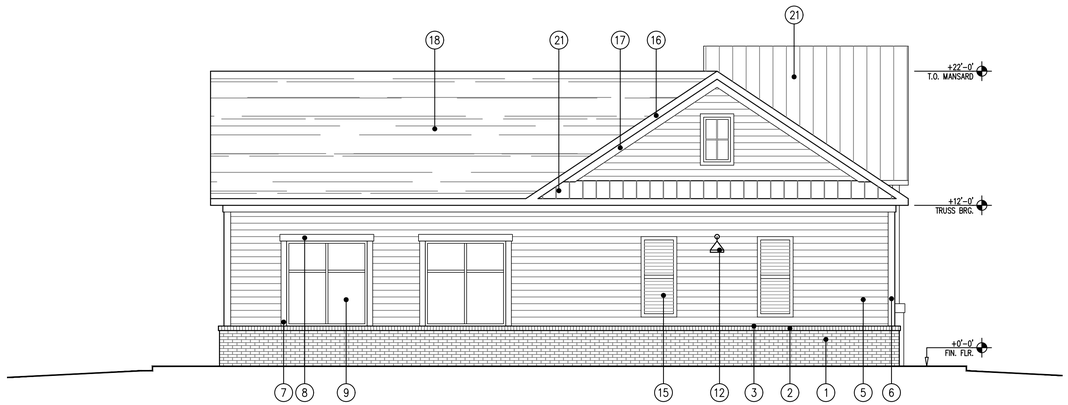
Ted Richard Brown, PLLC
Architectural Services
Post Office Box 2070, Matthews, North Carolina 28106
Telephone: (704) 330-1111



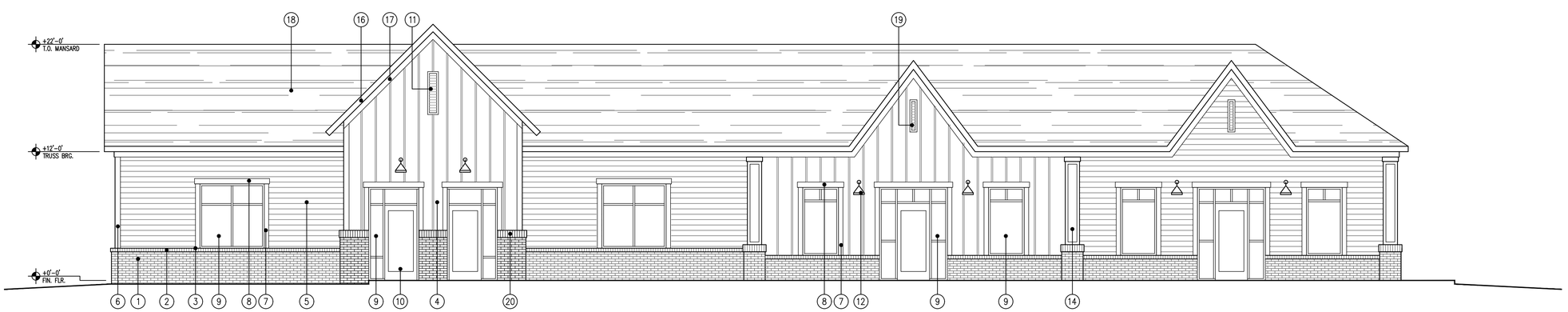
REAR ELEVATION (FACING PARKING AREA)
SCALE: 3/16" = 1'-0"



RIGHT SIDE ELEVATION (FACING CIRCLE K BUILDING)
SCALE: 3/16" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



FRONT ELEVATION (FACING BEATTIES FORD ROAD)
SCALE: 3/16" = 1'-0"

NOTES

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EXTERIOR FINISH NOTES

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9 STOREFRONT WINDOW – 1" CLEAR, INSULATED GLASS IN ANODIZED ALUMINUM FRAME
10 3' X 7' STOREFRONT DOOR WITH CLEAR, INSULATED GLASS IN ANODIZED ALUMINUM FRAME
11 12" X 48" DECORATIVE VERTICAL VENT
12 WALL MOUNT DECORATIVE LIGHT
13 METAL AWNING SUPPORTED BY DECORATIVE METAL RODS WITH UNDERMOUNT LIGHTING
14 PAINTED CEDAR TEXTURE DECORATIVE PILASTER ON BRICK BASE
15 DECORATIVE METAL SHUTTERS
16 METAL FASCIA TRIM
17 1" X 4.5" PAINTED CEDAR TEXTURE FRIEZE BOARD
18 ARCHITECTURAL STYLE FIBERGLASS ROOF SHINGLES ON WEATHER RESISTANT BARRIER
19 8" X 36" DECORATIVE VERTICAL VENT
20 BRICK SOLDIER COURSE
21 STANDING SEAM METAL ROOF ON WEATHER RESISTANT BARRIER

CUMMINGS
CONSTRUCTION CORPORATION
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PROPOSED RETAIL LEASE BUILDING FOR:

LONG CREEK RETAIL

BEATTIES FORD ROAD
CHARLOTTE, NORTH CAROLINA

CHRIS HOPE/LICENSE #5044/PROFESSIONAL ENGINEER/2617 ROLLING HILLS DRIVE/MONROE, NC 28110/(704) 882-1500

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

Revisions	7/16/2024
Scale	AS NOTED
Drawn By	CTC
Checked By	TRB
Date	2/28/2024
Job No	????4

A-2
OF 2

Ted Richard Brown, PLLC
Architectural Services
Post Office Box 2070, Matthews, North Carolina 28106
Telephone: (704) 330-1111

Town Engineering Rezoning Comment Summary
R25-11 Long Creek Retail (CSP-500088)
8900 Beatties Ford Rd (PID 01526434)
Huntersville, NC 28078

General Project Information

This proposed rezoning is located at the corner of Beatties Ford Rd (SR 2074) and Mt Holly-Huntersville Rd (SR 2004) and consists of a new mixed-use development to include a gas station and convenience store.

Engineering Staff Comments

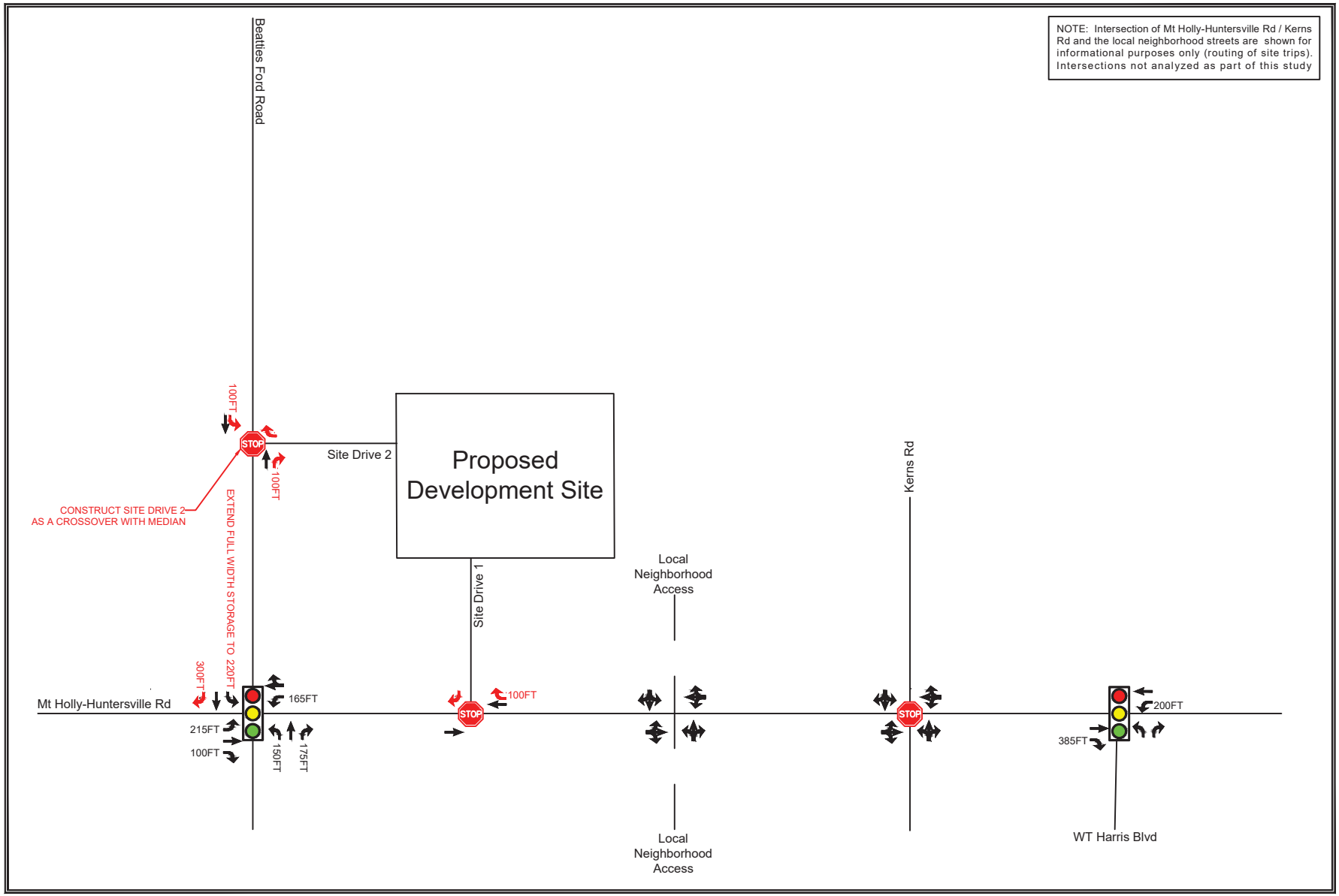
Traffic Impact Analysis (TIA):

1) The Town has deferred the TIA to NCDOT. NCDOT has accepted a TIA for proposed development, attached is figure attachment C. The following improvements were recommended in the TIA as the responsibility of the developer:
    a. Construct Site Drive 1 on Mt Holly-Huntersville Road as a right-in / right-out with a westbound right-turn lane with 100 feet of storage on Mt Holly-Huntersville Road.
    b. Construct Site Drive 2 on Beatties Ford Road as a right-in / right-out / leftover with a northbound right-turn lane with 100 feet of storage and a southbound left-turn lane with 100 feet of storage on Beatties Ford Road.
    c. Construct a southbound right-turn with 300 feet of storage on Beatties Ford Road at Mt Holly-Huntersville Road.
    d. Construct/extend the existing southbound left-turn lane on Mt Holly Huntersville Road at Beatties Ford Road to include 220 feet of storage.

Transportation and Stormwater:

1) Post-construction controls easement (PCCE) adhering to Huntersville Water Quality Manual section 2.4.2 is to be provided for both proposed SCMs.

O:\PROJECTS\9001-9500\9328 LONG CREEK RETAIL\UPDATE MEMORANDUM\GRAPHICS 08.01.2025.DWG



Attachment C
2026 Build
Recommended Improvements

← EXISTING LANE CONFIGURATION
← RECOMMENDED IMPROVEMENTS BY DEVELOPER

NORTH
Long Creek Retail
Town of Huntersville, NC

Long Creek Retail Revision Community Meeting
Huntersville Arts and Cultural Center
July 23, 2025
1:00 PM

Developer Team in Attendance
Jeff Moflehi, Owner
Brian Upton, Civil Engineer with The Isaacs Group
Joe Sailers Consultant

Attendance from the Town
Jesse James, Town of Huntersville Planning Department
Nick Walsh, Town Commissioner

The meeting began at 1:00 and it was explained to those in attendance that the purpose of the rezoning was to change the use from a 2008 rezoning for a drug store with additional office and retail uses to a convenience store/gas station with additional office and retail uses. It was also explained that this rezoning would remove the Houston property from the development.

Drawings showing the site plan, road improvements, landscaping, grading plan, and building elevations were presented to those in attendance.

Questions:
Several questions were raised regarding circulation and traffic. Concerns were raised about traffic backing up on Beatties Ford Road. It was explained that right turn lanes would be provided for both new driveways and a left turn lane would be provided for the driveway to Beatties Ford Road. It was also explained that a right turn lane would be added on Beatties Ford Road at the Mt Holly Huntersville Road intersection and the left turn lane would be extended. It was also explained that no left turns would be made leaving the property on either road.

A question regarding potential tenants was brought up and it was explained that as of now, the gas station is the only known use. The building next to the gas station could be for any retail or office use. It is configured to be split into as many as 4 separate spaces for uses such as a barber shop, restaurant, tax office, or other similar use.

A question was asked about preserving trees on the perimeter and it was pointed out that most of the existing vegetation along the rear property line can be retained. Due to topography, there are a couple of areas where existing vegetation will have to be removed to accommodate slope transitions.

A few questions were asked regarding the road that was shown on the previous rezoning plan. It was explained that since the Houston property has been removed from this project, the road was also removed since it connected to proposed development on the Cathey property. It was speculated whether or not that project for the senior living development was moving forward.

A question was asked how many more meetings would be held. It was explained that this is the only community meeting, but there would be a public hearing, followed by the planning commission hearing, and then a town council meeting for the final decision. The goal being to have the project approved under the current council.

A question was asked regarding when construction would take place and how long it would take. The owner stated he intended to start as soon as possible and anticipated the construction to take about 7 months.

Shortly after members from the community left, Commissioner Walsh came and the project was reviewed with him.

Community Meeting Notification List

Robert P Houston Jr	6548 Jim Kidd Road	Huntersville, NC 28078
Judy Houston Jamieson	6548 Jim Kidd Road	Huntersville, NC 28078
David Lewis Houston	6548 Jim Kidd Road	Huntersville, NC 28078
Janet Houston Booker	6548 Jim Kidd Road	Huntersville, NC 28078
Donna Cathey Sadler	8218 Rainer Drive	Denver, NC 28037
Candace Cathey Kidd	4237 McClure Road	Charlotte, NC 28216
Christopher Jerome Kidd	4237 McClure Road	Charlotte, NC 28216
Roger Lee Cathey, Sr.	PO Box 5096	North Myrtle Beach, SC 29597
Sylvia T Cathey	PO Box 5096	North Myrtle Beach, SC 29597
Conrad Dewey Puckett, Jr	8417 Mt Holly Huntersville Rd	Huntersville, NC 28078
Rusher Oil Company	PO Box 1483	Salisbury, NC 28145
Woodlands North Apartments, LP	PO Box 5539	Greenville, SC 29606
Trustees Long Creek Mason Lodge	PO Box 681057	Charlotte, NC 28216
Piedmont Natural Gas Co, Inc.	PO Box 33068	Charlotte, NC 28216
Kristy Clark, Mayor	PO Box 664	Huntersville, NC 28070
Jennifer Hunt, Mayor Pro Tem	PO Box 664	Huntersville, NC 28070
Alisia Bergsman, Commissioner	PO Box 664	Huntersville, NC 28070
Amada Dumas, Commissioner	PO Box 664	Huntersville, NC 28070
Edwin Quarles, Commissioner	PO Box 664	Huntersville, NC 28070
LaToya Rivers, Commissioner	PO Box 664	Huntersville, NC 28070
Nick Walsh, Commissioner	PO Box 664	Huntersville, NC 28070
Margie P Barnette	9003 Beatties Ford Rd	Huntersville, NC 28078
Godley Auction Co, Inc.	4918 Rozzelles Ferry Rd	Charlotte, NC 28216
Jeffrey S. Barnette	1900 Old Brier Lane	Charlotte, NC 28216
Kerley Capital Expressway LP	1 CVS Drive	Woonsocket, RI 02895
Long Creek OP Holdings, LLC	3735 B Beam Rd	Charlotte, NC 28217
Long Creek OP C LLC	3735 B Beam Rd	Charlotte, NC 28217
Long Creek Village Fee Owner, LLC	3735 B Beam Rd	Charlotte, NC 28217

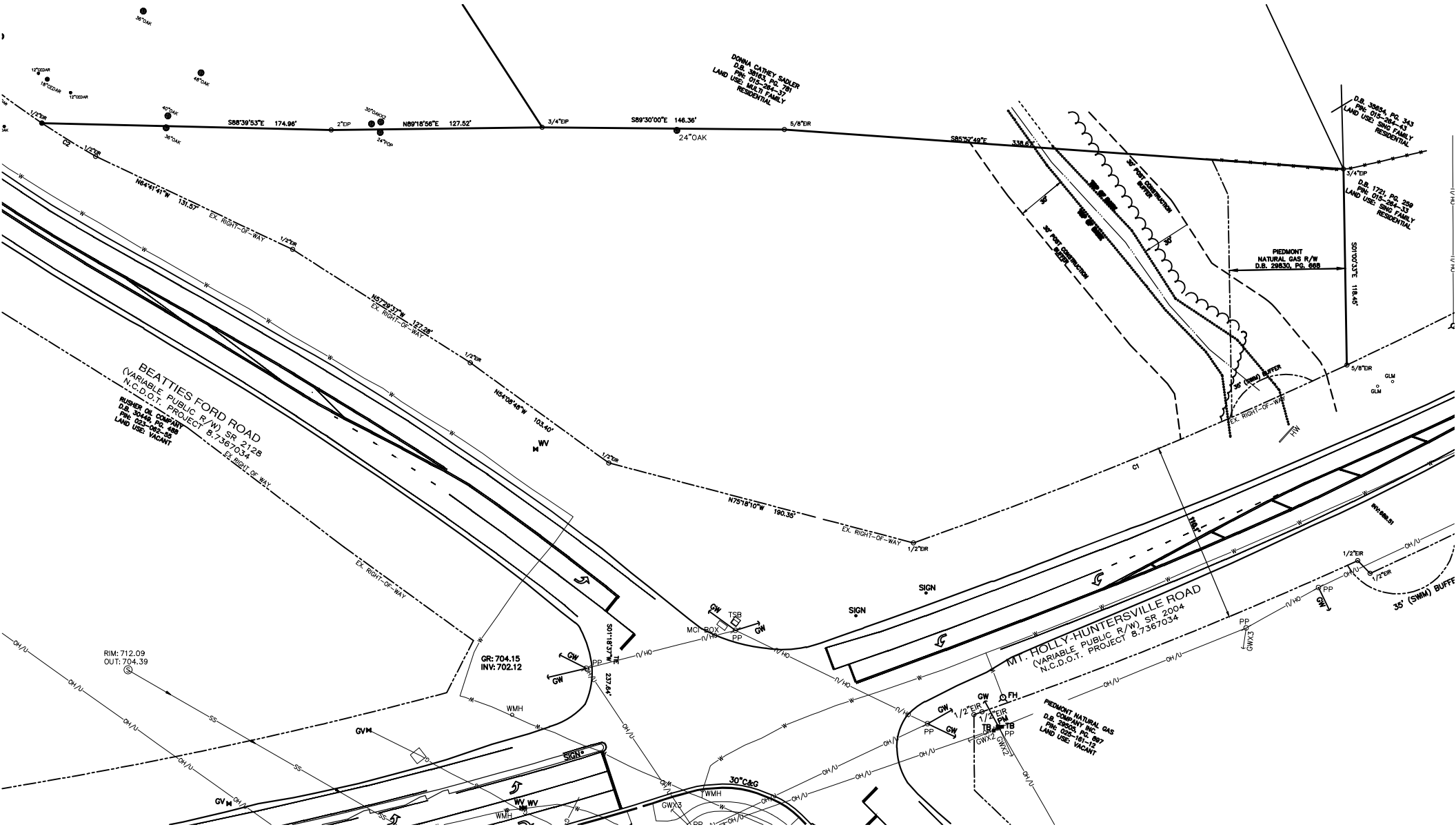
To: Property Owners Adjacent to Long Creek Retail
From: TA&S Enterprises of NC, LLC
Date: July 3, 2025
RE: Notice of public input meeting for R25-11, a conditional rezoning revision of approximately +/- 2.738 acres located on Beatties Ford Road and Mount Holly-Huntersville Road in Huntersville, North Carolina.

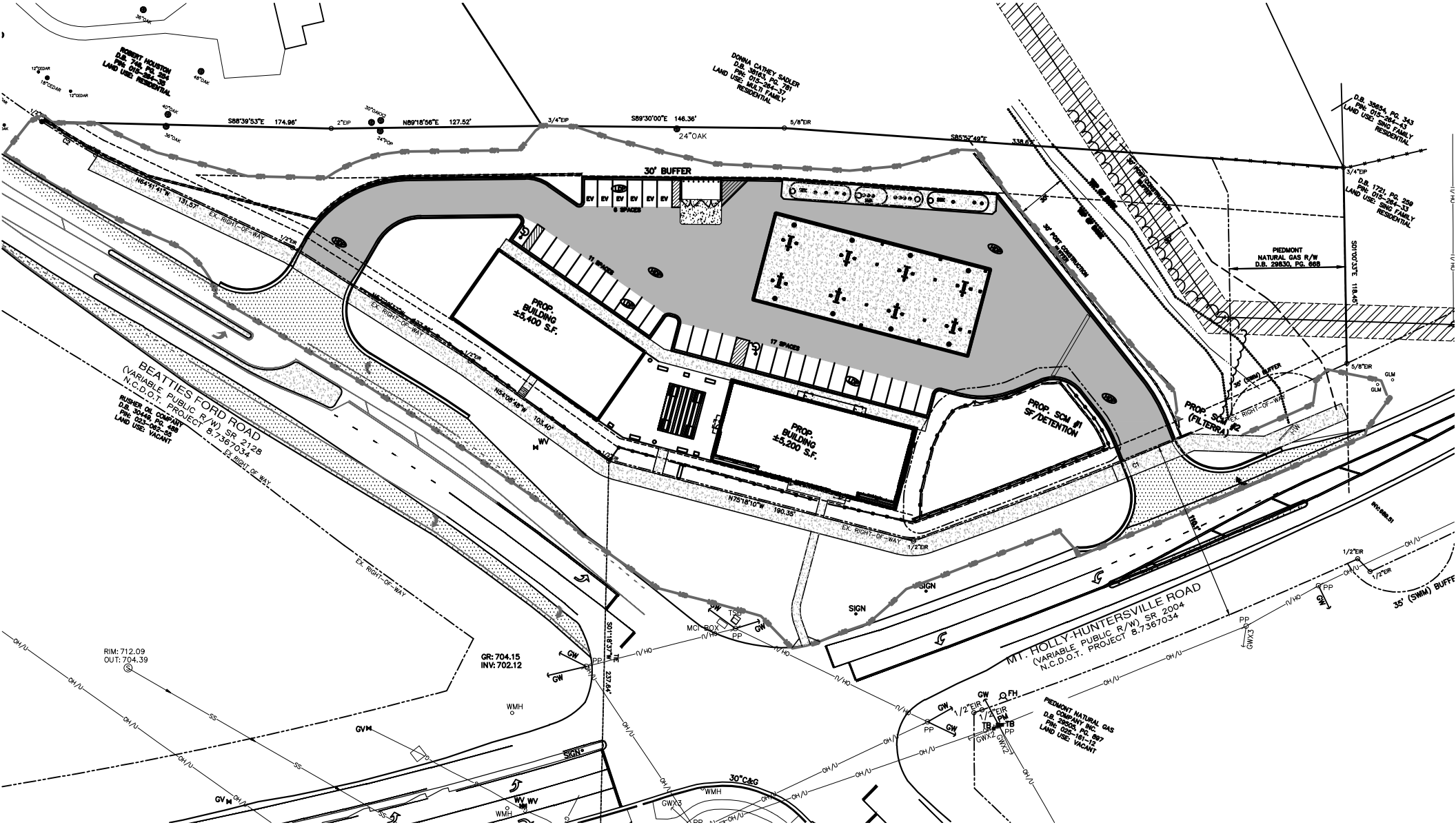
TA& S Enterprises of NC, LLC proposes to revise a conditional rezoning known as Long Creek Retail. The property is one parcel, approximately 2.738 acres, located on Beatties Ford Road and Mount Holly-Huntersville Road (PIN#s 015-26-434). The parcel is owned by TA&S Enterprises of NC.

In 2008, the Town approved a rezoning to Highway Commercial Conditional District (HC-CD) to build a pharmacy with a drive-through and an additional commercial building (13,500 sq ft). The proposed revision would change the conditions of the original approval to allow a convenience store with a fuel canopy and one additional retail/office building (6,000 sq ft).

You are invited to attend a public input meeting on Wednesday, July 23, 2025, at 1:00 p.m. at the Huntersville Arts and Cultural Center (109 S. Old Statesville Road,
Huntersville, NC 28078). A proposed plan is enclosed. For a full-size plan, please see the Town's website: https://huntersville.maps.arcgis.com/apps/MapSeries.

If you have questions about the meeting, please contact Joe Sailers at jwscws@bellsouth.net or 704-661-8275. You may also contact the Town of Huntersville Planning Department at 704-875-7000 for additional information.


DONNA CATHEY SADLER
D.B. 39163, PG. 781
PIN: 015-264-57
LAND USE: MULTI FAMILY RESIDENTIAL
D.B. 35854, PG. 343
PIN: 015-264-43
LAND USE: SING FAMILY RESIDENTIAL
D.B. 1771, PG. 259
PIN: 015-264-13
LAND USE: SING FAMILY RESIDENTIAL
PIEDMONT NATURAL GAS R/W
D.B. 29830, PG. 668
RUBBER OIL COMPANY
D.B. 30436, PG. 488
PIN: 0123-06-2-55
LAND USE: VACANT
PIEDMONT NATURAL GAS COMPANY INC.
D.B. 29830, PG. 697
PIN: 0225-10-1-12
LAND USE: VACANT
BEATTIES FORD ROAD
(VARIABLE PUBLIC R/W) SR 2128
N.C.D.O.T. PROJECT 8.7367034
MT. HOLLY-HUNTERSVILLE ROAD
(VARIABLE PUBLIC R/W) SR 2004
N.C.D.O.T. PROJECT 8.7367034
S88°39'53"E 174.96'
N89°18'56"E 127.52'
S89°30'00"E 146.36'
S85°57'49"E 338.62'
S01°03'53"E 118.49'
N64°41'41"W 151.57'
N57°09'37"W 127.28'
N54°08'46"W 103.40'
N75°18'10"W 190.35'
S01°18'37"W 237.44'
EX. RIGHT-OF-WAY
50' PCSC
30' PCSC
35' (SWM) BUFFER
RIM: 712.09
OUT: 704.39
GR: 704.15
INV: 702.12
24"OAK
30"C&G
SIGN
MCI BOX
TSB
WMH
GLM
FH
PP
GW
GV
WV
OH/U
SS
W


30' BUFFER
PROP. BUILDING ±6,400 S.F.
PROP. BUILDING ±5,200 S.F.
PROP. SCM #1 SF/DETENTION
PROP. SCM #2 (FILTERRA)
17 SPACES
11 SPACES
EV SPACES
BEATTIES FORD ROAD
(VARIABLE PUBLIC R/W) SR 2128
N.C.D.O.T. PROJECT 8.7367034
MT. HOLLY-HUNTERSVILLE ROAD
(VARIABLE PUBLIC R/W) SR 2004
N.C.D.O.T. PROJECT 8.7367034
PIEDMONT NATURAL GAS R/W D.B. 29830, PG. 666
ROBERT HOUSTON D.B. 745, PG. 254 PIN: 0123-264-74 LAND USE: RESIDENTIAL
DONNA CATHEY SADLER D.B. 39163, PG. 781 PIN: 0123-264-57 LAND USE: MULTI FAMILY RESIDENTIAL
D.B. 35854, PG. 343 PIN: 0123-264-43 LAND USE: SING FAMILY RESIDENTIAL
D.B. 1771, PG. 259 PIN: 0123-264-33 LAND USE: SING FAMILY RESIDENTIAL
RUBBER OIL COMPANY D.B. 20436, PG. 488 PIN: 0123-082-55 LAND USE: VACANT
PIEDMONT NATURAL GAS COMPANY INC. D.B. 29830, PG. 697 PIN: 0225-161-12 LAND USE: VACANT
S88°39'53"E 174.96'
N89°18'56"E 127.52'
S89°30'00"E 146.36'
S85°57'49"E 338.62'
N64°41'41"W 131.57'
N54°06'46"W 103.40'
N75°18'10"W 190.35'
S01°00'35"E 118.45'
RIM: 712.09
OUT: 704.39
GR: 704.15
INV: 702.12
12" RCP 227.44' S01°18'37"W
30"C&G
35' (SWM) BUFFER
SIGN
MCI BOX
WMH
GW
PP
OH/U
SS
WV
GV
GWX3
GWX2
1/2"EIR
5/8"EIR
3/4"EIP
24"OAK
36"OAK
48"OAK
40"OAK
30"OAKS
12"CEDAR
18"CEDAR
24"POP

Community Meeting Attendance Log

Project Name:	Long Creek Retail
Location of Meeting:	Huntersville Arts and Cultural Center
Date:	7/23/2025
Time:	1:00 PM

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

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

1	Scott Barnette	26	
2	Margie Barnette	27	
3	Rick Barnette	28	
4		29	
5		30	
6		31	
7		32	
8		33	
9		34	
10		35	
11		36	
12		37	
13		38	
14		39	
15		40	
16		41	
17		42	
18		43	
19		44	
20		45	
21		46	
22		47	
23		48	
24		49	
25		50	

Request for Board Action

September 23, 2025

To: Board Members

From: Nathan Farber, Senior Planner

Date: September 23, 2025

Subject: #R25-08 Second Street Village

EXPLAIN REQUEST:

Consider a recommendation on Petition #R25-08 Second Street Village, a request by Jay Henson and Brian Hines to rezone +/- 4.799 acres at 204 N. Church St. from Neighborhood Residential to neighborhood Residential with a Conditional District for Townhomes and an Apartment.

ACTION RECOMMENDED:

Make Recommendation

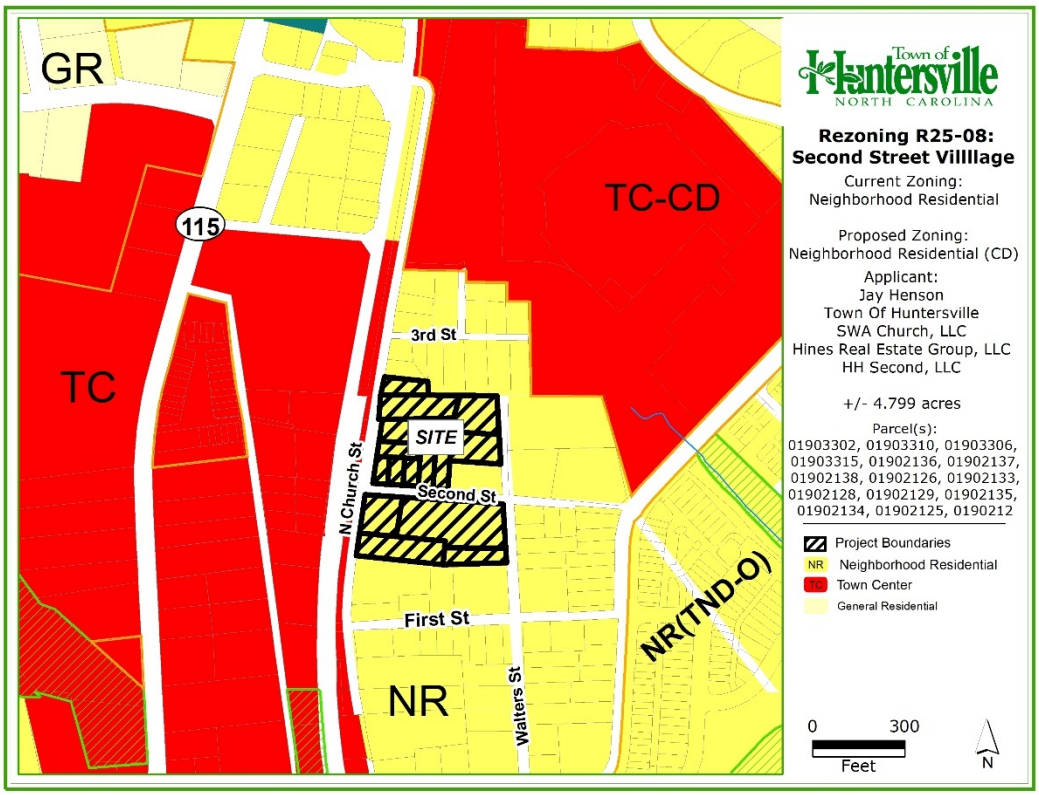
FINANCIAL IMPLICATIONS:

ATTACHMENTS:

1. R25-08 Second Street Village - PB - 9-23-25
2. 1. Rezoning Application
3. 2. R25-08 Rezoning Plan
4. 3. Neighborhood Meeting Report
5. 4. Engineering Report
6. 5. TIA Determination
7. 6. 2nd Street Village Purchase Agreement

Petition R25-08
Second Street Village Conditional Rezoning

PART 1: PROJECT SUMMARY



Applicant: Jay Henson and Brian Hines

Property Owner: Town of Huntersville, HH Second LLC, SWA Church LLC, Hines Real Estate Group LLC,

Property Address: 204 N Church St

Project Size: (+/-) 4.799 acres

Parcel Numbers: 01903302, 01903310, 01903306, 01903315, 01902136, 01902137, 01902138, 01902126, 01902133, 01902128, 01902129, 01902135, 01902134, 01902125, 01902124

Current Zoning: Neighborhood Residential (NR)

Current Land Use: Single Family Residential and Vacant

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

Proposed Land Use: Residential Apartment and Single Family Attached (townhome)

1. Purpose: Petition #R25-08 is a request by Jay Henson to rezone +/- 4.799 acres located at 204 N Church St (Parcel IDs 01903302, 01903310, 01903306, 01903315, 01902136, 01902137, 01902138, 01902126, 01902133, 01902128, 01902129, 01902135, 01902134, 01902125, 01902124) from Neighborhood Residential to Neighborhood Residential with a Conditional District. The purpose of the rezoning is to develop a residential apartment, and a single family attached (townhome) development.
2. Adjoining Zoning and Land Uses.
   - North: Neighborhood Residential. Existing Single Family Residential. Vacant Land
   - South: Neighborhood Residential and Neighborhood Residential Conditional District. Existing Single Family Residential. First and Church Townhome development.
   - East: Neighborhood Residential. Existing Single Family Residential. Church.
   - West: Town Center. North Church Street and Rail Line.

3. A neighborhood meeting was held on Thursday, July 31st, 2025. The invitation list, invitation, attendance list, and summary of the meeting are included in the agenda packet for review. Several adjacent property owners attended the meeting to discuss the potential project and ask questions of the applicant.
4. Planning staff certifies that notice for this rezoning petition was sent via a postcard to adjoining property owners; a legal ad was placed in the Charlotte Observer; and posting of a rezoning sign along Church St and Second St in front of the properties.

Rezoning Plan:

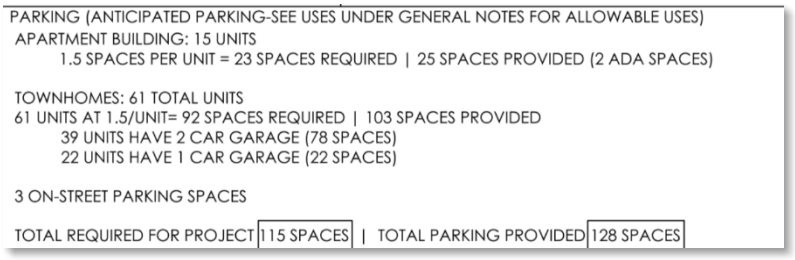


PART 2: REZONING/SITE PLAN

Site Plan Description:

Staff have reviewed two sets of plans and returned one set of comments to the applicant prior to the agenda deadline for the public hearing. The items listed below are site plan descriptions and issues that currently need to be addressed.

- The applicant is proposing to develop a residential development that consists of both a 15-unit Co-op apartment and 61 townhomes, which will be made up of two story and three story units.
- The density of the development will be 76 units on 4.799 acres = 15.8 units per acre.
- Access: The site will have multiple access points to N. Church St, Second Street, Walters St, and a connection point to the recently approved 1st and Church St Townhome project. The applicant is proposing to use permeable pavers for the Woonerf, Alleys, and Parking. Additionally, the townhome units and the apartment will have pedestrian access to the street or urban open space.
- Frontage: The Townhomes and Apartment building along North Church St will front along a required 12' side path (Future Seam Trail) and the planting strip will be concrete with landscaped tree wells. This frontage will match the recently approved 1st and Church St Townhome project frontage. The Townhomes and Apartment Building along Second street will front on a 5' sidewalk and 7' planting strip. The remaining Townhomes will front on several different Urban Open Spaces which will be discussed below.
- Parking: The development is required to provide 1.5 parking spaces per unit since all units are assumed to have more than one bedroom. The total parking spaces required for the project is 115 spaces, while the development is providing 128 spaces. See the chart below, as provided on the site plan, detailing the breakdown of spaces between the apartment and townhomes. The spaces are provided through a combination of surface parking lots, Townhomes with one and two car attached and detached garages, and on-street parking. Please see the modification request for the detached garages below.


PARKING (ANTICIPATED PARKING-SEE USES UNDER GENERAL NOTES FOR ALLOWABLE USES)
APARTMENT BUILDING: 15 UNITS
1.5 SPACES PER UNIT = 23 SPACES REQUIRED | 25 SPACES PROVIDED (2 ADA SPACES)

TOWNHOMES: 61 TOTAL UNITS
61 UNITS AT 1.5/UNIT= 92 SPACES REQUIRED | 103 SPACES PROVIDED
39 UNITS HAVE 2 CAR GARAGE (78 SPACES)
22 UNITS HAVE 1 CAR GARAGE (22 SPACES)

3 ON-STREET PARKING SPACES

TOTAL REQUIRED FOR PROJECT 115 SPACES | TOTAL PARKING PROVIDED 128 SPACES

- Tree Save: The Ordinance requires NR zoned districts to provide 10% tree canopy and specimen save. The applicant exceeds the specimen save requirement with 3 specimen trees or 12% of the existing specimen trees. The applicant is proposing to save 25% of the tree canopy by counting the 3 specimen trees saved towards their total. The ordinance allows 150% of the canopy of each specimen tree to count towards the required tree save area. Three large specimen trees are being removed for ROW improvements being made and were not counted in the tree save calculations.
- Stormwater: Previous stormwater issues have been resolved. Please see the attached Engineering Staff Report for further information regarding stormwater.

Rezoning Site Plan Issues:

- Build-To Line and Setbacks: The ordinance requires a build-to line of 10'-25' ft and allows a build-to line up to 0' in urban conditions. The Townhome units build-to lines will vary depending on location. Each townhome unit will feature a "front yard" that is surrounded by a wall or fence. The rear setbacks of the townhome units vary in size with a minimum of 7'used. Please see the modification request below regarding the rear setbacks.
- Affordable Housing: The applicant purchased 1.68 acres made up of three parcels (PIDs 01903310, 01903306, and 01903315) from the Town of Huntersville. As part of the purchase agreement the Applicant must improve a

portion of these parcels for non-profit to provide 15 affordable housing units for persons earning no more than 120% of the local area median income.
    - The applicant would be required to provide 24 parking spaces, a graded pad of at least 7,000 square feet, and install all required stormwater and drainage facilities as part of this overall development.
    - The applicant would have seven years to donate this improved land to a non-profit or the land would revert back to the Town of Huntersville ownership.
        - Staff Comment: Staff Recommends a note be added to the site plan stating the projects intent for Affordable Housing at the site of the proposed Apartment building. Currently the apartment is labeled as a Co-Op building.
- Architectural Elevations: The applicant has provided elevations for the proposed Townhomes and the Apartment.
    - The applicant has stated that the site plan and elevations are conceptual in nature and states minor modifications may occur after the rezoning is approved. The applicant has added staff's recommended language: "The proposed improvements shown on the rezoning plan are schematic in nature. The exact locations and architecture of the units and buildings may be modified, as approved by Planning staff, during the design, engineering, and construction phases of the development so long as such modifications are within the boundaries of the conditional district rezoning and compatible and in harmony with the general layout of the rezoning plan." This language ensures that general consistency with the rezoning plan is provided.
- Urban open space is required by Article 7 Part B of the Zoning Ordinance within a ¼ mile of the units. Due to the size of the overall project only one urban open space is required. The applicant is proposing six (6) separate urban open spaces. Townhomes that do not front on a public street are permitted by Article 8.1.4 to front on a urban open space, which is part of the reason the applicant has included so many urban open spaces. The applicant is proposing to include a Park, two Pedestrian Passageway, two Woonerfs, and a Green.
    - Green: The applicant is proposing a Green to the North of the property which will include an open grass area that is enclosed by wide walking paths, gathering spaces with benches and vegetation, a Woonerf and Alley, and Townhomes.
    - Pedestrian Gathering Space: The applicant is proposing two Pedestrian Gathering Spaces, each located directly in front of a row of townhomes so they can meet frontage requirements. The space will include a narrow walking path surrounded by benches and landscape materials.
    - Park: The applicant is proposing a park at the corner of Second St and Walters St that will act as a green. The park will be surrounded by pedestrian walkways, benches and shrubs and trees. The applicant is planning on saving some of the existing trees on site and incorporating them into the border of the park. The site plan states that the applicant will develop, install sidewalks and benches, and then donate the land within the sidewalk to the town as a town park.
        - Staff Comment: Staff need further details and communication between the applicant and the Town Parks and Recreation department to verify that this is feasible.
    - Woonerf: The applicant is proposing two separate Woonerfs that will provide through access from Walters St to N. Church St. A woonerf is an access way where the primary use is by pedestrian and bicycles with the secondary use being vehicles. The Woonerf has a public access easement so the entire community will be able to utilize it. The applicant has added the note that the "Woonerf will be amenitized per the ordinance and reflected on the construction plans".
        - Staff Comment: Staff recommends providing further details regarding what the woonerf will look like and recommend adding elements like landscaping, lighting and/or street furniture to better differentiate the Woonerf from the connected brick paver alleys brick. The purpose of this request is so pedestrian users feel invited and comfortable with using these spaces.
- Building Height: The height of the apartment building is shown as 31'. See below for the modification request regarding the proposed townhome heights.

- **Modifications**:
    1. Yard Tree's: Article 7.7.3(a) requires a set number of front and rear yard trees to be provided depending on lot sizes. The applicant is requesting to only provide the required yard trees where practical.
        - **Staff Comment: Staff is in support of this modification request as the current yard tree requirements were designed for suburban settings not for limited build-to line setbacks of attached housing in an urban setting. The small front setback would require trees to be too close to the home and the sidewalk which would be too close for healthy plantings. While there will be no front yard trees there will be street trees and trees associated with the urban open spaces the townhomes will be fronting. Additionally, the applicant has shown that rear yard trees will be provided when enough room is allowed.**
    2. Attached Housing Percentage: Article 3.2.4(d)3 of the Zoning Ordinance states that in major subdivisions the aggregate number of dwelling units contained in attached houses and apartments shall not exceed 30 percent. The applicant is requesting to have 100 percent of the units attached.
        - **Staff Comment: Staff is in support of this modification request as this complies with the 2040 Land Use Plan Downtown Policies and with the downtown development guidelines of the Downtown Master Plan. The Downtown Master Plan calls for this corner to be made up of multifamily housing (apartment and attached house) that is between 2 and 3 stories tall. The proposed attached housing type provides a massing and scale that is a good transition (2040 Community Plan Policy DT-2) between the existing single-family homes and the future goals of the Downtown Master plan. This location is also directly next to recently approved townhome development and a future rail stop which makes higher density more appropriate.**
    3. Buffer Reduction: Article 7.5.3 of the Zoning Ordinance requires a buffer of 40' when the density of the subdivision will be two times greater than the surrounding development. The applicant is requesting to remove the required 40' buffer on the north and south side of the development.
        - **Staff Comment: Staff is in support of this modification request as the project fits the higher density characteristics of the 2040 Plans Town Center Land Use Area (see policies in support of the project below) and the Downtown Master Plan.**
            1. **The Downtown Master plans conceptual vision provides goals and a potential layout for a higher density residential area. The zoning ordinance required 40' buffer would directly limit the realization of the downtown plan and potentially prohibit a more connected neighborhood in the future.**
            2. **Adjacent development is also located in the higher density vision areas of the 2040 Plan and the Downtown Master Plan. The relief from the 40' buffer would meet the characteristics of our future plan's goals.**
            3. **While a buffer would not be provided at the northern property line the topography and proposed urban open space will "buffer" or separate most of the proposed townhomes by ~15' at least and ~45' at the most. The townhomes along the southern property line will be separated by a woonerf and associated landscaping.**
    4. Rear Setbacks: Article 4.11 Lot Type / Attached House of the Huntersville Zoning Ordinance states that Attached Garage house types must have a 35' Minimum rear setback. The applicant is requesting to use a 14' rear setback from the rear alley and parking. The applicant is also proposing several detached garage townhome units which would require a reduction in the required 20' spacing for detached garage units.
        - **Staff Comment: Staff is in support of this modification request as it is consistent with detached garage minimum setbacks and reduces the need for excess impervious. Instead of an elongated driveway for parking, the subdivision will have attached garages and additional parking spaces provided along the alleys.**

5. Attached House Building Height: Article 4.12 Building Type / Attached House of the Huntersville Zoning Ordinance states that attached building types cannot be taller than 30'. The building height is measured from the finished grade relative to the street frontage, up to the eaves. The applicant is requesting to allow a max height of 33'.
    - **Staff Comment: Staff is in support of this modification request as it is consistent with the Downtown Master Plan. The Downtown Master Plan calls for the block below second street to be made up of multifamily housing (apartment and attached house) and the block above second street to be made up of multifamily housing (attached house and single family). Within both blocks the Downtown plan calls for building height ranges of 2-3 stories, which is consistent with the requested 33'. The apartment building type calls for a max height of 36'. The site plan shows that a mix of 2-3 story townhomes will be used, with the majority of the 3 story units being situated south of Second Street.**
6. On-Street Parking: Article 5.5(d)3 of the Zoning Ordinance requires on-street on one side of the street when using the attached housing type. The applicant is proposing to not provide on street parking for any street frontage for the apartment of Townhomes. Three on-street parking spaces are being provided in front of the park along Second Street but these do not count towards this requirement.
    - **Staff Comment: Staff is in support of this modification request as the applicant will exceed the required parking requirements on site by 13 spaces.**

PART 3: TRANSPORTATION ISSUES

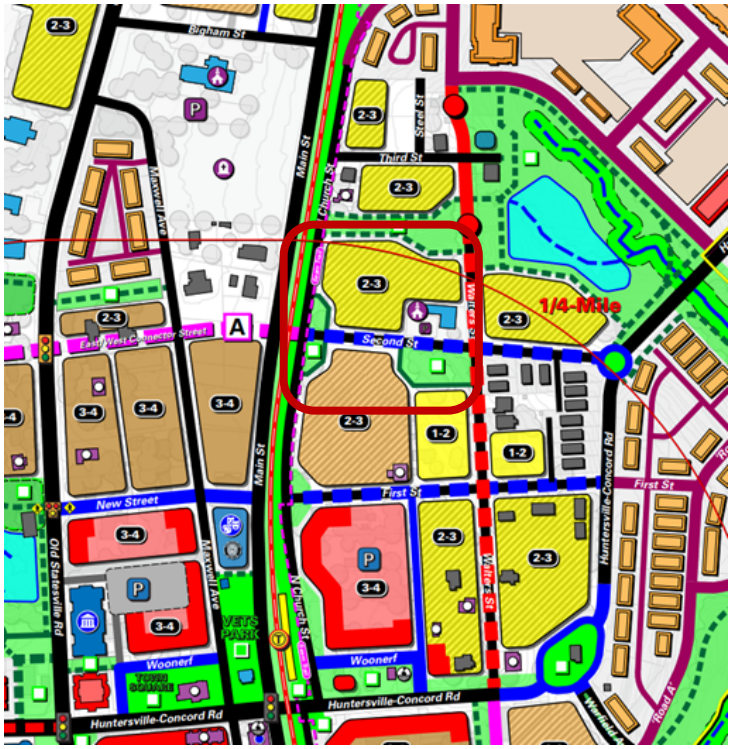
Traffic Impact Analysis (TIA)

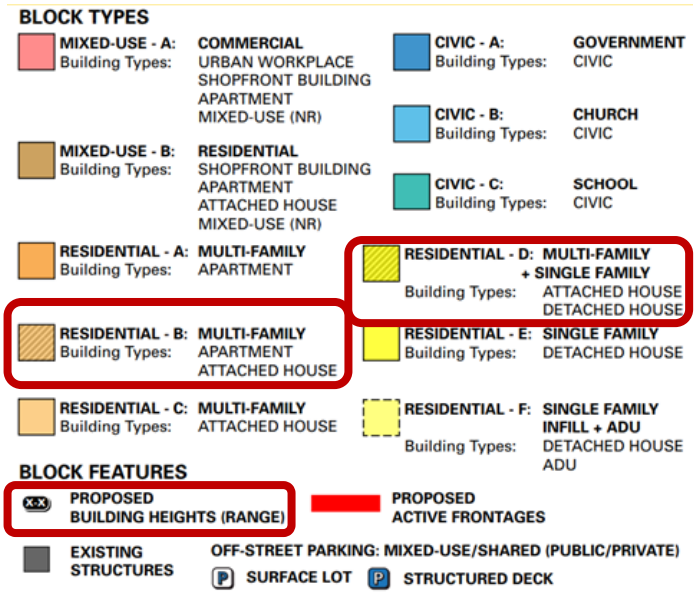
- A Town TIA for the proposed project is not required as it did not generate the trip thresholds needed for an analysis. Please find the TIA Determination and an Engineering memo from Engineering attached in the agenda packet.

PART 4: REZONING CRITERIA

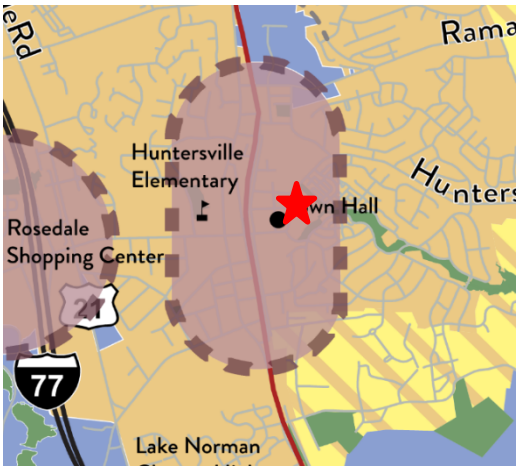
Article 11.4.7(d) of the Zoning Ordinance states that "in considering any petition to reclassify property, the Planning Board in its recommendation and the Town Board in its decision shall take into consideration any identified relevant adopted land-use plans for the area including, but not limited to,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

Downtown Master Plan:





2040 Huntersville Community Plan – "Town Center and Mixed-Use Center"





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

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

- STAFF COMMENT: The property proposed is in the Town Center and Mixed-Use Center Character Areas of the Huntersville 2040 plan as shown above. The proposed residential apartment and townhomes introduces a new housing type within the surrounding properties which fits in with Town Centers call for mixed housing types and higher density.

- **Policy LU 2.1**: Higher intensity residential uses will be focused generally within two miles of the I-77/ NC-115 corridor and future activity centers in the eastern and western areas of Huntersville's zoning jurisdiction.
  - STAFF COMMENT: The proposed development is a higher intensity residential use that will be within the two mile I-77/NC-115 corridor and within the higher density Town Center Character Area.
- **Policy LU 5.1:** Allow more intense development only where transportation infrastructure and utilities already exist.
  - STAFF COMMENT: While the Red Line does not currently exist, the future Downtown Red Line Station is planned to be in close proximity to the rezoning site.
- **Policy LU 5.3:** Encourage infill development opportunities to increase housing options with proximity to nearby services, shopping, employment opportunities, and transit stations.
  - STAFF COMMENT: The development would increase housing density within the ¼ mile radius of Huntersville's downtown and the downtowns services, shopping, current bus line, and future Red Line access.
- **Policy LU 7.1:** In Town Core, streets and sidewalks are meant to be attractive and inviting.
  - STAFF COMMENT: The current plan will provide new pedestrian connectivity within the downtown. Church Street will include a 12' side path that will eventually be part of the Seam Trail while Second Street will provide a 6' sidewalk. In addition to Townhomes fronting the streets the Church Street cross section will see the inclusion of a concrete hardscape amenity zone with vegetated street tree wells to serve as a buffer between pedestrians and vehicles. This will provide a more attractive streetscape that is above and beyond the minimum standards. Additionally, the applicant is proposing two woonerfs to provide additional east – west multipurpose connections to the neighborhood.
- **Policy LU 8.2:** Evaluate and strengthen incentives to encourage the achievement of higher design standards.
  - STAFF COMMENT: This policy does support the project as the project is going above and beyond the ordinance and providing high quality design elements such as:
    - More than the required urban open spaces.
    - Urban open spaces that provide increased amenitized pedestrian areas for both the residents and the community at large.
    - A public side path and hardscaped area along Church St that meets the urban goals of the Downtown Master plan and provide increased space for pedestrian utilization.
    - New pedestrian connections within the ¼ downtown radius.
- **Policy LU 9.1:** Residential design principles
  - STAFF COMMENT: This policy recommends residential to front a public street or open space. These principles emphasize the architecture of the home, encourage outdoor interaction in the front of the home, and decrease the visual focus on plain garage doors. The project proposes to have an apartment and townhomes that front on a public street and amenitized urban open spaces with an emphasis on the pedestrian streetscape by placing the garages in the rear with alley or woonerf access.
- **Policy DT 1.2:** Encourage a mix of uses in Downtown Tier 1 Areas.
  - STAFF COMMENT: The proposed building type, apartment and attached residential, provides a mix of housing types to the currently mostly single-family area of the Tier 1 downtown area. Additionally, the inclusion of townhome is consistent with the approved townhome development to the south, both of which will be connected. This type of housing follows the Downtown Master Plan by providing a higher density housing type which is vital for supporting the active areas within the Downtown Master Plan.
- **Policy DT 2:** Step down in intensity and density near established residential neighborhoods.
  - STAFF COMMENT: The proposed housing type, apartment and townhomes, is a supported housing type for providing a good transition between new development and existing lower intensity housing types. The

development positions the apartment next to the proposed townhomes and the existing townhome development to the south so a natural step down in intensity is positioned away from existing single-family homes.

- **Policy DT 3.1**: Consider participation in public-private partnerships to facilitate the redevelopment of key properties.
  - STAFF COMMENT: The proposed development has an agreement with the Town of Huntersville to ready a portion of the project for affordable housing. The agreement would potentially provide 15 affordable units on what was town owned property.
- **Policy DT 6:** Create connected, safe, and engaging streetscapes that serve multiple uses.
  - STAFF COMMENT: The applicant is required to provide the 12' Seam Trail sidepath along Church St. Next to this path, the applicant is providing an upgraded hardscaped planting strip that will benefit the neighborhood aesthetically while also providing additional space for pedestrians. Additionally, the applicant is providing two woonerfs that are designed for pedestrians, bikers, and cars to use.
- **DT 6.2:** Pursue street connections and upgrades in Downtown to facilitate Town goals.
  - STAFF COMMENT: The applicant is providing two woonerfs, the first of their kind in Huntersville, in order to provide two new east-west connections between Church St and Walters St. These multi-use streets are designed for inviting and slow streets that are comfortable for pedestrians, bikers, and vehicular use.

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

1. **Whether the proposed reclassification is consistent with the overall character of existing development in the immediate vicinity of the subject property.**
   STAFF COMMENT:
   Staff recommend that the reclassification to Neighborhood Residential Conditional District (NR-CD) would be consistent with the overall character of adjacent development for the following reasons:
   - The development is more than 2 times as dense as the adjacent development to the North and East. However, the attached residential housing type would serve as a smaller scale increase in massing and scale and would not overwhelm existing adjacent properties compared to other high density building types. The more intense apartment building is located more centrally within the project area in order to provide a gentler step down in density.
   - While the applicant is requesting a modification to remove the buffer the project layout will provide some separation from existing adjacent properties with urban open spaces. The lack of buffers is consistent with the Downtown Master plans call for denser more urban neighborhoods.
   - The Vermillion Village development to the north is a high-density mixed-use development, at about 11.5 units/acre.
   - The Vermillion Front development to the east is a townhome development, at about 7 units/acre.
   - The 1st and Church St Townhome development is 12.2 units/acre.
2. **The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, transit service, parks and recreational facilities, police and fire protection, hospitals and medical services, schools, stormwater drainage systems, water supplies, and wastewater and refuse disposal.**
   STAFF COMMENT:
   - A Transportation Impact Analysis (TIA) is not required for this development.
   - Staff has no other indication that the proposed use will adversely affect the adequacy of public facilities.

3. **Whether the proposed reclassification will adversely affect a known archeological, environmental, historical or cultural resource.**
   STAFF COMMENT:

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

PART 5: STAFF RECOMMENDATION

The application to intensify the properties is consistent with the character area recommendations of the Huntersville 2040 Plan and the Downtown Master Plan. Additionally, the applicant provides urban opens spaces that go above and beyond the minimum requirements of the zoning ordinance, while also working with the Town to enable future affordable housing. Therefore, Staff recommends approval of the rezoning.

Staff recommend approval of all the following modifications to the Zoning Ordinance:

- Rear setback reductions for the Townhome units.
- The removal of the required buffer.
- The requested increase in Height for the Townhome units.
- The removal of on-street parking along Church and 1st Street.
- Not planting the required yard trees.
- Allowing 100% attached single family homes in a major subdivision.

While staff recommends approval of the project, staff would like to add the following recommendations:

- The Woonerfs are further amenitized and details are shown.
- All remaining staff comments, issues and minor site plan notes are addressed.

PART 6: PUBLIC HEARING COMMENTS

A Public Hearing occurred on September 2, 2025.

PART 7: PLANNING BOARD RECOMMENDATION

Planning Board is scheduled for September 23rd, 2025.

PART 8: TOWN BOARD CONSIDERATION

Town Board consideration is scheduled for October 21st, 2025.

PART 9: ATTACHMENTS/ENCLOSURES

Attachments

1. Rezoning Application
2. R25-08 Rezoning Plan
3. Neighborhood Meeting Report
4. Engineering Report
5. TIA Determination
6. 2nd Street Purchase Agreement

PART 10: CONSISTENCY STATEMENT – R25-08 Second Street Village

Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed rezoning application R25-08, Second Street Village, staff does not recommend approval due to outstanding water quality issues.	APPROVAL: In considering the proposed rezoning application R25-08, Second Street Village, the Planning Board recommends approval based on the Plan being	APPROVAL: In considering the proposed rezoning application R25-08, Second Street Village, the Town Board recommends approval based

While the rezoning is consistent with Policies LU 1.1, 2.1, 5.1, 5.3, 7.1, 8.2, 9.1, DT 1.2, 2, 3.1, 6.2, the rezoning is not consistent with Policy EOS-5 of the 2040 Huntersville Community Plan. It is not reasonable and not in the public interest to amend the Zoning Ordinance until all water quality issues are resolved.	consistent with **(insert applicable plan reference)**. **It is reasonable and in the public interest to approve the Rezoning Plan because… (Explain)**	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: N/A	DENIAL: In considering the proposed rezoning application R25-08, Second Street Village, 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 R25-08, Second Street Village, 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)**

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 May 7, 2024

Name of Project Second Street Village Phase # (if subdivision) _____

Project Address 204 N Church Street and vicinity

Parcel Identification Number(s) (PIN) 01903302, 01903310, 01903306, 01903315, 01902136, 01902137, 01902138, 01902126, 01902133, 01902128, 01902129, 01902135, 01902134, 01902125, 01902124

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

Property Size (acres) 4.799 Street Frontage (feet) 1514' +/-

Current Land Use Vacant/Residential

Proposed Land Use(s) Residential Apartment and SF Attached

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

3. Description of Request

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

Rezone the property to allow for SF attached housing. The proposed development will donate a parcel and parking spaces to a non profit for affordable housing in an apartment building of approximately 15 units.. The remainder of the property will be SF residential (attached)

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 Jay Henson Phone 704-577-4561

☐ Corporation ☐Limited Liability Company ☐ Trust ☐ Partnership ☒ Other: Soon to be LLC

☐ 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 Jay A Henson

Title _____ Email jhenson@waengineering.com

Address of Applicant 121 Gilead Road Huntersville, NC

7. Property Owner (if different than applicant)

*Printed Name Town of Huntersville Phone 704-875-7000

☐ Corporation ☐Limited Liability Company ☐ Trust ☐ Partnership ☒ Other: Government Entity

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

Signature _____

Title _____ Email _____

Address of Property Owner 105 Gilead Road

* 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

W&A Engineering	Jay Henson	704-577-4561	jhenson@waengineering.com
Development Firm	Name of Contact	Phone	Email
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

General Application
Owner/Applicant Signature Addendum

Application Information

Date of Application 5/7/2025 EPM Number _____

Name of Project Second Street Village Phase # (if subdivision) _____

Parcel Identification Number(s) (PIN) 01902125 & 01902124

Additional Owners/Applicants: (Signature indicates intent that this page be affixed to Application.)

* ^ Printed Name of Signer SWA Church, LLC Phone Number 704-507-4877

☐ 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 _____

Title Member Manager Email Brian@HinesRE.com

Address of Property Owner/Applicant 121 Gilead Road

---

* ^ Printed Name of Signer _____ Phone Number _____

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

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Signature _____

Title _____ Email _____

Address of Property Owner/Applicant _____

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* ^ Printed Name of Signer _____ Phone Number _____

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

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Signature _____

Title _____ Email _____

Address of Property Owner/Applicant _____

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Town of Huntersville
NORTH CAROLINA

General Application
Owner/Applicant Signature Addendum

Application Information

Date of Application 5/7/2025 EPM Number _____

Name of Project Second Street Village Phase # (if subdivision) _____

Parcel Identification Number(s) (PIN) 01903310, 01903306, 01903315

Additional Owners/Applicants: (Signature indicates intent that this page be affixed to Application.)

* ^ Printed Name of Signer ANTHONY ROBERTS Phone Number 704-875-7000

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

☐ 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 Anthony Roberts

Title TOWN MANAGER Email AROBERTS@HUNTERSVILLE.ORG

Address of Property Owner/Applicant 105 Gilead Road

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* ^ Printed Name of Signer _____ Phone Number _____

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

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Signature _____

Title _____ Email _____

Address of Property Owner/Applicant _____

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General Application
Owner/Applicant Signature Addendum

Application Information

Date of Application 5/7/2025 EPM Number _____

Name of Project Second Street Village Phase # (if subdivision) _____

Parcel Identification Number(s) (PIN) 01902126 & 01902133

Additional Owners/Applicants: (Signature indicates intent that this page be affixed to Application.)

* ^ Printed Name of Signer Hines Real Estate Group, LLC Phone Number 704-507-4877

☐ 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 _____

Title Manager Email Brian@HinesRE.com

Address of Property Owner/Applicant 121 Gilead Road

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* ^ Printed Name of Signer _____ Phone Number _____

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

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Signature _____

Title _____ Email _____

Address of Property Owner/Applicant _____

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* ^ Printed Name of Signer _____ Phone Number _____

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Signature _____

Title _____ Email _____

Address of Property Owner/Applicant _____

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General Application
Owner/Applicant Signature Addendum

Application Information

Date of Application 5/7/2025 EPM Number _____

Name of Project Second Street Village Phase # (if subdivision) _____

Parcel Identification Number(s) (PIN) 01902136, 01902137, 01902138, 01902135, 01902134, 01902128, 01902129

Additional Owners/Applicants: (Signature indicates intent that this page be affixed to Application.)

* ^ Printed Name of Signer HH Second, LLC Phone Number 704-507-4877

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

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Signature _____

Title Manager Email Brian@HinesRE.com

Address of Property Owner/Applicant 121 Gilead Road

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Signature _____

Title _____ Email _____

Address of Property Owner/Applicant _____

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Signature _____

Title _____ Email _____

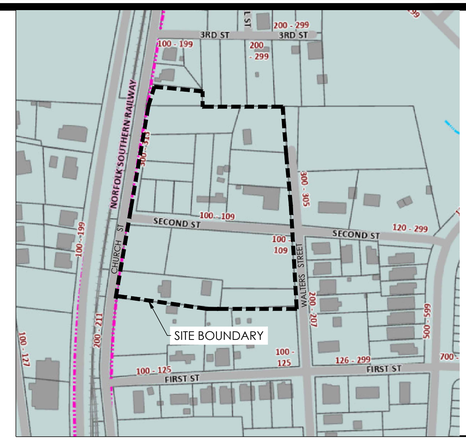
Address of Property Owner/Applicant _____

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Sheet List Table	
Sheet Number	Sheet Title
RZ00	COVER
RZ01	SURVEY
RZ02	SLOPE ANALYSIS
RZ03	DEMO + TREE SAVE
RZ04	SITE PLAN
RZ05	STREET CROSS SECTIONS
RZ06	PRELIMINARY GRADING & DRAINAGE PLAN
RZ06.1	PRELIMINARY BMP DETAILS
RZ07	PRELIMINARY UTILITY PLAN
RZ08	LANDSCAPE PLAN
A01	ARCHITECTURE ELEVATIONS
A02	ARCHITECTURE ELEVATIONS CONT.



VICINITY MAP
SCALE: N.T.S.

REZONING PLANS

SECOND STREET VILLAGE
HUNTERSVILLE, NC

DEVELOPER:
HH
121 GILEAD ROAD
PH: (704) 704-875-1615

LIST OF MODIFICATIONS

- ARTICLE 7.7 INTERNAL TREES (TOH ZONING ORDINANCE)
  DUE TO THE URBAN INFILL NATURE OF THE PROJECT, IT IS NOT PRACTICAL TO INCLUDE A CANOPY TREE IN THE FRONT YARD AND REAR YARD OF EACH TOWNHOME LOT. THE FONT YARDS ALONG CHURCH STREET, SECOND STREET AND WALTERS STREET WILL HAVE THE REQUIRED STREET TREES HOWEVER THE BUILD TO LINE LIMITS THE SPACE FOR ADDITIONAL TREES. THE FRONT YARDS OF THE COTTAGE TOWNHOMES HAVE LIMITED SPACE FOR TREES. TREES WILL BE PROVIDED TO THE EXTENT PRACTICAL.
- ARTICLE 4 -ATTACHED HOUSE BUILDING HEIGHT (TOH ZONING ORDINANCE)
  RELIEF FROM THE 30' MAX. BUILDING HEIGHT TO 33' MAX. IS REQUESTED IN ORDER TO BREAK UP THE STREET FACADES AND PROVIDE VARYING ARCHITECTURAL CHARACTER - SEE ARCHITECTURAL ELEVATIONS ON SHEET A01 - ARCHITECTURE ELEVATIONS FOR PROPOSED HEIGHT DETAILS.
- ARTICLE 3.2.4 D3 - 30% ATTACHED (TOH ZONING ORDINANCE)
  RELIEF FROM THE 30% MAXIMUM FOR ATTACHED HOUSING. THIS PROJECT REQUEST IS TO ALLOW 100% ATTACHED HOUSING
- ARTICLE 7.5 BUFFERS (TOH ZONING ORDINANCES)
  REQUEST TO ELIMINATE THE 40'BUFFER TO THE NORTH AND SOUTH OF THE PROJECT DUE TO THE ADJACENT DEVELOPMENTS AND THE RECOMMENDED INTENSIFICATION OF DENSITY IN THE DOWNTOWN/FUTURE RAIL AREA THE APPLICANT IS REQUESTING RELIEF FROM ANY BUFFERS ADJACENT TO THE DEVELOPMENT.
- ARTICLE 4 - 20' SETBACK FROM UNIT TO DETACHED GARAGE
  RELIEF FROM ARTICLE 4 REQUIREMENT OF 20' BETWEEN UNIT AND DETACHED GARAGE.
- ARTICLE 5.5(D)3. OF THE ZONING ORDINANCE REQUIRES ON ONE SIDE OF THE STREET WHEN USING THE ATTACHED HOUSING TYPE - RELIEF TO ARTICLE 5.5(D)3. DUE TO DRIVEWAY LOCATIONS CONFLICTING WITH ENGINEERING SEPARATION DISTANCES.

W&A ENGINEERING
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT
121 GILEAD RD
HUNTERSVILLE, NC 28078
P: (704) 875-1615
WAENGINEERING.COM

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

SECOND STREET VILLAGE
4.799 AC
308 N CHURCH STREET
HUNTERSVILLE, NC

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

REVISIONS

INITIAL SUB. DATE: 06/01/2025
ISSUANCE DATE: 09/12/2025

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT SEAL 700 — 9/12/2025

HFI PROJECT #: 25-00008

COVER

RZ00

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

N:\25-00008 - Second Street Village\DWG\Sheets\RZ00 - COVER.dwg 9-12-25 08:45:42 AM mgarver

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THIS SURVEY WAS PROVIDED BY OTHERS AND IS INCLUDED AS REFERENCE ONLY

SURVEY BY: DUNBAR GEOMATICS

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SECOND STREET VILLAGE

4.799 AC

308 N CHURCH STREET
HUNTERSVILLE, NC

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

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SURVEY

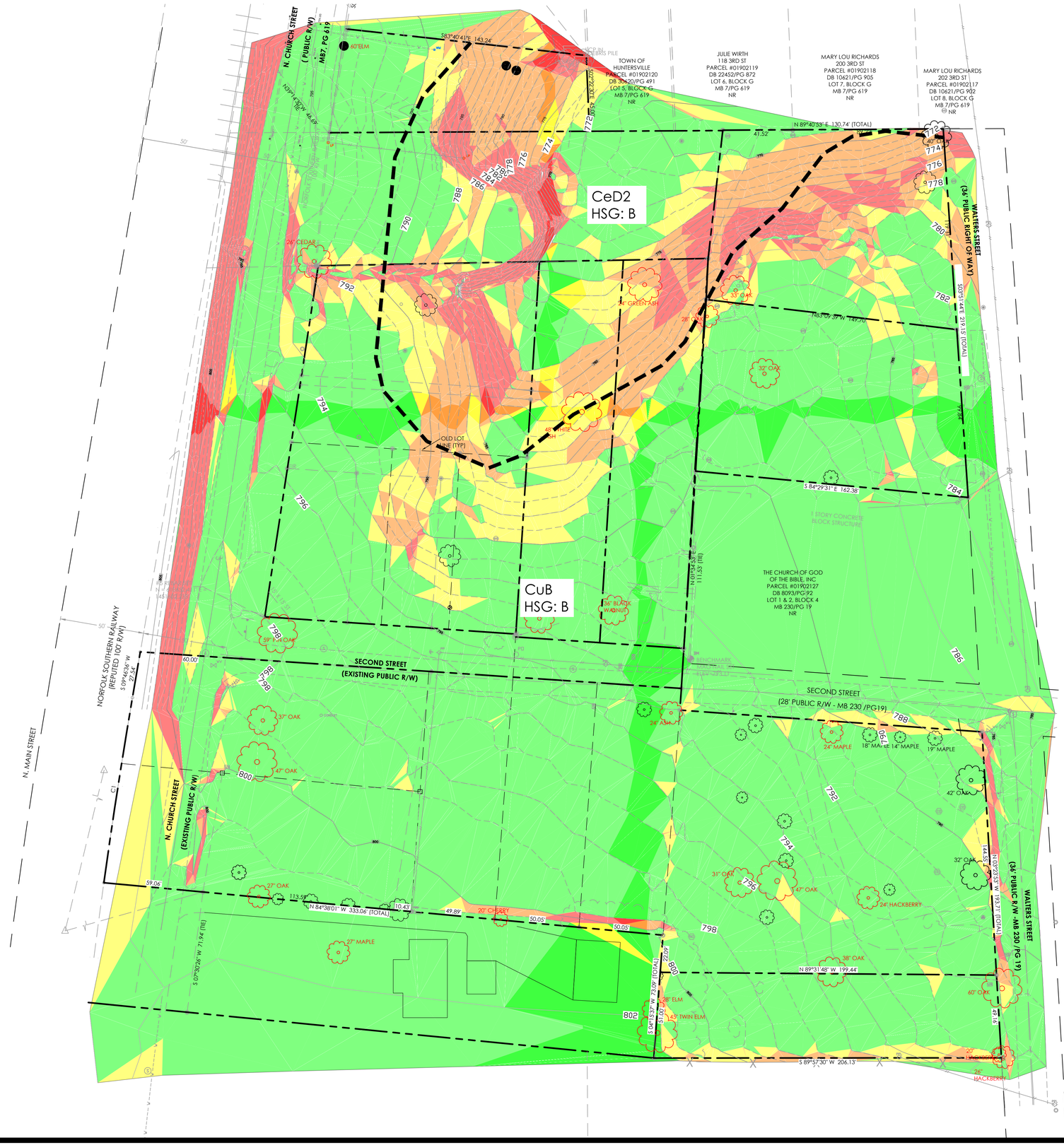
RZ01

NC ENGINEERING BOARD LICENSE #: P-2743
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N
W E
S
NORTH ARROW

0 15 30 60
GRAPHIC SCALE 1"=30 FT.

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Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	10.00%	
2	10.00%	15.00%	
3	15.00%	25.00%	
4	25.00%	100.00%	

NOTES

1. SLOPE ANALYSIS IS BASED ON THE TOPOGRAPHIC SURVEY PROVIDED BY DUNBAR GEOMATICS GROUP, PLLC. SEE SHEET RZ01 - SURVEY FOR SURVEY.
2. SOIL TYPE AND HYDROLOGIC GROUP IS PROVIDED FROM USDA WEB SOIL SURVEY.

N
W E
S
NORTH ARROW

0 15 30 60
GRAPHIC SCALE 1"=30 FT.

