AGENDA
Regular Town Board Meeting
August 16, 2021 - 6:00 PM
HUNTERSVILLE RECREATION CENTER (11836 Verhoeff Drive)

1. Call to Order

2. Invocation - Moment of Silence

3. Pledge of Allegiance

4. Mayor and Commissioner Reports-Staff Questions

5. Public Comments, Requests, or Presentations

6. Agenda Changes

7. Public Hearings

7.A. Conduct public hearing on Petition #R21-09 Caldwell Crossing, a request by CapRock LLC to rezone +/- 38.1 acres east of Old Statesville Road, Caldwell Station Road, and south of Mayes Road from Corporate Business and Transitional Residential to Traditional Neighborhood Development – Urban Conditional District, for a mixed-use development for commercial, apartments, and townhomes (Parcels: 01103103, 01103204, 01103205, 01103206, 01103207, 01103208, 01103209, 01103210, 01103211). *(Brian Richards)*

7.B. Conduct public hearing on Petition #R21-08, a request by the property owners of Parcels 01704216, 01704208, 01704225, 01704220, 01704228, 01704209, 01704207, 01704227, 01704226, 01704210 and 01704215 to rezone the subject properties from Corporate Business to Corporate Business Conditional District to modify the ordinance buffer requirements for the proposed industrial development. *(Brad Priest)*

7.C. Conduct public hearing on Petition #TA21-10, a request by the Huntersville Planning Department, to amend the requirements of Article 7.5.3 of the Huntersville Zoning

Ordinance to allow flexibility for CB/SP/CI buffers along public streets and rights of way. *(Brad Priest)*

7.D. Conduct public hearing on Petition #TA21-09, a request by Strategic Capital Partners to amend the Zoning Ordinance allowing the Board of Commissioners to approve modification of a SWIM buffer through a conditional rezoning process in the Corporate Business zoning district. *(Jack Simoneau)*

7.E. Conduct public hearing on Petition #R21-06, North Creek Village Mixed-Use, a request by Magnolia Development, LLC to rezone +/- 84.00-acres south of the NC 73 and Davidson-Concord Road intersection from Rural to Highway Commercial and Traditional Neighborhood Development - Conditional District for a development consisting of 42,500 commercial sq. ft., 339 multi-family units, 66 attached units and 77 detached units (Parcels: 01107311, 01126101 & 01126113). *(David Peete)*

8. Other Business

8.A. Consider decision on Petition #TA21-05, Metrolina Greenhouses, Inc., to allow dormatories in the Rural and Transitional zoning districts with a special use permit subject to meeting specific criteria. *(Jack Simoneau)*

8.B. Consider decision on Petition #R21-04, Spring Grove, a request by M/I Homes of Charlotte, LLC to rezone +/- 62.82-acres south of McCord Road and Hagers Road intersection from General Residential and Neighborhood Residential - Conditional District to Neighborhood Residential - Conditional District for a 127-lot subdivision; (Parcels: 01101102, 01101110, 01101114, 01119129 & 01119132). *(David Peete)*

8.C. QUASI-JUDICIAL. Conduct a quasi-judicial hearing on Brown Subdivision, a request by Bowman Development Group, Inc. to subdivide 36.41-acres located south of Huntersville-Concord Road at 13831 Asbury Chapel Road into 54 single-family lots. *(David Peete)*

8.D. Consider approving revisions to the Town of Huntersville Personnel Policy. *(Jackie Huffman)*

9. Consent Agenda

9.A. Approve the minutes of the July 19, 2021 Regular Town Board Meeting. *(Janet Pierson)*

9.B. Approve the minutes of the August 2, 2021 Regular Town Board Meeting. *(Janet Pierson)*

9.C. Approve budget amendment appropriating Fund Balance in the amount of $250,000 for the design of the new alignment of Church Street between McCord Road and NC 73 (Sam Furr Road). *(Patti McGinnis)*

9.D. Approve budget amendment appropriating Fund Balance in the amount of $75,000 for the application package to CRTPO for improvements to NC 115 - McCord to NC 73. *(Patti McGinnis)*

9.E. Approve budget amendment appropriating Fund Balance in the amount of $30,000 for the crosswalk enhancements at the intersection of Gilead Road and Sherwood Drive. *(Patti McGinnis)*

9.F. Approve budget amendment appropriating Fund Balance in the amount of $140,000 for higher than expected contract bid results for the Holbrook Street Extension project. *(Pattie McGinnis)*

9.G. Adopt Ordinance to temporarily close certain state-maintained roads for the Veterans Day Parade and Event. *(Michael Jaycocks)*

9.H. Call a public hearing for Monday, September 20, 2021 at 6:00 p.m. at Huntersville Recreation Center, 11836 Verhoeff Drive, on Petition #R21-14, a request by Trinity Capital Advisors to rezone 23.14 acres at 10695 Hambright Road from Secial Purpose - Conditional District to Corporate Business - Conditional District. *(Jack Simoneau)*

10. Closing Comments

11. Adjourn

Town of Huntersville
Town Board
August 16, 2021

To: Town Board

From: Brian Richards, Assistant Director

Date: August 16, 2021

Subject: Petition #R21-09 Caldwell Crossing Mixed Use

EXPLAIN REQUEST:

Conduct public hearing on Petition #R21-09 Caldwell Crossing, a request by CapRock LLC to rezone +/- 38.1 acres east of Old Statesville Rd, Caldwell Station Rd, and south of Mayes Rd to from Corporate Business and Transitional Residential to Traditional Neighborhood Development – Urban Conditional District, for a mixed-use development for commercial, apartments, and townhomes; (Parcels:01103103, 01103204, 01103205, 01103206, 01103207, 01103208, 01103209, 01103210, 01103211).

ACTION RECOMMENDED:

Conduct a Public Hearing

FINANCIAL IMPLICATIONS:

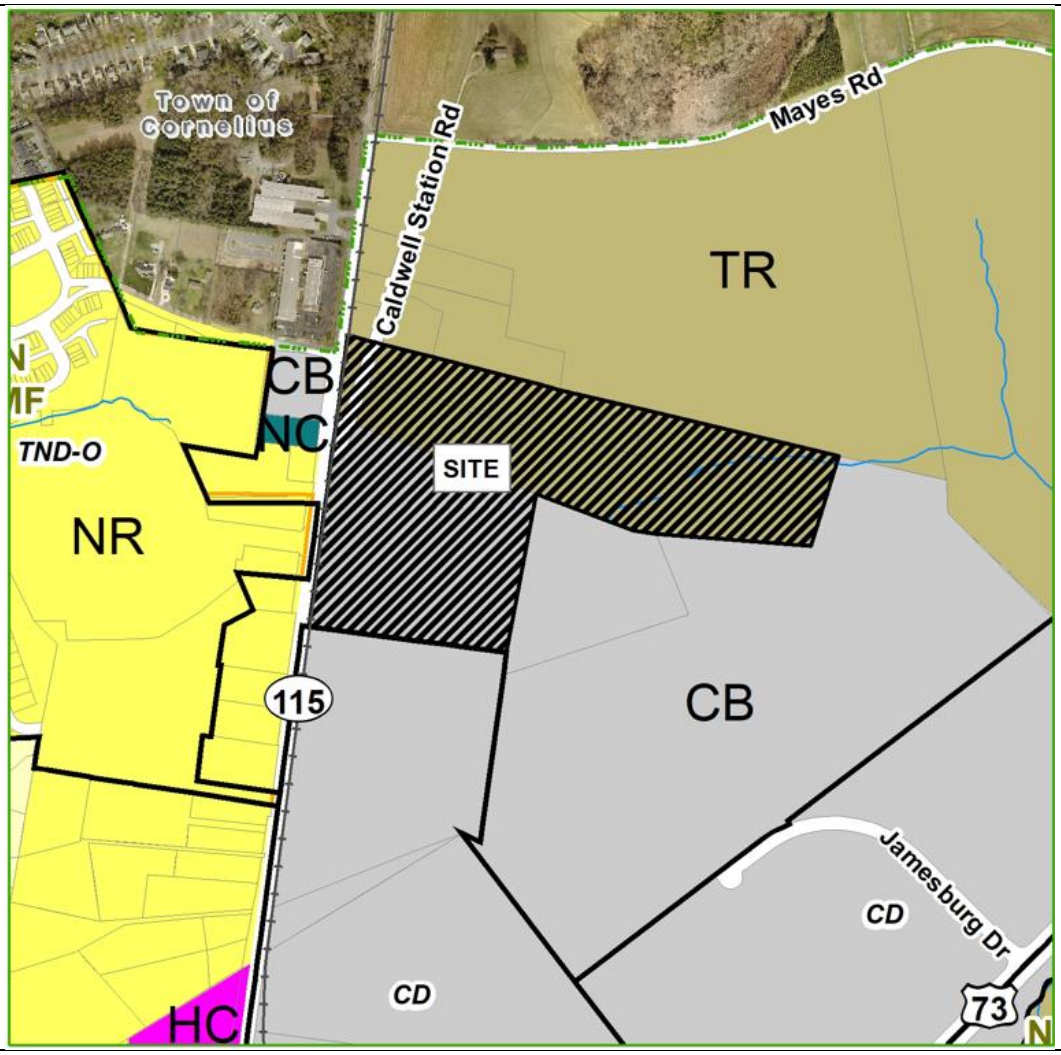
N/A

ATTACHMENTS:

1. R21-09 PH Staff Report 9-2-21
2. Attachment A - Application
3. Attachment B - R21-09 Rezoning Plan
4. Attachment C - Neighborhood Meeting Report
5. Attachment D - CMS Caldwell Crossing
6. Attachment E - Charlotte_Water_WTS_Letter

Petition R21-09
Caldwell Crossing Mixed Use

PART 1: PROJECT SUMMARY



Applicant: CapRock, LLC

Property Owner: Multiple (See Application)

Property Address: Multiple (See Application)

Project Size: (+/-) 38.1 acres

Parcel Numbers: 01103104, 01103103, 01103205, 01103206, 01103207, 01103208, 01103209, 01103210, 01103211

Current Zoning: Corporate Business (CB) & Transitional Residential (TR).

Current Land Use: Vacant, Mobile Home Park, Single Family.

Proposed Zoning: Traditional Neighborhood Development Urban Conditional District (TNDU-CD).

Proposed Land Use: Multi-Family, Single Family Townhomes, & Commercial.

1. Purpose: Rezone 38.1 acres East of Old Statesville Rd. from Corporate Business and Transitional Residential to Traditional Neighborhood Development Urban Conditional District (TND-U-CD) for a 268 Units Multi-Family Development, 125 Units Multi-Family (age restricted), 35 Townhomes, and up to 25,000 Sq Ft. Commercial (11.23 DUA). The plan also reserves land for a future CATS Facility.

2. Adjoining Zoning and Land Uses.
   - North: Transitional Residential – Historic Caldwell Station School, Church, Single Family.
   - South: Corporate Business - Vacant.
   - East: Transitional Residential & Corporate Business – Vacant & Light Industrial.
   - West: Neighborhood Residential, Neighborhood Center, & Corporate Business – Caldwell Station Development, Single Family, & Vacant

3. A neighborhood meeting was held on Tuesday, June 29, 2021, and the questions asked by residents and the responses from the applicants are summarized in the Neighborhood Meeting Report (see Attachment C).

4. Notice for this rezoning petition was sent via a postcard to adjoining property owners; a legal ad placed in the Charlotte Observer; and posting of rezoning signs on the property along Old Statesville & Caldwell Station Rd.

PART 2: REZONING/SITE PLAN

The proposed Conditional District Rezoning Plan is generally compliant with the Zoning and Subdivision Regulations. Significant elements include:

- A new railroad crossing and intersection (signalized) at Old Statesville Rd and Coach Ln.
- The intersections of Mayes Rd and Caldwell Station Rd at Old Statesville Rd will be closed.
- Approximately 1,450' of the "Church St Extension" Minor Thoroughfare will be constructed.
- Approximately 1,250' of the "The Seam" formerly Mooresville to Charlotte Greenway/Carolina Thread Trail will be constructed as part of the development and serve as the Urban Open Space.
- Minimum Tree Preservation (canopy tree save) for the Traditional Neighborhood Development is 0%. The applicant is proposing to save 19.7% (7.52 Ac) of existing canopy.
- Minimum Tree Preservation (specimen tree save) for the Traditional Neighborhood Development is 30%. The Rezoning Plan contains 25 specimen trees and proposes to save 12 trees (48%).
- There are no identified Heritage Trees on site.
- Specific building elevations for the proposed structures have **NOT** been submitted. Architectural perspectives of the market rate Multi-Family Units have been provided (Attachment B). Sheet RZ-203 refers to the Ordinance Standards for the Shopfront, Attached House, and Apartment Buildings. Additionally, the below note has been included in the Rezoning Plan:

15. ELEVATIONS. STAFF MAY APPROVE REVISIONS TO ELEVATIONS SO LONG AS THE REVISIONS ARE GENERALLY CONSISTENT WITH THOSE ELEVATIONS INCLUDED IN THE REZONING PLAN.

- Planning, Transportation, and Storm Water Engineering staff have site plan comments outstanding that need to be addressed prior to final plan approval. Including clarifying how the Townhomes adjacent to the greenway will be accessed and serviced.

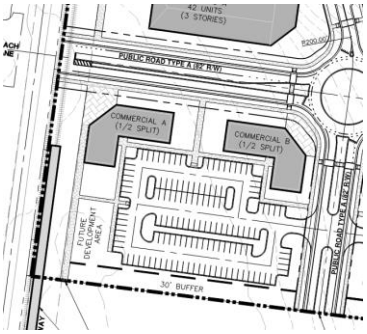


- Two (2) Ordinance Modifications are proposed:

    1. Article 3.2.11(b) Traditional Neighborhood Development – Limit's the storefront building type to "up to 6,000 SF of first floor areas: up to 65,000 SF of first floor area within 2,000 feet of a freeway interchange or the intersection of two major thoroughfares. The applicant is requesting for an 8,500 SF first floor footprint (12,500 SF total) for each Commercial Building.

        STAFF COMMENT – The location of the new proposed intersection at Old Statesville and Coach Ln (located approximately 2,800' north of Sam Furr Rd & Old Statesville Rd.) is a fixed location which may not be located further south due to proper spacing of the rail crossing and topography. The property which contains the Commercial Buildings is 2,500' north of Sam Furr Rd. Due to these factors Staff is supportive of the slight

increase in the first floor SF. This is in keeping with the Spirit of the Ordinance, staff DOES SUPPORT this modification request.



2. Article 4 Apartment Building Type – Building Placement/Parking/Vehicle Access "4. Parking shall be located to the rear of the building."

   The Applicant is requesting to allow for parking to be in the side yard between the Apartment Buildings B&C, E&D, and H&I. A garage and plantings are being offered to screen the parking spaces (Image below).

   STAFF COMMENT – The request to allow for side yard parking is not consistent with the intent of Zoning Ordinance. Staff will continue discussions with the applicant to explore the functionality/maneuverability of the side yard parking as well methods to screening/mitigating visual impact. Currently Staff does not have a position on the modification request.



PART 3: TRANSPORTATION ISSUES

Traffic Impact Analysis (TIA)

A TIA for the Caldwell Crossing development was submitted on 7/16/21. The TIA is acceptable as a final version. The TIA assumes that a new at grade rail crossing at the intersection of NC115 at Coach Lane/Site Access will be allowed. The TIA also assumes that the existing at grade rail crossings near the intersections of NC115 at Caldwell Station Road and NC115 at Mayes Road will both be closed. Should NCDOT Rail or Norfolk Southern determine that additional existing public crossings will need to be closed, a new TIA for the Town is recommended.

Based on the TIA and the railroad crossing changes assumed in the TIA, the following improvements are recommended by Engineering staff:

NC73 (Sam Furr) at NC115 (Old Statesville Road)

- Construct a second northbound left-turn lane on NC115 with 275 feet of storage

NC115 at Coach Lane/Site Access

- Construct a northbound left-turn lane on NC115 with 200 feet of storage
- Construct a southbound left-turn lane on NC115 with 200 feet of storage
- Construct a northbound right-turn lane on NC115 with 200 feet of storage
- Construct the westbound approach for the site access to have an exclusive left-turn lane and shared through/right-turn lane. Extend the exclusive left-turn lane storage to the east to the roundabout (approximately 450 feet)
- Restripe the eastbound coach Lane approach to include an exclusive left-turn lane and a shared through/right-turn lane
- Install a traffic signal when warranted

Per NCDOT if the proposed RR crossing and RR crossing closures are not approved by the Rail Division and/or Norfolk Southern then NCDOT will need a revised TIA showing alternate access. In addition, to Huntersville comments, the traffic signal at NC 115/Coach Ln/Site Access intersection will require a traffic signal due to the required RR preemption. It will need to be installed and operational prior to opening this site access to traffic. Please revise the TIA to capture all NCDOT comments and resubmit for approvals reviewing the TIA and rail crossing application with comments pending.

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



Future Land Use Character Area	Residential Subdivision Design				Residential Type			
	Town-scale Subdivision	Traditional Neighborhood Design (TND)	Conservation (Cluster) Subdivision	Farmhouse Cluster	Live-work Unit	Apartments & Condos	Attached (Townhomes, Duplex, Triplex)	Detached
Walkable, Mixed-Use Center (WMU)	-	☑	-	-	☑	☑	☑	☑
Activity Center		☑	☑	*	☑	*	☑	☑

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

- **Policy LU 2.1:** Higher intensity residential uses will be focused generally within 2 miles of the I77/NC115 corridor and future activity centers in the eastern and western areas of Huntersville zoning jurisdiction.
  Comment: This project will provide a mixture of attached housing and commercial buildings within the Mixed-Use Center & Employment Center areas identified on the Future Land Use Map. Compatibility with the 2040 Community will also be achieved by providing a section of greenway and thoroughfare system.

- **Policy LU 5.1:** Allow for more intense development only where transportation infrastructure and utilities already exist.
  Comment: The project is adjacent to Old Statesville Rd (NC115). The project will provide a sewer extension to the area and deliver a portion of the Church St minor thoroughfare.

- **Policy LU 6.1:** A mix of land uses is encouraged in Mixed-Use Centers, Activity Centers, Employment Centers identified on the Future Land Use Map.
  Comment: This project will provide a mixture of residential and commercial uses.

- **Policy LU 7.1:** Require all new development to adhere to the following design principles: In Mixed Use Centers, Activity Centers, Town Core, and Moderate Density Areas, Streets and sidewalk are meant to be attractive and inviting. New development in these areas shall follow these principles:
  - All buildings shall front a public street or open space.
  - Streets should be connected, have short blocks and sidewalks on both sides of streets.
  - Improve connectivity, particularly for pedestrians and vehicles.
  - Parking lots, if required, should be predominately located behind buildings screened from view and larger lots should be broken by buildings and or landscape features.
  - Accommodate a mix of uses and/or housing types.
    In defined Employment Centers some flexibility in the form-baes design principles is allowed including:
  - Expanded options for frontage including buildings fronting the street or buffered from major or minor thoroughfares.
  - Exceptions to building frontage requirement and public street requirement may be allowable for internal streets in an industrial park or near interstates.

  Comment: This project will provide a mixture of attached housing and commercial buildings within the Mixed-Use Center & Employment Center areas identified on the Future Land Use Map. Compatibility with the 2040 Community will also be achieved by providing a section of greenway and thoroughfare system.

- **Policy LU 9.1**: In higher intensity areas including Mixed Use Centers, Activity Centers, the Town Core, and Moderate Density areas neighborhoods should adhere to the following design principles:
  - All homes must front a public street or open space.
  - Front porches and recessed garages are encouraged.
  - On-street parking is required in new developments that have lot widths below 60'. Alley-loading is also encouraged in these cases.

  Comment: This project will provide a mixture of uses and housing types. It is located near a future CATS Transit Station. The development is located within the Mixed-Use Center & Employment Center areas identified on the Future Land Use Map.

  Policy EV-1.3: Inventory and protect strategic development sites.
  - Maintain inventories of privately- and publicly-owned strategic development sites in Huntersville. Pro-actively ensure that these sites are appropriately zoned for targeted development.
  - Allow new commercial or multi-family land uses in Employment Centers only if they are complimentary and do not jeopardize large employment sites' viability.
  - Consider a build-out study to develop/refine measurable targets for the residential and nonresidential tax base.

  Comment: This project will provide a mixture of uses and housing types. It also reserves area for a future CATS Transit Station. The development is located within the Mixed-Use Center & Employment Center areas identified on the Future Land Use Map.

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 for the Caldwell Crossing Mixed Use Development is consistent with envisioned uses and development pattern set forth in the 2040 Community Plan. The overall character of the project is consistent with the nearby Caldwell Station 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, storm water drainage systems, water supplies, and wastewater and refuse disposal.**
   STAFF COMMENT:
   - A Transportation Impact Analysis was required – see Part 3 of this report.
   - CMS has provided an impact report (Attachment D)

Schools Affected	*Total Classroom Teachers*	*Building Classrooms/ Teacher Stations*	*20th Day, Enrollment (non-ec)*	*Building Classroom/ Adjusted Capacity (Without Mobiles)*	*20th Day, Building Utilization (Without Mobiles)*	*Additional Students As a result of this development*	*Utilization As of result of this development (Without Mobiles)*
JV WASHAM ELEMENTARY	54	39	917	662	138%	19	**141%**
BAILEY MIDDLE	76.65	57	1454	1081	134%	9	**134%**
WILLIAM A. HOUGH HIGH	118.5	100	2485	2097	119%	11	**119%**

   - Charlotte water has provided a "Willingness-to-serve" letter. Storm water drainage, water supplies and wastewater and refuse disposal are all available to serve this project and there is capacity to do so. A PCO-1 storm water approval from Town Engineering is required, as well.

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. The Historic Caldwell Station School is adjacent to the site. The applicant has agreed to revise the site plan to remove the offsite grading shown on the Rezoning Plan. Staff has recommended additional buffering adjacent to the school site.

PART 5: STAFF RECOMMENDATION

In considering the proposed rezoning petition R21-09, Caldwell Crossing Mixed Use Staff could recommend approval if outstanding Staff comments, site plan issues, and NCDOT comments, including addressing concerns with Modification #2 (side yard parking) and providing building elevations, are addressed. The amendment being consistent with the Huntersville 2040 Community Plan policies LU 2.1, LU 5.1, LU 6.1, LU 7.1, LU 9.1, and EV 1.3.

It is reasonable and in the public interest to amend the Zoning Ordinance because the rezoning is consistent with the envisioned uses and development pattern set forth in the 2040 Community Plan. Modification #1 (Footprint Sq Ft increase) is in keeping with the Spirit of the Ordinance and therefore supported.

PART 6: PUBLIC HEARING COMMENTS

A Public Hearing was continued until August 16, 2021.

PART 7: PLANNING BOARD RECOMMENDATION

Planning Board is scheduled for August 24th, 2021.

PART 8: TOWN BOARD CONSIDERATION

Town Board consideration is scheduled for September 20, 2021.

PART 9: ATTACHMENTS/ENCLOSURES

Attachments
A – Rezoning Application
B – Proposed CD Rezoning Plan
C – Neighborhood Meeting Report (June 29, 2021)
D – CMS Student Report
E – Charlotte Water WTS Letter

PART 10: CONSISTENCY STATEMENT – R21-09 Caldwell Crossing Mixed Use

Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed rezoning petition R21-09, Caldwell Crossing Mixed Use Staff could recommend approval if outstanding Staff comments, site plan issues, and NCDOT comments, including addressing concerns with Modification #2 (side yard parking) and providing building elevations, are addressed. The amendment being consistent with the Huntersville 2040 Community Plan policies LU 2.1, LU 5.1, LU 6.1, LU 7.1, LU 9.1, and EV 1.3 of the 2040 Community Plan. **It is reasonable and in the public interest to amend the Zoning Ordinance because the rezoning is consistent with the envisioned uses and development pattern set forth in the 2040 Community Plan. Modification #1 (Footprint Sq Ft increase) is in keeping with the Spirit of the Ordinance and therefore supported.**	APPROVAL: In considering the proposed rezoning application R21-09; Caldwell Crossing Mixed Use, 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 R21-09; Caldwell Crossing Mixed Use, the Town Board recommends approval based on the Plan being consistent with **(insert applicable plan reference)**. **It is reasonable and in the public interest to approve the Rezoning Plan because… (Explain)**
	DENIAL: In considering the proposed rezoning application R21-09; Caldwell Crossing Mixed Use, 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 R21-09; Caldwell Crossing Mixed Use, 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 April 03, 2021

Name of Project Caldwell Crossing Mixed Use Phase # (if subdivision) _____

Project Address Statesville Road (HWY 115) (17506 Caldwell Station Road per County Address Verification)

Parcel Identification Number(s) (PIN) 01103103, 01103204, 01103205, 01103206, 01103207, 01103208, 01103209, 01103210, 01103211

Current Zoning District CB-CD, TR Proposed District (for rezoning only) TND-U

Property Size (acres) 38.10 Acres (GIS) Street Frontage (feet) 1,270 Feet (GIS)

Current Land Use Detached Residential, Industrial, Vacant (GIS)

Proposed Land Use(s) Commercial, Multi-Family Residential, Multi-Family Senior Living, Attached Residential

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

3. Description of Request

Explain the nature of this request. If a separate sheet is necessary, please attach to this application.

Requesting zoning map amendment (rezoning) to allow for a mixed-use development on approximately 38.10 Acres (GIS) within the Town's corporate limits.

4. Site Plan Submittals

Consult the particular type of *Review Process* for the application type selected above. These can be found at https://www.huntersville.org/528/Permits-Process.

5. Outside Agency Information

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

6. Applicant

Printed Name CapRock LLC Phone (704) 390-7853

☐ 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 _____ Printed Name: Mark Mahoney

Title VP of Development Email mmahoney@caprockinvest.com

Address of Applicant 2410 Dunavan Street, Charlotte, NC 28203

7. Property Owner (if different than applicant)

See attached Joinder and Consent of Application Documents

☐ 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_____ Printed Name _____

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

CapRock Development	Mark Mahoney	(704) 390-7853	mmahoney@caprockinvest.com
Development Firm	Name of Contact	Phone	Email
ColeJenest & Stone, P.A.	Lucas A. Shires	(704)971-4537	lshires@colejeneststone.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

JOINDER OF AND CONSENT TO APPLICATION

This JOINDER OF AND CONSENT TO APPLICATION (the "Joinder") is executed this _____ day of _____, 2021, by Richard B. Hoke and Tamala D. Hoke ("Owner") in connection with that one certain General Application for a Conditional Rezoning and Major Subdivision Sketch Plan (the "Application"), for Caldwell Crossing filed by CapRock, LLC ("Applicant") in connection with the property identified as Parcel Number 01103211 as in the Town of Huntersville, Mecklenburg County, North Carolina.

WHEREAS, the undersigned, as an Owner, desires to join in and consent to the rezoning and provisions of the Application and to ratify the execution thereof by Applicant.

NOW, THEREFORE, for and in consideration of good and valuable consideration as set forth herein, the undersigned agree as follows:

1. **Joinder.** The Owner does, on behalf of themselves and their successors and assigns, hereby join in and consent to the Application.

2. **Ratification.** The Owner does hereby further, on behalf of themselves, their heirs, successors and assigns, ratify and confirm all prior actions of Applicant in connection with the Application.

3. **Modification**. Owner does hereby further agree, on behalf of itself, and its successors and assigns, to any modifications to the Application, as determined by the Applicant, during the review and approval process through the Town of Huntersville.

4. **Quasi-Judicial Proceeding.** Owner does hereby acknowledge that the Application will be considered in a quasi-judicial proceeding and that neither I or anyone on my behalf may contact the Board of Commissioners except through sworn testimony.

5. **Governing Law**. This Joinder is entered into under the laws of the State of North Carolina, and those laws shall govern the construction and enforcement hereof.

6. **Authority.** The person or persons executing this Joinder on behalf of the Owner are duly authorized to execute this Joinder, and no consent of any other person to execution of this Joinder is required.

[SIGNATURES AND ACKNOWLEDGEMENTS ON FOLLOWING PAGES]

OWNER:
Richard B. Hoke

Signature: Richard B. Hoke
Printed Name: Richard B. Hoke
Title: Owner

Tamala D. Hoke

Signature: _____
Printed Name: _____
Title: _____

JOINDER OF AND CONSENT TO APPLICATION

This JOINDER OF AND CONSENT TO APPLICATION (the "Joinder") is executed this 21 day of 2021, 2021, by Richard B. Hoke and Tamala D. Hoke ("Owner") in connection with that one certain General Application for a Conditional Rezoning and Major Subdivision Sketch Plan (the "Application"), for Caldwell Crossing filed by CapRock, LLC ("Applicant") in connection with the property identified as Parcel Number 01103211 as in the Town of Huntersville, Mecklenburg County, North Carolina.

WHEREAS, the undersigned, as an Owner, desires to join in and consent to the rezoning and provisions of the Application and to ratify the execution thereof by Applicant.

NOW, THEREFORE, for and in consideration of good and valuable consideration as set forth herein, the undersigned agree as follows:

1. **Joinder.** The Owner does, on behalf of themselves and their successors and assigns, hereby join in and consent to the Application.

2. **Ratification.** The Owner does hereby further, on behalf of themselves, their heirs, successors and assigns, ratify and confirm all prior actions of Applicant in connection with the Application.

3. **Modification**. Owner does hereby further agree, on behalf of itself, and its successors and assigns, to any modifications to the Application, as determined by the Applicant, during the review and approval process through the Town of Huntersville.

4. **Quasi-Judicial Proceeding.** Owner does hereby acknowledge that the Application will be considered in a quasi-judicial proceeding and that neither I or anyone on my behalf may contact the Board of Commissioners except through sworn testimony.

5. **Governing Law**. This Joinder is entered into under the laws of the State of North Carolina, and those laws shall govern the construction and enforcement hereof.

6. **Authority.** The person or persons executing this Joinder on behalf of the Owner are duly authorized to execute this Joinder, and no consent of any other person to execution of this Joinder is required.

[SIGNATURES AND ACKNOWLEDGEMENTS ON FOLLOWING PAGES]

OWNER:
Richard B. Hoke

Signature: _____
Printed Name: _____
Title: _____

Tamala D. Hoke

Signature: Tamala D Hoke
Printed Name: Tamala D Hoke
Title: co-owner

JOINDER OF AND CONSENT TO APPLICATION

This JOINDER OF AND CONSENT TO APPLICATION (the "Joinder") is executed this 21st day of April, 2021, by Candi Wilson ("Owner") in connection with that one certain General Application for a Conditional Rezoning and Major Subdivision Sketch Plan (the "Application"), for Caldwell Crossing filed by CapRock, LLC ("Applicant") in connection with the property identified as Parcel Numbers 1103103, 01103204, 01103205, 01103206, 01103207, 01103208, 01103209, 01103210, as in the Town of Huntersville, Mecklenburg County, North Carolina.

WHEREAS, the undersigned, as an Owner, desires to join in and consent to the rezoning and provisions of the Application and to ratify the execution thereof by Applicant.

NOW, THEREFORE, for and in consideration of good and valuable consideration as set forth herein, the undersigned agree as follows:

1. **Joinder.** The Owner does, on behalf of themselves and their successors and assigns, hereby join in and consent to the Application.

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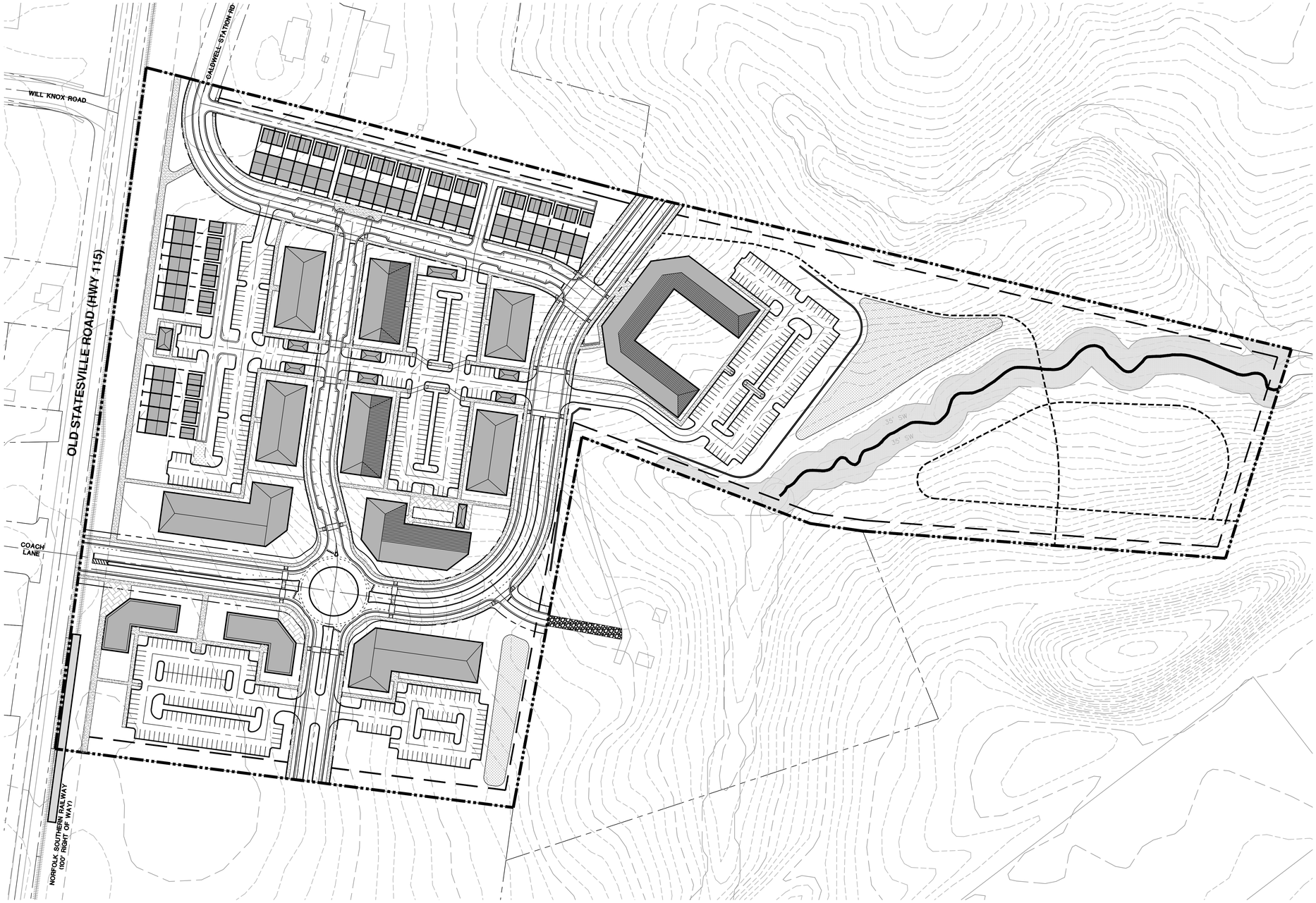
6. **Authority.** The person or persons executing this Joinder on behalf of the Owner are duly authorized to execute this Joinder, and no consent of any other person to execution of this Joinder is required.

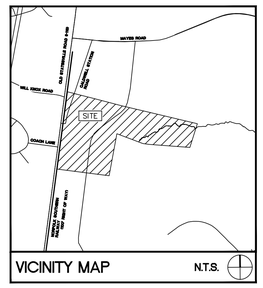
Candi Wilson

Signature: Candi Wilson
Printed Name: Candi Wilson
Title: Owner

CALDWELL CROSSING
MIXED USE REZONING - R21-09

HUNTERSVILLE, NC
EPM # 422167





VICINITY MAP N.T.S.

SURVEY DISCLAIMER

SURVERY NOT YET ISSUED. CURRENT PLAN SET IS BASED OFF OF GEOGRAPHICAL INFORMATION SYSTEM (GIS) DATA PROVIDED BY MECKLENBURG COUNTY AT https://polaris3g.mecklenburgcounty.nc.gov/.