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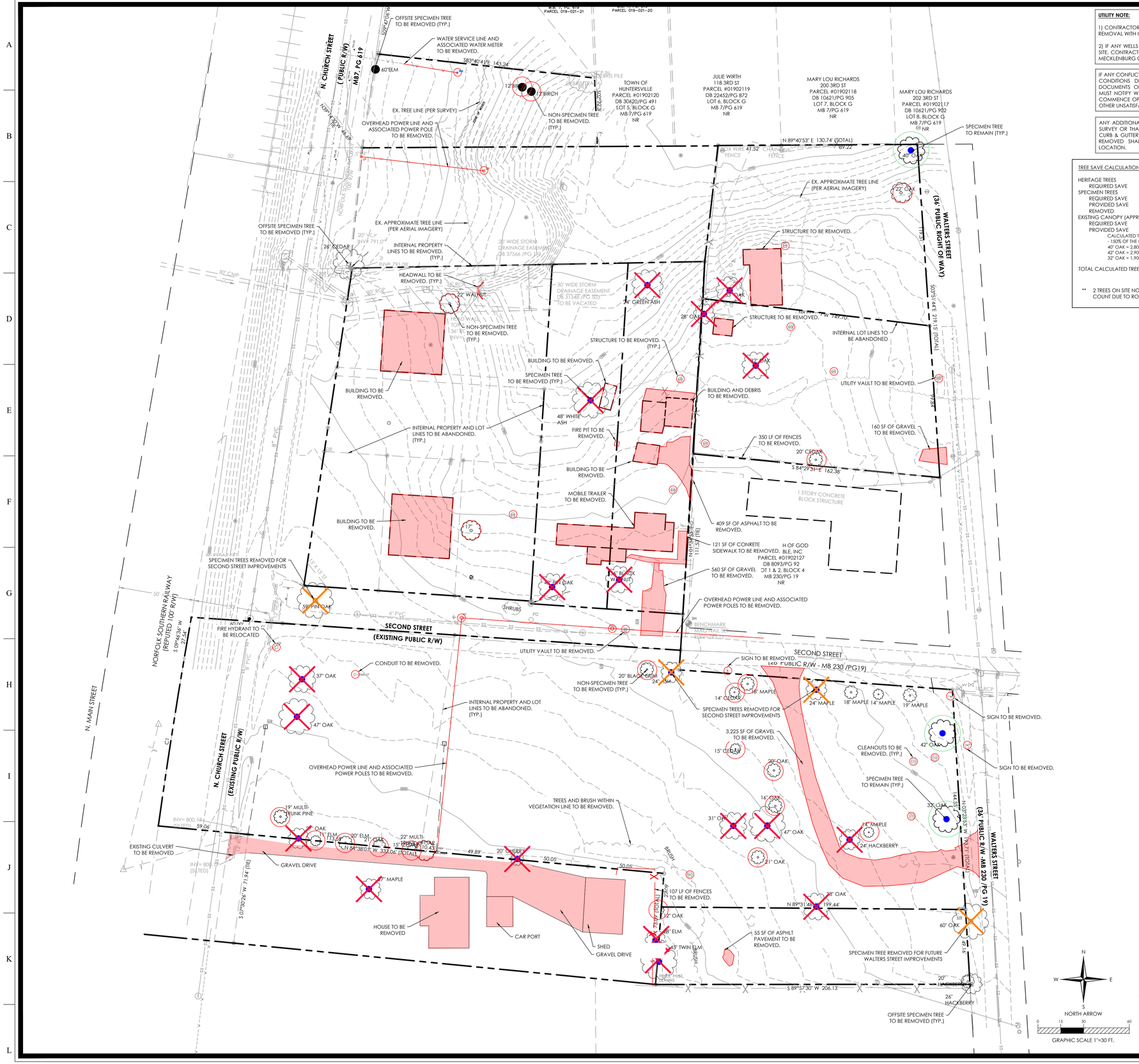
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 040108 JOSEPH A. HENSON

HFI PROJECT #: 25-00008

SLOPE ANALYSIS

RZ02

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UTILITY NOTE:

1) CONTRACTOR RESPONSIBLE FOR COORDINATING ANY UTILITY REMOVAL WITH CORRESPONDING UTILITY COMPANY.

2) IF ANY WELLS AND/OR SEPTIC SYSTEMS ARE DISCOVERED ON SITE, CONTRACTOR TO COORDINATE ABANDONMENT WITH THE MECKLENBURG COUNTY HEALTH DEPARTMENT.

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

ANY ADDITIONAL PAVEMENT OR CURB NOT LOCATED BY THE SURVEY OR THAT CONFLICTS WITH PROPOSED PAVEMENT AND CURB & GUTTER MUST BE REMOVED. PAVEMENT AND CURB TO REMOVED SHALL BE SAW CUT AT THE PROPOSED JOINT LOCATION.

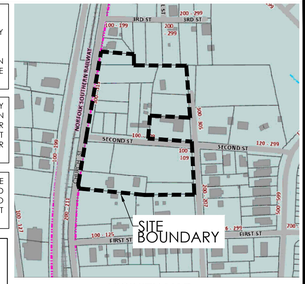
TREE SAVE CALCULATIONS

HERITAGE TREES		0 TREES
REQUIRED SAVE	= 100%	0 TREES
SPECIMEN TREES		21 TREES **
REQUIRED SAVE	= 10%	2 TREES
PROVIDED SAVE	= 12%	3 TREES
REMOVED	= 88%	18 TREES
EXISTING CANOPY (APPROX.)		44,714 SF
REQUIRED SAVE	= 10%	4,471 SF
PROVIDED SAVE	= 0%	11,400 SF

CALCULATED TREE SAVE AREA PER SAVED SPECIMEN TREES
- 150% OF THE CANOPY AREA OF EACH SPECIMEN TREE
40" OAK = 2,800 SF X 1.5 = 4,200 SF
42" OAK = 2,900 SF X 1.5 = 4,350 SF
32" OAK = 1,900 SF X 1.5 = 2,850 SF

TOTAL CALCULATED TREE CANOPY = 11,400 SF

** 2 TREES ON SITE NOT COUNTED TOWARDS TOTAL SPECIMEN TREE COUNT DUE TO ROADWAY IMPROVEMENTS



VICINITY MAP

TREE SAVE INVENTORY

SIZE	SPECIES	CLASSIFICATION	INVENTORY
60	ELM	SPECIMEN	REMOVE
12	BIRCH	NON-SPECIMEN	REMOVE
18	MAPLE	NON-SPECIMEN	KEEP
14	MAPLE	NON-SPECIMEN	KEEP
19	MAPLE	NON-SPECIMEN	KEEP
42	OAK	SPECIMEN	KEEP
15	CEDAR	NON-SPECIMEN	REMOVE
20	OAK	NON-SPECIMEN	REMOVE
16	OAK	NON-SPECIMEN	REMOVE
31	OAK	SPECIMEN	REMOVE
47	OAK	SPECIMEN	REMOVE
21	OAK	NON-SPECIMEN	REMOVE
24	HACKBERRY	SPECIMEN	REMOVE
14	MAPLE	NON-SPECIMEN	REMOVE
32	OAK	SPECIMEN	KEEP
12	OAK	OFFSITE	REMOVE
28	ELM	OFFSITE	REMOVE
45	TWIN ELM	SPECIMEN	REMOVE
38	OAK	SPECIMEN	REMOVE
60	OAK	SPECIMEN	KEEP
20	HACKBERRY	NON-SPECIMEN	KEEP
26	HACKBERRY	SPECIMEN	REMOVE

LEGEND

- EXISTING NON-SPECIMEN TREE TO BE REMOVED
- EXISTING NON-SPECIMEN TREE TO BE SAVED
- EXISTING SPECIMEN TREE TO BE REMOVED (FOR PROPOSED DEVELOPMENT)
- EXISTING SPECIMEN TREE REMOVED (DUE TO ROADWAY IMPROVEMENTS NOT COUNTED IN CALCULATIONS)
- EXISTING SPECIMEN TREE TO BE SAVED

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SECOND STREET VILLAGE

4.799 AC

308 N CHURCH STREET
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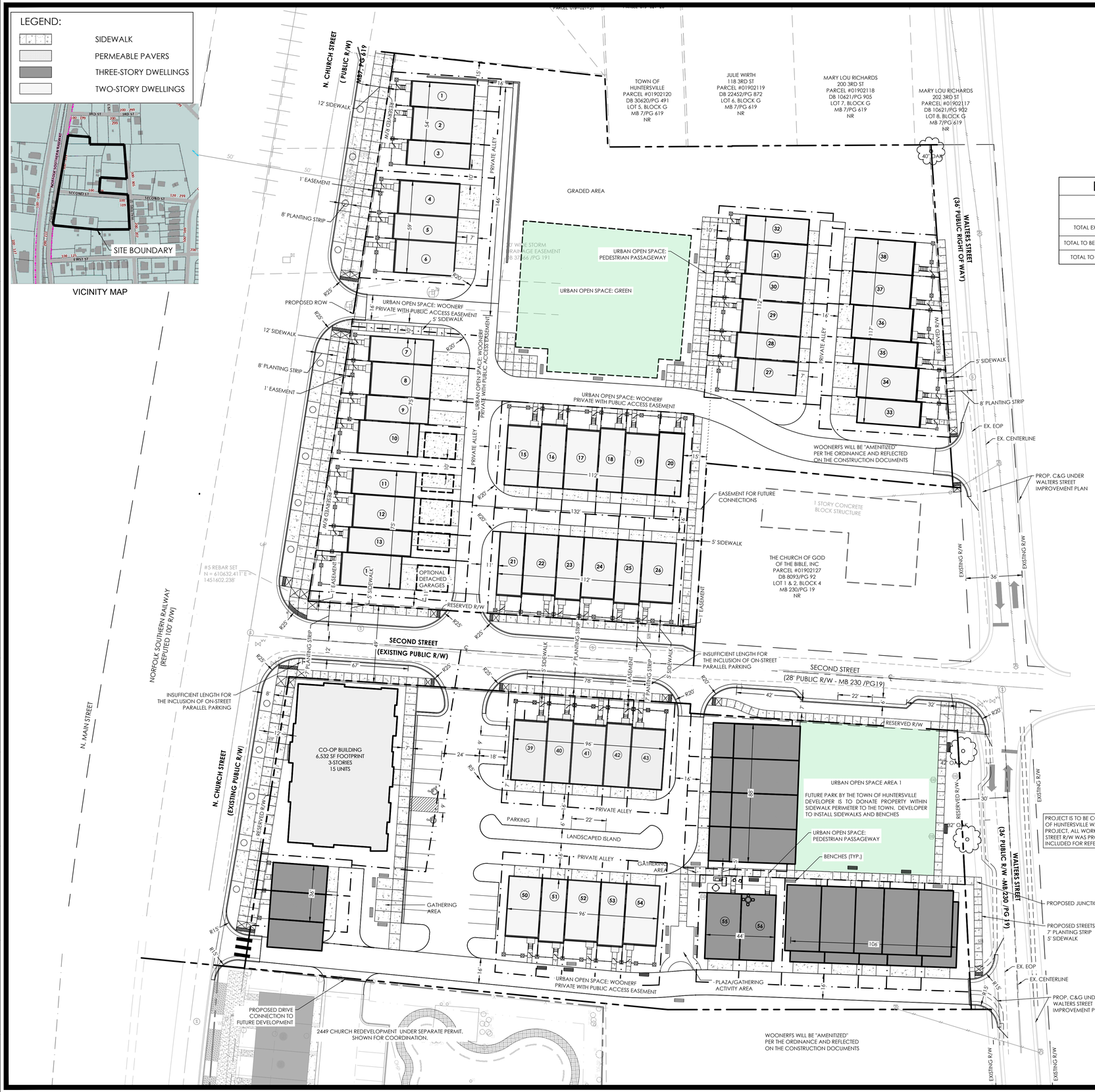
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT SEAL 706 TAMMY A. HENSON

HFI PROJECT #: 25-00008

DEMO + TREE SAVE

RZ03

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IMPERVIOUS SUMMARY

ITEM	(SF)	(AC)	% OF SITE
TOWNHOUSES	47,718	1.095	24.9%
MULTI-FAMILY (CO-OP)	6,537	0.150	3.4%
PAVEMENT	38,273	0.879	20.0%
DRIVEWAYS	9,132	0.210	4.8%
CONCRETE / SIDEWALK	8,378	0.192	4.4%
OFFISTE SIDEWALK	12,949	0.297	6.8%
TOTAL ONSITE PERVIOUS	81,344	1.867	42.5%
TOTAL ONSITE IMPERVIOUS	**110,038**	**2.526**	**57.5%**
SITE AREA (AFTER R/W DEDICATION)	**191,382**	**4.394**	

EXISTING BUA

	SQUARE FOOT	ACRES
TOTAL EXISTING	15,288 SF	0.35 AC
TOTAL TO BE REMOVED	11,522 SF	0.26 AC
TOTAL TO REMAIN	3,766 SF	0.09 AC

SITE DATA

LOCATION/ PARCEL ID'S:	01903302, 01903310, 01903306, 01903315, 01902136, 01902137, 01902138, 01902126, 01902133, 01902128, 01902129, 01902135, 01902134, 01902125, 01902124
CURRENT ZONING: NR	PROPOSED ZONING: NR (CD)
CURRENT USE: SINGLE FAMILY RESIDENTIAL/VACANT	PROPOSED USE: RESIDENTIAL
CONTACT: JAY HENSON 704-577-4561	
BUILDING TYPE: SINGLE FAMILY ATTACHED, APARTMENT	
	PROVIDED
LOT AREA	4.799 AC
BUILDING HEIGHT	33' MAX.
FRONT BUILD TO LINE	VARIES SEE PLAN
MIN. SIDE SETBACK	VARIES SEE PLAN
MIN. REAR SETBACK	VARIABLE
PARKING (ANTICIPATED PARKING-SEE USES UNDER GENERAL NOTES FOR ALLOWABLE USES) APARTMENT BUILDING: 15 UNITS 1.5 SPACES PER UNIT = 23 SPACES REQUIRED | 25 SPACES PROVIDED (2 ADA SPACES) TOWNHOMES: 61 TOTAL UNITS 61 UNITS AT 1.5/UNIT= 92 SPACES REQUIRED | 103 SPACES PROVIDED 39 UNITS HAVE 2 CAR GARAGE (78 SPACES) 22 UNITS HAVE 1 CAR GARAGE (22 SPACES) 3 ON-STREET PARKING SPACES TOTAL REQUIRED FOR PROJECT 115 SPACES | TOTAL PARKING PROVIDED 128 SPACES	
FEMA MAP NUMBER	3710465100K
FEMA EFFECTIVE DATE	11/16/2018
WATERSHED	Yadkin
SOIL TYPE	CuB (Type B Soils)

GENERAL NOTES

SCHEMATIC NATURE OF REZONING PLAN

- THE PROPOSED IMPROVEMENTS SHOWN ON THE REZONING PLAN ARE SCHEMATIC IN NATURE. MINOR MODIFICATIONS TO THE PLAN MAY OCCUR DURING DESIGN, ENGINEERING AND CONSTRUCTION PHASES OF THE DEVELOPMENT. THE REMOVAL OF TREES AND VEGETATION TO ACCOMPLISH THE IMPROVEMENTS IS GENERALLY CONTEMPLATED AS SHOWN ON THIS REZONING PLAN.
- THIS IS A REZONING PLAN AND AS SUCH IS TO BE GRAPHICALLY REPRESENTATIVE OF WHAT IS PROPOSED. THE FINAL ENGINEERING PLAN WILL HAVE MINOR CHANGES. THE BUILDING LOCATION, SIZE, ORIENTATION, AND FEATURES MAY HAVE MINOR CHANGES BASED ON FINAL ENGINEER DESIGN, AS APPROVED BY STAFF

USE AND COMPATIBILITY

- PERMITTED USES: RESIDENTIAL-SINGLE FAMILY ATTACHED AND AN APARTMENT BUILDING
- THE SITE IS LOCATED ALONG THE NORTH AND SOUTH SIDES OF SECOND STREET WITHIN CLOSE PROXIMITY TO THE TOWN CENTER AND FUTURE RAIL STOP AREA. THE ADJACENT LAND USES CONSIST OF SINGLE FAMILY RESIDENTIAL, CHURCH, AND A MIXED USE CENTER UNDER CONSTRUCTION. THE INTENT IS TO CREATE HIGHER DENSITY RESIDENTIAL NEAR THESE AREAS DEFINED IN THE 2040 PLAN. A PORTION OF THE PROPERTY WILL BE RESERVED FOR THE TOWN OF HUNTERSVILLE FUTURE PARK.

MODIFICATION REQUESTS

- ARTICLE 7.7 INTERNAL TREES (TOH ZONING ORDINANCE)
  DUE TO THE URBAN INFILL NATURE OF THE PROJECT, IT IS NOT PRACTICAL TO INCLUDE A CANOPY TREE IN THE FRONT YARD AND REAR YARD OF EACH TOWNHOME LOT. THE FONT YARDS ALONG CHURCH STREET, SECOND STREET AND WALTERS STREET WILL HAVE THE REQUIRED STREET TREES HOWEVER THE BUILD TO LINE LIMITS THE SPACE FOR ADDITIONAL TREES. THE FRONT YARDS OF THE COTTAGE TOWNHOMES HAVE LIMITED SPACE FOR TREES. TREES WILL BE PROVIDED TO THE EXTENT PRACTICAL.
- ARTICLE 4 -ATTACHED HOUSE BUILDING HEIGHT (TOH ZONING ORDINANCE)
  RELIEF FROM THE 30' MAX. BUILDING HEIGHT TO 33' MAX. IS REQUESTED IN ORDER TO BREAK UP THE STREET FACADES AND PROVIDE VARYING ARCHITECTURAL CHARACTER - SEE ARCHITECTURAL ELEVATIONS ON SHEET A01 - ARCHITECTURE ELEVATIONS FOR PROPOSED HEIGHT DETAILS.
- ARTICLE 3.2.4 D3 - 30% ATTACHED (TOH ZONING ORDINANCE)
  RELIEF FROM THE 30% MAXIMUM FOR ATTACHED HOUSING. THIS PROJECT REQUEST IS TO ALLOW 100% ATTACHED HOUSING
- ARTICLE 7.5 BUFFERS (TOH ZONING ORDINANCES)
  REQUEST TO ELIMINATE THE 40'BUFFER TO THE NORTH AND SOUTH OF THE PROJECT DUE TO THE ADJACENT DEVELOPMENTS AND THE RECOMMENDED INTENSIFICATION OF DENSITY IN THE DOWNTOWN/FUTURE RAIL AREA THE APPLICANT IS REQUESTING RELIEF FROM ANY BUFFERS ADJACENT TO THE DEVELOPMENT.
- ARTICLE 4 - 20' SETBACK FROM UNIT TO DETACHED GARAGE
  RELIEF FROM ARTICLE 4 REQUIREMENT OF 20' BETWEEN UNIT AND DETACHED GARAGE.
- ARTICLE 5.5(D)3. OF THE ZONING ORDINANCE REQUIRES ON ONE SIDE OF THE STREET WHEN USING THE ATTACHED HOUSING TYPE - RELIEF TO ARTICLE 5.5(D)3. DUE TO DRIVEWAY LOCATIONS CONFLICTING WITH ENGINEERING SEPARATION DISTANCES.

ACCESS

- THE PRIMARY VEHICULAR ACCESS IS VIA CHURCH ST, WALTERS ST AND SECOND ST.

SIGNAGE

- ALL SIGNS SHALL COMPLY WITH THE TOWN OF HUNTERSVILLE CODE.

TRASH

- GARBAGE SERVICES WILL BE PROVIDED BY THE TOWN OF HUNTERSVILLE VIA ROLLOUT OR WITH A PRIVATE PICKUP SYSTEM

HVAC / UTILITY EQUIPMENT:

- HVAC UNITS FOR TOWNHOMES WILL BE ADJACENT TO GARAGES AND HVAC FOR APARTMENT WILL BE ON THE ROOF. ALL HVAC UNITS WILL COMPLY WITH 7.6 OF THE ORDINANCE.

WATER/ SEWER / UTILITIES:

- WATER AND SEWER AVAILABLE WITHIN THE PUBLIC STREETS

LIGHTING:

- THE LIGHTING FOR THIS PROJECT WILL MEET THE REQUIREMENTS OF 8.26.

ENVIRONMENTAL:

- EROSION CONTROL PLANS WILL COMPLY WITH CURRENT ORDINANCES AND BE APPLIED FOR DURING THE COMMERCIAL SITE PLAN PROCESS.
- WATER QUALITY, POST CONSTRUCTION, AND STORM WATER MANAGEMENT WILL COMPLY WITH THE CURRENT ORDINANCES AND WILL BE APPLIED FOR DURING THE SITE PLAN PROCESS.

BUFFERS/LANDSCAPING:

- BUFFER YARDS SHALL BE PLANTED ACCORDING TO ARTICLE 7.5 OF THE ZONING ORDINANCE OR AS REQUESTED IN MODIFICATIONS.

GENERAL SITE PLAN AND ARCHITECTURAL NOTE

- THE PROPOSED IMPROVEMENTS SHOWN ON THE REZONING PLAN ARE SCHEMATIC IN NATURE. THE EXACT LOCATIONS AND ARCHITECTURE OF THE UNITS AND BUILDINGS MAY BE MODIFIED, AS APPROVED BY Planning STAFF, DURING THE DESIGN, ENGINEERING, AND CONSTRUCTION PHASES OF THE DEVELOPMENT SO LONG AS SUCH MODIFICATIONS ARE WITHIN THE BOUNDARIES OF THE CONDITIONAL DISTRICT REZONING AND COMPATIBLE AND IN HARMONY WITH THE GENERAL LAYOUT OF THE REZONING PLAN.

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SECOND STREET VILLAGE

4.799 AC

308 N CHURCH STREET
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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1706 JAY A. HENSON

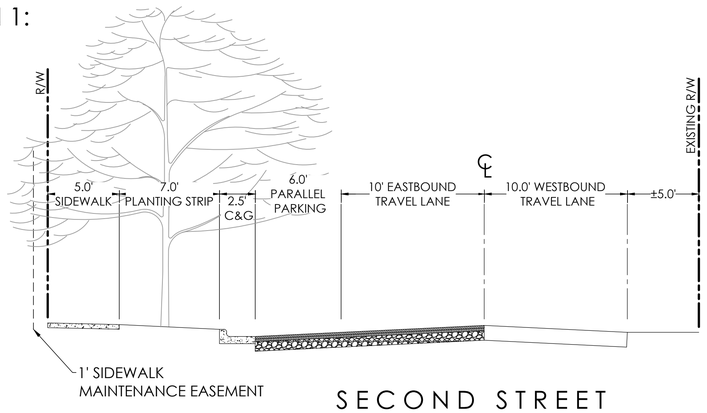
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SITE PLAN

RZ04

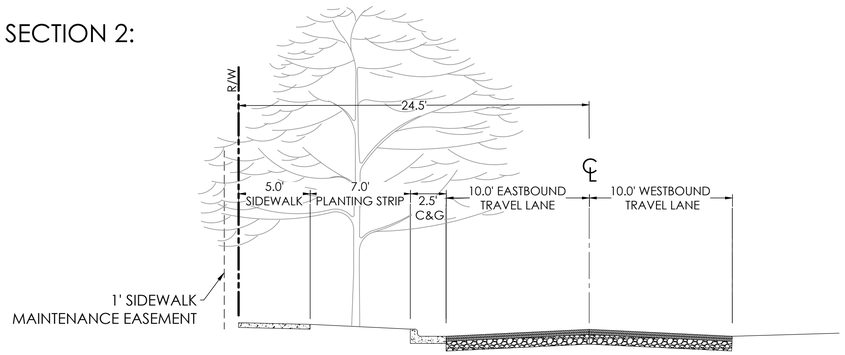
N:\25-00008 - Second Street Village\DWG\Sheets\RZ03 - REZONING SITE PLAN.dwg 9-12-25 08:52:37 AM mgarver

SECTION 1:



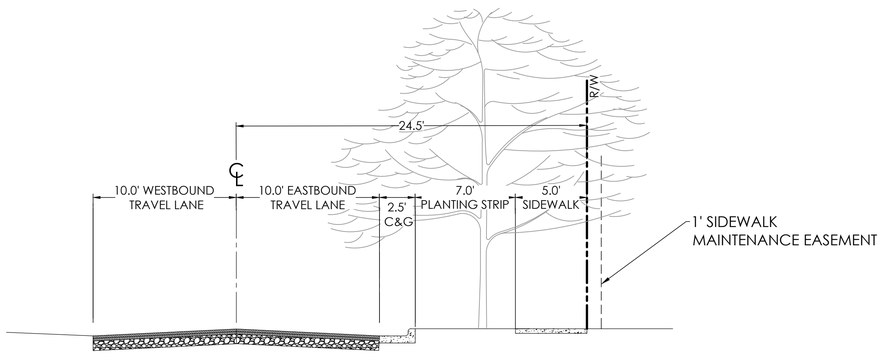
SECOND STREET

SECTION 2:



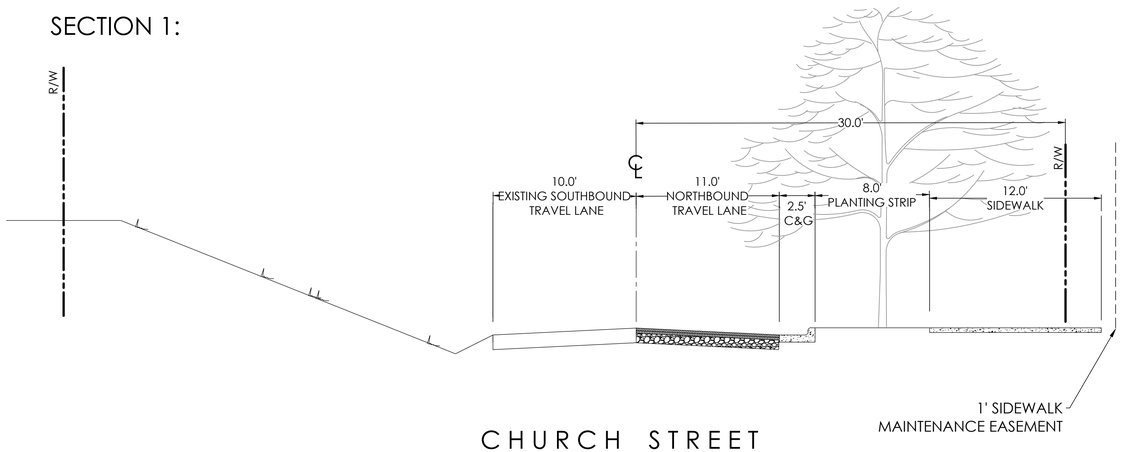
SECOND STREET

SECTION 3:



SECOND STREET

SECTION 1:



CHURCH STREET

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 706 ZACHARY A. HENSON 09/12/2025

HFI PROJECT #: 25-00008

STREET CROSS SECTIONS

RZ05

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CONCEPTUAL GRADING PLAN
THIS GRADING PLAN IS CONCEPTUAL IN NATURE TO DETERMINE OVERALL CONCEPT AND CUT/FILL.

ADJUSTMENTS WILL BE MADE ONCE THE SITE PLAN HAS BEEN FINALIZED. BUILDING SWALES, FES OUTLETS, PADS ETC WILL CONTAIN DETAIL ON SUBSEQUENT SUBMITTALS AFTER THE SITE PLAN IS FINALIZED.

Pipe Table				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
PIPE 1	36"	35.40'	0.50%	RCP
PIPE 2	36"	43.88'	0.50%	RCP
PIPE 3	36"	74.39'	2.00%	RCP
PIPE 4	36"	52.32'	-2.08%	RCP
PIPE 5	36"	53.17'	-2.00%	RCP
PIPE 6	15"	36.87'	2.00%	RCP
PIPE 7	15"	221.61'	2.00%	RCP
PIPE 8	15"	179.53'	2.00%	RCP
PIPE 9	24"	4.87'	1.36%	RCP
PIPE 10	24"	54.96'	0.50%	RCP
PIPE 11	24"	72.12'	0.50%	RCP
PIPE 12	24"	55.19'	0.50%	RCP
PIPE 13	24"	67.96'	0.50%	RCP
PIPE 14	24"	98.87'	0.50%	RCP
PIPE 15	24"	68.58'	0.50%	RCP
PIPE 16	24"	101.45'	0.50%	RCP
PIPE 17	24"	205.14'	0.50%	RCP
PIPE 18	15"	50.18'	0.50%	RCP
PIPE 19	15"	84.78'	0.50%	RCP
PIPE 20	15"	90.06'	0.50%	RCP
PIPE 21	15"	64.49'	0.50%	RCP
PIPE 22	15"	78.04'	0.50%	RCP
PIPE 23	24"	134.03'	2.55%	RCP
PIPE 24	24"	89.99'	0.50%	RCP
PIPE 25	15"	135.17'	0.50%	RCP
PIPE 26	24"	36.38'	2.26%	RCP
PIPE 27	15"	50.93'	0.60%	RCP
PIPE 28	15"	101.87'	1.86%	RCP
PIPE 29	15"	136.20'	1.23%	RCP
PIPE 30	15"	23.70'	1.50%	RCP
PIPE 31	15"	121.36'	2.19%	RCP



CONCEPTUAL STORMWATER PLAN NARRATIVE:

DETENTION OF THE STORM DRAINAGE IS REQUIRED TO CONTROL THE PEAK FLOW OF THE 2-YEAR AND 10 YEAR 24-HOUR STORM EVENTS WHILE WATER QUALITY MEASURES WILL BE PROVIDED TO TREAT THE FIRST INCH OF RUNOFF.

A PRELIMINARY DESIGN HAS BEEN PROVIDED CONSISTING OF A CORRUGATED PIPE UNDERGROUND DETENTION SYSTEM. SOIL TESTING IS TO BE CONDUCTED AT A LATER TIME HOWEVER PER THE WEB SOIL SURVEY FROM THE USDA, THE SITE CONSIST OF B-CLASS HYDROLOGIC SOILS. APPROXIMATE WATER TABLE DEPTH AND SOILS CONDUCTIVITY HAVE BEEN PROVIDED FROM THESE RESULTS.

APPROXIMATE DETENTION VOLUME REQUIRED = 44,000 CF (43,7745 CF PROVIDED)
APPROXIMATE WATER QUALITY VOLUME REQUIRED = 6,897 CF
MIN. 50% OF WATER QUALITY TO BE TREATED BY A LID SCM = 3,449 CF

WATER QUALITY & LID OPTION #1

HAVE INFILTRATION TESTING CONDUCTED AT THE DETENTION SYSTEM. IF INFILTRATION RATES ARE ACCEPTABLE, USE INFILTRATION TO MEET WATER QUALITY AND LID REQUIREMENTS.

INFILTRATION RATE NEEDED BASED ON CURRENT SYSTEM FOOTPRINT = 0.336 IN/HR
APPROXIMATE INFILTRATION RATE FROM WEB SOIL SURVEY = 0.57 IN/HR TO 1.98 IN/HR

WATER QUALITY & LID OPTION #2

IF INFILTRATION RATES ARE UNACCEPTABLE TO MEET WATER QUALITY AND LID REQUIREMENTS:

1. UTILIZE A FILTER SYSTEM SUCH AS CONTECH STORMFILTER TO MEET WATER QUALITY.

   AND

2. PAY THE TOWN OF HUNTERSVILLE'S MITIGATION FEE FOR LID BUYDOWN. APPROXIMATE MITIGATION FEE = $50,731.83

WATER QUALITY & LID OPTION #3

PENDING THE RESULTS OF THE INFILTRATION TEST, PROVIDE A COMBINATION OF THE ABOVE OPTIONS. USE AS MUCH INFILTRATION AS POSSIBLE FOR WATER QUALITY AND INFILTRATION. PROVIDE FILTER SYSTEM AND PAY PORTION OF MITIGATION FEE AS NEEDED.

Structure Table	
Structure Name	Structure Details
A01-HW	(PIPE 1) INV IN = 771.000
A02-JB	RIM = 775.010 (PIPE 2) INV IN = 771.177 (PIPE 26) INV IN = 771.177 (PIPE 1) INV OUT = 771.177
A03-JB	RIM = 788.605 (PIPE 3) INV IN = 779.266 (PIPE 2) INV OUT = 771.396
A04-JB	RIM = 791.941 (PIPE 4) INV OUT = 781.884 (PIPE 3) INV OUT = 780.753
A05-JB	RIM = 795.485 (PIPE 4) INV IN = 782.973 (PIPE 5) INV OUT = 784.521
A06-JB	RIM = 796.778 (PIPE 5) INV IN = 785.583 (PIPE 6) INV IN = 787.333
A07-CI	RIM = 796.440 (PIPE 7) INV IN = 788.075 (PIPE 6) INV OUT = 788.070
A08-CI	RIM = 799.145 (PIPE 8) INV IN = 792.507 (PIPE 7) INV OUT = 792.507
A09-CI (BY OTHERS)	RIM = 801.347 (PIPE 8) INV OUT = 796.097
B01-JB	RIM = 791.427 (PIPE 9) INV IN = 777.987 (PIPE 100) INV OUT = 773.500
B02-CI	RIM = 791.584 (PIPE 20) INV IN = 778.053 (PIPE 10) INV IN = 783.221 (PIPE 9) INV OUT = 778.053
B03-GI	RIM = 793.450 (PIPE 18) INV IN = 783.496 (PIPE 11) INV IN = 783.496 (PIPE 10) INV OUT = 783.496
B05-GI	RIM = 794.405 (PIPE 31) INV IN = 783.857 (PIPE 12) INV IN = 783.857 (PIPE 11) INV OUT = 783.857
B06-CI	RIM = 796.464 (PIPE 13) INV IN = 784.133 (PIPE 12) INV OUT = 784.133
B07-CI	RIM = 796.538 (PIPE 14) INV IN = 784.473 (PIPE 13) INV OUT = 784.473
B08-GI	RIM = 798.856 (PIPE 15) INV IN = 784.887 (PIPE 23) INV IN = 784.887 (PIPE 14) INV OUT = 784.967
B09-CI	RIM = 799.281 (PIPE 16) INV IN = 785.309 (PIPE 15) INV OUT = 785.230
B10-CI	RIM = 798.260 (PIPE 17) INV IN = 785.816 (PIPE 16) INV OUT = 785.816

Structure Table	
Structure Name	Structure Details
B11-CI	RIM = 792.117 (PIPE 17) INV OUT = 786.842
C01-CI	RIM = 794.527 (PIPE 19) INV IN = 788.555 (PIPE 18) INV OUT = 783.747
C02-CI	RIM = 793.424 (PIPE 19) INV OUT = 788.979
D01-CI	RIM = 789.390 (PIPE 21) INV IN = 778.503 (PIPE 20) INV OUT = 778.503
D02-CI	RIM = 786.929 (PIPE 25) INV IN = 778.825 (PIPE 22) INV IN = 778.825 (PIPE 21) INV OUT = 778.825
D03-CI	RIM = 783.465 (PIPE 22) INV OUT = 779.215
E01-CI	RIM = 783.899 (PIPE 25) INV OUT = 779.501
EX JB	RIM = 796.778
F01-CI	RIM = 796.486 (PIPE 24) INV IN = 788.301 (PIPE 23) INV OUT = 788.301
F01-JB	RIM = 786.582 (PIPE 100) INV IN = 773.500 (PIPE 26) INV OUT = 772.000
F02-CI	RIM = 794.001 (PIPE 24) INV OUT = 788.751
G01-CI	RIM = 791.000 (PIPE 31) INV OUT = 786.517
H01-JB	RIM = 785.848 (PIPE 27) INV IN = 783.910
H02-CI	RIM = 787.243 (PIPE 28) INV IN = 784.216 (PIPE 27) INV OUT = 784.216
H03-CI	RIM = 792.170 (PIPE 29) INV IN = 786.311 (PIPE 28) INV OUT = 786.111
H04-CI	RIM = 795.385 (PIPE 30) INV IN = 788.186 (PIPE 29) INV OUT = 787.986
H05-CI	RIM = 795.332 (PIPE 30) INV OUT = 788.541

N
W E
S
NORTH ARROW

0 15 30 60
GRAPHIC SCALE 1"=30 FT.

NC ENGINEERING BOARD LICENSE #: P-2743
NC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: C-614
SC ENGINEERING BOARD LICENSE #: COA 7055
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SECOND STREET VILLAGE

4.799 AC

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REVISIONS

INITIAL SUB. DATE: 06/01/2025

ISSUANCE DATE: 09/12/2025

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 040708 JAY A. HENSON

HFI PROJECT #: 25-00008

PRELIMINARY GRADING & DRAINAGE PLAN

RZ06

N:\25-00008 - Second Street Village\DWG\Sheets\RZ07 - GRADING.dwg 9-12-25 10:46:27 AM mgarver

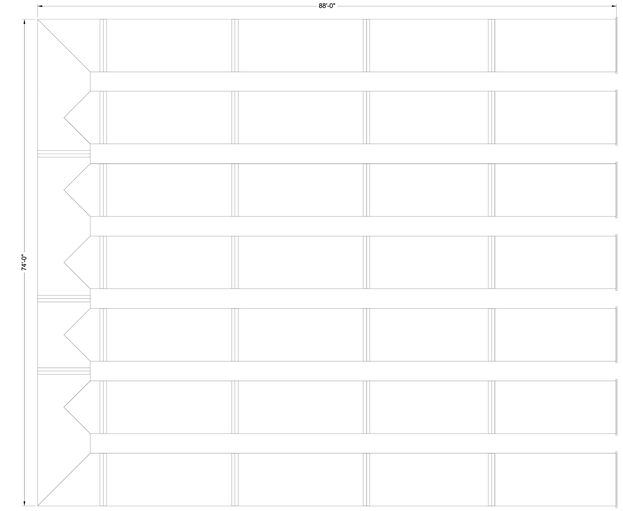
PROJECT SUMMARY

CALCULATION DETAILS
- LOADING = HS20/HS25
- APPROX. LINEAR FOOTAGE = 634 LF

STORAGE SUMMARY
- STORAGE VOLUME REQUIRED = 43,745 CF
- PIPE STORAGE VOLUME = 31,868 CF
- BACKFILL STORAGE VOLUME = 11,877 CF
- TOTAL STORAGE PROVIDED = 43,745 CF

PIPE DETAILS
- DIAMETER = 96"
- CORRUGATION = 5x1
- GAGE = 16
- COATING = ALT2
- WALL TYPE = SOLID
- BARREL SPACING = 36"

BACKFILL DETAILS
- WIDTH AT ENDS = 12"
- ABOVE PIPE = 6"
- WIDTH AT SIDES = 12"
- BELOW PIPE = 6"



ASSEMBLY
SCALE: 1" = 10'

NOTES

- ALL RISER AND STUB DIMENSIONS ARE TO CENTERLINE. ALL ELEVATIONS, DIMENSIONS, AND LOCATIONS OF RISERS AND INLETS, SHALL BE VERIFIED BY THE ENGINEER OF RECORD PRIOR TO RELEASING FOR FABRICATION.
- ALL FITTINGS AND REINFORCEMENT COMPLY WITH ASTM A998.
- ALL RISERS AND STUBS ARE $2\frac{2}{3}$" x $\frac{1}{2}$" CORRUGATION AND 16 GAGE UNLESS OTHERWISE NOTED.
- RISERS TO BE FIELD TRIMMED TO GRADE.
- QUANTITY OF PIPE SHOWN DOES NOT PROVIDE EXTRA PIPE FOR CONNECTING THE SYSTEM TO EXISTING PIPE OR DRAINAGE STRUCTURES. OUR SYSTEM AS DETAILED PROVIDES NOMINAL INLET AND/OR OUTLET PIPE STUB FOR CONNECTION TO EXISTING DRAINAGE FACILITIES. IF ADDITIONAL PIPE IS NEEDED IT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- BAND TYPE TO BE DETERMINED UPON FINAL DESIGN.
- THE PROJECT SUMMARY IS REFLECTIVE OF THE DYODS DESIGN, QUANTITIES ARE APPROX. AND SHOULD BE VERIFIED UPON FINAL DESIGN AND APPROVAL. FOR EXAMPLE, TOTAL EXCAVATION DOES NOT CONSIDER ALL VARIABLES SUCH AS SHORING AND ONLY ACCOUNTS FOR MATERIAL WITHIN THE ESTIMATED EXCAVATION FOOTPRINT.
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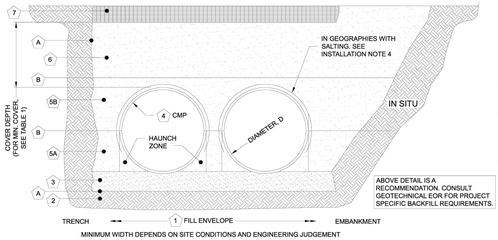
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CONTECH DYODS DRAWING

DYO84920 Second Street Rezoning
Quick concept for rezoning
Davidson, NC
DETENTION SYSTEM

PROJECT No.:	SEQ. No.:	DATE:
61823	84920	8/28/2025
DESIGNED:	DRAWN:	
DYO	DYO	
CHECKED:	APPROVED:	
DYO	DYO	
SHEET NO.:		

1



MINIMUM WIDTH DEPENDS ON SITE CONDITIONS AND ENGINEERING JUDGEMENT

TABLE 1:

DIAMETER, D	MIN. COVER	CORR. PROFILE
6"-10"	12"	1 1/2" x 1/4"
12"-48"	12"	2 2/3" x 1/2"
>48"-96"	12"	3" x 1", 5" x 1"
>96"	D/8	3" x 1", 5" x 1"

- STRUCTURAL BACKFILL MUST EXTEND TO LIMITS OF THE TABLE
- TOTAL HEIGHT OF COMPACTED COVER FOR CONVENTIONAL HIGHWAY LOADS IS MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TOP OF RIGID PAVEMENT
- ULTRAFLO ALSO AVAILABLE FOR SIZES 18" - 120" WITH 3/4"x 3/4"X 7 1/2" CORRUGATION

INSTALLATION NOTES

1. WHEN PLACING THE FIRST LIFTS OF BACKFILL IT IS IMPORTANT TO MAKE SURE THAT THE BACKFILL IS PROPERLY COMPACTED UNDER AND AROUND THE PIPE HAUNCHES.
2. OTHER ALTERNATE BACKFILL MATERIAL MAY BE ALLOWED DEPENDING ON SITE SPECIFIC CONDITIONS, AS APPROVED BY SITE ENGINEER.
3. BACKFILL USING CONTROLLED LOW-STRENGTH MATERIAL (CLSM, "FLASH FILL" OR "FLOWABLE FILL") MAY BE USED WHEN THE SPACING BETWEEN THE PIPES WILL NOT ALLOW FOR PLACEMENT AND ADEQUATE COMPACTION OF THE BACKFILL. CONTACT CONTECH FOR FURTHER EVALUATION.
4. IF SALTING AGENTS FOR SNOW AND ICE REMOVAL ARE USED ON OR NEAR THE PROJECT, A GEOMEMBRANE BARRIER IS RECOMMENDED OVER THE UPPER HALF OF THE PIPE. THE GEOMEMBRANE LINER IS INTENDED TO HELP PROTECT THE SYSTEM FROM THE POTENTIAL ADVERSE EFFECTS THAT MAY RESULT FROM A CHANGE IN THE SURROUNDING ENVIRONMENT OVER A PERIOD OF TIME. PLEASE REFER TO THE CORRUGATED METAL PIPE DETENTION DESIGN GUIDE FOR ADDITIONAL INFORMATION.

TABLE 2: SOLID STANDARD

CMP DETENTION AND CMP DRAINAGE STANDARD BACKFILL SPECIFICATIONS

	MATERIAL LOCATION	MATERIAL SPECIFICATION	DESCRIPTION	
1	FILL ENVELOPE WIDTH	PER ENGINEER OF RECORD	MINIMUM TRENCH WIDTH MUST ALLOW ROOM FOR PROPER COMPACTION OF HAUNCH MATERIALS UNDER THE PIPE. THE SUGGESTED MINIMUM TRENCH WIDTH, OR EOR RECOMMENDATION: PIPE ≤ 12": D + 16" PIPE > 12": 1.5D + 12"	MINIMUM EMBANKMENT WIDTH (IN FEET) FOR INITIAL FILL ENVELOPE: PIPE < 24": 3.0D PIPE 24" - 144": D + 4'0" PIPE > 144": D + 10'0"
2	FOUNDATION	**AASHTO 26.5.2** OR PER ENGINEER OF RECORD	PRIOR TO PLACING THE BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNSUITABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, THEY SHALL BE REMOVED AND FOUNDATION BROUGHT BACK TO GRADE WITH A FILL MATERIAL APPROVED BY THE ENGINEER OF RECORD.	
3	BEDDING	**AASHTO M 43: 3, 357, 4, 467, 5, 56, 57** (APPROVED REGIONAL EQUIVALENTS INCLUDE CA-7)	ENGINEER OF RECORD TO DETERMINE IF BEDDING IS REQUIRED. PIPE MAY BE PLACED ON THE TRENCH BOTTOM OF A RELATIVELY LOOSE, NATIVE SUITABLE WELL GRADED GRANULAR MATERIAL THAT IS ROUGHLY SHAPED TO FIT THE BOTTOM OF THE PIPE, 2" MIN DEPTH. THE BEDDING MATERIAL MAY BE SUITABLE FOUNDATION SOILS CONFORMING TO AASHTO SOIL CLASSIFICATIONS A1, A2, OR A3 WITH MAXIMUM PARTICLE SIZE OF 3" PER AASHTO 26.3.8.1	
4	CORRUGATED METAL PIPE			
5A	CRITICAL BACKFILL	**AASHTO M 145: A-1, A-2, A-3** ^	HAUNCH ZONE MATERIAL SHALL BE HAND SHOVELED OR SHOVEL SLICED INTO PLACE TO ALLOW FOR PROPER COMPACTION WITHOUT SOFT SPOTS. BACKFILL SHALL BE PLACED IN 8" +/- LOOSE LIFTS AND COMPACTED TO 90% STANDARD PROCTOR PER AASHTO T 99. BACKFILL SHALL BE PLACED SUCH THAT THERE IS NO MORE THAN A THREE LIFT (24") DIFFERENTIAL BETWEEN ANY OF THE PIPES AT ANY TIME DURING THE BACKFILL PROCESS. THE BACKFILL SHOULD BE ADVANCED ALONG THE LENGTH OF THE SYSTEM TO AVOID DIFFERENTIAL LOADING. WELL GRADED GRANULAR MATERIAL WHICH MAY CONTAIN SMALL AMOUNTS OF SILT OR CLAY AND MAXIMUM PARTICLE SIZE OF 3" (PER AASHTO 26.3.8.1 AND 12.4-1.3).	
5B	BACKFILL	**AASHTO M 145: A-1, A-2, A-3**		
6	COVER MATERIAL	UP TO MIN. COVER - SEE 5A AND 5B ABOVE ABOVE MIN. COVER - PER ENGINEER OF RECORD	COVER MATERIAL MAY INCLUDE NON-BITUMINOUS, GRANULAR ROAD BASE MATERIAL WITHIN MIN COVER LIMITS	
7	RIGID OR FLEXIBLE PAVEMENT (IF APPLICABLE)	PER ENGINEER OF RECORD	FLEXIBLE PAVEMENT SHOULD NOT BE COUNTED AS PART OF THE FILL HEIGHT OVER THE CMP. FINAL BACKFILL MATERIAL SELECTION AND COMPACTION REQUIREMENTS SHALL FOLLOW THE PROJECT PLANS AND SPECIFICATIONS PER THE ENGINEER OF RECORD.	
A	OPTIONAL SIDE GEOTEXTILE	NONE	GEOTEXTILE LAYER IS RECOMMENDED ON SIDES OF EXCAVATION TO PREVENT SOIL MIGRATION.	
B	OPTIONAL GEOTEXTILE BETWEEN LAYERS	NONE	IF SOIL TYPES DIFFER AT ANY POINT ABOVE PIPE INVERT, A GEOTEXTILE LAYER IS RECOMMENDED TO BE PLACED BETWEEN THE LAYERS TO PREVENT SOIL MIGRATION.	

NOTES:
- FOR MULTIPLE BARREL INSTALLATIONS, THE RECOMMENDED STANDARD SPACING BETWEEN PARALLEL PIPE RUNS SHALL BE THE PIPE DIAMETER /2 BUT NO LESS THAN 12" FOR DIAMETERS <72". FOR 72" AND LARGER DIAMETERS, THE MINIMUM SPACING IS 36". CONTACT YOUR CONTECH REPRESENTATIVE FOR NONSTANDARD SPACING.
- ^ APPROVED REGIONAL EQUIVALENTS FOR SECTION 5A INCLUDE CA-7, CODOT #67, MIDOT 2G, 34G, OR 21AA STONE OR GRAVEL; #8; #57; MIDOT 6A, 2G, 3G, 34G.

MANUFACTURER RECOMMENDED BACKFILL

NOT TO SCALE

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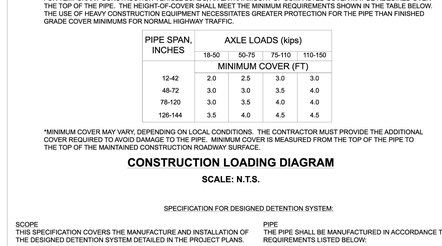
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Quick concept for rezoning
Davidson, NC
DETENTION SYSTEM

PROJECT No.:	SEQ. No.:	DATE:
61823	84920	8/28/2025
DESIGNED:	DRAWN:	
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CHECKED:	APPROVED:	
DYO	DYO	
SHEET NO.:		

1



FOR TEMPORARY CONSTRUCTION VEHICLE LOADS, AN EXTRA AMOUNT OF COMPACTED COVER MAY BE REQUIRED OVER THE TOP OF THE PIPE. THE HEIGHT-OF-COVER SHALL MEET THE MINIMUM REQUIREMENTS SHOWN IN THE TABLE BELOW. THE USE OF HEAVY CONSTRUCTION EQUIPMENT NECESSITATES GREATER PROTECTION FOR THE PIPE THAN FINISHED GRADE COVER MINIMUMS FOR NORMAL HIGHWAY TRAFFIC.

PIPE SPAN, INCHES	AXLE LOADS (kips)			
	18-50	50-75	75-110	110-150
	MINIMUM COVER (FT)			
12-42	2.0	2.5	3.0	3.0
48-72	3.0	3.0	3.5	4.0
78-120	3.0	3.5	4.0	4.0
126-144	3.5	4.0	4.5	4.5

*MINIMUM COVER MAY VARY, DEPENDING ON LOCAL CONDITIONS. THE CONTRACTOR MUST PROVIDE THE ADDITIONAL COVER REQUIRED TO AVOID DAMAGE TO THE PIPE. MINIMUM COVER IS MEASURED FROM THE TOP OF THE PIPE TO THE TOP OF THE MAINTAINED CONSTRUCTION ROADWAY SURFACE.

CONSTRUCTION LOADING DIAGRAM

SCALE: N.T.S.

SPECIFICATION FOR DESIGNED DETENTION SYSTEM:

SCOPE
THIS SPECIFICATION COVERS THE MANUFACTURE AND INSTALLATION OF THE DESIGNED DETENTION SYSTEM DETAILED IN THE PROJECT PLANS.

MATERIAL
THE MATERIAL SHALL CONFORM TO THE APPLICABLE REQUIREMENTS LISTED BELOW:

ALUMINIZED TYPE 2 STEEL COILS SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M-274 OR ASTM A-924.

THE GALVANIZED STEEL COILS SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M-218 OR ASTM A-929.

THE POLYMER COATED STEEL COILS SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M-246 OR ASTM A-742.

THE ALUMINUM COILS SHALL CONFORM TO THE APPLICABLE OF AASHTO M-197 OR ASTM B-744.

CONSTRUCTION LOADS
CONSTRUCTION LOADS MAY BE HIGHER THAN FINAL LOADS. FOLLOW THE MANUFACTURER'S OR NCSPA GUIDELINES.

NOTE:
THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES AND DO NOT REFLECT ANY LOCAL PREFERENCES OR REGULATIONS. PLEASE CONTACT YOUR LOCAL CONTECH REP FOR MODIFICATIONS.

PIPE
THE PIPE SHALL BE MANUFACTURED IN ACCORDANCE TO THE APPLICABLE REQUIREMENTS LISTED BELOW:

ALUMINIZED TYPE 2: AASHTO M-36 OR ASTM A-760

GALVANIZED: AASHTO M-36 OR ASTM A-760

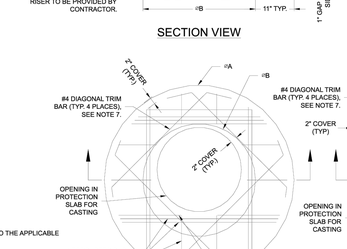
POLYMER COATED: AASHTO M-245 OR ASTM A-762

ALUMINUM: AASHTO M-196 OR ASTM B-745

APPLICABLE HANDLING AND ASSEMBLY
SHALL BE IN ACCORDANCE WITH NCSPS (NATIONAL CORRUGATED STEEL PIPE ASSOCIATION) FOR ALUMINIZED TYPE 2, GALVANIZED OR POLYMER COATED STEEL. SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR ALUMINUM PIPE.

REQUIREMENTS
INSTALLATION
SHALL BE IN ACCORDANCE WITH AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES, SECTION 26, DIVISION II DIVISION II OR ASTM A-798 (FOR ALUMINIZED TYPE 2, GALVANIZED OR POLYMER COATED STEEL) OR ASTM B-788 (FOR ALUMINUM PIPE) AND IN CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. IF THERE ARE ANY INCONSISTENCIES OR CONFLICTS THE CONTRACTOR SHOULD DISCUSS AND RESOLVE WITH THE SITE ENGINEER.

IT IS ALWAYS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW OSHA GUIDELINES FOR SAFE PRACTICES.

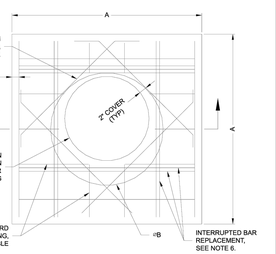


SECTION VIEW

☑ CMP RISER	A	☑ B	REINFORCING	**BEARING PRESSURE (PSF)
24"	☑ 4' 4'X4'	26"	#5 @ 12" OCEW #5 @ 12" OCEW	2,410 1,780
30"	☑ 4'-6" 4'-6" X 4'-6"	32"	#5 @ 12" OCEW #5 @ 12" OCEW	2,120 1,530
36"	☑ 5' 5' X 5'	38"	#5 @ 10" OCEW #5 @ 10" OCEW	1,890 1,350
42"	☑ 5'-6" 5'-6" X 5'-6"	44"	#5 @ 10" OCEW #5 @ 9" OCEW	1,720 1,210
48"	☑ 6' 6' X 6'	50"	#5 @ 9" OCEW #5 @ 8" OCEW	1,600 1,100

** ASSUMED SOIL BEARING CAPACITY

ROUND OPTION PLAN VIEW



SQUARE OPTION PLAN VIEW

NOTES:

1. DESIGN IN ACCORDANCE WITH AASHTO, 17th EDITION.
2. DESIGN LOAD HS25.
3. EARTH COVER = 1' MAX.
4. CONCRETE STRENGTH = 3,500 psi
5. REINFORCING STEEL = ASTM A615, GRADE 60.
6. PROVIDE ADDITIONAL REINFORCING AROUND OPENINGS EQUAL TO THE BARS INTERRUPTED, HALF EACH SIDE. ADDITIONAL BARS TO BE IN THE SAME PLANE.
7. TRIM OPENING WITH DIAGONAL #4 BARS, EXTEND BARS A MINIMUM OF 12" BEYOND OPENING, BEND BARS AS REQUIRED TO MAINTAIN BAR COVER.
8. PROTECTION SLAB AND ALL MATERIALS TO BE PROVIDED AND INSTALLED BY CONTRACTOR.
9. DETAIL DESIGN BY DELTA ENGINEERING, BINGHAMTON, NY.

MANHOLE CAP DETAIL

SCALE: N.T.S.

CMP DETENTION INSTALLATION GUIDE

PROPER INSTALLATION OF A FLEXIBLE UNDERGROUND DETENTION SYSTEM WILL ENSURE LONG-TERM PERFORMANCE. THE CONFIGURATION OF THESE SYSTEMS OFTEN REQUIRES SPECIAL CONSTRUCTION PRACTICES THAT DIFFER FROM CONVENTIONAL FLEXIBLE PIPE CONSTRUCTION. CONTECH ENGINEERED SOLUTIONS PERSONALLY SUGGESTS SCHEDULING A PRE-CONSTRUCTION MEETING WITH YOUR LOCAL SALES ENGINEER TO DETERMINE IF ADDITIONAL MEASURES, NOT COVERED IN THIS GUIDE, ARE APPROPRIATE FOR YOUR SITE.

FOUNDATION

CONSTRUCT A FOUNDATION THAT CAN SUPPORT THE DESIGN LOADING APPLIED BY THE PIPE AND ADJACENT BACKFILL WEIGHT AS WELL AS MAINTAIN ITS INTEGRITY DURING CONSTRUCTION.

IF SOFT OR UNSUITABLE SOILS ARE ENCOUNTERED, REMOVE THE POOR SOILS DOWN TO A SUITABLE DEPTH AND THEN BUILD UP TO THE APPROPRIATE ELEVATION WITH A COMPETENT BACKFILL MATERIAL. THE STRUCTURAL FILL MATERIAL GRADATION SHOULD NOT ALLOW THE MIGRATION OF FINES, WHICH CAN CAUSE SETTLEMENT OF THE DETENTION SYSTEM OR PAVEMENT ABOVE. IF THE STRUCTURAL FILL MATERIAL IS NOT COMPATIBLE WITH THE UNDERLYING SOILS AN ENGINEERING FABRIC SHOULD BE USED AS A SEPARATOR. IN SOME CASES, USING A STIFF REINFORCING GEOGRID REDUCES OVER EXCAVATION AND REPLACEMENT FILL QUANTITIES.

GEOGRID USED TO REDUCE THE AMOUNT OF UNDERCUT
BACKFILL
COVER
GEOGRID WASN'T USED
EMBANKMENT
GEOGRID
BEDDING
UNDERCUT AND REPLACE UNSUITABLE SOILS

GRADE THE FOUNDATION SUBGRADE TO A UNIFORM OR SLIGHTLY SLOPING GRADE. IF THE SUBGRADE IS CLAY OR RELATIVELY NON-POROUS AND THE CONSTRUCTION SEQUENCE WILL LAST FOR AN EXTENDED PERIOD OF TIME, IT IS BEST TO SLOPE THE GRADE TO ONE END OF THE SYSTEM. THIS WILL ALLOW EXCESS WATER TO DRAIN QUICKLY, PREVENTING SATURATION OF THE SUBGRADE.

GEOMEMBRANE BARRIER

THE RESISTIVITY OF A PROJECT SITE MAY CHANGE OVER TIME DUE TO THE USE OF VARIOUS SALTING, DE-ICING, AND AGRICULTURAL AGENTS APPLIED ON OR NEAR THE AREA. TO MITIGATE THE POTENTIAL IMPACT OF THESE AGENTS, AN HDPE MEMBRANE LINER WILL BE INSTALLED ON THE CROWN OF EACH PIPE, CREATING AN IMPERMEABLE BARRIER. THIS MEASURE IS DESIGNED TO PROTECT THE SYSTEM FROM ENVIRONMENTAL CHANGES THAT COULD LEAD TO PREMATURE CORROSION AND REDUCE THE OVERALL SERVICE LIFE.

IN-SITU TRENCH WALL

IF EXCAVATION IS REQUIRED, THE TRENCH WALL NEEDS TO BE CAPABLE OF SUPPORTING THE LOAD THAT THE PIPE SHEDS AS THE SYSTEM IS LOADED. IF SOILS ARE NOT CAPABLE OF SUPPORTING THESE LOADS, THE PIPE CAN DEFLECT, PERFORM A SIMPLE SOIL PRESSURE CHECK USING THE APPLIED LOADS TO DETERMINE THE LIMITS OF EXCAVATION BEYOND THE SPRING LINE OF THE OUTER MOST PIPES.

IN MOST CASES THE REQUIREMENTS FOR A SAFE WORK ENVIRONMENT AND PROPER BACKFILL PLACEMENT AND COMPACTION TAKE CARE OF THIS CONCERN.

BACKFILL PLACEMENT

MATERIAL SHALL BE WORKED INTO THE PIPE HAUNCHES BY MEANS OF SHOVEL-SLICING, RODDING, AIR TAMPER, VIBRATORY ROD, OR OTHER EFFECTIVE METHODS.

MAXIMUM UNBALANCE LIMITED TO 2 LIFTS (APPROX. 16")
PIPE A
PIPE B
PIPE C
PIPE D
EMBANKMENT
8" LOOSE LIFTS
BEDDING

IF AASHTO T99 PROCEDURES ARE DETERMINED INFEASIBLE BY THE GEOTECHNICAL ENGINEER OF RECORD, COMPACTION IS CONSIDERED ADEQUATE WHEN NO FURTHER YIELDING OF THE MATERIAL IS OBSERVED UNDER THE COMPACTOR, OR UNDER FOOT, AND THE GEOTECHNICAL ENGINEER OF RECORD (OR REPRESENTATIVE THEREOF) IS SATISFIED WITH THE LEVEL OF COMPACTION.

FOR LARGE SYSTEMS, CONVEYOR SYSTEMS, BACKHOES WITH LONG REACHES OR DRAGLINES WITH STONE BUCKETS MAY BE USED TO PLACE BACKFILL. ONCE MINIMUM COVER FOR CONSTRUCTION LOADING ACROSS THE ENTIRE WIDTH OF THE SYSTEM IS REACHED, ADVANCE THE EQUIPMENT TO THE END OF THE RECENTLY PLACED FILL, AND BEGIN THE SEQUENCE AGAIN UNTIL THE SYSTEM IS COMPLETELY BACKFILLED. THIS TYPE OF CONSTRUCTION SEQUENCE PROVIDES ROOM FOR STOCKPILED BACKFILL DIRECTLY BEHIND THE BACKHOE. AS WELL AS THE MOVEMENT OF CONSTRUCTION TRAFFIC, MATERIAL STOCKPILES ON TOP OF THE BACKFILLED DETENTION SYSTEM SHOULD BE LIMITED TO 8- TO 10-FEET HIGH AND MUST PROVIDE BALANCED LOADING ACROSS ALL BARRELS. TO DETERMINE THE PROPER COVER OVER THE PIPES TO ALLOW THE MOVEMENT OF CONSTRUCTION EQUIPMENT SEE TABLE 1, OR CONTACT YOUR LOCAL CONTECH SALES ENGINEER.

WHEN FLOWABLE FILL IS USED, YOU MUST PREVENT PIPE FLOATATION. TYPICALLY, SMALL LIFTS ARE PLACED BETWEEN THE PIPES AND THEN ALLOWED TO SET-UP PRIOR TO THE PLACEMENT OF THE NEXT LIFT. THE ALLOWABLE THICKNESS OF THE CLSM LIFT IS A FUNCTION OF A PROPER BALANCE BETWEEN THE UPLIFT FORCE OF THE CLSM, THE OPPOSING WEIGHT OF THE PIPE, AND THE EFFECT OF OTHER RESTRAINING MEASURES. THE PIPE CAN CARRY LIMITED FLUID PRESSURE WITHOUT PIPE DISTORTION OR DISPLACEMENT, WHICH ALSO AFFECTS THE CLSM LIFT THICKNESS. YOUR LOCAL CONTECH SALES ENGINEER CAN HELP DETERMINE THE PROPER LIFT THICKNESS.

CONSTRUCTION LOADING

TYPICALLY, THE MINIMUM COVER SPECIFIED FOR A PROJECT ASSUMES H-20 LIVE LOAD. BECAUSE CONSTRUCTION LOADS OFTEN EXCEED DESIGN LIVE LOADS, INCREASED TEMPORARY MINIMUM COVER REQUIREMENTS ARE NECESSARY. SINCE CONSTRUCTION EQUIPMENT VARIES FROM JOB TO JOB, IT IS BEST TO ADDRESS EQUIPMENT SPECIFIC MINIMUM COVER REQUIREMENTS WITH YOUR LOCAL CONTECH SALES ENGINEER DURING YOUR PRE-CONSTRUCTION MEETING.

ADDITIONAL CONSIDERATIONS

BECAUSE MOST SYSTEMS ARE CONSTRUCTED BELOW-GRADE, RAINFALL CAN RAPIDLY FILL THE EXCAVATION; POTENTIALLY CAUSING FLOATATION AND MOVEMENT OF THE PREVIOUSLY PLACED PIPES. TO HELP MITIGATE POTENTIAL PROBLEMS, IT IS BEST TO START THE INSTALLATION AT THE DOWNSTREAM END WITH THE OUTLET ALREADY CONSTRUCTED TO ALLOW A ROUTE FOR THE WATER TO ESCAPE. TEMPORARY DIVERSION MEASURES MAY BE REQUIRED FOR HIGH FLOWS DUE TO THE RESTRICTED NATURE OF THE OUTLET PIPE.

CMP DETENTION SYSTEM INSPECTION AND MAINTENANCE

UNDERGROUND STORMWATER DETENTION AND INFILTRATION SYSTEMS MUST BE INSPECTED AND MAINTAINED AT REGULAR INTERVALS FOR PURPOSES OF PERFORMANCE AND LONGEVITY.

INSPECTION

INSPECTION IS THE KEY TO EFFECTIVE MAINTENANCE OF CMP DETENTION SYSTEMS AND IS EASILY PERFORMED. CONTECH RECOMMENDS ONGOING, ANNUAL INSPECTIONS. SITES WITH HIGH TRASH LOAD OR SMALL OUTLET CONTROL ORIFICES MAY NEED MORE FREQUENT INSPECTIONS. THE RATE AT WHICH THE SYSTEM COLLECTS POLLUTANTS WILL DEPEND MORE ON SITE SPECIFIC ACTIVITIES RATHER THAN THE SIZE OR CONFIGURATION OF THE SYSTEM.

INSPECTIONS SHOULD BE PERFORMED MORE OFTEN IN EQUIPMENT WASHDOWN AREAS, IN CLIMATES WHERE SANDING AND/OR SALTING OPERATIONS TAKE PLACE, AND IN OTHER VARIOUS INSTANCES IN WHICH ONE WOULD EXPECT HIGHER ACCUMULATIONS OF SEDIMENT OR ABRASIVE/CORROSIVE CONDITIONS. A RECORD OF EACH INSPECTION IS TO BE MAINTAINED FOR THE LIFE OF THE SYSTEM

MAINTENANCE

CMP DETENTION SYSTEMS SHOULD BE CLEANED WHEN AN INSPECTION REVEALS ACCUMULATED SEDIMENT OR TRASH IS CLOGGING THE DISCHARGE ORIFICE.

ACCUMULATED SEDIMENT AND TRASH CAN TYPICALLY BE EVACUATED THROUGH THE MANHOLE OVER THE OUTLET ORIFICE. IF MAINTENANCE IS NOT PERFORMED AS RECOMMENDED, SEDIMENT AND TRASH MAY ACCUMULATE IN FRONT OF THE OUTLET ORIFICE. MANHOLE COVERS SHOULD BE SECURELY SEATED FOLLOWING CLEANING ACTIVITIES. CONTECH SUGGESTS THAT ALL SYSTEMS BE DESIGNED WITH AN ACCESS/INSPECTION MANHOLE SITUATED AT OR NEAR THE INLET AND THE OUTLET ORIFICE. SHOULD IT BE NECESSARY TO GET INSIDE THE SYSTEM TO PERFORM MAINTENANCE ACTIVITIES, ALL APPROPRIATE PRECAUTIONS REGARDING CONFINED SPACE ENTRY AND OSHA REGULATIONS SHOULD BE FOLLOWED.

ANNUAL INSPECTIONS ARE BEST PRACTICE FOR ALL UNDERGROUND SYSTEMS. DURING THIS INSPECTION, IF EVIDENCE OF SALTING/DE-ICING AGENTS IS OBSERVED WITHIN THE SYSTEM, IT IS BEST PRACTICE FOR THE SYSTEM TO BE RINSED, INCLUDING ABOVE THE SPRING LINE SOON AFTER THE SPRING THAW AS PART OF THE MAINTENANCE PROGRAM FOR THE SYSTEM.

MAINTAINING AN UNDERGROUND DETENTION OR INFILTRATION SYSTEM IS EASIEST WHEN THERE IS NO FLOW ENTERING THE SYSTEM. FOR THIS REASON, IT IS A GOOD IDEA TO SCHEDULE THE CLEANOUT DURING DRY WEATHER.

THE FOREGOING INSPECTION AND MAINTENANCE EFFORTS HELP ENSURE UNDERGROUND PIPE SYSTEMS USED FOR STORMWATER STORAGE CONTINUE TO FUNCTION AS INTENDED BY IDENTIFYING RECOMMENDED REGULAR INSPECTION AND MAINTENANCE PRACTICES. INSPECTION AND MAINTENANCE RELATED TO THE STRUCTURAL INTEGRITY OF THE PIPE OR THE SOUNDNESS OF PIPE JOINT CONNECTIONS IS BEYOND THE SCOPE OF THIS GUIDE.

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HUNTERSVILLE,



SITE DATA	
LOCATION/ PARCEL ID'S: 01902138, 01902126, 01902133, 01902128, 01902129, 01902135, 01902134, 01902125, 01902124	01903302, 01903310, 01903306, 01903315, 01902136, 01902137,
CURRENT ZONING: NR	PROPOSED ZONING: NR (CD)
CURRENT USE: SINGLE FAMILY RESIDENTIAL/VACANT	PROPOSED USE: RESIDENTIAL
CONTACT: JAY HENSON 704-577-4561	
BUILDING TYPE: SINGLE FAMILY ATTACHED, APARTMENT	

NOTES:

1. APPROVAL FOR BACKFLOW PREVENTION REQUIREMENTS IS NOT PART OF THIS REVIEW. BACKFLOW PREVENTION REVIEW ENTAILS PLAN SUBMITTAL VIA MECKLENBURG COUNTY'S CODE ENFORCEMENT PERMITTING PROCESS AT THE TIME OF APPLICATION FOR BUILDING PERMITS. BACKFLOW PROGRAM REQUIREMENTS ARE AVAILABLE AT HTTP://CHARLOTTENC.GOV/WATER/PAGES/BACKFLOWCONSTRUCTIONGUIDELINES.ASPX PLEASE CONTACT MARK KROUSE AT 704-432-5800 FOR MORE INFORMATION.
2. CUSTOMER IS RESPONSIBLE FOR STAKING SITE AS NECESSARY TO DETERMINE SERVICE LOCATIONS AND ELEVATIONS PRIOR TO CHARLOTTE WATER CONTRACTOR MOBILIZING TO INSTALL SERVICES.
3. CUSTOMER IS RESPONSIBLE FOR RELOCATING ANY APPLICABLE CONFLICTING UTILITIES NECESSARY TO COMPLETE SERVICE INSTALLATIONS

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SECOND STREET VILLAGE

4.799 AC

308 N CHURCH STREET
HUNTERSVILLE, NC

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

REVISIONS

INITIAL SUB. DATE: 06/01/2025

ISSUANCE DATE: 09/12/2025

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 700 JAY A. HENSON
09/12/2025

HFI PROJECT #: 25-00008

PRELIMINARY UTILITY PLAN

RZ07

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

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SECOND STREET VILLAGE

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REVISIONS

INITIAL SUB. DATE: 06/01/2025

ISSUANCE DATE: 09/12/2025

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2700 GARY A. HENSON
9/12/2025

HFI PROJECT #: 25-00008

LANDSCAPE PLAN

RZ08

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Town of Huntersville NORTH CAROLINA

Plan Sheet Is Part Of The Overall Approval As Of The Following Date 05/02/2022

1930 Abbott Street
Suite 400
Charlotte, North Carolina
28203
Office 704-714-3080
Fax 704-714-3071

MODEL
GILEAD

VERSION
JAN. 20, 2022

DRAWN BY
AJL

COTTAGE GREEN

SHEET NO.
2.0

THESE PLANS ARE THE SOLE PROPERTY OF MEETING STREET COMPANIES AND ARE PROTECTED UNDER THE FEDERAL COPYRIGHT LAWS.



BLDG. 1

BLDG. 2

BLDG. 3

Town of Huntersville NORTH CAROLINA

Plan Sheet Is Part Of The Overall Approval As Of The Following Date 05/02/2022

MODEL
GILEAD

VERSION
JAN. 13, 2022

DRAWN BY
AJL

SHEET NO.
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SECOND STREET VILLAGE

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REVISIONS

INITIAL SUB. DATE: 06/01/2025

ISSUANCE DATE: 09/12/2025

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT SEAL 1727 JAY A. HENSON

HFI PROJECT #: 25-00008

ARCHITECTURE ELEVATIONS

A01

NC ENGINEERING BOARD LICENSE #: P-2743
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ELEVATION KEYNOTE LEGEND:

1	BRICK VENEER
2	8" FIBER CEMENT SIDING
3	DECO WOOD BRACKET
4	WOOD AWNING W/ STANDING SEAM METAL ROOF
5	ASPHALT SHINGLE ROOF
6	WOOD OR METAL LOUVRES
7	42" METAL GUARDRAIL
8	METAL PREFAB AWNING



4 BUILDING TYPE I - FRONT ELEV.
3/32"=1'-0"



3 BUILDING TYPE I - SIDE ELEV.
3/32"=1'-0"



2 BUILDING TYPE I - SIDE ELEV.
3/32"=1'-0"



1 BUILDING TYPE I - REAR ELEV.
3/32"=1'-0"

09.10.2025

TREENAIL PROTOTYPE - PRELIMINARY ELEVATIONS

TREENAIL DEVELOPMENT

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MEEKS PARTNERS
16000 Memorial Drive
Suite 100
Houston, Texas 77079
281.558.8787

A-11

JOB NO. 24114

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INITIAL SUB. DATE: 06/01/2025

ISSUANCE DATE: 09/12/2025

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 100 CORY A. HENSON 09/12/2025

HFI PROJECT #: 25-00008

ARCHITECTURE ELEVATIONS CONT.

A02

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Second Street Village

Neighborhood Meeting

07/31/2025

The meeting was called to order at 6:05 PM by Jay Henson, Project Owner/Developer. Also in attendance were Tess Fallova, with W&A Engineering, and Nathan Farber, Town Planner along with Brian Richards, Town Planning Director. 10 people attended in-person. Mr. Henson gave a presentation of the overall rezoning request, project context and proposed colored site plan. He then opened up the floor to questions. Most of the questions and concerns centered on the traffic impacts construction would have on the local residents. Several homeowners noted there are already traffic problems with the Vermillion Village construction and the shutting down of local streets. There were also some concerns of stormwater runoff to adjacent properties and the removal of larger trees.

<u>Below are a few questions that were asked and they were addressed:</u>

-I see the outfall of the existing bypass pipe and the new outfall for the detention is aiming towards the property to the north. How is this going to be mitigated so flooding and erosion is not an issue for the homeowner?

Response: The existing bypass currently discharges into that ravine, so we are following the existing flow pattern. The proposed stormwater detention is required to discharge at less than or equal to the current flow. We are also required to keep our velocity lower than 5 fps. A drop MH at the outfall will help alleviate the velocity of this flow. A flat riprap apron will also help to dissipate flow.

-What are you going to do about the large specimen trees on site. Are you saving any of them?

Response: We have adjusted some grading to save as many healthy specimen trees as possible. Brian Richards at the Town spoke up that, several of the trees they are referring to are not healthy and will need to be removed regardless due to the improvements the Town is requiring on Church Street and the Town improvements to Walters Street.

-Is Second Street going to be closed down during construction? Currently the construction from Vermillion Village is causing Metrolina Semi Trucks to take these roads.

Response: Even though we are required to do road widening, second street would not be closed for construction. Construction Traffic will most likely be concentrated to Church Street.

-What are you doing about the grade change from the property to the south. How far away are the most southern townhomes from my property line?

Response: We are lower than the property to the South so there is no worry about our site runoff getting to your property. The Townhome units are roughly 28' from the property line.

-Is there anyway to save the 40" Oak along Walters Street.

Response: Unfortunately, this tree is very close to the existing road and the Walters Street improvements by the Town will be removing this tree.

-Property Owner were concerned about tree canopy lost by removing all of these large trees.

Response: The Town has strict tree planting standards so even though we will be removing some larger trees, the overall gain in tree canopy will be greater. It will just take 10-20 years to see real change. Brian Richards chimed in and stated that if you look at the overall tree canopy from Meck County Time machine 30-40 years ago, it has actually increased due to the Town's standards for tree planting. A lot of these specimen trees are not healthy or are close to the end of their life cycles so replanting new healthy trees will in return create a much larger tree canopy.

-Meeting Attendees liked that the proposed open space/pockets parks would be open to the public.

-Meeting Attendees liked that the southern parcel is incorporating attainable housing and would be donated back to a non-profit organization.

The meeting was adjourned at 7:28 pm .

Town Engineering Rezoning Comment Summary
R25-08 Second Street Village Rezoning
204 N Church Street
Huntersville, NC 28070

General Project Information

This proposed rezoning is located on the east side of N Church Street and encompasses a number of parcels in between First & Second Street. This rezoning plans for one (1) apartment building totaling fifteen (15) units, and sixty-one (61) attached townhome units. Driveway connections are proposed onto N. Church St., Second St., and the future Walters St. extension.

Engineering Staff Comments

Traffic Impact Analysis (TIA):

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

Site Plan Comments:

1) *Update- This has been addressed as of plan submitted 9/12/25* The applicant has selected permeable pavement as the site's permanent stormwater control measure (SCM). **However, the site does not satisfy the design requirements for permeable pavement outlined in the Charlotte-Mecklenburg SCM Design Manual.** For permeable pavement to be an acceptable method of stormwater control, the site must comply with a ratio of built-upon area (BUA) to permeable pavement area of **1:1**. The current site plan proposes a BUA to permeable pavement ratio of **1.87:1**.
2) * Update- This has been addressed as of plan submitted on 9/12/25* Upon revision of the SCM, updated routing calculations (WQV & 50-year) will need to be provided to demonstrate adequate preliminary sizing.

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: Jay Henson

Project Name: Second Street Village

Project Address: Second Street between Church and Walters, and Church Street North of Second Street

Project Description (including square footage for each proposed land use):
The project consists of 1 apartment building of approximately 20,000 sf which will house 15 2 BR units. In addition 58 Townhomes 2-3 bedrooms each

Applicant

Printed Name Jay Henson/Brian Hines Phone 704-577-4561

☐ Corporation ☐Limited Liability Company ☐ Trust ☐ Partnership ☑ Other: Soon to be LLC

Signature Jay G Henson

Title _____ Email jhenson@waengineering.com

Contact Information

Town of Huntersville Engineering Department
(704) 766 - 2220

For Town Staff Use Only

Project File # _____

Date Submitted 5/6/25

Daily Trips Anticipated 562

Peak Hour Trips Anticipated AM 52 **PM** 58

TIA Required (Yes/No) No

Date of Determination: 5/8/25

Comments: Determination based on 15 low rise apartment units and 58 single-family attached housing units.

AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY

THIS AGREEMENT, including any and all addenda attached hereto ("Agreement"), is by and between Brian Hines and Jay Henson ("Buyer"), and the **Town of Huntersville, North Carolina**, a North Carolina **municipality ("**Seller"). A fifty percent (50%) ownership interest shall be conveyed to each Buyer.

FOR AND IN CONSIDERATION OF THE MUTUAL PROMISES SET FORTH HEREIN AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, THE PARTIES HERETO AGREE AS FOLLOWS:

Section 1. Terms and Definitions: The terms listed below shall have the respective meaning given them as set forth adjacent to each term.

(a) "**Property": Approximately 1.68 acres**, consisting of all of the following tax parcels: PIDs **01903310, 01903306, and 01903315**; as generally shown on **Exhibit A**, attached hereto and incorporated herewith by reference, together with all buildings and improvements thereon and all fixtures and appurtenances thereto.

$340,000.00 (b) **"Purchase Price"** shall mean the sum of **Three Hundred Forty Thousand** Dollars,

payable on the following terms:

$17,000.00 (i) **"Earnest Money"** shall mean **Seventeen Thousand** Dollars

Upon this Agreement becoming a contract in accordance with Section 14, the Earnest Money shall be promptly deposited in escrow with **The Huntersville Town Clerk** (Janet Pierson- "Escrow Agent"), to be applied as part payment of the Purchase Price of the Property at Closing, or disbursed as agreed upon under the provisions of Section 10 herein.

❑ **ANY EARNEST MONEY DEPOSITED BY BUYER IN A TRUST ACCOUNT MAY BE PLACED IN AN INTEREST BEARING TRUST ACCOUNT, AND:** ***(check only ONE box)***

❑ **ANY INTEREST EARNED THEREON SHALL BE APPLIED AS PART PAYMENT OF THE PURCHASE PRICE OF THE PROPERTY AT CLOSING, OR DISBURSED AS AGREED UPON UNDER THE PROVISIONS OF SECTION 10 HEREIN. (Buyer's Taxpayer Identification Number is:)**

❑ **ANY INTEREST EARNED THEREON SHALL BELONG TO THE ACCOUNT HOLDER IN CONSIDERATION OF THE EXPENSES INCURRED BY MAINTAINING SUCH ACCOUNT AND RECORDS ASSOCIATED THEREWITH.**

$ N/A (ii) **Proceeds of a new loan** in the amount of _____ _____Dollars for a term of _____years, with an amortization period not to exceed_____years, at an interest rate not to exceed _____% per annum with mortgage loan discount points not to exceed_____% of the loan amount, or such other terms as may be set forth on **Exhibit B**. Buyer shall pay all costs associated with any such loan.

$N/A (iii) **Delivery of a promissory note** secured by a deed of trust, said promissory note in the amount of _____Dollars being payable over a term of_____years, with an amortization period of_years, payable in monthly installments of principal, together with accrued interest on the outstanding principal balance at the rate of _____percent (_____%) per annum in the amount of $_____ _____, with the first principal payment beginning on the first day of the month next succeeding the date of Closing, or such other terms as may be set forth on **Exhibit B**. At any time, the promissory note may be prepaid in whole or in part without penalty and without further interest on the amounts prepaid from the date of such prepayment. **(NOTE: In the event of Buyer's subsequent default upon a promissory note**

and deed of trust given hereunder, Seller's remedies may be limited to foreclosure of the Property. If the deed of trust given hereunder is subordinated to senior financing, the material terms of such financing must be set forth on Exhibit B. If such senior financing is subsequently foreclosed, the Seller may have no remedy to recover under the note.)

$N/A (iv) **Assumption** of that unpaid obligation of Seller secured by a deed of trust on the Property, such obligation having an outstanding principal balance of $_____ and evidenced by a note bearing interest at the rate of_____percent (_____%) per annum, and a current payment amount of $_____.

$323,000.00 (v) **Cash, balance of Purchase Price**, at Closing in the amount of **Three Hundred Twenty-three Thousand** Dollars.

(c) **"Closing"** shall mean the date of completion of the process detailed in Section 11 of this Agreement. Closing shall occur on or before **30 days after the end of Examination Period as defined herein.**

(d) **"Contract Date"** means the date this Agreement has been fully executed by both Buyer and Seller and after approval by the Huntersville Board of Commissioners.

(e) **"Examination Period"** shall mean the period beginning on the first day after the Contract Date and extending through 5:00pm (based upon time at the locale of the Property) on the date that is **90 days after the Contract Date.** ***TIME IS OF THE ESSENCE AS TO THE EXAMINATION PERIOD.***

(g) **"Broker(s)"** shall mean:

None (N/A) ("Listing Agency"),

_____("Listing Agent" – License #_____)

Acting as: ❑ Seller's Agent; ❑ Dual Agent

And ("Selling Agency"),

N/A ("Selling Agent"- License #_____)

Acting as: [] Buyer's Agent; ❑ Seller's (Sub)Agent; ❑ Dual Agent

(h) **"Seller's Notice Address"** shall be as follows:

Anthony Roberts, Town Manager Town of Huntersville
P.O. Box 664
Huntersville, NC 28078

e-mail address:_____fax number:_____

except as same may be changed pursuant to Section 12.

(i) **"Buyer's Notice Address"** shall be as follows:
Brian Hines
121 Gilead Road
Huntersville, NC 28078

e-mail address: Brian@HinesRE.com fax number:_____

except as same may be changed pursuant to Section 12.

[X] (j) If this block is marked, additional terms of this Agreement are set forth on **Exhibit B** attached hereto and incorporated herein by reference. **(Note: Under North Carolina law, real estate agents are not permitted to** draft conditions or contingencies to this Agreement.)

❑ (k) If this block is marked, additional terms of this Agreement are set forth on the Additional Provisions Addendum (Form 581-T) attached hereto and incorporated herein by reference.

Section 2. Sale of Property and Payment of Purchase Price: Seller agrees to sell and Buyer agrees to buy the Property for the Purchase Price.

Section 3. Proration of Expenses and Payment of Costs: Seller and Buyer agree that all property taxes (on a calendar year basis), leases, rents, mortgage payments and utilities or any other assumed liabilities as detailed on attached **Exhibit B**, if any, shall be prorated as of the date of Closing. Seller shall pay for preparation of a deed and all other documents necessary to perform Seller's obligations under this Agreement, excise tax (revenue stamps), any deferred or rollback taxes, and other conveyance fees or taxes required by law, and the following: [none].

Buyer shall pay recording costs, costs of any title search, title insurance, survey, the cost of any inspections or investigations undertaken by Buyer under this Agreement and the following: [none].

Each party shall pay its own attorney's fees.

Section 4. Deliveries: Seller agrees to use best efforts to deliver to Buyer as soon as reasonably possible after the Contract Date copies of all material information relevant to the Property in the possession of Seller, including but not limited to: title insurance policies (and copies of any documents referenced therein), surveys, soil test reports, environmental surveys or reports, site plans, civil drawings, building plans, maintenance records and copies of all presently effective warranties or service contracts related to the Property. Seller authorizes (1) any attorney presently or previously representing Seller to release and disclose any title insurance policy in such attorney's file to Buyer and both Buyer's and Seller's agents and attorneys; and (2) the Property's title insurer or its agent to release and disclose all materials in the Property's title insurer's (or title insurer's agent's) file to Buyer and both Buyer's and Seller's agents and attorneys. If Buyer does not consummate the Closing for any reason other than Seller default, then Buyer shall return to Seller all materials delivered by Seller to Buyer pursuant to this Section 4 (or Section 7, if applicable), if any, and shall, upon Seller's request, provide to Seller copies of (subject to the ownership and copyright interests of the preparer thereof) any and all studies, reports, surveys and other information relating directly to the Property prepared by or at the request of Buyer, its employees and agents, and shall deliver to Seller, upon the release of the Earnest Money, copies of all of the foregoing without any warranty or representation by Buyer as to the contents, accuracy or correctness thereof.

Section 5. Evidence of Title: Seller agrees to convey fee simple insurable title to the Property without exception for mechanics' liens, free and clear of all liens, encumbrances and defects of title other than: (a) zoning ordinances affecting the Property, (b) Leases (as defined in Section 7, if applicable) and (c) specific instruments on the public record at the Contract Date agreed to by Buyer (not objected to by Buyer prior to the end of the Examination Period), which specific instruments shall be enumerated in the deed referenced in Section 11 (items 5(a), 5(b) and 5(c) being collectively "Permitted Exceptions"); provided that Seller shall be required to satisfy, at or prior to Closing, any encumbrances that may be satisfied by the payment of a fixed sum of money, such as deeds of trust, mortgages or statutory liens. Seller shall not enter into or record any instrument that affects the Property (or any personal property listed on **Exhibit A**) after the Contract Date without the prior written consent of Buyer, which consent shall not be unreasonably withheld, conditioned or delayed.

Section 6. Conditions: This Agreement and the rights and obligations of the parties under this Agreement are hereby made expressly conditioned upon fulfillment (or waiver by Buyer, whether explicit or implied) of the following conditions:

(a) **New Loan:** [intentionally deleted]

(b) **Qualification for Assumption**: [intentionally deleted]

(c) **Title Examination:** After the Contract Date, Buyer shall, at Buyer's expense, cause a title examination to be made of the Property before the end of the Examination Period. In the event that such title examination shall show that Seller's title is not fee simple insurable, subject only to Permitted Exceptions, then Buyer shall promptly notify Seller in writing of all such title defects and exceptions, in no case later than the end of the Examination Period, and Seller shall have thirty (30) days to cure said noticed defects. If Seller does not cure the defects or objections within thirty (30) days of notice thereof, then Buyer may terminate this Agreement and receive a return of Earnest Money (notwithstanding that the Examination Period may have expired). If Buyer is to purchase title insurance, the insuring company must be licensed to do business in the state in which the Property is located. Title to the Property must be insurable at regular rates, subject only to standard exceptions and Permitted Exceptions.

(d) **Same Condition**: If the Property is not in substantially the same condition at Closing as of the date of the offer, reasonable wear and tear excepted, then the Buyer may (i) terminate this Agreement and receive a return of the Earnest Money or (ii) proceed to Closing whereupon Buyer shall be entitled to receive, in addition to the Property, any of the Seller's insurance proceeds payable on account of the damage or destruction applicable to the Property.

(e) Inspections: Buyer, its agents or representatives, at Buyer's expense and at reasonable times during normal business hours, shall have the right to enter upon the Property for the purpose of inspecting, examining, conducting timber cruises, and surveying the Property; provided, however, that Buyer shall not conduct any invasive testing of any nature without the prior express written approval

of Seller as to each specific invasive test intended to be conducted by Buyer. Buyer shall conduct all such on-site inspections, examinations, testing, timber cruises and surveying of the Property in a good and workmanlike manner, at Buyer's expense, shall repair any damage to the Property caused by Buyer's entry and on-site inspections and shall conduct same in a manner that does not unreasonably interfere with Seller's or any tenant's use and enjoyment of the Property. In that respect, Buyer shall make reasonable efforts to undertake on-site inspections outside of the hours Seller's or any tenant's business is open to the public. Buyer shall provide Seller or any tenant (as applicable) reasonable advance notice of and Buyer shall cause its agents or representatives and third party service providers (e.g. inspectors, surveyors, etc.) to give reasonable advance notice of any entry onto the Property. Buyer shall be obligated to observe and comply with any terms of any tenant lease which conditions access to such tenant's space at the Property. Upon Seller's request, Buyer shall provide to Seller evidence of general liability insurance. Buyer shall also have a right to review and inspect all contracts or other agreements affecting or related directly to the Property and shall be entitled to review such books and records of Seller that relate directly to the operation and maintenance of the Property, provided, however, that Buyer shall not disclose any information regarding this Property (or any tenant therein) unless required by law and the same shall be regarded as confidential, to any person, except to its attorneys, accountants, lenders and other professional advisors, in which case Buyer shall obtain their agreement to maintain such confidentiality. Buyer assumes all responsibility for the acts of itself, its agents or representatives in exercising its rights under this Section 6(e) and agrees to indemnify and hold Seller harmless from any damages resulting therefrom. This indemnification obligation of Buyer shall survive the Closing or earlier termination of this Agreement. Except as provided in Section 6(c) above, Buyer shall have from the Contract Date through the end of the Examination Period to perform the above inspections, examinations and testing. **IF BUYER CHOOSES NOT TO PURCHASE THE PROPERTY, FOR ANY REASON OR NO REASON, AND PROVIDES WRITTEN NOTICE TO SELLER THEREOF PRIOR TO THE EXPIRATION OF THE EXAMINATION PERIOD, THEN THIS AGREEMENT SHALL TERMINATE, AND BUYER SHALL RECEIVE A RETURN OF THE EARNEST MONEY.**

Section 7. Leases (Check one of the following, as applicable):

[X] If this box is checked, Seller affirmatively represents and warrants that there are no Leases (as hereinafter defined) affecting the Property.

❑ If this box is checked, Seller discloses that there are one or more leases affecting the Property ("Leases") and the following provisions are hereby made a part of this Agreement.

(a) A list of all Leases shall be set forth on **Exhibit C**. Seller represents and warrants that as of the Contract Date, there are no other Leases, oral or written, recorded or not, nor any subleases affecting the Property, except as set forth on **Exhibit C;**

(b) Seller shall deliver copies of any Leases to Buyer pursuant to Section 4 as if the Leases were listed therein;

(c) Seller represents and warrants that as of the Contract Date there are no current defaults (or any existing situation which, with the passage of time, or the giving of notice, or both, or at the election of either landlord or tenant could constitute a default) either by Seller, as landlord, or by any tenant under any Lease ("Lease Default"). In the event there is any Lease Default as of the Contract Date, Seller agrees to provide Buyer with a detailed description of the situation in accordance with Section 4. Seller agrees not to commit a Lease Default as Landlord after the Contract Date, and agrees further to notify Buyer immediately in the event a Lease Default arises or is claimed, asserted or threatened to be asserted by either Seller or a tenant under the Lease.

(d) In addition to the conditions provided in Section 6 of this Agreement, this Agreement and the rights and obligations of the parties under this Agreement are hereby made expressly conditioned upon the assignment of Seller's interest in any Lease to Buyer in form and content acceptable to Buyer (with tenant's written consent and acknowledgement, if required under the Lease). Seller agrees to deliver an assignment of any Lease at or before Closing, with any security deposits held by Seller under any Leases to be transferred or credited to Buyer at or before Closing. The assignment shall provide: (i) that Seller shall defend, indemnify and hold Buyer harmless from claims, losses, damages and liabilities (including, without limitation, court costs and attorneys' fees) asserted against or incurred by Buyer which are caused by or the result of any default by Seller under any Lease prior to the date of Closing, and (ii) that Buyer shall defend, indemnify and hold Seller harmless from claims, losses, damages and liabilities (including, without limitation, court costs and attorneys' fees) asserted against or incurred by Seller which are caused by or the result of any default by Buyer under any Lease after the date of Closing.

(e) Seller also agrees to execute and deliver (and work diligently to obtain any tenant signatures necessary for same) any estoppel certificates and subordination, nondisturbance and attornment agreements in such form as Buyer may reasonably request.

Section 8. Environmental: Seller represents and warrants that it has no actual knowledge of the presence or disposal, except as in accordance with applicable law, within the buildings or on the Property of hazardous or toxic waste or substances, which are defined as those substances, materials, and wastes, including, but not limited to, those substances, materials and wastes listed in the United States Department of Transportation Hazardous Materials Table (49 CFR Part 172.101) or by the Environmental Protection Agency as hazardous substances (40 CFR Part 302.4) and amendments thereto, or such substances, materials and wastes, which are or become regulated under any applicable local, state or federal law, including, without limitation, any material, waste or substance which is (i) petroleum, (ii) asbestos, (iii) polychlorinated biphenyls, (iv) designated as a Hazardous Substance pursuant to Section 311 of the Clean Water Act of 1977 (33 U.S.C. §l32l) or listed pursuant to Section 307 of the Clean Water Act of 1977 (33 U.S.C. §l317), (v) defined as a hazardous waste pursuant to Section 1004 of the Resource Conservation and Recovery Act of 1976 (42 U.S.C. §6903) or (vi) defined as a hazardous substance pursuant to Section 101 of the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (42 U.S.C. §9601). Seller has no actual knowledge of any contamination of the Property from such substances as may have been disposed of or stored on neighboring tracts.

Section 9. Risk of Loss/Damage/Repair: Until Closing, the risk of loss or damage to the Property, except as otherwise provided herein, shall be borne by Seller. Except as to maintaining the Property in its same condition, Seller shall have no responsibility for the repair of the Property, including any improvements, unless the parties hereto agree in writing.

Section 10. Earnest Money Disbursement: In the event that any condition hereto is not satisfied, then the Earnest Money shall be refunded to Buyer. In the event that Seller accepts a third-party offer to purchase the Property, resulting from the "Negotiated Offer, Advertisement and Upset Bid" Process contemplated by N.C.G.S. 160A-269, then the Earnest Money shall be immediately refunded to Buyer. In the event of breach of this Agreement by Seller, the Earnest Money shall be refunded to Buyer upon Buyer's request, but such return shall not affect any other remedies available to Buyer for such breach. In the event of breach of this Agreement by Buyer, the Earnest Money Deposit shall be paid to Seller as liquidated damages and as Seller's sole and exclusive remedy for such breach, but without limiting Seller's rights under Section 6(e) or Section 22 of this Agreement. It is acknowledged by the parties that payment of the Earnest Money to Seller in the event of a breach of this Agreement by Buyer is compensatory and not punitive, such amount being a reasonable estimation of the actual loss that Seller would incur as a result of such breach. The payment of the Earnest Money to Seller shall not constitute a penalty or forfeiture but actual compensation for Seller's anticipated loss, both parties acknowledging the difficulty determining Seller's actual damages for such breach.

NOTE: In the event of a dispute between Seller and Buyer over the disposition of the Earnest Money held in escrow, a licensed real estate broker is required by state law (and Escrow Agent, if not a broker, hereby agrees) to retain the Earnest Money in the Escrow Agent's trust or escrow account until Escrow Agent has obtained a written release from the parties consenting to its disposition or until disbursement is ordered by a court of competent jurisdiction. Alternatively, if a broker or an attorney licensed to practice law in North Carolina is holding the Earnest Money, the broker or attorney may deposit the disputed monies with the appropriate clerk of court in accordance with the provisions of N.C.G.S. §93A- 12.

Seller and Buyer hereby agree and acknowledge that the Escrow Agent assumes no liability in connection with the holding of the Earnest Money pursuant hereto except for negligence or willful misconduct of Escrow Agent. Escrow Agent shall not be responsible for the validity, correctness or genuineness of any document or notice referred to under this Agreement. Seller and Buyer hereby agree to indemnify, protect, save and hold harmless Escrow Agent and its successors, assigns and agents pursuant to this Agreement, from any and all liabilities, obligations, losses, damages, claims, actions, suits, costs or expenses (including attorney fees) of whatsoever kind or nature imposed on, incurred by or asserted against Escrow Agent which in any way relate to or arise out of the execution and delivery of this Agreement and any action taken hereunder; provided, however, that Seller and Buyer shall have no such obligation to indemnify, save and hold harmless Escrow Agent for any liability incurred by, imposed upon or established against it as a result of Escrow Agent's negligence or willful misconduct.

Section 11. Closing: At or before Closing, Seller shall deliver to Buyer a special warranty deed unless and other documents customarily executed or delivered by a seller in similar transactions, including without limitation, a bill of sale for any personal property listed on Exhibit A, an owner's affidavit, lien waiver forms (and such other lien related documentation as shall permit the Property to be conveyed free and clear of any claim for mechanics' liens) and a non-foreign status affidavit (pursuant to the Foreign Investment in Real Property Tax Act), and Buyer shall cause to be delivered the funds necessary to pay to Seller the Purchase Price. The Closing shall be conducted by Buyer's attorney or handled in such other manner as the parties hereto may mutually agree in writing. Possession shall be delivered at Closing, unless otherwise agreed herein. The Purchase Price and other funds to be disbursed pursuant to this Agreement shall not be disbursed until the Buyer's attorney's (or other designated settlement agent's) receipt of authorization to disburse all necessary funds.

Section 12. Notices: Unless otherwise provided herein, all notices and other communications which may be or are required to be given or made by any party to the other in connection herewith shall be in writing (which shall include electronic mail) and shall be deemed to have been properly given and received (i) on the date delivered in person or (ii) the date deposited in the United States mail, registered or certified, return receipt requested, to the addresses set out in Section 1(g) as to Seller and in Section 1(h) as to Buyer, or at such other addresses as specified by written notice delivered in accordance herewith, (iii) upon the sender's receipt of evidence of complete and successful transmission of electronic mail or facsimile to the electronic mail address or facsimile number, if any, provided in Section 1(g) as to Seller and in Section 1(h) as to Buyer or (iv) on the date deposited with a recognized overnight delivery service, addressed to

the addresses set out in Section 1(g) as to Seller and in Section 1(h) as to Buyer, or at such other addresses as specified by written notice delivered in accordance herewith. If a notice is sent by more than one method, it will be deemed received upon the earlier of the dates of receipt pursuant to this Section.

Section 13. Counterparts; Entire Agreement: This Agreement may be executed in one or more counterparts, which taken together, shall constitute one and the same original document. Copies of original signature pages of this Agreement may be exchanged via facsimile or e-mail, and any such copies shall constitute originals. This Agreement constitutes the sole and entire agreement among the parties hereto and no modification of this Agreement shall be binding unless in writing and signed by all parties hereto. The invalidity of one or more provisions of this Agreement shall not affect the validity of any other provisions hereof and this Agreement shall be construed and enforced as if such invalid provisions were not included.

Section 14. Enforceability: This Agreement shall become a contract when signed by both Buyer and Seller and such signing is communicated to both parties; it being expressly agreed that the notice described in Section 12 is not required for effective communication for the purposes of this Section 14. The parties acknowledge and agree that: (i) the initials lines at the bottom of each page of this Agreement are merely evidence of their having reviewed the terms of each page, and (ii) the complete execution of such initials lines shall not be a condition of the effectiveness of this Agreement. This Agreement shall be binding upon and inure to the benefit of the parties, their heirs, successors and assigns and their personal representatives.

Section 15. Adverse Information and Compliance with Laws

(a)**Seller Knowledge/Assessments:** Seller has no actual knowledge of (i) condemnation(s) affecting or contemplated with respect to the Property; (ii) actions, suits or proceedings pending or threatened against the Property; (iii) changes contemplated in any applicable laws, ordinances or restrictions affecting the Property; or (iv) governmental special assessments, either pending or confirmed, for sidewalk, paving, water, sewer, or other improvements on or adjoining the Property, and no pending or confirmed owners' association special assessments, except as follows (Insert "None" or the identification of any matters relating to (i) through (iv)above, if any): NONE

_____.

Note: For purposes of this Agreement: (i) a "special assessment" is defined as a charge against the Property by a governmental authority in addition to ad valorem taxes and recurring governmental service fees levied with such taxes, or by an owners' association in addition to any regular assessment (dues), either of which may be a lien against the Property; a special assessment may be either pending or confirmed; (ii) .a "confirmed" special assessment is defined as an assessment that has been approved by a governmental agency or an owners' association for the purpose(s) stated, whether, at the time of Closing, it is payable in a lump sum or future installments; (iii) a "pending" special assessment is defined as an assessment that is under formal consideration by a governmental agency or an owners' association but which has not been approved prior to Closing. Seller shall pay, in full at Closing, all confirmed governmental or association special assessments, provided that the amount thereof can be reasonably determined or estimated. The payment of such determined or estimated amount shall be the final payment between Buyer and Seller as to any confirmed special assessments. If the amount of any special assessment cannot be reasonably determined or estimated, the special assessment shall be deemed a pending special assessment. Buyer shall take title subject to all pending special assessments disclosed by Seller herein, if any.

(b)**Compliance:** To Seller's actual knowledge, (i) Seller has complied with all applicable laws, ordinances, regulations, statutes, rules and restrictions pertaining to or affecting the Property; (ii) performance of the Agreement will not result in the breach of, constitute any default under or result in the imposition of any lien or encumbrance upon the Property under any agreement or other instrument to which Seller is a party or by which Seller or the Property is bound; and (iii) there are no legal actions, suits or other legal or administrative proceedings pending or threatened against the Property, and Seller is not aware of any facts which might result in any such action, suit or other proceeding.

(c)**Owners' Association**: If the Property is subject to regulation by an owners' association, Seller shall deliver the following information to Buyer pursuant to Section 4 as if the same were listed therein (or Seller shall state that Seller does not have same in their possession or that such item is not applicable): (i) the name of the owners' association; (ii) the amount of regular assessments (dues); (iii) the name, address and telephone number of the president of the owners' association or of the association manager or management company; (iv) the owners' association website address; (v) the Seller's statement of account; (vi) the master insurance policy showing the coverage provided and the deductible amount; (vii) copies of any Declaration and/or Restrictive Covenants; (viii) the Rules and Regulations, (ix) the Articles of Incorporation and Bylaws of the owners' association; (x) the current financial statement and budget of the owners' association; (xi) the parking restrictions and information; and (xii) the architectural guidelines. Seller authorizes and directs any owners' association, any management company of the owners' association, any insurance company and any attorney who has previously represented the Seller to release to Buyer, Buyer's agents, representative, closing attorney or lender true and accurate copies of the foregoing items affecting the Property, including any amendments thereto.

Section 16. Survival of Representations and Warranties: All representations, warranties, covenants and agreements made by the parties hereto shall survive the Closing and delivery of the deed. Seller shall, at or within six (6) months after the Closing, and without further consideration, execute, acknowledge and deliver to Buyer such other documents and instruments, and take such other action as Buyer may reasonably request or as may be necessary to more effectively transfer to Buyer the Property.

Section 17. Applicable Law: This Agreement shall be construed under the laws of the state in which the Property is located. This form has only been approved for use in North Carolina.

Section 18. Assignment: This Agreement is freely assignable unless otherwise expressly provided on Exhibit B.

Section 19. Tax-Deferred Exchange: In the event Buyer or Seller desires to effect a tax-deferred exchange in connection with the conveyance of the Property, Buyer and Seller agree to cooperate in effecting such exchange; provided, however, that the exchanging party shall be responsible for all additional costs associated with such exchange, and provided further, that a non-exchanging party shall not assume any additional liability with respect to such tax-deferred exchange. Seller and Buyer shall execute such additional documents, at no cost to the non-exchanging party, as shall be required to give effect to this provision.

Section 20. Memorandum of Contract: Upon request by either party, the parties hereto shall execute a memorandum of contract in recordable form setting forth such provisions hereof (other than the Purchase Price and other sums due) as either party may wish to incorporate. Such memorandum of contract shall contain a statement that it automatically terminates and the Property is released from any effect thereby as of a specific date to be stated in the memorandum (which specific date shall be no later than the date of Closing). The cost of recording such memorandum of contract shall be borne by the party requesting execution of same.

Section 21. Authority: Each signatory to this Agreement represents and warrants that he or she has full authority to sign this Agreement and such instruments as may be necessary to effectuate any transaction contemplated by this Agreement on behalf of the party for whom he or she signs and that his or her signature binds such party.

Section 22. Brokers: Except as expressly provided herein, Buyer and Seller agree to indemnify and hold each other harmless from any and all claims of brokers, consultants or real estate agents by, through or under the indemnifying party for fees or commissions arising out of the sale of the Property to Buyer. Buyer and Seller represent and warrant to each other that: (i) except as to the Brokers designated under Section 1(f) of this Agreement, they have not employed nor engaged any brokers, consultants or real estate agents to be involved in this transaction and (ii) that the compensation of the Brokers is established by and shall be governed by separate agreements entered into as amongst the Brokers, the Buyer and/or the Seller.

Section 23. Attorneys Fees: If legal proceedings are instituted to enforce any provision of this Agreement, the prevailing party in the proceeding shall be entitled to recover from the non-prevailing party reasonable attorneys fees and court costs incurred in connection with the proceeding.

❑ **EIFS/SYNTHETIC STUCCO**: If the adjacent box is checked, Seller discloses that the Property has been clad previously (either in whole or in part) with an "exterior insulating and finishing system" commonly known as "EIFS" or "synthetic stucco". Seller makes no representations or warranties regarding such system and Buyer is advised to make its own independent determinations with respect to conditions related to or occasioned by the existence of such materials at the Property.

Date: _____

Buyer: Brian Hines

By: _____

Buyer: Jay Henson

By: _____

Date: _____

Seller: **Town of Huntersville** [SEAL]

By: _____
Town Manager

WIRE FRAUD WARNING

To Buyers: Before sending any wire, you should call the closing agent's office to verify the instructions. If you receive wiring instructions for a different bank, branch location, account name or account number, they should be presumed fraudulent. Do not send any funds and contact the closing agent's office immediately.

To Sellers: If your proceeds will be wired, it is recommended that you provide wiring instructions at closing in writing in the presence of the closing agent. If you are unable to attend closing, you may be required to send an original notarized directive to the closing agent's office containing the wiring instructions. This directive may be sent with the deed, lien waiver and tax forms if those documents are being prepared for you by the closing agent. At a minimum, you should call the closing agent's office to provide the wire instructions. The wire instructions should be verified over the telephone via a call to you initiated by the closing agent's office to ensure that they are not from a fraudulent source.

Whether you are a buyer or a seller, you should call the closing agent's office at a number that is independently obtained. To ensure that your contact is legitimate, you should not rely on a phone number in an email from the closing agent's office, your real estate agent or anyone else.

The undersigned hereby acknowledges receipt of the Earnest Money set forth herein and agrees to hold said Earnest Money in accordance with the terms hereof.

_____

(Name of Escrow Agent)

Date:_____ By: _____

Escrow Agent's contact/notice information is as follows:

_____

_____

e-mail address: fax number:

except as same may be changed pursuant to Section 12.

Exhibit A

General Description of Property

Tract 1

BEING all of Lot No. 1 of the Lands of Town of Huntersville DB 30620/PG 491 and DB 30620/PG 488 shown on a plat thereof prepared by Dunbar Geomatics, recorded Plat Book 74 at Page 993, Mecklenburg County Registry, which said plat is made a part hereof and is referred to for a description of said lands as further described below.

A PORTION OF THE LANDS OF TOWN OF HUNTERSVILLE, AS DESCRIBED IN DEED BOOK 30620, PAGE 491, AS RECORDED IN THE PUBLIC REGISTRY OF MECKLENBURG COUNTY, NORTH CAROLINA, SAID LANDS LYING IN THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NCGS MONUMENT “LEAD”, HAVING NC GRID COORDINATES OF N 609121.472 US FEET AND E 1446787.579 US FEET, NAD 83 / 2011, AVERAGE COMBINED GRID FACTOR 0.999843940;

THENCE N 74°14'56" E A GROUND DISTANCE OF 4965.19 FEET TO A FOUND # 5 REBAR ON THE SOUTHERLY LINE OF SAID TOWN OF HUNTERSVILLE LANDS, DEED BOOK 30620, PAGE 491, COMMON LINE WITH THE LANDS OF TONY ERIC BRANNON & RHONDA KIM HERRON BRANNON, AS DESCRIBED IN DEED BOOK 4531, PAGE 810 OF SAID PUBLIC REGISTRY, SAID REBAR ALSO BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN BEING DESCRIBED;

THENCE N 84°38'01" W ALONG SAID COMMON LINE A DISTANCE OF 59.06 FEET TO A POINT IN THE CENTERLINE OF THE NORFOLK AND SOUTHERN RAILWAY, A REPUTED 100’ WIDE RIGHT OF WAY, COMMON CORNER WITH SAID BRANNON LANDS;

THENCE ALONG THE CENTERLINE OF SAID RAILROAD WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 3713.94 FEET, AN ARC LENGTH OF111.12 FEET AND BEING SUBTENDED BY A CHORD BEARING N 08°46'24" E 111.12 FEET TO A POINT;

THENCE CONTINUE ALONG SAID CENTERLINE N 09°46'36" E A DISTANCE OF 27.54 FEET TO A POINT IN THE CENTERLINE OF SECOND STREET, AN EXISTING PUBLIC RIGHT OF WAY;

THENCE S 86°08'03" E ALONG THE CENTERLINE OF SAID SECOND STREET, PASSING THROUGH A SET MAG NAIL AT DISTANCE OF 60.00 FEET FOR A TOTAL DISTANCE OF 173.12 FEET TO A SET MAG NAIL;

THENCE LEAVING SAID CENTERLINE S 09°01'29" W ON A NEW LINE A DISTANCE OF 143.20 FEET TO A SET # 5 REBAR ON THE SOUTHERLY LINE OF SAID TOWN OF HUNTERSVILLE LANDS, DEED BOOK 30620, PAGE 491, COMMON LINE WITH THE LANDS OF SAID BRANNON;

THENCE N 84°38'01" W ALONG THE COMMON LINE OF SAID TOWN OF HUNTERSVILLE LANDS, DEED BOOK 30620, PAGE 491 AND SAID BRANNON LANDS, A DISTANCE OF 113.59 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED CONTAINING 24,348 SQUARE FEET OR 0.559 ACRES OF LAND;

ALL AS SHOWN ON A RECOMBINATION PLAT OF THE LANDS OF THE TOWN OF HUNTERSVILLE, DB 30620 /PG 491 AND DB 30620 /PG 488, HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA, PREPARED BY DUNBAR GEOMATICS GROUP, PLLC, DATED 01/02/2025.

Tract 2

BEING all of Lot No. 2 of the Lands of Town of Huntersville DB 30620/PG 491 and DB 30620/PG 488 shown on a plat thereof prepared by Dunbar Geomatics, recorded Plat Book 74 at Page 993, Mecklenburg County Registry, which said plat is made a part hereof and is referred to for a description of said lands as further described below.

A PORTION OF THE LANDS OF TOWN OF HUNTERSVILLE, AS DESCRIBED IN DEED BOOK 30620, PAGE 491, AND DEED BOOK 30620, PAGE 488, ALL AS RECORDED IN THE PUBLIC REGISTRY OF MECKLENBURG COUNTY, NORTH CAROLINA, SAID LANDS LYING IN THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NCGS MONUMENT “LEAD”, HAVING NC GRID COORDINATES OF N 609121.472 US FEET AND E 1446787.579 US FEET, NAD 83 / 2011, AVERAGE COMBINED GRID FACTOR 0.999843940;

THENCE N 74°14'56" E A GROUND DISTANCE OF 4965.19 FEET TO A FOUND # 5 REBAR ON THE SOUTHERLY LINE OF SAID TOWN OF HUNTERSVILLE LANDS, DEED BOOK 30620, PAGE 491, COMMON LINE WITH THE LANDS OF TONY ERIC BRANNON & RHONDA KIM HERRON BRANNON, AS DESCRIBED IN DEED BOOK 4531, PAGE 810 OF SAID PUBLIC REGISTRY;

THENCE S 84°38'01" E ALONG SAID COMMON LINE A DISTANCE OF 113.59 FEET TO SET # 5 REBAR, SAID REBAR BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN BEING DESCRIBED;

THENCE N 09°01'29" E ON A NEW LINE A DISTANCE OF 143.20 FEET TO A SET MAG NAIL IN THE CENTERLINE OF SECOND STREET, AN EXISTING PUBLIC RIGHT OF WAY;

THENCE S 86°08'03" E ALONG THE CENTERLINE OF SAID SECOND STREET, A DISTANCE OF 148.50 FEET TO A POINT;

THENCE LEAVING SAID CENTERLINE S 04°15'37" W A DISTANCE OF 12.89 FEET TO A SET # 5 REBAR ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID SECOND STREET (FORMERLY EAST 6TH STREET), A 28’ WIDE PUBLIC RIGHT OF WAY AS SHOWN ON THE PLAT OF H. J. WALKER PROPERTY AS RECORDED IN MAP BOOK 230, PAGE 19 OF SAID PUBLIC REGISTRY, ALSO BEING THE NORTHWESTERLY CORNER OF LOT 9, BLOCK 3 OF SAID WALKER PLAT;

THENCE S 85°52'32" E ALONG SAID SOUTHERLY RIGHT OF WAY LINE, AND THE NORTHERLY LINE OF SAID LOT 9 A DISTANCE OF 179.74 FEET TO A SET # 5 REBAR AT THE INTERSECTION OF SAID SOUTHERLY RIGHT OF WAY LINE AND THE WESTERLY RIGHT OF WAY LINE OF WALTERS STREET (FORMERLY WALKER STREET), A 36 FOOT WIDE RIGHT OF WAY AS SHOWN ON SAID WALKER PLAT, SAID INTERSECTION BEING THE NORTHEASTERLY CORNER OF SAID LOT 9;

THENCE S 03°23'53" E ALONG SAID WESTERLY RIGHT OF WAY LINE AND THE EASTERLY LINE OF LOTS 7, 8 AND 9, BLOCK 3 OF SAID WALKER PLAT A DISTANCE OF 144.55 FEET TO A SET # 5 REBAR AT THE SOUTHEASTERLY CORNER OF SAID LOT 7, COMMON CORNER WITH THE LANDS OF THE TOWN OF HUNTERSVILLE, AS RECORDED IN DEED BOOK 30620, PAGE 491 OF SAID PUBLIC REGISTRY;

THENCE N 89°31'48" W ALONG THE SOUTHERLY LINE OF SAID LOT 7, COMMON LINE WITH SAID TOWN OF HUNTERSVILLE, A DISTANCE OF 199.44 FEET TO A SET # 5 REBAR AT THE SOUTHWESTERLY CORNER OF SAID LOT 7, COMMON CORNER WITH SAID TOWN OF HUNTERSVILLE AND SAID BRANNON LANDS;

THENCE N 04°15'37" E ALONG THE WESTERLY LINE OF SAID LOT 7, COMMON LINE WITH SAID BRANNON LANDS, A DISTANCE OF 22.09 FEET TO A FOUND # 5 REBAR, COMMON CORNER WITH SAID TOWN OF HUNTERSVILLE LANDS, DEED BOOK 30620, PAGE 491 AND SAID BRANNON LANDS;

THENCE N 84°38'01" W ALONG THE COMMON LINE OF SAID TOWN OF HUNTERSVILLE LANDS, DEED BOOK 30620, PAGE 491 AND SAID BRANNON LANDS, PASSING THROUGH FOUND # 5 REBARS AT DISTANCES OF 50.05 FEET, 100.10 FEET, 149.99 FEET, FOR A TOTAL DISTANCE OF 160.42 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

CONTAINING 50,766 SQUARE FEET OR 1.165 ACRES OF LAND;

ALL AS SHOWN ON A RECOMBINATION PLAT OF THE LANDS OF THE TOWN OF HUNTERSVILLE, DB 30620 /PG 491 AND DB 30620 /PG 488, HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA, PREPARED BY DUNBAR GEOMATICS GROUP, PLLC, DATED 01/02/2025.

Tract 3

Tax Parcel ID: 01903315

BEING ALL of Lot 6, Block 3 of the H.J. Walker property, as same is shown on map thereof recorded in Map Book 230, Page 19, Mecklenburg County Public Registry.

Exhibit B

Additional Terms

The following additional terms are made a part of the above-referenced Agreement for Purchase and Sale of Real Property ("Agreement") by specific reference thereto and, to the extent this Exhibit differs from the Agreement, this Exhibit shall control.

Any assignment of this Agreement must be approved in writing by the Seller, such approval not to be unreasonably withheld.

This conveyance is made upon the express limitation, restriction, and condition that the Buyer shall improve and convey one parcel or portion thereof (an "Improved Attainable Housing Parcel") from the Property conveyed pursuant to this Agreement to a non-profit entity for the purpose of constructing and providing for lease at least fifteen (15) attainable housing apartment units for persons earning no more than 120% of the local area median income as published by HUD for the Charlotte-Concord-Gastonia NC-SC HUD Metro FMR Area.

For purposes of this Agreement, an Improved Attainable Housing Parcel shall be defined as a site with 24 associated parking spaces constructed on or off-site and consisting of a graded building pad of at least 7,000 square feet that is suitable for construction thereon of a three (3) story apartment building in compliance with the Town of Huntersville Zoning Ordinance. All required stormwater and drainage facilities for the apartment building to be constructed on the Improved Attainable Housing Parcel shall be installed by the Buyer, on or off-site, prior to the conveyance of the parcel to a non-profit entity.

If an Improved Attainable Housing Parcel is not donated to a non-profit entity and is not so utilized by the non-profit for the above-stated purpose of providing for lease at least 15 attainable housing apartment units within a period of seven (7) years from the date of the conveyance by Seller to Buyer of the Property, title to the area as described on Exhibit C attached hereto and incorporated herein shall automatically revert to the Seller in fee simple.

The conveyance of the Improved Attainable Housing Parcel by Buyer to the non-profit entity shall contain deed restrictions limiting the use of the Improved Attainable Housing Parcel to the purposes set forth herein in perpetuity. Seller reserves the right to approve the deed restrictions included in Buyer's conveyance of the Improved Attainable Housing Parcel to the non-profit entity, with written approval not to be unreasonably withheld.

The limitations, restrictions, and conditions set forth above shall be included as a deed restriction in the documents conveying the Property to Buyer.

Exhibit C

Description of Reversionary Interest

BEING all of Lot No. 1 of the Lands of Town of Huntersville DB 30620/PG 491 and DB 30620/PG 488 shown on a plat thereof prepared by Dunbar Geomatics, recorded Plat Book 74 at Page 993, Mecklenburg County Registry, which said plat is made a part hereof and is referred to for a description of said lands as further described below.

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THENCE ALONG THE CENTERLINE OF SAID RAILROAD WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 3713.94 FEET, AN ARC LENGTH OF111.12 FEET AND BEING SUBTENDED BY A CHORD BEARING N 08°46'24" E 111.12 FEET TO A POINT;

THENCE CONTINUE ALONG SAID CENTERLINE N 09°46'36" E A DISTANCE OF 27.54 FEET TO A POINT IN THE CENTERLINE OF SECOND STREET, AN EXISTING PUBLIC RIGHT OF WAY;

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Request for Board Action

September 23, 2025

To: Board Members

From: Nathan Farber, Senior Planner

Date: September 23, 2025

Subject: #R25-07 Home2Hilton

EXPLAIN REQUEST:

Consider a recommendation on Petition #R25-07 Home2Hilton, a request by PM Patel to rezone +/- 4.69 acres at 13830 Statesville Road from Corporate Business and General Residential to Highway Commercial with Conditions.

ACTION RECOMMENDED:

Make Recommendation

FINANCIAL IMPLICATIONS:

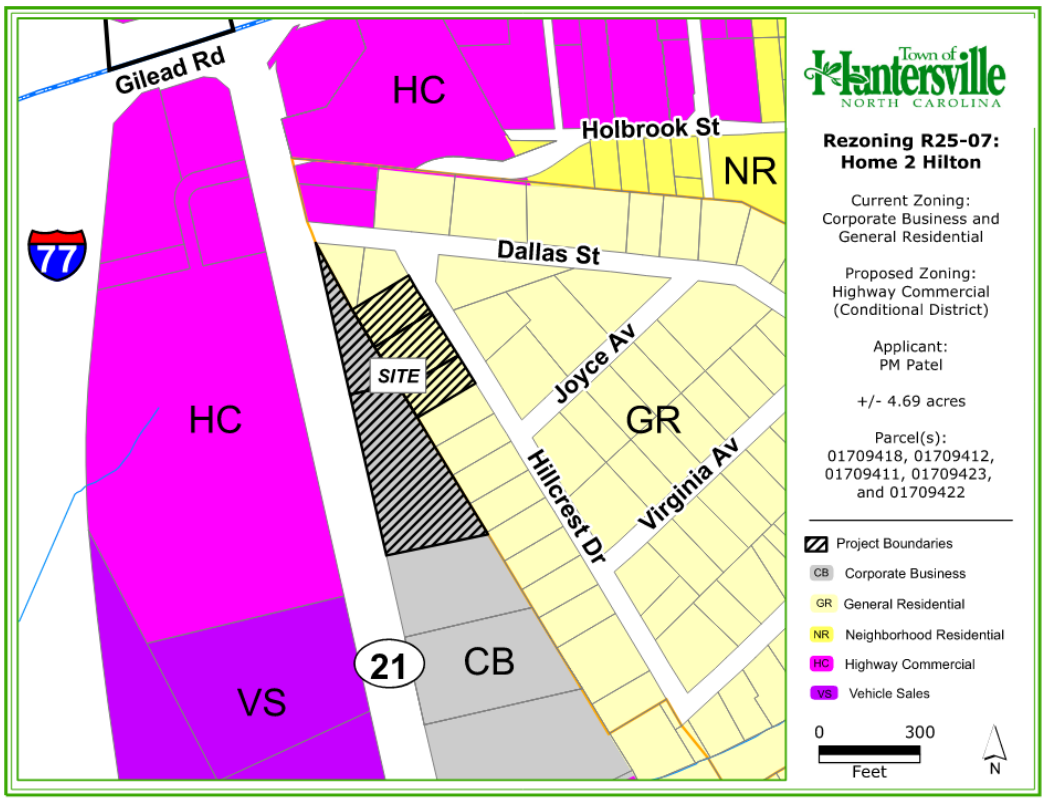
NA

ATTACHMENTS:

1. R25-07 Home2Hilton - PB - 9-23-25
2. 1. General Application
3. 2. R25-07 Rezoning Plan
4. 3. Neighborhood Meeting Report
5. 4. Engineering Report
6. 5. TIA Report
7. 6. Tree Report
8. 7. Additional Hotel Elevation Photograph
9. Letters of Support 1
10. Letters of Support 2

Petition R25-07
Home2Hilton Hotel Conditional Rezoning

PART 1: PROJECT SUMMARY



Applicant: PM Patel

Property Owner: Sree Maha Laxmi, Inc

Property Address: 13830 Statesville Rd, Huntersville, NC

Project Size: (+/-) 2.68 acres

Parcel Numbers: 01709417, 01709412, 01709411, 01709423, 01709422

Current Zoning: General Residential (GR), Corporate Business (CB)

Current Land Use: Single Family Residential and Vacant

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

Proposed Land Use: Hotel - Commercial

1. Purpose: Petition #R25-07 is a request by PM Patel to rezone +/- 2.68 acres located at 13830 Statesville Rd (Parcel IDs 01709417, 01709412, 01709411, 01709423, 01709422) from General Residential and Corporate Business to Highway Commercial Conditional District. The purpose of the rezoning is to develop a hotel development.
2. Adjoining Zoning and Land Uses.
   North: Corporate Business and General Residential. Vacant land and single Family Residential.
   South: Corporate Business. Existing Hotel and General Residential. Single Family Residential.
   East: General Residential. Existing Single Family Residential.
   West: Highway Commercial. Car Dealership. Highway 73.
3. A neighborhood meeting was held on Thursday, June 26th, 2025. The invitation list, invitation, attendance list, and summary of the meeting are included in the agenda packet for review. Several adjacent property owners attended the meeting to discuss the potential project and ask questions of the applicant.
4. Planning staff certifies that notice for this rezoning petition was sent via a postcard to adjoining property owners; a legal ad was placed in the Charlotte Observer; and posting of a rezoning sign along Dallas St and Statesville Rd in front of the property.

PART 2: REZONING/SITE PLAN

Site Plan Description:

Staff have reviewed two sets of plans and returned one set of comments to the applicant prior to the agenda deadline for the public hearing. The items listed below are site plan descriptions and issues that currently need to be addressed.

- The applicant is proposing to develop a 5 story/ 70' tall 117-room hotel. The applicant has identified that the branding will be a Home2Hilton by Hilton or of similar quality. Please see below regarding modifications related to the height and location of the hotel.
- The applicant has stated that all the permitted uses of the Highway Commercial zoning district are permitted except wind energy, schools, home occupation, single-family and multi-family uses.
- Parking: The development is required to provide 1 parking space per room plus 1 space per 500 sf of ancillary space. The hotel is shown to have 117 rooms plus 1000 sf of ancillary space, which equals a required 119 spaces. The applicant is proposing to provide 119 spaces including 5 van accessible spaces.
- The access to the hotel parking lot will be off of Dallas St and an additional access point will be via the existing Best Western hotel to the east. The Hotel itself will have a pedestrian entrance connection to the existing sidewalk network along Statesville Rd/ US-21.

Rezoning Plan:



Rezoning Issues:

- Elevations: The applicant has not provided architectural elevations for the hotel and has instead provided a rendering of an existing Home2Hilton. They have stated that the elevations and perspectives provided are conceptual in nature and are showing the general theme of the proposed architecture.
    - Staff recommend using the following language when applicants ask for flexibility: "The proposed improvements shown on the rezoning plan are schematic in nature. The exact locations and architecture of the units and buildings may be modified, as approved by Planning staff, during the design, engineering, and construction phases of the development so long as such modifications are within the boundaries of the conditional district rezoning and compatible and in harmony with the general layout of the rezoning plan." This language ensures that general consistency with the rezoning plan is provided.
    - Staff recommend providing full elevations of the proposed hotel. Currently, staff is in support of the design of the hotel provided on the site plan.



- Urban open space is not required. The applicants are proposing to provide a 4,000 sf “Green”. The green is shown to have a network of sidewalk paths, benches, firepit, and a gazebo. This green will be placed at the northwest corner of the property.
    - The applicant will need to confirm with NCDOT that all of the proposed elements of the “green” can be placed within the NCDOT drainage easement.
- Buffer: The development is required to provide a 30’ buffer along the eastern and southern property lines that are adjacent to residential properties. A buffer adjacent to the existing Hotel is not required. The applicant is providing the full required 30’ buffer in width. The existing features plan show that the eastern buffer is sparsely vegetated with exiting trees, while the southern buffer is fully vegetated. Please see below regarding a modification request regarding this buffer.
    - A retaining wall is proposed along portions of the eastern buffer. The grading appears to show that portions of the parking lot will be raised above the buffer by a max of 20’. At its max height the retaining wall appears to be about 10-15’ above the grade of the buffer. As you move to the southeastern corner of the site the retaining wall height lessens before becoming flush with the grade, and then the parking is graded below the buffer.
    - The existing tree canopy, as noted on the existing features plan, along the southern buffer is in question as the landscaping plan shows that new planting will be provided. If the applicant prefers new plantings over existing canopy than the Limits of Disturbance need adjusted along with the proposed modification request to the buffer.
    - The applicant is proposing to provide a 6-foot-tall masonry wall along the eastern edge of the parking lot and buffer. Staff do have questions regarding where this fence will be located in relation to the proposed retaining wall. In addition, the applicant has shown an 8-foot-tall opaque fence that will be

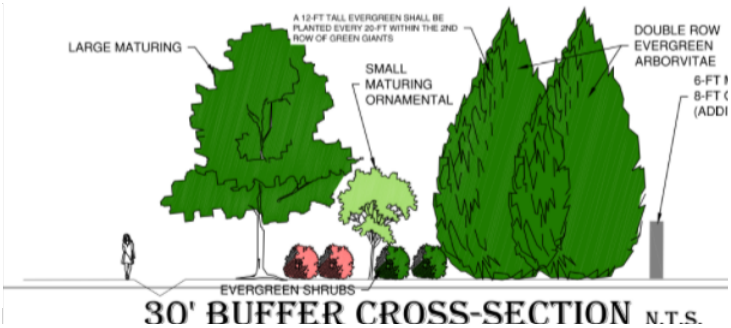
provided along the edge of the southern buffer and plans to include this fence along the rear property line of the existing Best Western Hotel next door.

- Buffer Landscaping: The applicant is proposing to exceed the required buffer planting standards in areas that are not currently vegetated or in areas that will be graded. Additionally, the applicant is proposing to provide a mature 12' tall evergreen every 20' to provide immediate screening coverage.
    - Staff ask that the landscaping sheet show the existing vegetation and specimen trees that will be located within the 30' buffer. Currently the landscaping plan shows that the entire buffer will be replanted.

REQUIRED PLANTINGS:
30' BUFFER = 4-TREES PER 1000-SF OF BUFFER, 50% LARGE MATURING, 25% SMALL MATURING, 50% EVERGREEN
7-SHRUBS PER 1000-SF 100% EVERGREEN

URING

PROVIDED PLANTINGS:
30' BUFFER = 7-TREES PER 1000-SF OF BUFFER, 50% LARGE MATURING, 25% SMALL MATURING, 75% EVERGREEN
10-SHRUBS PER 1000-SF 100% EVERGREEN



- Tree Save: The Highway Commercial Zoning district has a 30% Specimen Tree Save requirement. The applicant has stated that 67% (6 specimen trees) of the 9 specimen trees in good health will be saved. The site plan has also indicated that the "petitioner will use best efforts to save trees in the buffer". Several specimen trees within the 30' buffer are shown to be removed as part of a modification request to the buffer.
    - The applicant has provided a tree report that shows that some of the "saved" specimen trees are in poor health. 8 specimen trees were identified by the arborist to be in poor health and they would not count towards the specimen total.
- Street Tree's: The zoning ordinance requires a double row of street trees along throughfares. The hotel site is currently showing only one row of street trees. Staff is working with the applicant to resolve this issue as the NCDOT widening project has limited the available space for a double row of larger maturing trees.
- Engineering: The applicant plans on disturbing a jurisdictional stream, as allowed by Mecklenburg County, but the required mitigation is still an open issue. For further information please see the attached Engineering Report (Attachment 4) and below modification.
- Modifications:
    - **a.** Hotel Separation: Article 9.45.1 of the Huntersville Zoning Ordinance states that a hotel must be separated by at least 250 ft from any adjacent residential districts. This is measured from the closest point of the lot occupied by the hotel to the closest point of lots in residential zones. The applicants are requesting to allow the hotel to be only 100.4' from the nearest residential district, which is ~150' less than the 250' requirement.
        - **Staff Comment: Staff does not support this modification request due to the combined impact of the proposed building height and the limited separation between the hotel and nearby residential properties. The buffer along the eastern property line, particularly near the northeastern corner, is inadequate because proposed grading would place the parking lot and hotel as much as 20 feet above long portions of the buffer. This would increase the perceived height of the hotel from the neighborhood.**

          While the applicant proposes plantings that exceed ordinance requirements, the height of the retaining wall diminishes their effectiveness. In addition, several existing mature specimen trees appear to be in poor condition and cannot be relied upon for long-term screening. Given these conditions, the proposed design does not provide sufficient screening to justify reducing the required 250-foot separation to 100-foot.
    - **b.** Hotel Separation based on Height: Article 9.45.2(a) of the zoning ordinance requires that a hotel be separated by a distance no less than (3) times the height of the proposed structure closest to the

common lot line of the adjoining residential zone, but in no case less than 100ft. The proposed hotel is 70' tall, which would require a 210' separation. The applicant is requesting to allow the hotel to be only 100.4' from the nearest residential zone.

- **Staff Comment: Staff does not support this modification request due to the combined impact of the proposed building height and the limited separation between the hotel and nearby residential properties. The buffer along the eastern property line, particularly near the northeastern corner, is inadequate because proposed grading would place the parking lot and hotel as much as 20 feet above long portions of the buffer. This would increase the perceived height of the hotel from the neighborhood.**

  While the applicant proposes plantings that exceed ordinance requirements, the height of the retaining wall diminishes their effectiveness. In addition, several existing mature specimen trees appear to be in poor condition and cannot be relied upon for long-term screening. Given these conditions, the proposed design does not provide sufficient screening to justify reducing the required 250-foot separation to 100-foot.

c. Hotel Height: Article 9.45.3 of the Zoning Ordinance states that hotels may exceed the permitted height of the district only if it is subject to a conditional rezoning, all the requirements of Article 9.45.2 are met, and it does not exceed 6 stories. The Highway Commercial district building type has a height limit of 36'. The applicant is requesting a building height of 70' made up of 5 stories.

- **Staff Comment: Staff is not in support of this modification request as the applicant is not meeting the minimum requirements of Article 9.45.3 to exceed the maximum height of the district. The applicant is asking for a modification for each of the two separation requirements while also asking for a modification to the buffer. While the design of the buffer does exceed the minimum requirements of the ordinance the proposed grading issues negate the increased planting and does not do enough to overcome the height and separation requests for the hotel.**

d. Buffer Grading: Article 7.5.6 of the Zoning Ordinance requires that no grading, clearing, or land disturbing activities can occur within the required buffer yard if it is vegetated. Areas that are completely devoid of vegetation would allow grading with slopes no greater than 3:1. The applicant is proposing to partially grade into areas that contain vegetation according to the current existing features plan. The applicant has stated the site plan currently shows the approximate areas that will be graded, and the exact location will be determined during construction plans. The applicant is planning to replant the graded buffer yard according to the requirements of Article 7.5.3.

- **Staff Comment: Staff may be able to support this modification request because the applicant is providing plantings that significantly exceed the buffer screening requirements of Article 7.5.3. In addition to increasing the total number of plantings, the applicant has committed to installing mature evergreens, 12 feet in height, spaced every 20 feet. This will create immediate screening that would otherwise take years to establish.**

  Staff's support is contingent on revising the modification language to ensure that any future deviation from the approved buffer grading is minimized and reviewed in consultation with Planning Staff. As discussed above, the southern buffer will need to be looked at further to determine exactly how much of the buffer is being proposed to be disturbed and replanted. Any graded areas within the buffer must be replanted to meet the enhanced planting count shown on the approved landscaping plan.

e. Hotel Structure Location: Article 4.5 Lot Type / Highway Commercial: Building Placement (3) states that building facades shall be generally parallel to frontage property lines. This would require that a building on a corner lot should front on two frontages. The applicant is requesting that the hotel structure be built offset from the Dallas St frontage while it will front along the Statesville Rd frontage.

- **Staff Comment: Staff may be able to support this modification request because the applicant is proposing to provide a fully amenitized urban open space at the corner of Dallas St. and US-21. An urban open space is not a requirement but is being built in lieu of compliance as the NCDOT storm drainage easement prevents the hotel from being placed on the corner. The space is labeled a "green" and provides seating area around a firepit and a pergola. It is "fenced off" by shrubs to enclose the space and separate it from the adjacent highway. Staff would recommend providing a knee wall similar in material to the hotel to further separate the space from the highway and provide additional safety to users of the urban open space. The support of this modification depends on NCDOT permitting the construction of the proposed "green" within the NCDOT drainage easement.**

f. S.W.I.M. Buffer Impact: Article 8.25.10 "Buffer Impacts Permitted under Section 8.25, S.W.I.M" states that SWIM buffers can only be impacted if they meet one of the exceptions outlined in the above ordinance. A Jurisdictional stream was identified and is proposed to be impacted. This project does not meet one of the exceptions for impacting a buffer and so the applicant must request a modification to impact the buffer. This modification is not noted on the Rezoning site plan and must be added.

- **Staff Comment: Staff may be able to support this modification request once a mitigation plan is created and is approved by Town Engineering and Mecklenburg County. Mecklenburg County is allowing the impact to the Buffer. See the Engineering Staff Report for more information regarding the implications to the buffer impact.**

PART 3: TRANSPORTATION ISSUES

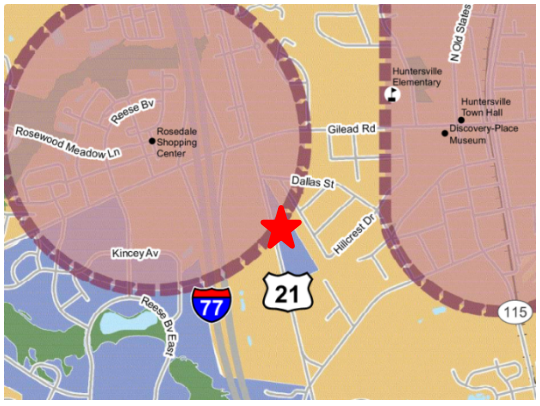
Traffic Impact Analysis (TIA)

- A Town TIA for the proposed project is not required as it did not generate the trip thresholds needed for an analysis. Please find the TIA Determination and an Engineering memo from Engineering attached in the agenda packet.

PART 4: REZONING CRITERIA

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

2040 Huntersville Community Plan – "Town Center and Mixed-Use Center"





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

- **Policy LU 6.2**: Commercial uses are encouraged in the Town Core and as Specified in adopted Small Area Plans.
    - STAFF COMMENT: This proposed Hotel is a use that is located partially within and surrounded by the Town core land use character area. The majority of the proposed use is located within the Employment Center character area which would also support the proposed development.
- **Policy LU 5.1:** Allow more intense development only where transportation infrastructure and utilities already exist.
    - STAFF COMMENT: This policy supports the development as the Hotel would be located along the major thoroughfare HWY-21.
- **Policy LU 2.1:** Higher intensity residential uses will be focused generally within two miles of the I-77/ NC-115 corridor and future activity centers in the eastern and western areas of Huntersville's zoning jurisdiction.
    - STAFF COMMENT: This policy supports the development as it is located within two miles of the 1-77/ NC-115 corridor. Additionally, the development is located along US HWY-21.

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

- **Policy 8.2:** Evaluate and strengthen incentives to encourage the achievement of higher design standards.
    - STAFF COMMENT: While the applicant is providing an urban open space as part of a modification request this policy does not support the project as the project is currently lacking full architectural elevation plans.
- **Policy 11.1:** Protect and enhance the unique character of Huntersville's neighborhoods by using planning tools to safeguard from potentially negative impacts of development and redevelopment.
    - STAFF COMMENT: This policy does not support the project because the height and proximity of the proposed hotel are incompatible with the spacing, mass, and scale of existing buildings to the rear. Without specific architectural elevations, it is difficult to determine whether the hotel will integrate respectfully with the surrounding neighborhood, particularly given its prominent location as the neighborhood's entrance. In addition, the proposed buffer does not adequately mitigate the hotel's height, especially where the retaining wall would elevate portions of the site above the buffer nearest to the adjacent neighborhood.

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

1. **Whether the proposed reclassification is consistent with the overall character of existing development in the immediate vicinity of the subject property.**
   STAFF COMMENT:
   Staff recommend that the reclassification to the Highway Commercial Conditional District (HW-CD) would not be consistent with the overall character of adjacent development for the following reasons:
   - The proposed Hotel use is consistent with the location but is closer than permitted. The proposed buffers separate the uses and provide consistency between uses, but the function of the buffers are in question.
   - The development is more than 50% closer to nearby residential properties than allowed by the conditions of Article 9.54 while not providing enough site design that is commensurate with the amount of forgiveness from the ordinance that the applicant is requesting. In normal circumstances the increase in buffer quality is being significantly offset by the proposed grading of the property.
   - The lack of set architectural elevations makes it difficult to determine if the hotel will integrate respectfully with the surrounding community. Additionally, the use of notes that allow significant changes to the architecture post approval create concern in regard to ensuring a quality design in the future.
2. **The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, transit service, parks and recreational facilities, police and fire protection, hospitals and medical services, schools, stormwater drainage systems, water supplies, and wastewater and refuse disposal.**
   STAFF COMMENT:
   - A Transportation Impact Analysis (TIA) is not required for this development.

- Staff have 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

While the applications use is consistent with the character area recommendations of the Huntersville 2040 Plan, Staff doesn't recommend approval of the rezoning as the overall site plan design is not commensurate with the amount of modifications from the ordinance that the applicant is proposing. The expectation from the ordinance is that the taller the structure is, the further from residential property it should be and the better the buffer should be. The applicant has proposed the opposite; a taller building that is closer and a buffer that is compromised by grading issues.

While staff does not recommend approval of the project, the following items are things the applicant can do for staff to support the project:

- Lower the height of the building.
- Provide a wider buffer.
- Lower or adjust retaining wall so it does not compromise the buffer.
- Provide full architectural elevations.

PART 6: PUBLIC HEARING COMMENTS

A Public Hearing was originally scheduled for August 5, 2025. The applicant deferred the project to September 2, 2025.

PART 7: PLANNING BOARD RECOMMENDATION

Planning Board is scheduled for September 23rd, 2025.

PART 8: TOWN BOARD CONSIDERATION

Town Board consideration is scheduled for October 21st, 2025.

PART 9: ATTACHMENTS/ENCLOSURES

Attachments

1. Rezoning Application
2. R25-07 Rezoning Plan
3. Neighborhood Meeting Report
4. Engineering Report
5. TIA Determination
6. Tree Report
7. Additional Hotel Elevation Photograph
8. Letters of Support

PART 10: CONSISTENCY STATEMENT – R25-07 Home2Hilton

Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed rezoning application R25-07, Home2Hilton, staff does not	APPROVAL: In considering the proposed rezoning application R25-07, Home2Hilton, the Planning Board	APPROVAL: In considering the proposed rezoning application R25-07, Home2Hilton, the Town Board

recommend approval as it is not consistent with Policies LU 11.1 of the 2040 Huntersville Community Plan. It is not reasonable and not in the public interest to amend the Zoning Ordinance because the proposed site plan is not commensurate with the requested modifications even if the proposed use is consistent with the development pattern set forth in the 2040 Community Plan. Modifications A (Hotel Separation), B (Hotel Separation based on height), C (Hotel Height are not in keeping with the Spirit of the Ordinance and therefore not supported.	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)**	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: N/A	DENIAL: In considering the proposed rezoning application R25-07, Home2Hilton, 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 R25-07, Home2Hilton, 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)**

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 4/29/25

Name of Project Home 2 Hilton Phase # (if subdivision) _____

Project Address 13830 Statesville Rd., Huntersville, NC 28078

Parcel Identification Number(s) (PIN) 01709418, 01709412, 01709411, 01709423, 01709422

Current Zoning District GR & CB Proposed District (for rezoning only) HC(CD)

Property Size (acres) 4.69 Street Frontage (feet) 973

Current Land Use Hotel, Residential, Vacant

Proposed Land Use(s) Hotel

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 to HC for a proposed new Hotel and associated parking

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 PM Patel Phone 704-502-2444

☐ 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 PM Patel

Title Owner Email pmphotels@gmail.com

Address of Applicant 507 Hillcrest Rd, Huntersville, NC 28078

7. Property Owner (if different than applicant)

*Printed Name SREE MAHA LAXMI, Inc Phone 704-502-2444

■ 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 PM Patel

Title President Email pmphotels@gmail.com

Address of Property Owner 507 Hillcrest Rd, Huntersville, NC 28078

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

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

8. Development/Design Firm Contact Information

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

Conditional District Rezoning/Sketch Plan Approval Application

Proposed

HOME 2 HILTON

13830 Statesville Rd., Huntersville, Mecklenburg Co., NC 28078

Applicant / Developer:

SREE MAHA LAXMI INC
13830 Statesville Rd.
Huntersville, NC

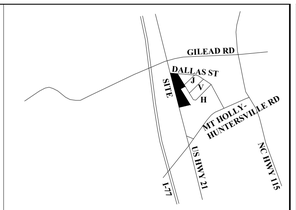
September 9, 2024

Plans Prepared By:

Woodbine Design, P.C.
Land planning & civil engineering
blending nature & man

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



VICINITY MAP
NO SCALE

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.

NCDOT

REQUIRED NCDOT & TOWN ROAD IMPROVEMENTS
- NO TIA OR IMPROVEMENTS REQUIRED

CONDITIONAL REZONING # R25-07
ACCELA # CSP-500077

SHEET LEGEND

C1	COVER SHEET
C2	EXISTING CONDITIONS & TREES SURVEY
C3	SITE PLAN / REZONING PLAN
C4	SLOPE ANALYSIS
C5	GRADING PLAN
C6	LANDSCAPE PLAN
C7	BUFFER CROSS-SECTION HILLCREST DR.

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: 9/9/2025
P:\24010-HOME2 HILTON_CAD\01B-HILTON-CD.DWG

Woodbine Design, P.C.
Land planning & civil engineering
blending nature & man
1816 N. Main Street, Suite 204
Cornelius, NC 28031
980.722.2669
704.315.8367
www.woodbinedesign.com
info@woodbinedesign.com
pwood@woodbinedesign.com

Riley D. Burgess, Jr. PE
2025.09.09 17:21:55-04'00'
NORTH CAROLINA PROFESSIONAL SEAL 10051 ENGINEER RILEY DEE BURGESS JR.