SHEET LIST

RZ-000	COVER SHEET
RZ-100	EXISTING CONDITIONS
RZ-101	TREE PRESERVATION
RZ-102	TREE PRESERVATION NOTES
RZ-103	SLOPE ANALYSIS
RZ-104	SOIL + STREAM ANALYSIS
RZ-200	SKETCH PLAN
RZ-201	BLOCK AND PERIMETER LENGTHS
RZ-202	STREET SECTIONS
RZ-203	DEVELOPMENT NOTES
RZ-204	ARCHITECTURAL ELEVATIONS
RZ-205	ZONING MAP
RZ-300	PRELIMINARY GRADING PLAN
RZ-301	DRAINAGE AREA MAP PRE-DEVELOPMENT
RZ-302	DRAINAGE AREA MAP POST-DEVELOPMENT
RZ-400	ADJACENT PARCEL MAP
RZ-401	ADJACENT PARCEL INFORMATION
RZ-500	EMERGENCY VEHICLE ACCESS
RZ-501	VEHICLE ACCESS
RZ-502	SITE ENLARGEMENT
RZ-600	LANDSCAPE PLAN

North Carolina 811 WWW.NC811.ORG

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

ColeJenest & Stone

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200 South Tryon Street, Suite 1400
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url+ www.colejeneststone.com

CAPROCK LLC

2410 DUNAVANT STREET
CHARLOTTE, NC 28203

CALDWELL CROSSING MIXED USE REZONING

HIGHWAY 115
HUNTERSVILLE, NC 28284

COVER SHEET

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

Project No.
4751.00

Issued
05/03/2021

Revised
07/16/21 – TOWN COMMENTS

BOTTOM & MEDIUM SOIL DEPTH
SEAL
No. 1992
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT
PRELIMINARY NOT FOR CONSTRUCTION
07/16/2021

SCALE: 1"=80'
0 40' 80' 160'

N

RZ-000

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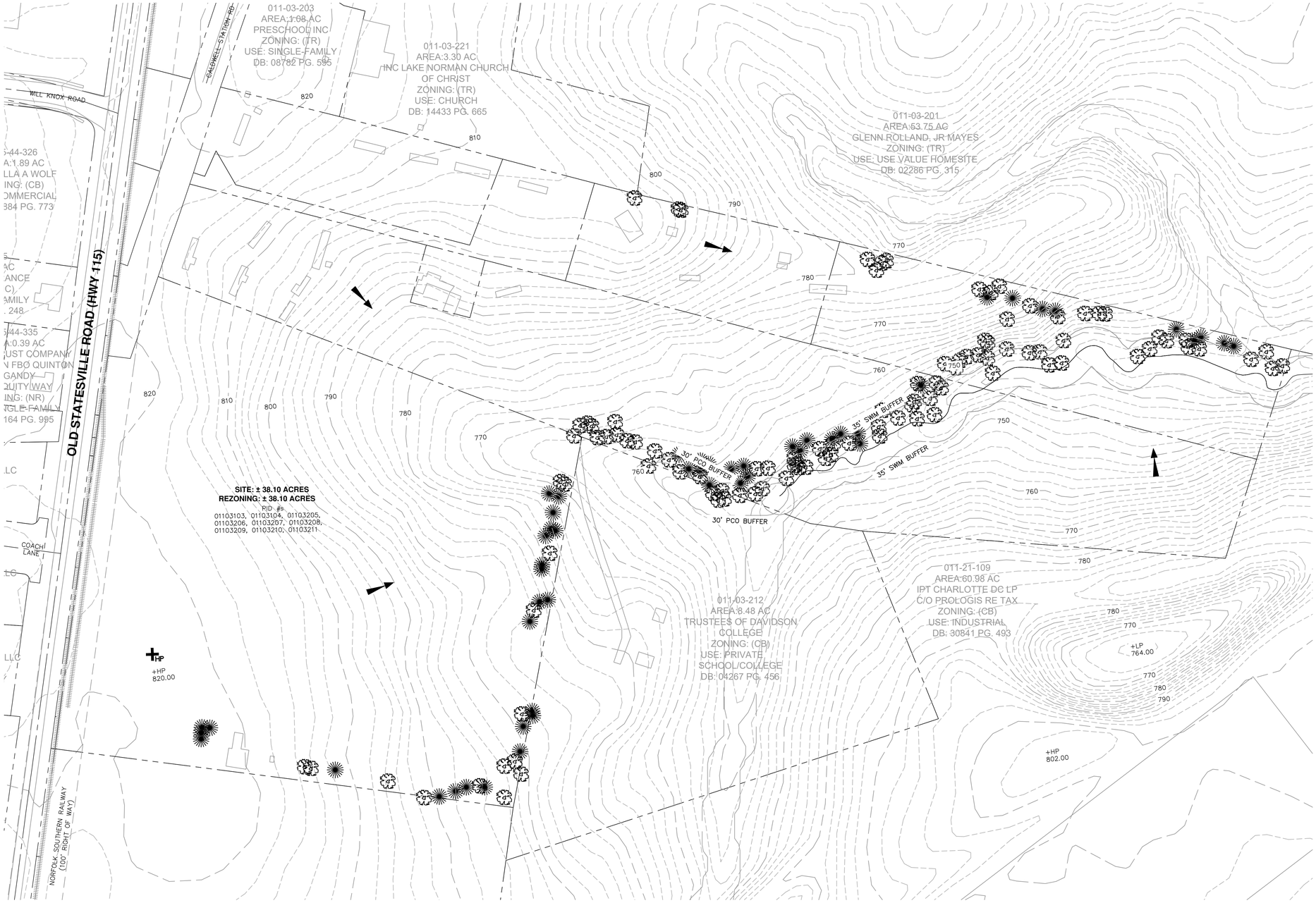

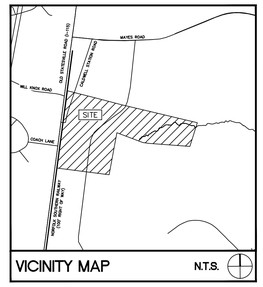

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LEGEND

SYMBOL

- LOCAL HIGH POINTS
- FLOW DIRECTION
- EXISTING TREE LINE
- ZONING BOUNDARY

DEVELOPMENT SUMMARY

PROJECT NAME:	CALDWELL CROSSING MIXED–USE REZONING
PARCEL NUMBER:	01103103, 01103104, 01103205, 01103206, 01103207, 01103208, 01103209, 01103210, 01103211
SITE ACREAGE:	± 38.10 ACRES (GIS)
REZONING ACREAGE:	± 38.10 ACRES
EXISTING USE:	SINGLE–FAMILY, INDUSTRIAL & MOBILE HOME PARK (GIS)
PROPOSED USE:	COMMERCIAL, MULTI–FAMILY RESIDENTIAL, MULTI–FAMILY (RETIREMENT), ATTACHED RESIDENTIAL
EXISTING ZONING DISTRICT:	CB, TR
PROPOSED ZONING DISTRICT:	TND–U

NOTE: FULL DEVELOPMENT SUMMARY AND REZONING NOTES LOCATED ON SHEET RZ–203

North Carolina 811 www.nc811.org

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url+ www.colejeneststone.com

CAPROCK LLC

2410 DUNAVANT STREET
CHARLOTTE, NC 28203

CALDWELL CROSSING MIXED USE REZONING

HIGHWAY 115
HUNTERSVILLE, NC 28284

EXISTING CONDITIONS

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Project No.
4751.00

Issued
05/03/2021

Revised
07/16/21 – TOWN COMMENTS

BOLTON & MENK CORPORATE SEAL
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT SEAL No. 1992
PRELIMINARY NOT FOR CONSTRUCTION
07/16/2021

SCALE: 1"=80'
0 40' 80' 160'

N

RZ-100

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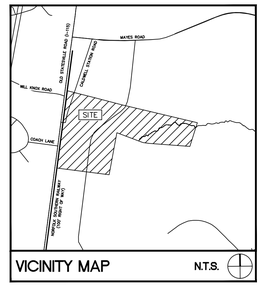

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LEGEND

SYMBOL

- EXISTING TREE TO REMAIN
- EXISTING SPECIMEN TREE TO BE REMOVED
- EXISTING NON-SPECIMEN TREE TO BE REMOVED
- TREE CANOPY TO BE REMOVED
- TREE CANOPY TO BE RETAINED

DEVELOPMENT SUMMARY

PROJECT NAME:	CALDWELL CROSSING MIXED-USE REZONING
PARCEL NUMBER:	01103103, 01103104, 01103205, 01103206, 01103207, 01103208, 01103209, 01103210, 01103211
SITE ACREAGE:	± 38.10 ACRES (GIS)
REZONING ACREAGE:	± 38.10 ACRES
EXISTING USE:	SINGLE-FAMILY, INDUSTRIAL & MOBILE HOME PARK (GIS)
PROPOSED USE:	COMMERCIAL, MULTI-FAMILY RESIDENTIAL, MULTI-FAMILY (RETIREMENT), ATTACHED RESIDENTIAL
EXISTING ZONING DISTRICT:	CB, TR
PROPOSED ZONING DISTRICT:	TND-U

NOTE: FULL DEVELOPMENT SUMMARY AND REZONING NOTES LOCATED ON SHEET RZ-203

CALDWELL CROSSING MIXED USE				
TOTAL EXISTING SPECIMEN TREES	% SPECIMEN TREES REQ'D TO SAVE BY ORD.	EXISTING SPECIMEN TREES TO BE RETAINED	% SPECIMEN TREES PRESERVED	TOTAL SPECIMEN TREES TO BE MITIGATED
25	30%	12	±48%	0

EXISTING (%) OF SITE COVERED BY TREE CANOPY (38.10 AC TOTAL SITE AREA)	REQUIRED TREE CANOPY TO BE RETAINED BY DISTRICT: TND-U	PROPOSED TREE CANOPY TO BE RETAINED (%) OF TOTAL SITE AREA
±68.5% (±26.08 AC)	0% (±0.00AC)	±19.7% (±7.52 AC)

*NOTE: SPECIMEN TREES ARE DEFINED PER THE TOWN OF HUNTERSVILLE ORDINANCE:
– SMALL MATURING TREES WITH A CALIPER OF 12" OR GREATER.
– LARGE MATURING TREES WITH A CALIPER OF 24" OR GREATER.

NOTE:FINAL TREE CANOPY RETENTION AREAS AND ASSOCIATED PERCENTAGES ARE DEPENDENT UPON FINAL ENGINEERING AND SHALL NOT LIMIT SITE DEVELOPMENT DURING PERMITTING

North Carolina 811 www.nc811.org

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CALDWELL CROSSING MIXED USE REZONING

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HUNTERSVILLE, NC 28284

TREE PRESERVATION

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Project No.
4751.00

Issued
05/03/2021

Revised
07/16/21 – TOWN COMMENTS

BOLTON & MENK CORPORATE SEAL NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1992 SEAL

PRELIMINARY NOT FOR CONSTRUCTION

07/16/2021

SCALE: 1"=80'
0 40' 80' 160'

N

RZ-101

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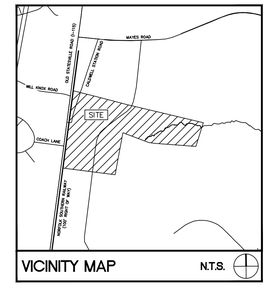
TREE TABLE							
TREE NUMBER	DESCRIPTION	DESCRIPTION	INVENTORY	TREE NUMBER	DESCRIPTION	DESCRIPTION	INVENTORY
1	CEDAR 2'	NON-SPECIMEN	REMOVE	78	OAK 12"	NON-SPECIMEN	RETAIN
2	CEDAR 18"	NON-SPECIMEN	REMOVE	79	CEDAR 14"	NON-SPECIMEN	RETAIN
3	CEDAR 24"	SPECIMEN	REMOVE	80	PINE 12"	NON-SPECIMEN	REMOVE
4	CEDAR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



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Urban Design

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url+ www.colejeneststone.com

CAPROCK LLC

2410 DUNAVANT STREET
CHARLOTTE, NC 28203

CALDWELL CROSSING MIXED USE REZONING

HIGHWAY 115
HUNTERSVILLE, NC 28284

TREE PRESERVATION NOTES

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

Project No.
4751.00

Issued
05/03/2021

Revised
07/16/21 – TOWN COMMENTS

BOLTON & MENK CORPORATE SEAL
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1992 JESSE A. SMITH
PRELIMINARY NOT FOR CONSTRUCTION
07/16/2021

RZ-102

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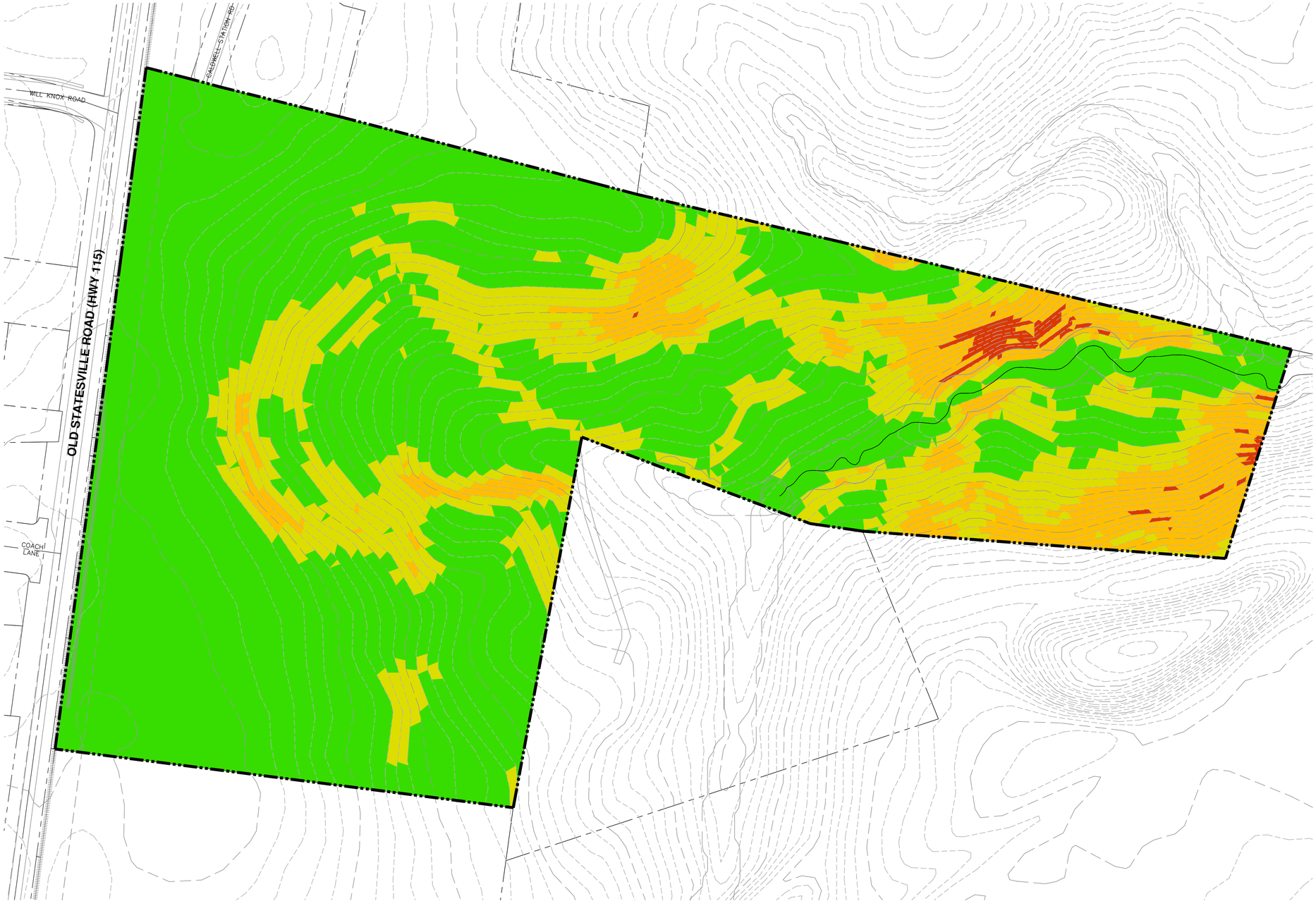

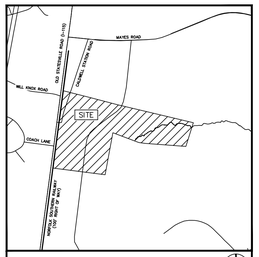

VICINITY MAP N.T.S.

SURVEY DISCLAIMER

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LEGEND

SYMBOL

- SLOPES LESS THAN 10% – 25.72 AC
- SLOPES BETWEEN 10% – 15% – 8.41 AC
- SLOPES BETWEEN 15% – 25% – 3.67 AC
- SLOPES GREATER THAN 25% – 0.31 AC

DEVELOPMENT SUMMARY

PROJECT NAME:	CALDWELL CROSSING MIXED–USE REZONING
PARCEL NUMBER:	01103103, 01103104, 01103205, 01103206, 01103207, 01103208, 01103209, 01103210, 01103211
SITE ACREAGE:	± 38.10 ACRES (GIS)
REZONING ACREAGE:	± 38.10 ACRES
EXISTING USE:	SINGLE–FAMILY, INDUSTRIAL & MOBILE HOME PARK (GIS)
PROPOSED USE:	COMMERCIAL, MULTI–FAMILY RESIDENTIAL, MULTI–FAMILY (RETIREMENT), ATTACHED RESIDENTIAL
EXISTING ZONING DISTRICT:	CB, TR
PROPOSED ZONING DISTRICT:	TND–U

NOTE: FULL DEVELOPMENT SUMMARY AND REZONING NOTES LOCATED ON SHEET RZ–203

North Carolina 811 www.ncs811.org

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
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4. SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART P, OR AS AMENDED.

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CALDWELL CROSSING MIXED USE REZONING

HIGHWAY 115
HUNTERSVILLE, NC 28284

SLOPE ANALYSIS

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4751.00

Issued
05/03/2021

Revised
07/16/21 – TOWN COMMENTS

PRELIMINARY NOT FOR CONSTRUCTION

07/16/2021

SCALE: 1"=80'
0 40' 80' 160'

N

RZ-103

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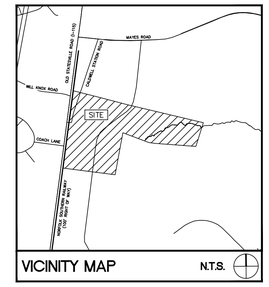

VICINITY MAP N.T.S.

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LEGEND

SYMBOL

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

CeB2– CECIL SANDY CLAY LOAM, 2–8% SLOPES (B)
CeD2– CECIL SANDY CLAY LOAM, 2–8% SLOPES (B)
EnB – ENON SANDY LOAM, 2–8% SLOPES (C)
HeB – HELENA SANDY LOAM, 2–8% SLOPES (D)
PaE – PACOLET SANDY LOAM, 10–25% SLOPES (B)

SUMMARY:

HYDROLIC SOIL GROUP B:	26.94 AC (85%)
HYDROLIC SOIL GROUP C:	0.52 AC (2%)
HYDROLIC SOIL GROUP D:	4.15 AC (13%)
TOTAL SITE:	31.61 AC

DEVELOPMENT SUMMARY

PROJECT NAME:	CALDWELL CROSSING MIXED–USE REZONING
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REZONING ACREAGE:	± 38.10 ACRES
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PROPOSED USE:	COMMERCIAL, MULTI–FAMILY RESIDENTIAL, MULTI–FAMILY (RETIREMENT), ATTACHED RESIDENTIAL
EXISTING ZONING DISTRICT:	CB, TR
PROPOSED ZONING DISTRICT:	TND–U

NOTE: FULL DEVELOPMENT SUMMARY AND REZONING NOTES LOCATED ON SHEET RZ–203

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
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2410 DUNAVANT STREET
CHARLOTTE, NC 28203

CALDWELL CROSSING MIXED USE REZONING

HIGHWAY 115
HUNTERSVILLE, NC 28284

SOIL & STREAM ANALYSIS

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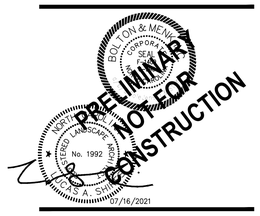
Project No.
4751.00

Issued
05/03/2021

Revised
07/16/21 – TOWN COMMENTS



PRELIMINARY NOT FOR CONSTRUCTION

SCALE: 1"=80'
0 40' 80' 160'

N

RZ-104

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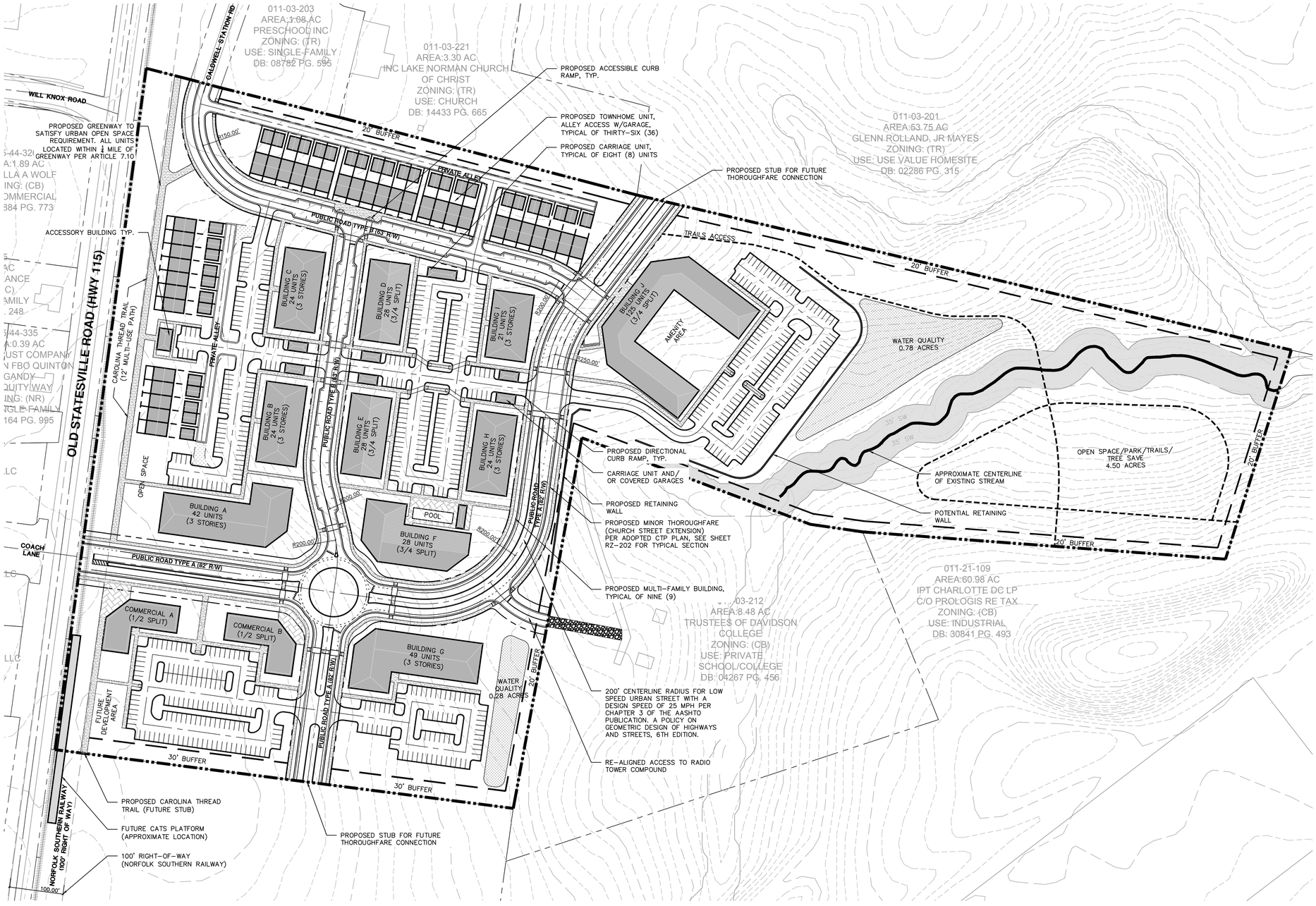

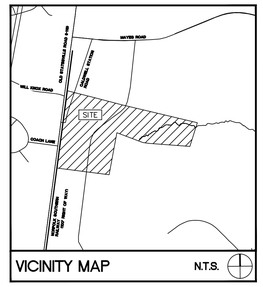

VICINITY MAP N.T.S.

SURVEY DISCLAIMER

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LEGEND

SYMBOL

- PARCEL LINE / PROJECT BOUNDARY
- SCHEMATIC BUILDING FOOTPRINTS
- SCHEMATIC WATER QUALITY LOCATION
- SCHEMATIC SIDEWALK LOCATION
- SCHEMATIC TRAIL LOCATION

DEVELOPMENT SUMMARY

PROJECT NAME:	CALDWELL CROSSING MIXED-USE REZONING
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EXISTING ZONING DISTRICT:	CB, TR
PROPOSED ZONING DISTRICT:	TND-U

NOTE: FULL DEVELOPMENT SUMMARY AND REZONING NOTES LOCATED ON SHEET RZ-203

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

HIGHWAY 115
HUNTERSVILLE, NC 28284

SKETCH PLAN

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Project No.
4751.00

Issued
05/03/2021

Revised
07/16/21 - TOWN COMMENTS

BOLTON & MENK CORPORATE SEAL
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT SEAL No. 1992 SHANE A. SWINDELL
PRELIMINARY NOT FOR CONSTRUCTION
07/16/2021

SCALE: 1"=80'
0 40' 80' 160'

N

RZ-200

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DEVELOPMENT SUMMARY

PROJECT NAME:	CALDWELL CROSSING MIXED-USE REZONING
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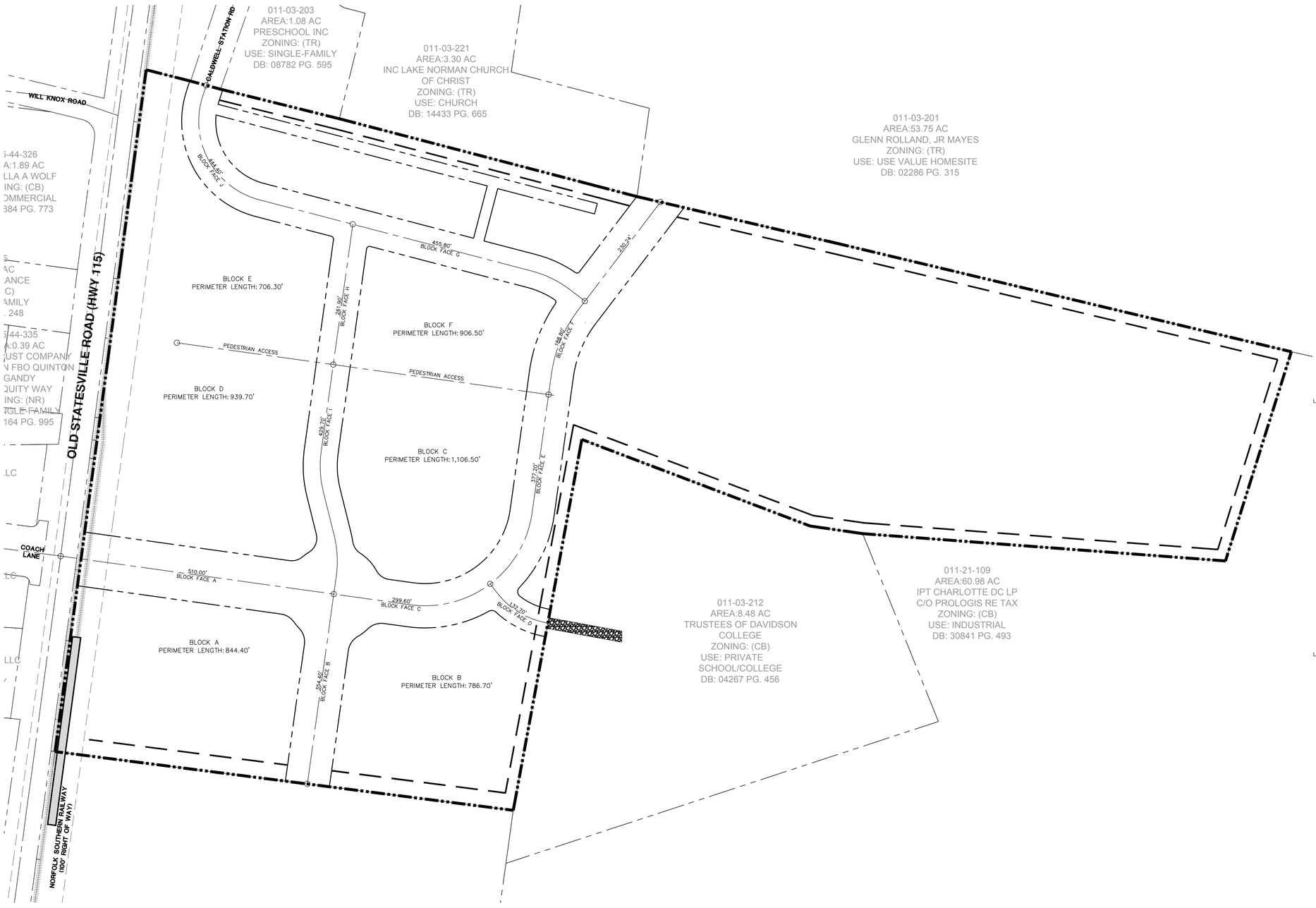
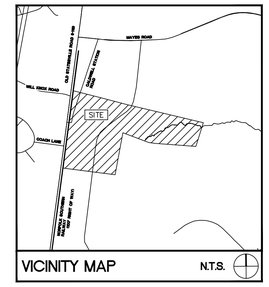
EXISTING ZONING DISTRICT:	CB, TR
PROPOSED ZONING DISTRICT:	TND-U

NOTE: FULL DEVELOPMENT SUMMARY AND REZONING NOTES LOCATED ON SHEET RZ-203

BLOCK LENGTHS

BLOCK A	
-PERIMETER LENGTH:	844.40'
-BLOCK FACE A	510.00'
-BLOCK FACE B	354.40'
BLOCK B	
-PERIMETER LENGTH:	786.70'
-BLOCK FACE C:	299.60
-BLOCK FACE B:	354.40'
-BLOCK FACE D:	132.70'
BLOCK C	
-PERIMETER LENGTH:	1,106.5'
-BLOCK FACE C:	299.60'
-BLOCK FACE E	377.20'
-BLOCK FACE I:	429.70'
BLOCK D	
-PERIMETER LENGTH:	939.70'
-BLOCK FACE I:	429.70
-BLOCK FACE A:	510.00'
BLOCK E	
-PERIMETER LENGTH:	706.30'
-BLOCK FACE J:	444.40'
-BLOCK FACE H:	261.90'
BLOCK F	
-PERIMETER LENGTH	906.50'
-BLOCK FACE G:	455.80'
-BLOCK FACE H:	261.90'
-BLOCK FACE F:	188.80'
BLOCK LENGTH AVERAGE:	480.9'
BLOCK PERIMETER LENGTH AVERAGE:	881.70'





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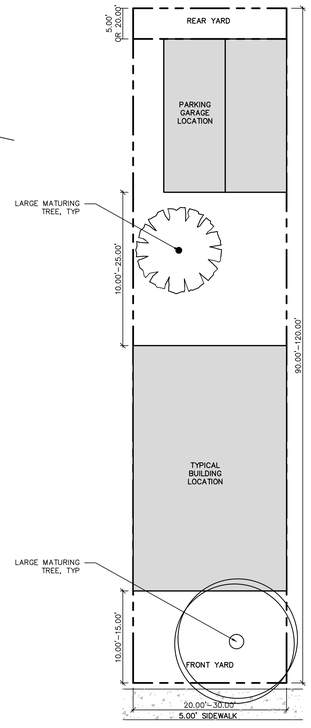
LEGEND

SYMBOL

- PARCEL LINE / PROJECT BOUNDARY
- SCHEMATIC BUILDING FOOTPRINTS
- SCHEMATIC WATER QUALITY LOCATION
- SCHEMATIC SIDEWALK LOCATION
- SCHEMATIC TRAIL LOCATION



ATTACHED LOT TYPICAL LAYOUT
SCALE: 1"=10'

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CALDWELL CROSSING MIXED USE REZONING

HIGHWAY 115
HUNTERSVILLE, NC 28284

BLOCK AND PERIMETER LENGTHS

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Project No.
4751.00

Issued
05/03/2021

Revised
07/16/21 – TOWN COMMENTS

BOLTON & MENK NORTH CAROLINA CORPORATE SEAL LICENSED LANDSCAPE ARCHITECT No. 1992 SHANE A. SWINK
PRELIMINARY NOT FOR CONSTRUCTION
07/16/2021

SCALE: 1"=80'
0 40' 80' 160'

N

RZ-201

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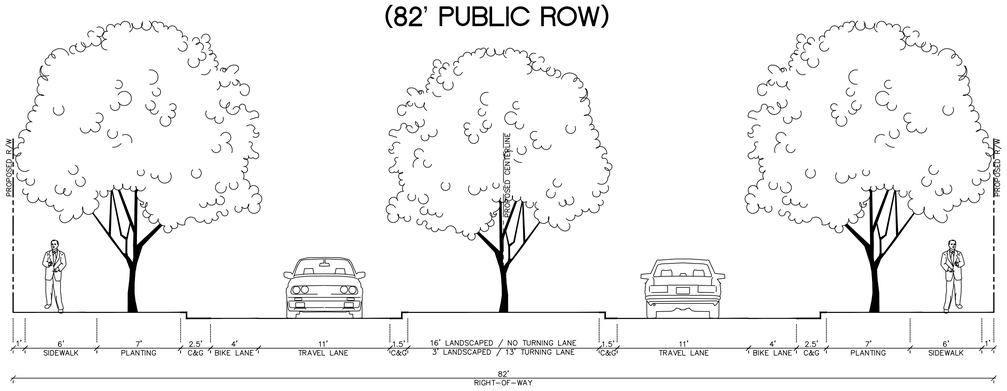
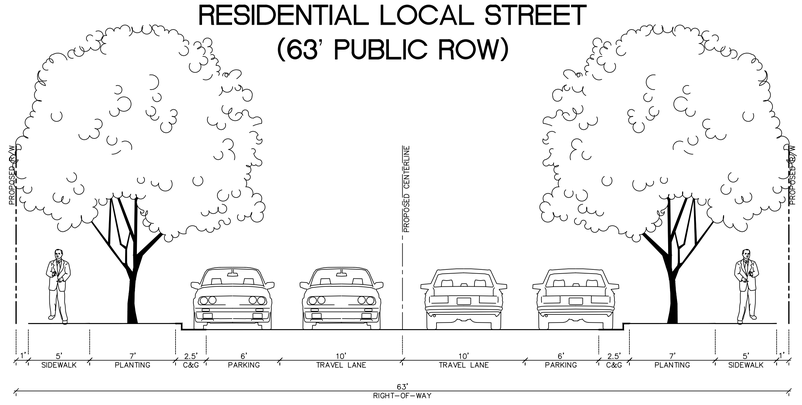
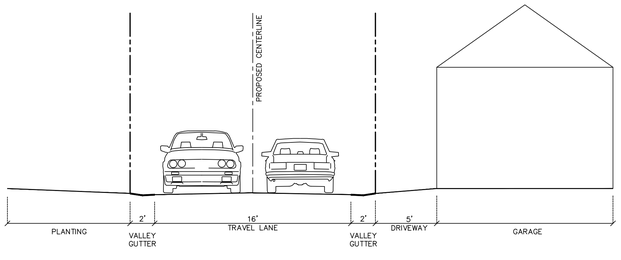
PROPOSED PUBLIC ROAD TYPE A
MINOR THOROUGHFARE
(82' PUBLIC ROW)

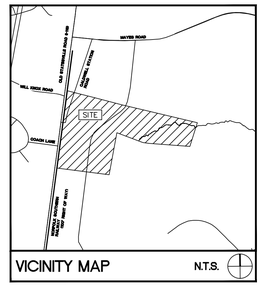


PROPOSED PUBLIC ROAD TYPE B
RESIDENTIAL LOCAL STREET
(63' PUBLIC ROW)



PRIVATE ALLEY





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STREET SECTIONS

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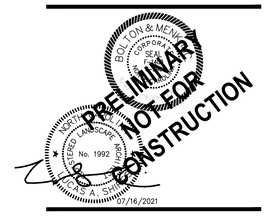

SCALE: 1"=5'
0 2.5' 5' 10'

N

RZ-202

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SITE PLAN DATA TABLE

PROJECT NAME:	CALDWELL CROSSING MIXED USE	
PARCEL NUMBER(S):	01103103, 01103104, 01103205, 01103206, 01103207, 01103208, 01103209, 01103210, 01103211	
SITE ACREAGE:	±38.10 ACRES (GIS)	
REZONING ACREAGE:	±38.10 ACRES (GIS)	
PRINCIPAL USES:	COMMERCIAL, MULTI-FAMILY RESIDENTIAL, MULTI-FAMILY (RETIREMENT), ATTACHED RESIDENTIAL	
BUILDING TYPE/HEIGHT:	COMMERCIAL(SHOPFRONT):	UP TO 48' (EXCLUDES ROOF)
	MULTI-FAMILY:	UP TO 36' (EXCLUDES ROOF)
	SINGLE FAMILY ATTACHED:	UP TO 30' (EXCLUDES ROOF)
EXISTING ZONING DISTRICT:	CB-CD, TR	
PROPOSED ZONING DISTRICT:	TND-U	
COMMERCIAL SQUARE FOOTAGE:	25,000 SF ± (ALL LEVELS)	
TOTAL PARKING REQUIRED:	50 SPACES (1 SPACE PER 500 SF)	
TOTAL PARKING PROVIDED:	140 SPACES (4.08 SPACES PER 1,000 SF)	
MULTI-FAMILY UNITS:	268 UNITS	
TOTAL PARKING REQUIRED:	402 SPACES (1.5 SPACES PER UNIT)	
TOTAL PARKING PROVIDED:	402 SPACES (1.5 SPACES PER UNIT)	
MULTI-FAMILY (AGE RESTRICTED) UNITS:	125 UNITS	
TOTAL PARKING REQUIRED:	125 SPACES (1 SPACE PER UNIT)	
TOTAL PARKING PROVIDED:	140 SPACES (1.12 SPACES PER UNIT)	
ATTACHED RESIDENTIAL UNITS:	35 UNITS (TOWNHOMES)	
TOTAL PARKING REQUIRED:	70 SPACES (2 SPACES PER UNITS)	
TOTAL PARKING PROVIDED:	70 SPACES (2 GARAGE SPACES PER UNIT) 11 SPACES (GUEST PARKING, ON-STREET)	
LOT SIZE RANGE:	1,800 SF – 3,600 SF	
LOT LENGTHS:	90'–120'	
LOT WIDTHS:	20'–30'	
WATERSHED:	CLARKE WATERSHED	
IMPERVIOUS AREA		
EXISTING IMPERVIOUS AREA:	±1.55 ACRES (4.74%)	
PROPOSED IMPERVIOUS AREA:	±17.67 ACRES (46.90%)	

JURISDICTIONAL STREAMS MAY VARY WITH UPDATED ENVIRONMENTAL ASSESSMENT.
TREE SURVEY IN PROGRESS.

BUILDING DEVELOPMENT SUMMARY

COMMERCIAL A:	SHOPFRONT ±8,500 SF FOOTPRINT (1/2 STORIES, SPLIT LEVEL) ±12,500 SF TOTAL REQUIRES 25 SPACES (1 SPACE PER 500 SQFT)	
COMMERCIAL B:	SHOPFRONT ±8,500 SF FOOTPRINT (1/2 STORIES, SPLIT LEVEL) ±12,500 SF TOTAL REQUIRES 25 SPACES (1 SPACE PER 500 SQFT)	
BUILDING A :	MULTI-FAMILY ±20,000 SF FOOTPRINT (3-STORY) 42 UNITS	
BUILDING B :	MULTI-FAMILY ±11,250 SF FOOTPRINT (3-STORY) 24 UNITS	
BUILDING C:	MULTI-FAMILY ±11,250 SF FOOTPRINT (3-STORY) 24 UNITS	
BUILDING D:	MULTI-FAMILY ±11,250 SF FOOTPRINT (3/4 STORIES) 28 UNITS	
BUILDING E:	MULTI-FAMILY ±11,250 SF FOOTPRINT (3/4 STORIES) 28 UNITS	
BUILDING F:	MULTI-FAMILY ±13,250 SF FOOTPRINT (3/4 STORIES) 28 UNITS, LEASING	
BUILDING G:	MULTI-FAMILY ±20,000 SF FOOTPRINT (3-STORY) 49 UNITS	
BUILDING H:	MULTI-FAMILY ±11,250 SF FOOTPRINT (3-STORY) 24 UNITS	
BUILDING I:	MULTI-FAMILY ±9,375 SF FOOTPRINT (3-STORY) 21 UNITS	
BUILDING J:	MULTI-FAMILY (AGE RESTRICTED) ±33,250 SF FOOTPRINT (3/4 STORIES) 125 UNITS	
CLUBHOUSE:	CLUB TBD SF	

TOTAL BUILDING SQUARE FOOTAGE

MULTIFAMILY:	±118,875 SF
AGE RESTRICTED:	±33,250 SF
COMMERCIAL:	±25,000 SF
ATTACHED RESIDENTIAL:	±35,000 SF
CLUBHOUSE SF:	±TBD

BUILDING BUILD-TO-RANGE (BTR)/SETBACK TABLE

SHOPFRONT / ATTACHED RESIDENTIAL
- BUILD-TO-RANGE: 0' – 15' (MEASURED FROM NORFOLK SOUTHERN R/W)
- SIDE SETBACK: 0'
- REAR SETBACK: 0'

ATTACHED HOUSE
- BUILD-TO-RANGE: 0' – 25'
- SIDE SETBACK: 0' MIN
- REAR SETBACK: 5' MIN

APARTMENT BUILDING
- BUILD-TO-RANGE: 0' – 25'
- SIDE SETBACK: 8' MIN
- REAR SETBACK: 0'

REZONING NOTES

1. REZONING PETITION. THESE REZONING NOTES COMPRISE THE DEVELOPMENT STANDARDS ('DEVELOPMENT STANDARDS') ASSOCIATED WITH THE REZONING PETITION (THE 'REZONING PETITION') FILED BY CAPROCK, LLC ('PETITIONER') ON MAY 3, 2021 (THE 'FILING DATE') AS REZONING PETITION R-21-09 & SKETCH PLAN (THE 'REZONING PLAN') FOR THAT APPROXIMATELY 38.10 ACRE TRACT OF LAND, IDENTIFIED ON THIS SITE PLAN AS CALDWELL CROSSING MIXED USE (THE 'PROJECT') IN CONNECTION WITH PART OF TAX PARCEL NUMBERS 01103211, 01103205, 01103207, 01103210, 01103209, 01103206 AND 01103208, 001103104, 001103103 (THE 'PROPERTY'). THE PURPOSE OF THE REZONING PETITION IS TO CONVERT THE ZONING CLASSIFICATION OF THE PROPERTY FROM THE CORPORATE BUSINESS AND TRANSITIONAL RESIDENTIAL ZONING DISTRICTS TO TRADITIONAL NEIGHBORHOOD DEVELOPMENT-U-CD IN ACCORDANCE WITH THE PROVISIONS OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE (THE "ORDINANCE").

2. DEVELOPMENT STANDARDS. DEVELOPMENT OF THE PROPERTY WLL BE GOVERNED BY THESE DEVELOPMENT STANDARDS, WHICH ARE PART OF THE REZONING PETITION, AND THE APPLICABLE PROVISIONS OF THE ORDINANCE IN PLACE ON THE DATE OF THE FILING OF THE REZONING PLAN. UNLESS THE REZONING PLAN ESTABLISHES A MORE STRINGENT STANDARD(S), OR UNLESS OTHERWISE NOTED ON THE REZONING PLAN OR IN THESE DEVELOPMENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE IN PLACE ON THE DATE OF THE FILING OF THE REZONING PLAN GOVERN DEVELOPMENT OF THE PROPERTY AS SHOWN ON THE REZONING PLAN.

3. SCHEMATIC NATURE OF REZONING PLAN. THE LOTS AND PROPOSED IMPROVEMENTS SHOWN ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND EXACT LOCATIONS, ARCHITECTURE, SIZE, NUMBER OR QUANTITY AND CONFIGURATIONS OF LOTS AND BUILDINGS MAY BE MODIFIED DURING DESIGN, ENGINEERING AND CONSTRUCTION PHASES OF THE DEVELOPMENT SO LONG AS SUCH MODIFICATION IS COMPATIBLE WITH THE APPROXIMATE LAYOUT AND LOCATION OF LOTS AND IMPROVEMENTS SHOWN ON THE REZONING PLAN. THE EXACT ALIGNMENTS OF THE INTERNAL DRIVES AND INTERNAL PUBLIC STREETS HAVE NOT BEEN DETERMINED AND ARE SUBJECT TO FINAL DESIGN AND ENGINEERING PLANS, AND MINOR MODIFICATIONS OR ALTERATIONS OF THESE ALIGNMENTS MAY TAKE PLACE DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES. MAJOR AMENDMENTS ARE DETERMINED BY STAFF FOR ALL CD REZONING AND SKETCH PLANS.