SEAL

SEAL NO: C-4063

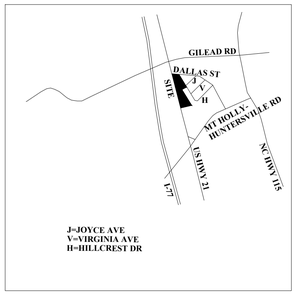
NORTH ARROW

Project: HOME 2 HILTON
Location: 13830 STATESVILLE RD, HUNTERSVILLE, NC 28078
Sheet Title: COVER SHEET

DEVELOPER/OWNER
SREE MAHA LAXMI, INC
13803 STATESVILLE RD.
HUNTERSVILLE, NC 28078

Designed By: WOODBINE
Drawn By: PW
Date: 7/30/24
Revisions
9/9/25: Town Comments

Sheet: C1 of 7
Project Number: 24010



VICINITY MAP
NO SCALE

SPECIMEN TREE TABLE

#	Size (in.)	Type	Notes	Health
~~1~~	~~24"~~	~~Ash~~	~~Remove~~	~~Poor~~
2	32"	Oak	Remove	Fair
~~3~~	~~24"~~	~~Elm~~	~~Remove~~	~~Poor~~
~~4~~	~~24"~~	~~Ash~~	~~Remove~~	~~Poor~~
5	26"	Poplar	Save	Fair
6	28"	Oak	Save	Fair
7	32"	Oak	Save	Fair
~~8~~	~~26"~~	~~Oak~~	~~Save~~	~~Poor~~
9	32"	Oak	Save	Fair
10	25"	Oak	Save	Fair
11	32"	Poplar	Save	Good
~~12~~	~~31"~~	~~Poplar~~	~~Remove~~	~~Poor~~
13	30"	Poplar	Remove	Fair
~~14~~	~~36"~~	~~Poplar~~	~~Remove~~	~~Poor~~
~~15~~	~~33"~~	~~Oak~~	~~Remove~~	~~Poor~~
~~16~~	~~24"~~	~~Poplar~~	~~Remove~~	~~Poor~~
~~17~~	~~22"~~	~~Poplar~~	~~Remove~~	~~Poor~~
18	32"	Oak	Remove	Fair
~~19~~	~~25"~~	~~Poplar~~	~~Remove~~	~~Poor~~

Specimen Trees is fair Health = 9
Specimen Trees Saved = 6
Specimen % Saved = 67%

TREES IN POOR HEALTH REMOVED FROM CALCULATIONS

SOILS MAP LEGEND

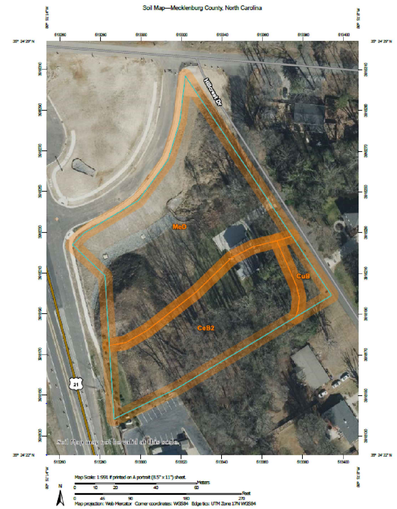
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CeB2	Cecil sandy clay loam, 2 to 8 percent slopes, moderately eroded	0.9	37.3%
CuB	Cecil-Urban land complex, 2 to 8 percent slopes	0.1	4.3%
MeD	Mecklenburg fine sandy loam, 8 to 15 percent slopes	1.4	58.4%
Totals for Area of Interest		2.4	100.0%

SPECIMEN TREE LEGEND

9 — 32"OAK

SOILS MAP



SYMBOL LEGEND:

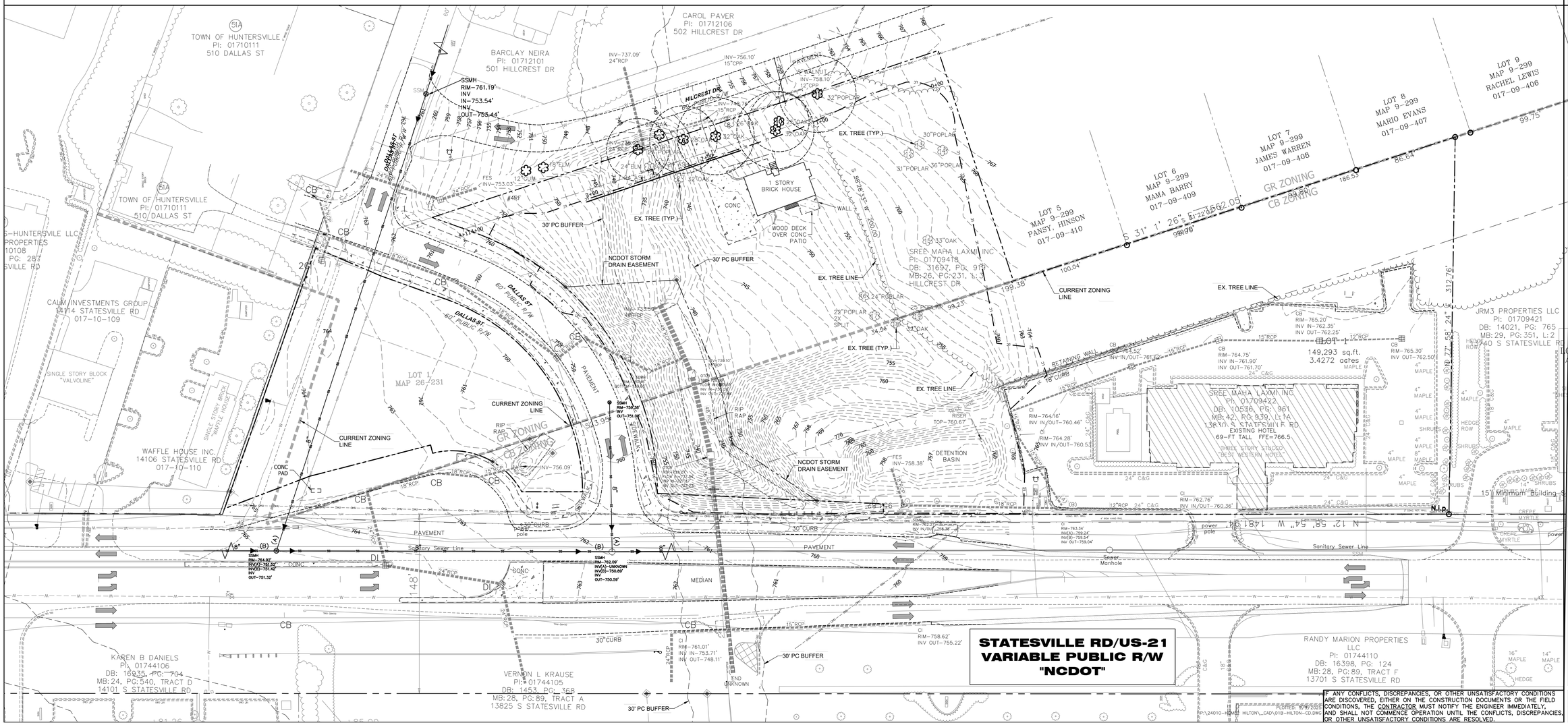
- TELEPHONE PEDESTAL
- GAS VALVE
- GAS METER
- WATER METER
- FIBER OPTIC MARKER
- SANITARY SEWER MANHOLE
- CURB INLET
- SIGN
- FIRE HYDRANT
- FLAG POLE
- LIGHT POLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- BOLLARD
- WATER VALVE
- MAILBOX
- DROP INLET
- STORM MANHOLE
- UTILITY POLE
- GUY ANCHOR
- SEWER CLEANOUT
- 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
- OVERHEAD UTILITY LINE — OHU — OHU
- WOOD LINE
- SETBACK LINE
- SANITARY SEWER LINE — SS
- MINOR CONTOUR
- MAJOR CONTOUR
- TOP OF BANK LINE — TB — TB
- CLEARING LIMITS — LC — LC — LC — LC
- TREE PROTECTION FENCE — X — X — X



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Land planning & civil engineering
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pwoody@woodbinedesign.com
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20816 N. Main Street, Suite 204
Cornelius, NC 28031
704.315.8367

Riley D. Burgess, Jr. PE
2025.09.09 12:21:55-04'00'

NORTH CAROLINA PROFESSIONAL SEAL 10051 ENGINEER RILEY DEE BURGESS JR.

SEAL

SEAL NO: C-4063

NORTH ARROW

0 20 40 80
Graphic Scale 1" = 40 ft.

Project: HOME 2 HILTON
Location: 13830 STATESVILLE RD, HUNTERSVILLE, NC 28078
Sheet Title: EXISTING CONDITIONS & TREE SURVEY

DEVELOPER/OWNER
SREE MAHA LAXMI, INC
13803 STATESVILLE RD.
HUNTERSVILLE, NC 28078

Designed By: WOODBINE
Drawn By: PW
Date: 7/30/24
Revisions
9/9/25: 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: 9/9/2025
P:\24010-HOME2 HILTON\...CAD\01B-HILTON-CD.DWG

Site Data Table

Total Area (acres, square feet)	2.68-ACRE=116,740.8-SF
Proposed Disturbed Area (acres, square feet)	2.37-ACRE
TAX PARCEL ID:	01709418, 01709412, 01709411-GR. 01709423, 01709422-CB.
River Basin	McDOWELL
Stream Classification	none
Principal Uses(s) (Z.O Article 3)	COMMERCIAL - HOTEL
Building Type (Z.O .Article 3, 4 and 8.10)	HIGHWAY COMMERCIAL
Zoning District (Z.O. Article 3)	HC(CD)
Overlay District, if applicable (Article 3 Z.O.)	MOUNTAIN ISLAND LAKE WATERSHED PA-2
Percentage of Impervious Allowed (Article 3 Z.O.)	70%
Percentage of Impervious Shown	63%
Lot Count	1 LOTS
Total number of dwellings (detached/ attached)	0
Mixed-use/# of live/work units	0
Total area of non-residential (square feet)	0
Lot size range	2.68 AC
Number of lots within each range	N/A
Lot widths range (Z.O Article 3)	N/A
Number of lots within each width	N/A

Setbacks and Build-to-lines (Z.O Article 3, 4 &8.)

Front BTL range or Setback	0-15 FT
Corner setbacks	0-15 FT
Rear setbacks	30 FT
Right side setback	5 FT
Left side setback	5 FT

Watershed Information (Z.O. Article 3 and S.O. Section 7.290)

Is the property in a regulated watershed district?	X Yes No
Watershed District	MOUNTAIN ISLAND LAKE PA-2
Low Density/High Density	HIGH DENSITY
Percentage of allowable impervious area	70%
Percentage of impervious area shown on plans	SITE #1 EX. IMPERVIOUS: PAVEMENT/CONCRETE= 34,358-SF BLDG.=12,182-SF TOTAL=46,540-SF PROP. IMPERVIOUS: PAVEMENT/CONCRETE= 58,612-SF BLDG.=13,838-SF TOTAL=72,450-SF % IMPERVIOUS: SITE=4.69-ACRE=204,296.4-SF 72,450/(204,296.4-46,540)x100 = 46%
Amount of lot area set aside for future impervious by owner	0 - zero

TREE SAVE DATA

ZONING HC(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: 0
SPECIMEN TREES
NUMBER OF SPECIMEN TREES ON-SITE: 9
NUMBER OF SPECIMEN TREES SAVED: 6
PERCENTAGE OF SPECIMEN TREES REQUIRED TO SAVE: 30%
PERCENTAGE OF SPECIMEN TREES ACTUALLY SAVED: 67%
TREE CANOPY
PERCENTAGE OF SITE COVERED BY TREE CANOPY: 47%
PERCENTAGE OF TREE CANOPY PRESERVATION REQUIRED BY DISTRICT: 0%
PERCENTAGE OF TREE CANOPY ACTUALLY SAVED: 20%

*2 WHERE CIRCUMSTANCES PREVENT LOCATING THE REQUIRED TREE PLANTINGS OR PRESERVATION STANDARDS ON SITE, THE DEVELOPER MAY MITIGATE PROTECTED TREE CANOPY REMOVAL BY PLANTING NEW TREES ON THE SITE WHOSE CANOPY EQUALS THAT OF THE CANOPY TO BE REMOVED (NEW TREE CANOPY CREDITS ARE DESCRIBED ABOVE). IF SITE CONDITIONS ARE NOT CONDUCIVE FOR HEALTHY TREE REPLACEMENT PLANTING ON SITE, THE DEVELOPER MAY CONTRIBUTE TO A TREE FUND/BANK SET UP BY THE TOWN FOR THE PLANTING AND MAINTENANCE OF SUCH TREES ELSEWHERE IN THE COMMUNITY. A COMBINATION OF PLANTING AND CONTRIBUTION IN LIEU OF PLANTING IS ACCEPTABLE. THE AMOUNT OF CONTRIBUTION IS BASED ON THE TOTAL COST OF THE REQUIRED MITIGATION TREES PLUS THAT OF THEIR INSTALLATION. PLANNING STAFF WILL BE RESPONSIBLE FOR REVIEWING AND APPROVING ALL TREE MITIGATION PLANS CONSISTENT WITH THE MITIGATION STANDARDS OF THIS SECTION.

PARKING DATA

SITE #1: 6 STORY MOTEL BUILDING
PARKING CALCULATIONS
1 SPACE PER ROOM PLUS 1 SPACE PER 500 SF OF ANCILLARY USE
117 ROOMS PLUS 1000 SF/500=117 PLUS 2 SPACES= TOTAL 119 SPACES REQUIRED
119 SPACES INCLUDING 5 VAN ACCESSIBLE SPACES PROVIDED

IMPERVIOUS AREA DATA

WATERSHED: MOUNTAIN ISLAND LAKE PA-2
MAX. ALLOWABLE IMPERVIOUS: 70%

(EXISTING HOTEL)
EX. IMPERVIOUS: PAVEMENT/CONCRETE= 34,358-SF BLDG.=12,182-SF TOTAL=46,540-SF

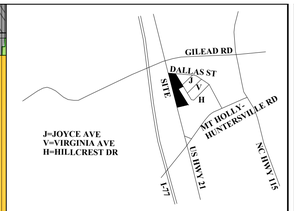
(NEW HOTEL)
PROP. IMPERVIOUS: PAVEMENT/CONCRETE= 59,213-SF BLDG.=14,050-SF TOTAL=73,263-SF
% IMPERVIOUS: SITE=2.68-ACRE=116,740.8-SF 73,263/116740.8x100 = 63%

NOTES:
1) THIS SITE SHALL UTILIZE THE HIGH DENSITY OPTION, BMP'S SHALL BE PROVIDED IN COMPLIANCE WITH THE PCO AND HUNTERSVILLE LOW IMPACT DEVELOPMENT REQUIREMENTS BY USING SAND FILTERS, UNDERGROUND DETENTION AND OTHER APPROVED S.C.M.'S.
2) THIS PROJECT DOES NOT LIE WITHIN A REGULATED FLOODWAY
3) SWIM & PCO BUFFER IMPACTS MUST BE PERMITTED VIA ARMY CORPS OF ENGINEERS & MECKLENBURG COUNTY STORM WATER
4) IMPERVIOUS IS SHOWN ILLUSTRATIVELY, FINAL NUMBER MAY VARY DURING THE DESIGN & PERMITTING PHASE FOR EACH SITE.



URBAN OPEN SPACE 1"=20'

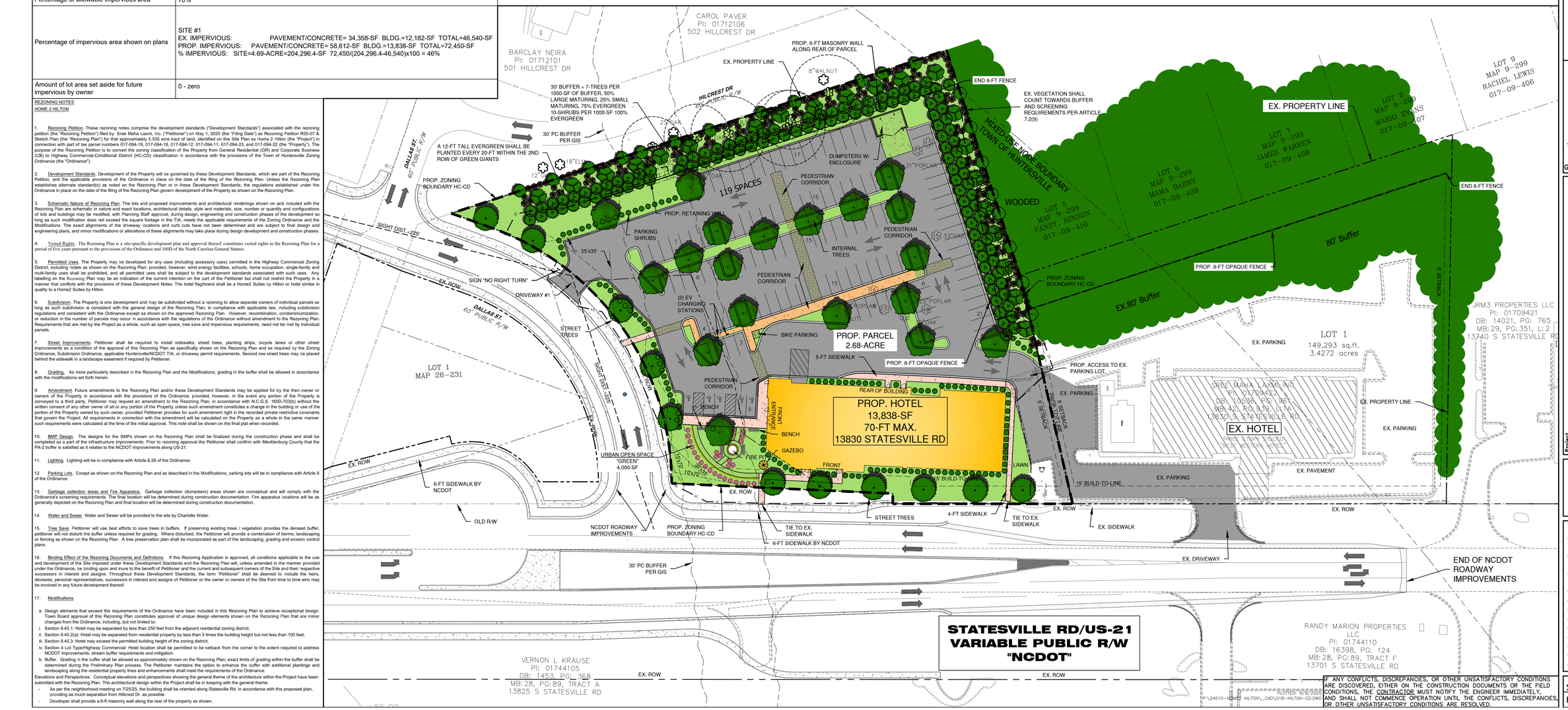
NOTE: 2-FT TALL KNEEWALL IS CONTINGENT UPON NCDOT APPROVAL FOR ITEMS WITHIN THE NCDOT STORM DRAIN EASEMENT



VICINITY MAP
NO SCALE

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



REZONING NOTES
HOME 2 HILTON

1. Rezoning Petition. These rezoning notes comprise the development standards ("Development Standards") associated with the rezoning petition (the "Rezoning Petition") filed by Sree Maha Laxmi, Inc. ("Petitioner") on May 1, 2025 (the "Filing Date") as Rezoning Petition R25-07 & Sketch Plan (the "Rezoning Plan") for that approximately 5.535 acre tract of land, identified on this Site Plan as Home 2 Hilton (the "Project") in connection with a part of tax parcel numbers 017-094-19, 017-094-18, 017-094-12, 017-094-11, 017-094-23, and 017-094-22 (the "Property"). The purpose of the Rezoning Petition is to convert the zoning classification of the Property from General Residential (GR) and Corporate Business (CB) to Highway Commercial-Conditional District (HC-CD) classification in accordance with the provisions of the Town of Huntersville Zoning Ordinance (the "Ordinance").

2. Development Standards. Development of the Property will be governed by these Development Standards, which are part of the Rezoning Petition, and the applicable provisions of the Ordinance in place on the date of the filing of the Rezoning Plan. Unless the Rezoning Plan establishes alternate standard(s) as noted on the Rezoning Plan or in these Development Standards, the regulations established under the Ordinance in place on the date of the filing of the Rezoning Plan govern development of the Property as shown on the Rezoning Plan.

3. Schematic Nature of Rezoning Plan. The lots and proposed improvements and architectural renderings shown on and included with the Rezoning Plan are schematic in nature and exact locations, architectural details, style and materials, size, number or quantity and configurations of lots and buildings may be modified, with Planning Staff approval, during design, engineering and construction phases of the development so long as such modification does not exceed the square footage in the TIA, meets the applicable requirements of the Zoning Ordinance and the Modifications. The exact alignments of the driveway locations and curb cuts have not been determined and are subject to final design and engineering plans, and minor modifications or alterations of these alignments may take place during design development and construction phases.

4. Vested Rights. The Rezoning Plan is a site-specific development plan and approval thereof constitutes vested rights in the Rezoning Plan for a period of five years pursuant to the provisions of the Ordinance and 160D of the North Carolina General Statutes.

5. Permitted Uses. The Property may be developed for any uses (including accessory uses) permitted in the Highway Commercial Zoning District, including hotels as shown on the Rezoning Plan; provided, however, wind energy facilities, schools, home occupation, single-family and multi-family uses shall be prohibited, and all permitted uses shall be subject to the development standards associated with such uses. Any labelling on the Rezoning Plan may be an indication of the current intention on the part of the Petitioner but shall not restrict the Property in a manner that conflicts with the provisions of these Development Notes. The hotel flag/brand shall be a Home2 Suites by Hilton or hotel similar in quality to a Home2 Suites by Hilton.

6. Subdivision. The Property is one development and may be subdivided without a rezoning to allow separate owners of individual parcels so long as such subdivision is consistent with the general design of the Rezoning Plan, in compliance with applicable law, including subdivision regulations and consistent with the Ordinance except as shown on the approved Rezoning Plan. However, recombination, condominiumization, or reduction in the number of parcels may occur in accordance with the regulations of the Ordinance without amendment to the Rezoning Plan. Requirements that are met by the Project as a whole, such as open space, tree save and impervious requirements, need not be met by individual parcels.

7. Street Improvements. Petitioner shall be required to install sidewalks, street trees, planting strips, bicycle lanes or other street improvements as a condition of the approval of this Rezoning Plan as specifically shown on the Rezoning Plan and as required by the Zoning Ordinance, Subdivision Ordinance, applicable Huntersville/NCDOT TIA, or driveway permit requirements. Second row street trees may be placed behind the sidewalk in a landscape easement if required by Petitioner.

8. Grading. As more particularly described in the Rezoning Plan and the Modifications, grading in the buffer shall be allowed in accordance with the modifications set forth herein.

9. 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, in accordance with N.C.G.S. 160D-703(b) 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.

10. 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. Prior to rezoning approval the Petitioner shall confirm with Mecklenburg County that the PA-2 buffer is satisfied as it relates to the NCDOT improvements along US-21.

11. Lighting. Lighting will be in compliance with Article 8.26 of the Ordinance.

12. Parking Lots. Except as shown on the Rezoning Plan and as described in the Modifications, parking lots will be in compliance with Article 6 of the Ordinance.

13. Garbage collection areas and Fire Apparatus. Garbage collection (dumpsters) areas shown are conceptual and will comply with the Ordinance's screening requirements. The final location will be determined during construction documentation. Fire apparatus locations will be as generally depicted on the Rezoning Plan and final location will be determined during construction documentation.

14. Water and Sewer. Water and Sewer will be provided to the site by Charlotte Water.

15. Tree Save. Petitioner will use best efforts to save trees in buffers. If preserving existing trees / vegetation provides the densest buffer, petitioner will not disturb the buffer unless required for grading. Where disturbed, the Petitioner will provide a combination of berms, landscaping or fencing as shown on the Rezoning Plan. A tree preservation plan shall be incorporated as part of the landscaping, grading and erosion control plans.

16. 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.

17. Modifications.

a. Design elements that exceed the requirements of the Ordinance have been included in this Rezoning Plan to achieve exceptional design. Town Board approval of this Rezoning Plan constitutes approval of unique design elements shown on the Rezoning Plan that are minor changes from the Ordinance, including, but not limited to:
i. Section 9.45.1: Hotel may be separated by less than 250 feet from the adjacent residential zoning district;
ii. Section 9.45.2(a): Hotel may be separated from residential property by less than 3 times the building height but not less than 100 feet;
iii. Section 9.45.3: Hotel may exceed the permitted building height of the zoning district;
iv. Section 4 Lot Type/Highway Commercial: Hotel location shall be permitted to be setback from the corner to the extent required to address NCDOT improvements, stream buffer requirements and mitigation.
b. Buffer. Grading in the buffer shall be allowed as approximately shown on the Rezoning Plan; exact limits of grading within the buffer shall be determined during the Preliminary Plan process. The Petitioner maintains the option to enhance the buffer with additional plantings and landscaping along the residential property lines and enhancements shall meet the requirements of the Ordinance.

Elevations and Perspectives. Conceptual elevations and perspectives showing the general theme of the architecture within the Project have been submitted with the Rezoning Plan. The architectural design within the Project shall be in keeping with the general theme.

- As per the neighborhood meeting on 7/25/25, the building shall be oriented along Statesville Rd. in accordance with this proposed plan, providing as much separation from Hillcrest Dr. as possible.
- Developer shall provide a 6-ft masonry wall along the rear of the property as shown.

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: 9/9/2025 10:21 AM BY: PAUL WOODBINE
P:\24010-HOME2 HILTON_CAD\018-HILTON-CD.DWG

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Riley D. Burgess, Jr. PE
2025.09.09 12:21:56-04'00'

NORTH CAROLINA PROFESSIONAL SEAL 10051 ENGINEER RILEY DEE BURGESS JR.

SEAL

SEAL NO: C-4063

NORTH ARROW

0 20 40 80
Graphic Scale 1" = 40 ft.

Project: HOME 2 HILTON
Location: 13830 STATESVILLE RD, HUNTERSVILLE, NC 28078
Sheet Title: REZONING SITE PLAN

DEVELOPER/OWNER

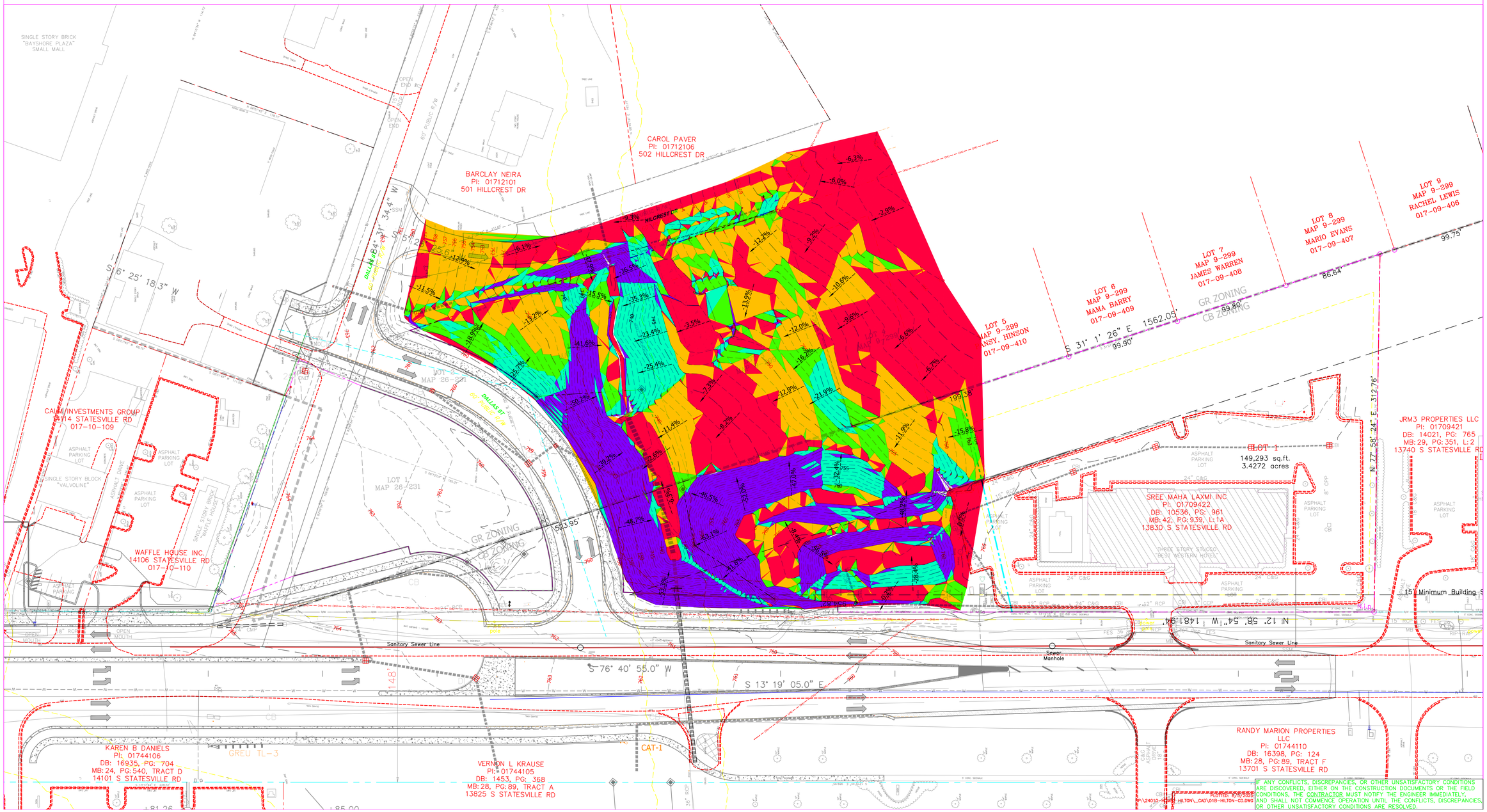
SREE MAHA LAXMI, INC
13803 STATESVILLE RD.
HUNTERSVILLE, NC 28078

Designed By	WOODBINE
Drawn By	PW
Date	7/30/24
Revisions	9/9/25: Town Comments

Sheet: C3 Of 7
Project Number: 24010

Slopes Table

Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	10.00%	51443.88	
2	10.00%	15.00%	31912.74	
3	15.00%	20.00%	12406.33	
4	17.90%	36.00%	16830.34	
5	20.00%	25.00%	0.00	
6	25.00%	80.00%	27953.75	



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Riley D. Burgess, Jr. PE
2025.04.09 12:21:56-04'00'

NORTH CAROLINA PROFESSIONAL SEAL 10051 ENGINEER RILEY DEE BURGESS JR.

SEAL

SEAL NO: C-4063

NORTH ARROW

Graphic Scale 1" = 40 ft.

Project: HOME 2 HILTON
Location: 13830 STATESVILLE RD, HUNTERSVILLE, NC 28078
Sheet Title: SLOPE ANALYSIS

DEVELOPER/OWNER
SREE MAHA LAXMI, INC
13803 STATESVILLE RD.
HUNTERSVILLE, NC 28078

Designed By	WOODBINE
Drawn By	PW
Date	7/30/24
Revisions	

Sheet: C4 Of 7
Project Number: 24010

PLOTTED: 07.30.2024
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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.

UTILITY LEGEND

PROPOSED UTILITIES

- 2" WATER LINE
- 3" WATER LINE
- 4" WATER LINE
- 6" WATER LINE
- 8" WATER LINE
- 10" WATER LINE
- 12" WATER LINE
- 16" WATER LINE
- WATER LINE
- IRRIGATION LINE
- OVERHEAD POWER
- GAS LINE
- TELEPHONE COMMUNICATIONS
- UNDERGROUND POWER
- OVERHEAD TELEPHONE
- UNDERGROUND PHONE
- FORCE MAIN
- SANITARY SEWER
- STORM SEWER
- FLARED END SECTION (FES)
- SANITARY SEWER MANHOLE (SSMH)
- STORM SEWER MANHOLE (MH)
- GRATE INLET/YARD INLET (G/Y)
- 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)
- SANITARY SEWER MANHOLE (SSMH)
- STORM SEWER MANHOLE (MH)
- CURB INLET (CI)
- GRATE INLET/YARD INLET (G/Y)
- SIGN
- UTILITY POLE
- LIGHT POLE
- WATER METER

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)

CLEARING LIMITS — LC — LC —

TREE PROTECTION FENCE —|—|—|—|—

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

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

IMPERVIOUS AREA DATA

WATERSHED: MOUNTAIN ISLAND LAKE PA-2
MAX. ALLOWABLE IMPERVIOUS: 70%

(EXISTING HOTEL)
EX. IMPERVIOUS: PAVEMENT/CONCRETE= 34,358-SF BLDG.=12,182-SF TOTAL=46,540-SF

(NEW HOTEL)
PROP. IMPERVIOUS: PAVEMENT/CONCRETE= 59,213-SF BLDG.=14,050-SF TOTAL=73,263-SF
% IMPERVIOUS: SITE=2.68-ACRE=116,740.8-SF 73,263/116740.8x100 = 63%

NOTES:
1) THIS SITE SHALL UTILIZE THE HIGH DENSITY OPTION, BMP'S SHALL BE PROVIDED IN COMPLIANCE WITH THE PCO AND HUNTERSVILLE LOW IMPACT DEVELOPMENT REQUIREMENTS BY USING SAND FILTERS, UNDERGROUND DETENTION AND OTHER APPROVED S.C.M.'S.
2) THIS PROJECT DOES NOT LIE WITHIN A REGULATED FLOODWAY
3) SWIM & PCO BUFFER IMPACTS MUST BE PERMITTED VIA ARMY CORPS OF ENGINEERS & MECKLENBURG COUNTY STORM WATER
4) IMPERVIOUS IS SHOWN ILLUSTRATIVELY, FINAL NUMBER MAY VARY DURING THE DESIGN & PERMITTING PHASE FOR EACH SITE.

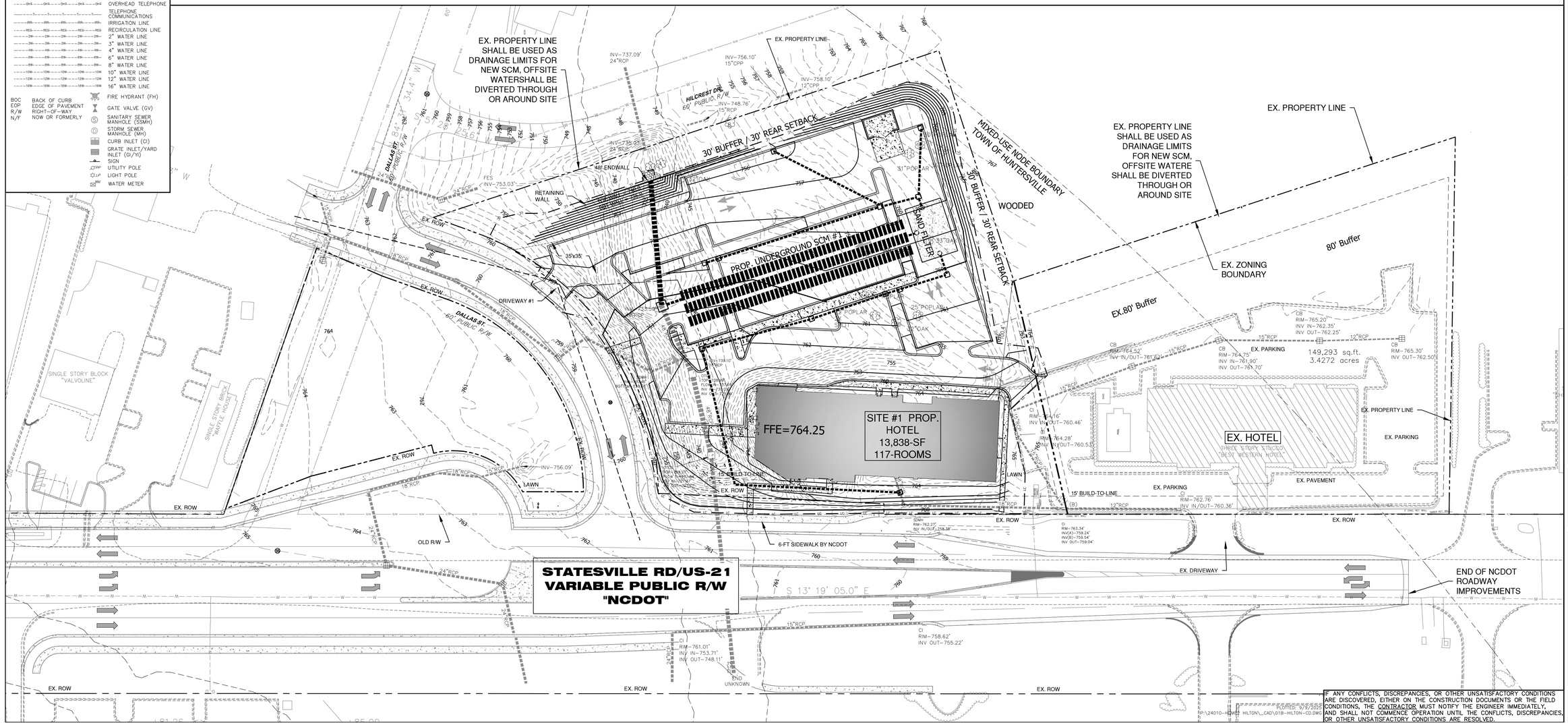
SITE #1

1 INCH WATER QUALITY VOLUME				10-YR DETENTION VOLUME					
#	REQUIRED VOLUME	PROVIDED VOLUME	METHOD	#	REQUIRED VOLUME	POND VOLUME	PIPE VOLUME	TOTAL VOLUME PROVIDED	METHOD
SCM#1	6245-CF	7000-CF	UNDERGROUND SAND FILTER	SCM#1	18,178-CF	0	20,000-CF	20,000-CF	UNDERGROUND STORAGE

TOTAL STORAGE REQUIRED = 27,000-CF
TOTAL VOLUME PROVIDED = 8' PIPES X 225-LF X 3 = 33,928-CF

NOTE: THE EXISTING DETENTION BASIN FOR THE BEST WESTERN SHALL BE REMOVED AND ALL STORM WATER FROM THE EXISTING FACILITY AND PROPOSED NEW HOTEL SHALL BE TREATED WITHIN A NEW UNDERGROUND SYSTEM. WATER QUALITY TREATMENT AND DETENTION SHALL BE PROVIDED FOR THE PROPOSED NEW HOTEL, THE EXISTING BEST WESTERN WILL ONLY BE REQUIRED TO MEET THE DETENTION REQUIREMENTS FOR THE EXISTING IMPERVIOUS AREA.

DENUDED AREA= 2.37-ACRES



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Riley D. Burgess, Jr. PE
2025.09.09 17:21:56-04'00'

NORTH CAROLINA PROFESSIONAL SEAL 10051 ENGINEER RILEY DEE BURGESS JR.

SEAL

SEAL NO: C-4063

NORTH ARROW

0 20 40 80

Graphic Scale 1" = 40 ft.

Project: HOME 2 HILTON
Location: 13830 STATESVILLE RD. HUNTERSVILLE, NC 28078
Sheet Title: GRADING PLAN CONCEPTUAL

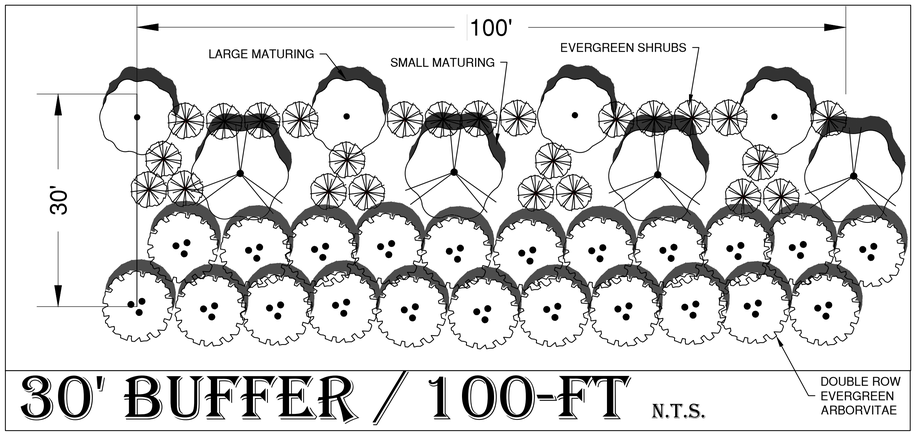
DEVELOPER/OWNER

SREE MAHA LAXMI, INC
13803 STATESVILLE RD.
HUNTERSVILLE, NC 28078

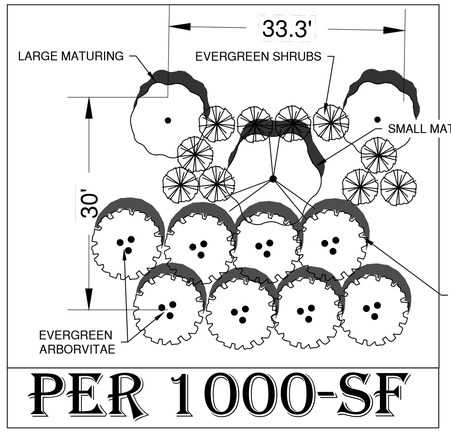
Designed By	WOODBINE
Drawn By	PW
Date	7/30/24
Revisions	9/9/25: Town Comments

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30' BUFFER / 100-FT N.T.S.



PER 1000-SF

REQUIRED PLANTINGS:
30' BUFFER = 4-TREES PER 1000-SF OF BUFFER, 50% LARGE MATURING, 25% SMALL MATURING, 50% EVERGREEN
7-SHRUBS PER 1000-SF 100% EVERGREEN

PROVIDED PLANTINGS:
30' BUFFER = 7-TREES PER 1000-SF OF BUFFER, 50% LARGE MATURING, 25% SMALL MATURING, 75% EVERGREEN
10-SHRUBS PER 1000-SF 100% EVERGREEN

SPECIMEN TREE TABLE

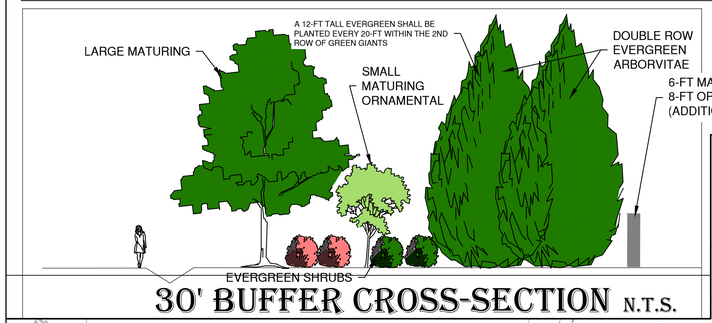
#	Size (in.)	Type	Notes	Health
~~1~~	~~24"~~	~~Ash~~	~~Remove~~	~~Poor~~
2	32"	Oak	Remove	Fair
~~3~~	~~24"~~	~~Elm~~	~~Remove~~	~~Poor~~
~~4~~	~~24"~~	~~Ash~~	~~Remove~~	~~Poor~~
5	26"	Poplar	Save	Fair
6	28"	Oak	Save	Fair
7	32"	Oak	Save	Fair
~~8~~	~~25"~~	~~Oak~~	~~Save~~	~~Poor~~
9	32"	Oak	Save	Fair
10	25"	Oak	Save	Fair
11	32"	Poplar	Save	Good
~~12~~	~~31"~~	~~Poplar~~	~~Remove~~	~~Poor~~
13	30"	Poplar	Remove	Fair
~~14~~	~~36"~~	~~Poplar~~	~~Remove~~	~~Poor~~
~~15~~	~~33"~~	~~Oak~~	~~Remove~~	~~Poor~~
~~16~~	~~24"~~	~~Poplar~~	~~Remove~~	~~Poor~~
~~17~~	~~22"~~	~~Poplar~~	~~Remove~~	~~Poor~~
18	32"	Oak	Remove	Fair
~~19~~	~~25"~~	~~Poplar~~	~~Remove~~	~~Poor~~

Specimen Trees is fair Health = 9
Specimen Trees Saved = 6
Specimen %-Saved = 67%

TREES IN POOR HEALTH REMOVED FROM CALCULATIONS

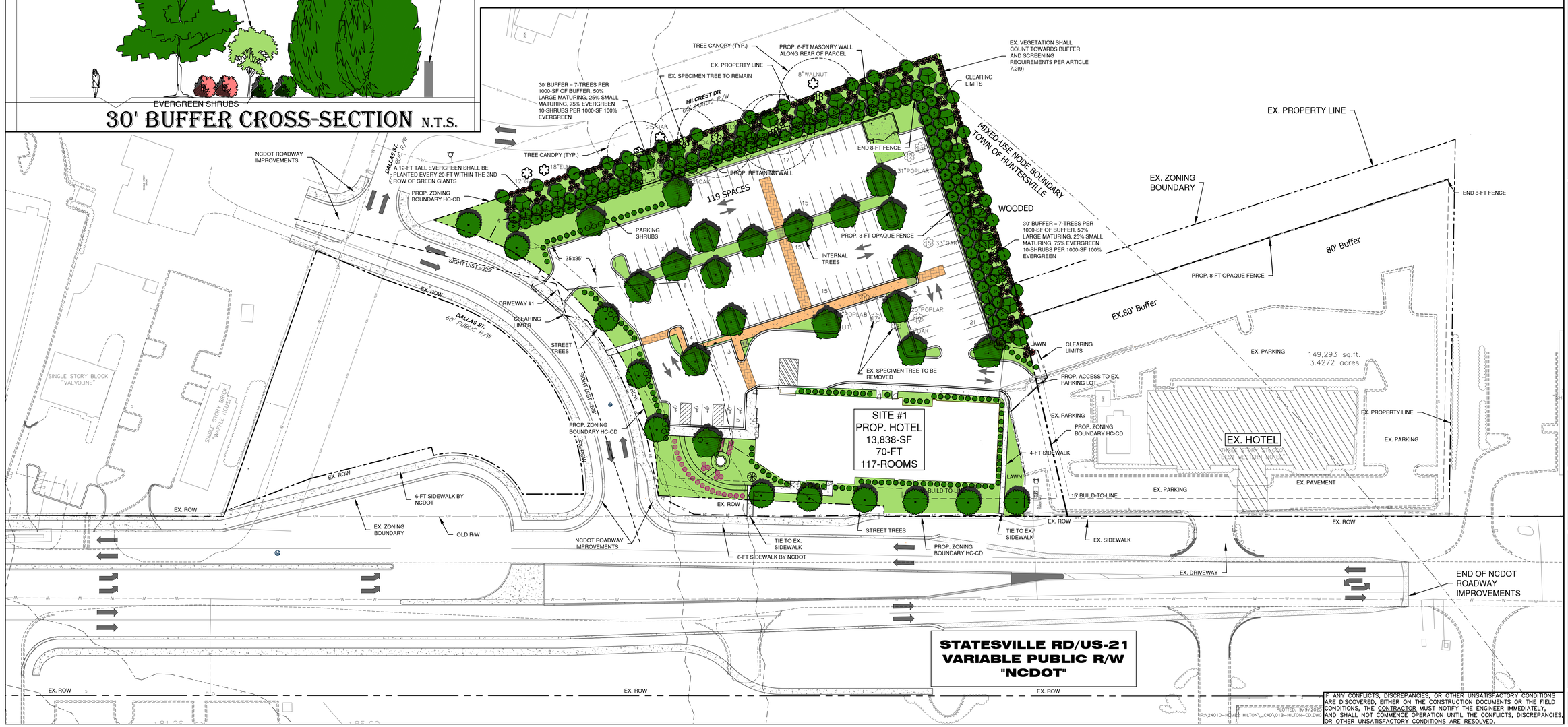
SPECIMEN TREE LEGEND

9 32"OAK



30' BUFFER CROSS-SECTION N.T.S.

6-FT MASONRY WALL (EASTERN PROPERTY LINE FOR NEW HOTEL)
8-FT OPAQUE FENCE (SOUTHERN PROPERTY LINE FOR NEW HOTEL)
(ADDITIONAL 8-FT OPAQUE FENCE ALONG EASTERN PROPERTY LINE OF EXISTING HOTEL)



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Riley D. Burgess, Jr. PE
2025.09.09 12:21:56-04'00'
NORTH CAROLINA PROFESSIONAL SEAL 10051 ENGINEER RILEY DEE BURGESS JR.
SEAL

NORTH CAROLINA PROFESSIONAL SEAL NO: C-4063 LANDSCAPE ARCHITECT
SEAL

NORTH ARROW
0 20 40 80
Graphic Scale 1" = 40 ft.

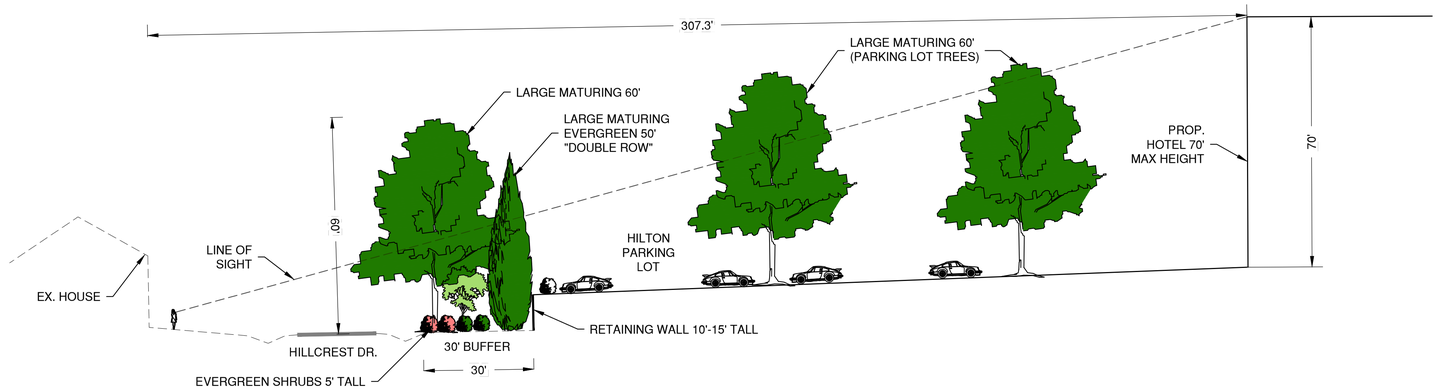
Project: HOME 2 HILTON
Location: 13830 STATESVILLE RD, HUNTERSVILLE, NC 28078
Sheet Title: LANDSCAPE PLAN

DEVELOPER/OWNER
SREE MAHA LAXMI, INC
13803 STATESVILLE RD.
HUNTERSVILLE, NC 28078

Designed By	WOODBINE
Drawn By	PW
Date	7/30/24
Revisions	9/9/25: Town Comments

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PLOTTED: 9/9/2025
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BUFFER CROSS-SECTIONAL VIEW ALONG HILLCREST DR.



BUFFER STREET VIEW ALONG HILLCREST DR.

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Riley D. Burgess, Jr. PE
2025.09.09 12:21:56-04'00'

NORTH CAROLINA PROFESSIONAL SEAL 10051 ENGINEER RILEY DEE BURGESS JR.

SEAL

NORTH CAROLINA PROFESSIONAL SEAL NO: C-4063 LANDSCAPE ARCHITECT

NORTH ARROW

0 10 20 40

Graphic Scale 1" = 20 ft.

Project: HOME 2 HILTON

Location: 13830 STATESVILLE RD.,
HUNTERSVILLE, NC 28078

Sheet Title: BUFFER PROFILE

DEVELOPER/OWNER

SREE MAHA LAXMI, INC
13803 STATESVILLE RD.
HUNTERSVILLE, NC 28078

Designed By: WOODBINE
Drawn By: PW
Date: 7/30/24
Revisions
9/9/25: Town Comments

Sheet: C7 Of 7
Project Number: 24010

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: 9/9/2025
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Home2 Hilton Rezoning (R25-07)

Community Meeting Report

Date: June 26, 2025

Time: 6:00pm – 7:00pm

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

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

Agenda:

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

Applicant and the attendees discussed the following comments and questions:

General Discussion

- The Applicant shared the PowerPoint presentation attached to this Community Meeting Report.
- General discussion around NCDOT plans for HWY 21 (synchronized street design) and improvements to the Gilead/I-77 interchange.
- Overview of Huntersville 2040 Land Use Plan policies and how this project aligns with the goals of the plan.

Questions

***Answers in bold**

- Will the hotel have access from US-21? **Yes, the hotel will have a right in right out entrance and exit onto US-21. NCDOT improvements to US-21 will block left hand turns out of the property. Furthermore, guests will be able to access the hotel from the Best Western property as the parking lots will be connected.**
- Where is the project as it pertains to the rezoning schedule? **This is the first public meeting in the rezoning process. We have had preliminary meetings with Planning Staff and submitted a formal application. The next step in the process is a Public Hearing, then Planning Board, then a Town Board final vote. The schedule was included in the PowerPoint and shared with attendees (Public Hearing date subsequently delayed 1 month to allow for additional plan changes based on neighborhood feedback).**
- What is the current zoning of the property? **The property is currently zoned Corporate Business, and the Applicant is asking to rezone to Highway Commercial.**
- What impact will the project have on the creek and drainage in the area? **As part of the NCDOT improvements to US-21, part of the creek was piped underneath the property. Applicant is working with the County to make sure that no additional buffer is required along the piped section. The drainage on the property will be maintained to meet the Ordinance requirements.**

- Will there be any wildlife protection? **The site plan will leave portions of the buffers undisturbed to protect as much of the wildlife as possible. NCDOT work along US-21 has already disturbed some of the area. An arborist study will be conducted as well to ensure that as many trees as possible are saved.**
- Will neighborhood traffic increase with people from the hotel? **There is an additional exit onto the new Dallas Street extension, but the Applicant will install a "No Left Turn" sign to limit traffic into the neighborhood.**
- What is the average demographic of guests at the Home2 Hilton? **The average guests will be professionals working in the area and people attending local events, with an average price of around $200/night.**
- What is the plan for the current Best Western? **The plan is to upgrade the Best Western to a Hilton hotel once the Home2 Hilton is approved. The planned upgrade will keep the Best Western at the same size but will upgrade the finishes and amenities while accommodating a higher paying guest demographic.**
- Is there a plan for the property created by the new Dallas extension that connects to Holbrook? **There are no plans for the property.**
- What is the construction timeline? **Construction would not start for at least a year after zoning approval. Zoning approval would occur in October so October 2026 is a good estimate for when construction would begin.**
- Will construction traffic enter from the neighborhood or US-21? **Construction traffic will enter the property from US-21 and will not be allowed to use the neighborhood streets.**
- Will construction traffic impact the Best Western business? **There will most likely be a temporary driveway permit issued by NCDOT for an entrance from US-21 onto the property. There will be minimal impact on the business.**
- There is already a lot of construction noise from the US-21 improvements, I-77 work, and Gilead interchange improvements, how will this project limit noise pollution? **The buffers will be enhanced to limit noise pollution along with the undisturbed trees. The building itself will likely reduce the noise from the adjacent thoroughfares to the neighborhood at the rear.**
- How will parking lot lighting impact the neighborhood? **The installed lights will be "full cutoff" lights that point straight down and minimize light pollution to the surrounding area. The lighting will meet or exceed any Ordinance requirements.**
- What about car break-ins or crime? **The site will include security measures and surveillance to deter any potential crime and ensure the safety of guests and neighbors in the surrounding area.**
- What types of projects are currently allowed in the Corporate Business district? **Corporate Business allows for offices, warehouses, inns, manufacturing, and government buildings along with others. Overall the Corporate Business district is targeted at buildings and businesses that cannot be fully integrated into the fabric of the community and are primarily workplace.**
- Could there be a wall installed between the neighborhood and the Home2 Hilton? **Yes, the plan includes a retaining wall that will be enhanced with landscaping to block out the view and noise of the hotel to the neighbors living behind the property.**

- There are children in the neighborhood, how will this project impact their safety? **As discussed earlier the project will limit traffic into the neighborhood to make sure pedestrians can enjoy a safe environment. There will also be a wall and a fence that separates the hotel from the adjacent neighborhood.**
- Will this impact property values? **There is no evidence that this will impact property values.**
- Can there be an agreed upon buffer and noise buffer? **Yes, the Applicant will include new landscaping and buffer to enhance the divide between hotel and neighborhood.**
- Is this a monthly or weekly rent long-term stay hotel? **No, the rate is a nightly rate that ranges between $190-$250 a night.**
- What is the construction cost of the Home2 Hilton? **Around $35 million, or $300k per room.**
- What is the upgrade cost for the Best Western? **The upgrade is less because it isn't a ground up construction, it is just an upgrade. The cost will be about $50k per room.**

COMMUNITY MEETING
SIGN IN SHEET
June 26, 2025, 6:00pm to 7:00pm
R25-07 Home2 Hilton
Location: Huntersville United Methodist Church
14005 Stumptown Road, Huntersville, NC 28078

ATTENDEE NAME	
Deborah Lawing	d_lawing@bellsouth.net
Carol Paver	carolpaver@gmail.com
Michael Wade	mwade@billwadesales.com
Tejas Patel	
John Galbraith	

June 12, 2025

SUBJECT: Notice of community meeting for information related to a Conditional Rezoning of the property located at 13830 Statesville Road, Huntersville, NC, shown on the map below and having Parcel ID Numbers of 01709418, 01709412, 01709411, 01709423 and 01709422. The Owner/Applicant for the subject property is Sree Maha Laxmi, Inc., a North Carolina corporation.

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 Owner/Applicant to describe the proposed project and to answer any questions you may have. The Owner/Applicant is requesting approval from the Town for a Conditional Rezoning from the current zoning of GR & CB to the proposed zoning of HC(CD) to allow for a new hotel and associated parking.

MEETING DETAILS:
6:00 P.M. to 7:00 P.M.
Thursday, June 26, 2025
Huntersville United Methodist Church
Fellowship Hall
14005 Stumptown 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,

Sree Maha Laxmi, Inc.

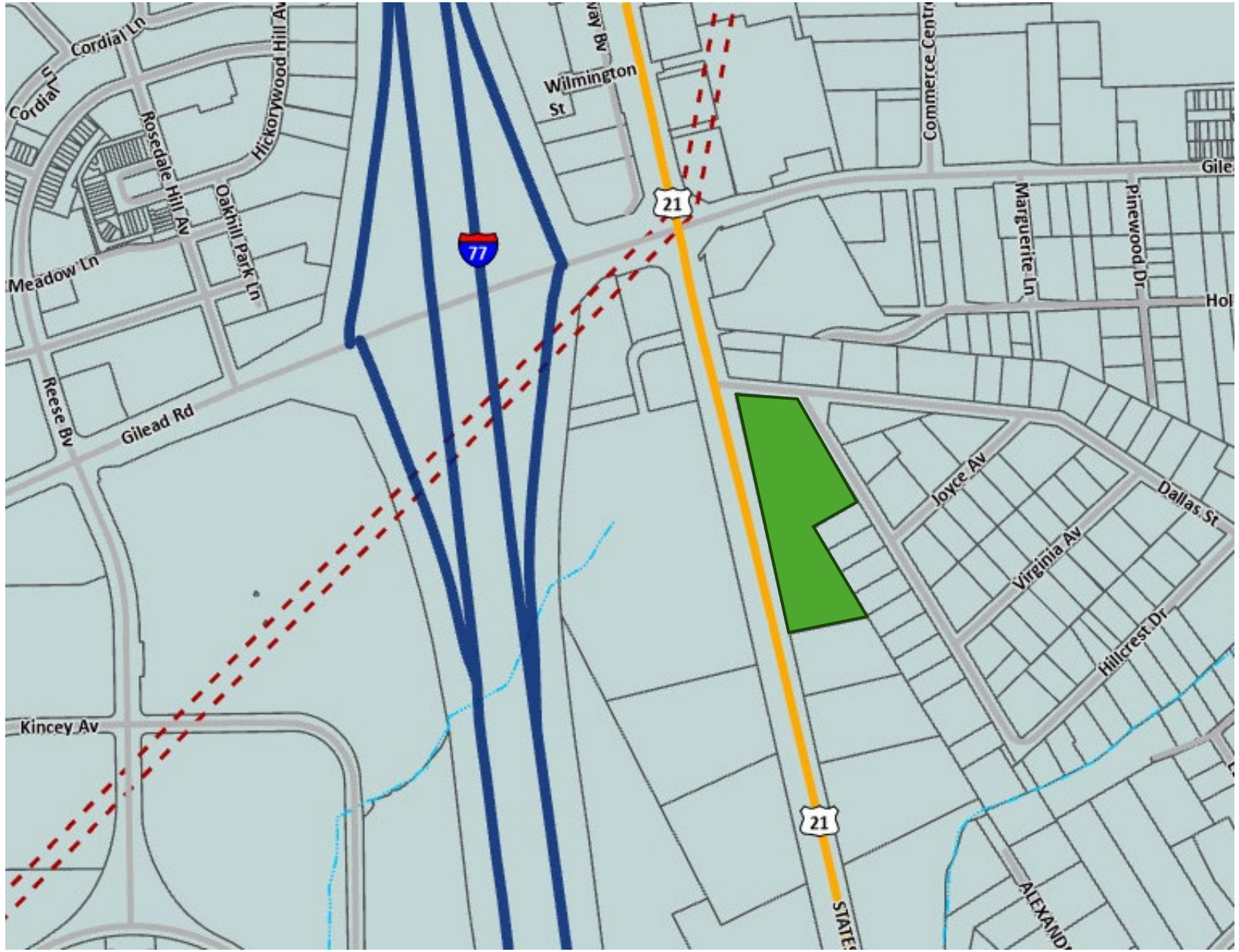




Community Meeting
R25-07

Home2 Hilton 13830 Statesville Road, Huntersville, NC

Site Location



Vicinity Map

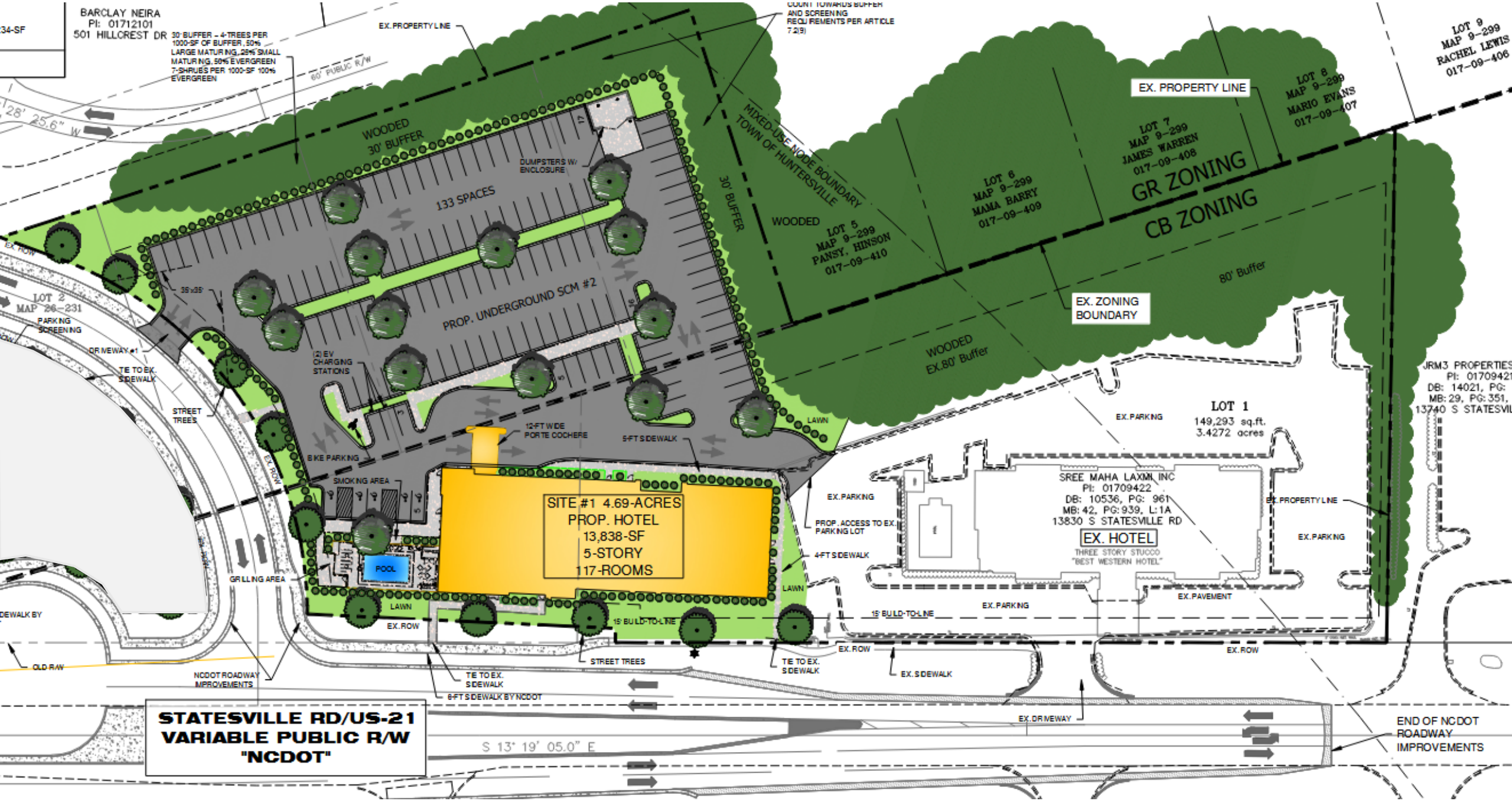


Street View



Applicant Introduction and Business

- **Applicant History**
  - 30-year resident and business owner in Huntersville
  - Raised family in Huntersville
  - Original Best Western hotel opened in late 1990s and updated over the years
  - Purchased land in 2004 and 2006 with the intent of expanding and upgrading to the Hilton brand
- **Overall Goals**
  - Build a new Home2 by Hilton hotel on the land acquired in 2004 and 2006
  - New hotel will allow original Best Western to upgrade to the Hilton brand
  - Provide high-quality accommodations to residents and businesses in Huntersville


BARCLAY NEIRA
PI: 01712101
501 HILLCREST DR
30' BUFFER - 4-TREES PER 1000-SF OF BUFFER, 50% LARGE MATURING, 25% SMALL MATURING, 50% EVERGREEN 7-SHRUBS PER 1000-SF 100% EVERGREEN
EX. PROPERTY LINE
COUNT TOWARDS BUFFER AND SCREENING REQUIREMENTS PER ARTICLE 7.2(9)
60' PUBLIC R/W
WOODED 30' BUFFER
DUMPSTERS W/ ENCLOSURE
133 SPACES
MIXED-USE NODE BOUNDARY TOWN OF HUNTERSVILLE
30' BUFFER
WOODED
LOT 5 MAP 9-299 PANSY, HINSON 017-09-410
LOT 6 MAP 9-299 MAMA BARRY 017-09-409
LOT 7 MAP 9-299 JAMES WARREN 017-09-408
LOT 8 MAP 9-299 MARIO EVANS 017-09-407
LOT 9 MAP 9-299 RACHEL LEWIS 017-09-406
EX. PROPERTY LINE
GR ZONING
CB ZONING
80' Buffer
EX. ZONING BOUNDARY
WOODED EX.80' Buffer
LOT 2 MAP 26-231
PARKING SCREENING
DRIVEWAY #1
TIE TO EX. SIDEWALK
STREET TREES
PROP. UNDERGROUND SCM #2
35'x35'
(2) EV CHARGING STATIONS
12-FT WIDE PORTE COCHERE
5-FT SIDEWALK
LAWN
BIKE PARKING
SMOKING AREA
SITE #1 4.69-ACRES
PROP. HOTEL
13,838-SF
5-STORY
117-ROOMS
POOL
GRILLING AREA
LAWN
EX. ROW
15' BUILD-TO-LINE
STREET TREES
TIE TO EX. SIDEWALK
6-FT SIDEWALK BY NCDOT
NCDOT ROADWAY IMPROVEMENTS
OLD R/W
LOT 1
149,293 sq.ft.
3.4272 acres
EX. PARKING
SREE MAHA LAXMI INC
PI: 01709422
DB: 10536, PG: 961
MB: 42, PG: 939, L:1A
13830 S STATESVILLE RD
EX. HOTEL
THREE STORY STUCCO
"BEST WESTERN HOTEL"
EX. PARKING
PROP. ACCESS TO EX. PARKING LOT
4-FT SIDEWALK
EX. PARKING
EX. PAVEMENT
15' BUILD-TO-LINE
EX. ROW
EX. SIDEWALK
EX. DRIVEWAY
EX. PROPERTY LINE
EX. PARKING
EX. ROW
JRM3 PROPERTIES
PI: 01709421
DB: 14021, PG:
MB: 29, PG: 351,
13740 S STATESVIL
STATESVILLE RD/US-21
VARIABLE PUBLIC R/W
"NCDOT"
S 13° 19' 05.0" E
END OF NCDOT ROADWAY IMPROVEMENTS

Home 2 Suites by Hilton

- Sustainable design and construction materials
- High quality amenities
- 117 Room hotel
- 5 stories at street level Extended and short-term stays
- Minimal traffic impact – No TIA required
- Significant enhanced buffer between hotel and neighborhood





Extended Stay Suite Layouts

Suites to suit you

Whether you're with us for two days or two weeks, our suites ensure comfort and value however long you stay.



Studio suite



One-bedroom suite

Sustainable Upper Midscale Accommodations

- Green initiatives & Energy Efficiency
  - LED lighting
  - Energy Star appliances
  - Energy efficient roofing materials
  - Lightstay system tracks and optimizes energy usage
  - Sustainable construction materials
  - Recycling partnerships with Clean the World
  - Electric vehicle charging stations



At Home2 Suites we always offer the same great amenities with every stay.



Saline pools

Chlorine and chemical free means good for you and for the environment.



Spin2 Cycle

Log some miles on the treadmill while you wait for your laundry at our combined fitness and laundry center.



Our great outdoors

With grills, patio areas, and firepits, warm up or chill out in our relaxing outdoor spaces.



Home2 MKT

Forgot your toothbrush or just need a snack? Home2 MKT has you covered.

Rezoning Process Schedule

- Community Meeting – **June 26**
- Public Hearing – **August 5**
- Planning Board Meeting – **August 26**
- Town Board Final Vote – **September 16**



Thank You!

Questions?

Appendix

Economic Development

- Increased property taxes
- Supports local residents and businesses
- Extended stay opportunities:
  - Government workers
  - Business travelers
  - Tourists
  - Families
- Promotes local businesses and Town of Huntersville events
- Located within walking distance of Downtown Huntersville
- No impact on schools



Elevation courtesy of Jensen Design Architects.


HOME 2
HOME 2


HOME2 SUITES


HOME2

Town Engineering Rezoning Comment Summary
R25-07 Home 2 Hilton (CSP-500077)

13830 Statesville Rd. (PID 01709422, 01709423, 01709419, 01709418, 01709412, 01709411)
Huntersville, NC 28078

General Project Information

This proposed rezoning is located at the Southeast corner of the intersection of Statesville Road and Dallas Street and consists of a hotel and associated parking.

Engineering Staff Comments

Traffic Impact Analysis (TIA):

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

Transportation and Stormwater:

1) Documentation to be provided from the U.S. Army Core of Engineers (USACE) and North Carolina Department of Environmental Quality (NCDEQ) approving the disturbance of the intermittent stream located on site prior to Preliminary plan approval. Major changes to the site plan would be required if a stream disturbance is denied.
2) Mitigation option(s) for buffer disturbance shall be listed as a condition of the rezoning.
3) Other miscellaneous comments to be addressed.

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: Sree Maha Laxmi, Inc.

Project Name: Home2Hilton

Project Address: 13830 Statesville Rd, Huntersville NC 28078

Project Description (including square footage for each proposed land use):
New Developement for a 13,838-sf Hotel with 117-Rooms

Applicant

Printed Name Sree Maha Laxmi, Inc. Phone 704-728-5355

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

Signature PM Patel

Title Owner Email pmphotels@gmail.com

Contact Information

Town of Huntersville Engineering Department
(704) 766 - 2220

For Town Staff Use Only

Project File # _____

Date Submitted _____

Daily Trips Anticipated _____

Peak Hour Trips Anticipated AM_____ **PM**_____

TIA Required (Yes/No) _____

Date of Determination: _____

Comments:

Tree Inventory Assessment Report

19 Trees of Various Species at 507 Hillcrest Drive

Prepared For:

PM Patel
507 Hillcrest Drive
Huntersville, NC 28078

Prepared By:

Casey Diffley
ISA Certified Arborist #SO-10676A
ISA Qualified Tree Risk Assessor
Plant Health Care Assistant Manager
Heartwood Tree Care

July 30th, 2025

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Limits of Assignment 3
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Executive Summary

Out of need to verify and assess trees identified on a survey plan, PM Patel contacted Heartwood Tree Care in order to perform a site visit and write a report outlining the information collected on that site visit. The assessment included identifying the trees, their size, condition, and species. Locations of the trees identified on the site visit corresponded to the locations described on the attached survey plan. Tree numbers for the purpose of identification and description will correspond to the survey plan as described and mapped in order to provide clarity. The survey mentioned can be found in the Site Photos section.

Introduction

Background and History

PM Patel contacted Kevin Hartke with Heartwood Tree Care for the purpose of identifying, verifying and assessing trees located on the site at 507 Hillcrest Drive. Kevin created a proposal for the report, which was accepted on July 25th, 2025. I then performed a site visit on July 30th, 2025, to assess the site and gather the information necessary to complete the report.

Scope of Work

During my visit we agreed to provide the following services:

- Determine species, size, and condition of 19 trees of various species identified on the survey map and located on the 507 Hillcrest Drive Site.
- Provide a written report summarizing the information collected during the site visit.

Limits of Assignment

This investigation was limited to ground level observations of the subject trees and the surrounding site at the time of inspection. This assessment is based solely upon an arborist site inspection, client reporting, and images obtained by me on site. Any information regarding the history of the site and the subject trees was assumed to be true. If any information is found to be false, the conclusions in this report may be invalidated.

Purpose of the Report

The purpose of this report is to identify, verify, and assess the various trees located on the Hillside Drive site location, and to provide that information in summary form to fulfill the needs of the client.

This report was conducted on behalf of PM Patel. Upon submission of this report, it will become the property of PM Patel to be used at their discretion. This report is not an appraisal, nor a tree risk assessment, nor does it provide any estimates for the cost of remedies. My expertise in this matter is limited to arboriculture, and this report is not intended to be legal advice. There is no warranty or guarantee, expressed or implied, that problems or deficiencies in the subject tree may not arise in the future.

Effective Date
The onsite inspection for the report was conducted on July 30th, 2025. The effective date of this report is July 30th., 2025.

Observations

Site Location and Condition
The site is located at 507 Hillcrest Drive. The site currently is a mixture, with part being a residential home lot with a variety of mature trees, landscaping, and turf located in the center north of the parcel. The remaining area of the site is an adolescent aged, unmanaged forested area that runs adjacent to Hillcrest Drive, North and South of the home, and along the drainage easement. The topography of the site is fairly flat, with the North side of the site depressed into a slope down into the drainage easement and creek located nearby. This site is in an established area of Huntersville, that is being developed, causing a mix of older adolescents to mature trees, as well as a significant amount of ornamental landscape plants where the larger canopy in the area has been removed. The soil condition is typical of an urban environment for our region, and can be described as having a heavy clay composition with compaction typical for a residential lot in the area.