4. PHASING. THE DEVELOPMENT OF THE PROPERTY AS GENERALLY DEPICTED ON THE REZONING PLAN MAY BE PHASED, AS DETERMINED DURING THE COURSE OF CONSTRUCTION. ANY PHASING MUST ALIGN WITH REQUIRED TIA, INFRASTRUCTURE AND STORMWATER IMPROVEMENTS; PROVIDED, HOWEVER, ANY MITIGATION REQUIRED BY NCDOT WILL BE COORDINATED WITH NCDOT AND EACH PHASE OR SEQUENCE OF IMPROVEMENTS IN THE PROJECT WILL MEET ALL ORDINANCE REQUIREMENTS. UTILITIES, INFRASTRUCTURE, AND GRADING SHALL BE DELIVERED TO EACH INDIVIDUAL PHASE AS EACH IS DEVELOPED.

5. VESTED RIGHTS. THIS REZONING PLAN IS A SITE-SPECIFIC DEVELOPMENT PLAN AND APPROVAL THEREOF CONSTITUTES VESTED RIGHTS IN THE REZONING PLAN PURSUANT TO THE PROVISIONS OF THE ORDINANCE. NOTWITHSTANDING ANY OTHER PROVISIONS OF THESE DEVELOPMENT STANDARDS, IF, AT SOME POINT, MODIFICATIONS ARE MADE TO THE ORDINANCE BY THE TOWN BOARD, PETITIONER MAY VOLUNTARILY AGREE TO APPLY SUCH MODIFICATIONS TO THE REZONING PLAN IN A MANNER CONSISTENT WITH THE ORDINANCE AS IT CHANGES FROM TIME TO TIME, AND WITHOUT PURSUING A REZONING. SUCH MODIFICATIONS TO THE ORDINANCE SHALL IN NO WAY IMPACT THE PETITIONER'S VESTED RIGHTS. DUE TO THE SIZE OF THE PROJECT, PHASING, AND LEVEL OF INVESTMENT, APPROVAL OF THIS CONDITIONAL REZONING SHALL CONSTITUTE ESTABLISHMENT OF VESTED RIGHTS IN THE LANDOWNER (AND ITS SUCCESSORS OR ASSIGNS) FOR A PERIOD OF FIVE YEARS AS PERMITTED BY N.C. GEN. STAT. § 160D-108.1

6. PERMITTED USES. THE PROPERTY MAY BE DEVELOPED FOR ANY USES (INCLUDING ACCESSORY USES) PERMITTED IN THE TND-U ZONING DISTRICT, INCLUDING MULTI-FAMILY RESIDENTIAL, ATTACHED RESIDENTIAL, RETIREMENT COMMUNITY, AND COMMERCIAL USES AS SHOWN ON THE REZONING PLAN, SUBJECT TO THE DEVELOPMENT STANDARDS ASSOCIATED WITH SUCH USES. ANY LABELLING ON THE REZONING PLAN MAY BE AN INDICATION OF THE CURRENT INTENTION ON THE PART OF PETITIONER BUT SHALL NOT RESTRICT THE PROPERTY IN A MANNER THAT CONFLICTS WITH THE PROVISIONS OF THESE DEVELOPMENT NOTES. DRIVE-UP AND WALK-UP AUTOMATED TELLER MACHINES ARE SPECIFICALLY PERMITTED SO LONG AS THEY MEET THE DESIGN REQUIREMENTS OF THE ORDINANCE.

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

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

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

10. LANDSCAPING/BUFFERS. DEVELOPMENT OF THE PROPERTY SHALL COMPLY WITH THE LANDSCAPING AND BUFFER REQUIREMENTS OF THE ORDINANCE.

11. AMENDMENT. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OF OWNERS OF THE PROPERTY IN ACCORDANCE WITH THE PROVISIONS OF THE ORDINANCE; PROVIDED, HOWEVER, IN THE EVENT ANY PORTION OF THE PROPERTY IS CONVEYED TO A THIRD PARTY, PETITIONER MAY REQUEST AN AMENDMENT TO THE REZONING PLAN WITHOUT THE WRITTEN CONSENT OF ANY OTHER OWNER OF ALL OR ANY PORTION OF THE PROPERTY UNLESS SUCH AMENDMENT CONSTITUTES A CHANGE IN THE BUILDING OR USE OF THE PORTION OF THE PROPERTY OWNED BY SUCH OWNER, PROVIDED PETITIONER PROVIDES FIRST SUCH AMENDMENT RIGHT IN THE RECORDED PRIVATE RESTRICTIVE COVENANTS THAT GOVERN THE PROJECT. ALL REQUIREMENTS IN CONNECTION WITH THE AMENDMENT WILL BE CALCULATED ON THE PROPERTY AS A WHOLE IN THE SAME MANNER SUCH REQUIREMENTS WERE CALCULATED AT THE TIME OF THE INITIAL APPROVAL. THIS NOTE SHALL BE SHOWN ON THE FINAL PLAT WHEN RECORDED.

12. BMP DESIGN. THE DESIGNS FOR THE BMPS SHOWN ON THE REZONING PLAN SHALL BE FINALIZED DURING THE CONSTRUCTION PHASE AND SHALL BE COMPLETED AS A PART OF THE INFRASTRUCTURE IMPROVEMENTS.

13. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS. IF THIS REZONING APPLICATION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE 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.

14. SAM FURR ROAD FUTURE TRANSIT STATION. THE SAM FURR ROAD STATION AREA CONCEPT PLAN IDENTIFIES THIS SITE AS THE LOCATION FOR THE FUTURE TRANSIT STATION. THE CATS NORTH CORRIDOR COMMUTER RAIL PLAN, DATED 10/9/08, ALSO IDENTIFIES THIS SITE AS THE LOCATION FOR THE FUTURE TRANSIT STATION. THE DESIGN, LAYOUT, AND EXACT LOCATION OF THE FUTURE TRANSIT STATION HAS NOT BEEN DETERMINED, AND THE FINAL CONFIGURATION MAY HAVE AN IMPACT ON THE SITE. THE APPROXIMATE LAYOUT AND CONFIGURATIONS OF LOTS AND BUILDINGS AND ALIGNMENTS OF STREETS AND DRIVES MAY BE MODIFIED DURING DESIGN, ENGINEERING AND CONSTRUCTION PHASES OF THE DEVELOPMENT TO ACCOMMODATE THE FUTURE TRANSIT STATION.

15. ELEVATIONS. STAFF MAY APPROVE REVISIONS TO ELEVATIONS SO LONG AS THE REVISIONS ARE GENERALLY CONSISTENT WITH THOSE ELEVATIONS INCLUDED IN THE REZONING PLAN.

REQUESTED MODIFICATIONS TO STANDARDS
PURSUANT TO SECTION 11.4.7(K) OF THE ORDINANCE, THE STANDARDS OF THE ORDINANCE ARE MODIFIED TO PERMIT THE FOLLOWING:

STOREFRONT OR WORKPLACE MODIFICATION

SECTION 3.2.11 (B) LIMITS STOREFRONT AND WORKPLACE UP TO 6,000 SF ON THE FIRST-FLOOR AREA; HOWEVER, IF THE BUILDING IS WITHIN 2,000 FEET OF THE INTERSECTION OF TWO MAJOR THROUGHFARES, THE STOREFRONT AND WORKPLACE MAXIMUM IS 65,000 SF. THE PROPERTY IS WITHIN 2,500 FEET OF TWO MAJOR THROUGHFARES (NC 115 AND NC 73). THE MODIFICATION IS UP TO 25,000 SF OF STOREFRONT OR WORKPLACE PER BUILDING.

SKETCH PLAN NOTES

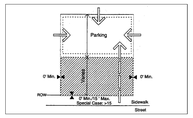
1. ALL DEVELOPMENT AND CONSTRUCTION SHALL COMPLY WITH ALL ZONING AND SUBDIVISION STANDARDS OF THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, AND NCDOT, AS APPLICABLE UNLESS OTHERWISE PROVIDED BY THIS DOCUMENT.
2. THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAY OF RECORD.
3. ALL AREAS DESIGNATED AS COMMON OPEN SPACE OR URBAN SPACE SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERSHIP ASSOCIATION AND DEDICATED FOR PUBLIC/PRIVATE USE IN PERPETUITY.
4. ACCESS (INGRESS/EGRESS) LOCATION AND DESIGN SHOWN ON THIS SKETCH PLAN AREA SUBJECT TO ACHIEVNG VERTICAL AND HORIZONTAL SIGHT DISTANCES, TURN LANE IMPROVEMENTS (INCLUDING RIGHT-OF-WAY) AND INTERSECTION WITH ADJACENT AND OPPOSING ACCESS POINTS. MODIFICATION TO PLAN MAY RESULT.
5. LARGE MATURING TREES WILL BE PLANTED 40' O/C WITHIN THE REQUIRED PLANTING STRIP ALONG ALL STREETS. SMALL MATURING TREES ARE TO BE USED WHERE OVERHEAD POWER LINES EXIST.
6. MAIL LOCATIONS TO BE REVIEWED AND APPROVED DURING CONSTRUCTION DOCUMENTS. MAIL TO BE DELIVERED TO (1) ONE LOCATION WITHIN EACH BUILDING ENVELOPE THAT INCLUDES MULTI-FAMILY RESIDENTIAL USES. COMMERCIAL MAIL DELIVERY TO BE DETERMINED IN CONJUNCTION WITH POST MASTER. THIS IS SUBJECT TO CHANGE PENDING FINAL DESIGN AND APPROVALS.
7. THE PROPOSED DEVELOPMENT WILL LIKELY BE SERVED BY BOTH PUBLIC AND PRIVATE WASTE MANAGEMENT FOR TRASH COLLECTION. THIS IS SUBJECT TO CHANG PENDING FINAL DESIGN AND APPROVALS.
8. THE TOWN OF HUNTERSVILLE BUILD TO LINE IS DEFINED AS, "A LINE EXTENDING THROUGH A LOT WHICH IS GENERALLY PARALLEL TO THE FRONT PROPERTY LINE AND MARKS THE LOCATION FROM WHICH THE PRINCIPLE VERTICAL PLANE OF THE FRONT BUILDING ELEVATION, EXCLUSIVE OF PORCHES, BAY WINDOWS AND SIMILAR APPURTENANCES, MUST BE ERECTED; INTENDED TO CREATE AN EVEN BUILDING FACADE LINE ON A STREET. THE BUILD-TO LINE IS ESTABLISHED ON THE RECORD PLAT (FINAL PLAT)."
9. THE PROPOSED DEVELOPMENT WILL CONSIST OF A GRAVITY DRIVEN SANITARY SEWER SYSTEM. THE SANITARY SEWER WILL SERVE EACH PROPOSED BUILDING AND TIE TO THE PROPOSED PUBLIC SYSTEM WITHIN THE DEVELOPMENT. THE PUBLIC SYSTEM WITHIN THE DEVELOPMENT WILL TIE INTO THE PUBLIC SYSTEM ALREADY IN PLACE AT TIME OF CO'S. THIS IS SUBJECT TO CHANG PENDING FINAL DESIGN AND APPROVALS.
10. THE PROPOSED DEVELOPMENT WILL CONSIST OF PUBLIC AND PRIVATE WATER LINE CONNECTIONS WHICH WILL TIE INTO THE EXISTING PUBLIC WATERLINES LOCATED IN OLD STATESVILLE ROAD. THIS IS SUBJECT TO CHANG PENDING FINAL DESIGN AND APPROVALS.
11. ALL RETAINING WALLS REQUIRING SPECIAL INSPECTIONS (GREATER THAN 5' IN HEIGHT) SHALL MEET THE REQUIREMENTS OF THE MCSBC CHAPTER 17 – SPECIAL INSPECTIONS AS DETAILED PER THE MECKLENBURG COUNTY CODE ENFORCEMENT SPECIAL INSPECTIONS PROCESS. ADDITIONALLY, COPIES OF THE RETAINING WALL PLANS SHALL BE SUBMITTED TO THE HUNTERSVILLE ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL. THE TOWN OF HUNTERSVILLE SHALL BE COPIED ON ALL STATEMENTS OF SPECIAL INSPECTIONS, SPECIAL INSPECTIONS FINAL REPORTS, AND DESIGN PRINCIPAL IN RESPONSIBLE CHARGE (DPIRC) LETTERS.
12. 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.
13. THIS PROJECT MAY BE BUILT IN MULTIPLE PHASES. FINAL PHASING SUBJECT TO CHANGE.
14. A SKETCH PLAN IS BEING REVIEWED CONCURRENTLY WITH THE REZONING PLAN AND WILL COMPLY WITH THE APPROVED REZONING PLAN.
15. TRASH CONTAINERS TO BE LOCATED IN REAR PARKING AREAS.
16. BUILDING UTILITIES (MECHANICAL EQUIPMENT) TO BE LOCATED IN THE SIDE/REAR ONLY: NOT GENERALLY PERMITTED ON STREET SIDE.

NOTE: ARTICLE 8.16.1&2 OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE ONLY IF THE SUBDIVISION IS RESIDENTIAL.

ALL ALLEYWAYS SHALL BE OPEN FROM GENERAL USAGE BY THE GENERAL PUBLIC BUT SHALL NOT BE ACCEPTED BY THE PUBLIC FOR MAINTENANCE. MAINTENANCE SHALL BE RESPONSIBILITY OF DEVELOPER/ASSOCIATES OF HOMEOWNERS (IF APPLICABLE).

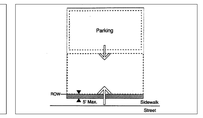
Lot Type / Shopfront Building

Building Placement/Parking/Vehicular Access



1. Buildings shall be placed on the lot within the zone represented by the hatched area. In most cases, the build to line will range from 0' to 15' behind street ROW. Special site conditions such as topography, pattern of lot widths, or setbacks of existing buildings permit a larger setback.
2. Building facades shall be generally parallel to frontage property lines.
3. Parking shall be located to the rear of the building; sidyard parking shall occupy no more than 25 percent of the primary frontage line and shall not be placed in an established sidyard abutting an intersecting street. Where dimensions of existing lots restrict parking behind buildings, the limitations on sidyard parking may be modified.
4. Points of permitted access to the parking indicated by arrows.
5. Hedges, garden walls, or fences may be built on property lines or as the continuation of building walls. A garden wall, fence, or hedge (min. 3' in height) shall be installed along any street frontage adjacent to parking areas.
6. Parking areas on adjacent lots shall be connected wherever practicable.
7. Trash containers shall be located in a rear parking area (see Parking Regulations).
8. Mechanical and utility equipment at ground level shall be placed in the side or rear yard and shall be screened from view by opaque screening from grade level along any public street or adjacent property (Article 7.6.2). Buildings that front on more than one public street may have mechanical and utility equipment located within a street facing yard, provided it is visually screened using compatible building materials and design as the principle structure. This is applicable only where no other reasonable option exists as determined by the Administrator. Examples of features limiting the location of mechanical and utility equipment may include, but not limited to, the physical layout of existing building, the presence of easements, elevation changes, etc.

Encroachment/Pedestrian Access to Building



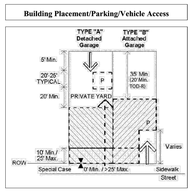
1. Balconies, bay windows, arcades, porches at an upper level and their supports at ground level, together with awnings above head height are permitted within the sidewalk as shown by the hatched area. Encroaching arcades should cover entire sidewalk.
2. Primary pedestrian access into the building shall be from the street frontage line (indicated by larger arrow). Secondary access may be from parking areas (indicated by smaller arrow).

Special Conditions:
1. The intention of buildings in all locations must be to relate the principal facade to the sidewalk and public space of the street.
2. Drive-through customer services, if permitted in the district, must be located at the rear of the building or on a side which does not abut a street.
3. Corners: Setbacks at street corners will generally replicate frontage conditions. However, side setbacks on a minor street may be less than the front dimension.
3. Within the limits described, front and side setbacks will vary depending upon site conditions. Setbacks should be used in a manner which encourages pedestrian activity. Squares or spatially defined plazas within building setback areas can act as focal points for pedestrians.

Description:
The shopfront building is a small-scale structure which can accommodate a variety of uses. The structure is typically a maximum of 15,000 square feet. A group of shopfront buildings can be combined to form a mixed-use neighborhood center. Individual shopfront buildings can be used to provide some convenience uses, such as a convenience food store, in close proximity to homes. Traditional commercial buildings in the old town provide good examples. Hotels, inns, and conference centers may be placed in shopfront or mixed-use buildings. Where possible, structures shall be designed to terminate vistas or serve as key focal points in the neighborhood.

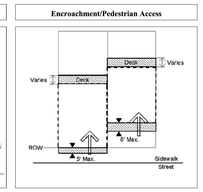
Lot Type / Attached House

Building Placement/Parking/Vehicle Access



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

Encroachment/Pedestrian Access



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

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

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

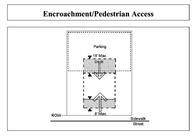
Lot Type / Apartment Building

Building Placement/Parking/Vehicle Access



1. Buildings shall be placed on the lot within the zone represented within the hatched area.
2. In most cases, the build to line will be 15' behind street ROW. Special site conditions such as topography, pattern of lot widths, or setbacks of existing buildings permit a larger setback. In urban conditions, apartments may be set up to the property line at the sidewalk, including corner conditions.
3. Building facades shall be generally parallel to front property lines. All buildings shall front onto a public street. All ground floor residential units with exterior access shall front a public street, unless specifically exempted by one of the provisions of Section 8.1.
4. Parking shall be located to the rear of the building.
5. Points of permitted access to the parking indicated by arrows.
6. Hedges, garden walls, or fences may be built on property lines or as the continuation of building walls. A garden wall, fence, or hedge (min. 3' in height) shall be installed along any street frontage adjacent to parking areas.
7. Trash containers shall be located in the rear parking area (see Parking Regulations).
8. Mechanical and utility equipment at ground level shall be placed in the side or rear yard and shall be screened from view by opaque screening from grade level along any public street or adjacent property (Article 7.6.2). Buildings that front on more than one public street may have mechanical and utility equipment located within a street facing yard, provided it is visually screened using compatible building materials and design as the principle structure. This is applicable only where no other reasonable option exists as determined by the Administrator. Examples of features limiting the location of mechanical and utility equipment may include, but not limited to, the physical layout of existing building, the presence of easements, elevation changes, etc.

Encroachment/Pedestrian Access



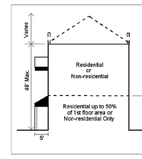
1. For buildings set back from sidewalk, balconies, stoops, stairs, open porches, bay windows, and awnings are permitted to encroach into setback area up to 8'.
2. Attached decks are permitted to encroach into the rear setback up to 15 feet.
3. For buildings set up to the sidewalk, upper level balconies, bay windows and their supports at ground level may encroach a maximum of 5'0" over the sidewalk.
4. Main pedestrian access to the building and to individual units is from the street (indicated by larger arrow), unless specifically exempted by one of the provisions of Section 8.1. Secondary access may be from parking areas (indicated by smaller arrow).

Special Conditions:
1. The intention of buildings in all locations must be to relate the principal facade to the sidewalk and public space of the street.
2. Corners: Setback at street corners will generally replicate frontage conditions. However, side setbacks on a minor street may be less than the front dimension.
3. Within the limits described, front and side setbacks will vary depending upon site conditions. Setbacks should be used in a manner which encourages pedestrian activity. Squares or spatially defined plazas within building setback areas can act as focal points for pedestrians.

Description:
The apartment building is a residential building accommodating several households. In traditional towns, this building type coexists with a variety of other building types. A successful contemporary design permits its integration with other residential types through the coordination of site and building design (see Architectural Regulations). Apartment complexes should be one or more separated buildings similar in their scale on the public street to large detached housing. Where possible, structures shall be designed to terminate vistas or serve as key focal points in the neighborhood.

Building Type / Shopfront Building

Permitted Height and Uses



1. Building height shall be measured as the vertical distance from the highest finished grade relative to the street frontage, up to the eaves or the highest level of a flat roof.
2. The height of parapet walls may vary depending upon the need to screen mechanical equipment.
3. Building height to the ridge may vary depending on the roof pitch.
4. Permitted uses are indicated above, and are further controlled by district regulations.
5. Where an existing residential building converts to a mixed-use building, at least 40% of the habitable floors area shall be residential.

Architectural Standards

Principles
A. To perpetuate the unique building character of the town and its environs, and to re-establish its local identity, development shall generally employ building types that are sympathetic to the historic architectural vocabulary of the area in their massing and external materials.
B. Building elevations fronting or visible from public streets shall be clad with masonry, wood, vinyl siding, stucco, or similar material. Metal paneling may not comprise a street fronting building face.
C. The front elevations facing the street, and the overall massing shall communicate emphasis on the human scale and the pedestrian environment.
D. Each building should be designed to form part of a larger composition of the area in which it is situated. Adjacent buildings should be of similar scale, height, and configuration.
E. Trailers (mobile units) may not be used as permanent shopfront buildings.

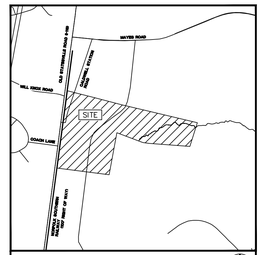
Configurations
A



REPRESENTATIVE ILLUSTRATION



REPRESENTATIVE ILLUSTRATION



VICINITY MAP N.T.S.

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NOTES:

1. BUILDING FRONTAGE ALONG PUBLIC STREETS AND OPEN SPACE WILL BE PEDESTRIAN ORIENTED ON THE FIRST FLOOR.
2. BUILDING TEXTURE AND DETAILING SHALL SPEAK TO THE PEDESTRIAN EXPERIENCE OF TRADITIONAL TOWN/VILLAGE ARCHITECTURE WITH THE USE OF ANY MASONRY.
3. BUILDINGS SHALL HAVE ARTICULATIONS IN THE OVERALL MASSING THAT SHALL BREAK DOWN THE BUILDING SCALE THRU THE USE OF OFFSETS AND VARYING MATERIALS SUCH AS BRICK, FIBER CEMENT PANELS AND SIDING.
4. BUILDING ENTRY POINTS WILL BE HIGHLIGHTED THRU THE USE OF OFFSETS, AWNINGS, AND PROMINENT DETAILING.
5. DURING THE PERMITTING PROCESS TO THE TOWN OF HUNTERSVILLE FOR REVIEW AND APPROVAL.

North Carolina 811 www.ncs811.org

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

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CAPROCK LLC

2410 DUNAVANT STREET
CHARLOTTE, NC 28203

CALDWELL CROSSING MIXED USE REZONING

HIGHWAY 115
HUNTERSVILLE, NC 28284

ARCHITECTURAL ELEVATIONS

THESE RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY. THE ACTUAL COMBINATION OF BUILDING MATERIALS MAY CHANGE. THE ACTUAL LAYOUT OF THE SITE (BUILDINGS, LANDSCAPING, STREETS, PARKING LOT, ETC.) MAY VARY ACCORDING TO THE FINAL APPROVED PLANS. ANY CHANGES OR VARIATIONS WILL BE REVIEWED AND APPROVED BY TOWN STAFF.

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4751.00

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RZ-204

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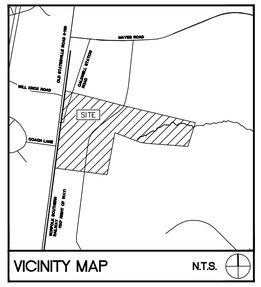

VICINITY MAP N.T.S.

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LEGEND

SYMBOL

- ZONING BOUNDARY
- TR ZONING: ±22.80 ACRES PROPOSED TND-U ZONING
- CB ZONING: ±15.90 ACRES PROPOSED TND-U ZONING

DEVELOPMENT SUMMARY

PROJECT NAME:	CALDWELL CROSSING MIXED-USE REZONING
PARCEL NUMBER:	01103103, 01103104, 01103205, 01103206, 01103207, 01103208, 01103209, 01103210, 01103211
SITE ACREAGE:	± 38.10 ACRES (GIS)
REZONING ACREAGE:	± 38.10 ACRES
EXISTING USE:	SINGLE-FAMILY, INDUSTRIAL & MOBILE HOME PARK (GIS)
PROPOSED USE:	COMMERCIAL, MULTI-FAMILY RESIDENTIAL, MULTI-FAMILY (RETIREMENT), ATTACHED RESIDENTIAL
EXISTING ZONING DISTRICT:	CB, TR
PROPOSED ZONING DISTRICT:	TND-U

NOTE: FULL DEVELOPMENT SUMMARY AND REZONING NOTES LOCATED ON SHEET RZ-203

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CALDWELL CROSSING MIXED USE REZONING

HIGHWAY 115
HUNTERSVILLE, NC 28284

ZONING MAP

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SCALE: 1"=200'
0 100' 200' 400'

N

RZ-205

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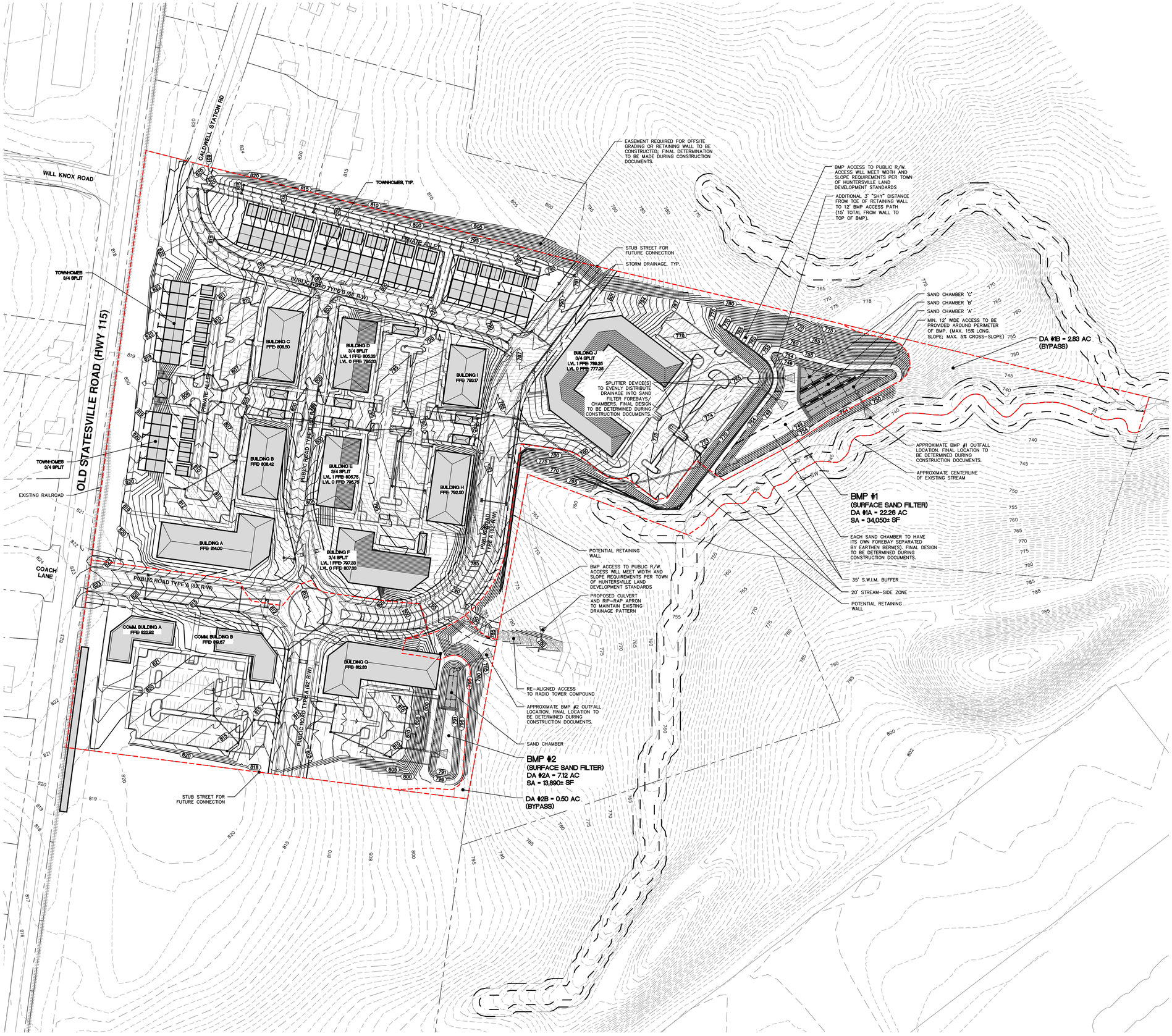

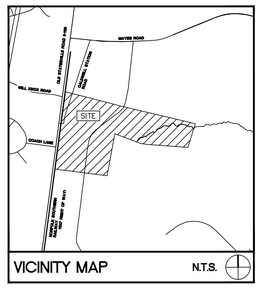

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LEGEND

SYMBOL

- EXISTING CONTOUR (GIS)
- PROPOSED CONTOUR
- PROPOSED SURFACE SAND FILTER
- BMP DRAINAGE AREA

STORMWATER MANAGEMENT NOTES:

1. ONSITE STORMWATER MANAGEMENT WILL BE DESIGNED TO MEET THE REQUIREMENTS AS SET FORTH IN THE POST CONSTRUCTION CONTROLS ORDINANCE AND TOWN OF HUNTERSVILLE WATER QUALITY DESIGN MANUAL.
2. THE FINAL STORM ROUTING WILL BE BASED UPON THE FINAL LOCATION OF ON-SITE FEATURES.
3. A FLOW SPLITTER, OR SIMILAR TECHNIQUE, MAY BE USED TO DIVERT FLOW TO THE INDIVIDUAL SAND FILTERS FOR THE REQUIRED STORM EVENTS AND, BYPASS LARGER STORMS (25-YR AND ABOVE) OR OTHER METHODS AS DEEMED NECESSARY BY THE ENGINEER.
4. NO INDIVIDUAL SAND FILTER SHALL RECEIVE NO MORE THAN THE MAXIMUM OF 10 ACRES OF DRAINAGE AREA.
5. BMP(S) WERE SIZED TO CONTAIN THE WATER QUALITY VOLUME, PROVIDE VOLUME CONTROL FOR THE 1-YEAR/24-HOUR STORM EVENT AND DETAIN THE 2 & 10 YEAR/24-HOUR STORM EVENTS BETWEEN THE PREDEVELOPMENT AND POST DEVELOPMENT CONDITIONS. THE BASIN IS DESIGNED TO BYPASS THE LARGER STORM EVENTS VIA EMERGENCY WEIRS LOCATED IN THE OUTLET CONTROL STRUCTURE(S) AND/OR POND BERM(S).
6. THE PROPOSED CONCEPTUAL BMP'S SHALL INCLUDE THE TREATMENT OF ALL INTERNAL ROADWAYS TO THE SITE AS SHOWN ON THE CONCEPT PLAN.
7. 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.
8. THE DEVELOPER RETAINS THE RIGHT TO UTILIZE EITHER ABOVE OR BELOW GROUND BMPS SO ALONG AS THE INTENT OF THE ORDINANCES AS STATED IN NOTE 1 ARE MET.
9. WHERE DISTURBANCE TO THE S.W.I.M AND/OR PCSO BUFFER IS SHOWN, A LETTER FROM WATER QUALITY IS REQUIRED STATING THAT THE DISTURBANCE SHOWN IS ALLOWABLE OR WHETHER A MITIGATION PLAN HAS BEEN APPROVED.

IMPERVIOUS AREA CALCULATIONS:

TOTAL DRAINAGE AREA:

PRE-DEVELOPMENT #1:		PRE-DEVELOPMENT #2:	
PERVIOUS:	25.07 AC.	PERVIOUS:	6.09 AC.
IMPERVIOUS:	1.51 AC.	IMPERVIOUS:	0.04 AC.
TOTAL:	26.58 AC.	TOTAL:	6.13 AC.
POST-DEVELOPMENT #1A:		**POST-DEVELOPMENT #2A:**	
PERVIOUS:	8.91 AC.	PERVIOUS:	2.85 AC.
IMPERVIOUS:	13.35 AC.	IMPERVIOUS:	4.27 AC.
TOTAL:	22.26 AC.	TOTAL:	7.12 AC.
POST-DEVELOPMENT #1B:		**POST-DEVELOPMENT #2B:**	
PERVIOUS:	2.77 AC.	PERVIOUS:	0.50 AC.
IMPERVIOUS:	0.05 AC.	IMPERVIOUS:	0.00 AC.
TOTAL:	2.82 AC.	TOTAL:	0.50 AC.

TOTAL BMP DRAINAGE ACREAGE WITHIN PARCELS: ±32.71 ACRES

TOTAL SITE EXISTING IMPERVIOUS: ±1.55 ACRES OR 4.74%

ASSUMED TOTAL SITE PROPOSED IMPERVIOUS: ±17.67 ACRES OR 54% FINAL SITE IMPERVIOUS AND DRAINAGE ARE TO BE DETERMINED DURING THE CONSTRUCTION DOCUMENT PHASE.

REFER TO ADDITIONAL CALCULATIONS FOR SIZING OF BMP. CALCULATIONS ARE FOR REFERENCE ONLY AND SUBJECT TO CHANGE BASED ON CONSTRUCTION DOCUMENTS.

RETAINING WALL NOTES:

1. RETAINING WALLS GREATER THAN 4' (RESIDENTIAL) OR 5' (COMMERCIAL) IN HEIGHT REQUIRE A PERMIT FROM CODE ENFORCEMENT PRIOR TO CONSTRUCTION.
2. CONSTRUCTION OF WALL CANNOT BEGIN UNTIL ALL NECESSARY PERMITS ARE ACQUIRED.
3. THE MECKLENBURG COUNTY ENGINEERING DEPARTMENT HAS NOT REVIEWED THE STRUCTURAL STABILITY OF ANY RETAINING WALLS ON THE SITE AND DOES NOT ASSUME RESPONSIBILITY FOR THEM.

BUILT-UPON-AREA (BUA) NOTE:

1. ALL RUNOFF FROM IMPERVIOUS SURFACES WILL BE CAPTURED AND DIRECTED TO A STORMWATER CONTROL DEVICE TO THE GREATEST EXTENT PRACTICAL.

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CHARLOTTE, NC 28203

CALDWELL CROSSING MIXED USE REZONING

HIGHWAY 115
HUNTERSVILLE, NC 28284

GRADING & DRAINAGE PLAN

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Project No.
4751.00

Issued
05/03/2021

Revised
07/16/21 – TOWN COMMENTS

BOLTON & MENK, INC. CORPORATE SEAL NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 43819 PRELIMINARY NOT FOR CONSTRUCTION 07/16/2021

SCALE: 1"=80'
0 40' 80' 160'

N

RZ-300

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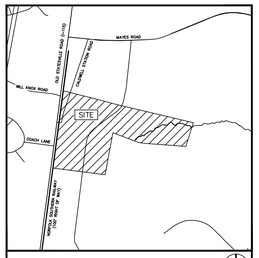

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ADJACENT PARCELS & ZONING INFORMATION

Project No.
4751.00

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SCALE: 1"=200'
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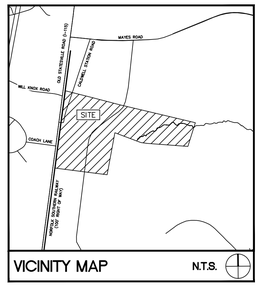
	taxpid	Owner Last Name	Owner First Name	Second Owner Last Name	Second Owner First Name	Mailing Addresses 1	City	State	Deed Book	Deed Page
1	00544378	CALDWELL PARTNERS LLC		C/O PHIL GANDY JR		PO BOX 3573	MOORESVILLE	NC	9792	415
2	00544320	CALDWELL PARTNERS LLC				PO BOX 3573	MOORESVILLE	NC	10173	372
3	00544327	LAKESIDE CHARTER HOLDINGS LLC				775 WEST 1200 NORTH, STE 100	SPRINGVILLE	UT	33188	761
4	01103105	LAKESIDE CHARTER HOLDINGS LLC				775 WEST 1200 NORTH, STE 100	SPRINGVILLE	UT	33188	761
5	01103205	WILSON	WILLIAM L	WILSON	CANDI	21400 DELFTMERE DR	CORNELIUS	NC		
6	01103214	CALDWELL PARTNERS LLC		C/O PHIL M GANDY JR		PO BOX 2326	CORNELIUS	NC	10163	769
7	01103217	CALDWELL PARTNERS LLC				PO BOX 2326	CORNELIUS	NC	10173	372
8	01103106	LAKESIDE CHARTER HOLDINGS LLC				775 WEST 1200 NORTH, STE 100	SPRINGVILLE	UT	33188	761
9	01103107	LAKE NORMAN CHURCH OF CHRIST INC				PO BOX 2392	HUNTERSVILLE	NC	34031	578
10	01103201	MAYES	GLENN ROLLAND,JR			4 REYNOLDS PLACE	ASHEVILLE	NC	2286	315
11	01103209	WILSON	WILLIAM L	WILSON	CANDI B	21400 DELFTMERE DR	CORNELIUS	NC	21676	277
12	00502104	LAKESIDE CHARTER HOLDINGS LLC				775 WEST 1200 NORTH, STE 100	SPRINGVILLE	UT	33188	761
13	01103215	CALDWELL PARTNERS LLC		C/O PHIL GANDY JR		PO BOX 2326	CORNELIUS	NC	9792	415
14	01103216	CALDWELL PARTNERS LLC		C/O PHIL GANDY JR		PO BOX 2326	CORNELIUS	NC	9792	415
15	01121109	IPT CHARLOTTE DC LP		C/O PROLOGIS RE TAX		1800 WAZEE ST STE 500	DENVER	CO	30841	493
16	01103208	WILSON	WILLIAM L	WILSON	CANDI	21400 DELFTMERE DR	CORNELIUS	NC	3182	131
17	01103207	WILSON	WILLIAM L	CANDI MELISSA		21400 DELFTMERE DR	CORNELIUS	NC	8212	783
18	00544335	EQUITY TRUST COMPANY		CUSTODIAN FBO QUINTON M GANDY		PO BOX 3573	MOORESVILLE	NC	33164	995
19	01103203	PRESCHOOL INC				17616 CALDWELL STATION RD	HUNTERSVILLE	NC	8782	595
20	00544318	BROWN	SHIRLEY KNOX			14411 STUMPTOWN RD	HUNTERSVILLE	NC	26635	310
21	00544319	BROWN	SHIRLEY KNOX			14411 STUMPTOWN RD	HUNTERSVILLE	NC	33098	17
22	00544325	LOWRANCE	JEANNE			PO BOX 15	DAVIDSON	NC	1469	248
23	00544326	WOLF	RANDALL A			461 RALPH HOOD RD	FORT MILL	SC	13884	773
24	01103210	WILSON	WILLIAM L	WILSON	CANDI B	21400 DELFTMERE DR	CORNELIUS	NC	23901	548
25	01103108	LAKE NORMAN CHURCH OF CHRIST				PO BOX 2392	HUNTERSVILLE	NC	34031	416
26	01103213	HEATH	CONNIE WASHAM	BROWN	SHIRLEY KNOX	14411 STUMPTOWN RD	HUNTERSVILLE	NC	33098	17
27	01103212	TRUSTEES OF DAVIDSON COLLEGE				PO BOX 7166	DAVIDSON	NC	4267	456
28	01103222	DEPARTMENT OF TRANSPORTATION		ATTN: LOUIS MITCHELL	DISTRICT 2	7605 DISTRICT DR	CHARLOTTE	NC	25112	356
29	00544324	CALDWELL PARTNERS LLC		C/O PHIL M GANDY JR		PO BOX 3573	MOORESVILLE	NC	10163	769
30	00544377	CALDWELL STATION NC LLC				3514 DRAWBRIDGE PARKWAY STE B	GREENSBORO	NC	30411	400
31	01103211	HOKE	RICHARD B			203 QUEENS COVE RD	MOORESVILLE	NC	32842	544
32	01103103	WILSON	WILLIAM L	WILSON	CANDI	21400 DELFTMERE DR	CORNELIUS	NC	3182	131
33	01103109	LOWRANCE	JEANNE			17501 OLD STATESVILLE RD	HUNTERSVILLE	NC	1469	248
34	01103104	WILSON	WILLIAM L	WILSON	CANDI B	21400 DELFTMERE DR	CORNELIUS	NC	21676	277
35	01103206	WILSON	WILLIAM L			21400 DELFTMERE DR	CORNELIUS	NC	6112	366
36	01103218	PEOPLES	DORIS HAZELINE K			17301 OLD STATESVILLE RD	HUNTERSVILLE	NC	1677	309
37	00544379	CALDWELL PARTNERS LLC		C/O PHIL GANDY JR		PO BOX 3573	MOORESVILLE	NC	9792	415
38	01103221	LAKE NORMAN CHURCH OF CHRIST	INC			17634 CALDWELL STATION RD	HUNTERSVILLE	NC	14433	665



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ADJACENT PARCELS & ZONING INFORMATION

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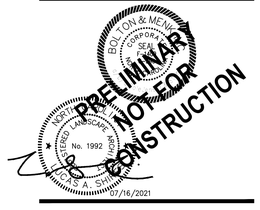

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RZ-401

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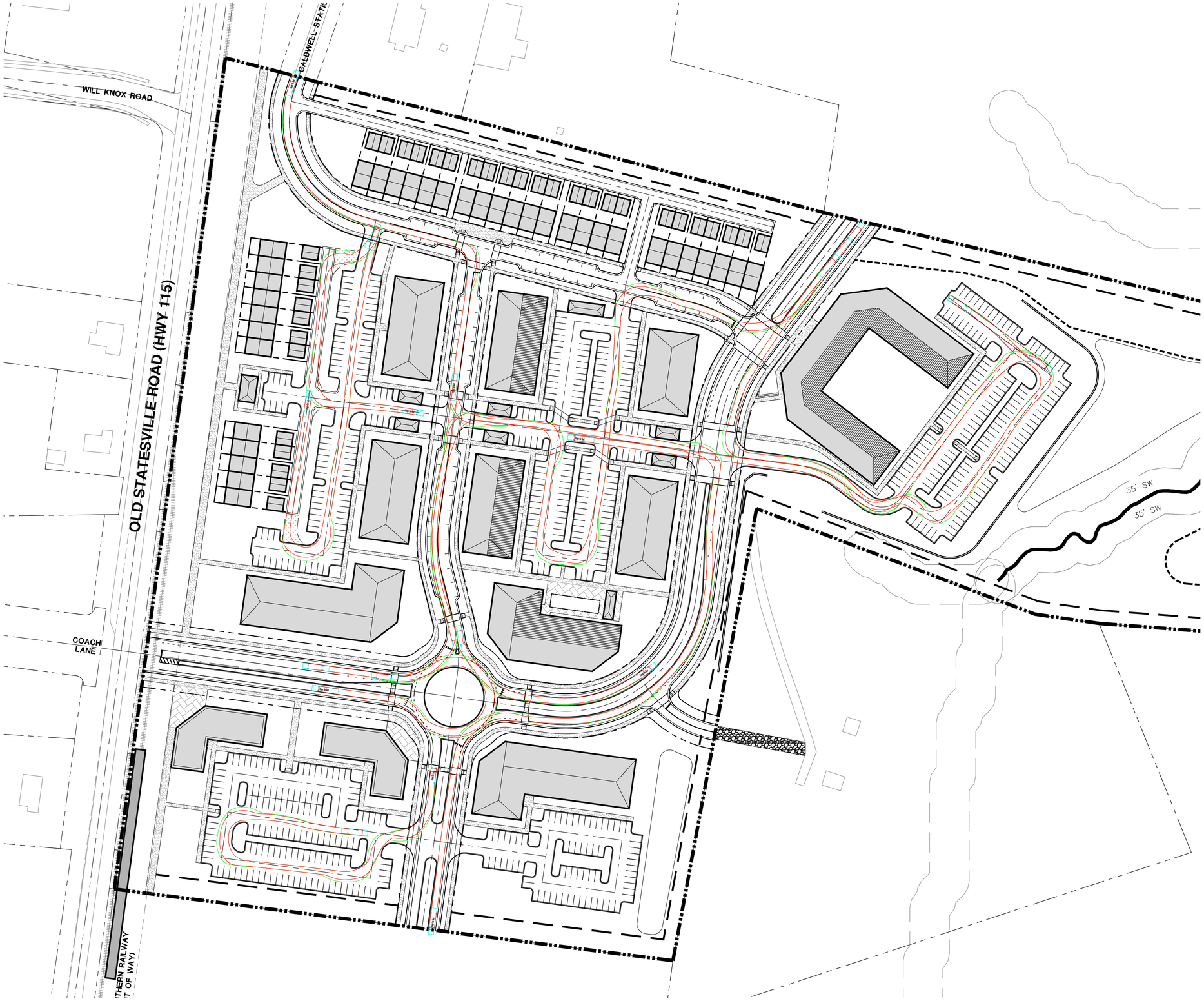

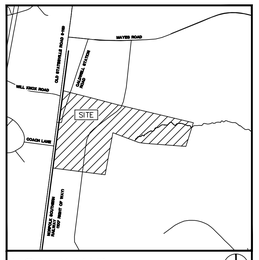

VICINITY MAP N.T.S.

SURVEY DISCLAIMER

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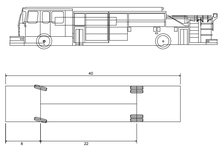
LEGEND

SYMBOL

PARCEL LINE / PROJECT BOUNDARY

SCHEMATIC BUILDING FOOTPRINTS



B-40 Ladder Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance 0.656ft	
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

NOTE:

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

DEVELOPMENT SUMMARY

PROJECT NAME:	CALDWELL CROSSING MIXED-USE REZONING
PARCEL NUMBER:	01103103, 01103104, 01103205, 01103206, 01103207, 01103208, 01103209, 01103210, 01103211
SITE ACREAGE:	± 38.10 ACRES (GIS)
REZONING ACREAGE:	± 38.10 ACRES
EXISTING USE:	SINGLE-FAMILY, INDUSTRIAL & MOBILE HOME PARK (GIS)
PROPOSED USE:	COMMERCIAL, MULTI-FAMILY RESIDENTIAL, MULTI-FAMILY (RETIREMENT), ATTACHED RESIDENTIAL
EXISTING ZONING DISTRICT:	CB, TR
PROPOSED ZONING DISTRICT:	TND-U

NOTE: FULL DEVELOPMENT SUMMARY AND REZONING NOTES LOCATED ON SHEET RZ-203

North Carolina 811 www.ncc811.org

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CAPROCK LLC

2410 DUNAVANT STREET
CHARLOTTE, NC 28203

CALDWELL CROSSING MIXED USE REZONING

HIGHWAY 115
HUNTERSVILLE, NC 28284

EMERGENCY VEHICLE ACCESS

Project No.
4751.00

Issued
05/03/2021

Revised
07/16/21 – TOWN COMMENTS

PRELIMINARY NOT FOR CONSTRUCTION

BOLTON & MENK CORPORATE SEAL No. 1992 LUCAS A. SHIRLEY NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT
07/16/2021

SCALE: 1"=60'
0 30' 60' 120'

N

RZ-500

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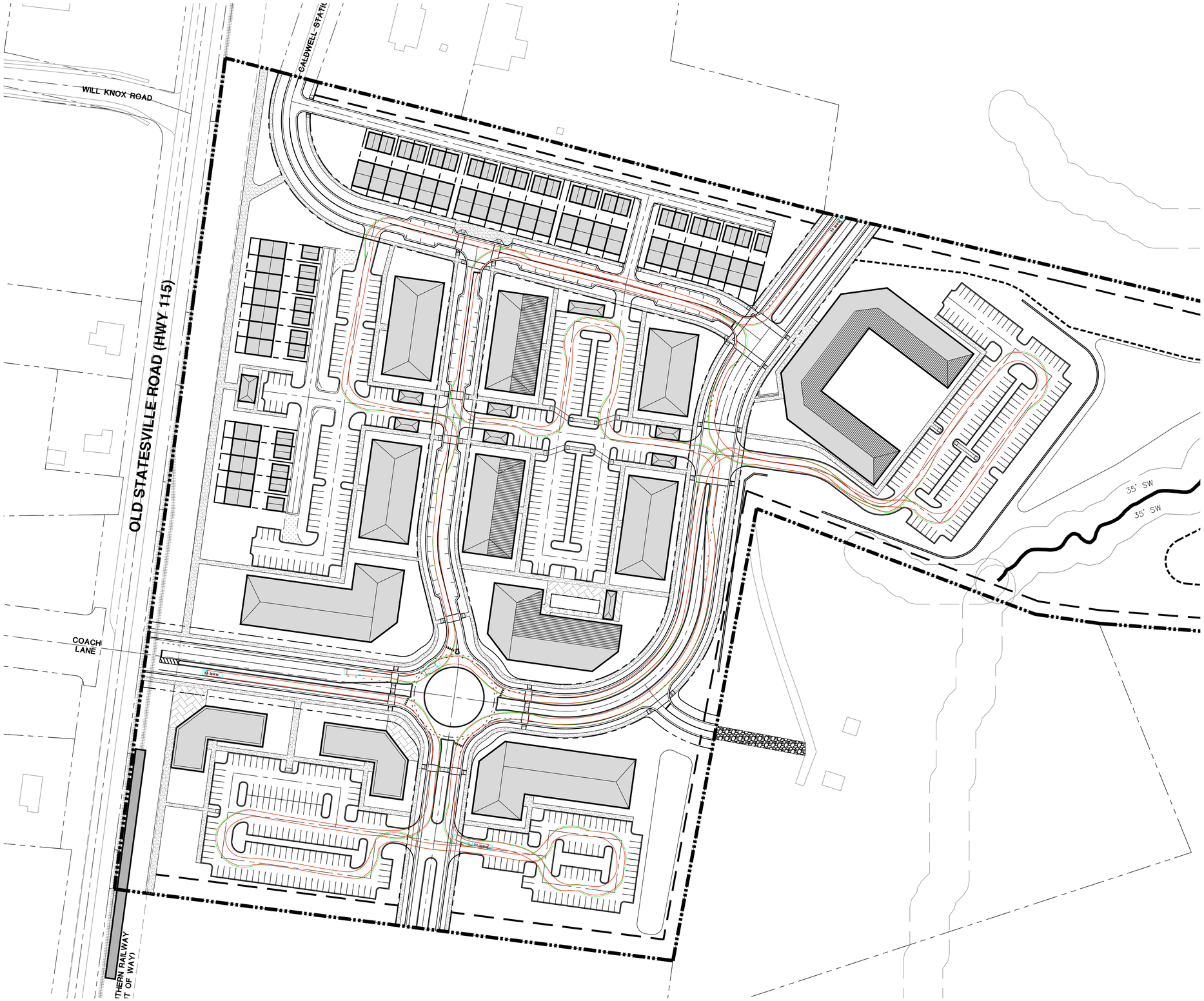

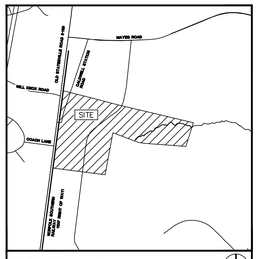

VICINITY MAP N.T.S.

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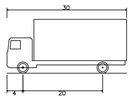
LEGEND

SYMBOL

PARCEL LINE / PROJECT BOUNDARY

SCHEMATIC BUILDING FOOTPRINTS



SU-30 – Single Unit Truck	
Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°

NOTE:

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DEVELOPMENT SUMMARY

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EXISTING ZONING DISTRICT:	CB, TR
PROPOSED ZONING DISTRICT:	TND-U

NOTE: FULL DEVELOPMENT SUMMARY AND REZONING NOTES LOCATED ON SHEET RZ-203

North Carolina 811 www.nc811.org

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2410 DUNAVANT STREET
CHARLOTTE, NC 28203

CALDWELL CROSSING MIXED USE REZONING

HIGHWAY 115
HUNTERSVILLE, NC 28284

VEHICLE ACCESS

Project No.
4751.00

Issued
05/03/2021

Revised
07/16/21 – TOWN COMMENTS

PRELIMINARY NOT FOR CONSTRUCTION

BOLTON & MENK CORPORATE SEAL No. 1992 LICAS A. SHIN 07/16/2021

SCALE: 1"=60'
0 30' 60' 120'

N

RZ-501

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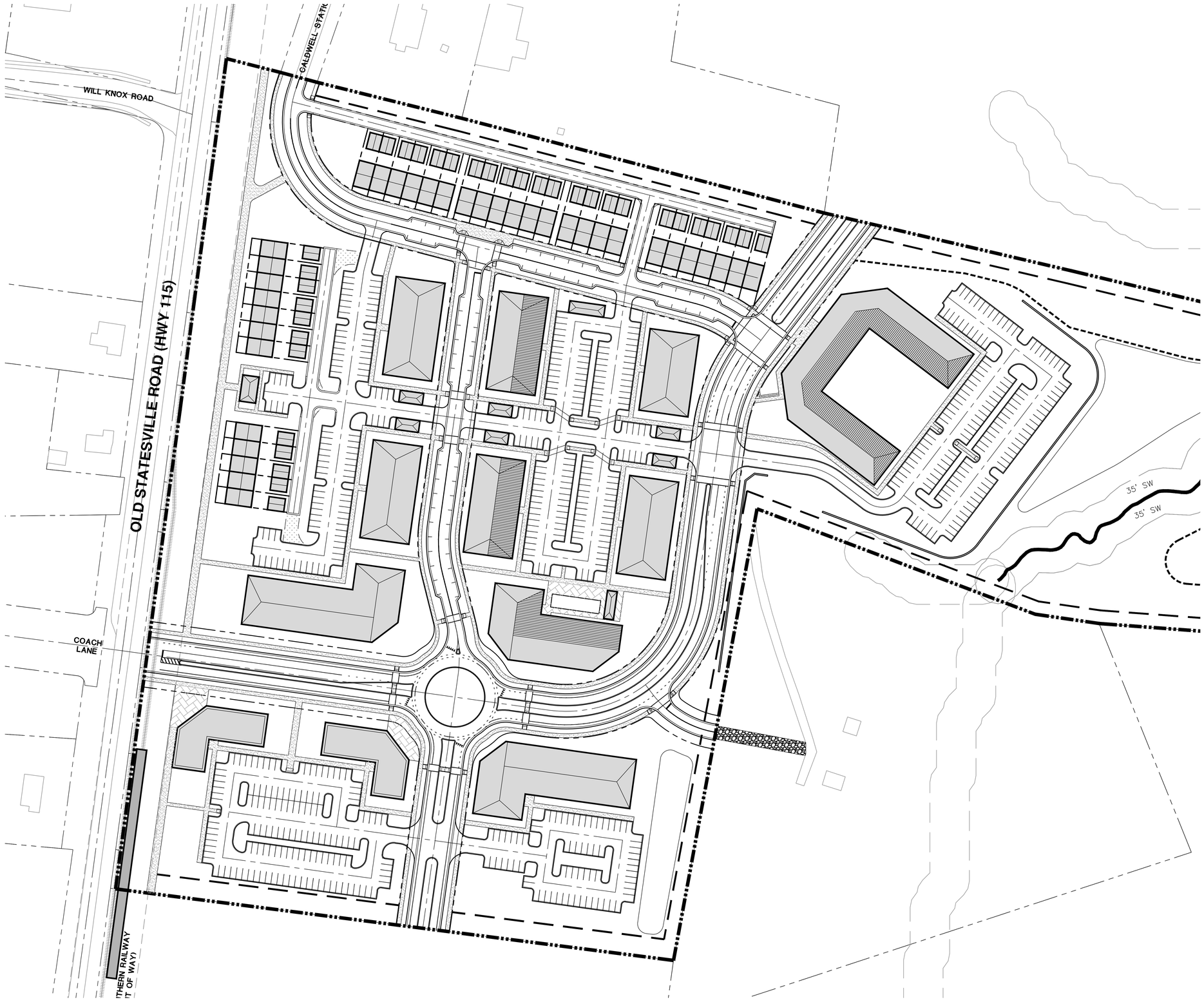

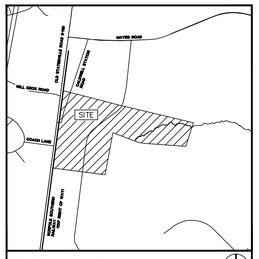

VICINITY MAP N.T.S.

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LEGEND

SYMBOL

PARCEL LINE / PROJECT BOUNDARY

SCHEMATIC BUILDING FOOTPRINTS

DEVELOPMENT SUMMARY

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CALDWELL CROSSING MIXED USE REZONING

HIGHWAY 115
HUNTERSVILLE, NC 28284

SITE ENLARGEMENT

Project No.
4751.00

Issued
05/03/2021

Revised
07/16/21 – TOWN COMMENTS

PRELIMINARY NOT FOR CONSTRUCTION

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SCALE: 1"=60'
0 30' 60' 120'

N

RZ-502

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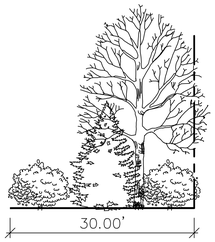
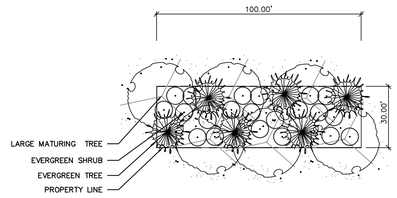


TYPICAL 30' LANDSCAPE BUFFER - PLAN N.T.S.



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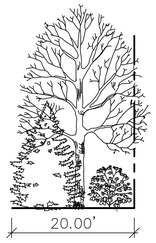
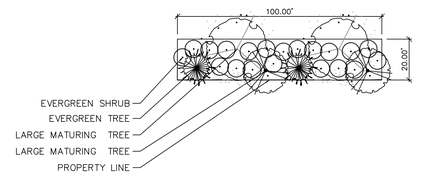
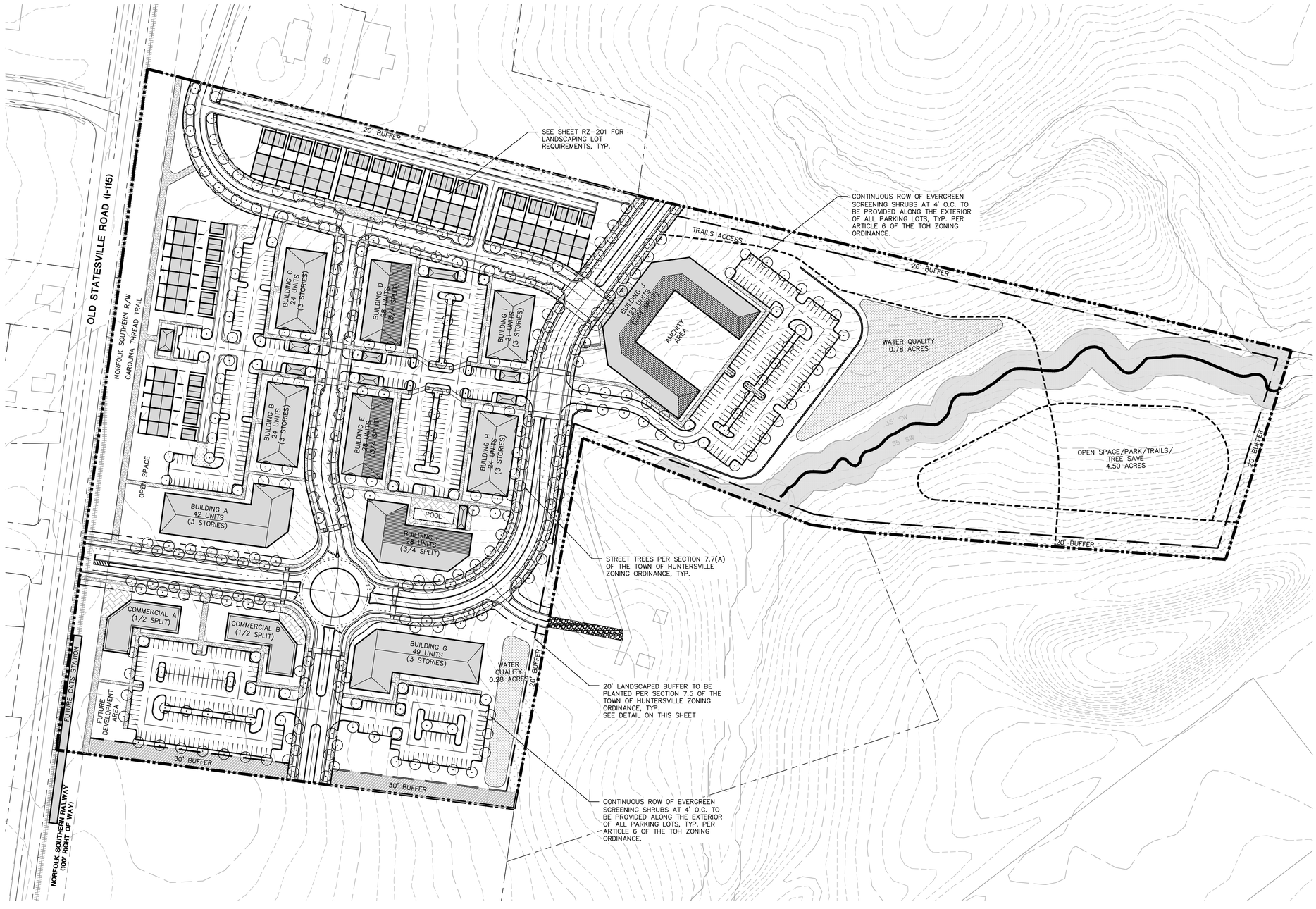
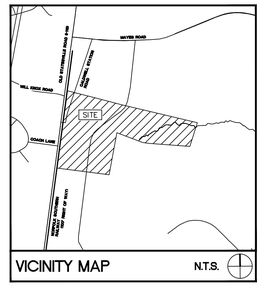


TYPICAL 20' LANDSCAPE BUFFER - PLAN N.T.S.



TYPICAL 20' LANDSCAPE BUFFER - PLAN 1" = 30'-0"





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LEGEND

SYMBOL

- PARCEL LINE / PROJECT BOUNDARY
- SCHEMATIC BUILDING FOOTPRINTS
- SCHEMATIC WATER QUALITY LOCATION
- SCHEMATIC SIDEWALK LOCATION
- SCHEMATIC TRAIL LOCATION
- SCHEMATIC 20' BUFFER LOCATION
- SCHEMATIC 30' BUFFER LOCATION
- PROPOSED CANOPY TREE

DEVELOPMENT SUMMARY

PROJECT NAME:	CALDWELL CROSSING MIXED-USE REZONING
PARCEL NUMBER:	01103103, 01103104, 01103205, 01103206, 01103207, 01103208, 01103209, 01103210, 01103211
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CAPROCK LLC

2410 DUNAVANT STREET
CHARLOTTE, NC 28203

CALDWELL CROSSING MIXED USE REZONING

HIGHWAY 115
HUNTERSVILLE, NC 28284

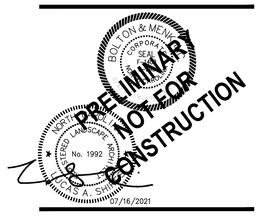
PLANTING PLAN

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

Project No.
4751.00

Issued
05/03/2021

Revised
07/16/21 – TOWN COMMENTS



SCALE: 1"=80'
0 40' 80' 160'

N

RZ-600

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R21-09- Caldwell Crossing- Neighborhood Meeting

Date: June 29, 2021

Time: 6:00 pm-7:00 pm

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

Comments:

- Neither railroad crossing is safe to get across.
- Sewer connections to the East of the property require additional clarity and outlines of MOU's with co-parties.
- It was proposed that Caldwell Station School is a 'historical landmark' and is afforded some protections as such.
- Parties agreed that without grading easements, all grading would be done on the site and not adjacent properties.
- Attendee wanted to see an increase to the Buffer beyond what was proposed.
  Response:
  Brian Richards – Town of Huntersville- The 20ft buffer is what the town requires. He understands more would be better, but that is up to the developer.
  Mark Mahoney – Applicant Rep – Larger buffers would be taken into consideration and provided if possible, but could not commit at this time.
- Attendee Mayes noted that the rolling hills and topography in northern Huntersville is especially nice. Scraping it off and making it flat to put in a development is less appealing.
- **Response:**
- Mark Mahoney – Applicant Rep- Agreed maintaining the topography of the site is an intent of the development. Nice area but may need improvement.
- Density for area would work if there was a transit station, but that is unlikely to happen.

Questions:

- **How contingent is this plan on getting approval from railroad company for the crossing at Coach Lane?** The plan is a 100% contingent upon getting the railroad crossing at Coach Lane. The street elevation makes this new crossing at Coach Lane safer. Norfolk Southern has been working with us on the design, but Caprock, LLC is responsible financially for the improvements.
- **When will the yellow connections shown on your slide happen?** Brian Richards- CRTPO recommends the connections. Caldwell Station Road is an NCDOT road, and the project has not been fully funded so the road improvement has not been scheduled.
- **Would you condemn the land you do not own for this connection?** Brian Richards- Hard to say, but it is not a common practice. NCDOT works with landowners.

- **Do you have any information about the commercial portion of the site plan? T**here is 24,000 sq ft of commercial on the plan. We do not know who the tenants will be at this time, but it is envisioned as neighborhood services.
- **What road improvements will happen on Caldwell Station?** The Traffic Impact Analysis is currently being completed. It will outline what improvements are required by the developer. Brian Richards- Caldwell Station is a NCDOT road. We do not know what will be required at this time, but at a minimum probably re-paving Caldwell Station to NCDOT standards.
- **Where is the sewer connecting?** The sewer connection will be at the rear of the site on Hwy 73 or alternatively across Hwy 115.
- **How many homes?** 268 market rate apartments; 125 senior housing units and 36 townhomes. Class A apartments and no affordable units.

NEIGHBORHOOD MEETING
SIGN IN SHEET
June 29, 2021, 6:00pm to 7:00pm
R21-09 Caldwell Crossing
Location: Lake Norman Church of Christ
17634 Caldwell Station Rd, Huntersville, NC

Name	Address	Phone Number	Email Address
Candi Wilson	21400 Delfmere Dr Cornelius NC 28031	704 995 0420	
Catherine Crosby	15120 Pavilion Legs Drive Huntersville — Planning Board.		
Brian Richards	Huntersville Staff		
Dan Mapes	9200 Fairhead Drive Charlotte, NC		
Ricardo Carter	Huntersville PD	704-464-5400	RCARTER@HUNTERSVILLE.ORG

NEIGHBORHOOD MEETING
SIGN IN SHEET
June 29, 2021, 6:00pm to 7:00pm
R21-09 Caldwell Crossing
Location: Lake Norman Church of Christ
17634 Caldwell Station Rd, Huntersville, NC

Name	Address	Phone Number	Email Address
Mary Crafton	1763 Caldwell Station Rd		

Planning Services
4421 Stuart Andrew Blvd.
Charlotte, NC 28217
Phone: 980-343-6246
Email: planning@cms.k12.nc.us

Town of Huntersville: Caldwell Crossing

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: 36 single family attached and 268 multi-family units under zoning TND-U.

CMS Planning Area: North

Average Student Yield per Unit: 0.1812 (36 single family attached) = 6
0.1225 (268 multi-family units) = 33

This development may add 39 students to the schools in this area.

The following data is as of 20th Day of the 2020-21 school year.

Schools Affected	*Total Classroom Teachers*	*Building Classrooms/ Teacher Stations*	*20th Day, Enrollment (non-ec)*	*Building Classroom/ Adjusted Capacity (Without Mobiles)*	*20th Day, Building Utilization (Without Mobiles)*	*Additional Students As a result of this development*	*Utilization As of result of this development (Without Mobiles)*
JV WASHAM ELEMENTARY	54	39	917	662	138%	19	**141%**
BAILEY MIDDLE	76.65	57	1454	1081	134%	9	**134%**
WILLIAM A. HOUGH HIGH	118.5	100	2485	2097	119%	11	**119%**

The total estimated capital cost of providing the additional school capacity for this new development is $1,463,000; calculated as follows:

Elementary School: **19** x $34,000 = $646,000
Middle School: **9** x $37,000 = $333,000
High School: **11** x $44,000 = $484,000

RECOMMENDATION

Adequacy of existing school capacity is a significant problem. We are particularly concerned about a case where school utilization exceeds 100% since the proposed development may exacerbate the situation. Approval of this petition may increase overcrowding and/or reliance upon mobile classrooms at the schools listed above.

CHARLOTTE WATER

February 5, 2021

Mr. Frank Miller
ColeJenest & Stone
200 South Tryon Street
Suite 1400
Charlotte, NC 28202

SUBJECT: WILLINGNESS TO SERVE
CALDWELL STATION MIXED USE
17500 CALDWELL STATION ROAD, HUNTERSVILLE, NC 28078

After an analysis of the sanitary sewer system associated with the proposed design of project **WTS**, **CALDWELL STATION MIXED USE**, it was determined that there is currently sufficient capacity to accommodate the proposed flow (***92,375 gpd***) at the connection point labeled **Option #1** (Sam Furr Road) on the submitted utility plan, for transmission to the ***Rocky River*** *Waste Water Treatment Plant;* NPDES permit number **NC0036269**, located in Cabarrus County, for treatment. This is the preferred connection point, as the connection labeled Option #2 (Will Knox Road) would potentially stress this local collection system.

Please note that the availability of flow is subject to change, and **this Willingness to Serve review does not guarantee future capacity**. **A full CAP application with fully engineered site utility plan must be submitted and approved to reserve sewer capacity for this project.** Further review of this project through the Charlotte Water Capacity Assurance Program and Flow Acceptance approval from the Water & Sewer Authority of Cabarrus County is required prior to acceptance of the proposed flows. Please contact New Services at 704-432-2854 for official submittal guidelines to the Capacity Assurance Program.

CLTWater agrees to furnish water to the subject project. The water quality to the subject project is regulated by the State Drinking Water Act Amendments of 1986 and, The Water Supply Management Plan, PWS ID # **0160010**, on file with the Public Water Supply Section of NC DENR. However, Charlotte Water cannot guarantee a constant pressure or quality of flow.

The applicant should understand that due to the involvement of other agencies and continuing growth of the water and sewer system, the ability to provide service for future projects cannot be guaranteed nor reserved. Connection to the CLTWater and sewer system is accepted on a first come, first served basis.

The applicant should understand that this letter is not an authorization to construct or extend private water or sewer systems, as the appropriate local or State permits are required prior to construction. The analysis performed determines available capacity within the existing public gravity sewer system. The development is responsible for any additional private or public sewer infrastructure required to convey flow from the proposed development to the existing public sewer.

If you have any questions, please do not hesitate to contact me at (704) 432-5801.

Sincerely,

Guillermo Anzola

Guillermo Anzola
Engineering Assistant

Town of Huntersville
Town Board
August 16, 2021

To: Town Board

From: Brad Priest, Principal Planner

Date: August 16, 2021

Subject: Petition #R21-08 - Beltway 77 Industrial

EXPLAIN REQUEST:
Conduct public hearing on Petition #R21-08, a request by the property owners of Parcel IDs 01704216, 01704208, 01704225, 01704220, 01704228, 01704209, 01704207, 01704227, 01704226, 01704210 and 01704215 to rezone the subject properties from Corporate Business to Corporate Business Conditional District to modify the ordinance buffer requirements for the proposed industrial development.

ACTION RECOMMENDED:
Conduct a Public Hearing

FINANCIAL IMPLICATIONS:

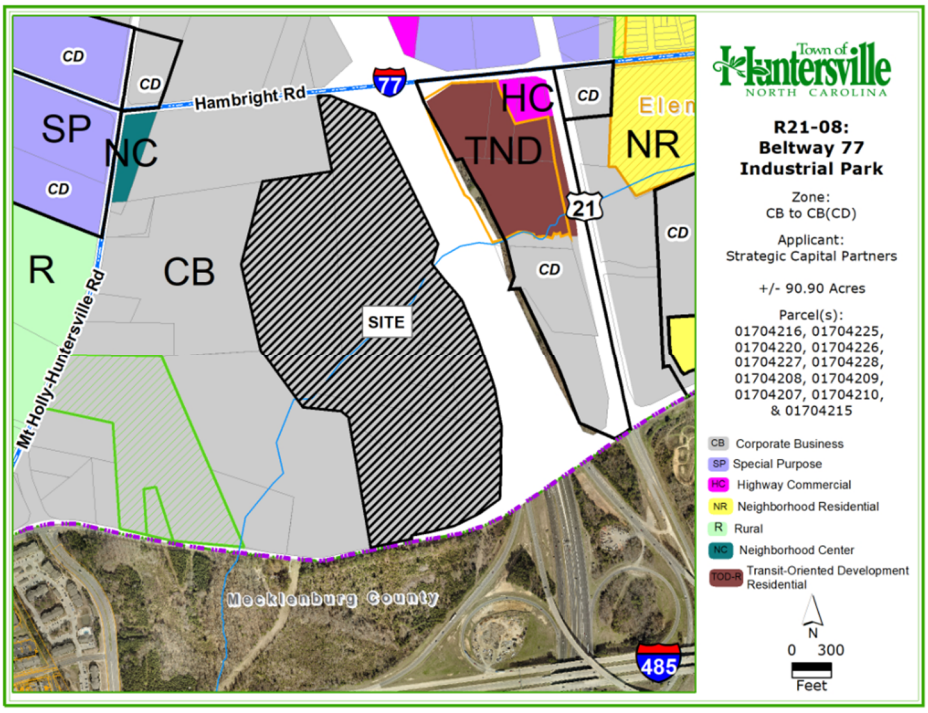
ATTACHMENTS:
1. R21-08 Beltway 77 Industrial - PH 8 16 21
2. BELTWAY_77_Conditional_Rezoning_Plans 7 19 21
3. Building_Elevations_Beltway_77_-_Rev2
4. Beltway_77_Tree_Survey
5. Completed TIA_Determination_Form
6. Community meeting minutes
7. Updated Adjacent Property Owner Listing 5-18-21
8. Approved Call - 6 7 21
9. Legal Ad Confirmation
10. Rezoning Application - Owner Signatures
11. General_Application_Form_-_Signed
12. Beltway 77 Industrial Park - Continuation Request - 7 13 21

Petition R21-08: Beltway 77 Industrial

PART 1: PROJECT SUMMARY

Application Summary:

- Petition #R21-08 is a request by the property owners of Parcel IDs 01704216, 01704208, 01704225, 01704220, 01704228, 01704209, 01704207, 01704227, 01704226, 01704210 and 01704215 to rezone the subject properties from Corporate Business to Corporate Business Conditional District to modify the ordinance buffer requirements for the proposed industrial development.



Applicant: Strategic Capital Partners

Property Owners: See application attached in the agenda packet.

Property Address: N/A

Project Size: 90.9 acres

Parcel Numbers:
01704216
01704208
01704225
01704220
01704228
01704209
01704207
01704227
01704226
01704210
01704215

Existing Zoning:

Corporate Business (CB)

Proposed Zoning:

Corporate Business Conditional District (CB-CD)

1. Adjoining Zoning and Land Uses
   North: *Corporate Business (CB),* Future CATS Park and Ride Facility (currently vacant), warehouse and race shop.
   South: *Charlotte Zoning – (R17-MFCD)*, Future Multi-family development (currently vacant).
   East: I-77, *Traditional Neighborhood Development Conditional District (TND-CD),* Future Statesville Road Mixed Use Development, multi-family development (currently vacant).
   West: *Corporate Business (CB), Single family large lot residential, Northlake Memorial Gardens Cemetery.*
2. The application submitted is to develop a 1,062,610 ft² warehouse and light industrial facility. The development would preliminarily consist of 3 buildings on 3 separate lots.
3. The proposed development includes the construction of a required public street for the interior buildings to front on per Article 8.1 of the Huntersville Zoning Ordinance. The addition of the public street, and the sharing of storm water facilities across separate lots makes the development a major subdivision as defined in Article 2.100 of the Huntersville Subdivision Ordinance.

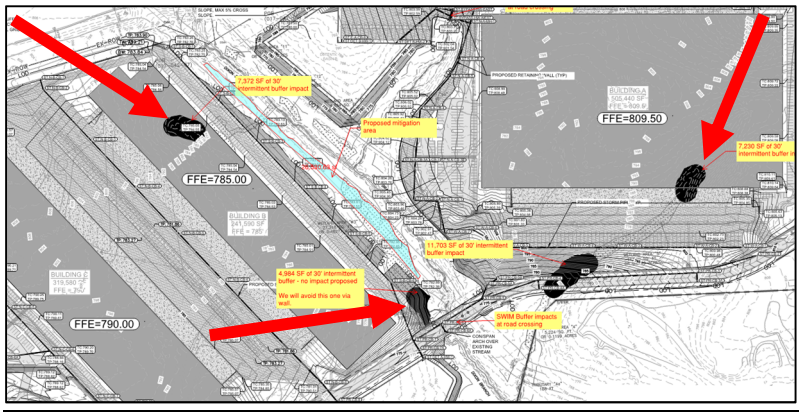
4. Article 6.320 of the Huntersville Subdivision Ordinance allows staff to review major subdivision sketch plans administratively which are consistent with conditional rezoning plans approved by the Town Board. If this rezoning application is approved, staff would therefore subsequently approve the consistent subdivision sketch plan administratively.
5. As this is a major subdivision plan, urban open space is required to be added to the development. The applicants have proposed a plaza open space design along the future public street. The design is shown on sheet C502 of the rezoning plan set.
6. The purpose of the conditional district rezoning application is to seek modifications to the required buffers of Article 7.5.3 of the Zoning Ordinance. Article 7.5.3 requires buildings in the Corporate Business district to establish an 80 foot undisturbed buffer along the fronting public street if the buildings do not architecturally front the street. It also requires a 50 foot undisturbed buffer along Interstate 77. The applicants are requesting the Town Board modify those requirements through the conditional rezoning process in order to disturb the buffers and establish less buffer than required along the new public street. Please see Part 2 below for more information on the buffers.
7. As a condition of the application, the conceptual architectural elevations of the proposed buildings have been submitted. Please find them attached in the agenda packet. However, please see the schematic design note concern on page 4 below.
8. A neighborhood meeting for this application was advertised for and held both in person and virtually on Wednesday June 2nd, 2021. An invitation list and meeting summary are included in the agenda packet.
9. A Traffic Impact Analysis (TIA) Determination of Need form was submitted and reviewed by Transportation Staff for the proposed application. Upon review by engineering staff, it was found that a Traffic Impact Analysis was required. The completed TIA determination form is attached in the agenda packet.
10. Brad Priest of the Planning Staff certifies that the required notifications were made for the application's public hearing. Notice was advertised in the local paper, adjacent property owner notice post cards were sent and a sign was installed at the subject property per state statute requirements.

PART 2: REZONING/SITE PLAN ISSUES

- Please see the proposed rezoning plan below on page 5.
- UPDATE 8/6/21: – The applicants have informed staff that many of the site plan comments below have been addressed and will soon be represented on a re-submitted plan. Article 11.4.4 C of the zoning ordinance does not permit the applicant to change the proposed plan within 3 weeks of the public hearing. Therefore the current plan is required to be presented at the public hearing. However, the applicants may discuss their potential changes *at* the public hearing, and staff will endeavor to review the updated plan once submitted for the Planning Board staff report.
- Buffer Modification – Along New Public Street: Article 7.5 of the Zoning Ordinance requires CB uses establish an 80 foot buffer along public streets unless the building architecturally fronts the street per Article 4. The proposed buildings will not meet Article 4 of the ordinance therefore an 80 foot buffer is required. As allowed in Article 11.4.7 K of the Zoning Ordinance the applicant is seeking buffer modifications/reductions through the conditional rezoning process throughout the development. The modification requests and the notes on the plan if approved would allow the following:
    - Completely grade and disturb the 80 foot buffer. Article 7.5.8 requires buffers remain undisturbed. The applicants would remove mature vegetation and replant with new landscaping.
    - Reduction of the buffer to 20 feet at "pinch points". Most of the areas would establish the required 80 foot buffer along the street, however some specific locations near the parking lots and buildings will encroach to up to 20 feet. Notes on the plan state that at minimum the buffer along the entire street would average 60 feet in width.