Tree Identification and Description

1. 24” Diameter at Breast Height White Ash - Fraxinus pennsylvanica
    a. Condition - Poor - EAB and dieback
2. 32” Diameter at Breast Height White Oak - Quercus alba
    a. Condition - Fair
3. 24” Diameter at Breast Height American Elm - Ulmus americana
    a. Condition - Poor - Dieback and poor structure
4. 25” Diameter at Breast Height White Ash - Fraxinus pennsylvanica
    a. Condition - Poor - EAB and dieback
5. 26” Diameter at Breast Height Tulip Poplar - Liriodendron tulipifera
    a. Condition - Fair
6. 28” Diameter at Breast Height White Oak - Quercus alba
    a. Condition - Fair
7. 32” Diameter at Breast Height White Oak - Quercus alba
    a. Condition - Fair
8. 26” Diameter at Breast Height White Oak - Quercus alba
    a. Condition - Poor - Decay at base and declining canopy
9. 32” Diameter at Breast Height White Oak - Quercus alba
    a. Condition - Fair
10. 25” Diameter at Breast Height White Oak - Quercus alba
    a. Condition - Fair
11. 34” Diameter at Breast Height Large Codominant Tulip Poplar (measurement taken as an average of the stems) - Liriodendron tulipifera
    a. Condition - Good

12. 31” Diameter at Breast Height Tulip Poplar - Liriodendron tulipifera
    a. Condition - Poor - Poor Structure, decay, declining canopy
13. 30” Diameter at Breast Height Tulip Poplar - Liriodendron tulipfera
    a. Condition - Fair
14. 36” Diameter at Breast Height Tulip Poplar - Liriodendron tulipifera
    a. Condition - Poor - Poor structure, decay, declining canopy
15. 33” Diameter at Breast Height Southern Red Oak - Quercus rubra
    a. Condition - Poor - Canopy declining/dieback
16. 24” Diameter at Breast Height Tulip Poplar - Liriodendron tulipifera
    a. Condition - Poor - Poor structure, decay, declining canopy
17. 27” Diameter at Breast Height Codominant Tulip Poplar (measurement taken as average of stems) - Liriodendron tulipifera
    a. Condition - Poor - Poor structure, decay, declining canopy
18. 32” Diameter at Breast Height White Oak - Quercus alba
    a. Condition - Fair
19. 25” Diameter at Breast Height Tulip Poplar - Liriodendron tulipifera
    a. Condition - Poor - Poor structure, decay, declining canopy

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Appendix A – Site Photos



TREES 1-4



TREES 5-8



TREES 9-12



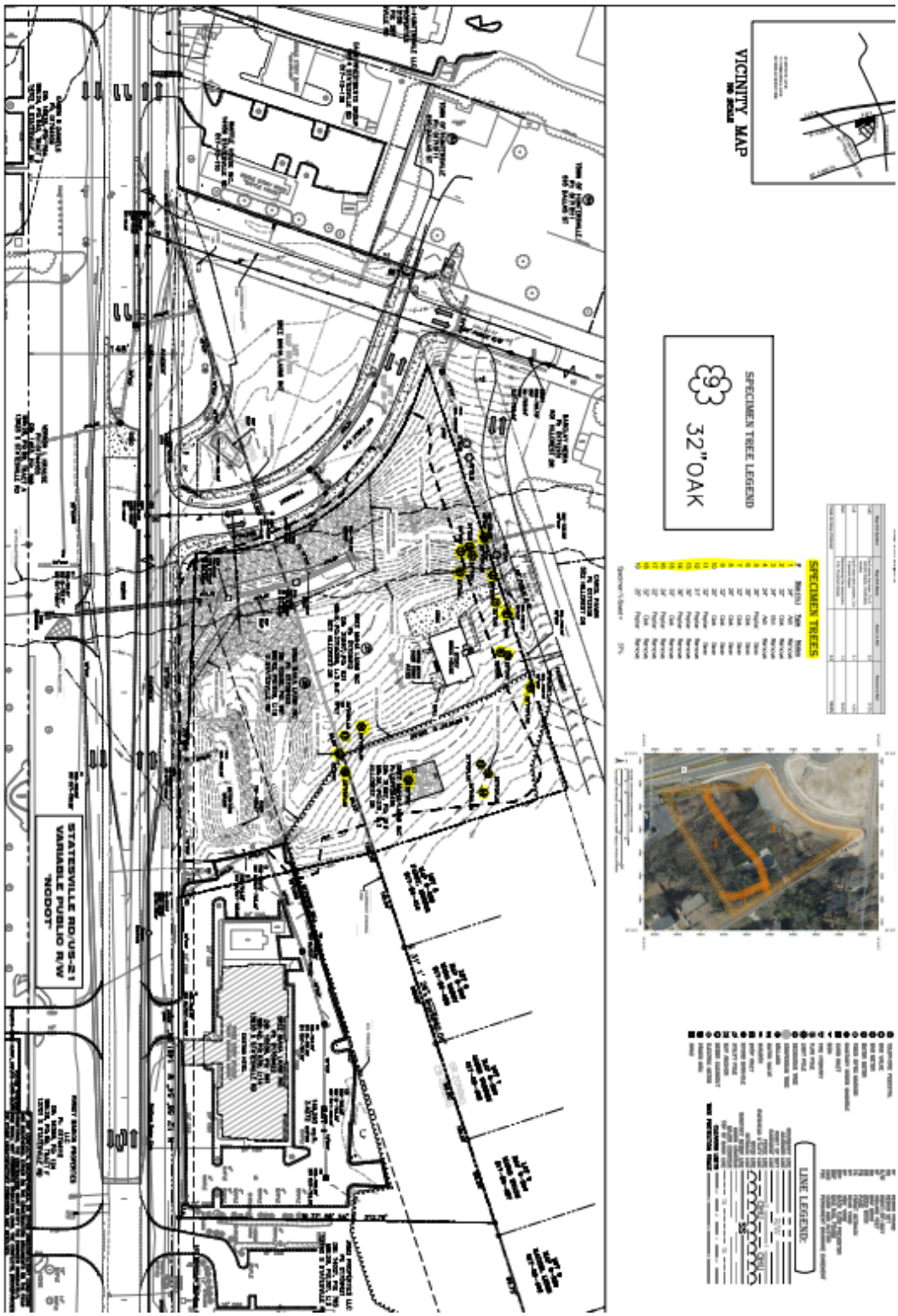
TREES 13-16







TREES 17-19



SURVEY LEGEND

Appendix B - Assumptions and Limiting Conditions

1. Care has been taken to obtain all information from reliable sources. All data had been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
2. The consultant shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule.
3. Loss or alteration of any part of this report invalidates the entire report.
4. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant.
5. This report represents the opinion of the consultant, and the consultant's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
6. Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be so construed as engineering or architectural reports or surveys.
7. Unless expressed otherwise, information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.

Appendix C – Certification of Performance

I, Casey Diffley, certify that:

1. I have personally inspected the trees and property referred to in this report and have stated my findings accurately.
2. I have no current or prospective interest in the tree or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.
3. The analysis, opinions and conclusions stated herein are my own and are based on current scientific procedures and facts.
4. My analysis, opinions and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices.
5. No one provided significant professional assistance to me, except as indicated within the report.
6. My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the Client or any other party nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

Casey Diffley
ISA Certified Arborist #SO-10676A
ISA Qualified Tree Risk Assessor
Plant Health Care Assistant Manager
Heartwood Tree Care


HOME 2

Auguest 8, 2025

Mr. PM Patel
Sree Maha Laxmi, Inc,

RE: Rezoning Petition R25-07 for a Home 2 Hilton on Tax Parcels 01709411,12,18,22 and 23 in Huntersville, NC

Dear PM:

As we discussed, we support your rezoning petition

Signature: _____

Name: BARCLAY NCIAM

Address: 501 DALLAS STREET

Auguest 8, 2025

Mr. PM Patel
Sree Maha Laxmi, Inc,

RE: Rezoning Petition R25-07 for a Home 2 Hilton on Tax Parcels 01709411,12,18,22 and 23 in Huntersville, NC

Dear PM:

As we discussed, we do not have any objections for your rezoning petition

Signature: _____

Name: NAKIYA COHEN

Address: 12616 HEATH GROVE DR

Auguest 8, 2025

Mr. PM Patel
Sree Maha Laxmi, Inc,

RE: Rezoning Petition R25-07 for a Home 2 Hilton on Tax Parcels 01709411,12,18,22 and 23 in Huntersville, NC

Dear PM:

As we discussed, we do not have any objections for your rezoning petition

Signature: Yankun Wang

Name: Yankun Wang.

Address: 18020 Pear Hawthorne Dr

August 21, 2025

Mr. PM Patel
Sree Maha Laxmi, Inc,

RE: Rezoning Petition R25-07 for a Home 2 Hilton on Tax Parcels 01709411,12,18,22 and 23 in Huntersville, NC

Dear PM:

As we discussed, we do not have any objections for your rezoning petition

Signature: S M

Name: Sagar Mulia

Address: 7630 Gillman Ct

August 21, 2025

Mr. PM Patel
Sree Maha Laxmi, Inc,

RE: Rezoning Petition R25-07 for a Home 2 Hilton on Tax Parcels 01709411,12,18,22 and 23 in Huntersville, NC

Dear PM:

As we discussed, we do not have any objections for your rezoning petition

Signature: Allison

Name: Allison Thompson

Address: 7521 Twitter LN

August 21, 2025

Mr. PM Patel
Sree Maha Laxmi, Inc,

RE: Rezoning Petition R25-07 for a Home 2 Hilton on Tax Parcels 01709411,12,18,22 and 23 in Huntersville, NC

Dear PM:

As we discussed, we do not have any objections for your rezoning petition

Signature: _____

Name: Kunal Banker

Address: 1115 Sunset Maple Ln
Huntersville NC

August 21, 2025

Mr. PM Patel
Sree Maha Laxmi, Inc,

RE: Rezoning Petition R25-07 for a Home 2 Hilton on Tax Parcels 01709411,12,18,22 and 23 in Huntersville, NC

Dear PM:

As we discussed, we do not have any objections for your rezoning petition

Signature: _____

Name: Hari Shah

Address: 12335 Carlyon Ct

August 21, 2025

Mr. PM Patel
Sree Maha Laxmi, Inc,

RE: Rezoning Petition R25-07 for a Home 2 Hilton on Tax Parcels 01709411,12,18,22 and 23 in Huntersville, NC

Dear PM:

As we discussed, we do not have any objections for your rezoning petition

Signature: _____

Name: Ashish

Address: 9509 Devonshire Dr
Huntersville NC 28078

August 21, 2025

Mr. PM Patel
Sree Maha Laxmi, Inc,

RE: Rezoning Petition R25-07 for a Home 2 Hilton on Tax Parcels 01709411,12,18,22 and 23 in Huntersville, NC

Dear PM:

As we discussed, we do not have any objections for your rezoning petition

Signature: Sanjay Patel

Name: Sanjay

Address: 15631 Know Hill Road
Huntersville

August 21, 2025

Mr. PM Patel
Sree Maha Laxmi, Inc,

RE: Rezoning Petition R25-07 for a Home 2 Hilton on Tax Parcels 01709411,12,18,22 and 23 in Huntersville, NC

Dear PM:

As we discussed, we do not have any objections for your rezoning petition

Signature: _____

Name: P. Lodha

Address: 7219 Chaddsley Dr
Huntersville

August 21, 2025

Mr. PM Patel
Sree Maha Laxmi, Inc,

RE: Rezoning Petition R25-07 for a Home 2 Hilton on Tax Parcels 01709411,12,18,22 and 23 in Huntersville, NC

Dear PM:

As we discussed, we do not have any objections for your rezoning petition

Signature: _____

Name: Jacob Brown

Address: 911 Brawleyschool rd mooresville 28117

September 1, 2025

Mr. PM Patel
Sree Maha Laxmi, Inc,

RE: Rezoning Petition R25-07 for a Home 2 Hilton on Tax Parcels 01709411,12,18,22 and 23 in Huntersville, NC

Dear PM:

As we discussed, we support your rezoning petition

Signature: Thomas Scott Brumly

Name: Thomas Scott Brumly
14702 Statesville Rd
Huntersville NC 28078

September 1, 2025

Mr. PM Patel
Sree Maha Laxmi, Inc,

RE: Rezoning Petition R25-07 for a Home 2 Hilton on Tax Parcels 01709411,12,18,22 and 23 in Huntersville, NC

Dear PM:

As we discussed, we support your rezoning petition

Signature: Byron L Campbell

Name: Byron L. Campbell
Huntersville, NC

September 1, 2025

Mr. PM Patel
Sree Maha Laxmi, Inc,

RE: Rezoning Petition R25-07 for a Home 2 Hilton on Tax Parcels 01709411,12,18,22 and 23 in Huntersville, NC

Dear PM:

As we discussed, we support your rezoning petition

Signature: _____

Name: JULIAN LEE

Huntersville NC

September 1, 2025

Mr. PM Patel
Sree Maha Laxmi, Inc,

RE: Rezoning Petition R25-07 for a Home 2 Hilton on Tax Parcels 01709411,12,18,22 and 23 in Huntersville, NC

Dear PM:

As we discussed, we support your rezoning petition

Signature: Danielle Panza

Name: Danielle Panza
Huntersville

September 1, 2025

Mr. PM Patel
Sree Maha Laxmi, Inc,

RE: Rezoning Petition R25-07 for a Home 2 Hilton on Tax Parcels 01709411,12,18,22 and 23 in Huntersville, NC

Dear PM:

As we discussed, we support your rezoning petition

Signature: Zachary King

Name: Zachary King

Huntersville, NC 28078

August 21, 2025

Mr. PM Patel
Sree Maha Laxmi, Inc,

RE: Rezoning Petition R25-07 for a Home 2 Hilton on Tax Parcels 01709411,12,18,22 and 23 in Huntersville, NC

Dear PM:

As we discussed, we do not have any objections for your rezoning petition

Signature: _____

Name: P. Lodha

Address: 7219 CHADDSLEY DR.

Docusign Envelope ID: EEE37C44-3A59-488E-B807-B6C82B6D3394

September 1, 2025

Mr. PM Patel
Sree Maha Laxmi, Inc,

RE: Rezoning Petition R25-07 for a Home 2 Hilton on Tax Parcels 01709411,12,18,22 and 23 in Huntersville, NC

Dear PM:

As we discussed, we support your rezoning petition

Signature: Signed by: Cam Palkowski E51856BA0701468...

Name: Cam Palkowski

Huntersville, NC

Docusign Envelope ID: 16936BFA-AEB4-42AB-B5F8-1C62EC732453

September 1, 2025

Mr. PM Patel
Sree Maha Laxmi, Inc,

RE: Rezoning Petition R25-07 for a Home 2 Hilton on Tax Parcels 01709411,12,18,22 and 23 in Huntersville, NC

Dear PM:

As we discussed, we support your rezoning petition

Signature: Signed by: Cameron Dennehy E51856BA0701468...

Name: Cameron Dennehy

Huntersville, NC

Docusign Envelope ID: 04CD88AE-BFD2-40F0-BCC7-7FB1166E30DE

September 1, 2025

Mr. PM Patel
Sree Maha Laxmi, Inc,

RE: Rezoning Petition R25-07 for a Home 2 Hilton on Tax Parcels 01709411,12,18,22 and 23 in Huntersville, NC

Dear PM:

As we discussed, we support your rezoning petition

Signature: Signed by: Garret Walker E51856BA0701468...

Name: Garret Walker

Huntersville, NC

Docusign Envelope ID: FC6A897D-5A2E-4243-93E1-90628B2C206A

September 1, 2025

Mr. PM Patel
Sree Maha Laxmi, Inc,

RE: Rezoning Petition R25-07 for a Home 2 Hilton on Tax Parcels 01709411,12,18,22 and 23 in Huntersville, NC

Dear PM:

As we discussed, we support your rezoning petition

Signature: DocuSigned by: Ian Fagan 8F5BCA59BF7A4F8...

Name: Ian Fagan

Huntersville, NC

Docusign Envelope ID: 1561FC57-17F6-4D7C-95B3-FC19CD4D890F

September 1, 2025

Mr. PM Patel
Sree Maha Laxmi, Inc,

RE: Rezoning Petition R25-07 for a Home 2 Hilton on Tax Parcels 01709411,12,18,22 and 23 in Huntersville, NC

Dear PM:

As we discussed, we support your rezoning petition

Signature: Signed by: James O'Brien E51856BA0701468...

Name: James O'Brien

Huntersville, NC

Docusign Envelope ID: 84BA766E-52EB-4C0A-BC50-2BA0DA77BEE4

September 1, 2025

Mr. PM Patel
Sree Maha Laxmi, Inc,

RE: Rezoning Petition R25-07 for a Home 2 Hilton on Tax Parcels 01709411,12,18,22 and 23 in Huntersville, NC

Dear PM:

As we discussed, we support your rezoning petition

Signature: Signed by: Jeannie Dennehy E51856BA0701468...

Name: Jeannie Dennehy

Huntersville, NC

Docusign Envelope ID: 66A97E0F-B1B7-46CB-9815-9F16E6ED8FA6

September 1, 2025

Mr. PM Patel
Sree Maha Laxmi, Inc,

RE: Rezoning Petition R25-07 for a Home 2 Hilton on Tax Parcels 01709411,12,18,22 and 23 in Huntersville, NC

Dear PM:

As we discussed, we support your rezoning petition

Signature: Signed by: Jimmy Clemmiti E51856BA0701468...

Name: Jimmy Clemmiti

Huntersville, NC

Docusign Envelope ID: A1499CF7-4AE6-481F-A4FD-673AA3FC3D02

September 1, 2025

Mr. PM Patel
Sree Maha Laxmi, Inc,

RE: Rezoning Petition R25-07 for a Home 2 Hilton on Tax Parcels 01709411,12,18,22 and 23 in Huntersville, NC

Dear PM:

As we discussed, we support your rezoning petition

Signature: Signed by: John Coyer E51856BA0701468...

Name: John Coyer

Huntersville, NC

Docusign Envelope ID: 06C36C9B-8CF0-41CF-8608-CABEC7BD8EAB

September 1, 2025

Mr. PM Patel
Sree Maha Laxmi, Inc,

RE: Rezoning Petition R25-07 for a Home 2 Hilton on Tax Parcels 01709411,12,18,22 and 23 in Huntersville, NC

Dear PM:

As we discussed, we support your rezoning petition

Signature: Signed by: Kelly Pannone E51856BA0701468...

Name: Kelly Pannone

Huntersville, NC

Docusign Envelope ID: 5AE22B85-05FE-4983-AB85-FF3890453709

September 1, 2025

Mr. PM Patel
Sree Maha Laxmi, Inc,

RE: Rezoning Petition R25-07 for a Home 2 Hilton on Tax Parcels 01709411,12,18,22 and 23 in Huntersville, NC

Dear PM:

As we discussed, we support your rezoning petition

Signature: Signed by: Maddie Hosking E51856BA0701468...

Name: Maddie Hosking

Huntersville, NC

Docusign Envelope ID: 782A3F75-2CCB-486E-B1C1-EC281CD3BFC2

September 1, 2025

Mr. PM Patel
Sree Maha Laxmi, Inc,

RE: Rezoning Petition R25-07 for a Home 2 Hilton on Tax Parcels 01709411,12,18,22 and 23 in Huntersville, NC

Dear PM:

As we discussed, we support your rezoning petition

Signature: Signed by: Marco Trujillo B1D7A0404CA5435...

Name: Marco Trujillo

Huntersville, NC

Docusign Envelope ID: B0C97932-6A58-4AC1-9385-AD08E06331AB

September 1, 2025

Mr. PM Patel
Sree Maha Laxmi, Inc,

RE: Rezoning Petition R25-07 for a Home 2 Hilton on Tax Parcels 01709411,12,18,22 and 23 in Huntersville, NC

Dear PM:

As we discussed, we support your rezoning petition

Signature: Signed by: Melody Clemmiti E51856BA0701468...

Name: Melody Clemmiti

Huntersville, NC

Docusign Envelope ID: 8FEA1B05-DB62-4596-A0D5-94237832AAC8

September 1, 2025

Mr. PM Patel
Sree Maha Laxmi, Inc,

RE: Rezoning Petition R25-07 for a Home 2 Hilton on Tax Parcels 01709411,12,18,22 and 23 in Huntersville, NC

Dear PM:

As we discussed, we support your rezoning petition

Signature: Signed by: Narendra Mulia 727036B18E984E2...

Name: Narendra Mulia

Huntersville, NC

Docusign Envelope ID: 1CC4F1E8-E837-434D-8313-72D49AADD47F

September 1, 2025

Mr. PM Patel
Sree Maha Laxmi, Inc,

RE: Rezoning Petition R25-07 for a Home 2 Hilton on Tax Parcels 01709411,12,18,22 and 23 in Huntersville, NC

Dear PM:

As we discussed, we support your rezoning petition

Signature: Signed by: Nimisha Mulia 727036B18E984E2...

Name: Nimisha Mulia

Huntersville, NC

Docusign Envelope ID: 2CE5A38C-9B5C-4D23-8771-C6DDF8795FCD

September 1, 2025

Mr. PM Patel
Sree Maha Laxmi, Inc,

RE: Rezoning Petition R25-07 for a Home 2 Hilton on Tax Parcels 01709411,12,18,22 and 23 in Huntersville, NC

Dear PM:

As we discussed, we support your rezoning petition

Signature: Signed by: Paulina Trujillo 2C2725C9801F43A...

Name: Paulina Trujillo

Huntersville, NC

Docusign Envelope ID: E28CFA5F-CFC5-49D1-B324-1D0EBA226B6F

September 1, 2025

Mr. PM Patel
Sree Maha Laxmi, Inc,

RE: Rezoning Petition R25-07 for a Home 2 Hilton on Tax Parcels 01709411,12,18,22 and 23 in Huntersville, NC

Dear PM:

As we discussed, we support your rezoning petition

Signature: Signed by: Rachel Miller 93FD4DAD1402408...

Name: Rachel Miller

Docusign Envelope ID: B3727714-39D5-4E37-8D1A-92F196C744E3

September 1, 2025

Mr. PM Patel
Sree Maha Laxmi, Inc,

RE: Rezoning Petition R25-07 for a Home 2 Hilton on Tax Parcels 01709411,12,18,22 and 23 in Huntersville, NC

Dear PM:

As we discussed, we support your rezoning petition

Signature: Signed by: Ryan Dennehy E51856BA0701468...

Name: Ryan Dennehy

Huntersville, NC

Docusign Envelope ID: 3B79A6FC-741C-408B-9287-58DC2617DD9F

September 1, 2025

Mr. PM Patel
Sree Maha Laxmi, Inc,

RE: Rezoning Petition R25-07 for a Home 2 Hilton on Tax Parcels 01709411,12,18,22 and 23 in Huntersville, NC

Dear PM:

As we discussed, we support your rezoning petition

Signature: Signed by: Sabrina Dennehy E51856BA0701468...

Name: Sabrina Dennehy

Huntersville, NC

Docusign Envelope ID: 4D724DA5-6316-422A-AA68-54AD5E3A5C25

September 1, 2025

Mr. PM Patel
Sree Maha Laxmi, Inc,

RE: Rezoning Petition R25-07 for a Home 2 Hilton on Tax Parcels 01709411,12,18,22 and 23 in Huntersville, NC

Dear PM:

As we discussed, we support your rezoning petition

Signature: Signed by: Sagar Mulia 727036D18E984E2...

Name: Sagar Mulia

Docusign Envelope ID: 27FE2740-9709-49D3-BE29-F47668799AF5

September 1, 2025

Mr. PM Patel
Sree Maha Laxmi, Inc,

RE: Rezoning Petition R25-07 for a Home 2 Hilton on Tax Parcels 01709411,12,18,22 and 23 in Huntersville, NC

Dear PM:

As we discussed, we support your rezoning petition

Signature: Signed by: Shabad Singh
B1D7A0404CA5435...

Name: Shabad Singh

Huntersville, NC

Docusign Envelope ID: B69A1707-E520-45B3-BF09-89A9099015DE

September 1, 2025

Mr. PM Patel
Sree Maha Laxmi, Inc,

RE: Rezoning Petition R25-07 for a Home 2 Hilton on Tax Parcels 01709411,12,18,22 and 23 in Huntersville, NC

Dear PM:

As we discussed, we support your rezoning petition

Signature: Signed by: Sweta Patel E51856BA0701468...

Name: Sweta Patel

Huntersville, NC

Docusign Envelope ID: 86540AE2-0F8B-4A68-9EBD-9B4964DB0672

September 1, 2025

Mr. PM Patel
Sree Maha Laxmi, Inc,

RE: Rezoning Petition R25-07 for a Home 2 Hilton on Tax Parcels 01709411,12,18,22 and 23 in Huntersville, NC

Dear PM:

As we discussed, we support your rezoning petition

Signature: Signed by: Thomas Doan B1D7A0404CA5435...

Name: Thomas Doan

Huntersville, NC

Docusign Envelope ID: C288AEDA-3FDC-4D96-9A0E-E04AB26AD4A4

September 1, 2025

Mr. PM Patel
Sree Maha Laxmi, Inc,

RE: Rezoning Petition R25-07 for a Home 2 Hilton on Tax Parcels 01709411,12,18,22 and 23 in Huntersville, NC

Dear PM:

As we discussed, we support your rezoning petition

Signature: Signed by: Victoria Garcia E51856BA0701468...

Name: Victoria Garcia

Huntersville, NC

Docusign Envelope ID: 801737D9-CB82-4FAC-A7F4-64D825C983B2

September 1, 2025

Mr. PM Patel
Sree Maha Laxmi, Inc,

RE: Rezoning Petition R25-07 for a Home 2 Hilton on Tax Parcels 01709411,12,18,22 and 23 in Huntersville, NC

Dear PM:

As we discussed, we support your rezoning petition

Signature: Signed by: Vishal Mulia 727036B18E984E2...

Name: Vishal Mulia

Huntersville, NC

Request for Board Action

September 23, 2025

To: Board Members

From: Brad Priest, Assistant Planning Director

Date: September 23, 2025

Subject: R25-09: Greenway Waste Expansion

EXPLAIN REQUEST:

A Rezoning Petition has been submitted by Greenway Waste Solutions at North Meck to rezone +/- 220.9 acres near 15300 Holbrooks Road (PIN 01910102, 01930106, 01910116, 01910113, 01910119, 01910101, 01910107, 01910109, 01934118) from NR, TR, CB, and SP-CD to SP-CD to expand the North Meck Landfill.

ACTION RECOMMENDED:

Make a recommendation to the Town Board on September 23, 2025.

FINANCIAL IMPLICATIONS:

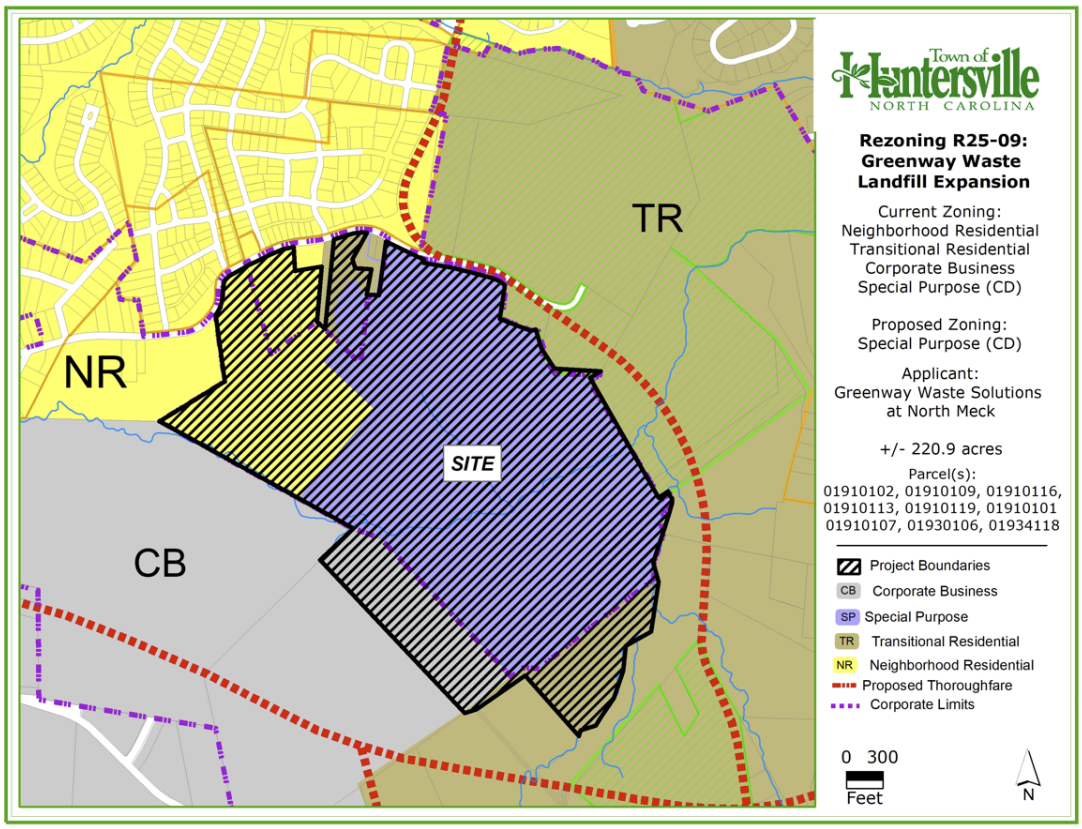
N/A

ATTACHMENTS:

1. R25-09 Greenway Waste - PB - 9 23 25
2. R25-09: Greenway Waste Conditional Rezoning Plan
3. 63D-0055 (Griffin Bros - Holbrook Rd Coring) Coring.Report
4. Greenway Waste ENG_Public Hearing_2025 0822
5. Greenway Waste ENG_Planning Board_2025 0915
6. GWSMM_NeighborhoodMtg Summary 2025_0722_
7. TIA Determination 7-14-25
8. Conditional Rezoning General Application updated 8 18 25

Petition R25-09
Greenway Waste Landfill Expansion

PART 1: PROJECT SUMMARY



Applicant: Greenway Waste Solutions, LLC

Property Owner: Same

Property Address: 15416 Holbrooks Road

Project Size: (+/-) 220.9

Parcel Numbers: 01910102, 01910109, 01910116, 01910113, 01910119, 01910101, 01910107, 01930106, 01934118

Current Zoning:
Neighborhood Residential (NR)
Transitional Residential (TR)
Corporate Business (CB)
Special Purpose Conditional District (SP-CD)

Current Land Use:
Construction and Demolition Landfill, and Vacant Land

Proposed Zoning: Special Purpose Conditional District (SP-CD)

Proposed Land Use:
Re-routed stream and buffer, expanded Construction and Demolition Landfill

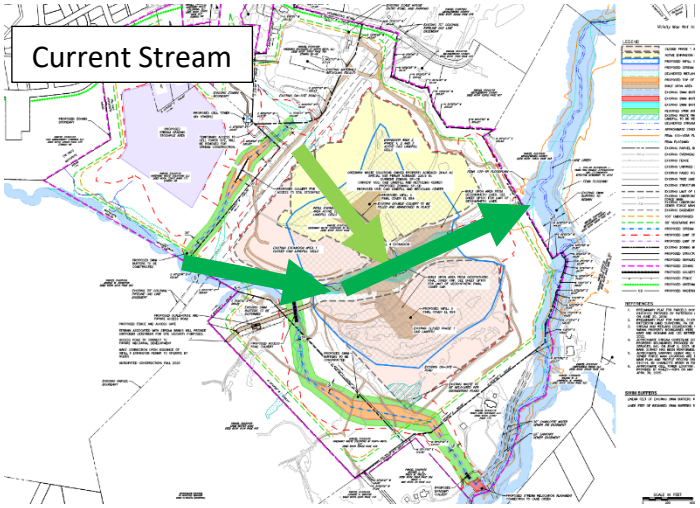
1. Purpose: A Rezoning Petition has been submitted by Greenway Waste Solutions at North Meck to rezone +/- 220.9 acres near 15300 Holbrooks Road (PIN 01910102, 01930106, 01910116, 01910113, 01910119, 01910101, 01910107, 01910109, 01934118) from NR, TR, CB, and SP-CD to SP-CD to expand the North Meck Landfill.
2. Adjoining Zoning and Land Uses

   North: *Transitional Residential (TR),* Park Land: David Waymer Regional Flying Park, Vacant Land
   South: *Corporate Business (CB),* Commerce Station Business Park, Vacant Land
   East: *Transitional Residential (TR),* Large Lot Single Family Residential, Vacant Land
   West: *Neighborhood Residential (NR),* Vacant Landfill Property, Single Family Residential

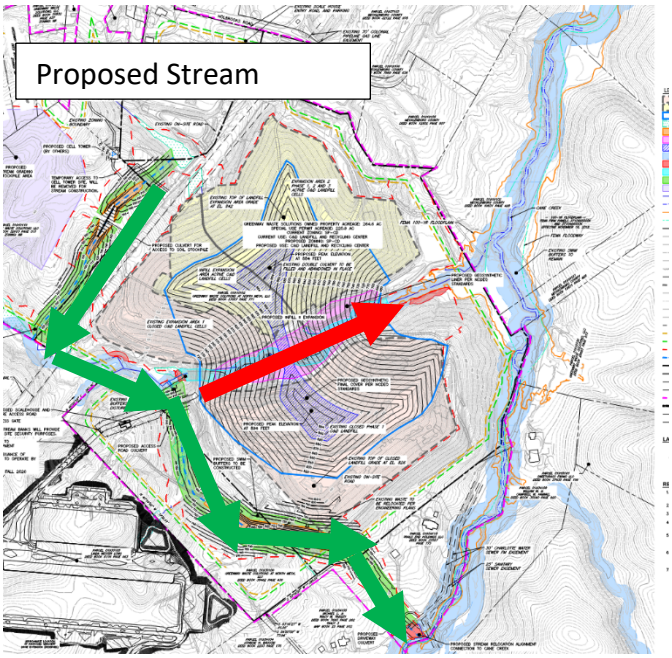
3. The Greenway Waste Solutions – North Meck Landfill is considered a Construction and Demolition (C&D) landfill in the Huntersville Zoning Ordinance and is regulated by Article 9.23 of the ordinance. It is also regulated by the State of North Carolina Department of Environmental Quality Division of Solid Waste (NCDEQ).
4. The landfill has been in operation on Holbrook Road since June 24, 1993. After the adoption of the Huntersville Zoning Ordinance in 1996, the landfill became and operated as a legal nonconforming use due to being located in a residential zoning district. As a legal nonconforming use, the landfill could continue its operation but could not expand unless that expansion was in complete conformance with the zoning ordinance.
5. On December 18, 2000 per the landfill's request, a text amendment to the zoning ordinance was approved by the Huntersville Town Board allowing one expansion of the facility not to last more than 5 years from the approval of the NCDEQ permit. In 2001 the landfill was permitted its first expansion per the new ordinance.
6. On September 19, 2005 per the landfill's request, a text amendment was approved by the Town Board modifying the number of expansions allowed for landfills from one to two, with the issuance of Special Use Permit (SUP). The time limit remained at 5 years for each expansion to operate.
7. On November 21, 2005 a Special Use Permit was approved allowing the landfill to have its second expansion for no more than 5 years.
8. On December 7, 2009 per the applicant's request, a text amendment was approved by the Huntersville Town Board which significantly modified the requirements of Article 9.23. Noteworthy changes included:
    a. Added flexibility to allow landfills to not have immediate access on a thoroughfare provided the Town Board finds that the access "would not likely cause any injurious effect on the property adjacent to the access".
    b. Allowed existing landfills to continue their operation indefinitely as long as the landfill had an unexpired Special Use Permit and did not expand its exterior boundaries.
    c. Deleted the landfill expansion section so that any expansion of a facility would need to fully conform to current ordinance standards.
9. On December 7, 2009 the Town Board approved the landfill's Special Use Permit (SUP) amendment application allowing them to fill in between the previous two expansions and removing its 5 year expiration date. This allowed the landfill to continue its operation as exists indefinitely as long as there was no expansion to its boundaries. The submitted lifespan of the landfill at that time was 25 years.
10. On November 7, 2016 the Town Board approved both a Conditional Rezoning and Special Use Permit application for the landfill's expansion. The expansion application initially included piping the stream that runs west-east through the property and filling construction debris in the "valley" between the existing fill areas. However, due to the variances required, and environmental concerns, the stream piping aspect of the application was withdrawn. However, approval was given to expand the landfill operations with a material recycling facility on the property (MRF).
11. The current application submitted revisits the effort to fill the area between the northern and southern fill areas where the stream currently exists. However rather than piping the stream, the application is to re-route the stream to the south of the property. Then, with the stream and buffers moved to the south, the landfill would be able to fill the area where the stream previously existed. (please see page 3 graphics below).
12. In order for the proposed expansion to be approved, a Special Use Permit by the Town Board is required. This permit application is tentatively scheduled to be heard before the Town Board on October 21st, 2025.
13. A neighborhood meeting was held on Monday August 4, 2025. The invitation list, invitation, attendance list, and summary of the meeting are included in the agenda packet for review. Several adjacent property owners attended the meeting to discuss the potential project and ask questions of the applicant. Concerns included storm water impacts to the adjacent property owners and potential deed restrictions on the adjacent sites.
14. Planning staff certifies that notice for this rezoning petition was sent via a postcard to adjoining property owners; a legal ad was placed in the Charlotte Observer; and posting of a rezoning sign along Gilead Road in front of the property.

PART 2: REZONING/SITE PLAN

Site Plan Description



- Currently a tributary of Clarke Creek runs from west to east through the existing landfill in dark green. See graphic on this page. Also, a piped portion of stream runs underneath the current fill area (shown in light green) into the tributary going west to east.
- There are fill areas both to the north and south of the stream. The fill area to the south is closed and no longer used, shown in pink. The fill area to the north, shown in yellow is still actively used.
- The application for the rezoning and special use permit includes *two separate actions* that would facilitate the expansion of the landfill; the re-routing of the stream to the south, and the filling of the newly inactive stream bed with another landfill cell. See second graphic below. The old stream removed is shown in red. The new route of the stream is shown in dark green.

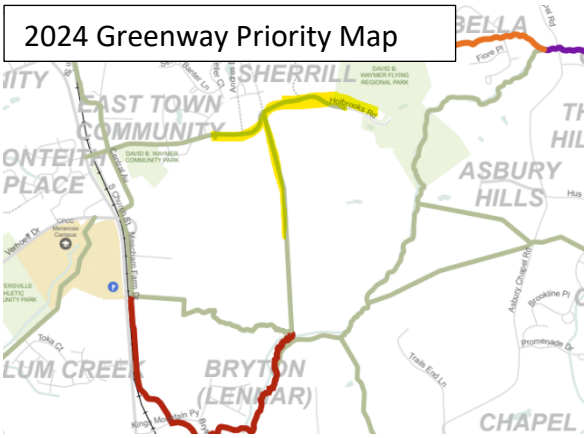


- Each action above requires its own technical permitting and review (in addition to rezoning and special use permit). The stream relocation requires:
  - NCDEQ 401 Permit – Stream Disturbance Mitigation (**approved**)
  - NCDEQ 404 Permit – Wetland Disturbance Mitigation (**approved**)
  - Floodplain Development Permit from Mecklenburg County,
    - Conditional Letter of Map Revision (CLOMR) – Hydrologic modeling for the stream relocation
    - Letter of Map Revision (LOMR) – Letter of Map Revision – Official Change of Stream Location and Buffers
  - Solid Waste Facility Permit from NCDEQ (not yet submitted)
  - Town of Huntersville Commercial Site Plan / Erosion Control Plan
- The new fill addition for the landfill after stream relocation would require:
  - NCDEQ Solid Waste Facility Permit
  - Commercial Site Plan / Erosion Control Plan
  - NCDOT Driveway Permit
- No new buildings are proposed to be built with the rezoning application.
- Adjacent properties to the west of the proposed landfill site are also proposed to be rezoned to SP-CD. The use shown for these properties currently includes only the stockpile area (dirt/soil storage) for the relocation of the stream. It is currently unknown what this property would be used for after the relocation of the stream.
- The access for the landfill remains on Holbrooks Road. However, a connection to the adjacent proposed Commerce Station Development is shown on the plan with an estimated construction time of Fall 2026.

Rezoning Issues:

- Modifications:
  - *SWIM Buffers*: Article 8.25 requires that stream buffers remain undisturbed. The applicants propose relocating the stream to the south, which would involve disturbing the existing channel. Once final permits are secured and the stream is officially relocated by the County, landfill debris would occupy the former channel. At that point, the SWIM buffer requirements would no longer apply to the abandoned stream, as it would cease to function as a regulated waterway. Several of the modifications noted below follow a similar pattern: they are applicable under current conditions, but would be permissible once the stream relocation is completed.
    - STAFF COMMENT: Staff supports the re-location of the stream to the perimeter of the landfill operation. The current health of the stream is poor due to its proximity to the debris fill area. From a water quality perspective, the health of the stream would likely improve in its new location. With coordination with Mecklenburg County and North Carolina Department of Environmental Quality (NCDEQ), the consensus is with proper permitting, the relocation is recommended.
  - *SP Buffers*: Article 7.5 of the Zoning Ordinance requires an 80-foot buffer along all property lines not zoned CB or SP, and along street ROW. The proposed plan shows buffers disturbed and not planted in several areas.
    - STAFF COMMENT: The rezoning plan shows spatial areas with buffers, but it is not clear how the buffers will be provided. Some areas need plantings, some have existing landscaping, some are disturbed, and some have existing landscaping but need supplementation. Staff recommends a "buffer exhibit" to show clearly how all applicable perimeter areas that require buffer will be treated and how they will be planted.
    - UPDATE 9/12/25: An updated sheet has been submitted showing an exhibit of the proposed buffers (sheet SP-104). In several locations, however, there is no landscaping proposed. Staff recommends where existing disturbances remain, or where a full 80-foot buffer cannot be provided, at least some evergreen trees be added to provide opaque screening.
  - *C&D Landfill Buffers*: Article 9.23 of the Zoning Ordinance prohibits Construction and Demolition (C&D Landfills) from having fill in designated wetlands, and within 50 feet from delineated streams. The proposed plan would relocate the subject stream and associated wetlands and place fill where they currently exist.
    - STAFF COMMENT: Staff supports the relocation of the stream and the abandoning of the existing buffers, with the condition that all required State and County permits and approvals are obtained for the stream re-location.
  - *Landfill Fencing/Enclosure*: The applicants are requesting a modification to Article 9.23.2 E which requires that the entire landfill be controlled and secured with a non-climbable fence at least 6 feet high. The plan shows only fencing around access points and states that steep topography and streams otherwise limit access.
    - STAFF COMMENT: For the 2016 rezoning, a modification was approved for this section of the ordinance based on the topography of the site and the isolated nature of the facility. Staff recommends clarification regarding where fencing will be proposed and where it will not be. Since 2016, residential development has been established closer to the landfill, and commercial development is proposed immediately to the south. With that in mind, staff recommends this issue be revisited for discussion.
    - UPDATE 9/16/25: An updated plan has been submitted, and no additional fencing was found on the plan. Staff recommends fencing to the northwest and northeast may be appropriate to better secure the site.

- Access on Holbrooks Road: Article 9.23.2 A states that C&D landfills greater than 10 acres must be accessed by a commercial street unless approved by the Town Board upon the determination that using a non-commercial street "would not likely cause any injurious effect on the property adjacent to the access". Through past approvals by the Town Board, the applicants have used Holbrooks Road as the main access for the life of the landfill. During the last rezoning however the following conditions were place on the approval regarding the future use of Holbrooks:
    - The condition of Holbrooks Road will be assessed by the applicant and the Town, as well as with the participation of NCDOT if available on a five (5) year basis.
    - The applicant would abandon access on Holbrooks no later than the year 2034.
    - If alterative access becomes available prior to 2034, the applicants commit to move their access to it within one year of the alternative access becoming available.
    - STAFF COMMENT: Staff recommends these conditions be transferred to the new rezoning, with no extension. Holbrooks Road was not designed for continuous commercial truck activity and has residential uses throughout its frontage. The applicants have shown a potential connection to the new Commerce Station Drive alternative access to the south on their plan with an "anticipated construction Fall 2026". This timeframe is acceptable to staff, however the condition that access will be transferred to this location within one year of availability is recommended to be carried over.
        - Additionally, staff recommends the Town work with NCDOT to inspect the current condition of Holbrooks Road. If maintenance items are needed, discussion with the applicant for continued maintenance contribution of Holbrooks Road is recommended until transfer of the access can take place. The applicants have taken core samples of the road and are in process of having them reviewed by the Town and NCDOT.
        - UPDATE 9/16/25: No new notes concerning Holbrooks Road have been added to the updated plan. Staff recommends these minimum commitments be carried over and added to this rezoning application. Also, the applicant has recently submitted core samples of Holbrooks Road to staff for review. Huntersville staff and NCDOT are jointly reviewing and will forward comments as soon as possible.
- Huntersville Greenway Plan: The Huntersville 2024 Existing Greenways, Future Projects and Priority Map shows greenways running along Holbrook Road and north-south through the subject property. Although a line is shown along Holbrooks on the plans implying a future greenway on Holbrook, tHuhese greenways are not sufficiently accommodated for in the site plan. See map attached with highlighted planned greenways.



    - STAFF COMMENT: To accommodate the Holbrooks Road greenway, staff recommends a 10-foot side-path be *constructed* along the property frontage in lieu of the required standard foot sidewalk. For the north/south greenway connection, staff recommends ROW be dedicated of sufficient width to accommodate a 10-foot side path. See north/south connector road discussion below.
    - UPDATE 9/16/25: The applicants have added notes to the plan to address the greenways. A 10-foot multi-use path will be constructed along the subject properties on Holbrooks Road once a NCDEQ permit for the expansion is obtained. Also, the applicants have added a note to the plan stating that once a final location and alignment is chosen by the Town for the north/south connector road, the right of way reserved will include the needed right of way for a 10-foot multi-use path to accommodate the proposed greenway. Staff recommends that this condition is acceptable.

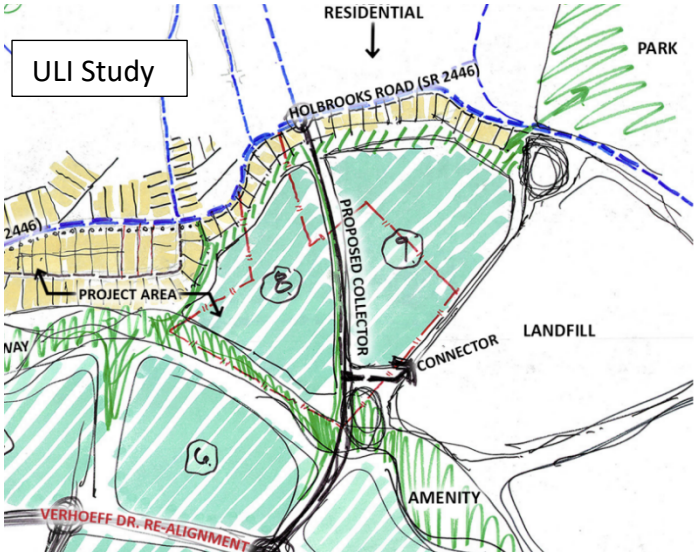
- Holbrooks Road Street Improvements: Article 5.1 of the Zoning Ordinance requires that sidewalk and street trees are added to the streets along a development's frontage. No improvements on the plan are shown. As mentioned above, staff recommends a 10-foot sidewalk/side path be constructed along the frontage in lieu of sidewalk to also accommodate the greenway recommended in the Huntersville Greenway Plan. Staff recommends a typical cross section be included in the plan showing all proposed improvements to Holbrooks Road including street trees.
    - UPDATE 9/12/25: The applicants have added a note to the plan that a 10-foot multi-use path will be constructed along the subject properties on Holbrooks Road once a NCDEQ permit for the expansion is obtained. However, a typical cross section of the improvements has not been submitted.

EHSAP



- Connector Road (Holbrooks Road to Commerce Station): The East Huntersville Small Area Plan (EHSAP) envisions a connector public street connecting Commerce Station Drive and Future Verhoeff Drive with Future Asbury Chapel Road (highlighted in yellow). This connector street is not accommodated in the proposed rezoning plan. Additionally, the plan envisions residential development south of Holbrooks Road. The proposed plan rezones property all the way up to Holbrooks Road as SP-CD for industrial type development.
    - UPDATE 9/12/25: The applicants have added a note to the plan which states that once a final location and alignment is chosen by the Town for the north/south connector road, the right of way needed for the connector will be reserved prior to development of the subject property. Staff recommends this conditional note is acceptable to accommodate the planned road.
- Urban Land Institute Recommendations: In 2017 Huntersville engaged with the Urban Land Institute Charlotte to convene a Technical Assistance Panel (TAP) regarding the recommended development patterns south of Holbrooks Road. Although the report was never adopted as an official small area plan by the Town, the report continued to discuss general themes of the EHSAP such as below. Please find the link to the ULI study attached, and a graphic of the recommended land use below on this page. https://www.huntersville.org/1264/Holbrooks-Road-Study-ULI-TAP
    - Diverting traffic off Holbrooks Road by establishing a connector road to the south.
    - Establishing residential uses south of Holbrooks Road and west of the commercial uses. In the sketch included, residential development is shown all along Holbrooks Road.
    - UPDATE 9/16/25: The applicants have moved the rezoning line to keep much of the Holbrooks Road frontage area residential zoning. However, some of the proposed buffer along that area (parcel 01910116) also needs to be shifted south to accommodate the remaining residential.

ULI Study



- Stream Buffer Conflict with Existing Fill: The proposed realigned stream channel is currently shown to clip a portion of an existing fill area, where the fill is labeled to be relocated. After discussion with Mecklenburg County Storm Water, Groundwater, and NCDEQ Solid Waste, it is possible this location may not be feasible due to the complexity of fill area contamination at the site and the location of required monitoring wells. Please see page 10 below for site contamination discussion. It may be that the stream and its buffer will need to be pushed south outside of the existing fill area.
- Minor Site Plan Comments: Several minor site plan comments remain unresolved. Staff recommends these comments be addressed on the updated rezoning submittals.

PART 3: TRANSPORTATION ISSUES

Traffic Impact Analysis (TIA)

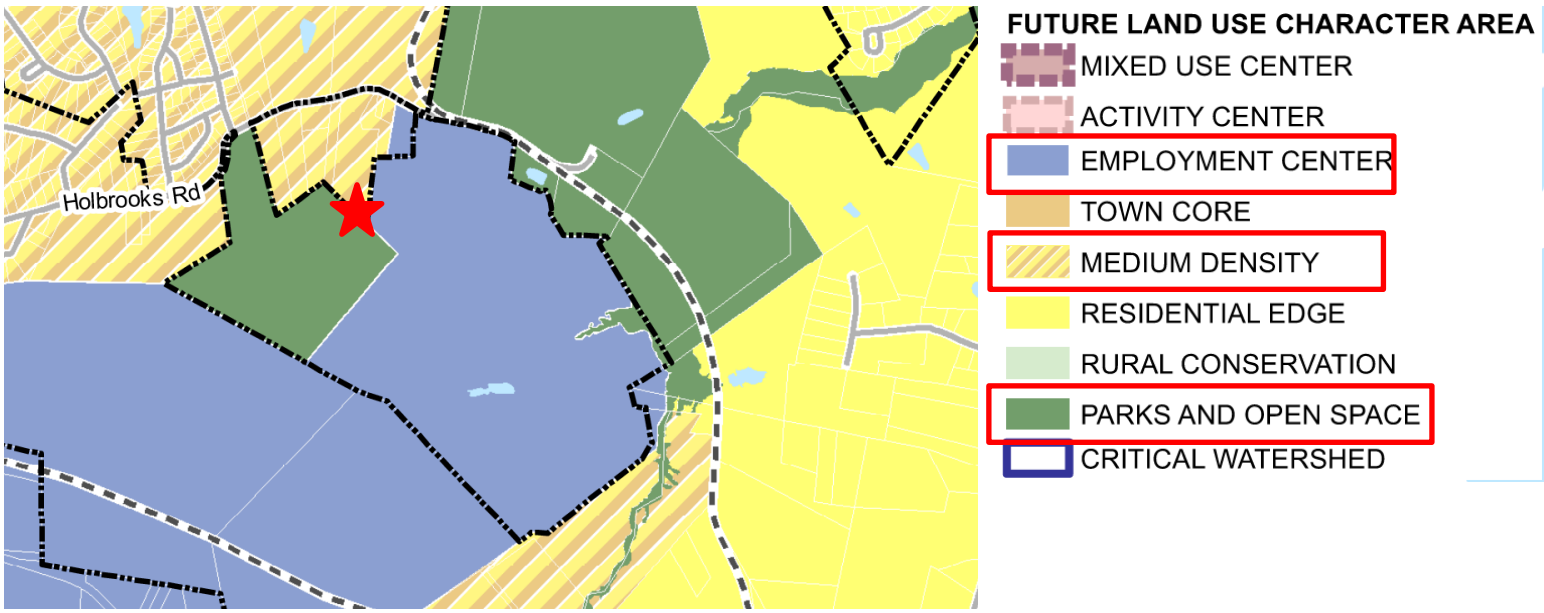
- A Town TIA for the proposed project was not required due to the use not producing the threshold number of trips necessary to require the study. The determination included the potential change in entrance to Holbrooks Road in the future.
- Please find the TIA Determination from Engineering attached in the agenda packet.

PART 4: REZONING CRITERIA

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

2040 Huntersville Community Plan – "Employment Center / Moderate Residential / Open Space"

St





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.



Environmental / Open Space

These sensitive environmental areas consist primarily of development-impaired lands such as floodways and floodplains as well as parks and previously-protected areas.



Employment Center

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

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

- **Policy LU 1.1**: Utilize the Future Land Use Map during development approval process to ensure compatibility with long range plans.
    - STAFF COMMENT: The properties involved in the rezoning plan include different character areas in the future land use map. They include the Employment Center, Moderate Density, and Park/Open Space Character Area.
        - The property labeled as “Park/Open Space” was likely labeled that way due to in the past being owned by the Town of Huntersville and discussed as a possible park location. However, this property was sold to Greenway Waste several years ago. This tract, based on the ULI study mentioned above, may be more appropriate as an Employment Center Future Character Area. The proposed industrial use would be consistent with the Employment Center Character Area.
        - The main property of the landfill is also included in the Employment Center Character Area and would be appropriate for the proposed continued industrial use.
        - The property near Holbrooks Road, labeled as “Moderate Density,” is identified for residential development. However, the current rezoning plan does not specify the type of development proposed for this area. Staff recommends that clarification be provided. Consistent with the adopted small area plans and the ULI report, staff recommends that the area immediately along Holbrooks Road be reserved for residential use. With this clarification, the plan could align with this policy of the 2040 plan.
- **Policy EOS-5**: Protect Water quality. Continue Stream Restoration –
    - STAFF COMMENT: The proposed development would improve water quality of the subject streams by rerouting them and buffering them appropriately around the landfill. Additionally, the applicants are proposed to add supplemental buffer over the amount that may be required by the water quality ordinance. However, discussion continues with NCDEQ on how filling the existing stream area could affect the on-site contamination issue. Please see page 10 below on the current contamination issues with the site. With the assumption that the applicants successfully actively remediate the contamination and approval from NCDEQ is granted, this policy could be met.

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

- **Policy LU-5.1**: Focus more intense development in locations that can support growth.
    - STAFF COMMENT: The landfill currently relies on Holbrooks Road as its primary access. For many years, the Town, staff, and the Holbrooks neighborhood have raised concerns about using a residentially designed road for heavy truck traffic. The applicant anticipates future access via Commerce Station Drive, contingent on construction of the recently rezoned development to the south. Until that development is built and access is physically shifted, staff finds this policy is not met. Once the main entrance is relocated to Commerce Station Drive, the policy would then be satisfied.
- **Policy LU-8.2**: Excellence in Design.
    - STAFF COMMENT: Modifications from the Huntersville Zoning Ordinance are requested, but no site plan elements have been offered over and above the requirements of the ordinance. The applicants include notes on the sheet SP002 concerning excellence in design; however, these notes seem to refer to technical cleanup efforts regarding the groundwater and surface water contamination present at the site. For site plan elements that would achieve public good and excellence in design, that would be over and above already needed environmental concerns, staff would recommend the following:
        - The applicant owns several parcels on Holbrooks Road, adjacent to where the Town's current greenway plan calls for a 10-foot side path. The applicants could construct side paths further west than required off the site down Holbrook Road.
        - A Clarke Creek restoration project is currently being planned by Mecklenburg County and the Town of Huntersville. The applicants could contribute materials, funds, etc to this project.
        - Other site plan, transportation, pedestrian or pedestrian improvements not required by the ordinance.
        - Environmental improvements to the site that are not required by the Town of Huntersville, Mecklenburg County, or for NCDEQ remediation, expansion, or close out.
        - UPDATE 9/12/25: The applicants have noted that the buffers around the stream are proposed to be wider than required. In addition, some parcels not included in the rezoning (but in between parcels that are) will have a multi-use path constructed along their frontage.
- **Policy LU-11**: Protect existing housing stock.
    - STAFF COMMENT: The landfill currently relies on Holbrooks Road as its primary access. For many years, the Town, staff, and the Holbrooks neighborhood have raised concerns about using a residentially designed road for heavy truck traffic. The applicant anticipates future access via Commerce Station Drive, contingent on construction of the recently rezoned development to the south. Until that development is built and access is shifted, staff finds this policy is not met. Once the main entrance is relocated to Commerce Station Drive, the policy would then be satisfied.

- **Policy EOS-1**: Preservation and Enhancement of the Environment.
    - STAFF COMMENT: While the relocation of the stream is categorically beneficial to the water quality of the existing stream, the additional fill over existing surface water and groundwater contamination is a current concern. After discussion with NCDEQ Solid Waste Section, active remediation of the site is needed to remove the contamination before additional fill can be permitted to be placed on top. Also, how the contamination and the existing monitoring wells will be affected by the new surface water and hydrogeologic conditions is currently unknown. The applicants are currently working with NCDEQ on the stream location and preparing an active remediation plan to clean up the chemicals present at the site. Until more is understood about the contamination cleanup, staff recommends this policy is not met.
    - Additionally, without doing hydrologic studies of the site (CLOMR) it is currently unknown where the limits of the floodway will be for the relocated stream. The boundaries shown may change after the study. Staff

has concerns that portions of the stream that are close to property lines, and intersect other portions of streams may have a greater floodway footprint than shown.

- To meet this policy, staff recommends that through the Special Use Permit process the applicant submit approvals, evidence, and expert testimony that:
  - The specific remediation proposed will be beneficial and effective in addressing the existing site contamination; and
  - The relocated stream will have a minimal effect on the spread of the contamination; and
  - The additional fill on top of the contaminated area will be safely contained, and
  - The Conditional Letter of Map Revision (CLOMR) is completed or mostly completed showing the limits of the new floodway accurately.

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 Special Purpose (SP) zoning would be located immediately adjacent to the Commerce Station Business Park (zoned CB) to the south, and would be compatible with the future uses of that park (office, industrial, warehousing, etc). Many areas along Holbrooks Road to the north and west of the landfill, however, are either park land or single-family residential uses. The only access for the facility is through Holbrooks Road and the residential neighborhoods. Thus, the continuing commercial traffic and access is not compatible with the residential development to the west of the landfill. Once the connection and access to the south is constructed and utilized staff recommends the reclassification would be consistent with the overall character of existing development.
2. **The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, transit service, parks and recreational facilities, police and fire protection, hospitals and medical services, schools, stormwater drainage systems, water supplies, and wastewater and refuse disposal.**
   STAFF COMMENT:
   - A Transportation Impact Analysis (TIA) was not required for this development as the number of trips produced did not trip the threshold to require one.
   - In the past, NCDOT and the Town of Huntersville have expressed concern that the structure of Holbrooks Road was insufficient to accommodate the heavy vehicle traffic of the landfill. During the past rezoning, the applicants contributed $50,000 for the maintenance of Holbrooks Road as a condition of their rezoning. They are also currently providing core samples of the road for review with Huntersville and NCDOT. With the potential of alternative access south to Commerce Station Drive, the concern for Holbrooks Road could be minimized. However, although there is a development planned to the south of the subject property that would provide alternate access, currently there is no guarantee the alternative access can be available soon.

3. **Whether the proposed reclassification will adversely affect a known archeological, environmental, historical or cultural resource."**
   STAFF COMMENT:
   - The North Meck Construction and Demolition (C&D) Landfill is a permitted and unlined landfill (NC Solid Waste Permit Number 6013-CDLF-1993). Concentrations of volatile organic compounds (VOCs), including 1,4-Dioxane, persistently exceed the NC regulatory 02L Groundwater Standards at the landfill. Groundwater corrective action has been implemented for VOCs since 2020. The approved selected remedy for the cleanup

of the contamination is active landfill gas extraction and monitored natural attenuation (MNA) as a treatment train. Groundwater corrective action continues to be required.

A Notice of Regulatory Requirements (NORR) for contaminant assessment and cleanup was issued in 2024 for PFAS (Per – Polyfluoroalkyl Substance) contamination. This included the requirement to submit a Receptor Survey and a PFAS Work Plan. PFAS assessment of groundwater and surface water at the landfill is ongoing.

Landfill gas is comprised of different gases and methane gas is one of them. Methane gas persistently exceeds the regulatory lower explosive limits (LELs) in the Infill Area of the landfill. A methane gas corrective action plan was implemented in 2024, and the effectiveness of the passive gas collection trench installed is ongoing.

The NC Solid Waste Section has already conveyed to the facility that additional corrective action will need to be implemented for persistent exceedances and detections of VOCs (including 1,4-Dioxane) and PFAS in the groundwater and the surface water.

The proposed stream relocation project and landfill expansion will be evaluated from a hydrogeologic and engineering perspective, to ensure that the existing water quality monitoring network is not negatively impacted, and that any necessary corrective action to comply with the law and NC Admin Code can be designed and effectively implemented in a manner that would allow consideration of expanding the landfill.

- Therefore, considering the above, staff recommends that through the Special Use Permit process, the applicant submit documentation and evidence showing the stream relocation and additional fill will not cause further contamination or impact to adjacent properties.
- Please also see the Engineering Memo attached from Engineering Staff for further comments.

PART 5: STAFF RECOMMENDATION

Staff supports the general intent of the conditional rezoning application. Relocating the stream with supplemental buffers represents, in principle, a positive step for water quality. In addition, the proposed fill would extend the operational life of a local Construction and Demolition landfill, providing long-term benefits to the regional economy.

That said, the scope and scale of the proposed stream relocation are unprecedented to the best of staff's knowledge. Significant questions remain regarding both the environmental and technical feasibility of the request. While Town staff typically defers to subsequent agency permitting processes to address such matters, the unique nature and magnitude of this project creates the potential for small environmental challenges resulting in major impacts to the site design.

Since the public hearing, staff has agreed with the applicant on several outstanding zoning issues in principle, although several updates are still needed on the actual rezoning plan. Therefore, staff recommends approval of the rezoning with the following conditions:

1. The Special Use Permit is approved contingent upon clear evidence demonstrating the environmental safety and feasibility of the project, including:
    a. Confirmation that the relocated stream, its floodway, and associated buffers will not encroach upon adjacent properties outside the scope of the rezoning or special use permit review.

   b. Assurance that the stream relocation will not cause increased downstream flooding or otherwise negatively impact adjacent properties. (This may be demonstrated through a completed or nearly completed Conditional Letter of Map Revision [CLOMR].)
   c. Documentation that the proposed hydrologic changes from the stream relocation will not worsen, spread, or exacerbate existing landfill contamination.
   d. Evidence that the placement of new fill material will not worsen, spread, or exacerbate the current level of contamination on the site.
2. Required buffers are updated to include at least 1-2 rows of evergreen tree planting where 80-foot buffer width is impractical (orange areas in the buffer exhibit, sheet SP-104).
3. Additional security fencing is added (or existing is shown) to the northwest and northeast of the landfill near Holbrooks Road.
4. Proposed uses of the rezoning are listed in the conditional rezoning plan notes (sheet SP-002) consistent with the 2040 plan.
5. The 80-foot buffer is shifted south on parcel 01910116 to accommodate remaining residential zoning along Holbrooks Road.
6. A typical cross section of the Holbrooks Road frontage improvements is submitted showing conformance to the zoning ordinance.
7. The conditions of the existing rezoning regarding the access of the facility on Holbrooks are carried over to the new rezoning:
   a. Main entrance on Holbrooks Road to be abandoned no later than 2034.
   b. If alternative access becomes available before then, the applicants commit to move the main entrance within one year of availability.
   c. The integrity of Holbrooks Road is shown to be in satisfactory condition to accommodate the applicants' future truck traffic. If it is shown to need improvements, the applicants commit to needed improvements until the use of the road can be abandoned.

PART 6: PUBLIC HEARING COMMENTS

The public hearing was held on Tuesday, September 2, 2025. During the public comments portion of the meeting, one resident from Central Avenue spoke regarding the proposed landfill expansion, raising environmental concerns and questions. The stream of the meeting can be found here: https://www.youtube.com/watch?v=b9Nk3AOX6xg.

PART 7: PLANNING BOARD RECOMMENDATION

The Planning Board review of the application is scheduled for Tuesday September 23, 2025.

PART 8: TOWN BOARD CONSIDERATION

Town Board final action consideration is scheduled for October 21, 2025.

PART 9: ATTACHMENTS/ENCLOSURES

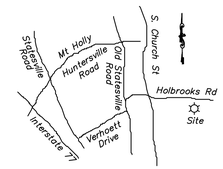
Attachments

- Rezoning Application
- R25-09 Rezoning Plan
- Neighborhood Meeting Report
- Engineering Report
- Rezoning Application
- TIA Determination of Need Report

PART 10: CONSISTENCY STATEMENT – R25-09 Greenway Waste Expansion

Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed rezoning application R25-09, Greenway Waste Expansion, staff recommends approval of the application with conditions as listed in Part 5 of the staff report. With the listed conditions, the application is consistent with policies LU-1.1, EOS-1, and EOS-5 of the Huntersville 2040 Plan. It is reasonable and in the public interest to approve the Rezoning Plan because with the conditions attached, the proposed application is consistent with the development pattern of adopted and recommended plans, is conditioned to limit access on Holbrooks Road for future compatibility with the residential neighborhood, and it will mitigate the environmental challenges of the site with approved solutions.	APPROVAL: In considering the proposed rezoning application R25-09, Greenway Waste Expansion, 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 R25-09, Greenway Waste Expansion, 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: N/A	DENIAL: In considering the proposed rezoning application R25-09, The Greenway Waste Expansion, 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)**	DENIAL: In considering the proposed rezoning application R25-09 Greenway Waste Expansion, 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)**

CONDITIONAL REZONING PLAN
FOR
GREENWAY WASTE SOLUTIONS OF NORTH MECK. LLC



Vicinity Map Not to Scale

LIST OF DRAWINGS:

SP001	COVER SHEET
SP002	GENERAL NOTES
SP100	SITE PLAN
SP101	GRADING PLAN
SP102	TREE PRESERVATION PLAN
SP102.1	TREE PRESERVATION PLAN ENLARGEMENT
SP103	SURFACE WATER IMPROVEMENT & MANAGEMENT (SWIM) BUFFERS
SP104	UNDISTURBED AND VEGETATIVE BUFFERS
SP105	DRAINAGE AREA MAP

EPM REFERENCE NUMBER:
CSP-500081 CONDITIONAL REZONING PLAN

SEPTEMBER 2025

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

NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LICENSE NO. P-2755

DRAFT

REVISION RECORD

NO	DATE	DESCRIPTION
1.	07/15/25	1ST RESPONSE TO TOWN'S COMMENTS
2.	08/15/25	2ND RESPONSE TO TOWN'S COMMENTS

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3701 Arco Corporate Drive
Suite 400
Charlotte, NC 28273
Ph: 980.237.0373
www.cecinc.com

GREENWAY WASTE SOLUTIONS
AT NORTH MECK, LLC
15300 HOLBROOKS ROAD
HUNTERSVILLE, NORTH CAROLINA

CONDITIONAL REZONING PLAN
COVER SHEET

DATE:	AUGUST 2025	DRAWN BY: BML
DWG SCALE:	N.T.S.	CHECKED BY: TMG
PROJECT NO.		324-055
APPROVED BY:		TMG

DRAWING NO.:
SP001
SHEET 1 OF 9

P:\320-055\324-055\-CAD\Dwg\2024 Special Use Permit\324-055-North Meck Conditional Rezoning Permit.dwg[REZONING COVER SHEET] LS(9/10/2025 - blake) - LP: 9/10/2025 1:19 PM

SITE DATA TABLE	
TOTAL AREA (ACRES, SQUARE FEET)	220.9 AC 9,622,404 FT²
PROPOSED DISTURBED AREA (ACRES, SQUARE FEET)	125.2 AC 5,453,826 FT²
RIVER BASIN	YANDKIN–PEEDEE RIVER BASIN
STREAM CLASSIFICATION	CLASS C
PRINCIPAL USES(S) (Z.O. ARTICLE 3)	C&D LANDFILL AND RECYCLING CENTER
BUILDING TYPE (Z.O. ARTICLE 3, 4 AND 8.10)	NO BUILDINGS PROPOSED AS PART OF THIS REZONING PLAN
ZONING DISTRICT (Z.O. ARTICLE 3)	CONDITIONAL ZONING SPECIAL PURPOSE (SP (CD)) DISTRICT
OVERLAY DISTRICT, IF APPLICABLE (ARTICLE 3 Z.O.)	N/A
PERCENTAGE OF IMPERVIOUS ALLOWED (ARTICLE 3 Z.O.)	N/A
BUILT UPON AREA (BUA)	PROPOSED BUA: 0.90 AC AREA OF LINER: 20.22 AC VESTED BUA: 4.1 AC TOTAL PARCEL SIZE: 120.8 AC
PERCENTAGE OF IMPERVIOUS SHOWN	0.75%
LOT COUNT	NO LOTS PROPOSED AS PART OF THIS REZONING PLAN
TOTAL NUMBER OF DWELLINGS (DETACHED/ATTACHED)	NO DWELLINGS PROPOSED AS PART OF THIS REZONING PLAN
MIXED–USE/# OF LIVE/WORK UNITS	NO MIXED–USE/# OF LIVE/WORK UNITS PROPOSED AS PART OF THIS REZONING PLAN
TOTAL AREA OF RESIDENTIAL	NO RESIDENTIAL AREA PROPOSED AS PART OF THIS REZONING PLAN
TOTAL AREA OF NON–RESIDENTIAL (SQUARE FEET)	220.9 AC 9,622,404 FT²
LOT SIZE RANGE	NO LOTS PROPOSED AS PART OF THIS REZONING PLAN
NUMBER OF LOTS WITHIN EACH RANGE	NO LOTS PROPOSED AS PART OF THIS REZONING PLAN
LOT WIDTHS RANGE (Z.O. ARTICLE 3)	NO LOTS PROPOSED AS PART OF THIS REZONING PLAN
NUMBER OF LOTS WITHIN EACH WIDTH	NO LOTS PROPOSED AS PART OF THIS REZONING PLAN
SETBACKS AND BUILD–TO–LINES (Z.O. ARTICLE 3, 4 & 8)	
FRONT BTL RANGE OR SETBACK	NO BUILDINGS PROPOSED AS PART OF THIS REZONING PLAN
CORNER SETBACKS	NO BUILDINGS PROPOSED AS PART OF THIS REZONING PLAN
REAR SETBACKS	NO BUILDINGS PROPOSED AS PART OF THIS REZONING PLAN
RIGHT SIDE SETBACKS	NO BUILDINGS PROPOSED AS PART OF THIS REZONING PLAN
LEFT SIDE SETBACKS	NO BUILDINGS PROPOSED AS PART OF THIS REZONING PLAN
WATERSHED INFORMATION (Z.O. ARTICLE 3 AND S.O. SECTION 7.290)	
IS THE PROPERTY IN A REGULATED WATERSHED DISTRICT?	NO
WATERSHED DISTRICT	N/A
LOW DENSITY/HIGH DENSITY	LOW DENSITY
PERCENTAGE OF ALLOWABLE IMPERVIOUS AREA	N/A
PERCENTAGE OF IMPERVIOUS AREA SHOW ON PLANS	0.75%
AMOUNT OF LOT AREA SET ASIDE FOR FUTURE IMPERVIOUS BY HOMEOWNERS	NO LOTS PROPOSED AS PART OF THIS REZONING PLAN
LIST ALL MODIFICATIONS FROM THE APPROVED SKETCH PLAN AND ANY CONDITIONS OF THE REZONING PLAN, IF THE PROPERTY IS SUBJECT TO A CONDITIONAL REZONING PLAN.	1. ADDITIONAL SWIM BUFFER AREA PROPOSED ABOVE THE REQUIREMENT PER SECTION 8.25.5 IN THE TOWN OF HUNTERSVILLE ZONING ORDINANCE. 2. ALTERNATIVE MITIGATION PROPOSED WILL PROVIDE ADDITIONAL STREAM CHANNEL LENGTHS EXCEEDING THE IMPACTED STREAM CHANNEL LENGTH PER SECTION 8.25.11.b(9) IN THE TOWN OF HUNTERSVILLE ZONING ORDINANCE. THE PROPOSED LINEAR FOOTAGE OF STREAM BUFFER TO BE REMOVED IS 1,445'. THE PROPOSED LINEAR FOOTAGE OF STREAM BUFFER TO BE CONSTRUCTED IS 3,950'. 3. EXISTING WASTE FROM THE CLOSED C&D LANDFILL WILL BE RELOCATED DURING THE CONSTRUCTION OF THE SOUTH STREAM. EXISTING WASTE WILL BE RELOCATED TO THE CURRENT LANDFILL DISPOSAL AREA. IT IS OUR UNDERSTANDING THAT THE WASTE IN THIS LOCATION OF THE CLOSED LANDFILL IS LAND CLEARING AND INERT DEBRIS AS DEFINED BY NCDEQ SECTION 15A NCAC 13B .0563 AND THEREFORE WILL NOT POSE AN ENVIRONMENTAL THREAT WHEN DISTURBED. 4. SEE ORDINANCE MODIFICATION TABLE ON THIS SHEET FOR A COMPREHENSIVE LIST OF ALL EXISTING AND PROPOSED ORDINANCES AT THIS SITE.

PROJECT TIMELINE

A PHASE–BY–PHASE APPROACH WILL BE IMPLEMENTED FOR THIS PROJECT CONSTRUCTION. A DETAILED PHASE–BY–PHASE APPROACH WILL BE PROVIDED IN THE EROSION CONTROL PLAN, BUT HAS BEEN SUMMARIZED FOR THE PURPOSES OF THIS SUBMITTAL.

PHASE 1
1. OBTAIN GRADING/EROSION CONTROL PLAN APPROVAL FROM TOWN OF HUNTERSVILLE.
2. SETUP ON–SITE PRECONSTRUCTION CONFERENCE WITH THE FOLLOWING DEPARTMENTS: TOWN OF HUNTERSVILLE EROSION CONTROL INSPECTOR, LAND DEVELOPMENT INSPECTOR, AND ZONING INSPECTOR. FAILURE TO SCHEDULE SUCH CONFERENCE 48 HOURS PRIOR TO ANY LAND DISTURBING ACTIVITY IS SUBJECT TO FINE.
3. INSTALL NECESSARY EROSION & SEDIMENTATION (E&S) CONTROL MEASURES ON–SITE IN PREPARATION FOR CONSTRUCTION.

PHASE 2
1. CONSTRUCT TEMPORARY HAUL ROAD.
2. EXCAVATE THE SOUTH CUT TO TOP OF ROCK AND HAUL SOIL TO THE STOCKPILE AREA.
3. ESTABLISH VEGETATIVE STABILIZATION ON CUT SLOPES.

PHASE 3
1. REMOVE ROCK FROM SOUTH CUT AND HAUL TO STOCKPILE AREA.
2. USE BLASTED ROCK TO LINE THE SOIL PORTIONS OF THE FLOOR OF THE SOUTH CUT.
3. EXCAVATE THE NORTH CUT TO TOP OF ROCK AND HAUL SOIL TO STOCKPILE AREA.
4. ESTABLISH VEGETATIVE STABILIZATION ON CUT SLOPES

PHASE 4
1. REMOVE ROCK FROM NORTH CUT AND HAUL TO STOCKPILE AREA.

PHASE 5
1. COORDINATE WITH EROSION CONTROL INSPECTOR PRIOR TO REMOVAL OF EROSION CONTROL MEASURES.
2. DECOMMISSION THE EXISTING CULVERT UNDER THE LANDFILL.
3. AT EXISTING STREAM TIE–IN AREAS, ESTABLISH RIPARIAN PLANTINGS PER THE PLANTING PLAN.

AFTER THE STREAM CUTS HAVE BEEN CONSTRUCTED, THE PROJECT FOCUS WILL SHIFT TO THE INFILL 2 EXPANSION CONSTRUCTION. THIS PART OF THE PROJECT WILL INCLUDE, CLEARING AND GRUBBING, GRADING, STORMWATER MANAGEMENT, AND INSTALLING THE GEOSYNTHETIC LINER.