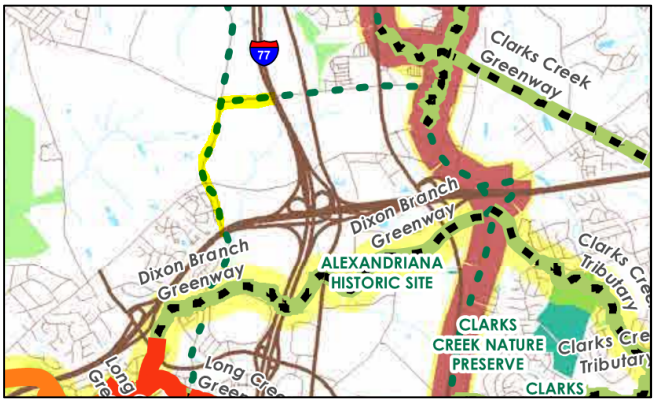
  - Allow future flexibility of the pinch points. The modification note on the plan states that the site may change as shown on the current plan. The note would allow the modification in other locations with other designs as long as the buffer averages 60 feet overall along the street.
- Buffer Modification – Interstate 77: Article 7.5.8 requires all buffers be undisturbed. The applicants are requesting to disturb the 77 buffer up to 25 feet. The 50 foot buffer would be established, with 25 feet mature vegetation (and supplemented if needed) and 25 feet with new landscaping.
  - Staff supports the intent of the buffer modifications but would like to continue to work with the applicant to ensure the plan effectively achieves the intent of the ordinance. Article 11.4.7.K allows modifications to the ordinance if "the spirit of the regulations are maintained". With the topography proposed and large buildings close to the street, there's a concern that achieving an opaque buffer between the uses and street may be difficult. Additionally, the 77 buffer is proposed to be disturbed by more than 25 feet in the latest plan (in conflict with the notes on the plan). Staff will continue to work with the applicant to achieve the intent of the ordinance.
- Tree Save Requirement: Article 7.4 of the Zoning Ordinance requires that CB developments save 30% of their specimen trees. 215 specimen trees exist on the site therefore 65 trees are required to remain. The applicants are proposing to save 42 (19%). While tree save mitigation is permitted, staff recommends the applicant continue to look for ways to increase mature tree save on the site. Saving more of the I-77 buffer may also save more specimen trees. Some trees along the perimeter of the grading plan could perhaps be saved with minor changes.
  - Tree Mitigation Plan: With the current development plan submitted, the tree mitigation for the development would be as follows:
    - 23 trees removed over and above the ordinance requirement.
    - 23 trees X average 24 inch specimen tree caliper width = 552 calipers of tree required to be mitigated.
    - 552 inches tree caliper / 3" new planted tree = *184 trees* required to either be planted on site or contributed to the tree fund bank for planting elsewhere in the community.
    - Staff recommends a separate "Tree Mitigation Plan" be submitted summarizing the planting requirements and showing where the mitigation trees will be safely planted on site. Staff will then publicize the tree mitigation plan on the website as required.
- SWIM Buffer Requirement: Article 8.25.5 of the Zoning Ordinance requires that all intermittent streams be protected by establishing a 30 foot buffer around their perimeter. The applicant's wetlands survey of the property found multiple areas on the site outside of the County GIS delineated streams that also qualify as intermittent streams. Please see below on page 4. The areas that qualify as intermittent streams are shown below in black with red arrows. The zoning ordinance requires that modifications or variances to the SWIM buffer requirements be handled by the Board of Adjustment. Therefore the site plan proposed will not be conforming to the zoning ordinance unless either a variance is granted by the Board of Adjustment or a text amendment to the Zoning Ordinance is approved by the Town Board allowing development and grading on intermittent streams.
  - UPDATE: 8/6/21: A text amendment has been submitted by the applicant to allow intermittent streams to be disturbed with mitigation and with the approval of a conditional district rezoning. This text amendment application (TA21-09) is currently under review with a public hearing also scheduled for 8/16/21.

Intermittent Streams being disturbed

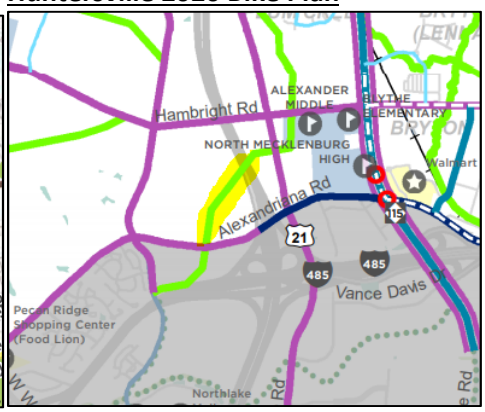


- Street Design: Article 5B of the Zoning Ordinance requires that new streets have sidewalks on both sides of the street. The applicants are asking for a modification to the ordinance to place sidewalk and street trees only on one side of the street (eastern side), and to not install sidewalks and street trees on the street stub to the western property.
    - Staff does not support modifying the ordinance requirement for the proposed street. Although environmental and land use constraints may limit development immediately along the western frontage, the general area in question has the potential to be highly pedestrian. The future CATS park and ride facility will be located on Hambright Road to the north, and multifamily development is currently proposed in Charlotte to the south. Staff recommends that to accommodate future pedestrian uses in the area, sidewalk and street trees be placed on both sides of the street.
- Schematic Design Notes: The notes on the plan seem to indicate that essentially all aspects of the zoning plan; the number of buildings, number of lots, building size, configuration, location, architecture, etc can be administratively changed as long as the changes would be allowed in the ordinance. Staff consistently recommends that flexibility be built in to rezoning plans to allow administrative minor amendments to the plan during construction. However the complete flexibility of the notes proposed render the design shown on the rezoning plan itself inconsequential. As staff understands the notes intent, everything as shown can be changed.
    - Staff recommends that the notes on the plan be amended and/or clarified to allow flexibility but to preserve the general design as presented to the public and to the Town Board. In addition, modifications that are requested to elements such as the buffers may be appropriate in the shown configuration, but inappropriate in another. Staff recommends that significant changes to the general concept proposed be processed through amending the conditional rezoning plan.
- Greenway – The 2020 Bike Plan and the 2014 Master Plan call for a future greenway to run along the stream through the subject property. However Mecklenburg County recently updated their greenway plan to reroute the greenway along Mt. Holly Huntersville Road and down Hambright Road. See both highlighted below on page 5. It is staff's understanding that the Park and Recreation Department intends to initiate an amendment of the Town's plans to match the county's update this year. Staff supports the removal of the greenway therefore though the subject property.
- Block Length - Article 5A.A of the Zoning Ordinance requires industrial developments have a block length no greater than 1,500 feet. The proposed plan includes a distance of 2,300 feet from Alexandriana Road to the closest street stub. The ordinance however also allows the Town Board to approve larger block lengths where appropriate and when consistent with the intent of the ordinance. Immediately to the west of the subject property from Alexandriana Road to the proposed stub street include a cemetery, intermittent stream, wetlands, and the proposed BMP. None of these areas are conducive for connectivity. Therefore staff supports a proposed modification to allow the increased block length.

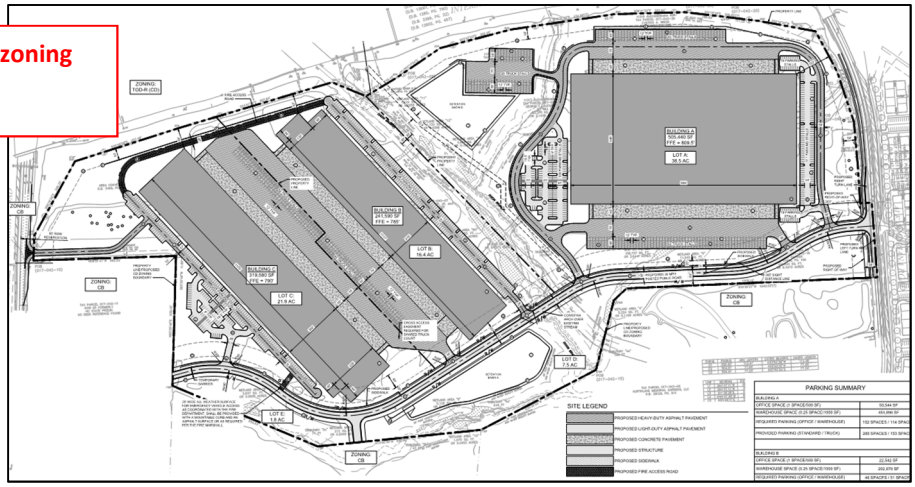
County Greenway Plan:



Huntersville 2020 Bike Plan



Proposed Rezoning Plan

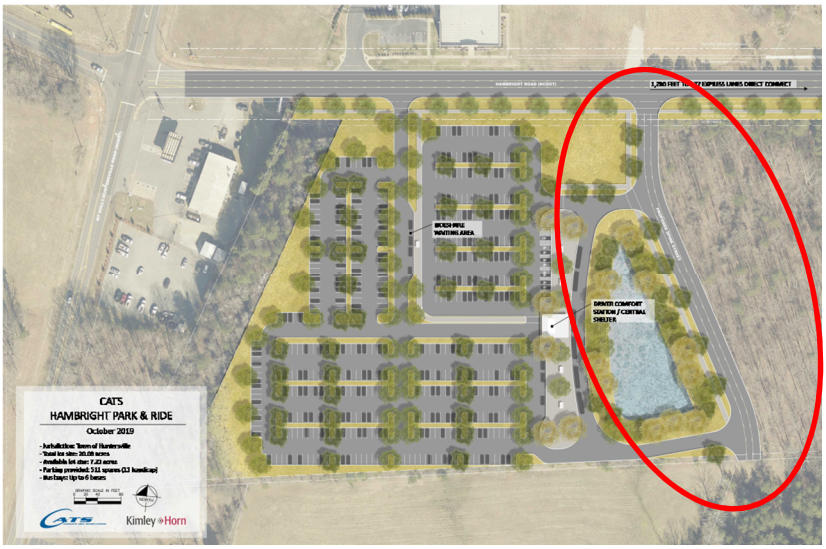


PART 3: TRANSPORTATION ISSUES

- Traffic Impact Analysis (TIA): A first draft of the Traffic Impact Analysis (TIA) was submitted to Huntersville Engineering Staff on June 2nd, 2021. However the TIA draft has been deemed as incomplete by staff. A scoping package for a new TIA that includes the connection to Hambright Road through the CATS property to the north (see Hambright Connection comment below) has also been submitted and is under review. At this time it is not clear if the applicants are going to submit a revised TIA for the original scope, pursue a TIA draft for the new scope under review or for both. Staff will endeavor to update the Board on the TIA status at the public hearing.
    - UPDATE 8/6/21: The applicants have informed staff that they have chosen to move forward with the TIA scope that includes the street connection to Hambright Road. The TIA draft report for the new scope however has not been completed and is not expected to be submitted until after the public hearing (8/17/21).
- Hambright Connection: As part of the Charlotte Area Transit System (CATS) Park and Ride design, a private road/driveway will be constructed by CATS to the northern property line of the proposed development. Please see the concept plan from CATS below (connection circled in red) on page 6. Huntersville staff has worked with CATS staff and the applicants in an effort to connect the CATS road with the applicant's new proposed street. The intent is to create one complete public street connection from Hambright Road to Alexandriana Road. Such

a connection would be highly desirable due to connecting two thoroughfares and providing a north/south traffic movement between them. Here are some facts regarding the status of the potential connection.

- CATS has agreed to design their road as a public street per Town of Huntersville design standards.
- NCDOT currently owns the Hambright property and has agreed to donate the land to CATS for public use. However as part of their agreement, NCDOT has determined that in order for the property to be converted as public right of way (ROW), they would need to be reimbursed at market value for the ROW. The Lake Norman EDC has had the CATS Hambright property surveyed and based on the results, staff has estimated that the ballpark cost needed to reimburse NCDOT is about $67,000.
- CATS has agreed to provide the survey and paperwork needed to identify the ROW and complete the transaction with NCDOT. Thus the only known obstacle at this point to finalizing the street connection is the outstanding cost of the NCDOT reimbursement.
- The applicants have notified staff that they may amend their TIA scope to include the potential connection to Hambright Road. Including the Hambright study in the TIA may distribute traffic better and could reduce potential mitigation required to be installed by the applicant.
- At this time, the applicant has not volunteered to participate with the cost of connecting the street to Hambright Road.



- <u>TIA Recommendation – Protected Stem Length</u>: The draft TIA submitted recommended that the new street connection to Alexandriana Road have a protected stem length of 815 feet. This would limit any driveways 815 feet from Alexandriana Road. The proposed plan shows two driveways located within the protected stem length.

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".

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

- **Policy LU 1.1 –** *Utilize the Future Land Use Map during development approval process to ensure compatibility with long-range plans.* STAFF COMMENT: The application proposed includes office, light industrial, warehousing, and distribution uses in the appropriate Employment Center character area of the 2040 plan. This area is intended to accommodate such employment generating uses. Please see the Employment Center description below on page 7.
- **Policy LU 5.1 –** *Allow more intense development only where transportation infrastructure and utilities already exist.* STAFF COMMENT: The development in question is a large sized development which will produce a significant increase in truck traffic. The location of the proposed development is appropriately located in between two thoroughfares and immediately adjacent to Interstate 77.
- **Policy LU 7.1 -** *Require new development to adhere to the following design principles: In defined employment centers some flexibility in the form-based design principles is allowed including: Exceptions to building frontage requirements and public street requirements may be allowable for internal streets in an industrial park or near interstates.* STAFF COMMENT: The rezoning application is located in an identified employment center and is seeking flexibility from the fronting public street buffer requirement. The location of the property is adjacent to the interstate and is located "interior" to a proposed business park, off of the thoroughfares located to the north and south.
- **Economic Development Goal –** *Maintain or exceed the current percentage of tax revenue from non-residential uses.* STAFF COMMENT: The large commercial development would add to the Town's commercial tax base.

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

- **Policy EOS 1.1** – *Support and enhance regulations pertaining to open space design and protection. – Continue to encourage the preservation of floodplains, wetlands, scenic views, wildlife habitat and prominent natural historical features.* STAFF COMMENT: The current development plan is proposed to fill and establish buildings on three portions of wetlands that qualify as intermittent streams. As mentioned in Part 2 above, the applicants would need to receive a variance from the Board of Adjustment or a text amendment to the zoning ordinance to allow the required stream buffer to be removed. The proposed development plan would also not be consistent with **Policy EOS-5**: *Protect water quality,* for similar reasons.
- **Policy EOS 4.1 –** *Require street trees and encourage the preservation of heritage trees*. STAFF COMMENT: The proposed plan is not saving the required 30% of specimen trees located on the site. Only 19% specimen tree save is proposed. Tree mitigation is allowed in the zoning ordinance for the additional removal. However staff recommends the applicant examine the possibility of amending and constricting the proposed grading plan to save additional specimen trees that are very close to the perimeter of the grading limits.
- **Policy EOS 4.3 –** *Plant more trees and continue to require street trees in new developments*. STAFF COMMENT: The applicant is requesting a modification from the ordinance requirement of planting street trees on both sides of the street. The modification would allow planting street trees on only one side. The stub street to the adjacent property to the west is also currently not proposed to include street trees on either side.
- **Policy T 5.1** – *Facilitate Multi-modal transportation - Design street improvements with consideration for the surrounding context and various users*. STAFF COMMENT – The proposed rezoning plan includes a modification request to only have sidewalk on one side of the proposed new street. The stub street to the western property line has no sidewalks proposed. As mentioned in Part 2 above, the context of the area in question has the potential to accommodate significant pedestrian activity. In addition, half of the subject property is located in the "Mixed Use" character area of the 2040 plan. These areas are planned to have mixed use development and pedestrian oriented design.



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 COMMENTS:

   - The rezoning application would rezone the property from Corporate Business (CB) to Corporate Business Conditional District (CB-CD). The main purpose of the rezoning is to modify the 80 foot buffer requirements. Therefore the underlying zoning category and uses proposed would not change. The uses proposed then are consistent with existing and surrounding development.
   - The proposed development is surrounded by thoroughfares, Interstate 77 and other Corporate Business zoning.
   - Buffers and visual separation between uses can also assist in making uses blend in with the character of existing development. The proposed application proposes to establish modified forms of the required buffers along the interstate and the adjacent thoroughfares.
     - Staff is working with the applicants to amend specific elements of the proposed interior buffers and the buffer modification requests to ensure they will meet the intent of the ordinance.
     - The development is proposed to be adjacent to the Northlake Memorial Gardens Cemetery along the western property line near Alexandriana Road. The cemetery is zoned CB therefore no buffer is required in the zoning ordinance. However the applicant is proposing to establish a 20 foot buffer along the cemetery's property line in an effort to blend the industrial use with the adjacent low intensity use.
   - Considering the information above, staff recommends that the application is consistent with the overall character of existing development in the immediate vicinity of the subject properties.

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:

   - In regard to the roadway system, please see Part 3 above concerning the Traffic Impact Analysis.

- Staff has no findings to show that there would not be adequate public facilities to service the intended development. The concept plan for storm water drainage systems are currently under review and must meet ordinance requirements. A willingness to serve letter from Charlotte Water will need to be provided for utilities once the applicants submit for the land development permits.

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

   STAFF COMMENT:

   - Please see Part 2 above in regard to the environmental concerns with the current plan. Otherwise, staff has no findings to show that other archeological, environmental, historical or cultural resources will be negatively affected by the application.

PART 5: PUBLIC HEARING

UPDATE 8/6/21: The Public Hearing on July 19th, 2021 was continued until August 16th, 2021.

PART 6: STAFF RECOMMENDATION

Staff is supportive of the purpose for the conditional rezoning application, which is the modification of the internal street buffer requirements. The 2040 Community Plan specifically calls for flexibility for the buffers in these types of applications. However staff does not support the application at this time due to the outstanding conformance issues that exist with the proposed development plan. Staff recommends that the outstanding items in Part 2 and 3 above be addressed prior to plan approval. The plan is not consistent with Policies EOS 1.1, EOS 4.1, EOS 4.3, EOS 5, and T 5.1 of the Huntersville 2040 Community Plan. It is not reasonable and in the public interest to approve the rezoning due to the inconsistencies with the Huntersville Zoning Ordinance.

UPDATE 8/6/21: The applicants have informed staff that many of the site plan comments have been addressed and will soon be represented on a re-submitted plan. Article 11.4.4 C of the zoning ordinance does not permit the applicant to change the proposed plan within 3 weeks of the public hearing. Therefore the current plan is required to be presented at the public hearing. However, the applicants may discuss their potential changes *at* the public hearing, and staff will endeavor to review the updated plan once submitted for the Planning Board staff report.

PART 7: PLANNING BOARD RECOMMENDATION

The Planning Board meeting is tentatively scheduled for August 24, 2021.

PART 8 CONSISTENCY STATEMENT – R21-08: Beltway 77 Industrial

Planning Board:

Approve (Consistent w/ Plans)	**Approve (Inconsistent w/ Plans and Plans Change___?)**	**Deny (Inconsistent w/ Plans)**
In considering the proposed rezoning petition R21-08, the Beltway 77 Industrial, the **Planning Board** recommends approval based on the amendment being consistent with [insert applicable plan reference(s)] It is reasonable and in the public interest to amend the Zoning Ordinance because*…[Explain]*	In considering the proposed rezoning petition R21-08, Beltway 77 Industrial, the Planning Board recommends approval of the amendment but finds the request inconsistent with [insert applicable plan reference(s)], therefore amends [insert plan reference(s) **AND** detail the ways the policy or reference is to be amended]. The Planning Board took into account the following change in conditions in recommending approval to meet the development needs in Huntersville: [List and explain the change in conditions] It is reasonable and in the public interest to amend the approve the rezoning because*…[Explain]*	In considering the proposed rezoning petition R21-08, Beltway 77 Industrial, the Planning Board recommends denial based on the amendment being [consistent OR inconsistent] with [insert applicable plan reference(s)]. It is not reasonable and in the public interest to amend the Zoning Ordinance because*…[Explain]*

Town Board:

Approve (Consistent w/ Plans)	**Approve (Inconsistent w/ Plans and Plans Change___?)**	**Deny (Inconsistent w/ Plans)**
In considering the proposed rezoning Petition R21-08, Beltway 77 Industrial, the **Town Board** recommends approval based on the amendment being consistent with [insert applicable plan reference(s)] It is reasonable and in the public interest to amend the Zoning Ordinance because*…[Explain]*	In considering the proposed rezoning petition R21-08, Beltway 77 Industrial, the Town Board recommends approval of the amendment but finds the request inconsistent with [insert applicable plan reference(s)], therefore amends [insert plan reference(s) **AND** detail the ways the policy or reference is to be amended]. The Town Board took into account the following change in conditions in recommending approval to meet the development needs in Huntersville: [List and explain the change in conditions] It is reasonable and in the public interest to amend the approve the rezoning because*…[Explain]*	In considering the proposed rezoning petition R21-08, Beltway 77 Industrial, the Town Board recommends denial based on the amendment being [consistent OR inconsistent] with [insert applicable plan reference(s)]. It is not reasonable and in the public interest to amend the Zoning Ordinance because…[Explain]

CONDITIONAL REZONING PLAN

BELTWAY 77 - HUNTERSVILLE

11309 ALEXANDRIA ROAD

TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA

EPM #: 421029 CONDITIONAL REZONING (ACTIVE)
EPM #: XXXXXX COMMERCIAL SITE PLAN

UTILITY AND GOVERNING AGENCIES CONTACT LIST AND MATRIX:

WATER COMPANY
CITY OF CHARLOTTE
INSTALLATION & DEVELOPMENT SERVICES
NEW SERVICES SECTION
5100 BROOKSHIRE BOULEVARD
CHARLOTTE, NC 28216
(704) 336-7600

PLANNING DEPARTMENT
TOWN OF HUNTERSVILLE
PLANNING DEPARTMENT
105 GILEAD ROAD, 3RD FLOOR
HUNTERSVILLE, NC 28070
CONTACT: BRAD PRIEST
(704) 766-2214

SANITARY SEWER COMPANY
CITY OF CHARLOTTE
INSTALLATION & DEVELOPMENT SERVICES
NEW SERVICES SECTION
5100 BROOKSHIRE BOULEVARD
CHARLOTTE, NC 28216
(704) 336-7600

ZONING DEPARTMENT
TOWN OF HUNTERSVILLE
PLANNING DEPARTMENT
105 GILEAD ROAD, 3RD FLOOR'
HUNTERSVILLE, NC 28070
CONTACT: BRAD PRIEST
(704) 766-2214

FIRE MARSHAL
MECKLENBURG COUNTY FIRE MARSHAL
2145 SUTTLE AVENUE
CHARLOTTE, NC 28208
(980) 314-3074
CONTACT: RANDY FRAZIER

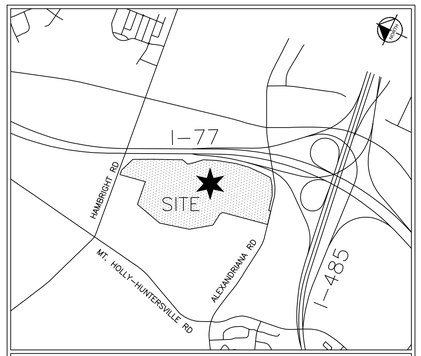
GAS COMPANY
PIEDMONT NATURAL GAS
4720 PIEDMONT ROW DRIVE
CHARLOTTE, NC 28210
(704) 587-6958
CONTACT: GREG COPE

EROSION CONTROL
TOWN OF HUNTERSVILLE
ENGINEERING & PUBLIC WORKS
101 HUNTERSVILLE-CONCORD ROAD
HUNTERSVILLE, NC 28070
(704) 766-2220
CONTACT: MICHAEL MACINTYRE

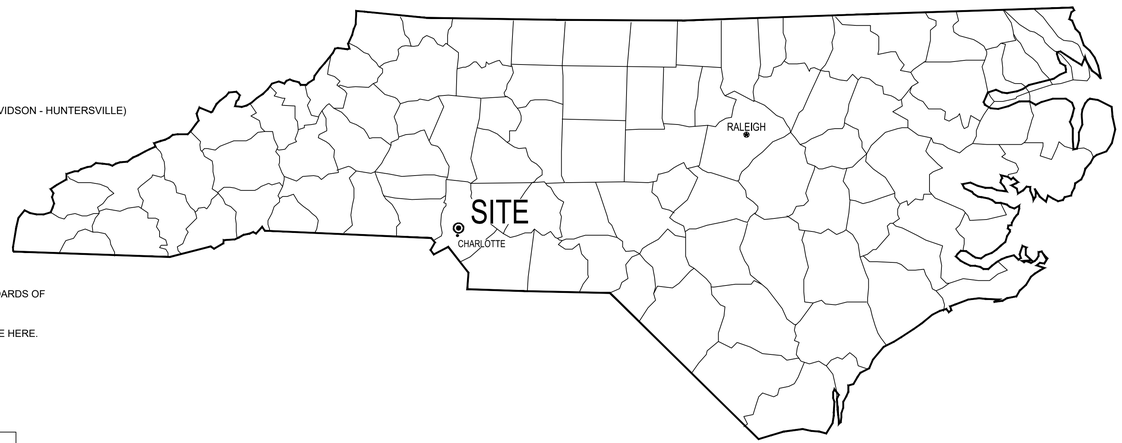
EROSION CONTROL & WATER QUALITY INSPECTOR
TOWN OF HUNTERSVILLE
ENGINEERING & PUBLIC WORKS
101 HUNTERSVILLE-CONCORD ROAD
HUNTERSVILLE, NC 28070
(704) 766-2220
CONTACT: MIKE HELMS

POWER COMPANY
ELECTRICITIES OF NORTH CAROLINA, INC.
11316 SAM FURR ROAD
HUNTERSVILLE, NC 28078
(704) 659-2171
(704) 267-5722
CONTACT: STUART BRITT

ZONING INSPECTOR
MECKLENBURG COUNTY
2145 SUTTLE AVENUE
CHARLOTTE NC 28208
(980) 721-0924
CONTACT: BRIAN SIFFORD (CORNELIUS - DAVIDSON - HUNTERSVILLE)



SITE LOCATION MAP
NOT TO SCALE



SITE DEVELOPMENT NOTES:

1. ALL DEVELOPMENT AND CONSTRUCTION SHALL COMPLY WITH ALL ZONING AND SUBDIVISION STANDARDS OF THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, AND NCDOT, AS APPLICABLE.
2. THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAY OF RECORD.
3. ±XXX ACRES TO BE DEDICATED TO THE TOWN OF HUNTERSVILLE FOR NCDOT ROW EXTENSION NAME HERE. REFERENCE SITE PLAN.
4. A TIA MITIGATION PLAN WILL BE SUBMITTED FOR APPROVAL BY THE TOWN OF HUNTERSVILLE.

NOTE TO DEVELOPER:
LIGHTING PLAN IS REQUIRED TO BE REVIEWED AND APPROVED BY THE TOWN OF HUNTSERSVILLE PRIOR TO CO ISSUANCE. ANY CONFLICT BETWEEN THE INSTALLED INFRASTRUCTURE AND SUBSEQUENTLY APPROVED LIGHTING PLAN PER TOWN ORDINANCE WILL BE THE RESPONSIBILITY OF THE DEVELOPER.

ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING REPRODUCTION PROCESS.

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

KIMLEY-HORN SHALL HAVE NO LIABILITY WHATSOEVER FOR ANY COSTS ARISING OUT OF THE CLIENT'S DECISION TO OBTAIN BIDS OR PROCEED WITH CONSTRUCTION BEFORE THE KIMLEY-HORN HAS ISSUED FINAL, FULLY-APPROVED PLANS AND SPECIFICATIONS. THE CLIENT ACKNOWLEDGES THAT ALL PRELIMINARY PLANS ARE SUBJECT TO SUBSTANTIAL REVISION UNTIL PLANS ARE FULLY APPROVED AND ALL PERMITS OBTAINED.

Kimley»Horn

DEVELOPER:
DEVELOPMENT AND CONSTRUCTION INSIGHT, LLC
2054 KILDAIRE FARM ROAD
SUITE 167
CARY, NC 27518
PHONE (919) 868-5859

CONTACT: JIM TULLY, P.E.

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON STREET
SUITE 200
CHARLOTTE, NORTH CAROLINA 28202
PHONE (704) 333-5131

CONTACT: AUSTIN WATTS, P.E.

SURVEYOR:
R.B. PHARR & ASSOCIATES, P.A.
420 HAWTHORNE LANE
CHARLOTTE, NC 28204
PHONE (704) 376-2816

CONTACT: CHARLES E. BELL, PLS

ARCHITECT:
PAUL WOODY ARCHITECT
447 S. SHARON AMITY ROAD
SUITE 235
CHARLOTTE, NC 28211
PHONE (704) 365-4932

CONTACT: PAUL WOODY

Sheet List Table	
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C301	SITE ROAD SECTIONS
C302	REZONING NOTES
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C402	POST-DEVELOPMENT DRAINAGE MAP
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C501	PRELIMINARY LANDSCAPE PLAN
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C503	PRELIMINARY LANDSCAPE PLAN
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C509	LANDSCAPE SCHEDULE AND DETAILS
C510	LANDSCAPE BUFFER SCHEDULES
C511	BUFFER SECTIONS
C600	PRELIMINARY UTILITY PLAN

NCDOT REQUIREMENTS:

1. TBD

ADJACENT PROPERTY OWNERS:

NORTH
HAMBRIGHT ROAD

VR PROPERTY DEVELOPMENT LLC
3101 VALENTINE LN
CHARLOTTE NC 28270

SOUTH/SOUTHEAST
ALEXANDERIANA ROAD

PPW ALEXANDRIANA LLC
1341 E MOREHEAD ST STE 201
CHARLOTTE NC 28204

WEST/NORTHWEST

NORTHLAKE MEMORIAL GARDENS LLC
PO BOX 3434
HUNTERSVILLE NC 28078

RANDY C STRICKLAND
500 N HOSKINS RD
CHARLOTTE NC 28216

NC STATE PRISON
PO BOX 605
HUNTERSVILLE NC 28078

EAST
I-77

NO DUKE ENERGY TRANSMISSION ROW SHOWN WITHIN PROJECT LIMITS. IF IMPACTS ARE TO DUKE ENERGY DISTRIBUTION FACILITIES PLEASE CONTACT 800.777.9898 TO HAVE A WORK ORDER SET-UP TO DISCUSS PROJECT WITH A DISTRIBUTION ENGINEER

No.	REVISIONS	DATE	BY
2	SECOND RESUBMITTAL	06/25/21	ALW
1	FIRST RESUBMITTAL	05/13/21	ALW

NOT FOR CONSTRUCTION

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON STREET SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
NC LICENSE #F-0102

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 030861 AUSTIN L. WATTS
06/25/2021

KHA PROJECT 013766000
DATE 04/01/2021
SCALE AS SHOWN
DESIGNED BY ----
DRAWN BY ----
CHECKED BY ----

COVER SHEET

BELTWAY 77
PREPARED FOR
DEVELOPMENT AND
CONSTRUCTION INSIGHTS, LLC
HUNTERSVILLE NORTH CAROLINA

SHEET NUMBER
C100

Plotted By: Watts, Austin Sheet Set: BELTWAY 77 - CR Layout: C100 COVER SHEET June 25, 2021 01:29:08pm C:\Users\austin.watts\KHA\DCI CHARLOTTE - 000 LAND DEVELOPMENT\02 - DWG\PlanSheets\01 CONDITIONAL REZONING\C100 COVER SHEET.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Plotted By: Watts, Austin Sheet Set: BELTWAY 77 – CR Layout: C200 EXISTING CONDITIONS June 25, 2021 12:57:53pm C:\Users\austin.watts\KH\DCI CHARLOTTE – 000 LAND DEVELOPMENT\02 – DWG\PlanSheets\01 CONDITIONAL REZONING\C200 EXISTING CONDITIONS.dwg

PLOTTED: 1/4/2021
G:\827\D\202447\DWG\R2044.DWG

FIRST AMERICAN TITLE INSURANCE COMPANY

11313, 11307, 11315 ALEXANDRIANA ROAD, HUNTERSVILLE, NC 28078
FILE NO: NCS-1025015-5-INDY
EFFECTIVE DATE: AUGUST 25, 2020, AT 8:00AM

SCHEDULE B - II (EXCEPTIONS)

3. EASEMENT TO STATE HIGHWAY AND PUBLIC WORKS COMMISSION RECORDED IN BOOK 1763, PAGE 429, MECKLENBURG COUNTY REGISTRY. (NO LONGER AFFECTS SUBJECT PROPERTY BASED ON NEW HIGHWAY PLANS)

4. EASEMENT TO COLONIAL PIPELINE COMPANY, A DELAWARE CORPORATION RECORDED IN BOOK 2360, PAGE 493, MECKLENBURG COUNTY REGISTRY. (AFFECTS SUBJECT PROPERTY. BLANKET EASEMENT)

5. EASEMENT TO COLONIAL PIPELINE COMPANY, A DELAWARE CORPORATION RECORDED IN BOOK 2376, PAGE 245, MECKLENBURG COUNTY REGISTRY. (AFFECTS SUBJECT PROPERTY. BLANKET EASEMENT)

6. EASEMENT TO COLONIAL PIPELINE COMPANY, A DELAWARE CORPORATION RECORDED IN BOOK 2376, PAGE 247, MECKLENBURG COUNTY REGISTRY. (THE 50 FT EASEMENT LOCATION CANNOT BE DETERMINED BASED ON DESCRIPTION.)

7. EASEMENT TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY RECORDED IN BOOK 3107, PAGE 48, MECKLENBURG COUNTY REGISTRY. (GENERAL LOCATION CANNOT BE DETERMINED)

8. EASEMENT TO STATE HIGHWAY COMMISSION, AN AGENCY OF THE STATE OF NORTH CAROLINA RECORDED IN BOOK 3456, PAGE 118, MECKLENBURG COUNTY REGISTRY. (NO LONGER AFFECTS SUBJECT PROPERTY BASED ON NEW HIGHWAY PLANS)

9. EASEMENT TO STATE HIGHWAY COMMISSION, AN AGENCY OF THE STATE OF NORTH CAROLINA RECORDED IN BOOK 3456, PAGE 122, MECKLENBURG COUNTY REGISTRY. (NO LONGER AFFECTS SUBJECT PROPERTY BASED ON NEW HIGHWAY PLANS)

10 EASEMENT TO STATE HIGHWAY COMMISSION, AN AGENCY OF THE STATE OF NORTH CAROLINA RECORDED IN BOOK 3456, PAGE 155, MECKLENBURG COUNTY REGISTRY. (RIGHT-OF-WAY AS SHOWN HEREON)

11. EASEMENT TO COLONIAL PIPELINE COMPANY, A DELAWARE CORPORATION RECORDED IN BOOK 4017, PAGE 441, MECKLENBURG COUNTY REGISTRY. (DOES NOT AFFECT SUBJECT PROPERTY)

12 EASEMENT TO MARY E. ALEXANDER AND IRIS J. ALEXANDER RECORDED IN BOOK 4102, PAGE 508, MECKLENBURG COUNTY REGISTRY. (AS SHOWN HEREON)

13 EASEMENT TO DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 12640, PAGE 790, MECKLENBURG COUNTY REGISTRY. (RIGHT-OF-WAY AS SHOWN HEREON)

14 EASEMENT TO DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 13632, PAGE 821, MECKLENBURG COUNTY REGISTRY. (RIGHT-OF-WAY AS SHOWN HEREON)

15 EASEMENT TO DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 13697, PAGE 644, MECKLENBURG COUNTY REGISTRY. (RIGHT-OF-WAY AS SHOWN HEREON)

16 EASEMENTS AND ANY OTHER FACTS AS SHOWN ON PLAT RECORDED IN BOOK 37, PAGE 861, MECKLENBURG COUNTY REGISTRY. (AS SHOWN HEREON)

17. EASEMENT TO CITY OF CHARLOTTE, A MUNICIPAL CORPORATION RECORDED IN BOOK 3642, PAGE 676, MECKLENBURG COUNTY REGISTRY. (DOES NOT AFFECT SUBJECT PROPERTY)

18. EASEMENT(S) SET FORTH IN INSTRUMENT RECORDED IN BOOK 7772, PAGE 505, MECKLENBURG COUNTY REGISTRY. (RIGHT-OF-WAY AS SHOWN HEREON)

19. EASEMENT(S) SET FORTH IN INSTRUMENT RECORDED IN BOOK 7845, PAGE 67, MECKLENBURG COUNTY REGISTRY. (RIGHT-OF-WAY AS SHOWN HEREON)

FIRST AMERICAN TITLE INSURANCE COMPANY

11308 HAMBRIGHT ROAD, HUNTERSVILLE, NC 28078
FILE NO: NCS-1025015-5-INDY
EFFECTIVE DATE: AUGUST 17, 2020, AT 8:00AM

SCHEDULE B - II (EXCEPTIONS)

3. RIGHT OF WAY AGREEMENT TO CITY OF CHARLOTTE, A MUNICIPAL CORPORATION RECORDED IN BOOK 3642, PAGE 676, MECKLENBURG COUNTY REGISTRY. (DOES NOT AFFECT SUBJECT PROPERTY)

4 RIGHT OF WAY EASEMENT TO COLONIAL PIPELINE COMPANY, A DELAWARE CORPORATION RECORDED IN BOOK 4017, PAGE 441, MECKLENBURG COUNTY REGISTRY. (AS SHOWN HEREON)

5. EASEMENT TO MARY E. ALEXANDER AND IRIS J. ALEXANDER RECORDED IN BOOK 4102, PAGE 508, MECKLENBURG COUNTY REGISTRY. (DOES NOT AFFECT SUBJECT PROPERTY)

6. DEED – RIGHT OF WAY IN FAVOR OF THE STATE HIGHWAY COMMISSION RECORDED IN BOOK 3469, PAGE 19, MECKLENBURG COUNTY, REGISTRY. (AREA DESCRIBED IS CURRENTLY PART OF THE EXISTING PARCEL. CONTROLLED ACCESS LIMITS ARE AS SHOWN HEREON.)

7. NOTICE OF ADOPTION OF ROADWAY CORRIDOR OFFICIAL MAP RECORDED IN BOOK 7772, PAGE 505, MECKLENBURG COUNTY, REGISTRY. (RIGHT-OF-WAY AS SHOWN HEREON)

8. NOTICE OF ADOPTION OF ROADWAY CORRIDOR OFFICIAL MAP RECORDED IN BOOK 7845, PAGE 67, MECKLENBURG COUNTY, REGISTRY. (RIGHT-OF-WAY AS SHOWN HEREON)

9 TERMS, CONDITIONS, EASEMENT(S) SET FORTH IN DEED RECORDED IN BOOK 5819, PAGE 733, MECKLENBURG COUNTY REGISTRY. (INCLUDING, BUT NOT LIMITED TO, EASEMENT(S) JOHN MCNITT ALEXANDER BY INSTRUMENT (UNRECORDED) DATED SEPTEMBER 9, 1986, REFERENCED HEREIN) (AS SHOWN HEREON)

FIRST AMERICAN TITLE INSURANCE COMPANY

11311 ALEXANDRIANA ROAD, HUNTERSVILLE, NC 28078
FILE NO: NCS-1025015-5-INDY
EFFECTIVE DATE: AUGUST 25, 2020 AT 8:00AM

SCHEDULE B - II (EXCEPTIONS)

3. RIGHT OF WAY AGREEMENT TO STATE HIGHWAY AND PUBLIC WORKS COMMISSION RECORDED IN BOOK 1763, PAGE 429, MECKLENBURG COUNTY REGISTRY. (NO LONGER AFFECTS SUBJECT PROPERTY BASED ON NEW HIGHWAY PLANS)

4. RIGHT OF WAY EASEMENT OPTION TO COLONIAL PIPELINE COMPANY, A DELAWARE CORPORATION RECORDED IN BOOK 2360, PAGE 483, MECKLENBURG COUNTY REGISTRY. (BLANKET EASEMENT)

5. RIGHT OF WAY EASEMENT OPTION TO COLONIAL PIPELINE COMPANY, A DELAWARE CORPORATION RECORDED IN BOOK 2376, PAGE 245, MECKLENBURG COUNTY REGISTRY. (BLANKET EASEMENT)

6. RIGHT OF WAY EASEMENT OPTION TO COLONIAL PIPELINE COMPANY, A DELAWARE CORPORATION RECORDED IN BOOK 2376, PAGE 247, MECKLENBURG COUNTY REGISTRY. (THE 50 FT EASEMENT LOCATION CANNOT BE DETERMINED BASED ON DESCRIPTION.)