EXCELLENCE IN DESIGN NOTES

1. SUBTITLE D COMPOSITE LINER SYSTEM MINIMIZES FUTURE IMPACTS TO PUBLIC HEALTH AND THE ENVIRONMENT AS WELL AS REDUCING POTENTIAL IMPACTS TO GROUNDWATER (SEE DRAWING SP101 FOR HIGHLIGHTED BASE LINER SYSTEM). LINER INSTALLATION IS VOLUNTARY AND NOT A REQUIREMENT PER NCDEQ SOLID WASTE RULES FOR THIS LANDFILL.
2. A PROPOSED ENGINEERED UNDERDRAIN SYSTEM WILL BE DESIGNED TO CAPTURE EXISTING STREAM BED FLOW FROM GROUNDWATER DISCHARGE AND OTHER CATCHMENT CONSIDERATIONS THROUGH THIS INFILL AREA. THIS UNDERDRAIN WILL DIRECT FLOW AND ALLOW FOR MONITORING UNDERNEATH THE INFILL 2 EXPANSION'S LINED AREA. THE UNDERDRAIN WILL INCLUDE A CLEANOUT ON THE UPSTREAM SIDE FOR FUTURE ACCESS IF NECESSARY (SEE DRAWING SP100 & SP101). UNDERDRAIN INSTALLATION IS VOLUNTARY AND NOT A REQUIREMENT PER NCDEQ SOLID WASTE RULES FOR THIS LANDFILL.
3. THE DESIGN PROVIDES FOR APPROXIMATELY 640 FEET BETWEEN THE LIMITS OF WASTE AND THE PROPERTY LINE FOR INCREASED MONITORABILITY AND DESIGN ENHANCEMENTS. THIS EXCEEDS NCDEQ SOLID WASTE RULES REQUIREMENT FOR A 200 FOOT PROPERTY LINE BUFFER.
4. THE PROPOSED 640 FOOT PROPERTY LINE BUFFER WILL PROVIDE A MUCH GREATER BUFFER THAN THE 200' REQUIREMENT AND WILL MONITOR AND CAPTURE POTENTIAL FUTURE CONSTITUENTS OF CONCERN, IF DETECTED.
5. ENHANCED MONITORING NETWORK: GROUNDWATER MONITORING WELL LAYOUT WILL BE REDESIGNED INTO A MORE REPRESENTATIVE MONITORING NETWORK. NEW WELLS WILL BE PROPOSED AND INSTALLED THAT ENSURE CONSISTENT COVERAGE IN TERMS OF SPACING, DISTANCE FROM WASTE, AND CONSTRUCTION. SOME OF THE EXISTING WELLS WILL BE ABANDONED. THE MAJORITY OF THESE WELLS ARE NOT NEEDED FOR SEMI–ANNUAL MONITORING AS THEY ARE NOT LOCATED IN A DOWNGRADIENT REGULATORY MONITORING BUFFER ZONE.
6. MONITORING WELLS LOCATED ALONG THE INFILL EXPANSION AREA WILL REMAIN IN PLACE UNTIL SPECIFIC PHASES OF THE PROJECT REQUIRE THEIR PROPER ABANDONMENT, LIMITING REMOVAL AND ASSOCIATED IMPACT UNTIL NECESSARY.
7. SLOW GROUNDWATER INFLOW PERMEABILITY: AN EXISTING GROUNDWATER FLOWRATE OF APPROXIMATELY <10 FEET PER YEAR IN INFILL 2 EXPANSION AREA WITH APPROXIMATELY 640 FEET OF LINEAR DISTANCE FROM LIMITS OF WASTE TO THE PROPERTY LINE PROVIDES A LARGE AND SUITABLE AREA FOR MONITORING AND CAPTURE/REMEDIATION OF ANY FUTURE CONSTITUENTS OF CONCERN.
8. THE DESIGN PROPOSES CONSTRUCTION OF APPROXIMATELY 3,950 LINEAR FEET OF NEW STREAM CHANNEL AND ASSOCIATED NEW SWIM BUFFER AREA THAT FAR EXCEEDS THE PROPOSED STREAM CHANNEL IMPACTS OF 1,445 LINEAR FEET. THIS RESULTS IN THE CREATION OF ADDITIONAL AQUATIC HABITAT AND AN IMPROVEMENT OF EXISTING CONDITIONS.
9. AN ADDITIONAL 1,200 LINEAR FEET OF THE 10–FOOT GREENWAY IS TO BE CONSTRUCTED ALONG HOLBROOKS ROAD. THE REQUIRED GREENWAY ALONG HOLBROOKS ROAD IS 540 LINEAR FEET. THE TOTAL PROPOSED LENGTH OF GREENWAY TO BE CONSTRUCTED IS 1,740 LINEAR FEET.

MITIGATION NOTES

1. ABANDONMENT OF THE EXISTING PIPES UNDERNEATH INFILL 1: MINIMIZES FUTURE IMPACTS TO PUBLIC HEALTH AND THE ENVIRONMENT AND PROVIDES REDUNDANCY FOR THE EXISTING STREAM THAT FLOWS THROUGH THE LANDFILL (SEE DRAWING SP100 & SP101).
2. SWIM BUFFER/ECOLOGICAL IMPROVEMENTS: PROJECT INCLUDES INCREASING THE LENGTH OF STREAM AND ASSOCIATED SWIM BUFFER AREAS (FROM APPROXIMATELY 1,445 FEET OF EXISTING SWIM BUFFER LENGTH TO APPROXIMATELY 3,950 FEET OF SWIM BUFFER LENGTH POST–CONSTRUCTION) ALONG THE STREAM RELOCATION PROJECT AND REPLACING EXISTING LOW QUALITY STREAM BETWEEN TWO LANDFILLS WITH AN ENGINEERED REALIGNED STREAM WITH ECOLOGICAL UPLIFT. MECKLENBURG COUNTY STORMWATER HAS BEEN CONSULTED ON THE PROPOSED STREAM DESIGN AND BASED ON THEIR FEEDBACK, RIFFLE POOLS, ROCK DROPS, AND OTHER DESIGNED ECOLOGICAL FEATURES HAVE BEEN ADDED TO THE PROJECT (SEE DRAWING SP104).
3. LOCAL STAKEHOLDERS SUPPORT: USACE (404 APPROVAL), CATAWBA RIVERKEEPERS (LETTER OF SUPPORT), NCDEQ WATER QUALITY DIVISION (401 APPROVAL) AND MECKLENBURG COUNTY STORMWATER (EMAIL FROM WATER QUALITY DIRECTOR IN SUPPORT OF SWIM BUFFER ENHANCEMENT AND STREAM RELOCATION ENHANCEMENTS) HAVE EXPRESSED SUPPORT FOR THIS PLAN BASED ON IMPROVEMENTS TO ECOLOGICAL/AQUATIC HABITAT AND HYDROLOGIC SYSTEMS.

COMMITMENTS

1. GREENWAY WASTE SOLUTIONS, LLC HAS AGREED TO CONSTRUCT A 10–FT WIDE GREENWAY ALONG HOLBROOKS ROAD AS SHOWN ON SITE PLAN SHEET (SP100). THE GREENWAY WILL CONTINUE FROM THE END OF THE EXISTING CONCRETE SIDEWALK AND WILL CONTINUE WEST ALONG HOLBROOKS ROAD UNTIL IT REACHES THE END OF THE PROPOSED REZONING BOUNDARY. THE GREENWAY WILL BE CONSTRUCTED AFTER NCDEQ ISSUES THE PERMIT TO OPERATE (PTO) FOR THE INFILL 2 EXPANSION.
2. THE CONNECTION TO COMMERCE STATION ROAD WILL BE MADE AT THE LATEST 2034. THE ANTICIPATED CONSTRUCTION OF THE ROAD TO CONNECT TO COMMERCE STATION IS IN FALL 2026.
3. GREENWAY WILL PERFORM, AT A MINIMUM, WEEKLY CLEANING ALONG COMMERCE STATION ROAD PER UDO SECTION 9.23.3.

ORDINANCE MODIFICATION TABLE (REFER TO SHEET SP104)

NUMBER	STATUS	MODIFICATION
1	PREVIOUSLY APPROVED	REQUESTING MODIFICATION OF ORDINANCE STANDARD ARTICLE 11.4.7.I FOR 80' VEGETATED BUFFER. NEED TO PRESERVE ACCESS TO EXISTING ACCESS ROAD AND STRUCTURES. VEGETATION PLANTED ACCORDING TO THE APPROVED PLANTING PLAN IN THE GREENWAY RECYCLING OF NORTH MECK, LLC MATERIALS RECOVERY FACILITY (MRF) LAND DEVELOPMENT PACKAGE DATED OCTOBER 2019. ADDITIONAL PLANTING TO OCCUR TO REFRESH THE TREES THAT DID NOT SURVIVE INITIAL PLANTING.
2	PREVIOUSLY APPROVED	PROPOSED PLANTING AREA WITHIN 80' BUFFER PER ORD. SEC. 7.5.3 (CREATE OPAQUE BUFFER PER APPROVED CONDITION)
3	PREVIOUSLY APPROVED	REQUESTING MODIFICATION OF ORDINANCE STANDARD ARTICLE 11.4.7.I FOR 80' VEGETATED BUFFER. NO VEGETATION PROVIDED IN THIS AREA AS PLANTINGS ARE RESTRICTED IN ELECTRICAL AND GAS PIPELINE EASEMENT. EXISTING VEGETATION CREATES AN OPAQUE BUFFER AND PROVIDES SCREENING.
4	PREVIOUSLY APPROVED	REQUESTING MODIFICATION OF ORDINANCE STANDARD ARTICLE 11.4.7.I FOR 80' VEGETATED BUFFER. NEED TO PRESERVE ACCESS TO EXISTING MONITORING WELLS. EXISTING VEGETATION IN THIS AREA CREATES AN OPAQUE BUFFER AND PROVIDES SCREENING.
5	PREVIOUSLY APPROVED	REQUESTING MODIFICATION OF ORDINANCE STANDARD ARTICLE 11.4.7.I FOR 80' VEGETATED BUFFER. NEED TO PRESERVE ACCESS TO EXISTING STORMWATER MANAGEMENT AREA. EXISTING VEGETATION IN THIS AREA CREATES AN OPAQUE BUFFER AND PROVIDES SCREENING.
6	PROPOSED	REQUESTING MODIFICATION OF ORDINANCE STANDARD ARTICLE 11.4.7.I FOR 80' VEGETATED BUFFER. NEED TO PRESERVE ACCESS TO EXISTING STORMWATER MANAGEMENT AREA. INSTALL 1 ROW OF LEYLAND CYPRESS, ARBORVITAE, OR EQUIVALENT EVERGREEN ALONG PROPERTY LINE TO CREATE AN OPAQUE BUFFER.
7	PROPOSED	REQUESTING MODIFICATION OF ORDINANCE STANDARD ARTICLE 9.23.2(e). CLEARING FOR CHARLOTTE WATER SEWER LINE EASEMENT BY OTHERS, NO PLANTING PERMITTED IN THIS EASEMENT.
8	PREVIOUSLY APPROVED	REQUESTING MODIFICATION OF ORDINANCE STANDARD ARTICLE 11.4.7.I FOR 80' VEGETATED BUFFER. NEED TO PRESERVE ACCESS TO EXISTING MONITORING WELLS. EXISTING VEGETATION IN THIS AREA CREATES AN OPAQUE BUFFER AND PROVIDES SCREENING.
9	PROPOSED	REQUESTING MODIFICATION OF ORDINANCE STANDARD ARTICLE 11.4.7.I FOR 80' VEGETATED BUFFER TO CONSTRUCT NEW STREAM CHANNEL. PLANT 2 ROWS OF LEYLAND CYPRESS, ARBORVITAE, OR EQUIVALENT EVERGREEN ALONG TOP OF BANK OF NEW STREAM TO CREATE AN OPAQUE BUFFER.
10	PROPOSED	REQUESTING MODIFICATION OF ORDINANCE STANDARD ARTICLE 11.4.7.I FOR 80' VEGETATED BUFFER. INSTALL 2 ROWS OF LEYLAND CYPRESS, ARBORVITAE, OR EQUIVALENT EVERGREEN ALONG PROPERTY LINE TO CREATE AN OPAQUE BUFFER.
11	PROPOSED	REQUESTING MODIFICATION OF ORDINANCE STANDARD ARTICLE 11.4.7.I FOR 80' VEGETATED BUFFER DUE TO CELL TOWER ACCESS ROAD. EXISTING VEGETATION IN THIS AREA CREATES AN OPAQUE BUFFER.
12	PROPOSED	REQUESTING MODIFICATION OF ORDINANCE STANDARD ARTICLE 11.4.7.I FOR 80' VEGETATED BUFFER. MAINTAIN THREE ROWS OF EXISTING EVERGREEN TREES ALONG HOLBROOKS ROAD.
13	PROPOSED	REQUESTING MODIFICATION OF ORDINANCE STANDARD ARTICLE 11.4.7.I FOR 80' VEGETATED BUFFER TO CONSTRUCT NEW STREAM CHANNEL. PLANT VEGETATION IN ACCORDANCE WITH APPROVED PLANTING PLAN AS PART OF THE NORTH MECK EROSION & SEDIMENTATION (E&S) PLANS.
14 (NOT LABELED ON SHEET)	PROPOSED	REQUESTING MODIFICATION OF ORDINANCE STANDARD ARTICLE 9.23.2.e. THE DISTANCE, TERRAIN, AND STREAM BANKS PREVENT VEHICULAR AND PEDESTRIAN ACCESS ELIMINATING THE NEED FOR FENCING WHERE IT IS NOT SHOWN ON THE PLAN. ADDITIONAL FENCE AROUND THE SITE WOULD NEGATIVELY IMPACT NATURAL WILDLIFE AS WELL.

LANDFILL OPERATIONS EXISTING VS PROPOSED COMPARISON

PERMITTED LANDFILL REQUIREMENTS (NO INFILL 2 EXPANSION)	PROPOSED LANDFILL INFILL 2 EXPANSION
THE FOLLOWING INFORMATION BELOW HIGHLIGHTS THE REQUIRED NCDEQ CLOSURE CONDITIONS AT THE NORTH MECK LANDFILL IF THE INFILL 2 EXPANSION IS NOT CONSTRUCTED	THE FOLLOWING INFORMATION BELOW HIGHLIGHTS THE PROPOSED ABOVE AND BEYOND NCDEQ CLOSURE CONDITIONS AT THE NORTH MECK LANDFILL IF THE INFILL 2 EXPANSION IS CONSTRUCTED
1. INSTALL A 18–INCH CAP SYSTEM WITH A PERMEABILITY NO GREATER THAN 1.0 X 10^–5 CM/SEC. 2. INSTALL A 18–IN EROSION LAYER TO PROMOTE NATIVE PLANT GROWTH 3. INSTALLATION OF ADDITIONAL GAS COLLECTION OR VENTING SYSTEM 4. MAINTAINING THE CAP SYSTEM, MONITORING SURFACE WATER AND GROUNDWATER, AND MAINTAINING THE GAS MONITORING SYSTEM FOR A 30 YEAR PERIOD	1. DURING CONSTRUCTION, INSTALL A SUBTITLE D COMPOSITE GEOSYNTHETIC LINER 2. DURING CONSTRUCTION, INSTALL A ENGINEERED UNDERDRAIN AT THE BASE OF THE INFILL 2 EXPANSION 3. INSTALL 18–INCH CAP SYSTEM WITH A PERMEABILITY NO GREATER THAN 1.0 X 10^–5 CM/SEC. 4. INSTALL A 18–IN EROSION LAYER TO PROMOTE NATIVE PLANT GROWTH 5. INSTALL GEOSYNTHETIC LINER CAP ON SLOPES LESS THAN 3:1 6. INSTALLATION OF ADDITIONAL GAS COLLECTION OR VENTING SYSTEM 7. ENHANCES MONITORING WELL NETWORK ON–SITE 8. MAINTAINING THE CAP SYSTEM, MONITORING SURFACE WATER, MONITORING, TESTING, AND TREATING GROUNDWATER (SEE REGENESIS CORRECTIVE ACTION PLAN), AND MAINTAINING THE GAS MONITORING SYSTEM FOR A 30 YEAR PERIOD

NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LICENSE NO. P-2755

DRAFT

REVISION RECORD

NO	DATE	DESCRIPTION
1.	07/15/25	1ST RESPONSE TO TOWN'S COMMENTS
2.	08/15/25	2ND RESPONSE TO TOWN'S COMMENTS

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GREENWAY WASTE SOLUTIONS
AT NORTH MECK, LLC
15300 HOLBROOKS ROAD
HUNTERSVILLE, NORTH CAROLINA

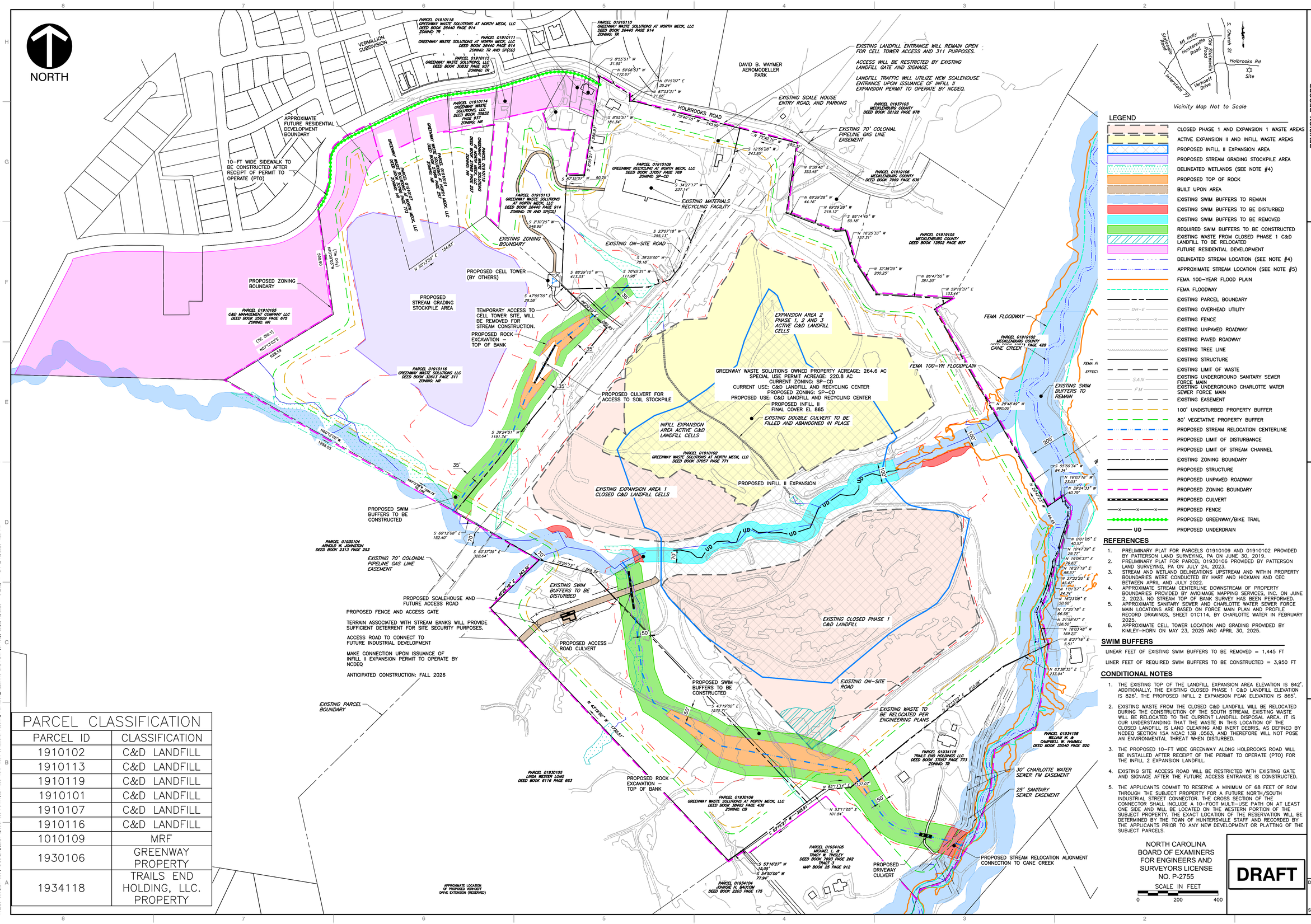
CONDITIONAL REZONING PLAN
GENERAL NOTES

DATE:	SEPTEMBER 2025
DRAWN BY:	BML
CHECKED BY:	TMG
DWG SCALE:	N.T.S.
PROJECT NO:	324-055
APPROVED BY:	TMG

DRAWING NO.: SP002

SHEET 2 OF 9

P:\320-055\324-055\CADD\Dwg\2024 Special Use Permit\324-055-North Meck Conditional Rezoning Permit.dwg(REZONING GENERAL NOTES) LS(9/10/2025 - Layout) - LH: 9/10/2025 1:19 PM



PARCEL CLASSIFICATION

PARCEL ID	CLASSIFICATION
1910102	C&D LANDFILL
1910113	C&D LANDFILL
1910119	C&D LANDFILL
1910101	C&D LANDFILL
1910107	C&D LANDFILL
1910116	C&D LANDFILL
1010109	MRF
1930106	GREENWAY PROPERTY
1934118	TRAILS END HOLDING, LLC. PROPERTY

LEGEND

- CLOSED PHASE 1 AND EXPANSION 1 WASTE AREAS
- ACTIVE EXPANSION II AND INFILL WASTE AREAS
- PROPOSED INFILL II EXPANSION AREA
- PROPOSED STREAM GRADING STOCKPILE AREA
- DELINEATED WETLANDS (SEE NOTE #4)
- PROPOSED TOP OF ROCK
- BUILT UPON AREA
- EXISTING SWIM BUFFERS TO REMAIN
- EXISTING SWIM BUFFERS TO BE DISTURBED
- EXISTING SWIM BUFFERS TO BE REMOVED
- REQUIRED SWIM BUFFERS TO BE CONSTRUCTED
- EXISTING WASTE FROM CLOSED PHASE 1 C&D LANDFILL TO BE RELOCATED
- FUTURE RESIDENTIAL DEVELOPMENT
- DELINEATED STREAM LOCATION (SEE NOTE #4)
- APPROXIMATE STREAM LOCATION (SEE NOTE #5)
- FEMA 100-YEAR FLOOD PLAIN
- FEMA FLOODWAY
- EXISTING PARCEL BOUNDARY
- EXISTING OVERHEAD UTILITY
- EXISTING FENCE
- EXISTING UNPAVED ROADWAY
- EXISTING PAVED ROADWAY
- EXISTING TREE LINE
- EXISTING STRUCTURE
- EXISTING LIMIT OF WASTE
- EXISTING UNDERGROUND SANITARY SEWER FORCE MAIN
- EXISTING UNDERGROUND CHARLOTTE WATER SEWER FORCE MAIN
- EXISTING EASEMENT
- 100' UNDISTURBED PROPERTY BUFFER
- 80' VEGETATIVE PROPERTY BUFFER
- PROPOSED STREAM RELOCATION CENTERLINE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED LIMIT OF STREAM CHANNEL
- EXISTING ZONING BOUNDARY
- PROPOSED STRUCTURE
- PROPOSED UNPAVED ROADWAY
- PROPOSED ZONING BOUNDARY
- PROPOSED CULVERT
- PROPOSED FENCE
- PROPOSED GREENWAY/BIKE TRAIL
- PROPOSED UNDERDRAIN

REFERENCES

1. PRELIMINARY PLAT FOR PARCELS 01910109 AND 01910102 PROVIDED BY PATTERSON LAND SURVEYING, PA ON JUNE 30, 2019.
2. PRELIMINARY PLAT FOR PARCEL 01930106 PROVIDED BY PATTERSON LAND SURVEYING, PA ON JULY 24, 2023.
3. STREAM AND WETLAND DELINEATIONS UPSTREAM AND WITHIN PROPERTY BOUNDARIES WERE CONDUCTED BY HART AND HICKMAN AND CEC BETWEEN APRIL AND JULY 2022.
4. APPROXIMATE STREAM CENTERLINE DOWNSTREAM OF PROPERTY BOUNDARIES PROVIDED BY AVOIMAGE MAPPING SERVICES, INC. ON JUNE 2, 2023. NO STREAM TOP OF BANK SURVEY HAS BEEN PERFORMED.
5. APPROXIMATE SANITARY SEWER AND CHARLOTTE WATER SEWER FORCE MAIN LOCATIONS ARE BASED ON FORCE MAIN PLAN AND PROFILE RECORD DRAWINGS, SHEET 01C114, BY CHARLOTTE WATER IN FEBRUARY 2025.
6. APPROXIMATE CELL TOWER LOCATION AND GRADING PROVIDED BY KIMLEY-HORN ON MAY 23, 2025 AND APRIL 30, 2025.

SWIM BUFFERS

LINEAR FEET OF EXISTING SWIM BUFFERS TO BE REMOVED = 1,445 FT

LINER FEET OF REQUIRED SWIM BUFFERS TO BE CONSTRUCTED = 3,950 FT

CONDITIONAL NOTES

1. THE EXISTING TOP OF THE LANDFILL EXPANSION AREA ELEVATION IS 842'. ADDITIONALLY, THE EXISTING CLOSED PHASE 1 C&D LANDFILL ELEVATION IS 826'. THE PROPOSED INFILL 2 EXPANSION PEAK ELEVATION IS 865'.
2. EXISTING WASTE FROM THE CLOSED C&D LANDFILL WILL BE RELOCATED DURING THE CONSTRUCTION OF THE SOUTH STREAM. EXISTING WASTE WILL BE RELOCATED TO THE CURRENT LANDFILL DISPOSAL AREA. IT IS OUR UNDERSTANDING THAT THE WASTE IN THIS LOCATION OF THE CLOSED LANDFILL IS LAND CLEARING AND INERT DEBRIS, AS DEFINED BY NCDEQ SECTION 15A NCAC 13B .0563, AND THEREFORE WILL NOT POSE AN ENVIRONMENTAL THREAT WHEN DISTURBED.
3. THE PROPOSED 10-FT WIDE GREENWAY ALONG HOLBROOKS ROAD WILL BE INSTALLED AFTER RECEIPT OF THE PERMIT TO OPERATE (PTO) FOR THE INFILL 2 EXPANSION LANDFILL.
4. EXISTING SITE ACCESS ROAD WILL BE RESTRICTED WITH EXISTING GATE AND SIGNAGE AFTER THE FUTURE ACCESS ENTRANCE IS CONSTRUCTED.
5. THE APPLICANTS COMMIT TO RESERVE A MINIMUM OF 68 FEET OF ROW THROUGH THE SUBJECT PROPERTY FOR A FUTURE NORTH/SOUTH INDUSTRIAL STREET CONNECTOR. THE CROSS SECTION OF THE CONNECTOR SHALL INCLUDE A 10-FOOT MULTI-USE PATH ON AT LEAST ONE SIDE AND WILL BE LOCATED ON THE WESTERN PORTION OF THE SUBJECT PROPERTY. THE EXACT LOCATION OF THE RESERVATION WILL BE DETERMINED BY THE TOWN OF HUNTERSVILLE STAFF AND RECORDED BY THE APPLICANTS PRIOR TO ANY NEW DEVELOPMENT OR PLATTING OF THE SUBJECT PARCELS.

NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LICENSE NO. P-2755

SCALE IN FEET
0 200 400

DRAFT

REVISION RECORD

NO	DATE	DESCRIPTION
1.	07/15/25	1ST RESPONSE TO TOWNS COMMENTS
2.	09/10/25	2ND RESPONSE TO TOWNS COMMENTS

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GREENWAY WASTE SOLUTIONS AT NORTH MECK, LLC 15300 HOLBROOKS ROAD HUNTERSVILLE, NORTH CAROLINA

CONDITIONAL REZONING PLAN SITE PLAN

DATE: SEPTEMBER 2025 | DRAWN BY: BML
DWG SCALE: 1" = 200' | CHECKED BY: TMG
PROJECT NO: 324-055 | APPROVED BY: TMG

DRAWING NO.: **SP100**

SHEET 3 OF 9

P:\320-000\324-055\-CAD\Dwg\2024 Special Use Permit\324-055-North Meck Conditional Rezoning Permit.dwg[REZONING SITE PLAN (SP100)] LS(9/10/2025 - Xrefs) - LS 9/10/2025 1:20 PM

NORTH

PARCEL 01910118 GREENWAY WASTE SOLUTIONS AT NORTH MECK, LLC DEED BOOK 26440 PAGE 914 ZONING: TR

PARCEL 01910111 GREENWAY WASTE SOLUTIONS AT NORTH MECK, LLC DEED BOOK 26440 PAGE 914 ZONING: TR AND SP(CD)

PARCEL 01910115 GREENWAY WASTE SOLUTIONS, LLC DEED BOOK 30833 PAGE 937 ZONING: TR

PARCEL 01910110 GREENWAY WASTE SOLUTIONS AT NORTH MECK, LLC DEED BOOK 26440 PAGE 914 ZONING: TR

VERMILLION SUBDIVISION

DAVID B. WAYMER AEROMODELLER PARK

HOLBROOKS ROAD

EXISTING LANDFILL ENTRANCE WILL REMAIN OPEN FOR CELL TOWER ACCESS AND 311 PURPOSES.

ACCESS WILL BE RESTRICTED BY EXISTING LANDFILL GATE AND SIGNAGE.

LANDFILL TRAFFIC WILL UTILIZE NEW SCALEHOUSE ENTRANCE UPON ISSUANCE OF INFILL II EXPANSION PERMIT TO OPERATE BY NCDEQ.

EXISTING SCALE HOUSE ENTRY ROAD, AND PARKING

PARCEL 01937103 MECKLENBURG COUNTY DEED BOOK 32122 PAGE 978

EXISTING 70' COLONIAL PIPELINE GAS LINE EASEMENT

PARCEL 01910114 GREENWAY WASTE SOLUTIONS, LLC DEED BOOK 30832 PAGE 937 ZONING: NR

PARCEL 01910101 GREENWAY WASTE SOLUTIONS AT NORTH MECK, LLC DEED BOOK 26440 PAGE 914 ZONING: NR

PARCEL 01910107 GREENWAY WASTE SOLUTIONS AT NORTH MECK, LLC DEED BOOK 26440 PAGE 914 ZONING: NR

PARCEL 01910109 GREENWAY RECYCLING AT NORTH MECK, LLC DEED BOOK 37057 PAGE 769 ZONING: SP-CD

EXISTING MATERIALS RECYCLING FACILITY

PARCEL 01910106 MECKLENBURG COUNTY DEED BOOK 7969 PAGE 636

PARCEL 01910113 GREENWAY WASTE SOLUTIONS AT NORTH MECK, LLC DEED BOOK 26440 PAGE 914 ZONING: TR AND SP(CD)

EXISTING ZONING BOUNDARY

EXISTING ON-SITE ROAD

PARCEL 01910105 MECKLENBURG COUNTY DEED BOOK 12802 PAGE 807

PROPOSED PEAK ELEVATION AT ~830 FEET

PROPOSED CELL TOWER (BY OTHERS)

PROPOSED ZONING BOUNDARY

PROPOSED STREAM GRADING STOCKPILE AREA

TEMPORARY ACCESS TO CELL TOWER SITE, WILL BE REMOVED FOR STREAM CONSTRUCTION.

PROPOSED ROCK EXCAVATION – TOP OF BANK

PARCEL 01910105 C&D MANAGEMENT COMPANY LLC DEED BOOK 25629 PAGE 675 ZONING: NR

PARCEL 01910116 GREENWAY WASTE SOLUTIONS LLC DEED BOOK 32813 PAGE 313 ZONING: NR

EXISTING TOP OF LANDFILL EXPANSION AREA GRADE AT EL. 842

EXPANSION AREA 2 PHASE 1, 2 AND 3 ACTIVE C&D LANDFILL CELLS

GREENWAY WASTE SOLUTIONS OWNED PROPERTY ACREAGE: 264.6 AC
SPECIAL USE PERMIT ACREAGE: 220.8 AC
CURRENT ZONING: SP-CD
CURRENT USE: C&D LANDFILL AND RECYCLING CENTER
PROPOSED ZONING: SP-CD
PROPOSED USE: C&D LANDFILL AND RECYCLING CENTER

PROPOSED PEAK ELEVATION AT 865 FEET

EXISTING DOUBLE CULVERT TO BE FILLED AND ABANDONED IN PLACE

PROPOSED CULVERT FOR ACCESS TO SOIL STOCKPILE

INFILL EXPANSION AREA ACTIVE C&D LANDFILL CELLS

PARCEL 01910102 GREENWAY WASTE SOLUTIONS AT NORTH MECK, LLC DEED BOOK 37057 PAGE 771

PROPOSED INFILL II EXPANSION

EXISTING EXPANSION AREA 1 CLOSED C&D LANDFILL CELLS

PROPOSED SWIM BUFFERS TO BE CONSTRUCTED

PARCEL 01930104 ARNOLD W. JOHNSTON DEED BOOK 2313 PAGE 253

EXISTING 70' COLONIAL PIPELINE GAS LINE EASEMENT

EXISTING SWIM BUFFERS TO BE DISTURBED

PROPOSED SCALEHOUSE AND FUTURE ACCESS ROAD

PROPOSED FENCE AND ACCESS GATE

TERRAIN ASSOCIATED WITH STREAM BANKS WILL PROVIDE SUFFICIENT DETERRENT FOR SITE SECURITY PURPOSES.

ACCESS ROAD TO CONNECT TO FUTURE INDUSTRIAL DEVELOPMENT

MAKE CONNECTION UPON ISSUANCE OF INFILL II EXPANSION PERMIT TO OPERATE BY NCDEQ

ANTICIPATED CONSTRUCTION: FALL 2026

PROPOSED ACCESS ROAD CULVERT

PROPOSED GEOSYNTHETIC FINAL COVER PER NCDEQ STANDARDS

EXISTING CLOSED PHASE 1 C&D LANDFILL

EXISTING TOP OF CLOSED LANDFILL GRADE AT EL. 826

EXISTING ON-SITE ROAD

EXISTING WASTE TO BE RELOCATED PER ENGINEERING PLANS.

PROPOSED SWIM BUFFERS TO BE CONSTRUCTED

EXISTING PARCEL BOUNDARY

PROPOSED COMMERCE STATION INDUSTRIAL FACILITY (BY OTHERS)

PARCEL 01930105 LINDA WESTER LONG DEED BOOK 6116 PAGE 863

PROPOSED ROCK EXCAVATION – TOP OF BANK

PARCEL 01930106 GREENWAY WASTE SOLUTIONS AT NORTH MECK, LLC DEED BOOK 38462 PAGE 436 ZONING: CD

PARCEL 01934105 MICHAEL L. & TRACY W. TINSLEY DEED BOOK 7693 PAGE 262 TRACT 3 MAP BOOK 25 PAGE 912

PARCEL 01934104 JOHNNIE H. BAUCOM DEED BOOK 2203 PAGE 175

APPROXIMATE LOCATION OF PROPOSED VEHICULAR DRIVE EXTENSION (RESERVED)

PROPOSED DRIVEWAY CULVERT

PROPOSED STREAM RELOCATION ALIGNMENT CONNECTION TO CANE CREEK

FEMA FLOODWAY

PARCEL 01919102 MECKLENBURG COUNTY CANE CREEK DEED BOOK 4281 PAGE 428

FEMA 100-YR FLOODPLAIN

~ 100-YR FLOODPLAIN ~ FEMA FIRM PANELS 3710465000K AND 3710468000K EFFECTIVE NOVEMBER 16, 2018

EXISTING SWIM BUFFERS TO REMAIN

PROPOSED GEOSYNTHETIC LINER PER NCDEQ STANDARDS

PARCEL 01919121 MECKLENBURG COUNTY DEED BOOK 19917 PAGE 428

PARCEL 01918135 GREENWAY WASTE SOLUTIONS, LLC DEED BOOK 35830 PAGE 913

PARCEL 01934108 WILLIAM W. & CAMPBELL W. HAMMILL DEED BOOK 35040 PAGE 920

PARCEL 01934118 TRAILS END HOLDINGS LLC DEED BOOK 37057 PAGE 773 ZONING: TR

30' CHARLOTTE WATER SEWER FM EASEMENT

25' SANITARY SEWER EASEMENT

PARCEL 01918161 SWEETGRASS FARMS LLC DEED BOOK 37435 PAGE 1

Vicinity Map Not to Scale

S. Church St
Statesville Road
Mt. Holly Huntersville Road
Old Statesville Road
Holbrooks Rd
Interstate 77
Verhoett Drive
Site

LEGEND

- CLOSED PHASE 1 AND EXPANSION 1 WASTE AREAS
- ACTIVE EXPANSION II AND INFILL WASTE AREAS
- PROPOSED INFILL II EXPANSION AREA
- DELINEATED WETLANDS (SEE NOTE #4)
- PROPOSED TOP OF ROCK
- PROPOSED GEOSYNTHETIC LINER
- PROPOSED GEOSYNTHETIC FINAL COVER CAP
- EXISTING SWIM BUFFERS TO REMAIN
- EXISTING SWIM BUFFERS TO BE DISTURBED
- EXISTING SWIM BUFFERS TO BE REMOVED
- REQUIRED SWIM BUFFERS TO BE CONSTRUCTED
- PROPOSED STREAM GRADING STOCKPILE AREA
- DELINEATED STREAM LOCATION (SEE NOTE #4)
- APPROXIMATE STREAM LOCATION (SEE NOTE #5)
- FEMA 100-YEAR FLOOD PLAIN
- FEMA FLOODWAY
- EXISTING PARCEL BOUNDARY
- EXISTING OVERHEAD UTILITY
- EXISTING FENCE
- EXISTING UNPAVED ROADWAY
- EXISTING PAVED ROADWAY
- EXISTING TREE LINE
- EXISTING STRUCTURE
- EXISTING LIMIT OF WASTE
- 790 EXISTING 10-FT CONTOUR
- EXISTING 2-FT CONTOUR
- SAN EXISTING UNDERGROUND SANITARY SEWER FORCE MAIN
- FM EXISTING UNDERGROUND CHARLOTTE WATER SEWER FORCE MAIN
- EXISTING EASEMENT
- 100' UNDISTURBED PROPERTY BUFFER
- 80' VEGETATIVE PROPERTY BUFFER
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED STREAM RELOCATION CENTERLINE
- EXISTING ZONING BOUNDARY
- PROPOSED STRUCTURE
- PROPOSED UNPAVED ROADWAY
- 830 PROPOSED 10-FT CONTOUR
- PROPOSED ZONING BOUNDARY
- PROPOSED CULVERT
- PROPOSED FENCE
- UD PROPOSED UNDERDRAIN

LANDFILL CAPACITY AND ANTICIPATED LIFE

1. APPROXIMATE INFILL II AIRSPACE CAPACITY: 3.0 MILLION CUBIC YARDS.
2. BASED ON THE LATEST 2025 DATA, THE LANDFILL USED A VOLUME OF 108,000 CY ANNUALLY AND AVERAGE HISTORIC DENSITY OF 1,372 LB/CY. THEREFORE, THE INFILL II EXPANSION WILL PROVIDE APPROXIMATELY 40 YEARS OF ADDITIONAL LANDFILL LIFE AT THE SITE.

REFERENCES

1. PRELIMINARY PLAT FOR PARCELS 01910109 AND 01910102 PROVIDED BY PATTERSON LAND SURVEYING, PA ON JUNE 30, 2019.
2. PRELIMINARY PLAT FOR PARCEL 01930106 PROVIDED BY PATTERSON LAND SURVEYING, PA ON JULY 24, 2023.
3. TOPOGRAPHIC INFORMATION WITHIN SITE PROVIDED BY AVIOIMAGE MAPPING SERVICES, INC. DATE OF FLYOVER JUNE 2, 2023.
4. STREAM AND WETLAND DELINEATIONS UPSTREAM AND WITHIN PROPERTY BOUNDARIES WERE CONDUCTED BY HART AND HICKMAN AND CEC BETWEEN APRIL AND JULY 2022.
5. APPROXIMATE STREAM CENTERLINE DOWNSTREAM OF PROPERTY BOUNDARIES PROVIDED BY AVIOIMAGE MAPPING SERVICES, INC. ON JUNE 2, 2023. NO STREAM TOP OF BANK SURVEY HAS BEEN PERFORMED.
6. APPROXIMATE SANITARY SEWER AND CHARLOTTE WATER SEWER FORCE MAIN LOCATIONS ARE BASED ON FORCE MAIN PLAN AND PROFILE RECORD DRAWINGS, SHEET 01C114, BY CHARLOTTE WATER IN FEBRUARY 2025.
7. APPROXIMATE CELL TOWER LOCATION AND GRADING PROVIDED BY KIMLEY-HORN ON MAY 23, 2025 AND APRIL 30, 2025.

CONDITIONAL NOTES

1. PREVIOUSLY APPROVED PLANTING PLAN AROUND THE MRF WILL BE RESTORED TO APPROVED CONDITIONS.
2. INFILL 2 EXPANSION FINAL COVER GRADES ARE IN THE DESIGN PHASE AND ARE SUBJECT TO CHANGE. THE INFILL 2 EXPANSION WILL NOT EXCEED 865 FT.

NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LICENSE NO. P-2755

SCALE IN FEET
0 200 400

DRAFT

REVISION RECORD

NO	DATE	DESCRIPTION
1.	07/15/25	1ST RESPONSE TO TOWN'S COMMENTS
2.	09/10/25	2ND RESPONSE TO TOWN'S COMMENTS

CEC Surveying and Landscape Architects of NC, PLLC
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GREENWAY WASTE SOLUTIONS AT NORTH MECK, LLC 15300 HOLBROOKS ROAD HUNTERSVILLE, NORTH CAROLINA

CONDITIONAL REZONING PLAN GRADING PLAN

DATE: SEPTEMBER 2025
DRAWN BY: BWL
DWG SCALE: 1" = 200'
CHECKED BY: TMG
PROJECT NO: 324-055
APPROVED BY: TMG

DRAWING NO.: **SP101**
SHEET 4 OF 9

P:\320-055\324-055\--CADD\Dwg\2024 Special Use Permit\324-055-North Meck Conditional Rezoning Permit.dwg[REZONING GRADING PLAN (SP101)] 15/8/10/2025 - blopez - LP: 9/10/2025 1:20 PM

NORTH

PREVIOUSLY APPROVED PLANTING PLAN AROUND MRF TO BE RESTORED TO PROPOSED CONDITIONS.

SEE MATERIALS RECOVERY FACILITY PLANTING PLAN ENLARGEMENT (SHEET SP102.1)

BUFFER AREA "C" (SEE ENLARGEMENT SHEET SP102.1)

SEE CELL TOWER TREE SURVEY ENLARGEMENT (SHEET SP102.1)

BUFFER AREA "HOUSE MITIGATION" (SEE ENLARGEMENT SHEET SP102.1)

BUFFER AREA "B" (SEE ENLARGEMENT SHEET SP102.1)

DAVID B. WAYMER AEROMODELLER PARK

EXISTING SCALE HOUSE ENTRY ROAD, AND PARKING

BUFFER AREA "A" (SEE ENLARGEMENT SHEET SP102.1)

HOLBROOKS ROAD

BUFFER AREA "D" (SEE ENLARGEMENT SHEET SP102.1)

EXISTING MATERIALS RECYCLING FACILITY

EXISTING ON-SITE ROAD

EXISTING PLATTED TREE SAVE AREA TO BE REMOVED

PROPOSED ZONING BOUNDARY

EXPANSION AREA 2 PHASE 1, 2 AND 3 ACTIVE C&D LANDFILL CELLS

GREENWAY WASTE SOLUTIONS OWNED PROPERTY ACREAGE: 264.6 AC
SPECIAL USE PERMIT ACREAGE: 220.8 AC
CURRENT ZONING: SP-CD
CURRENT USE: C&D LANDFILL AND RECYCLING CENTER
PROPOSED ZONING: SP-CD
PROPOSED USE: C&D LANDFILL AND RECYCLING CENTER

INFILL EXPANSION AREA ACTIVE C&D LANDFILL CELLS

EXISTING EXPANSION AREA 1 CLOSED C&D LANDFILL CELLS

PROPOSED INFILL II EXPANSION

INFILL II EXPANSION AREA

EXISTING CLOSED PHASE 1 C&D LANDFILL

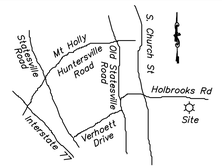
EXISTING ON-SITE ROAD

FEMA FLOODWAY

CANE CREEK

FEMA 100-YR FLOODPLAIN

APPROXIMATE LOCATION OF PROPOSED VERMDOT DRIVE EXTENSION (RESERVED)



Vicinity Map Not to Scale

LEGEND

- CLOSED PHASE 1 AND EXPANSION 1 WASTE AREAS
- ACTIVE EXPANSION II AND INFILL WASTE AREAS
- PROPOSED INFILL II EXPANSION AREA
- DELINEATED WETLANDS (SEE NOTE #4)
- PROPOSED STREAM GRADING STOCKPILE AREA
- EXISTING TREES TO BE PRESERVED
- EXISTING TREES TO BE PRESERVED
- MATERIALS RECOVERY FACILITY PLANTING BUFFER AREA
- DELINEATED STREAM LOCATION (SEE NOTE #4)
- APPROXIMATE STREAM LOCATION (SEE NOTE #5)
- FEMA 100-YEAR FLOOD PLAIN
- FEMA FLOODWAY
- EXISTING PARCEL BOUNDARY
- EXISTING OVERHEAD UTILITY
- EXISTING FENCE
- EXISTING UNPAVED ROADWAY
- EXISTING PAVED ROADWAY
- EXISTING TREE LINE
- EXISTING STRUCTURE
- EXISTING LIMIT OF WASTE
- EXISTING PLATTED TREE SAVE AREA TO BE REMOVED
- 100' UNDISTURBED PROPERTY BUFFER
- 80' VEGETATIVE PROPERTY BUFFER
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED STREAM RELOCATION CENTERLINE
- EXISTING ZONING BOUNDARY
- 830 PROPOSED 10-FT CONTOUR
- PROPOSED ZONING BOUNDARY
- PROPOSED TREE DRIP LINE + 5FT (PER SECTION 7.4.2.C IN THE ZONING ORDINANCES)
- PROPOSED GREENWAY/BIKE TRAIL

TREE LEGEND	SPECIMEN TREES
HI	HICKORY (HI)
BI	BIRCH (BI)
SY	SYCAMORE (SY)
RO	RED OAK (RO)
EL	ELM (EL)
WO	WHITE OAK (WO)
SG	SWEETGUM (SG)
BE	BEECH (BE)
MA	MAPLE (MA)
PO	POPLAR (PO)
AS	ASH (AS)
CE	CEDAR (CE)
CH	CHERRY (CH)
PI	PINE (PI)

NOTES

1. TREES IN RED DENOTE SPECIMEN TREES TO BE REMOVED
2. TREES IN GRAY DENOTE SPECIMEN TREES TO BE SAVED

TREE SAVE TABLE	
EXISTING SPECIMEN TREES ON-SITE (AS DEFINED IN ZO SECTION 12.2.1)	230
PROPOSED SPECIMEN TREES TO BE REMOVED	146
PROPOSED SPECIMEN TREES TO BE SAVED	84
PERCENTAGE OF TREES TO REMAIN	37%

REFERENCES

1. PRELIMINARY PLAT FOR PARCELS 01910109 AND 01910102 PROVIDED BY PATTERSON LAND SURVEYING, PA ON JUNE 30, 2019.
2. PRELIMINARY PLAT FOR PARCEL 01930106 PROVIDED BY PATTERSON LAND SURVEYING, PA ON JULY 24, 2023.
3. STREAM AND WETLAND DELINEATIONS UPSTREAM AND WITHIN PROPERTY BOUNDARIES WERE CONDUCTED BY HART AND HICKMAN AND CEC BETWEEN APRIL AND JULY 2022.
4. APPROXIMATE STREAM CENTERLINE DOWNSTREAM OF PROPERTY BOUNDARIES PROVIDED BY AVIOIMAGE MAPPING SERVICES, INC. ON JUNE 2, 2023. NO STREAM TOP OF BANK SURVEY HAS BEEN PERFORMED.
5. TREE SURVEY DATA PROVIDED BY PATTERSON LAND SURVEYING, PA FOR CELL TOWER AREA ON JANUARY 23, 2025 AND THE REMAINDER OF THE SITE ON JULY 7, 2025.
6. LANDSCAPE PLANTING PLAN AROUND MRF PROVIDED BY LANDWORKS DESIGN GROUP, PA ON JULY 9, 2025.

NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LICENSE NO. P-2755

SCALE IN FEET
0 200 400

DRAFT

REVISION RECORD

NO	DATE	DESCRIPTION
1.	07/15/25	1ST RESPONSE TO TOWN'S COMMENTS
2.	08/18/25	2ND RESPONSE TO TOWN'S COMMENTS

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15300 HOLBROOKS ROAD
HUNTERSVILLE, NORTH CAROLINA

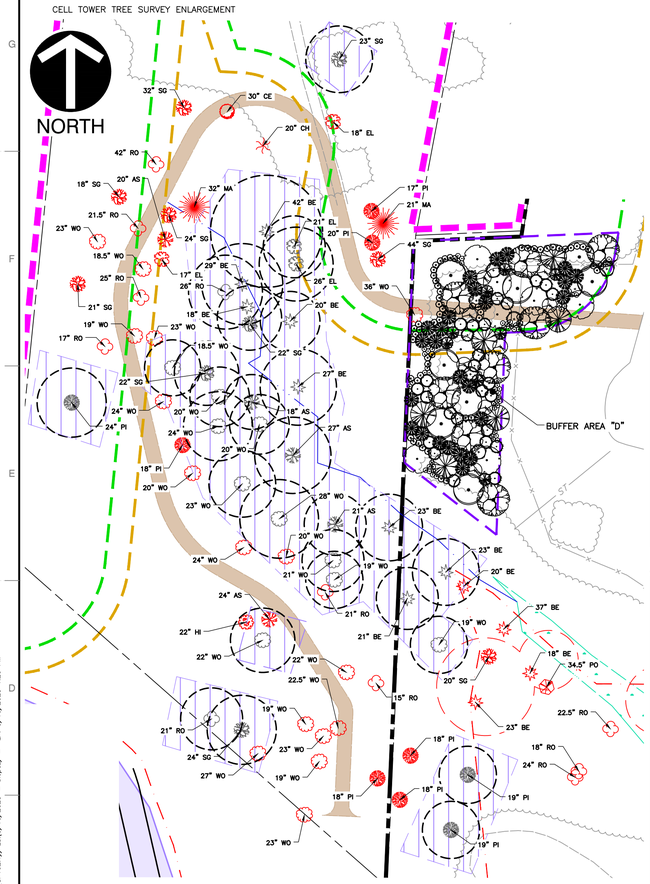
CONDITIONAL REZONING PLAN
TREE PRESERVATION PLAN

DATE: SEPTEMBER 2025 | DRAWN BY: BML
DWG SCALE: 1" = 200' | CHECKED BY: TMG
PROJECT NO: 324-055 | APPROVED BY: TMG

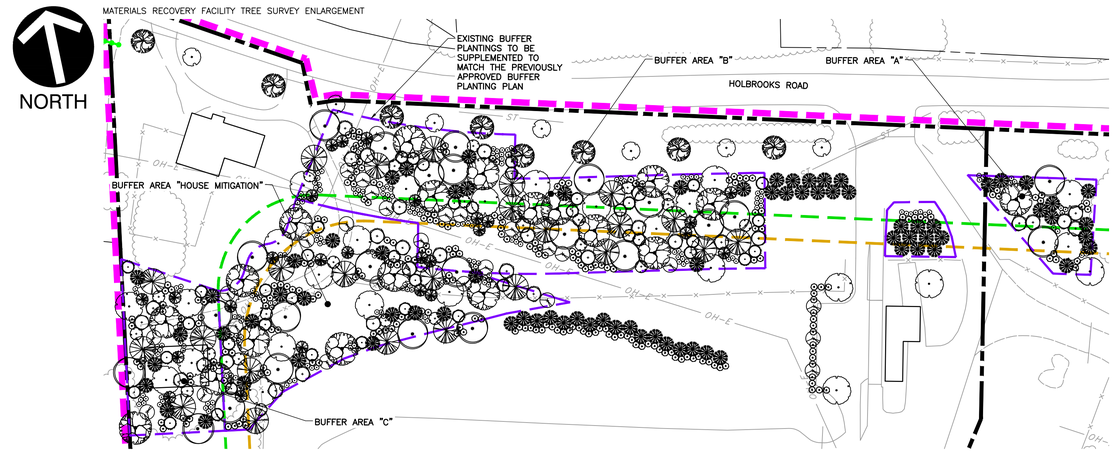
DRAWING NO.: **SP102**
SHEET 5 OF 9

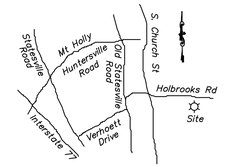
P:\320-000\324-055\-CAD\Dwg\2024 Special Use Permit\324-055-North Meck Conditional Rezoning Permit.dwg[REZONING TREE SURVEY PLAN (SP102)] LS(9/10/2025 - Hide) - LP, 9/10/2025 1:20 PM

CELL TOWER TREE SURVEY ENLARGEMENT



MATERIALS RECOVERY FACILITY TREE SURVEY ENLARGEMENT





Vicinity Map Not to Scale

LEGEND

- EXISTING TREES TO BE PRESERVED
- MATERIALS RECOVERY FACILITY PLANTING BUFFER AREA
- EXISTING PARCEL BOUNDARY
- EXISTING OVERHEAD UTILITY
- EXISTING FENCE
- EXISTING UNPAVED ROADWAY
- EXISTING PAVED ROADWAY
- EXISTING TREE LINE
- EXISTING STRUCTURE
- EXISTING PLATTED TREE SAVE AREA TO BE REMOVED
- 100' UNDISTURBED PROPERTY BUFFER
- 80' VEGETATIVE PROPERTY BUFFER
- PROPOSED LIMIT OF DISTURBANCE
- EXISTING ZONING BOUNDARY
- PROPOSED ZONING BOUNDARY
- PROPOSED TREE DRIP LINE + 5FT (PER SECTION 7.4.2.C IN THE ZONING ORDINANCES)
- PROPOSED GREENWAY/BIKE TRAIL

PLANT LIST (BUFFER A):

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES (LARGE MATURING – DECIDUOUS):					
AR	2	Acer rubrum	Red Maple	2" caliper min., 8' ht. min.	B&B
LT	1	Liriodendron tulipifera	Tulip Poplar	2" caliper min., 8' ht. min.	B&B
QP	3	Quercus phellos	Willow Oak	2" caliper min., 8' ht. min.	B&B
TREES (LARGE MATURING – EVERGREEN):					
TG	21	Thuja 'Green Giant'	Green Giant Arborvitae	2" caliper min., 8' ht. min.	B&B
TREES (SMALL MATURING – DECIDUOUS):					
CF	5	Cornus florida	Flowering Dogwood	2" caliper min., 8' ht. min.	B&B
SHRUBS:					
AG	21	Abelia grandiflora	Glossy Abelia	3' ht. min.	5' O.C.
IC	20	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	3' ht. min.	5' O.C.

PLANT LIST (BUFFER B):

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES (LARGE MATURING – DECIDUOUS):					
AR	11	Acer rubrum	Red Maple	2" caliper min., 8' ht. min.	B&B
LT	9	Liriodendron tulipifera	Tulip Poplar	2" caliper min., 8' ht. min.	B&B
QP	9	Quercus phellos	Willow Oak	2" caliper min., 8' ht. min.	B&B
QR	12	Quercus rubra maxima	Eastern Red Oak	2" caliper min., 8' ht. min.	B&B
TREES (LARGE MATURING – EVERGREEN):					
TG	20	Thuja 'Green Giant'	Green Giant Arborvitae	2" caliper min., 8' ht. min.	B&B
IS	11	Ilex x attenuata 'Savannah'	Savannah Holly	2" caliper min., 8' ht. min.	B&B
JV	19	Juniperus virginiana	Eastern Red Cedar	2" caliper min., 8' ht. min.	B&B
TREES (SMALL MATURING – DECIDUOUS):					
CC	14	Cercis canadensis	Eastern Redbud	2" caliper min., 8' ht. min.	B&B
CF	15	Cornus florida	Flowering Dogwood	2" caliper min., 8' ht. min.	B&B
TREES (SMALL MATURING – EVERGREEN):					
IF	14	Ilex x attenuata 'Foster'	Foster Holly	2" caliper min., 8' ht. min.	B&B
SHRUBS:					
AG	85	Abelia grandiflora	Glossy Abelia	3' ht. min.	5' O.C.
IC	82	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	3' ht. min.	5' O.C.

PLANT LIST (BUFFER C):

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES (LARGE MATURING – DECIDUOUS):					
AR	3	Acer rubrum	Red Maple	2" caliper min., 8' ht. min.	B&B
LT	3	Liriodendron tulipifera	Tulip Poplar	2" caliper min., 8' ht. min.	B&B
QP	4	Quercus phellos	Willow Oak	2" caliper min., 8' ht. min.	B&B
QR	4	Quercus rubra maxima	Eastern Red Oak	2" caliper min., 8' ht. min.	B&B
TREES (LARGE MATURING – EVERGREEN):					
TG	7	Thuja 'Green Giant'	Green Giant Arborvitae	2" caliper min., 8' ht. min.	B&B
IS	4	Ilex x attenuata 'Savannah'	Savannah Holly	2" caliper min., 8' ht. min.	B&B
JV	7	Juniperus virginiana	Eastern Red Cedar	2" caliper min., 8' ht. min.	B&B
TREES (SMALL MATURING – DECIDUOUS):					
CC	3	Cercis canadensis	Eastern Redbud	2" caliper min., 8' ht. min.	B&B
CF	4	Cornus florida	Flowering Dogwood	2" caliper min., 8' ht. min.	B&B
TREES (SMALL MATURING – EVERGREEN):					
IF	4	Ilex x attenuata 'Foster'	Foster Holly	2" caliper min., 8' ht. min.	B&B
SHRUBS:					
AG	27	Abelia grandiflora	Glossy Abelia	3' ht. min.	5' O.C.
IC	26	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	3' ht. min.	5' O.C.

PLANT LIST (BUFFER D):

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES (LARGE MATURING – DECIDUOUS):					
AR	8	Acer rubrum	Red Maple	2" caliper min., 8' ht. min.	B&B
LT	8	Liriodendron tulipifera	Tulip Poplar	2" caliper min., 8' ht. min.	B&B
QP	8	Quercus phellos	Willow Oak	2" caliper min., 8' ht. min.	B&B
QR	6	Quercus rubra maxima	Eastern Red Oak	2" caliper min., 8' ht. min.	B&B
TREES (LARGE MATURING – EVERGREEN):					
TG	25	Thuja 'Green Giant'	Green Giant Arborvitae	2" caliper min., 8' ht. min.	B&B
JV	13	Juniperus virginiana	Eastern Red Cedar	2" caliper min., 8' ht. min.	B&B
TREES (SMALL MATURING – DECIDUOUS):					
CC	8	Cercis canadensis	Eastern Redbud	2" caliper min., 8' ht. min.	B&B
CF	7	Cornus florida	Flowering Dogwood	2" caliper min., 8' ht. min.	B&B
TREES (SMALL MATURING – EVERGREEN):					
IF	8	Ilex x attenuata 'Foster'	Foster Holly	2" caliper min., 8' ht. min.	B&B
SHRUBS:					
AG	57	Abelia grandiflora	Glossy Abelia	3' ht. min.	5' O.C.
IC	57	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	3' ht. min.	5' O.C.

PLANT LIST (BUFFER EXISTING HOUSE MITIGATION):

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES (LARGE MATURING – DECIDUOUS):					
AR	8	Acer rubrum	Red Maple	2" caliper min., 8' ht. min.	B&B
LT	6	Liriodendron tulipifera	Tulip Poplar	2" caliper min., 8' ht. min.	B&B
QP	8	Quercus phellos	Willow Oak	2" caliper min., 8' ht. min.	B&B
QR	8	Quercus rubra maxima	Eastern Red Oak	2" caliper min., 8' ht. min.	B&B
TREES (LARGE MATURING – EVERGREEN):					
TG	14	Thuja 'Green Giant'	Green Giant Arborvitae	2" caliper min., 8' ht. min.	B&B
IS	7	Ilex x attenuata 'Savannah'	Savannah Holly	2" caliper min., 8' ht. min.	B&B
JV	14	Juniperus virginiana	Eastern Red Cedar	2" caliper min., 8' ht. min.	B&B
TREES (SMALL MATURING – DECIDUOUS):					
CC	9	Cercis canadensis	Eastern Redbud	2" caliper min., 8' ht. min.	B&B
CF	8	Cornus florida	Flowering Dogwood	2" caliper min., 8' ht. min.	B&B
TREES (SMALL MATURING – EVERGREEN):					
IF	8	Ilex x attenuata 'Foster'	Foster Holly	2" caliper min., 8' ht. min.	B&B
SHRUBS:					
AG	58	Abelia grandiflora	Glossy Abelia	3' ht. min.	5' O.C.
IC	54	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	3' ht. min.	5' O.C.

PLANT LIST (PARKING LOT):

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES (LARGE MATURING – DECIDUOUS):					
QP	2	Quercus phellos	Willow Oak	2" caliper min., 8' ht. min.	B&B
TREES (SMALL MATURING – DECIDUOUS):					
CC	3	Cercis canadensis	Eastern Redbud	2" caliper min., 8' ht. min.	B&B
SHRUBS:					
IC	18	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	3' ht. min.	5' O.C.

PLANT LIST (PERIMETER STREETSCAPE):

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES (LARGE MATURING – DECIDUOUS):					
QF	7	Quercus falcata	Southern Red Oak	2" caliper min., 8' ht. min.	B&B
TD	8	Taxodium distichum	Bald Cypress	2" caliper min., 8' ht. min.	B&B

TREE LEGEND — SPECIMEN TREES

- HICKORY (HI)
- BIRCH (BI)
- SYCAMORE (SY)
- RED OAK (RO)
- ELM (EL)
- WHITE OAK (WO)
- SWEETGUM (SG)
- BEECH (BE)
- MAPLE (MA)
- POPLAR (PO)
- ASH (AS)
- CEDAR (CE)
- CHERRY (CH)
- PINE (PI)

NOTES

1. TREES IN RED DENOTE SPECIMEN TREES TO BE REMOVED
2. TREES IN GRAY DENOTE SPECIMEN TREES TO BE SAVED

TREE SAVE TABLE	
EXISTING SPECIMEN TREES ON-SITE (AS DEFINED IN ZO SECTION 12.2.1)	230
PROPOSED SPECIMEN TREES TO BE REMOVED	146
PROPOSED SPECIMEN TREES TO BE SAVED	84
PERCENTAGE OF TREES TO REMAIN	37%

REFERENCES

1. PRELIMINARY PLAT FOR PARCELS 01910109 AND 01910102 PROVIDED BY PATTERSON LAND SURVEYING, PA ON JUNE 30, 2019.
2. PRELIMINARY PLAT FOR PARCEL 01930106 PROVIDED BY PATTERSON LAND SURVEYING, PA ON JULY 24, 2023.
3. TREE SURVEY DATA PROVIDED BY PATTERSON LAND SURVEYING, PA FOR CELL TOWER AREA ON JANUARY 23, 2025 AND THE REMAINDER OF THE SITE ON JULY 7, 2025.
4. LANDSCAPE PLANTING PLAN AROUND MRF PROVIDED BY LANDWORKS DESIGN GROUP, PA ON JULY 9, 2025.

NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LICENSE NO. P-2755

SCALE IN FEET
0 60 120

DRAFT

REVISION RECORD

NO	DATE	DESCRIPTION
1.	07/15/25	1ST RESPONSE TO TOWN'S COMMENTS
2.	08/15/25	2ND RESPONSE TO TOWN'S COMMENTS

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CEC Surveying and Landscape Architects of NC, PLLC

GREENWAY WASTE SOLUTIONS AT NORTH MECK, LLC
15300 HOLBROOKS ROAD
HUNTERSVILLE, NORTH CAROLINA

CONDITIONAL REZONING PLAN
TREE PRESERVATION PLAN ENLARGEMENT

DATE:	SEPTEMBER 2025
DRAWN BY:	BML
DWG SCALE:	1" = 60'
CHECKED BY:	TMG
PROJECT NO:	324-055
APPROVED BY:	TMG

DRAWING NO.: **SP102.1**
SHEET 6 OF 9

P:\320-055\324-055\-CAD\Dwg\2024 Special Use Permit\324-055-North Meck Conditional Rezoning Permit.dwg\REZONING TREE SURVEY PLAN (SP102.1)\ LS:(9/10/2025 - blopez) - LP: 9/10/2025 1:20 PM

NORTH

PARCEL 01910118
GREENWAY WASTE SOLUTIONS AT NORTH MECK, LLC
DEED BOOK 26440 PAGE 914
ZONING: TR

PARCEL 01910111
GREENWAY WASTE SOLUTIONS AT NORTH MECK, LLC
DEED BOOK 26440 PAGE 914
ZONING: TR AND SP(CD)

PARCEL 01910110
GREENWAY WASTE SOLUTIONS AT NORTH MECK, LLC
DEED BOOK 26440 PAGE 914
ZONING: TR

VERMILLION SUBDIVISION

PARCEL 01910115
GREENWAY WASTE SOLUTIONS, LLC
DEED BOOK 30832 PAGE 937
ZONING: TR

DAVID B. WAYMER AEROMODELLER PARK

HOLBROOKS ROAD

EXISTING SCALE HOUSE ENTRY ROAD, AND PARKING

PARCEL 01937103
MECKLENBURG COUNTY
DEED BOOK 32122 PAGE 978

PARCEL 01910114
GREENWAY WASTE SOLUTIONS, LLC
DEED BOOK 30832 PAGE 937
ZONING: NR

PARCEL 01910109
GREENWAY RECYCLING AT NORTH MECK, LLC
DEED BOOK 37057 PAGE 789
ZONING: SP-CD

PARCEL 01919106
MECKLENBURG COUNTY
DEED BOOK 7969 PAGE 636

EXISTING MATERIALS RECYCLING FACILITY

PARCEL 01910113
GREENWAY WASTE SOLUTIONS AT NORTH MECK, LLC
DEED BOOK 26440 PAGE 914
ZONING: TR AND SP(CD)

EXISTING ON-SITE ROAD

PARCEL 01919105
MECKLENBURG COUNTY
DEED BOOK 12802 PAGE 807

PROPOSED ZONING BOUNDARY

PARCEL 01910105
C&D MANAGEMENT COMPANY LLC
DEED BOOK 25629 PAGE 675
ZONING: NR

PROPOSED ROCK EXCAVATION – TOP OF BANK

EXPANSION AREA 2
PHASE 1, 2 AND 3
ACTIVE C&D LANDFILL CELLS

GREENWAY WASTE SOLUTIONS OWNED PROPERTY ACREAGE: 264.6 AC
SPECIAL USE PERMIT ACREAGE: 220.8 AC
CURRENT ZONING: SP-CD
CURRENT USE: C&D LANDFILL AND RECYCLING CENTER
PROPOSED ZONING: SP-CD
PROPOSED USE: C&D LANDFILL AND RECYCLING CENTER

PARCEL 01910116
GREENWAY WASTE SOLUTIONS LLC
DEED BOOK 32813 PAGE 311
ZONING: NR

INFILL EXPANSION AREA ACTIVE C&D LANDFILL CELLS

PARCEL 01910102
GREENWAY WASTE SOLUTIONS AT NORTH MECK, LLC
DEED BOOK 37057 PAGE 771

PROPOSED INFILL II EXPANSION

EXISTING EXPANSION AREA 1
CLOSED C&D LANDFILL CELLS

PROPOSED SWIM BUFFERS TO BE CONSTRUCTED

PARCEL 01930104
ARNOLD W. JOHNSTON
DEED BOOK 2313 PAGE 253

EXISTING SWIM BUFFERS TO BE DISTURBED

PROPOSED DISTURBED WETLAND AREA (TYP.) SEE NOTE 6.

EXISTING CLOSED PHASE 1 C&D LANDFILL

INFILL II EXPANSION AREA

EXISTING ON-SITE ROAD

PROPOSED SWIM BUFFERS TO BE CONSTRUCTED

EXISTING WASTE TO BE RELOCATED PER ENGINEERING PLANS.

PARCEL 01930105
LINDA WESTER LONG
DEED BOOK 6118 PAGE 663

PROPOSED ROCK EXCAVATION – TOP OF BANK

PARCEL 01930106
GREENWAY WASTE SOLUTIONS AT NORTH MECK, LLC
DEED BOOK 38463 PAGE 436
ZONING: CR

PARCEL 01934105
MICHAEL L. & TRACY W. TINSLEY
DEED BOOK 7093 PAGE 262
TRACT 3
MAP BOOK 25 PAGE 912

PARCEL 01934104
JOHNSIE H. BAUCOM
DEED BOOK 2203 PAGE 175

APPROXIMATE LOCATION OF PROPOSED VERHOEFF DRIVE EXTENSION (RESERVED)

FEMA FLOODWAY

PARCEL 01919102
MECKLENBURG COUNTY
DEED BOOK 1961 PAGE 428
CANE CREEK

FEMA 100-YR FLOODPLAIN

~ 100-YR FLOODPLAIN ~
FEMA FIRM PANELS 3710465000K
AND 3710466000K
EFFECTIVE NOVEMBER 16, 2018

EXISTING SWIM BUFFERS TO REMAIN

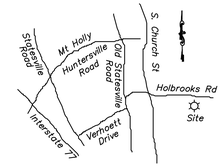
PARCEL 01919101
MECKLENBURG COUNTY
DEED BOOK 1961 PAGE 428

PARCEL 01918135
GREENWAY WASTE SOLUTIONS, LLC
DEED BOOK 30832 PAGE 913

PARCEL 01918161
SWEETGRASS FARMS LLC
DEED BOOK 37435 PAGE 11

PARCEL 01934108
WILLIAM W. & CAMPBELL W. HAMMILL
DEED BOOK 35040 PAGE 920

PARCEL 01934118
TRAILS END HOLDINGS LLC
DEED BOOK 37057 PAGE 773
ZONING: TR



Vicinity Map Not to Scale

LEGEND

- CLOSED PHASE 1 AND EXPANSION 1 WASTE AREAS
- ACTIVE EXPANSION II AND INFILL WASTE AREAS
- PROPOSED INFILL II EXPANSION AREA
- PROPOSED TOP OF ROCK
- DELINEATED WETLANDS (SEE NOTE #4)
- DELINEATED WETLANDS (PROPOSED IMPACTS)
- EXISTING SWIM BUFFERS TO REMAIN
- EXISTING SWIM BUFFERS TO BE DISTURBED
- EXISTING SWIM BUFFERS TO BE REMOVED
- REQUIRED SWIM BUFFERS TO BE CONSTRUCTED
- EXISTING TREES TO BE PRESERVED
- DELINEATED STREAM LOCATION (SEE NOTE #4)
- APPROXIMATE STREAM LOCATION (SEE NOTE #5)
- EXISTING STREAM (PROPOSED IMPACTS)
- FEMA 100-YEAR FLOOD PLAIN
- FEMA FLOODWAY
- EXISTING PARCEL BOUNDARY
- EXISTING OVERHEAD UTILITY
- EXISTING FENCE
- EXISTING UNPAVED ROADWAY
- EXISTING PAVED ROADWAY
- EXISTING TREE LINE
- EXISTING STRUCTURE
- EXISTING LIMIT OF WASTE
- 100' UNDISTURBED PROPERTY BUFFER
- 80' VEGETATIVE PROPERTY BUFFER
- PROPOSED LIMIT OF STREAM CHANNEL
- EXISTING ZONING BOUNDARY
- PROPOSED ZONING BOUNDARY
- PROPOSED CULVERT

TREE LEGEND	SPECIMEN TREES
	HICKORY (HI)
	BIRCH (BI)
	SYCAMORE (SY)
	RED OAK (RO)
	ELM (EL)
	WHITE OAK (WO)
	SWEETGUM (SG)
	BEECH (BE)
	MAPLE (MA)
	POPLAR (PO)
	ASH (AS)
	CEDAR (CE)
	CHERRY (CH)
	PINE (PI)

NOTE

1. TREES IN GRAY DENOTE SPECIMEN TREES TO BE SAVED

SWIM BUFFERS

AREA OF EXISTING SWIM BUFFERS TO BE REMOVED = 2.91 AC

AREA OF REQUIRED SWIM BUFFERS TO BE CONSTRUCTED = 9.06 AC

ADDITIONAL PLATTED TREE SAVE ADJACENT TO SWIM BUFFERS OR EXISTING WETLANDS = 7.41 AC

REFERENCES

1. PRELIMINARY PLAT FOR PARCELS 01910109 AND 01910102 PROVIDED BY PATTERSON LAND SURVEYING, PA ON JUNE 30, 2019.
2. PRELIMINARY PLAT FOR PARCEL 01930106 PROVIDED BY PATTERSON LAND SURVEYING, PA ON JULY 24, 2023.
3. STREAM AND WETLAND DELINEATIONS UPSTREAM AND WITHIN PROPERTY BOUNDARIES WERE CONDUCTED BY HART AND HICKMAN AND CEC BETWEEN APRIL AND JULY 2022.
4. APPROXIMATE STREAM CENTERLINE DOWNSTREAM OF PROPERTY BOUNDARIES PROVIDED BY AVIOIMAGE MAPPING SERVICES, INC. ON JUNE 2, 2023. NO STREAM TOP OF BANK SURVEY HAS BEEN PERFORMED.
5. EXISTING STREAM AND WETLAND IMPACTS REQUIRE US ARMY CORPS OF ENGINEER AND NCDEQ DIVISION OF WATER QUALITY APPROVAL PRIOR TO DISTURBANCE. USACE PERMIT APPLICATION #SAW-2022-02469.
6. TREE SURVEY DATA PROVIDED BY PATTERSON LAND SURVEYING, PA FOR CELL TOWER AREA ON JANUARY 23, 2025 AND THE REMAINDER OF THE SITE ON JULY 7, 2025.

NORTH CAROLINA
BOARD OF EXAMINERS
FOR ENGINEERS AND
SURVEYORS LICENSE
NO. P-2755

SCALE IN FEET
0 200 400

DRAFT

REVISION RECORD

NO	DATE	DESCRIPTION
1.	07/15/25	1ST RESPONSE TO TOWN'S COMMENTS
2.	09/10/25	2ND RESPONSE TO TOWN'S COMMENTS

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15300 HOLBROOKS ROAD
HUNTERSVILLE, NORTH CAROLINA

CONDITIONAL REZONING PLAN
SURFACE WATER IMPROVEMENT & MANAGEMENT (SWIM) BUFFERS

DATE:	SEPTEMBER 2025
DWG SCALE:	1" = 200'
PROJECT NO:	324-055
DRAWN BY:	BML
CHECKED BY:	TMG
APPROVED BY:	TMG

DRAWING NO.:
SP103
SHEET 7 OF 9

P:\320-055\324-055\1-CAD\Dwg\2024 Special Use Permit\324-055-North Meck Conditional Rezoning Permit.dwg\SWIM BUFFERS (SP103) LS (9/10/2025 - 4:04pm) - LH 9/10/2025 1:20 PM

NORTH

VERMILLION SUBDIVISION

MAINTAIN THREE ROWS OF EXISTING EVERGREEN TREES ALONG HOLBROOKS ROAD

DAVID B. WAYMER AEROMODELLER PARK

HOLBROOKS ROAD

EXISTING SCALE HOUSE ENTRY ROAD, AND PARKING

EXISTING MATERIALS RECYCLING FACILITY

EXISTING ON-SITE ROAD

PROPOSED ZONING BOUNDARY

PROPOSED STREAM GRADING STOCKPILE AREA

EXPANSION AREA 2 PHASE 1, 2 AND 3 ACTIVE C&D LANDFILL CELLS

GREENWAY WASTE SOLUTIONS OWNED PROPERTY ACREAGE: 264.6 AC
SPECIAL USE PERMIT ACREAGE: 220.8 AC
CURRENT ZONING: SP-CD
CURRENT USE: C&D LANDFILL AND RECYCLING CENTER
PROPOSED ZONING: SP-CD
PROPOSED USE: C&D LANDFILL AND RECYCLING CENTER

INFILL EXPANSION AREA ACTIVE C&D LANDFILL CELLS

PROPOSED INFILL II EXPANSION

EXISTING EXPANSION AREA 1 CLOSED C&D LANDFILL CELLS

EXISTING CLOSED PHASE 1 C&D LANDFILL

INFILL II EXPANSION AREA

EXISTING ON-SITE ROAD

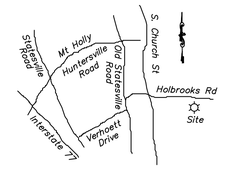
FEMA FLOODWAY

CANE CREEK

FEMA 100-YR FLOODPLAIN

~ 100-YR FLOODPLAIN ~
FEMA FIRM PANELS 3710465000K AND 3710466000K
EFFECTIVE NOVEMBER 16, 2018

APPROXIMATE LOCATION OF PROPOSED VERHOEFF DRIVE EXTENSION (RESERVED)



Vicinity Map Not to Scale

LEGEND

- CLOSED PHASE 1 AND EXPANSION 1 WASTE AREAS
- ACTIVE EXPANSION II AND INFILL WASTE AREAS
- PROPOSED INFILL II EXPANSION AREA
- PROPOSED STREAM GRADING STOCKPILE AREA
- DELINEATED WETLANDS (SEE NOTE #4)
- PROPOSED STREAM RELOCATION GRADING
- EXISTING TREES TO BE PRESERVED
- DELINEATED STREAM LOCATION (SEE NOTE #4)
- APPROXIMATE STREAM LOCATION (SEE NOTE #5)
- FEMA 100-YEAR FLOOD PLAIN
- FEMA FLOODWAY
- EXISTING PARCEL BOUNDARY
- EXISTING OVERHEAD UTILITY
- EXISTING FENCE
- EXISTING UNPAVED ROADWAY
- EXISTING PAVED ROADWAY
- EXISTING TREE LINE
- EXISTING STRUCTURE
- EXISTING LIMIT OF WASTE
- 100' UNDISTURBED PROPERTY BUFFER
- 80' VEGETATIVE PROPERTY BUFFER
- PROPOSED ZONING BOUNDARY
- PROPOSED STRUCTURE
- PROPOSED UNPAVED ROADWAY
- PROPOSED ZONING BOUNDARY

REFERENCES

1. PRELIMINARY PLAT FOR PARCELS 01910109 AND 01910102 PROVIDED BY PATTERSON LAND SURVEYING, PA ON JUNE 30, 2019.
2. PRELIMINARY PLAT FOR PARCEL 01930106 PROVIDED BY PATTERSON LAND SURVEYING, PA ON JULY 24, 2023.
3. STREAM AND WETLAND DELINEATIONS UPSTREAM AND WITHIN PROPERTY BOUNDARIES WERE CONDUCTED BY HART AND HICKMAN AND CEC BETWEEN APRIL AND JULY 2022.
4. APPROXIMATE STREAM CENTERLINE DOWNSTREAM OF PROPERTY BOUNDARIES PROVIDED BY AVIOIMAGE MAPPING SERVICES, INC. ON JUNE 2, 2023. NO STREAM TOP OF BANK SURVEY HAS BEEN PERFORMED.
5. APPROXIMATE SANITARY SEWER AND CHARLOTTE WATER SEWER FORCE MAIN LOCATIONS ARE BASED ON FORCE MAIN PLAN AND PROFILE RECORD DRAWINGS, SHEET 01C114, BY CHARLOTTE WATER IN FEBRUARY 2025.

BUFFER LEGEND

- EXISTING VEGETATION – UNDISTURBED
- DISTURBED BUFFER, CANNOT BE PLANTED; EXISTING ADJACENT VEGETATION PROVIDES OPAQUE SCREEN
- DISTURBED BUFFER WITH SUPPLEMENTAL PLANTINGS

NOTE

1. REFERENCE THE GENERAL NOTES SHEET (SP002) FOR DESCRIPTION OF EXISTING AND PROPOSED MODIFICATION IN THE ORDINANCE MODIFICATION TABLE.

NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LICENSE NO. P-2755

DRAFT

SCALE IN FEET
0 200 400

REVISION RECORD

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15300 HOLBROOKS ROAD
HUNTERSVILLE, NORTH CAROLINA

CONDITIONAL REZONING PLAN
PERIMETER UNDISTURBED AND VEGETATED BUFFER PLAN

DATE:	SEPTEMBER 2025
DRAWN BY:	BML
CHECKED BY:	TMG
DWG SCALE:	1" = 200'
PROJECT NO:	324-055
APPROVED BY:	TMG

DRAWING NO.: **SP104**

SHEET 8 OF 9

P:\320-055\324-055\1-CAD\Dwg\2024 Special Use Permit\324-055-North Meck Conditional Rezoning Permit.dwg[REZONING UNDISTURBED BUFFER (SP104)] LS(9/10/2025 - Slope) - LP, 9/10/2025 1:20 PM

NORTH

NORTH CUT DRAINAGE AREA = 65.18 AC

PROPOSED STREAM GRADING STOCKPILE AREA

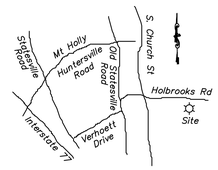
EXISTING DOUBLE CULVERT TO BE ABANDONED WITH STREAM RELOCATION.

CANE CREEK

EXISTING STREAM WITHIN INFILL II LATERAL EXPANSION AREA TO BE ABANDONED WITH STREAM RELOCATION.

SOUTH CUT DRAINAGE AREA = 613.85 AC

TRANSITION POINT WHERE REQUIRED SWIM BUFFER INCREASES FROM 35' TO 50'



Vicinity Map Not to Scale

LEGEND

- CLOSED PHASE 1 AND EXPANSION 1 WASTE AREAS
- ACTIVE EXPANSION II AND INFILL WASTE AREAS
- PROPOSED INFILL II LATERAL EXPANSION AREA (8.01 AC)
- PROPOSED STREAM RELOCATION GRADING
- BOUNDARY OF EXISTING GREENWAY PROPERTIES (264.6 AC)
- PROPOSED STREAM GRADING STOCKPILE AREA
- DELINEATED WETLANDS (SEE NOTE #4)
- DELINEATED STREAM LOCATION (SEE NOTE #4)
- APPROXIMATE STREAM LOCATION (SEE NOTE #5)
- PROPOSED STREAM RELOCATION CENTERLINE
- PROPOSED ZONING BOUNDARY
- EXISTING PARCEL BOUNDARY
- PROPOSED POST-CONSTRUCTION NORTH CUT DRAINAGE AREA (65.18 AC)
- PROPOSED POST-CONSTRUCTION SOUTH CUT DRAINAGE AREA (613.85 AC)
- 790 EXISTING 10-FT CONTOUR

REFERENCES

1. PRELIMINARY PLAT FOR PARCELS 01910109 AND 01910102 PROVIDED BY PATTERSON LAND SURVEYING, PA ON JUNE 30, 2019.
2. PRELIMINARY PLAT FOR PARCEL 01930106 PROVIDED BY PATTERSON LAND SURVEYING, PA ON JULY 24, 2023.
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4. APPROXIMATE STREAM CENTERLINE DOWNSTREAM OF PROPERTY BOUNDARIES PROVIDED BY AVIOIMAGE MAPPING SERVICES, INC. ON JUNE 2, 2023. NO STREAM TOP OF BANK SURVEY HAS BEEN PERFORMED.

NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LICENSE NO. P-2755

SCALE IN FEET
0 300 600

DRAFT

REVISION RECORD

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15300 HOLBROOKS ROAD
HUNTERSVILLE, NORTH CAROLINA

CONDITIONAL REZONING PLAN
DRAINAGE AREA MAP

DATE:	SEPTEMBER 2025
DWG SCALE:	1" = 300'
PROJECT NO:	324-055
DRAWN BY:	BML
CHECKED BY:	DRAFT
APPROVED BY:	DRAFT

DRAWING NO.:
SP105
SHEET 9 OF 9

P:\300-599\324-055\1-CAD\Dwg\2024 Special Use Permit\324-055-North Meck Conditional Rezoning Permit.dwg[REZONING EX MAP (SP105)] LS:9/10/2025 - 4:56pm) - LP: 9/10/2025 1:20 PM

John Brown
Griffin Brother Companies
19109 W. Catawba Avenue, Suite 100
Cornelius, NC 28031

Revised August 25, 2025

Re: Report of Coring Exploration and Limited Pavement Evaluation
F&R Project No.: 63D-0055
Holbrooks Road Coring Exploration
Huntersville, North Carolina

Mr. Brown:

Froehling & Robertson, Inc. (F&R), is pleased to provide this letter report for asphalt coring and pavement section measurement services. This work was performed in general accordance with F&R Proposal 2563-00079, dated June 13, 2025. Information about the project was provided via email and telephone correspondence with Mr. John Brown of Griffin Brother Companies beginning on May 29, 2025. F&R previously performed a limited subsurface exploration as detailed in our report, F&R Project No. 63U-0206 Greenway Waste Rezoning – Holbrooks Road Cores, dated January 24, 2017. This letter report presents our exploration procedures and describes the general subsurface conditions at the coring test locations and, as later requested, an evaluation of the existing recorded pavement section compared to a newly design pavement section based on currently provided loading conditions. This report was been revised following the submission dated August 18, 2025 to include refined recommendations for continued roadway usage. This version, dated August 22, 2025, supersedes our previous version.

SITE DESCRIPTION AND PROJECT INFORMATION

F&R was provided with the following traffic loading information to aid in our limited pavement evaluation:

- Traffic Impact Analysis Form (filename: *TIA Determination TOH Response 7-14-25.pdf*)
- Daily Traffic Counts to Landfill (filename: *NML and MRF Loads 5-1-24 through 4-30-25.xlsx*)

The project location is an existing roadway known has Holbrooks Road located in Huntersville, NC. The roadway begins at its intersection with Old Statesville Road then proceeds to the east for approximately 6800 feet (1.3 miles) ending near the North Meck Construction Landfill operated by Greenway Waste Solution located at 15300 Holbrooks Road, in Huntersville, North Carolina.

F&R has been requested to explore the existing roadway section of Holbrooks Road by the performance of a limited coring and pavement evaluation. Based on provided information, we understand that the roadway is primarily accessed by medium duty trucks utilizing the landfill and passenger vehicle traffic. To aid in the analysis of the pavement sections, F&R has utilized assumed and provided traffic loading conditions consisting of 500 passenger vehicles and up to 210 medium

Duty truck (assumed dumpster roll-off truck) passes per day. As indicated in the provided Traffic Impact Analysis Form, traffic growth is not projected to increase. Therefore no growth factors have been included in our analysis. If loading conditions exceed the values used in our analysis, F&R requests that this information be provided to us to review the continued applicability of our analysis.

GEOTECHNICAL SCOPE OF SERVICES

The purposes of our involvement on this project were to core through the existing pavement sections, provide a summary of our findings and, as later requested, an evaluation of the existing pavement section compared to a newly design pavement section. In order to accomplish the aforementioned objectives, we undertook the following scope of services:

1) Coordinated utility clearance with NC-811 Utility services.
2) Executed the requested exploration consisting of fourteen (14) pavement coring locations.
3) At each core location, the pavement was cored to measure the existing thickness and provide access to the subgrade for further thickness measurements and sampling. The coring was performed with a 4-inch diameter thin-walled core bit using water as a flushing/cooling medium.
4) Following the extraction of asphalt cores, Kessler Dynamic Cone Penetrometer (KDCP) testing was performed to depths ranging from about 1 foot to 3 feet below the existing pavement surface at each of the coring locations with the exception of locations C-2 and C-14. After the KDCP testing, a hand auger was manually advanced for observation and select sampling of subsurface soils. The hand auger borings were advanced to a depth of about 2 to 3 feet below the existing pavement section.
5) Prepared this written letter report summarizing our work on the project, providing descriptions of the pavement materials, and subsurface conditions encountered, and, as later requested, an evaluation of the existing recorded pavement section compared to a newly designed pavement section based on currently provided loading conditions. Copies of the hand auger logs and KDCP Test Data sheets have been included.

By the nature of the work performed, our field exploration activities resulted in disturbances to the site. Reasonable efforts were made to lessen potential impacts; however, no remediation other than that described here, was included in our scope of work. Completed borings were backfilled with auger cuttings, tamped with asphalt cold patch, and surface treated with pavement sealant. Periodic observation and maintenance of the boreholes should be performed due to potential subsidence at the ground surface, as the borehole backfill could settle over time.

Our proposed scope of services did not include survey services, quantity estimates, pavement design, other geotechnical design, civil, environmental, storm-water, or structural engineering services, preparation of plans or specifications, or the identification and evaluation of wetland or other environmental aspects of the project site.

EXPLORATION PROCEDURES

The pavement coring and Kessler Dynamic Cone Penetrometer (KDCP) exploration and was conducted on August 14th and 15th, 2025. The exploration program consisted of fourteen (14) coring locations, designated as C-1 through C-14 and performed at the approximate locations shown in the attached Exploration Location Plan (Drawing No. 2). An F&R geotechnical engineer established the coring locations in the field using a handheld GPS device. Test location elevations were estimated from Mecklenburg County GIS. In consideration of the methods used in their determination, the testing locations and elevations shown on the attached Coring Location Plan and Boring Logs should be considered approximate.

The KDCP testing was performed in general accordance with ASTM D6951/D6951M – 18. In this test method, a 17.6-pound hammer is dropped in freefall 22.6 inches to drive a conical point into subgrade materials. Depth of penetration for the conical point is recorded following each hammer drop. The penetration rate is then used to estimate the in-situ CBR value for the near-surface soils. Results of the KDCP testing performed are presented on the attached KDCP Test Data sheets.

Upon completion of KDCP testing, a hand auger was manually advanced to an approximate depth of 2 to 3 feet below the existing pavement section. The observed soils were visually classified by the F&R engineer in general accordance with techniques outlined in the visual-manual identification procedure (ASTM D 2488).

The borings were backfilled with auger cuttings, tamped with asphalt cold patch, and covered with pavement sealant. It should be noted that the backfill may subside at some time following our work and F&R assumes no responsibility for subsidence after completion of the fieldwork.

SUBSURFACE CONDITIONS

The subsurface conditions discussed in the following section represents an estimate of the subsurface conditions based on interpretation of the field data using normally accepted geotechnical engineering judgments. Although individual tests are representative of the subsurface conditions encountered at the explored locations on the dates shown, they are not necessarily indicative of subsurface conditions at other locations or at other times. The inserted table below details the encountered pavement sections and subsurface conditions.

Coring Summary Table			
Core Location	**Asphalt Thickness (inches)**	**Base Stone (inches)**	**Subbase Soil Description**
C-1	7	2	Silty Sand (SM)
C-2	15+	NE	NE
C-3	7.75	2	Silty Sand (SM)
C-4	9	3	Silty Sand (SM)
C-5	8.25	3	NE
C-6	8.5	2	Silty Sand (SM)
C-7	7.75	4	NE
C-8	9.25	3	Silty Sand (SM)
C-9	14.25	2	Silty Sand (SM)
C-10	12.25	3	Silty Sand (SM)
C-11	8	5	NE
C-12	12.5	2	Clayey Sand (SC)
C-13	8	4	Lean Clay (CL)
C-14	15+	NE	NE

NE = Not Encountered

The asphalt cores were observed in the F&R lab and were found to have a fairly typically asphalt sections with larger aggregates located at the bottom of the core and finer aggregates toward the top with homogeneous aggregate size distributions throughout each layer. Photos of each of the cores are included in attachment IV. A core was not recovered from location C-2 due to coring equipment not being able to reach the bottom of the pavement section. Please note that asphalt and subsurface conditions in unexplored locations may vary from those encountered.

FINDINGS AND RECOMMENDATIONS

An existing condition survey of the roadway surface was not included at this time. However, during the coring exploration some longitudinal and fatigue cracking of the roadway were observed. These cracks are generally indicative of age related distresses in pavement but can indicate subgrade issues depending upon severity and age of pavement. While no information regarding the current age of the pavement has been provided, F&R understands that based on readily available aerial imagery, Holbrooks Road has existed in the same general alignment since at least 1938. Therefore, we assume the roadway has undergone several previous resurfacing events in its lifetime.

Asphalt pavements typically have a design life of 20 years with some deterioration expected throughout the working life. Routine pavement maintenance is required to keep deterioration from accelerating, particularly due to water intrusion. We were not furnished information regarding any past resurfacing and/or reconstruction of the pavement surfaces that may have occurred previously. The observed longitudinal and fatigue cracking is likely due to a combination of factors, such as traffic loading conditions and pavement age which we believe to be in excess of 20 years. The cores recovered from the exploration ranged in thickness from about 7 to 15 inches. Base stone beneath the asphalt was measured between about 2 to 5 inches, which we assume some material is likely from the original road construction. Measurements of asphalt and stone thicknesses at the coring locations were used to develop a total equivalent structural number for the existing pavement sections using NCDOT layer coefficients for newly place pavement materials. We note that some reduction of the newly-placed design structural number is typiocally applied when evaluating the in-place structural value for existing pavements. Results of these calculations are presented in the table below.

Structural Values of Sampled Existing Pavement Sections (if new)				
Layer Thickness	**Asphalt Surface Course**	**Asphalt Base Course**	**Aggregate Base Course**	**Structural Number (if new)**
New Layer Coefficients	**0.44**	**0.3**	**0.14**	
Locations	**Layer Thickness***			
C-1	4.00	3.00	2.00	2.94
C-2	8.00	7.00	-	5.62
C-3	7.00	1.00	2.00	3.66
C-4	7.00	2.00	3.00	4.10
C-5	7.00	2.00	3.00	4.10
C-6	9.00	0.00	2.00	4.24
C-7	7.75	-	4.00	3.97
C-8	5.00	5.00	3.00	4.12
C-9	10.00	4.25	2.00	5.96
C-10	7.00	5.25	3.00	5.08
C-11	8.00	-	5.00	4.22
C-12	10.00	2.50	2.00	5.43
C-13	8.00	-	4.00	4.08
C-14	8.00	7.00	-	5.62

*Thicknesses based on visual observation of the cores

To aid in the evaluation of the existing roadway, F&R has utilized daily traffic loading conditions consisting of 500 passenger vehicles and 210 medium duty truck passes per day. The truck traffic is assumed to primarily consist of dumpster roll-off trucks with some smaller truck traffic, such as traditional garbage trucks. To analyze the applicability of the existing roadway sections, F&R has

developed a new pavement section to determine a sufficient structural number based on the following criteria:

- A 20-year design life;
- A design CBR of 6 based on collected KDCP data as well as our regional experience;
- The aforementioned traffic loading conditions; and
- That the pavement subgrade was prepared in such a way that it would generally meet NCDOT Specifications.

Based on the information presented above and the subsurface soil conditions encountered we have determined the following pavement section to yield a sufficient structural number:

Deigned Pavement Section		
Layer Type	**New Asphalt Layer Coefficient**	**Layer Thicknesses**
Asphalt Pavement Surface Course, Type S9.5B	0.44	3.0
Asphalt Pavement Intermediate Course, Type I19.0C	0.44	4.0
Asphalt Pavement Base Course, Type B25.0C	0.30	-
Aggregate Base Course (ABC stone)	0.14	6.0
Total Equivalent Structural Number (if new)		**3.92**

Based on the structural numbers of the encountered pavement sections and the structural number of a newly placed 20-year design pavement section, the majority of the cores present a sufficient (no-reduction) structural number for the provided/assumed traffic conditions. However, two of the cores indicate structural numbers that are less than the designed section structural number. The structural number provides a general guideline for the recommended pavement section based on several factors such as anticipated pavement life, traffic loading conditions, annual traffic growth, and subgrade conditions.

While two of the pavement sections indicated structural numbers less than the designed section this does not mean immanent failure of the roadway section; although periodic on-going maintenance would be prudent to prolong the pavement life as-is. Lower structural numbers will generally require more frequent maintenance to facilitate continued, travel-worthy, on-going use of the roadway. Given that the roadway is currently functional without exhibiting major signs of distress, no immediate remediation is recommended at this time. However, given that some roadway sections indicated lower structural numbers, the roadway should continue to be monitored and periodically maintained as applicable in order to mitigate potential severe distresses that might require more extensive remedial efforts later.

F&R envisions that potential remedial measures would initially include milling the roadway surface to remove surface cracking. Where deeper cracks are observed following the milling procedure,

they should be properly sealed to reduce migration likelihood their reappearance at the surface. Following the milling/sealing procedure, additional asphalt should be placed to bolster the roadway section in the vicinity of locations where lower structural numbers were encountered. Additionally, to mitigate the appearance of future longitudinal and fatigue cracks an asphalt specific non-woven asphalt overlay fabric such as Mirafi MPV-600 could be utilized. This fabric forms a membrane which reduces surface water infiltration into the subgrade and also functions as a stress relieving layer by providing a layer of cushioning over the existing asphalt. Care should be taken so that the geotextile is placed without tearing or creasing and should be evenly spread across the entire surface. The paving fabric should be installed in accordance with manufacturer's guidelines.

We emphasize that good drainage is essential for successful pavement performance. All pavements should be graded such that surface water is directed towards the outer limits of the paved area or to catch basins located such that surface water does not remain on the pavement. Asphalt pavements, and bases should be constructed in accordance with the guidelines of the latest applicable NCDOT Standard Specifications for Roads and Structures.

LIMITATIONS

This letter report has been prepared for the exclusive use of Griffin Brothers Companies for the specific application to the Holbrooks Road Coring Exploration project in accordance with generally accepted exploration and engineering evaluation procedures. No other warranty, express or implied, is made. The findings do not reflect variations in subsurface conditions, which could exist in unexplored areas of the site. Regardless of the thoroughness of a subsurface exploration, there is the possibility that conditions in other areas will differ from those at the testing locations, that conditions are not as anticipated by the designers, or that the construction process has altered the soil conditions.

If this report is copied or transmitted to a third party, it must be copied or transmitted in its entirety, including text, attachments, and enclosures. Interpretations based on only a part of this report may not be valid.

ACKNOWLEDGMENT

Froehling & Robertson, Inc. appreciates the opportunity to provide limited pavement and subgrade evaluation services for you on this project. Please contact us with any further questions.

Respectfully,

FROEHLING & ROBERTSON, INC.

2025-08-25 12:13-04:00

NORTH CAROLINA PROFESSIONAL SEAL 058347 ENGINEER CARVER J. WARREN III

08/25/2025

Carver J. Warren, P.E.
Geotechnical Services Manager

Andrew R. Frank, P.E.
Regional Senior Geotechnical Engineer

Attachments: GBA Important Information about Your Geotechnical Engineering Report
Site Vicinity Map (Drawing No. 1)
Key to Soil Classification
Soil Classification Chart
Exploration Location Plan (Drawing No. 2)
Coring Logs (C-1 through C-14)
Photograph Log
KDCP Test Data sheets

Email Distribution: jdbrown@griffinbros.com

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Important Information about This

Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

The Geoprofessional Business Association (GBA) has prepared this advisory to help you – assumedly a client representative – interpret and apply this geotechnical-engineering report as effectively as possible. In that way, clients can benefit from a lowered exposure to the subsurface problems that, for decades, have been a principal cause of construction delays, cost overruns, claims, and disputes. If you have questions or want more information about any of the issues discussed below, contact your GBA-member geotechnical engineer. Active involvement in the Geoprofessional Business Association exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project.

Geotechnical-Engineering Services Are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical-engineering study conducted for a given civil engineer will not likely meet the needs of a civil-works constructor or even a different civil engineer. Because each geotechnical-engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client. *Those who rely on a geotechnical-engineering report prepared for a different client can be seriously misled*. No one except authorized client representatives should rely on this geotechnical-engineering report without first conferring with the geotechnical engineer who prepared it. *And no one – not even you – should apply this report for any purpose or project except the one originally contemplated.*

Read this Report in Full

Costly problems have occurred because those relying on a geotechnical-engineering report did not read it *in its entirety*. Do not rely on an executive summary. Do not read selected elements only. *Read this report in full.*

You Need to Inform Your Geotechnical Engineer about Change

Your geotechnical engineer considered unique, project-specific factors when designing the study behind this report and developing the confirmation-dependent recommendations the report conveys. A few typical factors include:

- the client's goals, objectives, budget, schedule, and risk-management preferences;
- the general nature of the structure involved, its size, configuration, and performance criteria;
- the structure's location and orientation on the site; and
- other planned or existing site improvements, such as retaining walls, access roads, parking lots, and underground utilities.

Typical changes that could erode the reliability of this report include those that affect:

- the site's size or shape;
- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from a light-industrial plant to a refrigerated warehouse;
- the elevation, configuration, location, orientation, or weight of the proposed structure;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes – even minor ones – and request an assessment of their impact. *The geotechnical engineer who prepared this report cannot accept responsibility or liability for problems that arise because the geotechnical engineer was not informed about developments the engineer otherwise would have considered.*

This Report May Not Be Reliable

Do not rely on this report if your geotechnical engineer prepared it:

- for a different client;
- for a different project;
- for a different site (that may or may not include all or a portion of the original site); or
- before important events occurred at the site or adjacent to it; e.g., man-made events like construction or environmental remediation, or natural events like floods, droughts, earthquakes, or groundwater fluctuations.

Note, too, that it could be unwise to rely on a geotechnical-engineering report whose reliability may have been affected by the passage of time, because of factors like changed subsurface conditions; new or modified codes, standards, or regulations; or new techniques or tools. *If your geotechnical engineer has not indicated an "apply-by" date on the report, ask what it should be*, and, in general, *if you are the least bit uncertain* about the continued reliability of this report, contact your geotechnical engineer before applying it. A minor amount of additional testing or analysis – if any is required at all – could prevent major problems.

Most of the "Findings" Related in This Report Are Professional Opinions

Before construction begins, geotechnical engineers explore a site's subsurface through various sampling and testing procedures. *Geotechnical engineers can observe actual subsurface conditions only at those specific locations where sampling and testing were performed*. The data derived from that sampling and testing were reviewed by your geotechnical engineer, who then applied professional judgment to form opinions about subsurface conditions throughout the site. Actual sitewide-subsurface conditions may differ – maybe significantly – from those indicated in this report. Confront that risk by retaining your geotechnical engineer to serve on the design team from project start to project finish, so the individual can provide informed guidance quickly, whenever needed.

This Report's Recommendations Are Confirmation-Dependent

The recommendations included in this report – including any options or alternatives – are confirmation-dependent. In other words, *they are not final*, because the geotechnical engineer who developed them relied heavily on judgment and opinion to do so. Your geotechnical engineer can finalize the recommendations *only after observing actual subsurface conditions* revealed during construction. If through observation your geotechnical engineer confirms that the conditions assumed to exist actually do exist, the recommendations can be relied upon, assuming no other changes have occurred. *The geotechnical engineer who prepared this report cannot assume responsibility or liability for confirmation-dependent recommendations if you fail to retain that engineer to perform construction observation.*

This Report Could Be Misinterpreted

Other design professionals' misinterpretation of geotechnical-engineering reports has resulted in costly problems. Confront that risk by having your geotechnical engineer serve as a full-time member of the design team, to:

- confer with other design-team members,
- help develop specifications,
- review pertinent elements of other design professionals' plans and specifications, and
- be on hand quickly whenever geotechnical-engineering guidance is needed.

You should also confront the risk of constructors misinterpreting this report. Do so by retaining your geotechnical engineer to participate in prebid and preconstruction conferences and to perform construction observation.

Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can shift unanticipated-subsurface-conditions liability to constructors by limiting the information they provide for bid preparation. To help prevent the costly, contentious problems this practice has caused, include the complete geotechnical-engineering report, along with any attachments or appendices, with your contract documents, *but be certain to note conspicuously that you've included the material for informational purposes only*. To avoid misunderstanding, you may also want to note that "informational purposes" means constructors have no right to rely on the interpretations, opinions, conclusions, or recommendations in the report, but they may rely on the factual data relative to the specific times, locations, and depths/elevations referenced. Be certain that constructors know they may learn about specific project requirements, including options selected from the report, *only* from the design drawings and specifications. Remind constructors that they may perform their own studies if they want to, and *be sure to allow enough time* to permit them to do so. Only then might you be in a position to give constructors the information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions. Conducting prebid and preconstruction conferences can also be valuable in this respect.

Read Responsibility Provisions Closely

Some client representatives, design professionals, and constructors do not realize that geotechnical engineering is far less exact than other engineering disciplines. That lack of understanding has nurtured unrealistic expectations that have resulted in disappointments, delays, cost overruns, claims, and disputes. To confront that risk, geotechnical engineers commonly include explanatory provisions in their reports. Sometimes labeled "limitations," many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely*. Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The personnel, equipment, and techniques used to perform an environmental study – e.g., a "phase-one" or "phase-two" environmental site assessment – differ significantly from those used to perform a geotechnical-engineering study. For that reason, a geotechnical-engineering report does not usually relate any environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated subsurface environmental problems have led to project failures*. If you have not yet obtained your own environmental information, ask your geotechnical consultant for risk-management guidance. As a general rule, *do not rely on an environmental report prepared for a different client, site, or project, or that is more than six months old.*

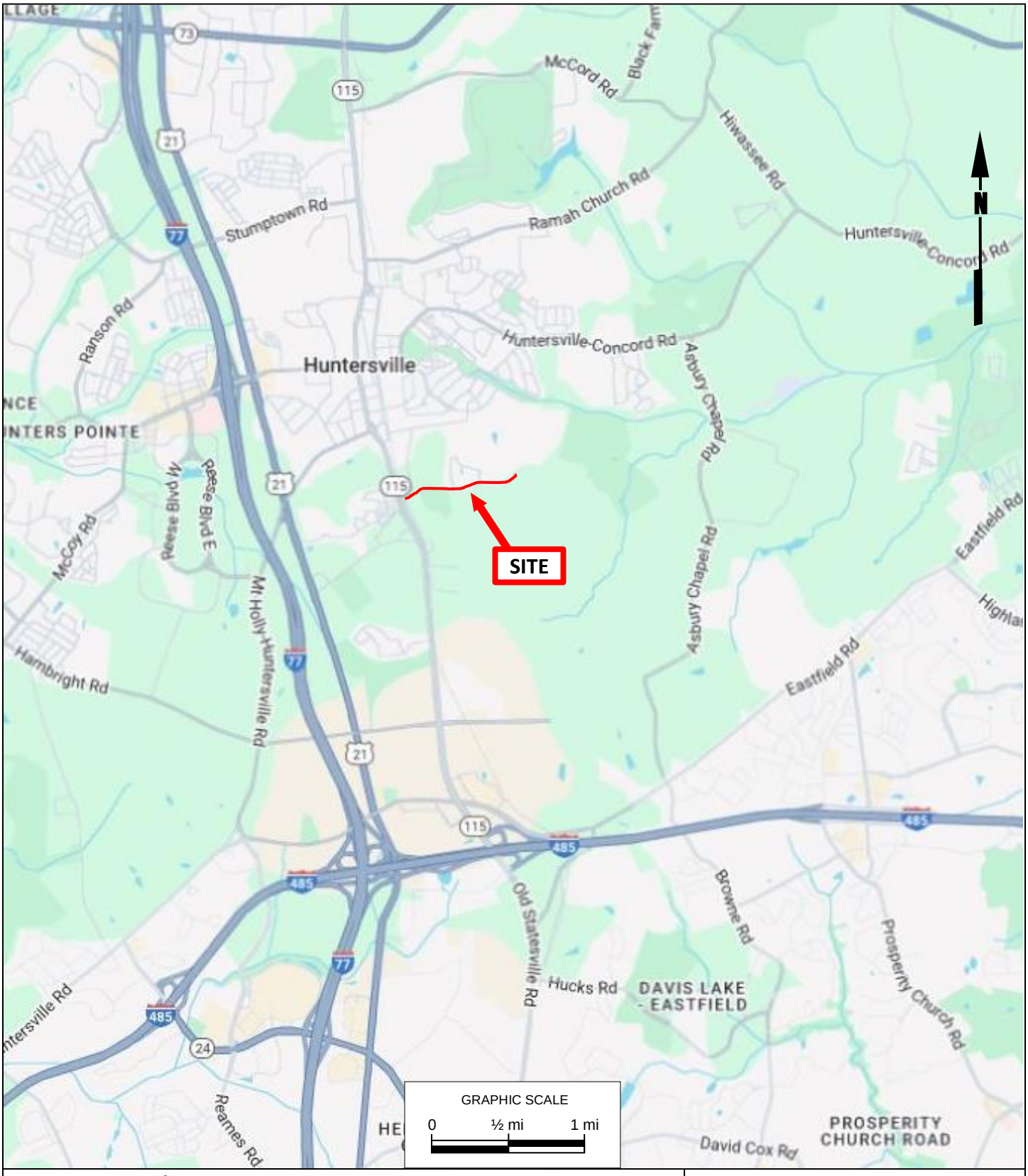
Obtain Professional Assistance to Deal with Moisture Infiltration and Mold

While your geotechnical engineer may have addressed groundwater, water infiltration, or similar issues in this report, none of the engineer's services were designed, conducted, or intended to prevent uncontrolled migration of moisture – including water vapor – from the soil through building slabs and walls and into the building interior, where it can cause mold growth and material-performance deficiencies. Accordingly, ***proper implementation of the geotechnical engineer's recommendations will not of itself be sufficient to prevent moisture infiltration.*** Confront the risk of moisture infiltration by including building-envelope or mold specialists on the design team. ***Geotechnical engineers are not building-envelope or mold specialists.***

GEOPROFESSIONAL BUSINESS ASSOCIATION

Telephone: 301/565-2733
e-mail: info@geoprofessional.org www.geoprofessional.org

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FROEHLING & ROBERTSON
Engineering Stability Since 1881

DATE:	August 2025	
SCALE:	*As Shown*	
DRAWN:	MT	63D-0055

Holbrooks Road Paving Evaluation
Griffin Brothers Companies
Huntersville, NC

SITE VICINITY MAP

FIGURE NO.
1

KEY TO BORING LOG SOIL CLASSIFICATION

Particle Size and Proportion

Visual descriptions are assigned to each soil sample or stratum based on estimates of the particle size of each component of the soil and the percentage of each component of the soil.

Particle Size Descriptive Terms		Proportion Descriptive Terms		
Soil Component	Particle Size	Component	Term	Percentage
Boulder	> 12 inch	Major	Uppercase Letters (e.g., SAND, CLAY)	> 50%
Cobble	3 - 12 inch			
Gravel-Coarse	3/4 - 3 inch			
-Fine	#4 - 3/4 inch	Secondary	Adjective (e.g., sandy, clayey)	20% - 50%
Sand-Coarse	#10 - #4			
-Medium	#40 - #10			
-Fine	#200 - #40	Minor	Some	15% - 25%
Silt (non-cohesive)	< #200		Little	5% - 15%
Clay (cohesive)	< #200		Trace	0% - 5%

Notes:
1. Particle size is designated by U.S. Standard Sieve Sizes
2. Because of the small size of the split-spoon sampler relative to the size of gravel, the true percentage of gravel may not be accurately estimated.

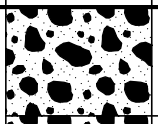
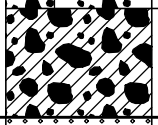
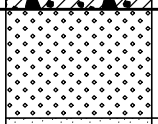
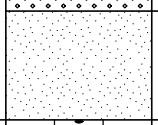
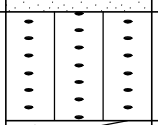
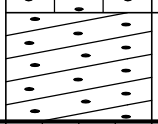
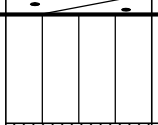
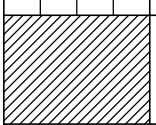
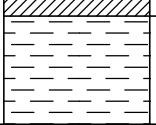
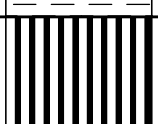
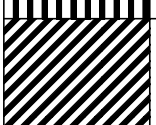
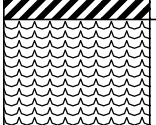
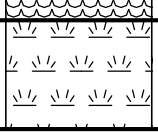
Density or Consistency

The standard penetration resistance values (N-values) are used to describe the density of coarse-grained soils (GRAVEL, SAND) or the consistency of fine-grained soils (SILT, CLAY). Sandy silts of very low plasticity may be assigned a density instead of a consistency.

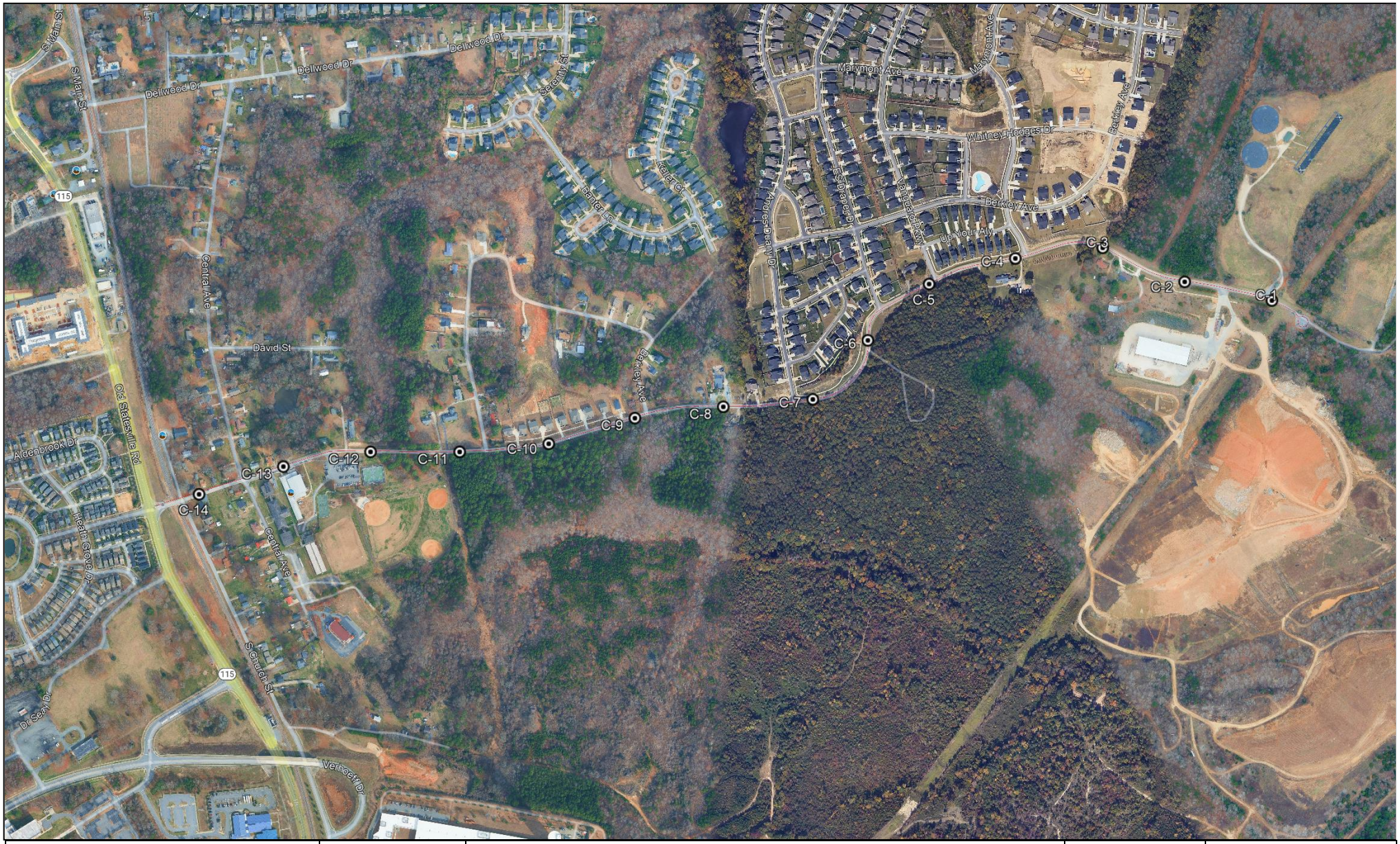
DENSITY		CONSISTENCY	
Term	N-Value	Term	N-Value
Very Loose	0 - 4	Very Soft	0 - 1
Loose	5 - 10	Soft	2 - 4
Medium Dense	11 - 30	Firm	5 - 8
Dense	31 - 50	Stiff	9 - 15
Very Dense	> 50	Very Stiff	16 - 30
		Hard	> 30

Notes:
1. The N-value is the number of blows of a 140 lb. Hammer freely falling 30 inches required to drive a standard split-spoon sampler (2.0 in. O.D., 1-3/8 in. I.D.) 12 inches into the soil after properly seating the sampler 6 inches.
2. When encountered, gravel may increase the N-value of the standard penetration test and may not accurately represent the in-situ density or consistency of the soil sampled.

SOIL CLASSIFICATION CHART

MAJOR DIVISIONS			SYMBOLS		TYPICAL DESCRIPTIONS
			GRAPH	LETTER	
COARSE GRAINED SOILS MORE THAN 50% OF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE	GRAVEL AND GRAVELLY SOILS MORE THAN 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE	CLEAN GRAVELS (LITTLE OR NO FINES)		GW	WELL-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES
				GP	POORLY-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES
		GRAVELS WITH FINES (APPRECIABLE AMOUNT OF FINES)		GM	SILTY GRAVELS, GRAVEL - SAND - SILT MIXTURES
				GC	CLAYEY GRAVELS, GRAVEL - SAND - CLAY MIXTURES
	SAND AND SANDY SOILS MORE THAN 50% OF COARSE FRACTION PASSING ON NO. 4 SIEVE	CLEAN SANDS (LITTLE OR NO FINES)		SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
				SP	POORLY-GRADED SANDS, GRAVELLY SAND, LITTLE OR NO FINES
		SANDS WITH FINES (APPRECIABLE AMOUNT OF FINES)		SM	SILTY SANDS, SAND - SILT MIXTURES
				SC	CLAYEY SANDS, SAND - CLAY MIXTURES
FINE GRAINED SOILS MORE THAN 50% OF MATERIAL IS SMALLER THAN NO. 200 SIEVE SIZE	SILTS AND CLAYS	LIQUID LIMIT LESS THAN 50		ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY
				CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
				OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
	SILTS AND CLAYS	LIQUID LIMIT GREATER THAN 50		MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SAND OR SILTY SOILS
				CH	INORGANIC CLAYS OF HIGH PLASTICITY
				OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS
HIGHLY ORGANIC SOILS				PT	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS

NOTE: DUAL SYMBOLS ARE USED TO INDICATE BORDERLINE SOIL CLASSIFICATIONS



Boring locations were marked in the field by pulling from nearest landmarks and site features.

Boring Location:

GRAPHIC SCALE

0 500 ft. 1000 ft.

N

FROEHLING & ROBERTSON, INC.
Engineering Stability Since 1881
3300 International Airport Drive, Suite 600
Charlotte, North Carolina, 28208
T 704.596.2889 | F 704.596.3784

DATE:	August 2025
SCALE:	*As Shown*
DRAWN:	MT

Holbrooks Road Paving Evaluation
Griffin Brothers Companies
Huntersville, NC

BORING LOCATION PLAN

DRAWING NO.

2

Froehling & Robertson, Inc.

HAND AUGER/DCP LOG

Boring: C-1 (1 of 1)

Project No: 63D-0055
Client: Griffin Brothers Companies
Project: Holbrook Road Paving Evaluation
City/State: Huntersville, NC

Elevation:
Total Depth: 3.0'
Boring Location: See Boring Location Plan

Drilling Method: HA/KDCP
Hammer Type:
Date Drilled: 8/14/25
Driller: F&R: M. Tchoumandrine

Elevation	Depth	Description of Materials (Classification)	* Sample Blows	Sample Depth (feet)	DCP	Remarks
		ASPHALT: 7 inches				**Groundwater Data:**
	0.6					0 Hour: Not Encountered
	0.7	**AGGREGATE BASE COURSE:** 2 inches				
		RESIDUUM: Tan and brown, silty fine to coarse SAND (SM) with some clay and trace rock fragments, moist				
	2.0	Tan and brown, clayey fine to coarse SAND (SC) with trace rock fragments, moist				
	3.0	**Hand Auger Terminated at 3 feet**				

*Penetration is the number of blows required for a 15 lb hammer dropping 20" to drive a 1.375" conical-tipped rod a total of 1.75".

Froehling & Robertson, Inc.

HAND AUGER/DCP LOG

Boring: C-2 (1 of 1)

Project No: 63D-0055
Client: Griffin Brothers Companies
Project: Holbrook Road Paving Evaluation
City/State: Huntersville, NC

Elevation:
Total Depth: 1.3'
Boring Location: See Boring Location Plan

Drilling Method: HA/KDCP
Hammer Type:
Date Drilled: 8/14/25
Driller: F&R: M. Tchoumandrine

Elevation	Depth	Description of Materials (Classification)	* Sample Blows	Sample Depth (feet)	DCP	Remarks
		ASPHALT: 15+ inches				**Groundwater Data:** 0 Hour: Not Encountered
	1.3	**Core Terminated at 1.25 feet**				Coring was terminated upon reaching maximum depth achievable by the coring equipment.

*Penetration is the number of blows required for a 15 lb hammer dropping 20" to drive a 1.375" conical-tipped rod a total of 1.75".

Froehling & Robertson, Inc.

HAND AUGER/DCP LOG

Boring: C-3 (1 of 1)

Project No: 63D-0055
Client: Griffin Brothers Companies
Project: Holbrook Road Paving Evaluation
City/State: Huntersville, NC

Elevation:
Total Depth: 3.0'
Boring Location: See Boring Location Plan

Drilling Method: HA/KDCP
Hammer Type:
Date Drilled: 8/14/25
Driller: F&R: M. Tchoumandrine

Elevation	Depth	Description of Materials (Classification)	* Sample Blows	Sample Depth (feet)	DCP	Remarks
		ASPHALT: 8 inches				**Groundwater Data:**
	0.7					0 Hour: Not Encountered
	0.8	**AGGREGATE BASE COURSE:** 2 inches				
		RESIDUUM: Tan and brown, silty fine to medium SAND (SM) with some rock fragments, moist				
	2.0	Tan, silty fine to coarse SAND (SM) with trace rock fragments, moist				
	3.0	**Hand Auger Terminated at 3 feet**				

*Penetration is the number of blows required for a 15 lb hammer dropping 20" to drive a 1.375" conical-tipped rod a total of 1.75".

Froehling & Robertson, Inc.

HAND AUGER/DCP LOG

Boring: C-4 (1 of 1)

Project No: 63D-0055
Client: Griffin Brothers Companies
Project: Holbrook Road Paving Evaluation
City/State: Huntersville, NC

Elevation:
Total Depth: 3.0'
Boring Location: See Boring Location Plan

Drilling Method: HA/KDCP
Hammer Type:
Date Drilled: 8/14/25
Driller: F&R: M. Tchoumandrine

Elevation	Depth	Description of Materials (Classification)	* Sample Blows	Sample Depth (feet)	DCP	Remarks
		ASPHALT: 9 inches				**Groundwater Data:**
	0.8					0 Hour: Not Encountered
	1.0	**AGGREGATE BASE COURSE:** 3 inches				
		RESIDUUM: Tan and brown, silty fine to medium SAND (SM) with some rock fragments, moist				
	3.0	**Hand Auger Terminated at 3 feet**				

*Penetration is the number of blows required for a 15 lb hammer dropping 20" to drive a 1.375" conical-tipped rod a total of 1.75".

Froehling & Robertson, Inc.

HAND AUGER/DCP LOG

Boring: C-5 (1 of 1)

Project No: 63D-0055
Client: Griffin Brothers Companies
Project: Holbrook Road Paving Evaluation
City/State: Huntersville, NC

Elevation:
Total Depth: 1.3'
Boring Location: See Boring Location Plan

Drilling Method: HA/KDCP
Hammer Type:
Date Drilled: 8/14/25
Driller: F&R: M. Tchoumandrine

Elevation	Depth	Description of Materials (Classification)	* Sample Blows	Sample Depth (feet)	DCP	Remarks
		ASPHALT: 8.5 inches				**Groundwater Data:**
	0.7	**AGGREGATE BASE COURSE:** 3 inches				0 Hour: Not Encountered
	1.0	**KDCP Refusal at 1 foot**				Unable to advance KDCP and HA due to base stone fragments.

*Penetration is the number of blows required for a 15 lb hammer dropping 20" to drive a 1.375" conical-tipped rod a total of 1.75".

Froehling & Robertson, Inc.

HAND AUGER/DCP LOG

Boring: C-6 (1 of 1)

Project No: 63D-0055
Client: Griffin Brothers Companies
Project: Holbrook Road Paving Evaluation
City/State: Huntersville, NC

Elevation:
Total Depth: 3.0'
Boring Location: See Boring Location Plan

Drilling Method: HA/KDCP
Hammer Type:
Date Drilled: 8/14/25
Driller: F&R: M. Tchoumandrine

Elevation	Depth	Description of Materials (Classification)	* Sample Blows	Sample Depth (feet)	DCP	Remarks
		ASPHALT: 10.5 inches				**Groundwater Data:**
	0.9					0 Hour: Not Encountered
	1.0	**AGGREGATE BASE COURSE:** 2 inches				
		RESIDUUM: Gray, tan, and brown, silty fine to coarse SAND (SM) with some clay and trace rock fragments, moist				
	3.0	**Hand Auger Terminated at 3 feet**				

*Penetration is the number of blows required for a 15 lb hammer dropping 20" to drive a 1.375" conical-tipped rod a total of 1.75".

Froehling & Robertson, Inc.

HAND AUGER/DCP LOG

Boring: C-7 (1 of 1)

Project No: 63D-0055
Client: Griffin Brothers Companies
Project: Holbrook Road Paving Evaluation
City/State: Huntersville, NC

Elevation:
Total Depth: 1.0'
Boring Location: See Boring Location Plan

Drilling Method: HA/KDCP
Hammer Type:
Date Drilled: 8/14/25
Driller: F&R: M. Tchoumandrine

Elevation	Depth	Description of Materials (Classification)	* Sample Blows	Sample Depth (feet)	DCP	Remarks
		ASPHALT: 7.5 inches				**Groundwater Data:** 0 Hour: Not Encountered
	0.6	**AGGREGATE BASE COURSE:** 4 inches				
	1.0	**KDCP Refusal at 1 feet**				Unable to advanced KDCP and HA due to base stone fragments.

*Penetration is the number of blows required for a 15 lb hammer dropping 20" to drive a 1.375" conical-tipped rod a total of 1.75".

Froehling & Robertson, Inc.

HAND AUGER/DCP LOG

Boring: C-8 (1 of 1)

Project No: 63D-0055
Client: Griffin Brothers Companies
Project: Holbrook Road Paving Evaluation
City/State: Huntersville, NC

Elevation:
Total Depth: 3.0'
Boring Location: See Boring Location Plan

Drilling Method: HA/KDCP
Hammer Type:
Date Drilled: 8/14/25
Driller: F&R: M. Tchoumandrine

Elevation	Depth	Description of Materials (Classification)	* Sample Blows	Sample Depth (feet)	DCP	Remarks
		ASPHALT: 9.5 inches				**Groundwater Data:**
	0.8					0 Hour: Not Encountered
	1.0	**AGGREGATE BASE COURSE:** 3 inches				
		RESIDUUM: Tan and brown, silty fine to medium SAND (SM) with trace rock fragments, moist				
	3.0	**Hand Auger Terminated at 3 feet**				

*Penetration is the number of blows required for a 15 lb hammer dropping 20" to drive a 1.375" conical-tipped rod a total of 1.75".

Froehling & Robertson, Inc.

HAND AUGER/DCP LOG

Boring: C-9 (1 of 1)

Project No: 63D-0055
Client: Griffin Brothers Companies
Project: Holbrook Road Paving Evaluation
City/State: Huntersville, NC

Elevation:
Total Depth: 3.0'
Boring Location: See Boring Location Plan

Drilling Method: HA/KDCP
Hammer Type:
Date Drilled: 8/13/25
Driller: F&R: M. Tchoumandrine

Elevation	Depth	Description of Materials (Classification)	* Sample Blows	Sample Depth (feet)	DCP	Remarks
		ASPHALT: 14 inches				**Groundwater Data:** 0 Hour: Not Encountered
	1.2	**AGGREGATE BASE COURSE:** 2 inches				
	1.4	**RESIDUUM:** Brown and tan, silty fine to coarse SAND (SM) with some clay and rock fragments, moist				
	2.0	Brown and tan, silty fine to coarse SAND (SM) with some clay, moist				
	3.0	**Hand Auger Terminated at 3 feet**				

*Penetration is the number of blows required for a 15 lb hammer dropping 20" to drive a 1.375" conical-tipped rod a total of 1.75".

Froehling & Robertson, Inc.

HAND AUGER/DCP LOG

Boring: C-10 (1 of 1)

Project No: 63D-0055
Client: Griffin Brothers Companies
Project: Holbrook Road Paving Evaluation
City/State: Huntersville, NC

Elevation:
Total Depth: 3.0'
Boring Location: See Boring Location Plan

Drilling Method: HA/KDCP
Hammer Type:
Date Drilled: 8/13/25
Driller: F&R: M. Tchoumandrine

Elevation	Depth	Description of Materials (Classification)	* Sample Blows	Sample Depth (feet)	DCP	Remarks
		ASPHALT: 9 inches				**Groundwater Data:**
	0.8					0 Hour: Not Encountered
	1.0	**AGGREGATE BASE COURSE MIXED WITH SOIL:** 3 inches				
		RESIDUUM: Brown and tan, silty fine to coarse SAND (SM) with some rock fragments, moist				
	2.0	Orange-brown and light tan, fine to coarse sandy fat CLAY (CH) with trace rock fragments, moist				
	3.0	**Hand Auger Terminated at 3 feet**				

HAND_AUGER_LOG 63D-0015 HAND AUGER BORINGS.GPJ F&R.GDT 8/16/25

*Penetration is the number of blows required for a 15 lb hammer dropping 20" to drive a 1.375" conical-tipped rod a total of 1.75".

Froehling & Robertson, Inc.

HAND AUGER/DCP LOG

Boring: C-11 (1 of 1)

Project No: 63D-0055
Client: Griffin Brothers Companies
Project: Holbrook Road Paving Evaluation
City/State: Huntersville, NC

Elevation:
Total Depth: 1.0'
Boring Location: See Boring Location Plan

Drilling Method: HA/KDCP
Hammer Type:
Date Drilled: 8/13/25
Driller: F&R: M. Tchoumandrine

Elevation	Depth	Description of Materials (Classification)	* Sample Blows	Sample Depth (feet)	DCP	Remarks
		ASPHALT: 8 inches				**Groundwater Data:** 0 Hour: Not Encountered
	0.7	**AGGREGATE BASE COURSE:** 5 inches				
	1.1	**Hand Auger Refusal at 1.1 feet**				Unable to advance HA due to base stone fragments

*Penetration is the number of blows required for a 15 lb hammer dropping 20" to drive a 1.375" conical-tipped rod a total of 1.75".

Froehling & Robertson, Inc.

HAND AUGER/DCP LOG

Boring: C-12 (1 of 1)

Project No: 63D-0055
Client: Griffin Brothers Companies
Project: Holbrook Road Paving Evaluation
City/State: Huntersville, NC

Elevation:
Total Depth: 1.5'
Boring Location: See Boring Location Plan

Drilling Method: HA/KDCP
Hammer Type:
Date Drilled: 8/13/25
Driller: F&R: M. Tchoumandrine

Elevation	Depth	Description of Materials (Classification)	* Sample Blows	Sample Depth (feet)	DCP	Remarks
		ASPHALT: 12.5 inches				**Groundwater Data:** 0 Hour: Not Encountered
	1.0					
	1.2	**AGGREGATE BASE COURSE:** 2 inches				
	1.5	**RESIDUUM:** Orange-brown and brown, clayey fine to medium SAND (SC), moist				
		Hand Auger Refusal at 1.5 feet				Unable to advance hand auger due to base stone fragments

*Penetration is the number of blows required for a 15 lb hammer dropping 20" to drive a 1.375" conical-tipped rod a total of 1.75".

Froehling & Robertson, Inc.

HAND AUGER/DCP LOG

Boring: C-13 (1 of 1)

Project No: 63D-0055
Client: Griffin Brothers Companies
Project: Holbrook Road Paving Evaluation
City/State: Huntersville, NC

Elevation:
Total Depth: 3.0'
Boring Location: See Boring Location Plan

Drilling Method: HA/KDCP
Hammer Type:
Date Drilled: 8/13/25
Driller: F&R: M. Tchoumandrine

Elevation	Depth	Description of Materials (Classification)	* Sample Blows	Sample Depth (feet)	DCP	Remarks
		ASPHALT: 8 inches				**Groundwater Data:**
	0.7	**AGGREGATE BASE COURSE:** 4 inches				0 Hour: Not Encountered
	1.0	**RESIDUUM:** Brown and orange-brown, fine to coarse sandy lean CLAY (CL) with trace rock fragments, moist				
	2.0	Orange-brown and tan, clayey fine to coarse SAND (SC), moist				
	3.0	**Hand Auger Terminated at 3 feet**				

*Penetration is the number of blows required for a 15 lb hammer dropping 20" to drive a 1.375" conical-tipped rod a total of 1.75".

Froehling & Robertson, Inc.

HAND AUGER/DCP LOG

Boring: C-14 (1 of 1)

Project No: 63D-0055
Client: Griffin Brothers Companies
Project: Holbrook Road Paving Evaluation
City/State: Huntersville, NC

Elevation:
Total Depth: 1.3'
Boring Location: See Boring Location Plan

Drilling Method: HA/KDCP
Hammer Type:
Date Drilled: 8/13/25
Driller: F&R: M. Tchoumandrine

Elevation	Depth	Description of Materials (Classification)	* Sample Blows	Sample Depth (feet)	DCP	Remarks
		ASPHALT: 15+ inches				**Groundwater Data:** 0 Hour: Not Encountered
	1.3	**Coring Terminated at 1.25 feet**				Coring was terminated upon maximum depth achievable by the coring equipment.

*Penetration is the number of blows required for a 15 lb hammer dropping 20" to drive a 1.375" conical-tipped rod a total of 1.75".

HAND_AUGER_LOG 63D-0015 HAND AUGER BORINGS.GPJ F&R.GDT 8/16/25

KDCP TEST DATA

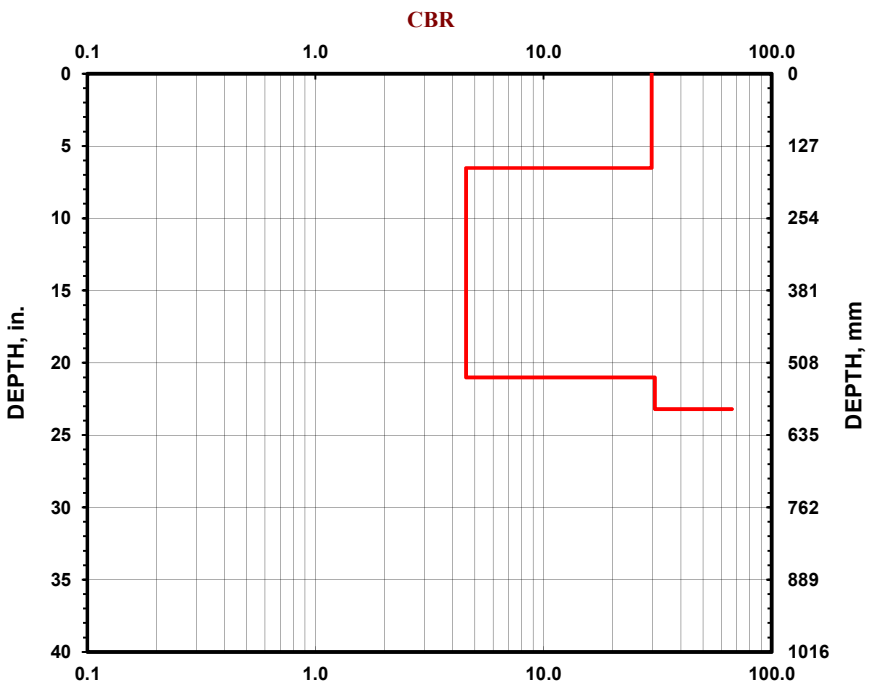
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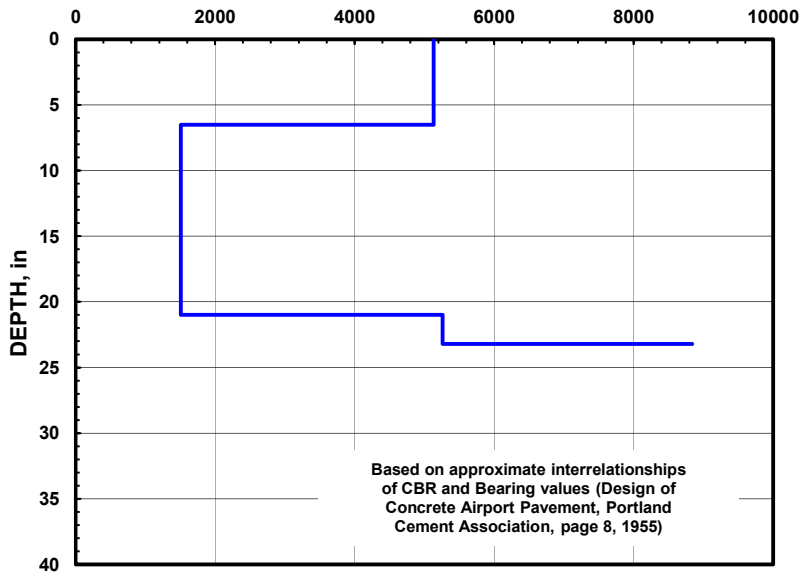
Project: *Holbrooks Road Site*
Location: Huntersville, NC
Date: 16-Aug-25
Soil Type(s): Silty Sand (SM)

Hammer
- ○ 10.1 lbs.
- ◉ 17.6 lbs.
- ○ Both hammers used

Soil Type
- ○ CH
- ○ CL
- ◉ All other soils

No. of Blows	Accumulative Penetration (mm)	Type of Hammer
0	0	2
43	165.1	2
18	533.4	2
15	589.28	2





KDCP TEST DATA

File Name: Kessler C-3

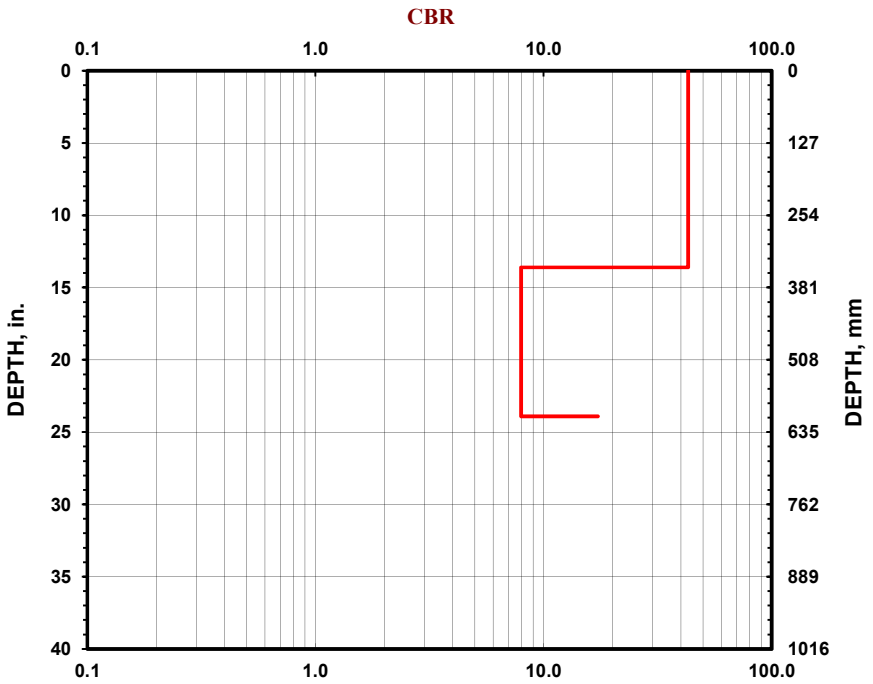
Project: *Holbrooks Road Site* **Date:** 16-Aug-25

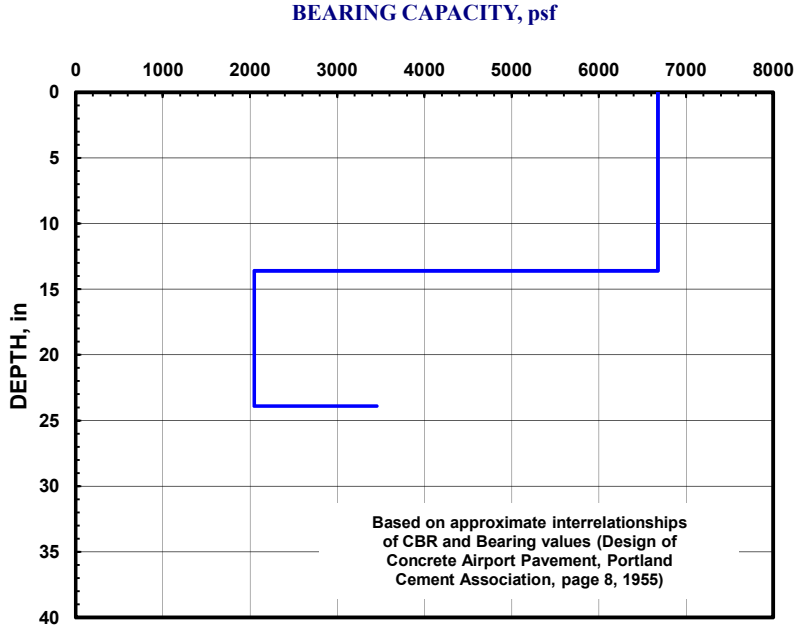
Location: Huntersville, NC **Soil Type(s):** Silty Sand (SM)

Hammer
- ○ 10.1 lbs.
- ◉ 17.6 lbs.
- ○ Both hammers used

Soil Type
- ○ CH
- ○ CL
- ◉ All other soils

No. of Blows	Accumulative Penetration (mm)	Type of Hammer
0	0	2
125	345.44	2
21	607.06	2





KDCP TEST DATA

File Name: Kessler C-4

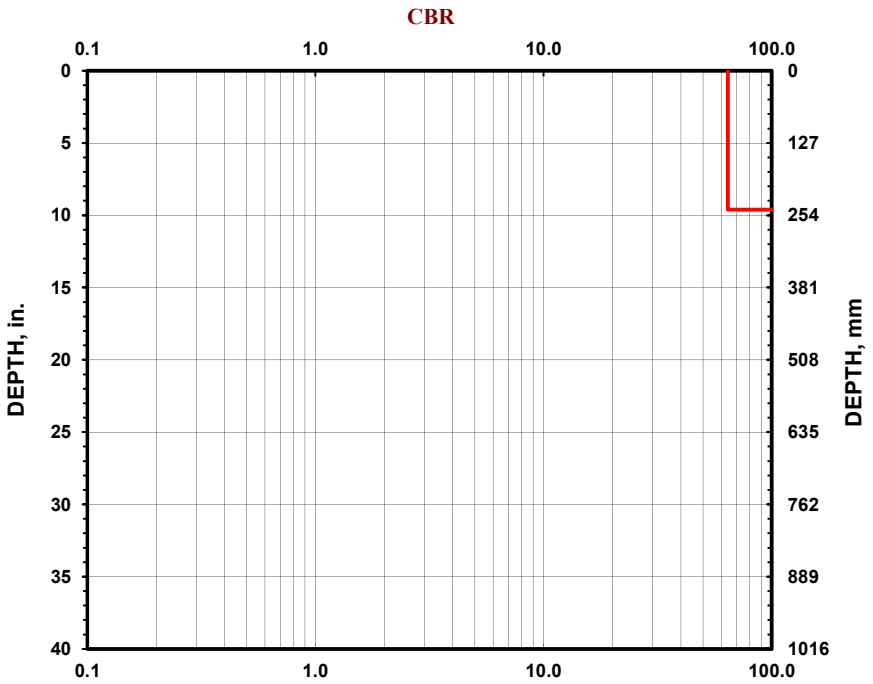
Project: *Holbrooks Road Site* **Date:** 16-Aug-25

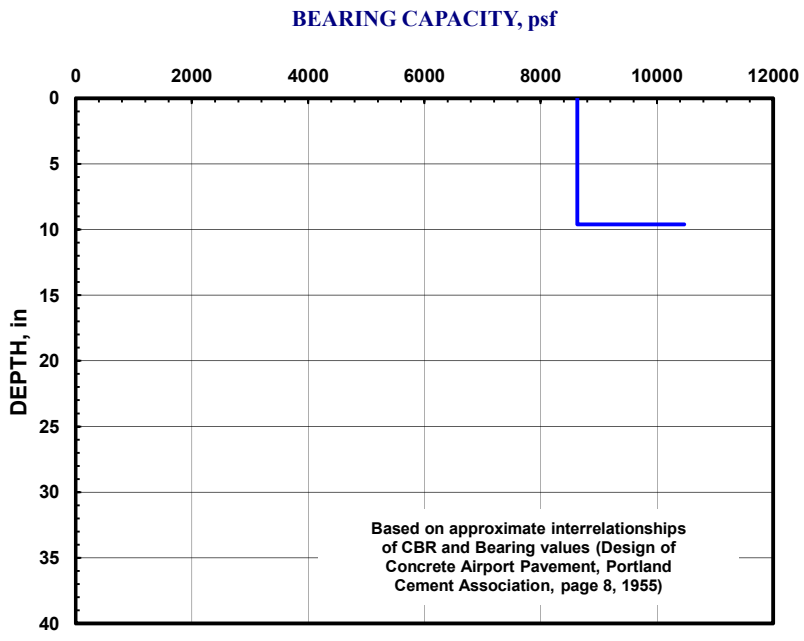
Location: Huntersville, NC **Soil Type(s):** Silty Sand (SM)

Hammer
- ○ 10.1 lbs.
- ◉ 17.6 lbs.
- ○ Both hammers used

Soil Type
- ○ CH
- ○ CL
- ◉ All other soils

No. of Blows	Accumulative Penetration (mm)	Type of Hammer
0	0	2
126	243.84	2





KDCP TEST DATA

File Name: Kessler C-5

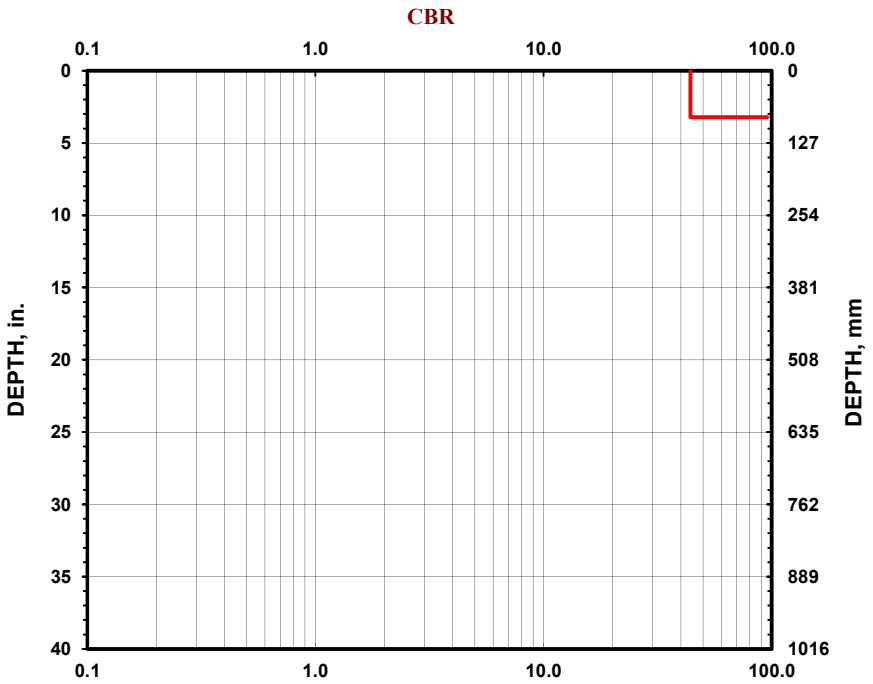
Project: *Holbrooks Road Site* **Date:** 16-Aug-25

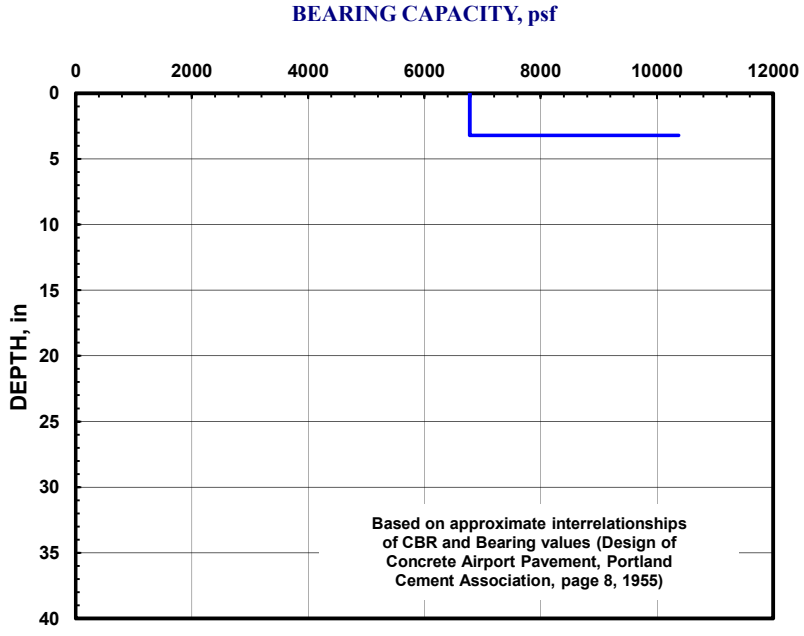
Location: Huntersville, NC **Soil Type(s):** Silty Sand (SM)