7. GENERAL PERMIT TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY RECORDED IN BOOK 3107, PAGE 48, MECKLENBURG COUNTY REGISTRY. (GENERAL LOCATION CANNOT BE DETERMINED)

8. DEED OF EASEMENT TO STATE HIGHWAY COMMISSION RECORDED IN BOOK 3456, PAGE 118, MECKLENBURG COUNTY REGISTRY. (NO LONGER AFFECTS SUBJECT PROPERTY BASED ON NEW HIGHWAY PLANS)

9. DEED OF EASEMENT TO STATE HIGHWAY COMMISSION RECORDED IN BOOK 3456, PAGE 122, MECKLENBURG COUNTY REGISTRY. (NO LONGER AFFECTS SUBJECT PROPERTY BASED ON NEW HIGHWAY PLANS)

10 DEED OF EASEMENT TO STATE HIGHWAY COMMISSION RECORDED IN BOOK 3456, PAGE 155, MECKLENBURG COUNTY REGISTRY. (RIGHT-OF-WAY IS AS SHOWN HEREON)

11. RIGHT OF WAY EASEMENT TO COLONIAL PIPELINE COMPANY, A DELAWARE CORPORATION RECORDED IN BOOK 4017, PAGE 441, MECKLENBURG COUNTY REGISTRY. (DOES NOT AFFECT SUBJECT PROPERTY)

12 EASEMENT TO MARY E. ALEXANDER AND IRIS J. ALEXANDER RECORDED IN BOOK 4102, PAGE 508, MECKLENBURG COUNTY REGISTRY. (AS SHOWN HEREON)

13 DEED TO DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 13632, PAGE 821, MECKLENBURG COUNTY REGISTRY. (RIGHT-OF-WAY AS SHOWN HEREON)

14 FEE SIMPLE DEED TO DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 13697, PAGE 644, MECKLENBURG COUNTY REGISTRY. (RIGHT-OF-WAY AS SHOWN HEREON)

15 NORTH CAROLINA GENERAL WARRANTY DEED TO DONOVAN MCGRADY III AND WIFE, AND CARRIE W. MCGRADY RECORDED IN BOOK 14239, PAGE 588, MECKLENBURG COUNTY REGISTRY. (ACCESS EASEMENT SHOWN HEREON)

16. EASEMENT AGREEMENT TO CITY OF CHARLOTTE, A MUNICIPAL CORPORATION RECORDED IN BOOK 3642, PAGE 676, MECKLENBURG COUNTY REGISTRY. (DOES NOT AFFECT SUBJECT PROPERTY)

17. NOTICE OF ADOPTION OF ROADWAY CORRIDOR OFFICIAL MAP TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 7772, PAGE 505, MECKLENBURG COUNTY REGISTRY. (RIGHT-OF-WAY AS SHOWN HEREON)

18. NOTICE OF ADOPTION OF ROADWAY CORRIDOR OFFICIAL MAP TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 7845, PAGE 67, MECKLENBURG COUNTY REGISTRY. (RIGHT-OF-WAY AS SHOWN HEREON)

19 EASEMENTS AND ANY OTHER FACTS AS SHOWN ON PLAT RECORDED IN MAP BOOK 37, PAGE 861, MECKLENBURG COUNTY REGISTRY. (AS SHOWN HEREON)

FIRST AMERICAN TITLE INSURANCE COMPANY

11259 HAMBRIGHT ROAD, HUNTERSVILLE, NC 28078
FILE NO: NCS-1025015-5-INDY
EFFECTIVE DATE: AUGUST 18, 2020 AT 8:00AM

SCHEDULE B - II (EXCEPTIONS)

3. RIGHT OF WAY EASEMENT OPTION TO COLONIAL PIPELINE COMPANY, A DELAWARE CORPORATION, ITS SUCCESSORS AND ASSIGNS RECORDED IN BOOK 2360, PAGE 483, MECKLENBURG COUNTY REGISTRY. AS TO FEE AND APPURTENANT EASEMENT (BLANKET EASEMENT)

4. RIGHT OF WAY EASEMENT TO COLONIAL PIPELINE COMPANY, A DELAWARE CORPORATION, ITS SUCCESSORS AND ASSIGNS RECORDED IN BOOK 4017, PAGE 441, MECKLENBURG COUNTY REGISTRY. AS TO APPURTENANT EASEMENT (DOES NOT AFFECT SUBJECT PROPERTY)

5. EASEMENT AGREEMENT TO CITY OF CHARLOTTE, A MUNICIPAL CORPORATION RECORDED IN BOOK 3642, PAGE 676, MECKLENBURG COUNTY REGISTRY. AS TO APPURTENANT EASEMENT (DOES NOT AFFECT SUBJECT PROPERTY)

A THE COMPANY DOES NOT INSURE DIRECT ACCESS TO A PUBLIC RIGHT OF WAY TO AND FROM THIS LAND, BUT OTHER PRIVATE EASEMENT RECORDED IN BOOK 5921, PAGE 60, MECKLENBURG COUNTY REGISTRY. (AS SHOWN HEREON)

FIRST AMERICAN TITLE INSURANCE COMPANY

11323 ALEXANDRIANA ROAD, HUNTERSVILLE, NC 28078
FILE NO: NCS-1025015-5-INDY
EFFECTIVE DATE: AUGUST 17, 2020 AT 8:00AM

SCHEDULE B - II (EXCEPTIONS)

A DEED OF EASEMENT TO STATE HIGHWAY COMMISSION, AN AGENCY OF THE STATE OF NORTH CAROLINA, ITS SUCCESSORS AND ASSIGNS RECORDED IN BOOK 3399, PAGE 21, MECKLENBURG COUNTY REGISTRY. (RIGHT-OF-WAY IS AS SHOWN HEREON) (CONTROLLED ACCESS LIMITS ARE AS SHOWN HEREON.)

4. EASEMENT AGREEMENT TO CITY OF CHARLOTTE, A MUNICIPAL CORPORATION RECORDED IN BOOK 3566, PAGE 321, MECKLENBURG COUNTY REGISTRY. (DOES NOT AFFECT SUBJECT PROPERTY)

B EASEMENT TO MARY E. ALEXANDER AND TO THE SAID IRIS J. ALEXANDER RECORDED IN BOOK 4102,PAGE 508, MECKLENBURG COUNTY REGISTRY. (AS SHOWN HEREON)

6. NOTICE OF ADOPTION OF ROADWAY CORRIDOR OFFICIAL MAP RECORDED IN BOOK 7772, PAGE 505, MECKLENBURG COUNTY REGISTRY. (RIGHT-OF-WAY AS SHOWN HEREON)

7. NOTICE OF ADOPTION OF ROADWAY CORRIDOR OFFICIAL MAP RECORDED IN BOOK 7845, PAGE 67, MECKLENBURG COUNTY REGISTRY. (RIGHT-OF-WAY AS SHOWN HEREON)

C DEED - RIGHT OF WAY RECORDED IN BOOK 12902, PAGE 457, MECKLENBURG COUNTY REGISTRY. (RIGHT-OF-WAY IS AS SHOWN HEREON)

FIRST AMERICAN TITLE INSURANCE COMPANY

NORTHWEST QUADRANT OF I-77 AND ALEXANDRIANA ROAD, HUNTERSVILLE, NC 28078
FILE NO: NCS-1025015-5-INDY
EFFECTIVE DATE: AUGUST 18, 2020 AT 8:00AM

SCHEDULE B - II (EXCEPTIONS)

5. RIGHT OF WAY EASEMENT OPTION TO COLONIAL PIPELINE COMPANY RECORDED IN BOOK 2360, PAGE 483, MECKLENBURG COUNTY REGISTRY. (BLANKET EASEMENT)

D RIGHTS OF WAY TO COLONIAL PIPELINE COMPANY, A DELAWARE CORPORATION RECORDED IN BOOK 4017, PAGE 441, MECKLENBURG COUNTY REGISTRY. (AS SHOWN HEREON)

5. EASEMENT TO SOUTHERN BELL TELEPHONE & TELEGRAPH COMPANY RECORDED IN BOOK 3017, PAGE 48, MECKLENBURG COUNTY REGISTRY. (GENERAL LOCATION CANNOT BE DETERMINED)

E SANITARY SEWER EASEMENT AGREEMENT TO CITY OF CHARLOTTE RECORDED IN BOOK 3642, PAGE 676, MECKLENBURG COUNTY REGISTRY (AS SHOWN HEREON)

F EASEMENTS AND ANY OTHER FACTS AS SHOWN ON PLAT RECORDED IN MAP BOOK 37, PAGE 861, MECKLENBURG COUNTY REGISTRY (AS SHOWN HEREON)

G ACCESS EASEMENT TO MARY E. ALEXANDER AND IRIS J. ALEXANDER RECORDED IN BOOK 4102, PAGE 508, MECKLENBURG COUNTY REGISTRY. (AS SHOWN HEREON)

9. NOTICE OF ADOPTION OF ROADWAY CORRIDOR OFFICIAL MAP BY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 7772, PAGE 505, RE-RECORDED IN BOOK 7845, PAGE 67, MECKLENBURG COUNTY REGISTRY. (RIGHT-OF-WAY AS SHOWN HEREON)

FIRST AMERICAN TITLE INSURANCE COMPANY

11261 ALEXANDRIANA ROAD, HUNTERSVILLE, NC 28078
FILE NO: NCS-1025015-4-INDY
EFFECTIVE DATE: AUGUST 18, 2020 AT 8:00AM

SCHEDULE B - II (EXCEPTIONS)

3. NOTICE OF ROADWAY CORRIDOR RECORDED IN BOOK 7845, PAGE 67; AND (A CORRECTION OF BOOK 7772, PAGE 505). MECKLENBURG COUNTY REGISTRY. (RIGHT-OF-WAY AS SHOWN HEREON)

H MEMORANDUM OF ACTION RECORDED IN BOOK 16969, PAGE 668; AND AS AFFECTED BY CONSENT JUDGMENT IN BOOK 21417, PAGE 375, MECKLENBURG COUNTY REGISTRY. (RIGHT-OF-WAY AS SHOWN HEREON)

FIRST AMERICAN TITLE INSURANCE COMPANY

11317 ALEXANDRIANA ROAD, HUNTERSVILLE, NC 28078
FILE NO: NCS-1025015-4-INDY
EFFECTIVE DATE: AUGUST 25, 2020 AT 8:00AM

SCHEDULE B - II (EXCEPTIONS)

A TERMS AND CONDITIONS OF ACCESS EASEMENT AGREEMENT BY AND BETWEEN GEORGE W. ALEXANDER AND WIFE, ANNIE M. ALEXANDER AND MARY E. ALEXANDER AND IRIS J. ALEXANDER, RECORDED IN BOOK 4102, PAGE 508, MECKLENBURG COUNTY REGISTRY. (AS SHOWN HEREON)

4. POWER OF ATTORNEY FROM GEORGE LEE ALEXANDER TO JOHN MCNITT ALEXANDER, SR. RECORDED IN BOOK 7716, PAGE 616, MECKLENBURG COUNTY REGISTRY. (NOT A SURVEY MATTER)

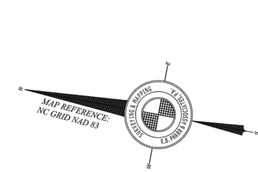
5. POWER OF ATTORNEY FROM MARY E. ALEXANDER TO CYNTHIA A. WISCH RECORDED IN BOOK 6919, PAGE 185, MECKLENBURG COUNTY REGISTRY. (NOT A SURVEY MATTER)

6. POWER OF ATTORNEY FROM IRIS J. ALEXANDER TO JOE M. ALEXANDER RECORDED IN BOOK 7019, PAGE 57, MECKLENBURG COUNTY REGISTRY. (NOT A SURVEY MATTER)

7. NOTICE OF ADOPTION OF ROADWAY CORRIDOR OFFICIAL MAP BY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 7772, PAGE 505; AND RE-RECORDED IN BOOK 7845, PAGE 67, MECKLENBURG COUNTY REGISTRY. (RIGHT-OF-WAY AS SHOWN HEREON)

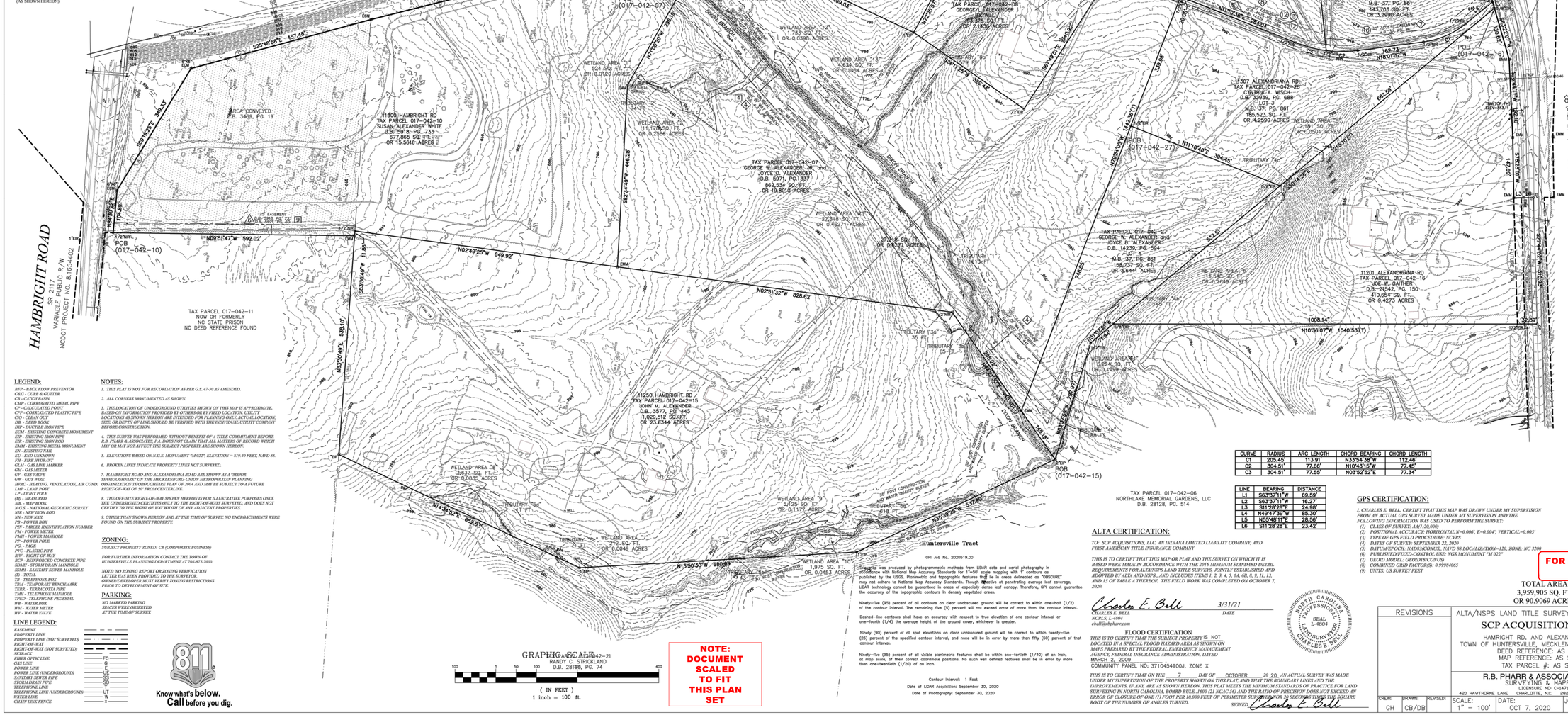
POSSIBLE ENCROACHMENT TABLE:

#1 RIGHT-OF-WAY FENCE LOCATED A MAXIMUM OF 43' ONTO PARCEL 017-042-20 (11313 ALEXANDRIANA RD.)





VICINITY MAP
NOT TO SCALE


INTERSTATE 77
VARIABLE PUBLIC R/W
NCDOT PROJECT NO. 8.1654402
NCDOT PROJECT NO. 8.1658078
(D.B. 3456, PG. 155)
(D.B. 13632, PG. 821)
(D.B. 13697, PG. 644)
(D.B. 1280, PG. 790)
(D.B. 3399, PG. 22)
(D.B. 12992, PG. 457)
ALEXANDRIANA ROAD
SR 2116
VARIABLE PUBLIC R/W
NCDOT PROJECT NO. 8.1654402
(D.B. 2147, PG. 375)
HAMBRIGHT ROAD
SR 2117
VARIABLE PUBLIC R/W
NCDOT PROJECT NO. 8.1654402
11315 ALEXANDRIANA RD
TAX PARCEL 017-042-28
CYNTHIA A. WISCH
D.B. 33939, PG. 688
LOT 5
M.B. 37, PG. 861
106,346 SQ. FT.
OR 2.4414 ACRES
11311 ALEXANDRIANA RD
TAX PARCEL: 017-042-20
DONOVAN MCGRADY III and
CARRIE W. McGRADY
D.B. 14239, PG. 588
LOT 1
M.B. 37, PG. 861
108,475 SQ. FT.
OR 2.4902 ACRES
11313 ALEXANDRIANA RD
TAX PARCEL: 017-042-25
CYNTHIA A. WISCH
D.B. 33939, PG. 688
LOT 2
M.B. 37, PG. 861
143,703 SQ. FT.
OR 3.2990 ACRES
11307 ALEXANDRIANA RD
TAX PARCEL 017-042-27
CYNTHIA A. WISCH
D.B. 33939, PG. 688
LOT 3
M.B. 37, PG. 861
185,523 SQ. FT.
OR 4.2590 ACRES
11201 ALEXANDRIANA RD
TAX PARCEL 017-042-16
JOE. M. GAITHER
D.B. 21542, PG. 150
410,654 SQ. FT.
OR 9.4273 ACRES
11323 ALEXANDRIANA RD
TAX PARCEL 017-042-08
PATRICIA A. MENGES
D.B. 8587, PG. 45
183,953 SQ. FT.
OR 4.2253 ACRES
11317 ALEXANDRIANA RD
TAX PARCEL 017-042-08
GEORGE J. ALEXANDER
LIFE ESTATE
183,953 SQ. FT.
OR 7.1435 ACRES
11308 HAMBRIGHT RD
TAX PARCEL 017-042-10
SUSAN ALEXANDER WHITE
D.B. 5918, PG. 733
677,860 SQ. FT.
OR 15.5616 ACRES ±
AREA CONVEYED
D.B. 3469, PG. 19
TAX PARCEL 017-042-07
GEORGE W. ALEXANDER, JR. and
JOYCE D. ALEXANDER
D.B. 5971, PG. 337
862,556 SQ. FT.
OR 19.8010 ACRES
TAX PARCEL 017-042-11
NOW OR FORMERLY
NC STATE PRISON
NO DEED REFERENCE FOUND
11250 HAMBRIGHT RD
TAX PARCEL 017-042-15
JOHN M. ALEXANDER
D.B. 3577, PG. 443
1,029,512 SQ. FT.
OR 23.6344 ACRES
TAX PARCEL 017-042-06
NORTHLAKE MEMORIAL GARDENS, LLC
D.B. 28128, PG. 514
POB (017-042-01)
POB (017-042-02)
POB (017-042-03)
POB (017-042-04)
POB (017-042-05)
POB (017-042-06)
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POB (017-042-16)
POB (017-042-20)
POB (017-042-25)
POB (017-042-27)
POB (017-042-28)
WETLAND AREA "A" 1,733 SQ. FT. OR 0.0398 ACRES
WETLAND AREA "B" 4,636 SQ. FT. OR 0.1064 ACRES
WETLAND AREA "C" 27,318 SQ. FT. OR 0.6271 ACRES
WETLAND AREA "D" 1,124 SQ. FT. OR 0.0258 ACRES
WETLAND AREA "E" 1,975 SQ. FT. OR 0.0453 ACRES
WETLAND AREA "F" 5,654 SQ. FT. OR 0.1298 ACRES
WETLAND AREA "G" 15,540 SQ. FT. OR 0.3568 ACRES
WETLAND AREA "H" 5,224 SQ. FT. OR 0.1199 ACRES
WETLAND AREA "I" 5,150 SQ. FT. OR 0.1182 ACRES
WETLAND AREA "J" 1,150 SQ. FT. OR 0.0264 ACRES
WETLAND AREA "K" 1,113 SQ. FT. OR 0.0255 ACRES
WETLAND AREA "L" 5,233 SQ. FT. OR 0.1201 ACRES
TRIBUTARY "A" 99 FT
TRIBUTARY "B" 279 FT
TRIBUTARY "C" 227 FT
TRIBUTARY "D" 35 FT
TRIBUTARY "E" 65 FT
TRIBUTARY "F" 189 FT
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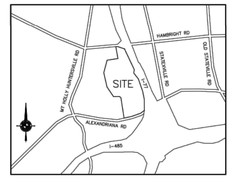


VICINITY MAP
NOT TO SCALE

AS-SURVEYED PROPERTY DESCRIPTIONS

Alexandriana Rd.
Parcel 017-042-07

Being that certain parcel of land lying and being in the Town of Huntersville, Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING at a 1/2" new iron rod located on the western margin of the right-of-way of Interstate 77 (a variable width, controlled access public right-of-way, said point also located at the southeast corner of the Susan Alexander White Property as described in Deed Book 5918, Page 733; thence with the margin of Interstate 77 South 39°08'30" East a distance of 149.45 feet to an existing concrete monument located at the northern corner of the Patricia A. Monges Property as described in Deed Book 8567, Page 40; thence with the aforesaid Monges Property South 14°34'00" West a distance of 460.03 feet to a 1" existing iron pipe located at the northwest corner of the George L. Alexander Property now or formerly; thence with the aforesaid Alexander Property the following two (2) courses and distances: 1) South 24°11'25" West a distance of 329.43 feet to a 1/2" existing iron rod; 2) South 11°09'54" West a distance of 107.79 feet to a 1/2" existing iron rod located at the northeast corner of Lot 3 as described in Map Book 37, Page 861; thence with the aforesaid Lot 3 North 79°34'05" West a distance of 339.98 feet to a 1/2" existing iron rod located at the northeast corner of Lot 4 as described in Map Book 37, Page 861; thence with the aforesaid Lot 4 North 79°34'05" West a distance of 748.85 feet to an existing metal monument located at a southeast corner of the John M. Alexander Property as described in Deed Book 3577, Page 443; thence with the aforesaid Alexander Property the following two (2) courses and distances: 1) North 44°21'30" East a distance of 295.22 feet to a 1/2" new iron rod; 2) North 02°51'32" West a distance of 928.62 feet to an existing metal monument located at the southwest corner of the aforesaid Susan Alexander White Property; thence with the aforesaid White Property the following two (2) courses and distances: 1) North 82°34'49" East a distance of 448.28 feet to an existing metal monument; 2) South 7°00'20" East a distance of 296.19 feet to the point and place of beginning, having an area of 862,533 square feet (19.8010 acres), as shown on a survey by R.B. Pharr & Associates, P.A. dated October 7, 2020. Job No. 92044.

11317 Alexandriana Rd.
Parcel 017-042-08

Being that certain parcel of land lying and being in the Town of Huntersville, Mecklenburg County, North Carolina and being more particularly described as follows:

BEGINNING at an existing iron pipe located at the northwest corner of Lot 5 as described in Map Book 37, Page 861; thence with the aforesaid Lot 5 South 09°05'39" West a distance of 116.67 feet to a 5/8" existing iron rod located at an eastern corner of the George W. and Joyce D. Alexander Property as described in Deed Book 5971, Page 337; thence with the aforesaid Alexander Property the following two (2) courses and distances: 1) North 67°49'51" West a distance of 340.92 feet to a 1/2" existing iron rod; 2) North 24°11'25" East a distance of 329.43 feet to a 1" existing iron pipe located at a western corner of the Patricia A. Monges Property as described in Deed Book 8567, Page 40; thence with the aforesaid Monges Property the following two (2) courses and distances: 1) South 72°25'37" East a distance of 192.80 feet to a 1" existing iron pipe; 2) South 03°09'03" East a distance of 262.07 feet to the point and place of beginning, having an area of 93,373 square feet (2.1436 acres), as shown on a survey by R.B. Pharr & Associates, P.A. dated October 7, 2020. Job No. 92044.

11323 Alexandriana Rd.
Parcel 017-042-09

Being that certain parcel of land lying and being in the Town of Huntersville, Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING at an existing concrete monument located on the western margin of the right-of-way of Interstate 77 (a variable width, controlled access public right-of-way), said point also being located at a northeast corner of the George W. and Joyce D. Alexander Property as described in Deed Book 5971, Page 337; thence with the margin of Interstate 77 the following three (3) courses and distances: 1) South 42°17'54" East a distance of 217.61 feet to an existing concrete monument; 2) South 22°47'03" East a distance of 302.40 feet to an existing metal monument; 3) South 16°31'30" East a distance of 351.84 feet to a 1/2" new iron rod located at the northeast corner of Lot 5 as described in Map Book 37, Page 861; thence with the aforesaid Lot 1 North 89°39'28" West a distance of 283.42 feet to an existing iron pipe located at an eastern corner of the George L. Alexander Property now or formerly; thence with the aforesaid Alexander Property the following two (2) courses and distances: 1) North 03°09'03" West a distance of 262.07 feet to a 1" existing iron pipe; 2) North 72°25'37" West a distance of 192.80 feet to a 1" existing iron pipe located at an eastern corner of the aforesaid George W. and Joyce D. Alexander Property; thence with the aforesaid Alexander Property North 14°34'00" East a distance of 460.03 feet to the point and place of beginning, having an area of 183,183 square feet (4.2053 acres), as shown on a survey by R.B. Pharr & Associates, P.A. dated October 7, 2020 Job No. 92044.

11300 Hambright Rd.
Parcel 017-042-10

Being that certain parcel of land lying and being in the Town of Huntersville, Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING at a 1/2" new iron rod located on the southern margin of the right-of-way of Hambright Road (a variable width public right-of-way), said point also located on an eastern line of the NC State Prison Property now or formerly; thence with the margin of Hambright Road North 84°39'22" East a distance of 104.89 feet to an existing concrete monument located at the intersection of the southern margin of the right-of-way of Hambright Road and the western margin of the right-of-way of Interstate 77 (a variable width, controlled access public right-of-way); thence with the margin of Interstate 77 the following four (4) courses and distances: 1) South 69°19'25" East a distance of 349.33 feet to an existing concrete monument; 2) South 25°48'58" East a distance of 457.48 feet to an existing concrete monument; 3) South 24°41'29" East a distance of 657.84 feet to an existing metal monument; 4) South 14°19'26" West a distance of 151.44 feet to a 1/2" new iron rod located at a northeast corner of the George W. and Joyce D. Alexander Property as described in Deed Book 5971, Page 337; thence with the aforesaid Alexander Property the following two (2) courses and distances: 1) North 71°00'26" West a distance of 296.19 feet to an existing metal monument; 2) South 82°34'49" West a distance of 448.28 feet to an existing metal monument located on the eastern line of the John M. Alexander Property as described in Deed Book 3577, Page 443; thence with the aforesaid Alexander Property the following two (2) courses and distances: 1) North 02°49'25" West a distance of 649.92 feet to a 1/2" new iron rod; 2) South 83°30'49" West a distance of 11.86 feet to an existing metal monument located at the southeast corner of the aforesaid NC State Prison Property; thence with the aforesaid NC State Prison Property North 09°51'47" West a distance of 592.02 feet to the point and place of beginning, having an area of 677,865 square feet (15.5616 acres), as shown on a survey by R.B. Pharr & Associates, P.A. dated October 7, 2020. Job No. 92044.

11250 Hambright Rd.
Parcel 017-042-15

Being that certain parcel of land lying and being in the Town of Huntersville, Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING at a the western most corner of Lot 4 as described in Map Book 37, Page 861, said point also located at an eastern corner of the Northlake Memorial Gardens, LLC Property as described in Deed Book 28128, Page 514; thence with the aforesaid Northlake Memorial Gardens, LLC Property North 35°39'25" West a distance of 537.40 feet to a 1" existing iron pipe located at the southeast corner of the Rondo C. Strickland Property as described in Deed Book 28193, Page 74; thence with the aforesaid Strickland Property the following two (2) courses and distances: 1) North 13°59'30" West a distance of 680.99 feet to a 1" existing iron pipe; 2) North 14°34'52" East a distance of 652.63 feet to a 1" existing iron pipe located on a southern line of the NC State Prison Property now or formerly; thence with the aforesaid NC State Prison Property North 83°30'49" East a distance of 538.10 feet to an existing metal monument located at a western corner of the Susan Alexander White Property as described in Deed Book 5918, Page 733; thence with the aforesaid White Property the following two (2) courses and distances: 1) North 83°30'49" East a distance of 11.86 feet to a 1/2" new iron rod; 2) South 02°49'25" East a distance of 649.92 feet to an existing metal monument located at the northwest corner of the George W. and Joyce D. Alexander Property as described in Deed Book 5971, Page 337; thence with the aforesaid Alexander Property the following two (2) courses and distances: 1) South 82°51'32" East a distance of 928.62 feet to a 1/2" new iron rod; 2) South 44°21'30" West a distance of 295.22 feet to an existing metal monument located at the northwest corner of the aforesaid Lot 4; thence with the aforesaid Lot 4 South 44°21'30" West a distance of 145.18 feet to the point and place of beginning, having an area of 1,8295.11 square feet (23.5343 acres), as shown on a survey by R.B. Pharr & Associates, P.A. dated October 7, 2020. Job No. 92044.

11201 Alexandriana Rd.
Parcel 017-042-16

Being that certain parcel of land lying and being in the Town of Huntersville, Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING at a 5/8" existing iron rod located on the northern margin of the right-of-way of Alexandriana Road (a variable width public right-of-way); thence with the margin of Alexandriana Road the following three (3) courses and distances: 1) South 63°22'07" West a distance of 130.62 feet to an existing metal monument; 2) South 76°47'17" West a distance of 192.10 feet to an existing metal monument; 3) South 78°28'01" West a distance of 147.69 feet to an existing metal monument; thence South 11°28'28" East a distance of 24.98 feet to an existing metal monument; thence South 11°28'28" East a distance of 23.42 feet to a calculated point in the centerline of Alexandriana Road; thence with the centerline of Alexandriana Road South 77°44'02" West a distance of 310.93 feet to a calculated point located on an eastern line of the Northlake Memorial Gardens, LLC Property as described in Deed Book 28128, Page 514; thence with the aforesaid Northlake Memorial Gardens, LLC Property North 10°36'07" West crossing a 1/2" existing iron rod at a distance of 32.39 feet for a total distance of 1040.53 feet to a 5/8" existing iron rod located on a southern line of Lot 4 as described in Map Book 37, Page 861; thence with the aforesaid Lot 4 South 50°14'28" East a distance of 532.51 feet to a 5/8" existing iron rod located at the southwest corner of Lot 3 as described in Map Book 37, Page 861; thence with the aforesaid Lot 3 South 50°14'28" East a distance of 682.59 feet to the point and place of beginning, having an area of 410,654 square feet (9.4273 acres), as shown on a survey by R.B. Pharr & Associates, P.A. dated October 7, 2020. Job No. 92044.

11313 Alexandriana Rd.
Parcel 017-042-20

Being that certain parcel of land lying and being in the Town of Huntersville, Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING at a 5/8" existing iron rod located on the western margin of the right-of-way of Interstate 77 (a variable width controlled access public right-of-way), said point also being located at the southeast corner of Lot 1 as described in Map Book 37, Page 861; thence with the margin of Interstate 77 the following two (2) courses and distances: 1) South 01°18'18" East a distance of 117.25 feet to an existing metal monument; 2) South 02°16'20" West a distance of 240.79 feet to a 1/2" new iron rod located at the intersection of the western margin of Interstate 77 and the northern margin of the right-of-way of Alexandriana Road (a variable width controlled access public right-of-way); thence with the margin of Alexandriana Road the following two (2) courses and distances: 1) South 53°56'21" West a distance of 190.87 feet to an existing metal monument; 2) South 63°57'11" West a distance of 69.59 feet to a 1/2" new iron rod located at the southeast corner of Lot 3 as described in Map Book 37, Page 861; thence with the aforesaid Lot 3 the following four (4) courses and distances: 1) North 49°47'39" West a distance of 85.30 feet to a 1/2" new iron rod; 2) along the arc of a curve to the right, having a radius of 205.45 feet, an arc length of 113.91 feet, having a chord of North 33°54'38" West 112.46 feet to a 1/2" new iron rod; 3) North 18°01'37" West a distance of 162.73 feet to a 1/2" new iron rod; 4) along the arc of a curve to the right, having a radius of 304.51 feet, an arc length of 77.66 feet, having a chord of North 10°43'03" West 77.45 feet to a 1/2" new iron rod located at the southwest corner of the aforesaid Lot 1; thence with the aforesaid Lot 1 North 73°49'45" East a distance of 433.65 feet to the point and place of beginning, having an area of 143,703 square feet (3.2990 acres), as shown on a survey by R.B. Pharr & Associates, P.A. dated October 7, 2020. Job No. 92044.

11307 Alexandriana Rd.
Parcel 017-042-25

Being that certain parcel of land lying and being in the Town of Huntersville, Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING at a 1/2" new iron rod located on the northern margin of the right-of-way of Alexandriana Road (a variable width public right-of-way), said point also being located at the southwest corner of Lot 2 as described in Map Book 37, Page 861; thence with the margin of Alexandriana Road South 63°57'11" West a distance of 14.27 feet to a 5/8" existing iron rod located at a southeast corner of the Joe W. Gaither Property as described in Deed Book 21542, Page 150; thence with the aforesaid Gaither Property North 50°14'28" West a distance of 682.59 feet to a 5/8" existing iron rod located at the southeast corner of Lot 4 as described in Map Book 37, Page 861; thence with the aforesaid Lot 4 North 11°19'40" East a distance of 394.45 feet to a 1/2" existing iron rod located on the southern line of the George W. and Joyce D. Alexander Property as described in Deed Book 5971, Page 337; thence with the aforesaid Alexander Property South 79°34'05" East a distance of 339.98 feet to a 1/2" existing iron rod located at the southwest corner of Lot 5 as described in Map Book 37, Page 861; thence with the aforesaid Lot 5 South 79°34'05" East a distance of 20.08 feet to a 1/2" new iron rod located at the northwest corner of Lot 1 as described in Map Book 37, Page 861; thence with the aforesaid Lots 1 & 2 the following seven (7) courses and distances: 1) South 35°48'11" West a distance of 28.56 feet to a 1/2" new iron rod; 2) South 11°19'38" West a distance of 284.04 feet to a 1/2" new iron rod; 3) along the arc of a curve to the left, having a radius of 304.51 feet, an arc length of 77.55 feet, having a chord of South 03°52'41" West 77.34 feet to a 1/2" new iron rod; 4) along the arc of a curve to the left, having a radius of 304.51 feet, an arc length of 77.66 feet, having a chord of South 10°43'03" East 77.45 feet to a 1/2" new iron rod; 5) South 18°01'37" East a distance of 162.73 feet to a 1/2" new iron rod; 6) along the arc of a curve to the left, having a radius of 205.45 feet, an arc length of 113.91 feet, having a chord of South 33°54'38" East 112.46 feet to a 1/2" new iron rod; 7) South 49°47'39" East a distance of 85.30 feet to the point and place of beginning, having an area of 185,523 square feet (4.2590 acres), as shown on a survey by R.B. Pharr & Associates, P.A. dated October 7, 2020. Job No. 92044.

11311 Alexandriana Rd.
Parcel 017-042-26

Being that certain parcel of land lying and being in the Town of Huntersville, Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING at an existing metal monument on the western margin of the right-of-way of Interstate 77 (a variable width, controlled access public right-of-way), said point also being located at the southeast corner of Lot 5 as described in Map Book 37, Page 861; thence with the margin of Interstate 77 South 01°18'18" East a distance of 189.68 feet to a 5/8" existing iron rod located at the northeast corner of Lot 2 as described in Map Book 37, Page 861; thence with the aforesaid Lot 2 South 73°49'45" West a distance of 433.65 feet to a 1/2" new iron rod located on an eastern line of Lot 3 as described in Map Book 37, Page 861; thence with the aforesaid Lot 3 the following three (3) courses and distances: 1) along the arc of a curve to the right, having a radius of 304.51 feet, an arc length of 77.55 feet, having a chord of North 03°52'41" East 77.34 feet to a 1/2" new iron rod; 2) North 11°19'38" East a distance of 284.04 feet to a 1/2" new iron rod; 3) North 35°48'11" East a distance of 28.56 feet to a 1/2" new iron rod located on the southern line of the aforesaid Lot 5; thence with the aforesaid Lot 5 South 79°34'05" East a distance of 333.45 feet to the point and place of beginning, having an area of 108,473 square feet (2.4902 acres), as shown on a survey by R.B. Pharr & Associates, P.A. dated October 7, 2020. Job No. 92044.

Alexandriana Rd.
Parcel 017-042-27

Being that certain parcel of land lying and being in the Town Of Huntersville, Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING at a 1/2" existing iron rod located at the northwest corner of Lot 3 as described in Map Book 37, Page 861; thence with the aforesaid Lot 3 South 11°19'40" West a distance of 394.45 feet to a 5/8" existing iron rod located on the eastern line of the Joe W. Gaither Property as described in Deed Book 24542, Page 150; thence with the aforesaid Gaither Property North 50°14'28" West a distance of 532.51 feet to a 5/8" existing iron rod located at an eastern corner of the Northlake Memorial Gardens, LLC Property as described in Deed Book 28128, Page 514; thence with the aforesaid Northlake Memorial Gardens, LLC Property the following two (2) courses and distances: 1) North 51°07'51" West a distance of 71.94 feet to a 1/2" existing iron rod; 2) North 03°37'59" West a distance of 297.97 feet to a 2" existing iron pipe located at the southern corner of the John M. Alexander Property as described in Deed Book 3577, Page 443; thence with the aforesaid Alexander Property North 44°21'30" East a distance of 145.18 feet to an existing metal monument located at the southwest corner of the George W. and Joyce D. Alexander Property as described in Deed Book 5971, Page 337; thence with the aforesaid Alexander Property South 79°34'05" East a distance of 748.85 feet to the point and place of beginning, having an area of 158,737 square feet (3.6441 acres), as shown on a survey by R.B. Pharr & Associates, P.A. dated October 7, 2020. Job No. 92044.

11315 Alexandriana Rd.
Parcel 017-042-28

Being that certain parcel of land lying and being in the Town of Huntersville, Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING at a 1/2" new iron rod located on the western margin of the right-of-way of Interstate 77 (a variable width, controlled access public right-of-way), said point also located at the southeast corner of the Patricia A. Monges Property as described in Deed Book 8567, Page 40; thence with the margin of Interstate 77 the following two (2) courses and distances: 1) South 16°31'30" East a distance of 82.75 feet to an existing metal monument; 2) South 09°41'32" East a distance of 292.94 feet to an existing metal monument located at the northeast corner of Lot 1 as described in Map Book 37, Page 861; thence with the aforesaid Lot 1 North 79°34'05" West a distance of 353.53 feet to a 1/2" existing iron rod located at the southeast corner of the George W. and Joyce D. Alexander Property as described in Deed Book 5971, Page 337; thence with the aforesaid Alexander Property the following two (2) courses and distances: 1) North 11°09'54" East a distance of 107.79 feet to a 5/8" existing iron rod; 2) North 26°57'03" West a distance of 103.55 feet to a 5/8" existing iron rod located at the southeast corner of the George L. Alexander Property now or formerly; thence with the aforesaid Alexander Property North 09°05'30" East a distance of 110.67 feet to an existing iron pipe located at the southwest corner of the aforesaid Monges Property; thence with the aforesaid Monges Property South 89°20'28" East a distance of 283.42 feet to the point and place of beginning, having an area of 106,346 square feet (2.4414 acres), as shown on a survey by R.B. Pharr & Associates, P.A. dated October 7, 2020. Job No. 92044.

NOTE: DOCUMENT SCALED TO FIT THIS PLAN SET

FOR REFERENCE ONLY

SHEET 2 OF 2

REVISIONS	ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:
	SCP ACQUISITIONS, LLC
	HAMRIGHT RD. AND ALEXANDRIANA RD. TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, NC DEED REFERENCE: AS SHOWN MAP REFERENCE: AS SHOWN TAX PARCEL #: AS SHOWN
	R.B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING LICENSURE NO C-1471
	420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL. (704) 376-2186

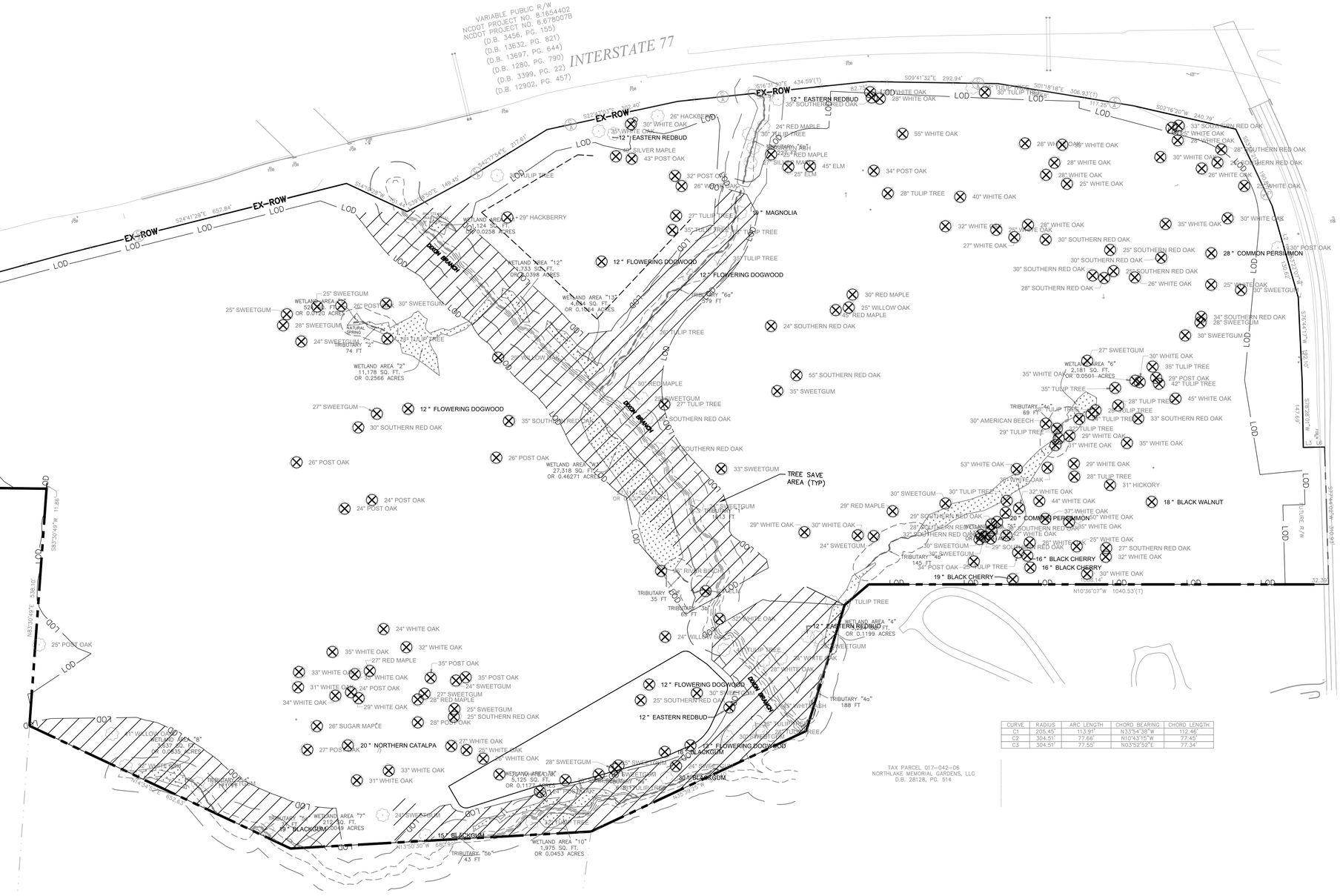
CREW:	DRAWN:	REVISED:	SCALE:	DATE:	JOB NO:
GH	CB/DB		1" = 100'	OCT 7, 2020	92044

NORTH CAROLINA PROFESSIONAL SEAL L-4804 LAND SURVEYOR CHARLES E. BELL

Charles E. Bell

SURVEY 2 OF 2

C201



TOWN OF HUNTERSVILLE NOTES

APPLICABILITY

A TREE AND ROOT PRESERVATION PLAN DELINEATING AREAS OF TREE SAVE SHALL BE INCORPORATED AS PART OF THE LANDSCAPING, GRADING, AND EROSION CONTROL PLANS. THE FOLLOWING MEASURES SHALL BE FOLLOWED TO PROTECT EXISTING TREES ON A DEVELOPING SITE:

1. PRIOR TO DEMOLITION, CLEARING, CONSTRUCTION, GRADING, AND INSTALLATION OF EROSION CONTROL MEASURES; TREE PROTECTIVE BARRIERS MUST BE INSTALLED AROUND ALL TREE SAVE AREAS BY THE DEVELOPER AND APPROVED BY THE TOWN.
2. THE TREE PROTECTION FENCE SHALL BE LOCATED ALONG THE PERIMETER OF THE TREE SAVE AREA (DRIP LINE PLUS 5 FEET). TREE PROTECTION FENCING FOR A FOREST CANOPY STANDS AREA IS TO BE LOCATED ALONG THE PERIMETER OF THE TREE SAVE AREA AROUND THE FOREST EDGE. TREE PROTECTION FENCING SHALL CONSIST OF ORANGE SAFETY FENCING OR A COMBINATION OF ORANGE SAFETY FENCING WITH SILT FENCING AT A MINIMUM OF 4 FEET IN HEIGHT ON METAL OR WOOD POSTS.
3. ALL TREE PROTECTION AREAS MUST BE DESIGNATED AS SUCH WITH "TREE SAVE AREA SIGNS" POSTED IN ADDITION TO THE REQUIRED PROTECTIVE FENCING. SIGNS REQUESTING SUBCONTRACTOR COOPERATION AND COMPLIANCE WITH TREE PROTECTION STANDARDS ARE RECOMMENDED FOR SITE ENTRANCES.
4. NO SOIL DISTURBANCE OR COMPACTION, STOCK PILING OF SOIL OR OTHER CONSTRUCTION MATERIAL, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT AND MATERIALS ARE ALLOWED WITHIN THE TREE SAVE AREA.
5. NO ROPES, SIGNS, WIRES, UNPROTECTED ELECTRICAL INSTALLATION OR OTHER DEVICE OR MATERIAL, SHALL BE SECURED OR FASTENED AROUND OR THROUGH A TREE OR SHRUB.
6. ALL PROTECTIVE MEASURES SHALL BE MAINTAINED THROUGHOUT THE LAND DISTURBING AND CONSTRUCTION PROCESS, AND SHALL NOT BE REMOVED UNTIL FINAL LANDSCAPING IS INSTALLED.

LEGEND	
#" XX	EXISTING SPECIMEN TREE ## = SIZE (INCHES) XX = SPECIES ABBREVIATION
⊗	EXISTING SPECIMEN TREE TO BE REMOVED
LOD LOD	PROPOSED LIMITS OF DISTURBANCE REFERENCE GRADING PLAN

TREE PRESERVATION SUMMARY	
HAS THIS SITE BEE FORESTED OR CLEARED IN THE PAST THREE YEARS?	NO
SPECIMEN TREE CALCULATIONS	
EXISTING SPECIMEN TREES ONSITE	215
SPECIMEN TREES SAVED	42
SPECIMEN TREES REMOVED	173
SPECIMEN TREES SAVED (%)	19.5%

GRAPHIC SCALE IN FEET
0 60 120 240

NORTH

NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY
2	SECOND RESUBMITTAL	06/25/21	
1	FIRST RESUBMITTAL	05/13/21	ALW

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PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
NC LICENSE #F-0102

NORTH CAROLINA PROFESSIONAL ENGINEER AUSTIN LEE WATTS SEAL 030861
06/25/2021

KHA PROJECT 013766000
DATE 04/01/2021
SCALE AS SHOWN
DESIGNED BY ------
DRAWN BY ------
CHECKED BY ------

TREE SURVEY

BELTWAY 77
PREPARED FOR
DEVELOPMENT AND
CONSTRUCTION INSIGHTS, LLC
NORTH CAROLINA
HUNTERSVILLE

SHEET NUMBER
C202

Plotted By: Watts, Austin Sheet Set: BELTWAY 77 – CR Layout: C202 TREE SURVEY June 25, 2021 12:58:22pm C:\Users\austin.watts\KHA\DGI CHARLOTTE – 009 LAND DEVELOPMENT\02 – DWG\PlanSheets\01 CONDITIONAL REZONING\C202 TREE SURVEY.dwg
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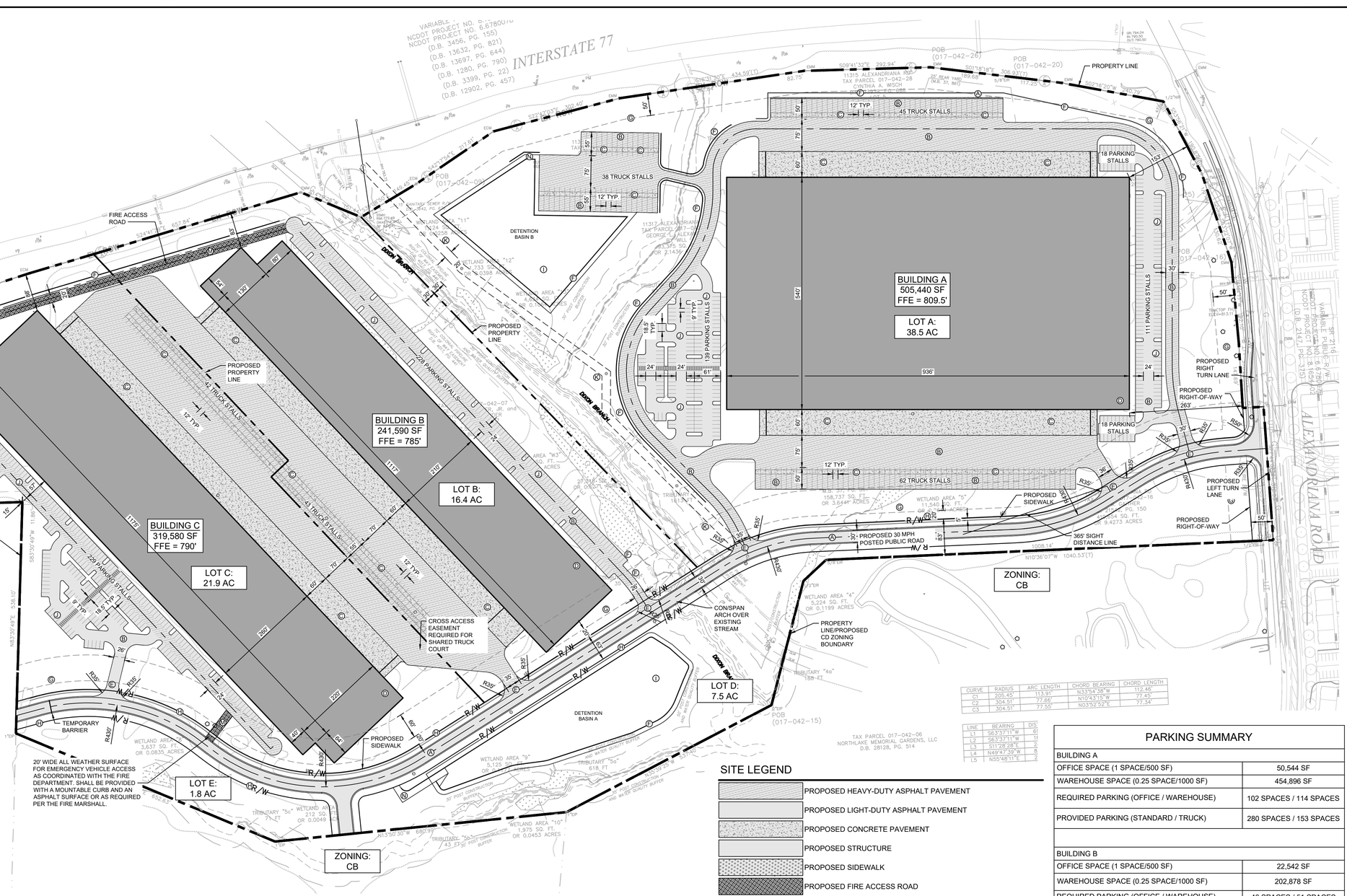

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	205.45'	113.91'	N33°54'38"W	112.46'
C2	304.51'	77.66'	N10°43'15"W	77.45'
C3	304.51'	77.55'	N03°52'52"E	77.34'

LINE	BEARING	DIS
L1	S63°37'11"W	61
L2	S63°37'11"W	11
L3	S11°28'28"E	4
L4	N49°47'39"W	8
L5	N55°48'11"E	2

SITE LEGEND

A	PROPOSED CONCRETE CURB AND GUTTER
B	PROPOSED ASPHALT PAVEMENT
C	PROPOSED CONCRETE PAVEMENT
D	PROPOSED STRUCTURE
E	PROPOSED FULL ACCESS DRIVEWAY
F	PROPOSED RETAINING WALL
G	LANDSCAPE BUFFER
H	APPROXIMATE LOCATION OF FUTURE RIGHT-OF-WAY
I	PROPOSED STORMWATER BMP
J	PROPOSED EMPLOYEE PARKING STALLS, TYP.
K	PROPOSED 20' PUBLIC SANITARY SEWER EASEMENT
L	NOT USED
M	20' WIDE ALL WEATHER SURFACE FOR EMERGENCY VEHICLE ACCESS. AS COORDINATED WITH THE FIRE DEPARTMENT. SHALL BE PROVIDED WITH AN ASPHALT SURFACE.
N	15' WIDE MAINTENANCE ACCESS. MAX 15% LONGITUDINAL SLOPE, MAX 5% CROSS SLOPE.

SITE PLAN DATA TABLE

TOTAL ACREAGE	90.9 AC
TOTAL SQUARE FEET	3,959,905 SF
PRINCIPAL USE(S)	OFFICE/LIGHT INDUSTRIAL/ WAREHOUSE
BUILDING TYPE	WORKPLACE
PROPOSED ZONING DISTRICT	CB-CD
OVERLAY DISTRICT, IF APPLICABLE	N/A
PERCENTAGE OF IMPERVIOUS ALLOWED	70%
PERCENTAGE OF IMPERVIOUS SHOWN	60%
TOTAL SQUARE FOOTAGE OF NON-RESIDENTIAL	1,066,610 SF
WATERSHED INFORMATION	
IS THE PROPERTY IN A REGULATED WATERSHED DISTRICT?	NO
WATERSHED DISTRICT	HUNTERSVILLE
LOW DENSITY/HIGH DENSITY	HIGH
PERCENTAGE OF ALLOWABLE IMPERVIOUS AREA	70%
PERCENTAGE OF PROPOSED IMPERVIOUS AREA	60%

SITE PLAN DATA TABLE

PROPOSED BUFFERS (PARCEL #1 - SOUTH)	
FRONT BUFFER (PROPOSED PUBLIC ROAD)	80 FT MAX - 20 FT MIN
REAR BUFFER (I-77)	50 FT
SIDE BUFFER (NORTH)	N/A
SIDE BUFFER (SOUTH) (I-77 / ALEXANDERIANA)	50 FT / 80 FT
PROPOSED BUFFERS (PARCEL #2 - MIDDLE)	
FRONT BUFFER (PROPOSED PUBLIC ROAD)	80 FT MAX - 20 FT MIN
REAR BUFFER (I-77)	50 FT
SIDE BUFFER (NORTH)	N/A
SIDE BUFFER (SOUTH)	N/A
PROPOSED BUFFERS (PARCEL #3 - NORTH)	
FRONT BUFFER (PROPOSED PUBLIC ROAD)	80 FT MAX - 20 FT MIN
REAR BUFFER (I-77)	50 FT
SIDE BUFFER (NORTH) (HAMBRIGHT / I-77)	80FT / 50 FT
SIDE BUFFER (SOUTH)	N/A

SITE LEGEND

- PROPOSED HEAVY-DUTY ASPHALT PAVEMENT
- PROPOSED LIGHT-DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED STRUCTURE
- PROPOSED SIDEWALK
- PROPOSED FIRE ACCESS ROAD

PARKING SUMMARY

BUILDING A	
OFFICE SPACE (1 SPACE/500 SF)	50,544 SF
WAREHOUSE SPACE (0.25 SPACE/1000 SF)	454,896 SF
REQUIRED PARKING (OFFICE / WAREHOUSE)	102 SPACES / 114 SPACES
PROVIDED PARKING (STANDARD / TRUCK)	280 SPACES / 153 SPACES
BUILDING B	
OFFICE SPACE (1 SPACE/500 SF)	22,542 SF
WAREHOUSE SPACE (0.25 SPACE/1000 SF)	202,878 SF
REQUIRED PARKING (OFFICE / WAREHOUSE)	46 SPACES / 51 SPACES
PROVIDED PARKING (STANDARD / TRUCK)	228 SPACES / 43 SPACES
BUILDING C	
OFFICE SPACE (1 SPACE/500 SF)	29,788 SF
WAREHOUSE SPACE (0.25 SPACE/1000 SF)	268,092 SF
REQUIRED PARKING (OFFICE / WAREHOUSE)	60 SPACES / 67 SPACES
PROVIDED PARKING (STANDARD / TRUCK)	232 SPACES / 42 SPACES

NOTE: PARKING CALCULATIONS PROVIDED ARE PRELIMINARY IN NATURE. PARKING SHALL MEET THE REQUIREMENTS OF THE TOWN OF HUNTERSVILLE CODE OF ORDINANCES. OFFICE/WAREHOUSE SQUARE FOOTAGES SHOWN MAY VARY.

GRAPHIC SCALE IN FEET
0 60 120 240

NORTH

No.	REVISIONS	DATE	BY
2	SECOND RESUBMITTAL	06/25/21	ALW
1	FIRST RESUBMITTAL	05/13/21	ALW

NOT FOR CONSTRUCTION

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 030861 AUSTIN L. WATTS
06/25/2021

KHA PROJECT 013766000
DATE 04/01/2021
SCALE AS SHOWN
DESIGNED BY MTA
DRAWN BY GTF
CHECKED BY RBD

CONDITIONAL REZONING SITE PLAN

BELTWAY 77

PREPARED FOR DEVELOPMENT AND CONSTRUCTION INSIGHTS, LLC

HUNTERSVILLE NORTH CAROLINA

SHEET NUMBER C300

Plotted By: Watts, Austin Sheet Set: BELTWAY 77 – CR Layout: C300 CONDITIONAL REZONING SITE PLAN June 25, 2021 12:58:29pm C:\Users\austin.watts\KHA\CI CHARLOTTE – 009 LAND DEVELOPMENT\02 – DWG\PlanSheets\01 CONDITIONAL REZONING\C300 CONDITIONAL REZONING SITE PLAN.dwg
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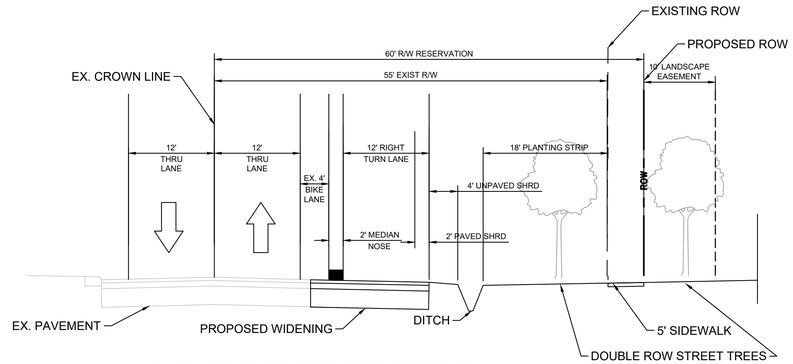
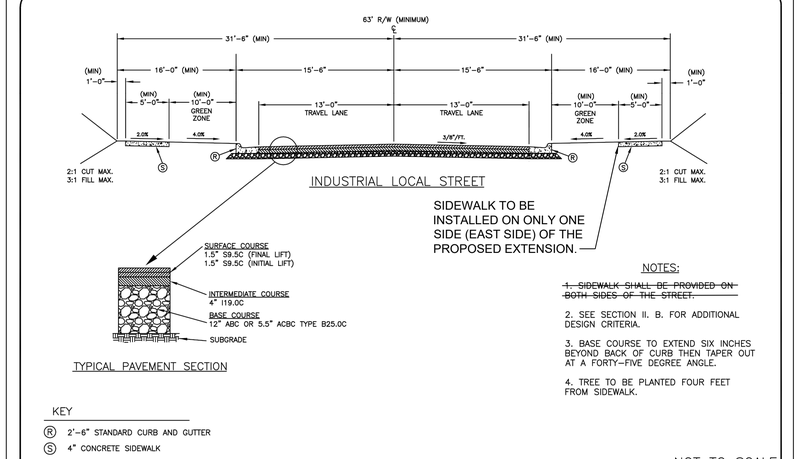
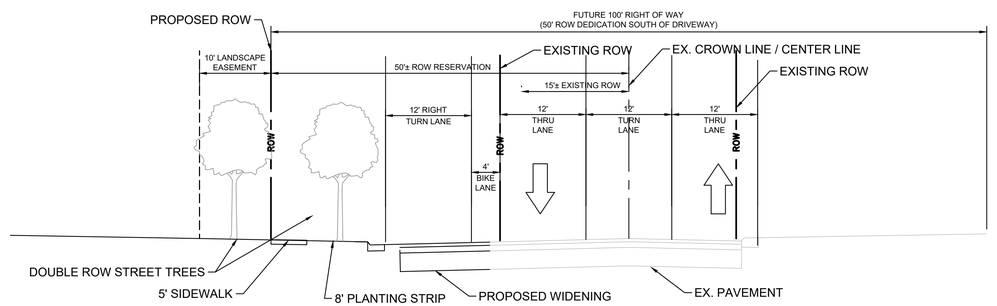


HAMBRIGHT SECTION

N.T.S.





ALEXANDRIANA SECTION

N.T.S.

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 030861 AUSTIN L. WATTS
06/25/2021

KHA PROJECT 013766000
DATE 04/01/2021
SCALE AS SHOWN
DESIGNED BY MTA
DRAWN BY GTF
CHECKED BY RBD

SITE ROAD SECTIONS

BELTWAY 77
PREPARED FOR
DEVELOPMENT AND
CONSTRUCTION INSIGHTS, LLC
HUNTERSVILLE NORTH CAROLINA

SHEET NUMBER
C301

Plotted By:Watts, Austin Sheet Set:BELTWAY 77 - CR Layout:C301 SITE SECTIONS June 25, 2021 01:20:15pm C:\Users\austin.watts\Kimley-Horn\DCI CHARLOTTE - 000 LAND DEVELOPMENT\02 - DWG\PlanSheets\01 CONDITIONAL REZONING\C301 SITE SECTIONS.dwg
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1. REZONING PETITION. THESE REZONING NOTES COMPRISE THE DEVELOPMENT STANDARDS ("DEVELOPMENT STANDARDS") ASSOCIATED WITH THE REZONING PETITION (THE "REZONING PETITION") FILED BY ("PETITIONER") ON APRIL 1, 2021 (THE "FILING DATE") AS REZONING PETITION _____ & SKETCH PLAN (THE "REZONING PLAN") FOR THAT APPROXIMATELY 90.9 ACRE TRACT OF LAND, IDENTIFIED ON THIS SITE PLAN AS BELTWAY 77 (THE "PROJECT") IN CONNECTION WITH PART OF TAX PARCEL NUMBERS 01704216, 01704225, 01704220, 01704226, 01704228, 01704227, 01704209, 01704207, 01704210, 01704215 AND 01704208 (THE "PROPERTY"). THE PURPOSE OF THE REZONING PETITION IS TO CONVERT THE ZONING CLASSIFICATION OF THE PROPERTY FROM CORPORATE BUSINESS (CB) TO CORPORATE BUSINESS- CONDITIONAL DISTRICT (CB-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 A MORE STRINGENT STANDARD(S), OR UNLESS OTHERWISE NOTED ON THE REZONING PLAN OR IN THESE DEVELOPMENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE IN PLACE ON THE DATE OF THE FILING OF THE REZONING PLAN GOVERN DEVELOPMENT OF THE PROPERTY AS SHOWN ON THE REZONING PLAN.

3. SCHEMATIC NATURE OF REZONING PLAN. THE LOTS AND PROPOSED IMPROVEMENTS SHOWN ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND EXACT LOCATIONS, ARCHITECTURE, 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 AND MEETS THE REQUIREMENTS OF THE ZONING ORDINANCE AND THE MODIFICATIONS. THE EXACT ALIGNMENTS OF THE INTERNAL DRIVES AND INTERNAL PUBLIC STREETS HAVE NOT BEEN DETERMINED AND ARE SUBJECT TO FINAL DESIGN AND ENGINEERING PLANS, AND MINOR MODIFICATIONS OR ALTERATIONS OF THESE ALIGNMENTS MAY TAKE PLACE DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES. OTHERWISE, MAJOR AMENDMENTS ARE DETERMINED BY STAFF FOR ALL CD REZONING PLANS.

4. PHASING. THE DEVELOPMENT OF THE PROPERTY AS GENERALLY DEPICTED ON THE REZONING PLAN MAY BE PHASED. ANY PROPOSED PHASING MUST ALIGN WITH REQUIRED TIA, INFRASTRUCTURE AND STORMWATER IMPROVEMENTS; PROVIDED, HOWEVER, ANY MITIGATION REQUIRED BY NCDOT WILL BE COORDINATED WITH NCDOT AND EACH PHASE OR SEQUENCE OF IMPROVEMENTS IN THE PROJECT WILL MEET ALL ORDINANCE REQUIREMENTS. UTILITIES, INFRASTRUCTURE, AND GRADING SHALL BE DELIVERED TO EACH INDIVIDUAL PHASE AS EACH IS DEVELOPED.

5. VESTED RIGHTS. THIS REZONING PLAN IS A SITE-SPECIFIC DEVELOPMENT PLAN AND APPROVAL THEREOF CONSTITUTES VESTED RIGHTS IN THE REZONING PLAN PURSUANT TO THE PROVISIONS OF THE ORDINANCE. NOTWITHSTANDING ANY OTHER PROVISIONS OF THESE DEVELOPMENT STANDARDS, IF, AT SOME POINT, MODIFICATIONS ARE MADE TO THE ORDINANCE BY THE TOWN BOARD, PETITIONER MAY VOLUNTARILY AGREE TO APPLY SUCH MODIFICATIONS TO THE REZONING PLAN IN A MANNER CONSISTENT WITH THE REZONING PLAN AND THE ORDINANCE AS IT CHANGES FROM TIME TO TIME, AND WITHOUT PURSUING A REZONING. SUCH MODIFICATIONS TO THE ORDINANCE SHALL IN NO WAY IMPACT THE PETITIONER'S VESTED RIGHTS. APPROVAL OF THIS CONDITIONAL REZONING SHALL CONSTITUTE ESTABLISHMENT OF VESTED RIGHTS IN THE LANDOWNER (AND ITS SUCCESSORS OR ASSIGNS) FOR A PERIOD OF FIVE YEARS PURSUANT TO N.C. GEN. STAT. § 160A-385.1.

6. PERMITTED USES. THE PROPERTY MAY BE DEVELOPED FOR ANY USES (INCLUDING ACCESSORY USES) PERMITTED IN THE CORPORATE BUSINESS ZONING DISTRICT AND AS SHOWN ON THE REZONING PLAN, SUBJECT TO THE DEVELOPMENT STANDARDS ASSOCIATED WITH SUCH USES. ANY LABELLING ON THE REZONING PLAN MAY BE AN INDICATION OF THE CURRENT INTENTION ON THE PART OF PETITIONER BUT SHALL NOT RESTRICT THE PROPERTY IN A MANNER THAT CONFLICTS WITH THE PROVISIONS OF THESE DEVELOPMENT NOTES. WORKPLACE SUPPORT USES UP TO 10% OF GROSS FLOOR AREA WITHIN THE DEVELOPMENT OR 70,000 SF, WHICHEVER IS LESS, ARE PERMITTED.

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

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

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

10. BUFFER YARDS FOR INDUSTRIAL LOCAL STREET. AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN, AND THE MODIFICATIONS, THE SITE SHALL INCLUDE 80-FOOT WIDE BUFFER YARDS ALONG NEW INTERNAL ROADS WHERE FEASIBLE. ALTHOUGH IN SOME LOCATIONS, THE 80-FOOT WIDE BUFFER WILL BE REDUCED IN ORDER TO NAVIGATE ENCROACHMENTS, THE CUMULATIVE REDUCTION OF THE 80-FOOT WIDE BUFFER WILL NOT EXCEED AN AVERAGE AREA OF THE OVERALL BUFFER OF 60 FEET. THE ENCROACHMENTS INTO THE 80' BUFFER ARE GENERALLY SHOWN ON THE REZONING PLAN; HOWEVER, THE EXACT LOCATIONS HAVE NOT BEEN DETERMINED AND ARE SUBJECT TO FINAL DESIGN AND ENGINEERING PLANS, AND ADJUSTMENT OF THE LOCATION OF THE ENCROACHMENTS MAY TAKE PLACE DURING DESIGN AND CONSTRUCTION PHASES SO LONG AS THE AVERAGE AREA OF THE OVERALL BUFFER IS 60 FEET WIDE. THE BUFFERS MAY BE DISTURBED AND REPLANTED IN ACCORDANCE WITH THE REZONING PLAN.

11. GRADING. AS MORE PARTICULARLY DESCRIBED IN THE REZONING PLAN AND THE MODIFICATIONS, GRADING IN THE 50-FOOT- WIDE I-77 BUFFER SHALL BE ALLOWED UP TO 25 FEET WITH MITIGATION AS REQUIRED BY THE ZONING ORDINANCE.

12. AMENDMENT. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OF OWNERS OF THE PROPERTY IN ACCORDANCE WITH THE PROVISIONS OF THE ORDINANCE; PROVIDED, HOWEVER, IN THE EVENT ANY PORTION OF THE PROPERTY IS CONVEYED TO A THIRD PARTY, PETITIONER MAY REQUEST AN AMENDMENT TO THE REZONING PLAN WITHOUT THE WRITTEN CONSENT OF ANY OTHER OWNER OF ALL OR ANY PORTION OF THE PROPERTY UNLESS SUCH AMENDMENT CONSTITUTES A CHANGE IN THE BUILDING OR USE OF THE PORTION OF THE PROPERTY OWNED BY SUCH OWNER, PROVIDED PETITIONER PROVIDES FOR SUCH AMENDMENT RIGHT IN THE RECORDED PRIVATE RESTRICTIVE COVENANTS THAT GOVERN THE PROJECT. ALL REQUIREMENTS IN CONNECTION WITH THE AMENDMENT WILL BE CALCULATED ON THE PROPERTY AS A WHOLE IN THE SAME MANNER SUCH REQUIREMENTS WERE CALCULATED AT THE TIME OF THE INITIAL APPROVAL. THIS NOTE SHALL BE SHOWN ON THE FINAL PLAT WHEN RECORDED.

13. 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.

14. LIGHTNING. LIGHTING WILL BE IN COMPLIANCE WITH ARTICLE 8.26 OF THE ORDINANCE.

15. 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.

16. SKETCH PLAN. AT THE ELECTION OF THE APPLICANT, ANY MODIFICATIONS TO THE SKETCH PLAN, INCLUDING MULTI-BUILDING SITE PLANS, MAY BE REVIEWED ADMINISTRATIVELY BY PLANNING STAFF AS PERMITTED BY THE ORDINANCE AS LONG AS THE SKETCH PLAN/ MULTI-BUILDING SITE IS CONSISTENT WITH THE REZONING PLAN.

17. 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.

18. REQUESTED MODIFICATIONS TO STANDARDS. PURSUANT TO SECTION 11.4.7(K) OF THE ORDINANCE, THE STANDARDS OF THE ORDINANCE ARE MODIFIED TO PERMIT THE FOLLOWING (THE "MODIFICATIONS"):

a. MODIFICATION FROM ARTICLE 7.5.3, WHICH REQUIRES AN 80-FOOT-WIDE BUFFER ALONG ABUTTING STREET RIGHT-OF-WAY AND PROPERTY LINES IN THE CORPORATE BUSINESS DISTRICT. THE 80-FOOT-WIDE BUFFER MAY BE REDUCED TO UP TO 20' AT ENCROACHMENT POINTS AS GENERALLY SHOWN IN THE REZONING PLAN. IN ADDITION, BUILDING AND LOT LOCATIONS MAY BE ALTERED, PURSUANT TO MODIFICATION C. BELOW, WITH RESULTING ALTERNATIVE ENCROACHMENT POINTS, SO LONG AS THE CUMULATIVE IMPACT OF ENCROACHMENTS IN THE BUFFER DOES NOT CAUSE THE OVERALL AVERAGE AREA OF THE BUFFER TO BE REDUCED TO LESS THAN 60 FEET WIDE. THE EXACT LOCATION OF THE ENCROACHMENTS WILL BE DETERMINED DURING THE DESIGN AND CONSTRUCTION PHASES OF THE DEVELOPMENT,
b. MODIFICATION FROM ARTICLE 7.5.8, WHICH REQUIRES ALL BUFFER YARDS TO REMAIN UNDISTURBED WITH CERTAIN EXCEPTIONS. GRADING SHALL BE ALLOWED IN THE 50-FOOT-WIDE I-77 BUFFER UP TO 25 FEET ADJACENT TO THE DEVELOPMENT WITH RE-PLANTING AS REQUIRED BY THE ZONING ORDINANCE STANDARD.
c. MODIFICATION THAT PERMITS APPLICANT TO INCREASE OR DECREASE THE NUMBER OF BUILDINGS SO LONG AS (I) THE BUILDING OR BUILDINGS MEET THE REQUIREMENTS OF THE ORDINANCE, (II) THE AMOUNT OF IMPERVIOUS COVERAGE AND THE EXTENT OF ENCROACHMENTS INTO PROPERTY SETBACKS AND BUFFERS, ALTHOUGH NOT IN THE SPECIFIC LOCATION SHOWN ON THE REZONING PLAN, ARE CONSISTENT WITH THE AMOUNT OF IMPERVIOUS COVERAGE AND THE ENCROACHMENT AREA SHOWN ON THE REZONING PLAN, AND (III) THE SQUARE FOOTAGE DOES NOT EXCEED THE SQUARE FOOTAGE IN THE TIA.
d. MODIFICATION THAT ALLOWS PLANNING STAFF TO APPROVE A MULTI-BUILDING SITE PLAN.
e. MODIFICATION TO PERMIT A SIDEWALK AND STREET TREES TO BE INSTALLED ONLY ON THE DEVELOPMENT (EAST SIDE) OF THE PROPOSED PUBLIC ROAD EXTENSION.
f. MODIFICATION TO ALLOW ADMINISTRATIVE REVISIONS TO THE REZONING PLAN TO ACCOMMODATE A ROAD CONNECTION TO HAMBRIGHT STREET (THE "HAMBRIGHT CONNECTOR") SO THAT THE PLANNING, DESIGN AND CONNECTION TO HAMBRIGHT DOES NOT IMPACT THE PERMITTING OR APPROVALS FOR THIS PROJECT.
g. MODIFICATION TO ALLOW ADMINISTRATIVE APPROVAL OF CHANGES TO THE REZONING PLAN IF THE ADJOINING PROPERTY ON THE SOUTH SIDE OF HAMBRIGHT ROAD (PARCEL 01704211) IS ADDED TO THE PROJECT SO LONG AS THE CHANGES TO THE DESIGN MEET THE REQUIREMENTS OF THE ORDINANCE.
h. MODIFICATION TO PERMIT ADMINISTRATIVE REVISIONS TO THE TIA IF THE HAMBRIGHT CONNECTOR IS ADMINISTRATIVELY APPROVED PURSUANT TO MODIFICATION F. AND TO PERMIT ADMINISTRATIVE APPROVAL OF CHANGES TO OFFSITE IMPROVEMENTS PROVIDED IN THE RESULTING REVISIONS TO THE TIA.