Hammer
- ○ 10.1 lbs.
- ◉ 17.6 lbs.
- ○ Both hammers used

Soil Type
- ○ CH
- ○ CL
- ◉ All other soils

No. of Blows	Accumulative Penetration (mm)	Type of Hammer
0	0	2
30	81.28	2





KDCP TEST DATA

File Name: Kessler C-6

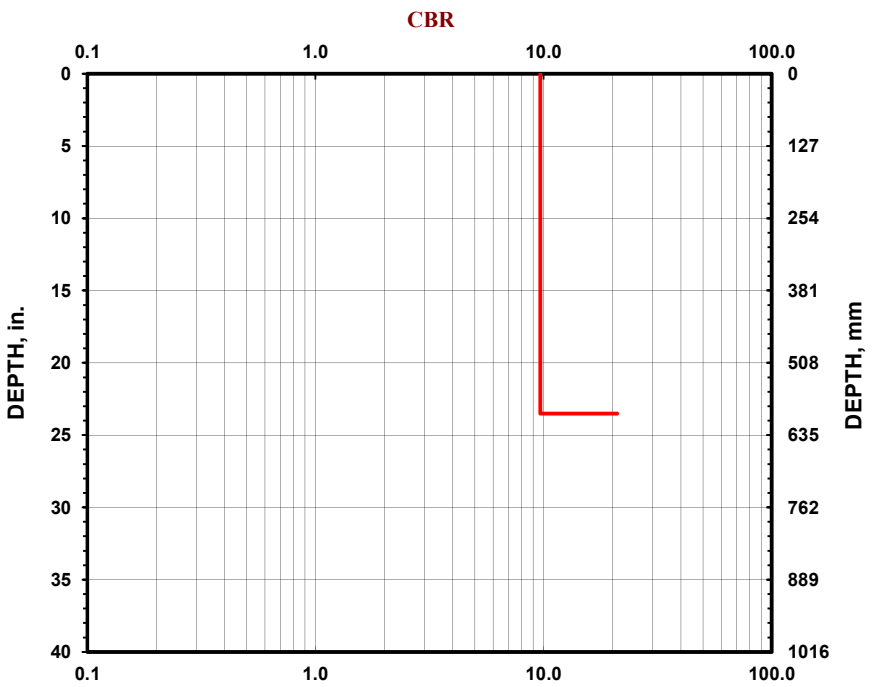
Project: *Holbrooks Road Site* **Date:** 16-Aug-25

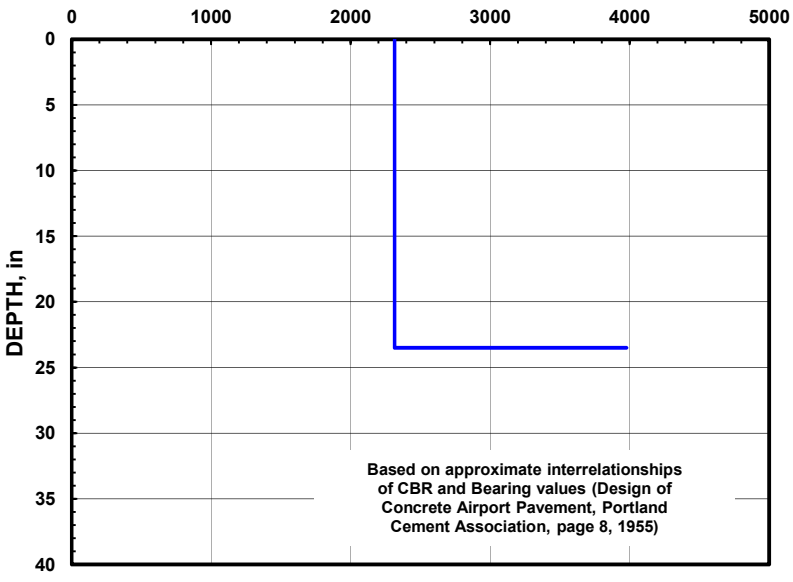
Location: Huntersville, NC **Soil Type(s):** Silty Sand (SM)

Hammer
- ○ 10.1 lbs.
- ◉ 17.6 lbs.
- ○ Both hammers used

Soil Type
- ○ CH
- ○ CL
- ◉ All other soils

No. of Blows	Accumulative Penetration (mm)	Type of Hammer
0	0	2
57	596.9	2





KDCP TEST DATA

File Name: Kessler C-7

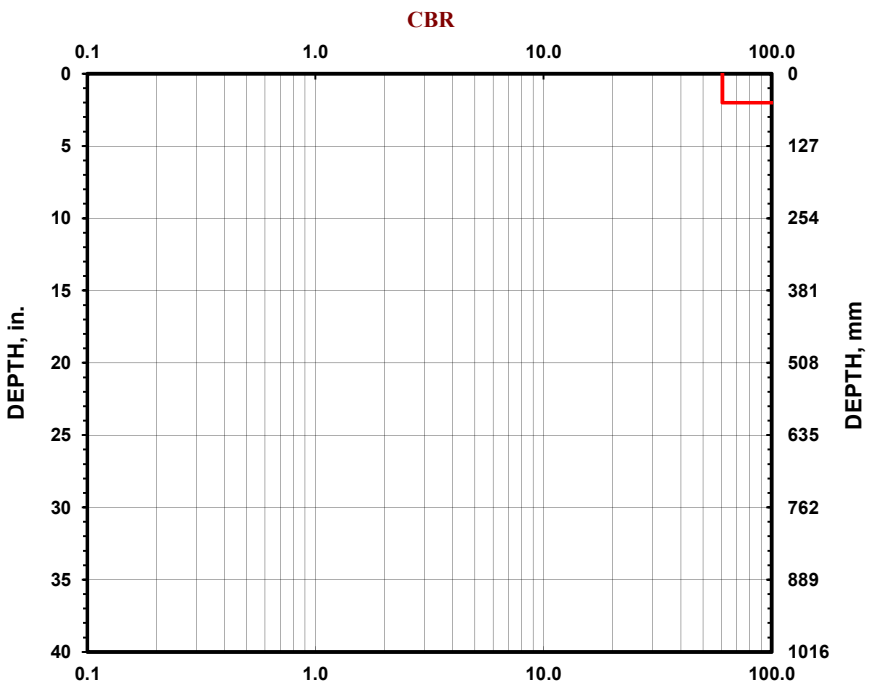
Project: *Holbrooks Road Site* **Date:** 16-Aug-25

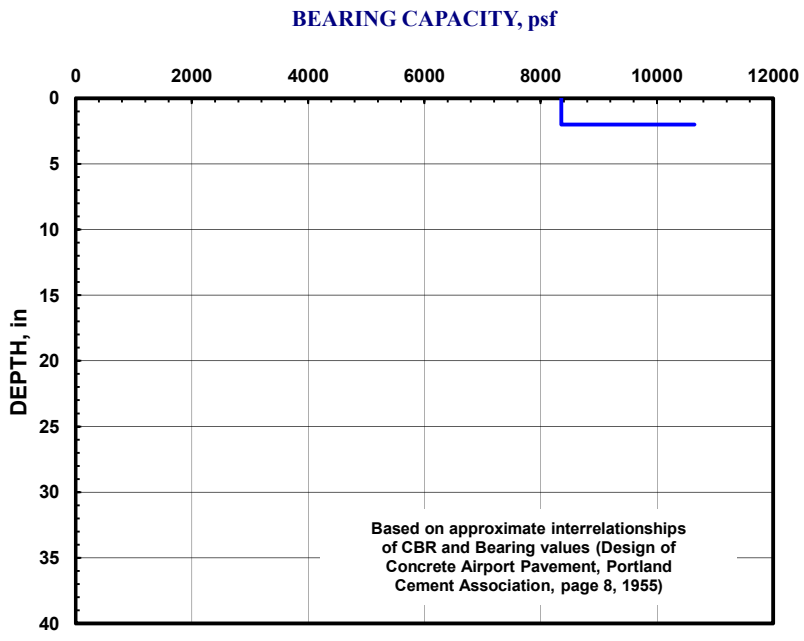
Location: Huntersville, NC **Soil Type(s):** Silty Sand (SM)

Hammer
- ○ 10.1 lbs.
- ◉ 17.6 lbs.
- ○ Both hammers used

Soil Type
- ○ CH
- ○ CL
- ◉ All other soils

No. of Blows	Accumulative Penetration (mm)	Type of Hammer
0	0	2
25	50.8	2





KDCP TEST DATA

File Name: Kessler C-8

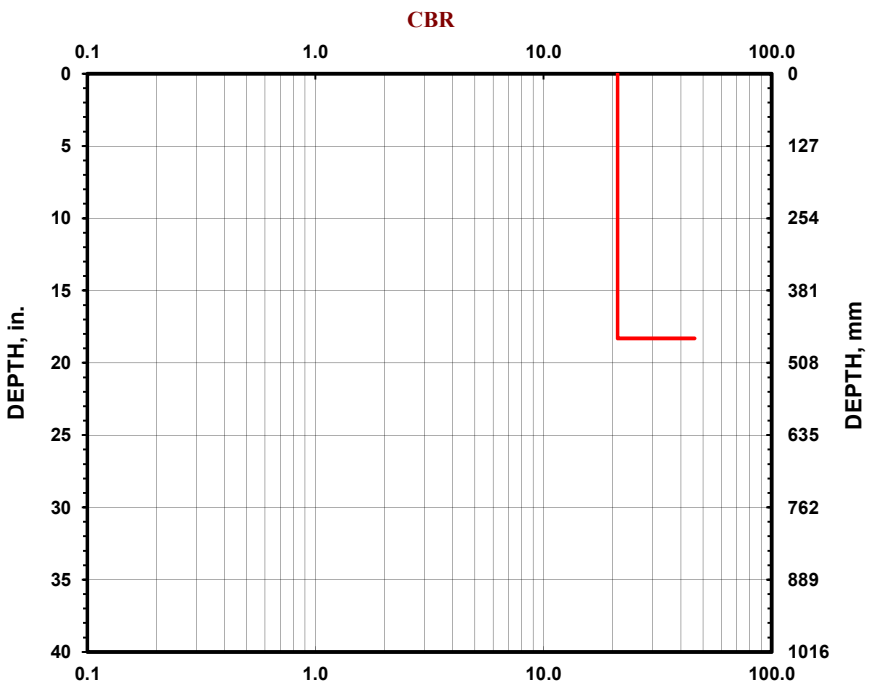
Project: *Holbrooks Road Site* **Date:** 16-Aug-25

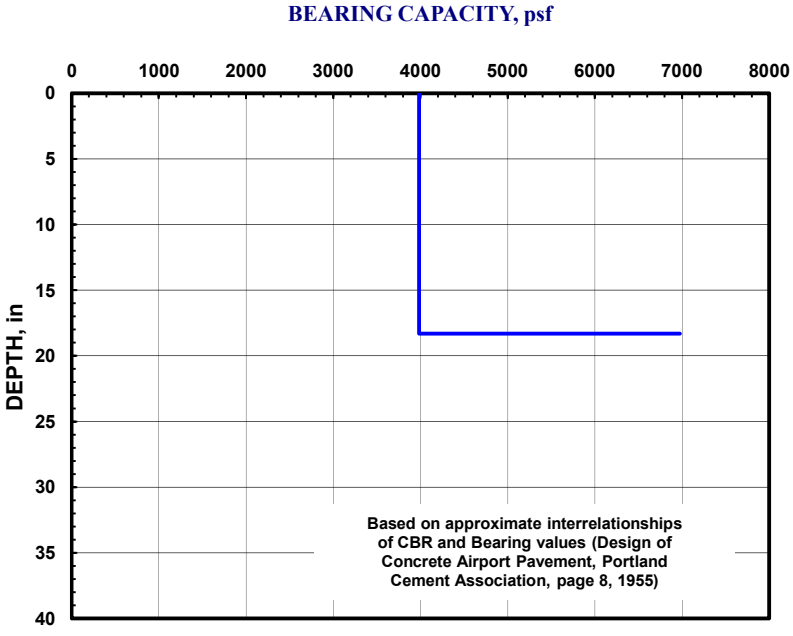
Location: Huntersville, NC **Soil Type(s):** Silty Sand (SM)

Hammer
- ○ 10.1 lbs.
- ◉ 17.6 lbs.
- ○ Both hammers used

Soil Type
- ○ CH
- ○ CL
- ◉ All other soils

No. of Blows	Accumulative Penetration (mm)	Type of Hammer
0	0	2
89	464.82	2





KDCP TEST DATA

File Name: Kessler C-9

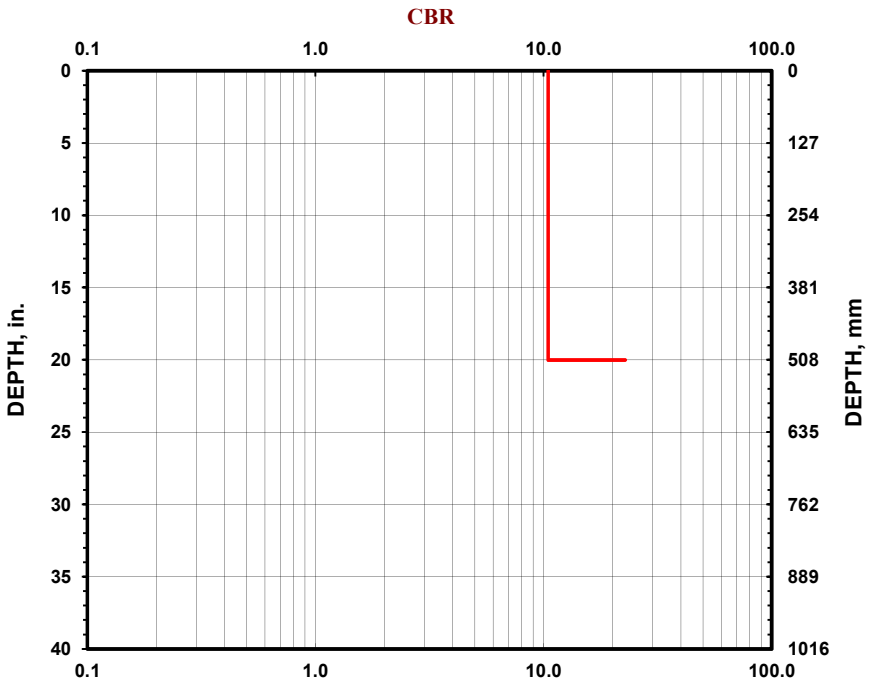
Project: *Holbrooks Road Site* **Date:** 16-Aug-25

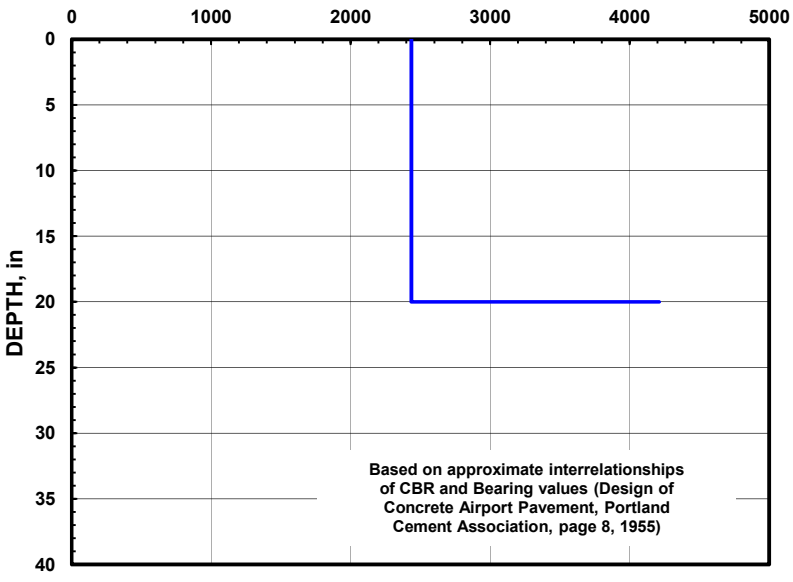
Location: Huntersville, NC **Soil Type(s):** Silty Sand (SM)

Hammer
- ○ 10.1 lbs.
- ◉ 17.6 lbs.
- ○ Both hammers used

Soil Type
- ○ CH
- ○ CL
- ◉ All other soils

No. of Blows	Accumulative Penetration (mm)	Type of Hammer
0	0	2
52	508	2





KDCP TEST DATA

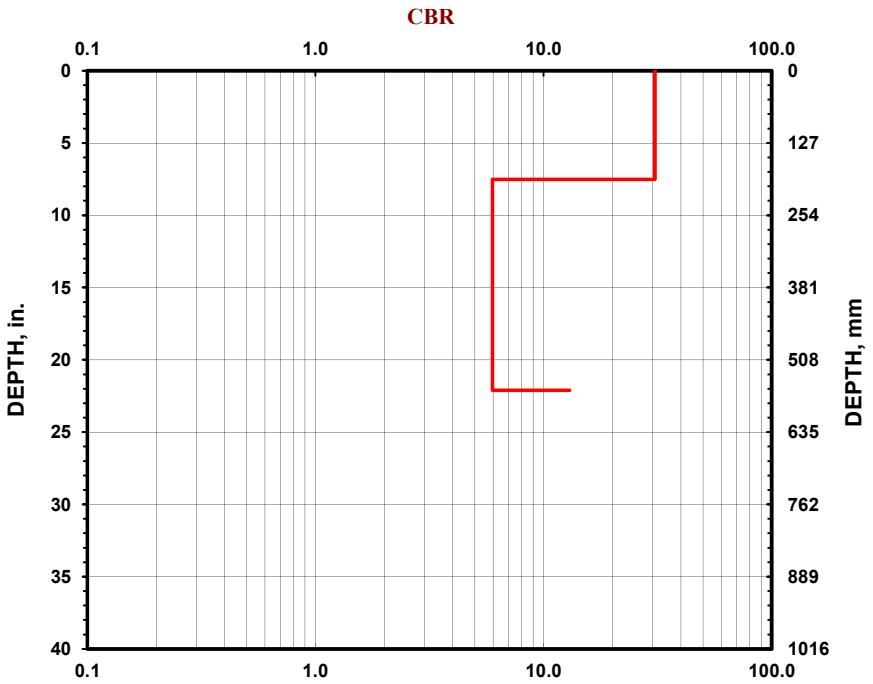
File Name: Kessler C-10

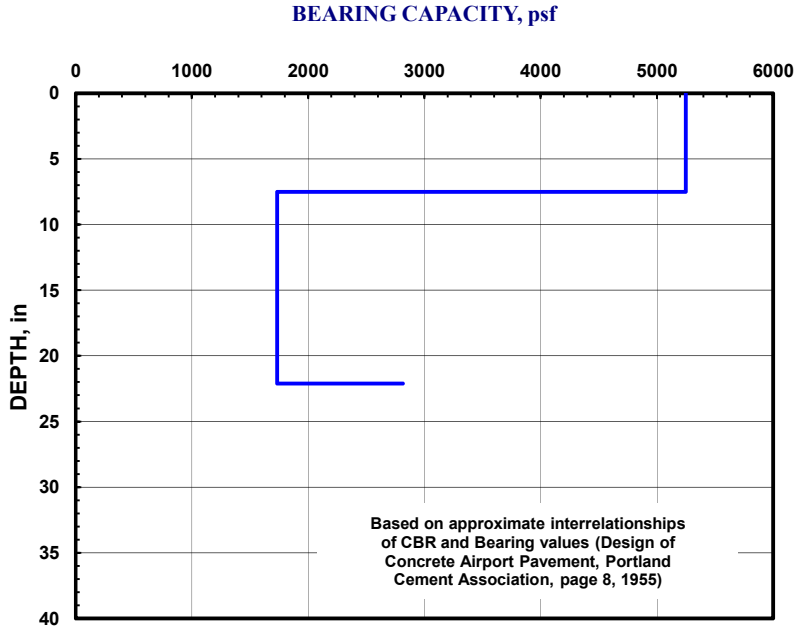
Project: *Holbrooks Road Site*
Location: Huntersville, NC
Date: 16-Aug-25
Soil Type(s): Silty Sand (SM)

Hammer
- ○ 10.1 lbs.
- ◉ 17.6 lbs.
- ○ Both hammers used

Soil Type
- ○ CH
- ○ CL
- ◉ All other soils

No. of Blows	Accumulative Penetration (mm)	Type of Hammer
0	0	2
51	190.5	2
23	561.34	2





KDCP TEST DATA

File Name: Kessler C-11

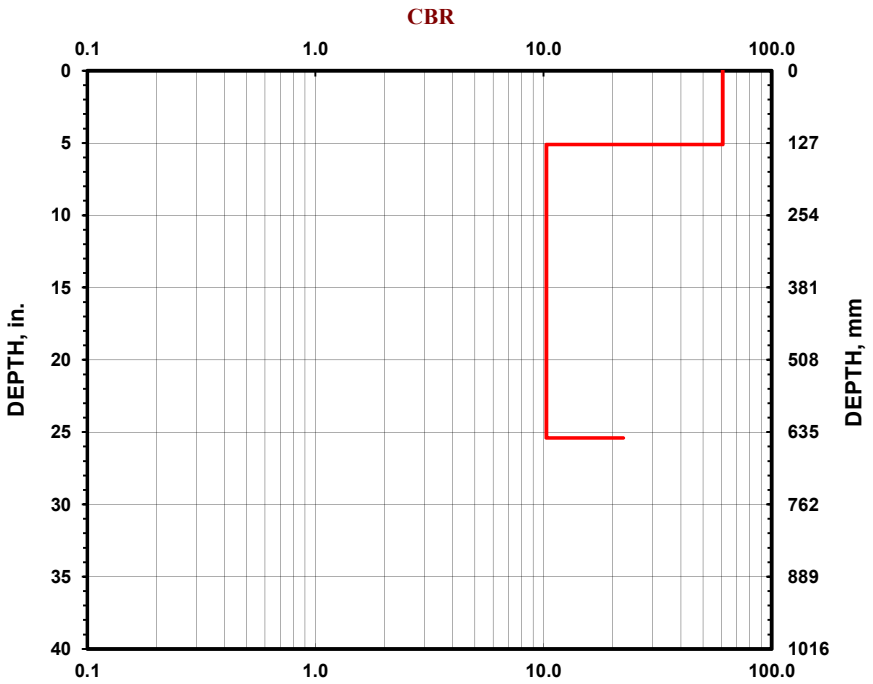
Project: *Holbrooks Road Site* **Date:** 16-Aug-25

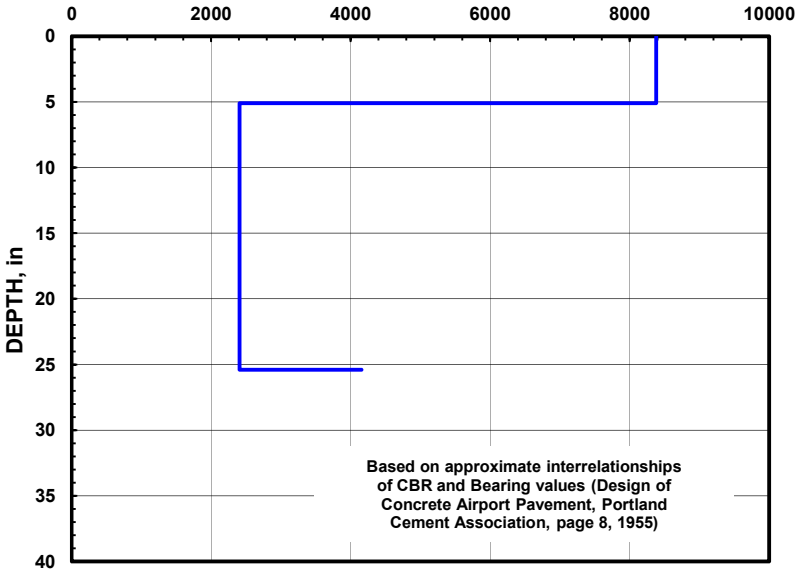
Location: Huntersville, NC **Soil Type(s):** Silty Sand (SM)

Hammer
- ○ 10.1 lbs.
- ◉ 17.6 lbs.
- ○ Both hammers used

Soil Type
- ○ CH
- ○ CL
- ◉ All other soils

No. of Blows	Accumulative Penetration (mm)	Type of Hammer
0	0	2
64	129.5	2
52	645.16	2





KDCP TEST DATA

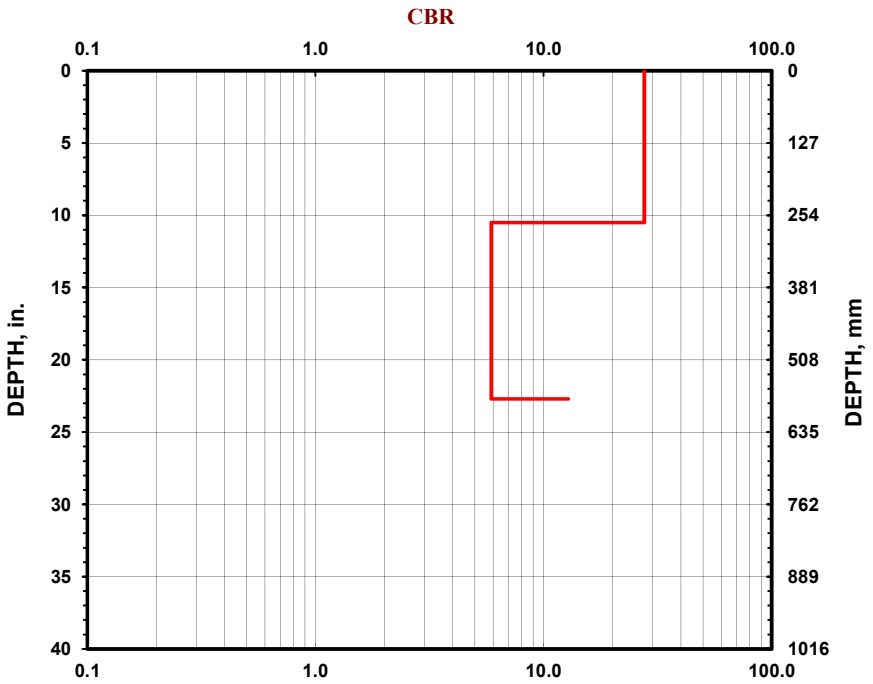
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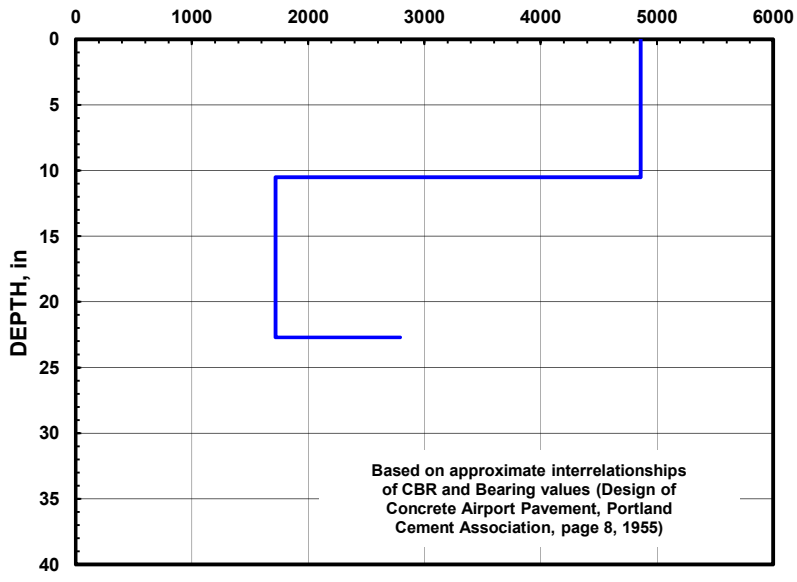
Project: *Holbrooks Road Site*
Location: Huntersville, NC
Date: 16-Aug-25
Soil Type(s): Clayey Sand (SC)

Hammer
- ○ 10.1 lbs.
- ◉ 17.6 lbs.
- ○ Both hammers used

Soil Type
- ○ CH
- ○ CL
- ◉ All other soils

No. of Blows	Accumulative Penetration (mm)	Type of Hammer
0	0	2
65	266.7	2
19	576.58	2





KDCP TEST DATA

File Name: Kessler C-13

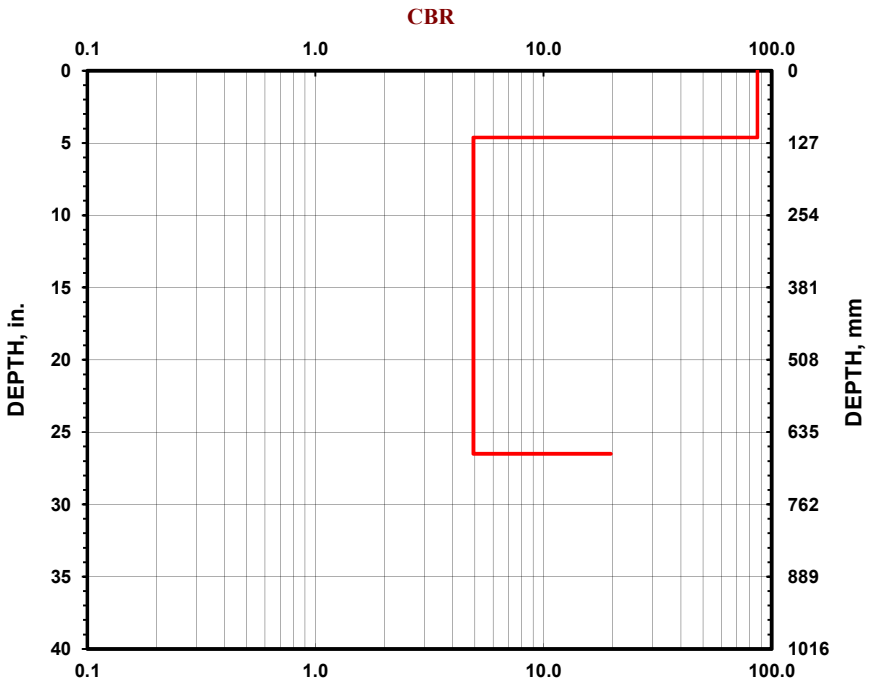
Project: *Holbrooks Road Site* **Date:** 16-Aug-25

Location: Huntersville, NC **Soil Type(s):** Lean Clay (CL)

Hammer
- ○ 10.1 lbs.
- ◉ 17.6 lbs.
- ○ Both hammers used

Soil Type
- ○ CH
- ○ CL
- ◉ All other soils

No. of Blows	Accumulative Penetration (mm)	Type of Hammer
0	0	2
37	116.84	2
42	673.1	2



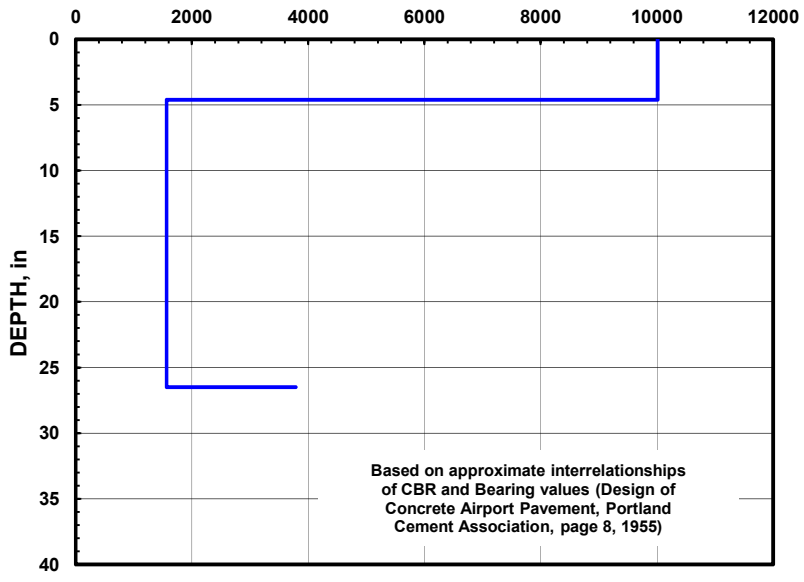




Photo 1: Core from C-1



Photo2: Core from C-3

FROEHLING & ROBERTSON
Engineering Stability Since 1881

DATE:	August 2025	
SCALE:	Not Applicable	
DRAWN:	CJW	63D-0055

Holbrooks Road
Griffin Brothers
Huntersville, North Carolina

SITE PHOTOGRAPHS

PHOTO LOG

1



Photo 3: Core from C-4



Photo 4: Core from C-5

FROEHLING & ROBERTSON
Engineering Stability Since 1881

DATE:	August 2025	
SCALE:	Not Applicable	
DRAWN:	CJW	63D-0055

Holbrooks Road
Griffin Brothers
Huntersville, North Carolina

SITE PHOTOGRAPHS

PHOTO LOG
2



Photo 5: Core from C-6



Photo 6: Core from C-7

FROEHLING & ROBERTSON
Engineering Stability Since 1881

DATE:	August 2025	
SCALE:	Not Applicable	
DRAWN:	CJW	63D-0055

East Lake (Tuckalake) Dam
Armstrong Glen, P.C.
Charlotte, North Carolina

SITE PHOTOGRAPHS

PHOTO LOG
3



Photo 7: Core from C-8



Photo 8: Core from C-9

FROEHLING & ROBERTSON
Engineering Stability Since 1881

DATE:	August 2025	
SCALE:	Not Applicable	
DRAWN:	CJW	63D-0055

Holbrooks Road
Griffin Brothers
Huntersville, North Carolina

SITE PHOTOGRAPHS

PHOTO LOG

4



Photo 9: Core from C-10



Photo 10: Core from C-11

FROEHLING & ROBERTSON
Engineering Stability Since 1881

DATE:	August 2025	
SCALE:	Not Applicable	
DRAWN:	CJW	63D-0055

Holbrooks Road
Griffin Brothers
Huntersville, North Carolina

SITE PHOTOGRAPHS

PHOTO LOG
5



Photo 11: Core from C-12



Photo 12: Core from C-13

FROEHLING & ROBERTSON
Engineering Stability Since 1881

DATE:	August 2025	
SCALE:	Not Applicable	
DRAWN:	CJW	63D-0055

Holbrooks Road
Griffin Brothers
Huntersville, North Carolina

SITE PHOTOGRAPHS

PHOTO LOG
6



Photo 13: Core from C-14

FROEHLING & ROBERTSON
Engineering Stability Since 1881

DATE:	August 2025	
SCALE:	Not Applicable	
DRAWN:	CJW	63D-0055

Holbrooks Road
Griffin Brothers
Huntersville, North Carolina

SITE PHOTOGRAPHS

PHOTO LOG
7

Town Engineering Rezoning Comment Summary
R25-09 Greenway Waste Stream Relocation (CSP-500081)
15416 Holbrooks Rd (PID 01910102) Huntersville, NC 28078

General Project Information

This proposed rezoning is located off Holbrooks Road (SR-2446) and consists of relocating approximately 1,445 linear feet of an existing unnamed tributary to Cane Creek and expansion of the existing landfill by approximately 43 Acres.

Engineering Staff Comments

Traffic Impact Analysis (TIA):

1) A TIA Determination was completed on 7/14/2025 for the proposed development. Based on the proposed use and intensity, a TIA for the Town is not required as the trips anticipated are below the Town threshold.

Transportation and Stormwater:

1) The proposed development is requesting to modify section 8.25 of the Zoning Ordinance for permitted SWIM buffer impacts. The proposed mitigation (#9 - alternative mitigation per 8.25.11) is to replace the stream channel in exceedance of what would be removed, 1,445 linear feet to be removed and 3,800 linear feet to be added, and to provide additional area adjacent to the required SWIM buffers that will be preserved by conservation easement. Approximately 9.64 Acres of conservation easement is proposed.
2) The tie in of the proposed creek relocation to Cane Creek is anticipated to have impacts on the floodplain limits in the area. The applicant has submitted a flood study to Mecklenburg County to review the extent of these impacts (currently still under their review). Any proposed development within the floodplain will require a floodplain development permit from Mecklenburg County prior to the approval of construction plans.
3) The applicant has not provided an accurate impervious summary for this development. If the proposed impervious were to exceed 12%, the development would be subject to performance criteria for high density projects listed in Zoning Ordinance 8.17.12.b.
4) The plan set submitted on 8/13/25 for review shows the proposed required stream buffer conflicting with the existing closed phase 1 C&D landfill with the note “Existing waste to be relocated per engineering plans.” More detail is needed from the applicant on the means of removal and if any remediation is proposed to the soil in this area before it can be determined if this is acceptable.

Town Engineering Rezoning Comment Summary
R25-09 Greenway Waste Stream Relocation (CSP-500081)
15416 Holbrooks Rd (PID 01910102) Huntersville, NC 28078

General Project Information

This proposed rezoning is located off Holbrooks Road (SR-2446) and consists of relocating approximately 1,445 linear feet of an existing unnamed tributary to Cane Creek and expansion of the existing landfill by approximately 43 Acres.

Engineering Staff Comments

Traffic Impact Analysis (TIA):

1) A TIA Determination was completed on 7/14/2025 for the proposed development. Based on the proposed use and intensity, a TIA for the Town is not required as the trips anticipated are below the Town threshold.

Transportation and Stormwater:

1) *UPDATE 9/15* *The plan set dated September 2025 has removed the additional buffer area as a proposed mitigation. The plan does still provide the required SWIM buffer for the proposed stream channel.*

   The proposed development is requesting to modify section 8.25 of the Zoning Ordinance for permitted SWIM buffer impacts. The proposed mitigation (#9 - alternative mitigation per 8.25.11) is to replace the stream channel in exceedance of what would be removed, 1,445 linear feet to be removed and 3,800 linear feet to be added, and to provide additional area adjacent to the required SWIM buffers that will be preserved by conservation easement. Approximately 9.64 Acres of conservation easement is proposed.

2) The tie in of the proposed creek relocation to Cane Creek is anticipated to have impacts on the floodplain limits in the area. The applicant has submitted a flood study to Mecklenburg County to review the extent of these impacts. Any proposed development within the floodplain will require a floodplain development permit from Mecklenburg County prior to the approval of construction plans.

3) *UPDATE 9/15* *The plan has addressed the impervious summary with no post-construction stormwater required, under the assumption that the proposed closure cap is not considered BUA.*

The plan set dated July 2025 has not provided an accurate impervious summary for this development. If the proposed impervious were to exceed 12%, the development would be subject to performance criteria for high density projects listed in Zoning Ordinance 8.17.12.b.

4) The plan set submitted on 8/13/25 for review shows the proposed required stream buffer conflicting with the existing closed phase 1 C&D landfill with the note “Existing waste to be relocated per engineering plans.” More detail is needed from the applicant to determine if this will create a conflict with the existing monitoring well network.

5) *ADDITIONAL ITEM 9/15* A typical section reflecting the required frontage improvements on Holbrooks Rd is to be provided.

6) *ADDITIONAL ITEM 9/15* Grading impacting a potential post-construction buffer is shown on the western corner of PID 01910116. The delineated buffer is required to be shown on the rezoning plans and grading removed from its limits, unless it is a part of the requested modification.

Community Meeting Attendance Log

Project Name:	R25-09 Greenway Waste Stream Relocation
Location of Meeting:	Dellwood Community Center
Date:	8/4/25
Time:	6:00 PM

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

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

1 [illegible]
2 [illegible]
3 Christine Wolak
4 Richard + Ruthie Huffman
5 MIKE TINSLEY
6 Bobby Williams
7 Bill Hammill
8 DREW BOWMAN
9
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Summary Discussion

1. Landfill Facility Expansion, Environmental Compliance, and Water Management

- **Facility Entrance and Fire Safety**
  Discussion on the new entrance opening, closure of the old entrance, and its use for backup and fire safety purposes.
- **Liner System and Stormwater Management**
  Details about the liner system, its role in environmental stewardship, and how stormwater and leachate are managed, including collection, testing, and treatment.
- **Capping of Existing Landfills**
  Discussion on the timing and process for capping the two existing landfill cells, integration with new liner systems, and current status of closed portions.
- **Groundwater Monitoring and Contaminant Remediation**
  Explanation of groundwater movement, number of test wells, frequency of testing, and remediation efforts for contaminants and methane.
- **Permitting and Zoning Variance**
  Clarification on the need for zoning variances and the permitting process with the town and DEQ.
- **Coordination with County and Water Runoff Remediation**
  Emphasis on working with the county to address water runoff and creek remediation, including partnership and shared responsibilities.
- **Permitting Timeline Coordination**
  Comparison of permitting timelines between the project and county for stream restoration, aiming for better alignment.
- **Landfill Height and Capacity**
  Discussion on the engineered height of the landfill, final height projections, and estimated capacity in cubic yards and tons.

Conclusion

1. The new entrance will open, and the old one will be closed except for backup and fire safety use; it will not be used by all employees or customers.
2. Stormwater that comes into contact with waste is collected in a lined system, tested, and sent to a wastewater treatment plant; direct discharge to the creek is not permitted.
3. Landfill slope closure will occur in phases meeting soil permeability standards, with some synthetic capping in the long term; the liner comes first, and the cap is the final step.
4. Groundwater wells and surface water are monitored semi-annually in accordance with NCDEQ guidelines.
5. No variance process is required for this project; permitting is ongoing and will be fine-tuned with DEQ and town input.

6. The team has partnered with the county to develop stormwater improvements that will benefit the surrounding area and the landfill.
7. County permitting for the new Mecklenburg County stream restoration is expected to take 9 to 12 months, and both projects are now expected to align better than previously thought.
8. The engineered height is 865 feet +/-, with a current high point of 820 feet; estimated capacity is 3.8 million cubic yards, with 65% of that in tons.

2. Landfill facility expansion, rezoning, and public meeting planning

- **Landfill Elevation and Boundaries**
  Discussion about landfill elevation (865+/-), boundaries, and compliance with DEQ requirements, including changes since 2007 and reduction in visual/noise impacts.
- **Landfill Closure Dates and Capacity**
  Lincoln County landfill is projected to close in seven years (2032) based on DEQ airspace calculations. North Meck has approximately five years of capacity left if no assignment is made.
- **Meeting Notes and Deliverables**
  Responsibility for meeting notes and ensuring they are sent to the town, with two town representatives present. Notes will be included in the town board agenda and made available online.
- **Public Meeting Schedule**
  Three public meetings are scheduled: September 2 (public hearing), September 23 (planning board), and October 21 (potential final action).
- **Rezoning and Special Use Permit Process**
  Rezoning and special use permit are two separate items. Rezoning involves public hearings and board review; special use permit is quasi-judicial and only heard at the town board level, with strict rules on ex parte communication.
- **Public Input and Communication**
  Public and adjacent property owners can provide input on rezoning at any time, but special use permit comments must be made at the hearing. Contact information for all commissioners is available online.
- **Zoning and Variance Questions**
  Discussion about current zoning (commercial business), Article 9:23, and the need for rezoning to special purpose for certain operations and buffers. ULI study recommendations for density and land use were mentioned.
- **Creek and Buffer Requirements**
  Rezoning involves a 20-acre creek area, requiring special purpose zoning and a 100-foot undisturbed vegetative buffer around the perimeter. Collaboration with the county on creek restoration cross-section, habitat, and tree save areas.
- **Technical Drawings and Visuals**
  Plans to provide more technical drawings and visuals, especially regarding buffers, creek rerouting, and facility boundaries.

3. Subdivision development, infrastructure modifications, access planning, and property use coordination

- **Restrictive Covenants and Subdivision Modifications**
  Mr. Tinlsey raised concerns about restrictive covenants in the Cane Creek Forest subdivision affecting the ability to route a creek for a special purpose use district. There was discussion about updating the covenants, referencing modifications from 2016 and the need to revisit unfinished updates. The original road design and property boundaries were also discussed.
- **Development Approvals and Timeline**
  Discussion about development approvals, updating plans based on finalized approvals, and using new CAD drawings. Mike Griffin mentioned that the development is expected to be approved by November 1, and August 12 was identified as the last date for hard-coded changes to the plans for public hearing submission.
- **Access and Entrance Routes**
  There was a detailed discussion about current and future access points, including the use of an existing facility entrance for E911 purposes, the avoidance of creating a new driveway on Holbrooks Road and the use of a gravel entrance from the landfill property that will not require DOT-approval. The exiting landfill entrance will be restricted to maintenance (AT&T, Verizon, T-Mobile) for cell tower access, with minimal truck traffic expected.
- **Cell Tower Construction and Carrier Access**
  AT&T, Verizon, and soon T-Mobile have filed permits for cell tower attachments. Construction access will use the existing facility entrance, and radios are expected to be installed within the next 60 days from the meeting date (by October 4, 2025).
- **Stream Relocation and access for Cell Tower Access and New Landfill Entrance**
  The meeting covered the stream relocation project, including the use of an existing culvert for tower access, limited traffic, design considerations for commercial vehicle access, and concerns about the impact on traffic patterns, especially regarding Commerce Station entrance and truck routes.
- **Landscaping and Buffer Plantings**
  Discussion about tree plantings and buffers, including the location of new plantings to provide screening for residences, and efforts to improve the visual buffer.
- **Rezoning and Special Purpose Use**
  A parcel was recently purchased and is being considered for rezoning from commercial business to special purpose use. The impact on adjacent properties, including the potential for a new or replacement bridge, was discussed.
- **Bridge Construction and Cost Responsibility**
  There was debate about who should pay for a new or replacement bridge in the Cane Creek dubdivision, with concerns that the council expects residents to cover the cost in exchange for driveway use.
- **Water Quality**
  Mike Griffin mentioned the requirement to check surface water quality in the new stream.
- **Sewer Line and Gravity Issues**
  There was discussion about the location and elevation of the gravity sewer line, challenges with

crossing it with new stream channel, and ongoing efforts to coordinate with Charlotte Water to adjust the project design.

4. Stormwater management solutions and neighborhood covenants compliance

- **Stormwater Management Solutions**
  Discussion of three potential solutions for stormwater management, including routing options for a tributary, environmental impacts, and the need to address stormwater issues for 350 acres.
- **Neighborhood Covenants and Compliance**
  Concerns raised about routing business solutions through the neighborhood, compliance with covenants, and the need to revisit and clean up previous agreements and documents.
- **Property and Easement Arrangements**
  Review of past property transactions, easements, and agreements involving multiple parties, including gifting land, building restrictions, and the setup of easements.
- **Environmental Stewardship and Regulatory Requirements**
  Discussion on the broader environmental benefits of the proposed solutions, regulatory requirements from the county and Corps, and the need to address groundwater contamination and landfill management.
- **Community Concerns and Nuisance Issues**
  Concerns about nuisance activities from neighboring properties to the east of the Hammill property, such as noise from dump trucks and potential ordinance violations.
- **Next Steps and Documentation**
  Agreement to document the meeting's outcomes, share with relevant parties, and update design plans to be more exact.

POLARIS 3G PROPERTY OWNERSHIP REPORT

Date Printed: 07/21/2025

Filter:
buffer: 250, gisid: 01910116

No	Parcel ID	Address on Property (max 3)	Owner Name
1.	01910101	NA	1) GREENWAY WASTE SOLUTIONS AT NORTH MECK LLC
2.	01910102	15330 HOLBROOKS RD HUNTERSVILLE NC 28078 15360 HOLBROOKS RD HUNTERSVILLE NC 28078 15350 HOLBROOKS RD HUNTERSVILLE NC 28078	1) GREENWAY WASTE SOLUTIONS AT NORTH MECK LLC
3.	01910105	NA	1) C&D MANAGEMENT COMPANY LLC
4.	01910107	14930 HOLBROOKS RD HUNTERSVILLE NC 28078	1) GREENWAY WASTE SOLUTIONS AT NORTH MECK LLC
5.	01910109	15106 HOLBROOKS RD HUNTERSVILLE NC 28078 15114 HOLBROOKS RD HUNTERSVILLE NC 28078 15300 HOLBROOKS RD HUNTERSVILLE NC 28078	1) GREENWAY RECYCLING AT NORTH MECK LLC
6.	01910113	NA	1) GREENWAY WASTE SOLUTIONS AT NORTH MECK LLC
7.	01910114	NA	1) GREENWAY WASTE SOLUTIONS LLC
8.	01910116	15102 HOLBROOKS RD HUNTERSVILLE NC 28078 15110 HOLBROOKS RD HUNTERSVILLE NC 28078	1) GREENWAY WASTE SOLUTIONS LLC
9.	01920312	14931 HOLBROOKS RD HUNTERSVILLE NC 28078	1) HURT HUNTER
10.	01930104	NA	1) JOHNSTON ARNOLD W
11.	01910119	NA	1) GREENWAY WASTE SOLUTIONS AT NORTH MECK LLC
12.	01927467	12711 ES DRAPER DR HUNTERSVILLE NC 28078	1) STIER FRANK
13.	01927468	12715 ES DRAPER DR HUNTERSVILLE NC 28078	1) MOSCA JOSEPH CHARLES
14.	01927469	12719 ES DRAPER DR HUNTERSVILLE NC 28078	1) SOMMERS TODD ALLEN 2) MONNIN JENNIFER M
15.	01927470	12723 ES DRAPER DR HUNTERSVILLE NC 28078	1) BALLEW SCOTT 2) BALLEW ANN
16.	01927614	13412 QUICKSILVER LN HUNTERSVILLE NC 28078	1) RUBAINE KEITH 2) RUBAINE MERLE
17.	01927615	13416 QUICKSILVER LN HUNTERSVILLE NC 28078	1) ANKENY ANNE-LIESSE HLLARY 2) ANKENY GERALD HOWARD
18.	01927616	12718 ES DRAPER DR HUNTERSVILLE NC 28078	1) RODRIGUEZ KELLY D 2) RODRIGUEZ FRANK LOUIS JR
19.	01927617	14803 HOLBROOKS RD HUNTERSVILLE NC 28078	1) SPAIDE SHERRY
20.	01927618	14797 HOLBROOKS RD HUNTERSVILLE NC 28078	1) PARKUNAN VENKATESAN 2) KARUPPANNAN RADHA
21.	01927619	14791 HOLBROOKS RD HUNTERSVILLE NC 28078	1) DAVENPORT AMANDA LAUREN LEE 2) LEE DAVENPORT LIVING TRUST 3) DAVENPORT WADE T
22.	01927620	14785 HOLBROOKS RD HUNTERSVILLE NC 28078	1) MURPHY DANIEL JOSEPH 2) MURPHY JESICA CONWAY
23.	01927621	14779 HOLBROOKS RD HUNTERSVILLE NC 28078	1) GUINCHO CARL DENNIS SR 2) ANDERSON LIM L

This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

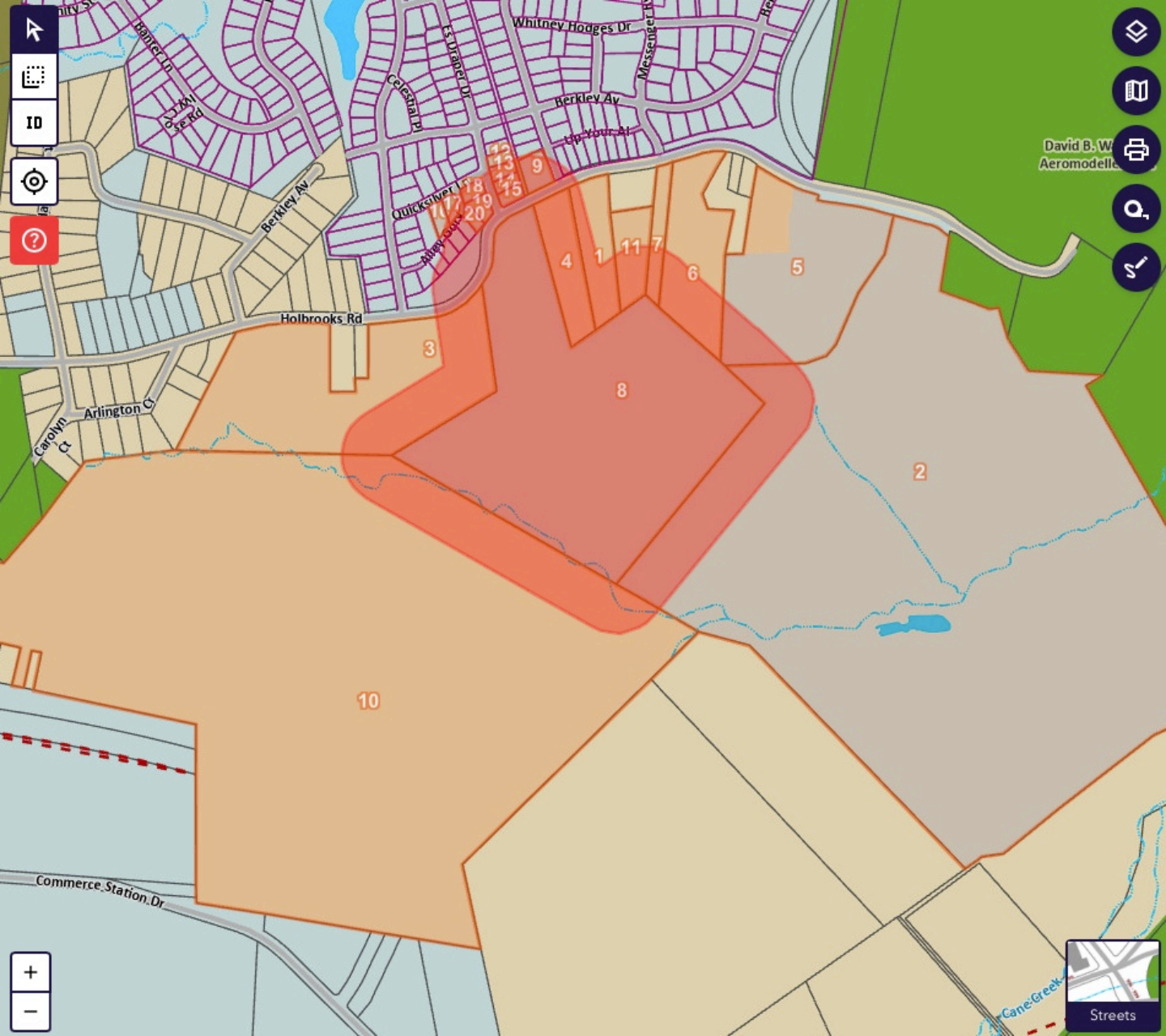
POLARIS 3G PROPERTY OWNERSHIP REPORT

Date Printed: 07/21/2025

Filter:
buffer: 250, gisid: 01910116

No	Parcel ID	Address on Property (max 3)	Owner Name
24.	01927622	14773 HOLBROOKS RD HUNTERSVILLE NC 28078	1) MIXAYCHAREUN JENNIFER MARIE 2) MIXAYCHAREUN PARAMY
25.	01927623	14767 HOLBROOKS RD HUNTERSVILLE NC 28078	1) ZOOK STEVEN M 2) ZOOK LANA R
26.	01927627	14802 ALLEY GORY HUNTERSVILLE NC 28078	1) SOUTHSIDE NEIGHBORHOOD LLC
27.	01927628	NA	1) VERMILLION COMMUNITY ASSOCIATION INC 2) C/O KUESTER MANAGEMENT GROUP LLC
28.	01927473	NA	1) VERMILLION COMMUNITY ASSOCIATION INC 2) C/O KUESTER MANAGEMENT GROUP LLC
29.	01937201	11314 VANGUARD PY HUNTERSVILLE NC 28078	1) BHOWMIK KAUSHIK DUTTA 2) PAUL KABITA
30.	01937269	14941 HOLBROOKS RD HUNTERSVILLE NC 28078	1) GRIFFIN MARK C 2) STANFIELD-GRIFFIN ERICA N
31.	01937285	NA	1) VERMILLION COMMUNITY ASSOCIATION INC 2) C/O KUESTER MANAGEMENT GROUP LLC

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Whitney Hodges Dr
Berkley Av
Celestial Pl
Quicksilver Ln
Alley Ohio
Holbrooks Rd
Arlington Ct
Carolyn Ct
Commerce Station Dr
Cane Creek
Streets
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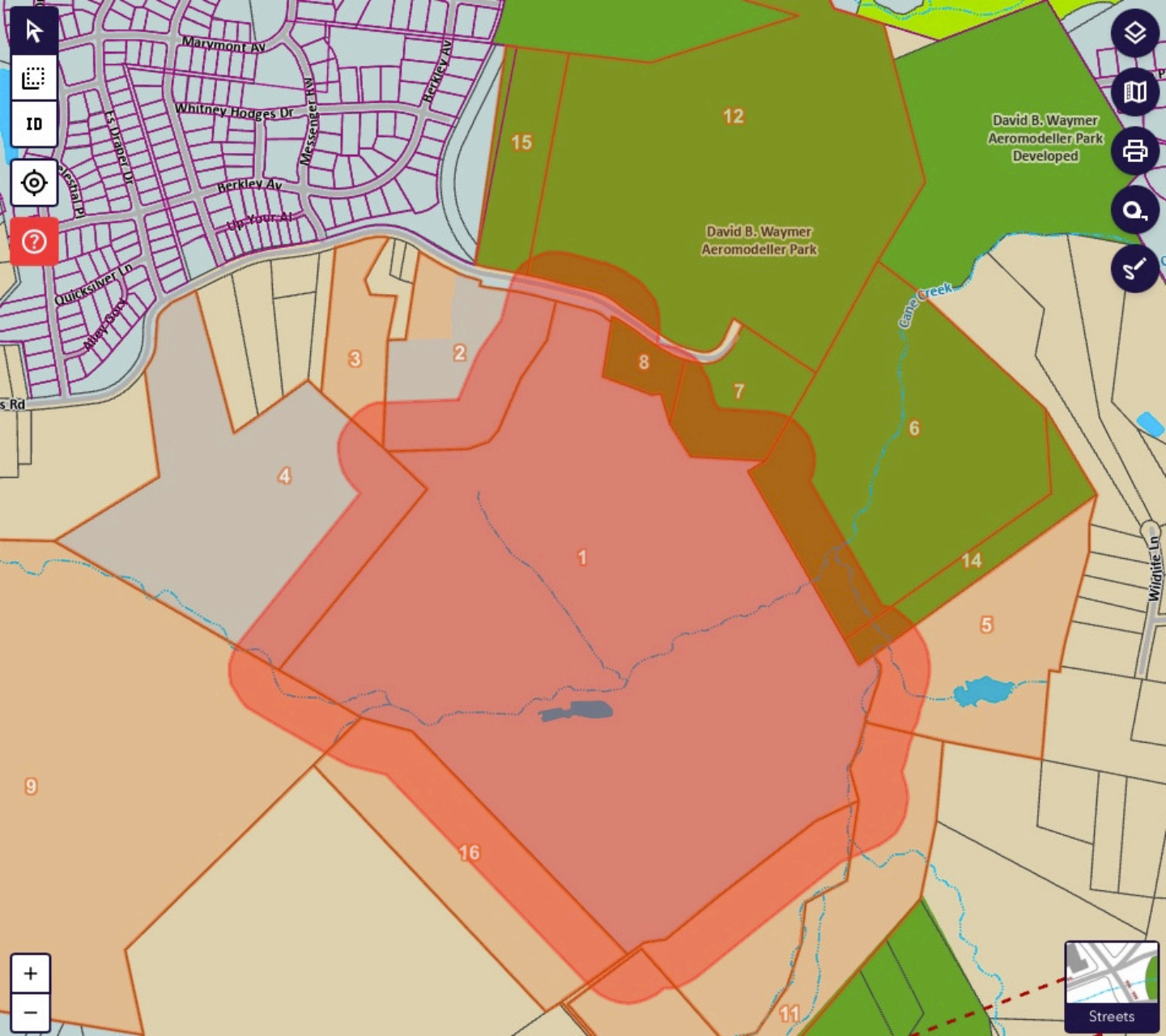
POLARIS 3G PROPERTY OWNERSHIP REPORT

Date Printed: 07/21/2025

Filter:
buffer: 250, gisid: 01910102

No	Parcel ID	Address on Property (max 3)	Owner Name
1.	01910102	15330 HOLBROOKS RD HUNTERSVILLE NC 28078 15360 HOLBROOKS RD HUNTERSVILLE NC 28078 15350 HOLBROOKS RD HUNTERSVILLE NC 28078	1) GREENWAY WASTE SOLUTIONS AT NORTH MECK LLC
2.	01910109	15106 HOLBROOKS RD HUNTERSVILLE NC 28078 15114 HOLBROOKS RD HUNTERSVILLE NC 28078 15300 HOLBROOKS RD HUNTERSVILLE NC 28078	1) GREENWAY RECYCLING AT NORTH MECK LLC
3.	01910113	NA	1) GREENWAY WASTE SOLUTIONS AT NORTH MECK LLC
4.	01910116	15102 HOLBROOKS RD HUNTERSVILLE NC 28078 15110 HOLBROOKS RD HUNTERSVILLE NC 28078	1) GREENWAY WASTE SOLUTIONS LLC
5.	01918135	12539 WILDLIFE LN HUNTERSVILLE NC 28078	1) GREENWAY WASTE SOLUTIONS LLC
6.	01919102	NA	1) MECKLENBURG COUNTY
7.	01919105	NA	1) MECKLENBURG COUNTY 2) % REAL ESTATE /FINANCE DEPT
8.	01919106	NA	1) MECKLENBURG COUNTY 2) C/O REAL ESTATE /FINANCE DEPT.
9.	01930104	NA	1) JOHNSTON ARNOLD W
10.	01934105	11737 TRAILS END LN HUNTERSVILLE NC 28078	1) TINSLEY MICHAEL L 2) TINSLEY TRACY W
11.	01934108	11745 TRAILS END LN HUNTERSVILLE NC 28078	1) HAMMILL WILLIAM W 2) HAMMILL CAMPBELL W
12.	01937103	15401 HOLBROOKS RD HUNTERSVILLE NC 28078	1) MECKLENBURG COUNTY
13.	01934118	11743 TRAILS END LN HUNTERSVILLE NC 28078	1) TRAILS END HOLDINGS LLC
14.	01919121	NA	1) MECKLENBURG COUNTY
15.	01937199	NA	1) MECKLENBURG COUNTY 2) C/O REAL ESTATE /FINANCE DEPT
16.	01930106	NA	1) GREENWAY WASTE SOLUTIONS AT NORTH MECK LLC

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Marymont AV
Whitney Hodges Dr
Messenger Ln
Berkley AV
Berkley Av
Quicksilver Ln
Alley Base
David B. Waymer Aeromodeller Park
David B. Waymer Aeromodeller Park Developed
Cane Creek
Streets
1
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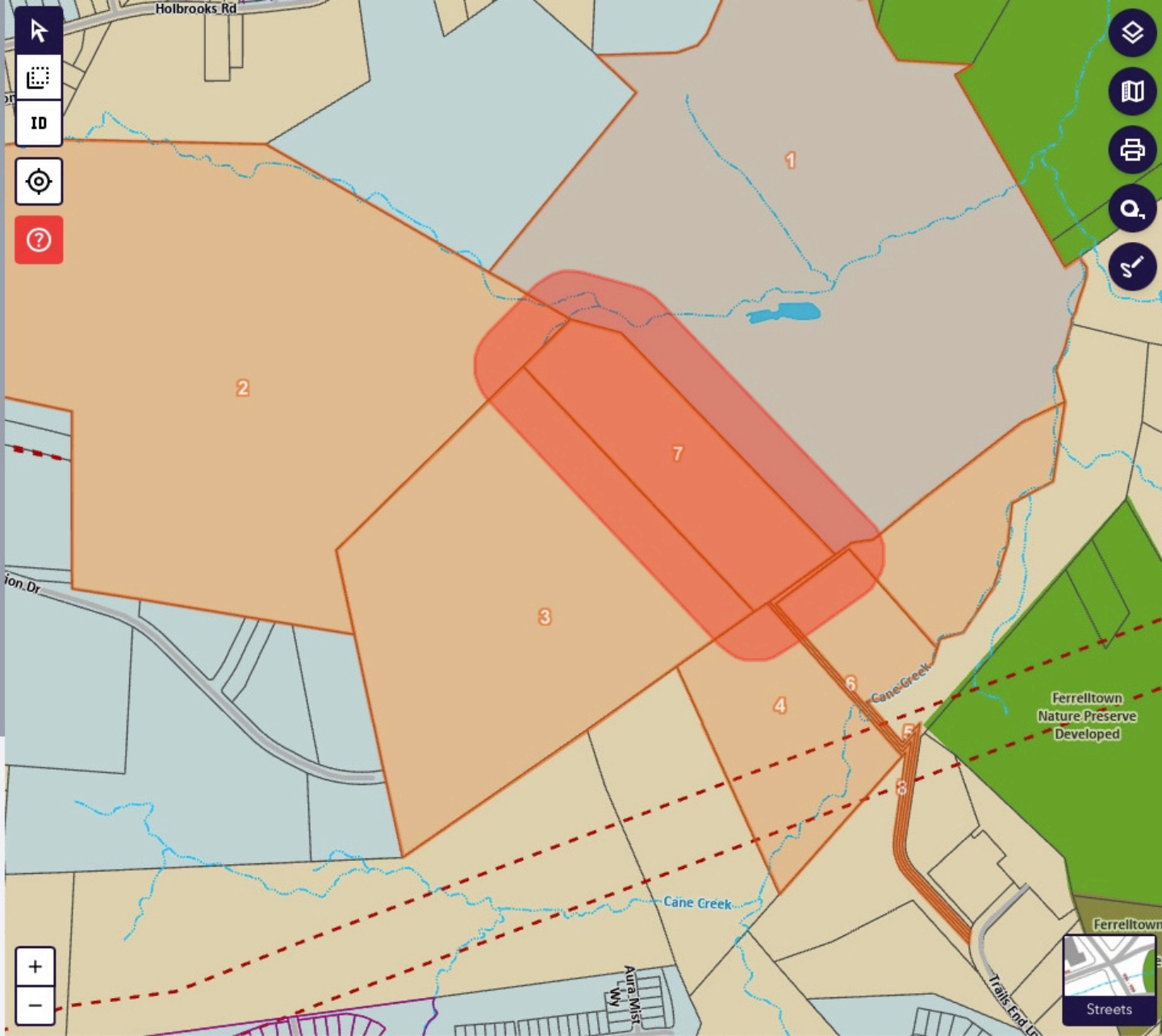
POLARIS 3G PROPERTY OWNERSHIP REPORT

Date Printed: 07/21/2025

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No	Parcel ID	Address on Property (max 3)	Owner Name
1.	01910102	15330 HOLBROOKS RD HUNTERSVILLE NC 28078 15360 HOLBROOKS RD HUNTERSVILLE NC 28078 15350 HOLBROOKS RD HUNTERSVILLE NC 28078	1) GREENWAY WASTE SOLUTIONS AT NORTH MECK LLC
2.	01930104	NA	1) JOHNSTON ARNOLD W
3.	01930105	12705 COMMERCE STATION DR HUNTERSVILLE NC 28078	1) LONG LINDA WESTER
4.	01934104	11735 TRAILS END LN HUNTERSVILLE NC 28078	1) BAUCOM JOHNSIE H
5.	01934105	11737 TRAILS END LN HUNTERSVILLE NC 28078	1) TINSLEY MICHAEL L 2) TINSLEY TRACY W
6.	01934118	11743 TRAILS END LN HUNTERSVILLE NC 28078	1) TRAILS END HOLDINGS LLC
7.	01930106	NA	1) GREENWAY WASTE SOLUTIONS AT NORTH MECK LLC
8.	01930107	NA	1) LONG LINDA WESTER

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Holbrooks Rd
1
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7
8
Cane Creek
Cane Creek
Ferrelltown
Nature Preserve
Developed
Ferrelltown
Aura Mist Wy
Trails End Dr
Streets

ALEXANDER	GLENDA N			11750 TRAILS END LN	28078-4657	NC	HUNTERSVILLE
AUSTRIAN	MATTHEW	AUSTRIAN	NATALIE	14957 HOLBROOKS RD	28078	NC	HUNTERSVILLE
BAUCOM	JOHNSIE H			7861 DEER TRACK DR	28037	NC	DENVER
BOYD	CHARLISA DUNNING	BOYD	JIMMIE LEE JR	14965 HOLBROOKS RD	28078	NC	HUNTERSVILLE
CASE	RODNEY M JR	CASE	KELLY M	11763 TRAILS END LN	28078	NC	HUNTERSVILLE
CHILES	DAVID LLOYD	CHILES	KRISTINA	14953 HOLBROOKS RD	28078	NC	HUNTERSVILLE
DEAN	BRITTANY NICOLE			13628 BERKLEY AV	28078	NC	HUNTERSVILLE
DOSCH	KYLE	DORCH	ANDREA	14973 HOLBROOKS RD	28078	NC	HUNTERSVILLE
FREE	BRANDON TERRELL	FREE	ANDREA GIBBS	13610 BERKLEY AV	28078	NC	HUNTERSVILLE
GUIGNARD	CHARLES S			PO BOX 1766	28070	NC	HUNTERSVILLE
HARRELL	CHAD	HARRELL	JANELLE BEA	13712 BERKLEY AVE	28078	NC	HUNTERSVILLE
HEAGAN	BRIAN	HEAGAN	REBECCA	14949 HOLBROOKS RD	28078	NC	HUNTERSVILLE
HELLMAN	DONALD M	HELLMAN	ROSANNE M	4625 CROWN VISTA DR	28269	NC	CHARLOTTE
HUFFMAN	WILLIAM RICHARD	HUFFMAN	RUTH S	11749 TRAILS END LN	28078	NC	HUNTERSVILLE
JACKSON	RONALD K	JACKSON	ANGELA	14969 HOLBROOKS RD	28078	NC	HUNTERSVILLE
KEESLING	CHASE	KEESLING	SIDNEY	11313 VANGUARD PKWY	28078	NC	HUNTERSVILLE
KHOURY-ISSOUH	FARIS NABEEH	KHOURY-ISSOUH	NATALIE LLOYD	13618 BERKLEY AVE	28078	NC	HUNTERSVILLE
KLEINSMITH	JAIMEY	JAIMEY KLEINSMITH REVOCABLE LIVING	TRUST	14961 HOLBROOKS RD	28078-3622	NC	HUNTERSVILLE
MARTIN	PAUL MATTHEW	MARTIN	LINDA S	11701 TRAILS END LN	28078-4657	NC	HUNTERSVILLE
MONROE	NATHANIEL RUSSELL	MONROE	KATIE KINSER	13622 BERKLEY AVE	28078	NC	HUNTERSVILLE
MWANGI	CHRISTOPHER	MWANGI	SAMANTHA BALMER	13614 BERKLEY AVE	28078	NC	HUNTERSVILLE
RAFIZADEH	CAMRON PETER	TOVAR	CAMILOA RIVERA	13722 BERKLEY AVE	28078	NC	HUNTERSVILLE
RAMOS	NICOLE K			13708 BERKELEY AV	28078	NC	HUNTERSVILLE
RYAN	PHYLLIS S			13704 BERKLEY AVE	28078	NC	HUNTERSVILLE
SMITH	SYLVIA M	SMITH FAMILY REVOCABLE LIVING	TRUST	13718 BERKLEY AVE	28078	NC	HUNTERSVILLE
SOUTHSIDE NEIGHBORHOOD LLC				13815 CINNABAR PL	28078	NC	HUNTERSVILLE
TARIQ	SHEIKH OMAR	MARTIN	SHANNON ELIZABETH	14945 HOLBROOKS RD	28078	NC	HUNTERSVILLE
ASBURY PARK HOMEOWNERS ASSOCIATION INC				PO BOX 3104	28106	NC	MATTHEWS
BOWMAN DEVELOPMENT GROUP INC				13815 CINNABAR PL	28078	NC	HUNTERSVILLE
HOMEOWNERS ASSOCIATION OF MIRABELLA				13420 REESE BLVD W	28078	NC	HUNTERSVILLE
SHEA HOMES CAROLINA LLC				10130 PERIMETER PKWY STE 300	28216	NC	CHARLOTTE

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: Greenway Waste Solutions at North Meck, LLC

Project Name: Infill Area 2 Expansion

Project Address: 15300 Holbrooks Road, Huntersville, NC

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

Landfill expansion at North Meck Landfill. This is a 4.8M cubic yard expansion

The facility has averaged 105 customers per day (210 trips/day) over one year's time frame starting 5/1/24 thru 4/30/25. The facility is open from 7:00 AM to 5:00 PM Monday through Friday and 7:00 AM to 12:00 PM on Saturday. The facility does not expect additional traffic as a result of the expansion.

Applicant

Printed Name Greenway Waste Soutions at North Meck, LLC Phone 919-795-0599

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

Signature _____

Title Chief Operating Officer Email jdbrown@griffinbros.com

Contact Information

Town of Huntersville Engineering Department
(704) 766 - 2220

For Town Staff Use Only

Project File # _____

Date Submitted 6/5/25

Daily Trips Anticipated 0

Peak Hour Trips Anticipated AM 0 **PM** 0

TIA Required (Yes/No) No

Date of Determination: 7/14/25

Comments: Determination based on no additional capacity to process more material than current conditions, only extending the duration of the facility operation.

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 June 2, 2025

Name of Project North Meck Infill II Expansion Phase # (if subdivision) _____

Project Address 15300 Holbrooks Road, Huntersville, NC 28078

Parcel Identification Number(s) (PIN) 01910102, 01930106, 01910116, 01910113, 01910119, 01910101, 01910107, 01910109, and 01934118

Current Zoning District Varies Proposed District (for rezoning only) SP-CD

Property Size (acres) 220.8 Street Frontage (feet) _____

Current Land Use Single Family Residential

Proposed Land Use(s) C&D Landfill and Recycling Center

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

3. Description of Request

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

This special use application is being submitted on behalf of Greenway Waste Solutions at North Meck, LLC. for the Infill II Landfill Expansion project.

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 Greenway Waste Solutions, LLC, Greenwa Phone 704-533-5781

☐ 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 Manager Email mike@griffinbros.com

Address of Applicant 19109 West Catawba Ave., Ste. 110, Cornelius, NC 28031

7. Property Owner (if different than applicant)

*Printed Name Greenway Waste Solutions, LLC, Greenw Phone 919-795-0599

☐ 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 manager Email mike@griffinbros.com

Address of Property Owner 19109 West Catawba Ave. Suite 110 Cornelius, NC 28031

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

Every owner of each parcel included in this application, or the owner (s) duly authorized agent, must sign this application. If signed by an agent on behalf of the Owner, this 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

N/A

Development Firm	Name of Contact	Phone	Email
Civil and Environmental C	Todd Gingerich	980-260-2108	tgingerich@cecinc
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