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No.	REVISIONS	DATE	BY
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2.	SECOND RESUBMITTAL	06/25/21	

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 030861 AUSTIN L. WATTS
06/25/2021

KHA PROJECT 013766000
DATE 04/01/2021
SCALE AS SHOWN
DESIGNED BY ---
DRAWN BY ---
CHECKED BY ---

REZONING NOTES

BELTWAY 77
PREPARED FOR
DEVELOPMENT AND
CONSTRUCTION INSIGHTS, LLC
HUNTERSVILLE NORTH CAROLINA

SHEET NUMBER
C302

Plotted By:Watts Austin Sheet Set:BELTWAY 77 – CR Layout:C302 REZONING NOTES June 25, 2021 12:58:51pm C:\Users\austin.watts\KHA\DCI CHARLOTTE – DOD LAND DEVELOPMENT\02 – DWG\PlanSheets\01 CONDITIONAL REZONING\C302 REZONING NOTES.dwg
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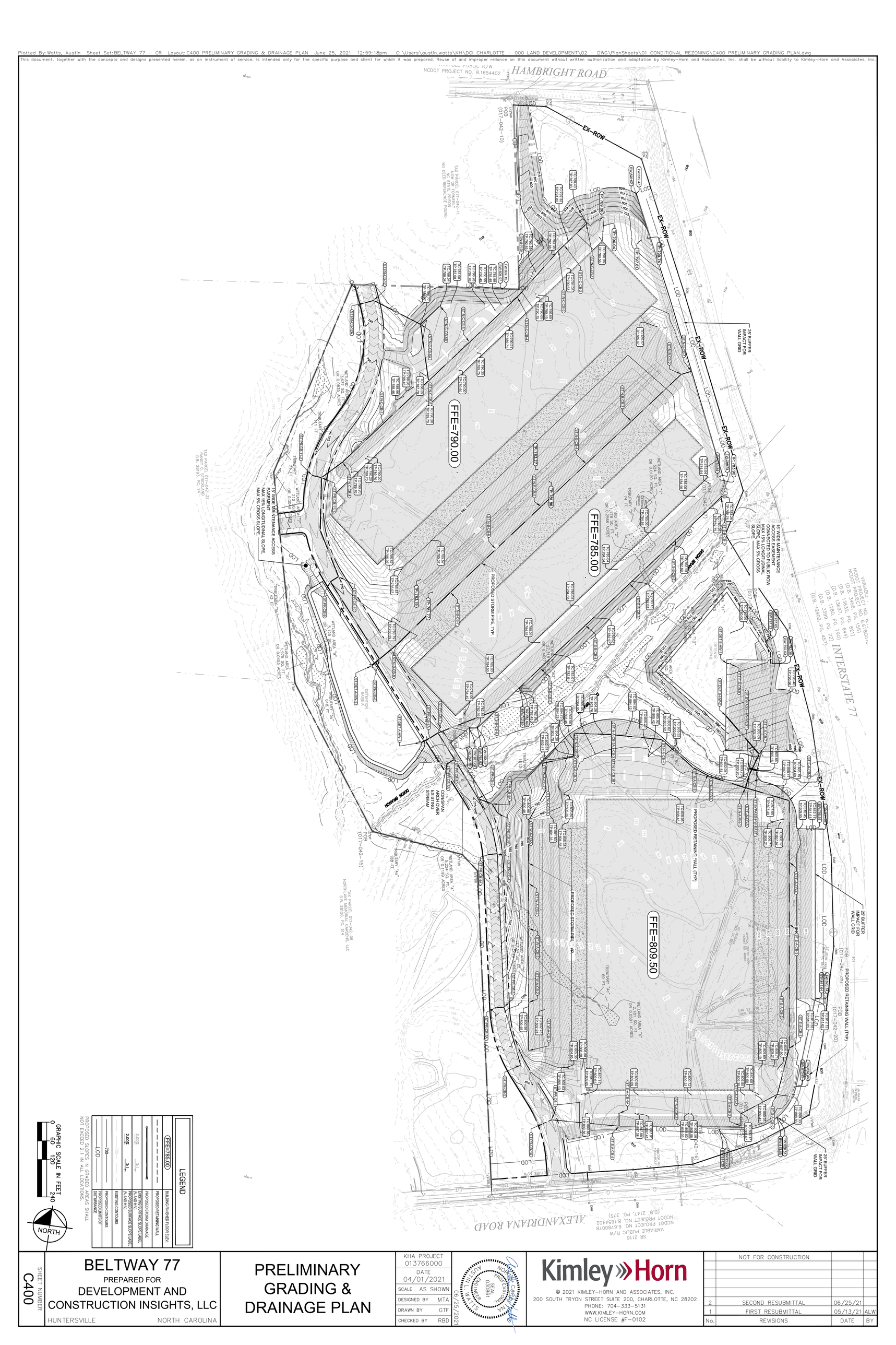

SHEET NUMBER C400

BELTWAY 77

PREPARED FOR
DEVELOPMENT AND CONSTRUCTION INSIGHTS, LLC
HUNTERSVILLE NORTH CAROLINA

PRELIMINARY GRADING & DRAINAGE PLAN

KHA PROJECT	013766000
DATE	04/01/2021
SCALE	AS SHOWN
DESIGNED BY	MTA
DRAWN BY	GTF
CHECKED BY	RBD

PROFESSIONAL ENGINEER SEAL 030861 NORTH CAROLINA
06/25/2021

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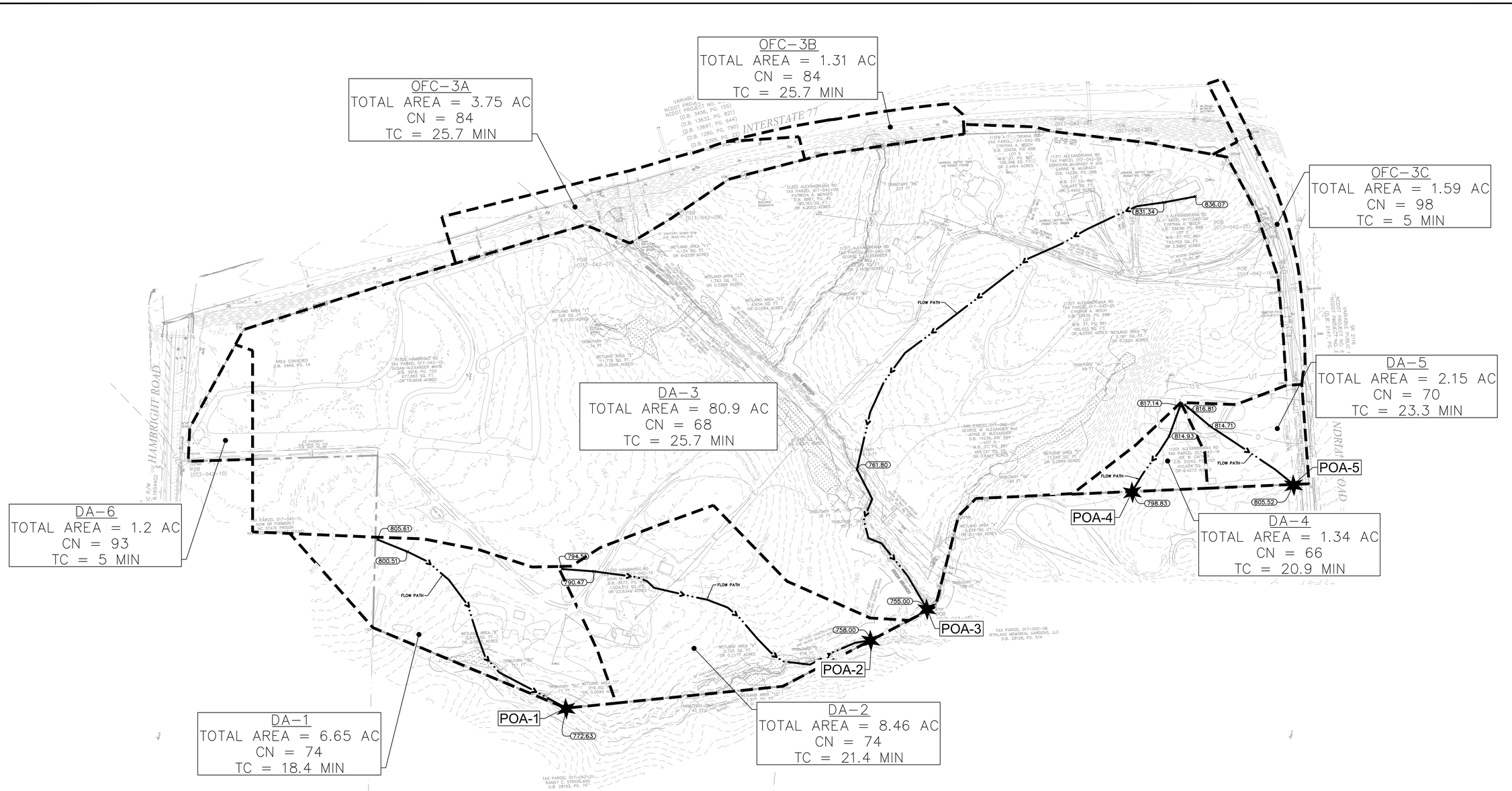

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 030861 AUSTIN L. WATTS
06/25/2021

KHA PROJECT 013766000
DATE 04/01/2021
SCALE AS SHOWN
DESIGNED BY MTA
DRAWN BY GTF
CHECKED BY RBD

PRE-DEVELOPMENT DRAINAGE MAP

BELTWAY 77
PREPARED FOR
DEVELOPMENT AND
CONSTRUCTION INSIGHTS, LLC
HUNTERSVILLE NORTH CAROLINA

SHEET NUMBER
C401

Plotted By: Watts, Austin Sheet Set: BELTWAY 77 — CR Layout: C401 PRE-DEVELOPMENT DRAINAGE MAP June 25, 2021 12:59:31pm C:\Users\austin.watts\KHA\DCI CHARLOTTE - 009 LAND DEVELOPMENT\02 - DWG\PlanSheets\01 CONDITIONAL REZONING\C401 PRE-DEVELOPMENT DRAINAGE MAP.dwg
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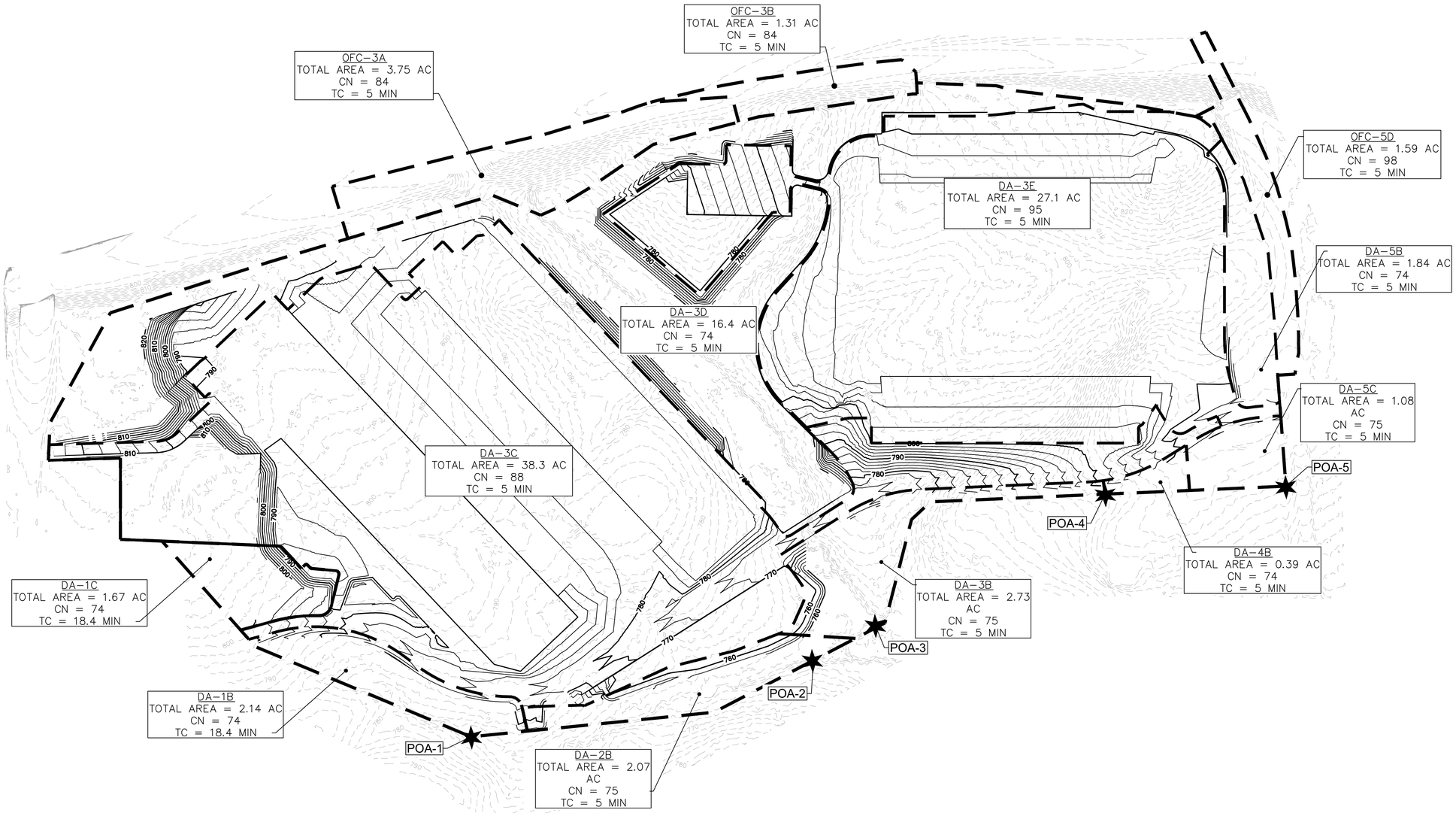

DRAINAGE SUMMARY TABLE				
POINT OF ANALYSIS (POA)	2-YR/10-YR STORM PRE-DEVELOPMENT RUNOFF (CFS)	2-YR/10-YR STORM POST-DEVELOPMENT RUNOFF (CFS)	DETENTION REQUIRED (CF)	DETENTION PROVIDED (CF)
POA-1	8.51 / 17.6	4.88 / 10.1	0	
PAO-2	9.93 / 20.5	4.26 / 8.29	0	
POA-3	56.7 / 137.7	43.5 / 135.1	639,914	667,223
POA-4	0.87 / 2.28	0.76 / 1.51	0	
POA-5	1.94 / 4.42	9.41 / 14.9	0	

STORMWATER BMP SUMMARY TABLE				
SAND FILTER	BOTTOM OF SAND FILTER ELEVATION (FT)	TOP OF SAND FILTER ELEVATION (FT)	50-YR STORM PEAK STAGE (FT)	FREEBOARD PROVIDED (FT)
SAND FILTER #1	757.5	760.2	764.7	0.5
SAND FILTER #2	777.5	780.1	784.6	0.5

SAND FILTER SURFACE AREA SUMMARY TABLE				
SAND FILTER	DRAINAGE AREA (AC)	IMPERVIOUS COVERAGE (AC)	REQUIRED TREATMENT SURFACE AREA (SF)	PROVIDED TREATMENT SURFACE AREA (FT)
SAND FILTER #1 (DET A)	35.3	27.8	9,337	10,000
SAND FILTER #2 (DET B)	28.9	23.2	7,777	8,000

* MULTIPLE SANDFILTER CELLS WILL BE PROVIDED FOR SAND FILTERS INTAKING MORE THAN 10 ACRES OF DRAINAGE AREA.

TREATMENT SURFACE AREAS PROVIDED ABOVE ASSUME 50% FILTER MEDIA AND 50% SEDIMENT CHAMBER SURFACE AREA PER NCDEQ MDC.

LEGEND

- DRAINAGE AREA BOUNDARY
- TC FLOWPATH
- 838 EXISTING CONTOURS
- 838 PROPOSED CONTOURS

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

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NICHOLAS CHARLOTTE
PROFESSIONAL
SEAL 030861
ENGINEER
AUSTIN L. WATTS
06/25/2021

KHA PROJECT 013766000
DATE 04/01/2021
SCALE AS SHOWN
DESIGNED BY MTA
DRAWN BY GTF
CHECKED BY RBD

POST-DEVELOPMENT DRAINAGE MAP

BELTWAY 77

PREPARED FOR
DEVELOPMENT AND
CONSTRUCTION INSIGHTS, LLC

HUNTERSVILLE NORTH CAROLINA

SHEET NUMBER
C402

Plotted By: Watts, Austin Sheet Set: BELTWAY 77 – CR Layout: C402 POST-DEVELOPMENT DRAINAGE MAP June 25, 2021 12:59:45pm C:\Users\austin.watts\Work\Old CHARLOTTE — 000 LAND DEVELOPMENT\02 — DWG\PlanSheets\01 CONDITIONAL REZONING\C402 POST-DEVELOPMENT DRAINAGE MAP.dwg
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ZONE 1 (C501)

ZONE 3 (C503)

ZONE 5 (C505)

ZONE 7 (C507)

ZONE 2 (C502)

ZONE 4 (C504)

ZONE 6 (C506)

ZONE 8 (C508)

I-77 BUFFER
50' / 210,695 SF
SEE DETAIL 2

TREE MITIGATION AREA

STREET BUFFER
80' / 4,930 SF
SEE DETAIL 3

COMMON OPEN SPACE HARDSCAPE AREA WITH SITE FURNITURE. SEE ENLARGEMENT SHEET C502

MODIFIED STREET BUFFER 20' MIN WIDTH. SEE LAYOUT AND DETAIL SHEET C504

DETENTION BASIN B

SECTION A

SECTION B

SECTION C

PROPERTY BUFFER
20' /18,230 SF
SEE DETAIL 1

STREET BUFFER
80' (20' MIN) / 199,560 SF
SEE DETAIL 3

STREET BUFFER
80' / 14,375 SF
SEE DETAIL 3

EX. R/W

R/W

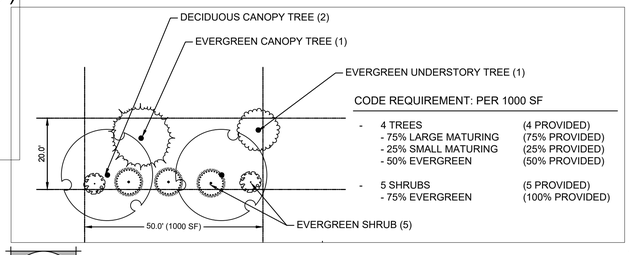
BUFFER TYPE LEGEND

PROPERTY BUFFER (20')
SEE DETAIL 1 SHEET C500

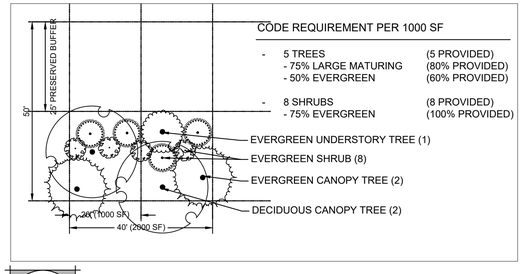
I-77 BUFFER (50')
SEE DETAIL 2 SHEET C500

STREET BUFFER (80')
SEE DETAIL 3 SHEET C500

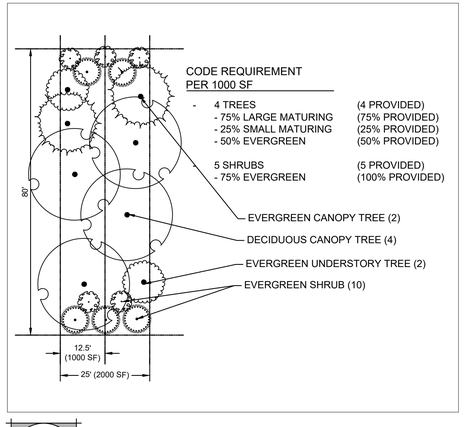
- SEE SHEET C509 FOR OVERALL PLANT SCHEDULE AND LANDSCAPE REQUIREMENTS
- SEE SHEET C510 FOR PLANT SCHEDULES FOR EACH BUFFER
- SEE SHEET C511 FOR BUFFER SECTIONS
- ALL PLANTINGS IN I-77 RIGHT OF WAY ARE SUBJECT TO NCDOT PLANTING PERMIT.



1 PROPERTY BUFFER (20' WIDE)
1" = 20'



2 I-77 BUFFER (50' WIDE)
1" = 20'



3 STREET BUFFER (80' WIDE)
1" = 20'

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

GRAPHIC SCALE IN FEET
0 60 120 240

NORTH

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2201 LAURA HANDLETON
06/25/2021

KHA PROJECT 013766000
DATE 04/01/2021
SCALE AS SHOWN
DESIGNED BY MTA
DRAWN BY GTF
CHECKED BY RBD

PRELIMINARY LANDSCAPE PLAN

BELTWAY 77
PREPARED FOR
DEVELOPMENT AND
CONSTRUCTION INSIGHTS, LLC
HUNTERSVILLE NORTH CAROLINA

SHEET NUMBER
C500

Plotted By: Watts, Austin Sheet Set: BELTWAY 77 – CR Layout: C500 PRELIMINARY LANDSCAPE PLAN June 25, 2021 01:01:51pm C:\Users\austin.watts\KHA\DCI CHARLOTTE – 000 LAND DEVELOPMENT\02 – DWG\PlanSheets\01 CONDITIONAL REZONING\C500 PRELIMINARY LANDSCAPE PLAN.dwg
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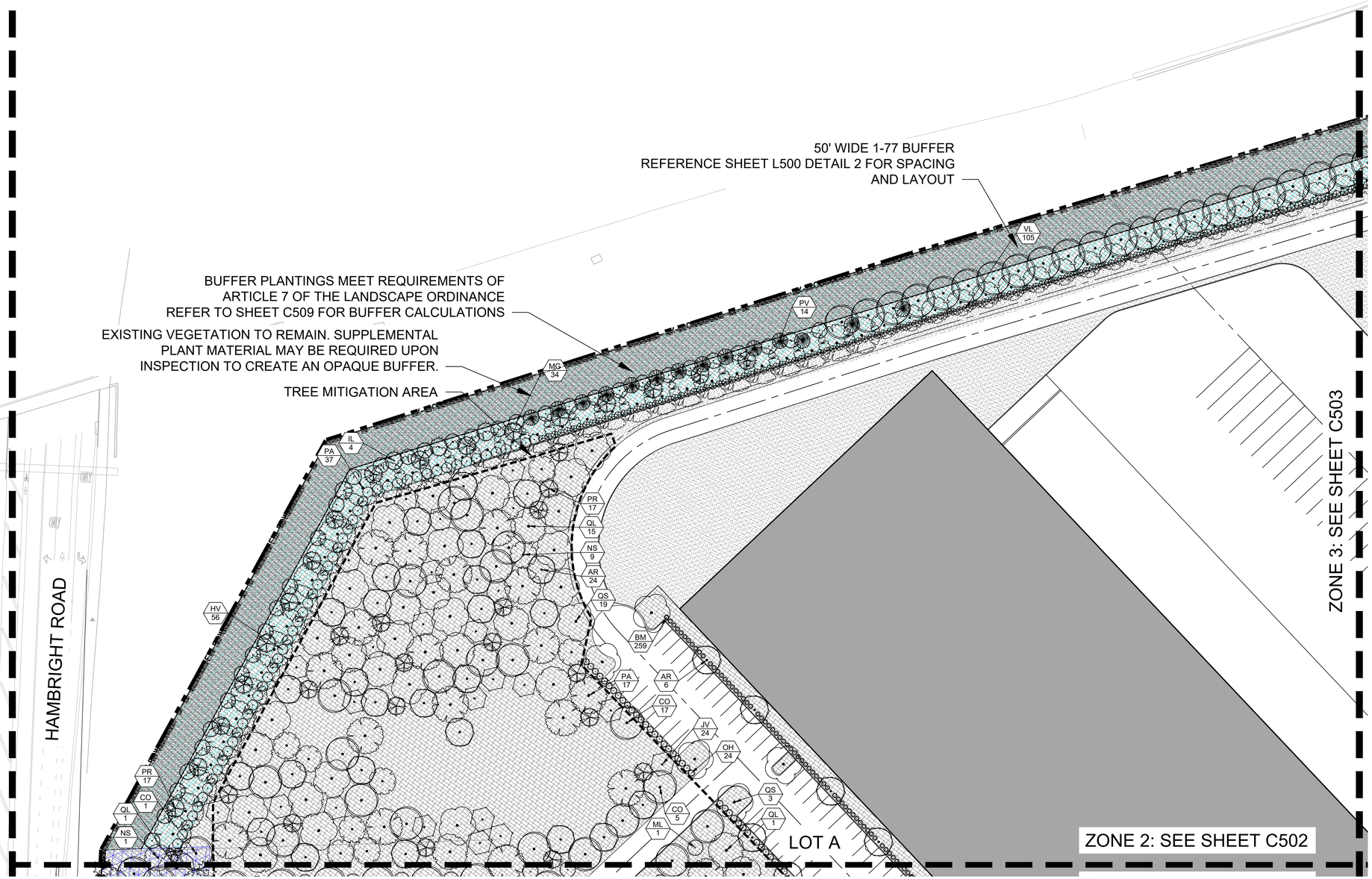

PLANT SCHEDULE

DECIDUOUS CANOPY	CODE	QTY	COMMON NAME
	AR	229	RED MAPLE
	AA	60	ARMSTRONG FREEMAN MAPLE
	CO	179	COMMON HACKBERRY
	GK	90	KENTUCKY COFFEE TREE
	LS	49	SWEET GUM
	NS	270	BLACK GUM
	PA	198	LONDON PLANE TREE
	QS	212	SHUMARD OAK

DECIDUOUS UNDERSTORY	CODE	QTY	COMMON NAME
	CF	3	FLOWERING DOGWOOD

EVERGREEN CANOPY	CODE	QTY	COMMON NAME
	IL	240	SAVANNAH HOLLY
	JV	118	EASTERN RED CEDAR
	MG	103	SOUTHERN MAGNOLIA
	QL	33	LAUREL-LEAVED OAK
	TO	6	GREEN GIANT ARBORVITAE

EVERGREEN UNDERSTORY	CODE	QTY	COMMON NAME
	CS	58	SASANQUA CAMELLIA
	IA	103	AMERICAN HOLLY
	ML	74	DWARF SOUTHERN MAGNOLIA
	PV	82	VIRGINIA PINE
	PR	83	CAROLINA LAUREL CHERRY

SHRUBS	CODE	QTY	COMMON NAME
	AG	393	GLOSSY ABELIA
	BM	259	MENTOR BARBERRY
	HV	228	COMMON WITCH HAZEL
	IB	262	DWARF BURFORD HOLLY
	IR	888	JAPANESE HOLLY
	IG	486	INKBERRY HOLLY
	LL	439	GLOSSY PRIVET
	OH	372	HOLLY OLIVE
	PF	74	MOUNTAIN PIERIS
	PT	105	JAPANESE PITTOSPORUM
	PM	188	PODOCARPUS
	PC	95	COMPACT CAROLINA CHERRY LAUREL
	VL	272	LEATHERLEAF VIBURNUM

GROUND COVERS	CODE	QTY	COMMON NAME
	CD	611,716 SF	BERMUDA GRASS
	MW	659,690 SF	WOOD CHIP MULCH

SEE SHEET C509 FOR OVERALL PLANT SCHEDULE AND LANDSCAPE REQUIREMENTS. SEE SHEET C510 FOR PLANT SCHEDULES FOR EACH BUFFER.

BUFFER TYPE LEGEND

PROPERTY BUFFER (20')
SEE DETAIL 1 SHEET C500

I-77 BUFFER (50')
SEE DETAIL 2 SHEET C500

STREET BUFFER (80')
SEE DETAIL 3 SHEET C500

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY
2.	SECOND RESUBMITTAL	06/25/21	
1.	FIRST RESUBMITTAL	05/13/21	ALW

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NC LICENSE #F-0102

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2201 LAURA HANDLETON
06/25/2021

KHA PROJECT 013766000	DATE 04/01/2021	SCALE AS SHOWN	DESIGNED BY MTA	DRAWN BY GTF	CHECKED BY RBD

PRELIMINARY LANDSCAPE PLAN ENLARGEMENT 1

BELTWAY 77

PREPARED FOR DEVELOPMENT AND CONSTRUCTION INSIGHTS, LLC

HUNTERSVILLE NORTH CAROLINA

SHEET NUMBER
C501

Plotted By:Watts, Austin Sheet Set:BELTWAY 77 — CR Layout:C502 June 25, 2021 01:23:04pm C:\Users\austin.watts\Kci\DCI CHARLOTTE - DOC LAND DEVELOPMENT\02 — DWG\PlanSheets\01 CONDITIONAL REZONING\C500 PRELIMINARY LANDSCAPE PLAN.dwg
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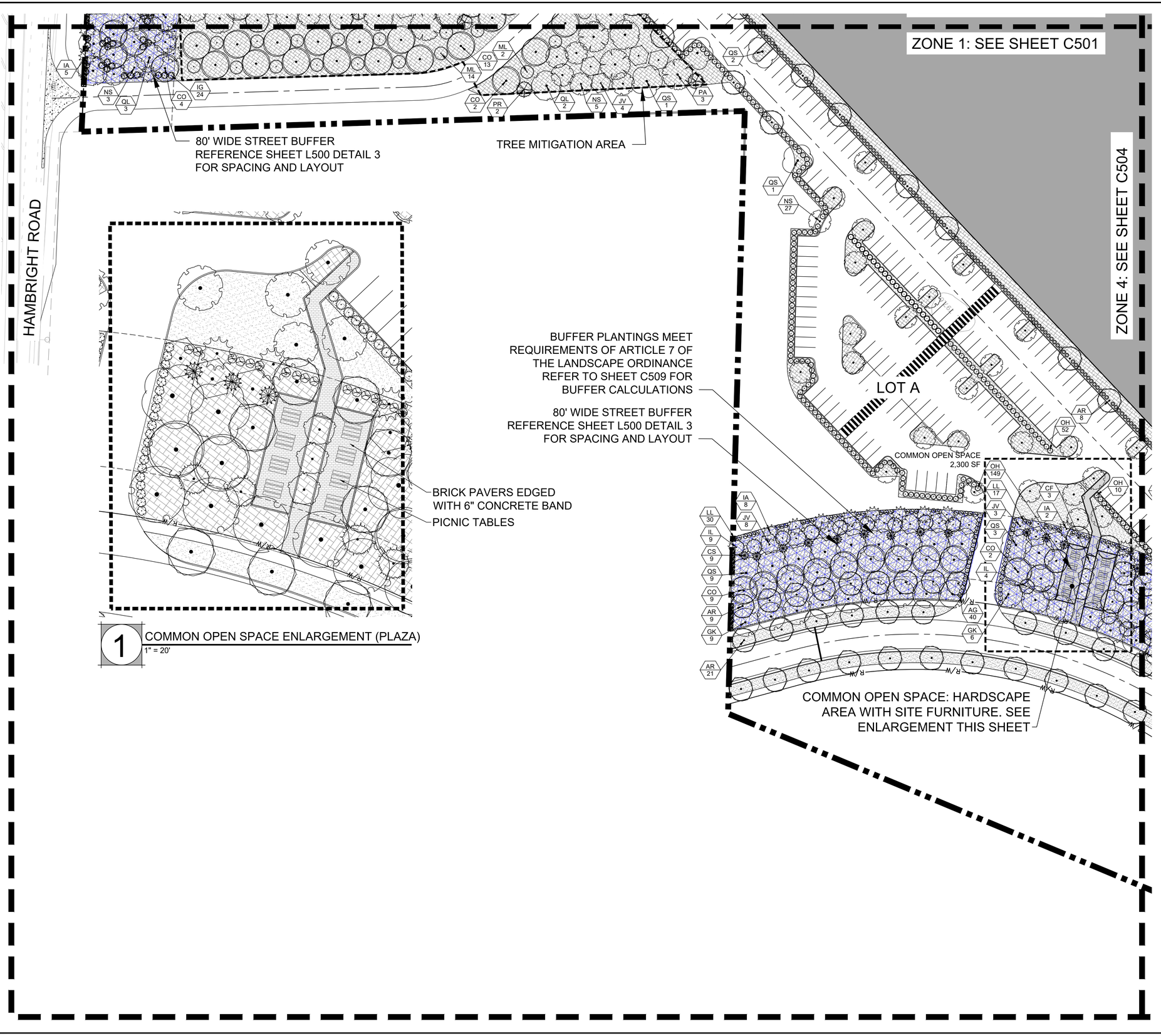

1 COMMON OPEN SPACE ENLARGEMENT (PLAZA)
1" = 20'

PLANT SCHEDULE

DECIDUOUS CANOPY	CODE	QTY	COMMON NAME
	AR	229	RED MAPLE
	AA	60	ARMSTRONG FREEMAN MAPLE
	CO	179	COMMON HACKBERRY
	GK	90	KENTUCKY COFFEE TREE
	LS	49	SWEET GUM
	NS	270	BLACK GUM
	PA	198	LONDON PLANE TREE
	QS	212	SHUMARD OAK

DECIDUOUS UNDERSTORY	CODE	QTY	COMMON NAME
	CF	3	FLOWERING DOGWOOD

EVERGREEN CANOPY	CODE	QTY	COMMON NAME
	IL	240	SAVANNAH HOLLY
	JV	118	EASTERN RED CEDAR
	MG	103	SOUTHERN MAGNOLIA
	QL	33	LAUREL-LEAVED OAK
	TO	6	GREEN GIANT ARBORVITAE

EVERGREEN UNDERSTORY	CODE	QTY	COMMON NAME
	CS	58	SASANQUA CAMELLIA
	IA	103	AMERICAN HOLLY
	ML	74	DWARF SOUTHERN MAGNOLIA
	PV	82	VIRGINIA PINE
	PR	83	CAROLINA LAUREL CHERRY

SHRUBS	CODE	QTY	COMMON NAME
	AG	393	GLOSSY ABELIA
	BM	259	MENTOR BARBERRY
	HV	228	COMMON WITCH HAZEL
	IB	262	DWARF BURFORD HOLLY
	IR	888	JAPANESE HOLLY
	IG	486	INKBERRY HOLLY
	LL	439	GLOSSY PRIVET
	OH	372	HOLLY OLIVE
	PF	74	MOUNTAIN PIERIS
	PT	105	JAPANESE PITTOSPORUM
	PM	188	PODOCARPUS
	PC	95	COMPACT CAROLINA CHERRY LAUREL
	VL	272	LEATHERLEAF VIBURNUM

GROUND COVERS	CODE	QTY	COMMON NAME
	CD	611,716 SF	BERMUDA GRASS
	MW	659,690 SF	WOOD CHIP MULCH

SEE SHEET C509 FOR OVERALL PLANT SCHEDULE AND LANDSCAPE REQUIREMENTS. SEE SHEET C510 FOR PLANT SCHEDULES FOR EACH BUFFER.

BUFFER TYPE LEGEND

PROPERTY BUFFER (20')
SEE DETAIL 1 SHEET C500

I-77 BUFFER (50')
SEE DETAIL 2 SHEET C500

STREET BUFFER (80')
SEE DETAIL 3 SHEET C500

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

No.	REVISIONS	DATE	BY
2	SECOND RESUBMITTAL	06/25/21	ALW
1	FIRST RESUBMITTAL	05/13/21	ALW

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WWW.KIMLEY-HORN.COM
NC LICENSE #F-0102

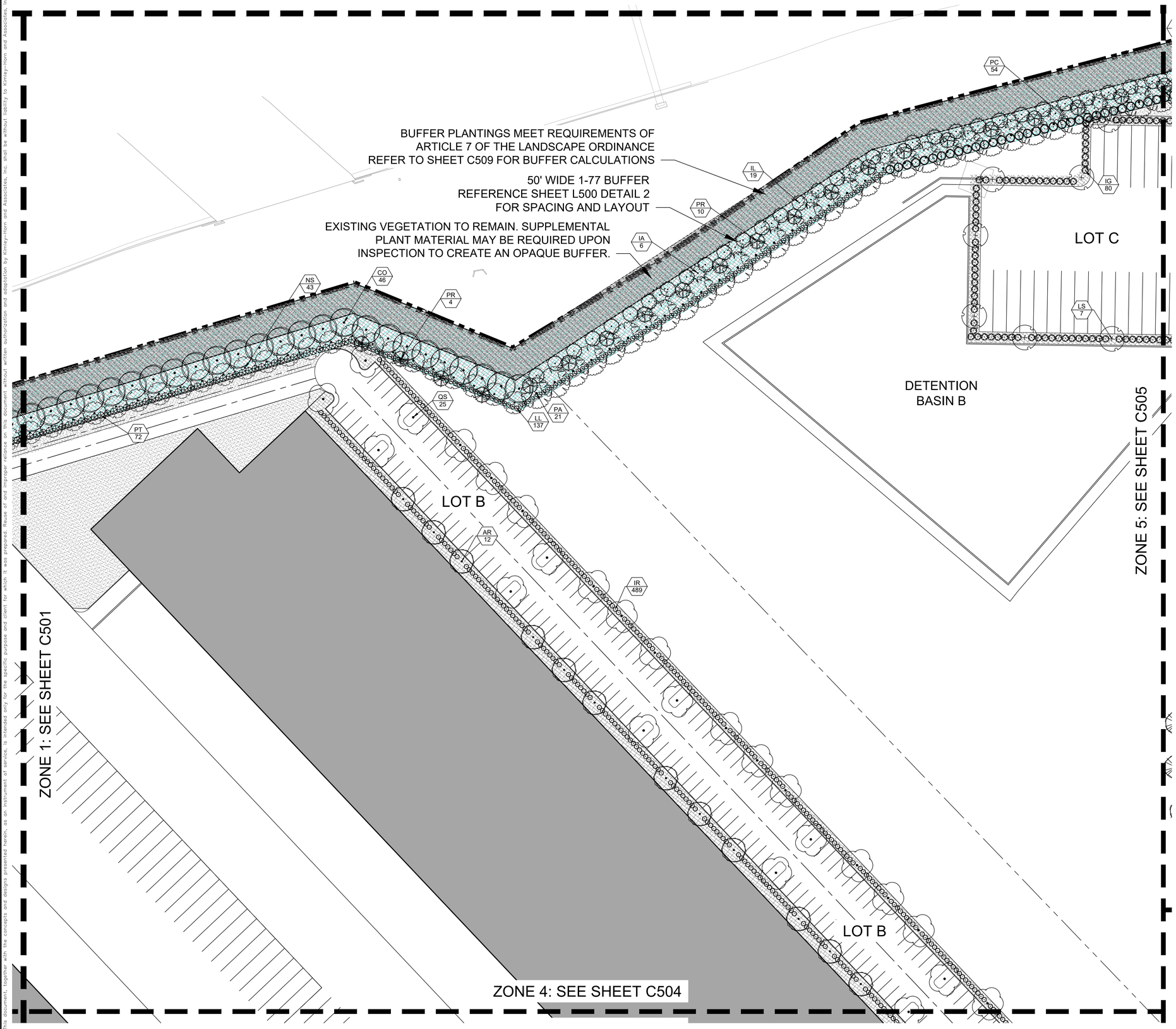
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2201 LAURA HANDLETON
06/25/2021

KHA PROJECT	013766000
DATE	04/01/2021
SCALE	AS SHOWN
DESIGNED BY	MTA
DRAWN BY	GTF
CHECKED BY	RBD

PRELIMINARY LANDSCAPE PLAN ENLARGEMENT 2

BELTWAY 77
PREPARED FOR
DEVELOPMENT AND
CONSTRUCTION INSIGHTS, LLC
NORTH CAROLINA
HUNTERSVILLE

SHEET NUMBER
C502



PLANT SCHEDULE

DECIDUOUS CANOPY	CODE	QTY	COMMON NAME
	AR	229	RED MAPLE
	AA	60	ARMSTRONG FREEMAN MAPLE
	CO	179	COMMON HACKBERRY
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	LS	49	SWEET GUM
	NS	270	BLACK GUM
	PA	198	LONDON PLANE TREE
	QS	212	SHUMARD OAK
DECIDUOUS UNDERSTORY	**CODE**	**QTY**	**COMMON NAME**
	CF	3	FLOWERING DOGWOOD
EVERGREEN CANOPY	**CODE**	**QTY**	**COMMON NAME**
	IL	240	SAVANNAH HOLLY
	JV	118	EASTERN RED CEDAR
	MG	103	SOUTHERN MAGNOLIA
	QL	33	LAUREL-LEAVED OAK
	TO	6	GREEN GIANT ARBORVITAE
EVERGREEN UNDERSTORY	**CODE**	**QTY**	**COMMON NAME**
	CS	58	SASANQUA CAMELLIA
	IA	103	AMERICAN HOLLY
	ML	74	DWARF SOUTHERN MAGNOLIA
	PV	82	VIRGINIA PINE
	PR	83	CAROLINA LAUREL CHERRY
SHRUBS	**CODE**	**QTY**	**COMMON NAME**
	AG	393	GLOSSY ABELIA
	BM	259	MENTOR BARBERRY
	HV	228	COMMON WITCH HAZEL
	IB	262	DWARF BURFORD HOLLY
	IR	888	JAPANESE HOLLY
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	LL	439	GLOSSY PRIVET
	OH	372	HOLLY OLIVE
	PF	74	MOUNTAIN PIERIS
	PT	105	JAPANESE PITTOSPORUM
	PM	188	PODOCARPUS
	PC	95	COMPACT CAROLINA CHERRY LAUREL
	VL	272	LEATHERLEAF VIBURNUM
GROUND COVERS	**CODE**	**QTY**	**COMMON NAME**
	CD	611,716 SF	BERMUDA GRASS
	MW	659,690 SF	WOOD CHIP MULCH

SEE SHEET C509 FOR OVERALL PLANT SCHEDULE AND LANDSCAPE REQUIREMENTS. SEE SHEET C510 FOR PLANT SCHEDULES FOR EACH BUFFER.

BUFFER TYPE LEGEND

PROPERTY BUFFER (20')
SEE DETAIL 1 SHEET C500

I-77 BUFFER (50')
SEE DETAIL 2 SHEET C500

STREET BUFFER (80')
SEE DETAIL 3 SHEET C500

GRAPHIC SCALE IN FEET
0 20 40 80

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1	FIRST RESUBMITTAL	05/13/21	ALW

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NC LICENSE #F-0102

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2201 LAURA HANDLETON
06/25/2021

KHA PROJECT 013766000
DATE 04/01/2021
SCALE AS SHOWN
DESIGNED BY MTA
DRAWN BY GTF
CHECKED BY RBD

PRELIMINARY LANDSCAPE PLAN ENLARGEMENT 3

BELTWAY 77
PREPARED FOR DEVELOPMENT AND CONSTRUCTION INSIGHTS, LLC
HUNTERSVILLE NORTH CAROLINA

SHEET NUMBER
C503

Plotted By: Watts, Austin Sheet Set: BELTWAY 77 - CR Layout: C503 June 25, 2021 01:03:36pm C:\Users\austin.watts\KH\DCI CHARLOTTE - 000 LAND DEVELOPMENT\02 - DWG\PlanSheets\01 CONDITIONAL REZONING\C500 PRELIMINARY LANDSCAPE PLAN.dwg
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ZONE 3: SEE SHEET C503

ZONE 2: SEE SHEET C502

LOT A

80' WIDE STREET BUFFER
REFERENCE SHEET L500 DETAIL 3
FOR SPACING AND LAYOUT

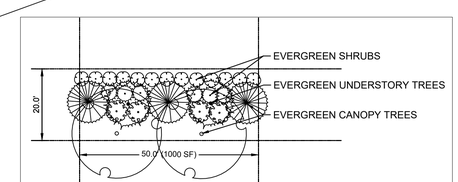
80' WIDE STREET BUFFER
REFERENCE SHEET L500 DETAIL 3
FOR SPACING AND LAYOUT

BMP SCREENING

DETENTION
BASIN A

ZONE 6: SEE SHEET C506

BUFFER PLANTINGS MEET REQUIREMENTS OF
ARTICLE 7 OF THE LANDSCAPE ORDINANCE
REFER TO SHEET C509 FOR BUFFER CALCULATIONS



1 MODIFIED STREET BUFFER (20' WIDE)
1" = 20'

PLANT SCHEDULE

DECIDUOUS CANOPY	CODE	QTY	COMMON NAME
	AR	229	RED MAPLE
	AA	60	ARMSTRONG FREEMAN MAPLE
	CO	179	COMMON HACKBERRY
	GK	90	KENTUCKY COFFEE TREE
	LS	49	SWEET GUM
	NS	270	BLACK GUM
	PA	198	LONDON PLANE TREE
	QS	212	SHUMARD OAK
DECIDUOUS UNDERSTORY	**CODE**	**QTY**	**COMMON NAME**
	CF	3	FLOWERING DOGWOOD
EVERGREEN CANOPY	**CODE**	**QTY**	**COMMON NAME**
	IL	240	SAVANNAH HOLLY
	JV	118	EASTERN RED CEDAR
	MG	103	SOUTHERN MAGNOLIA
	QL	33	LAUREL-LEAVED OAK
	TO	6	GREEN GIANT ARBORVITAE
EVERGREEN UNDERSTORY	**CODE**	**QTY**	**COMMON NAME**
	CS	58	SASANQUA CAMELLIA
	IA	103	AMERICAN HOLLY
	ML	74	DWARF SOUTHERN MAGNOLIA
	PV	82	VIRGINIA PINE
	PR	83	CAROLINA LAUREL CHERRY
SHRUBS	**CODE**	**QTY**	**COMMON NAME**
	AG	393	GLOSSY ABELIA
	BM	259	MENTOR BARBERRY
	HV	228	COMMON WITCH HAZEL
	IB	262	DWARF BURFORD HOLLY
	IR	888	JAPANESE HOLLY
	IG	486	INKBERRY HOLLY
	LL	439	GLOSSY PRIVET
	OH	372	HOLLY OLIVE
	PF	74	MOUNTAIN PIERIS
	PT	105	JAPANESE PITTOSPORUM
	PM	188	PODOCARPUS
	PC	95	COMPACT CAROLINA CHERRY LAUREL
	VL	272	LEATHERLEAF VIBURNUM
GROUND COVERS	**CODE**	**QTY**	**COMMON NAME**
	CD	611,716 SF	BERMUDA GRASS
	MW	659,690 SF	WOOD CHIP MULCH

SEE SHEET C509 FOR OVERALL PLANT SCHEDULE AND LANDSCAPE REQUIREMENTS. SEE SHEET C510 FOR PLANT SCHEDULES FOR EACH BUFFER.

BUFFER TYPE LEGEND

PROPERTY BUFFER (20')
SEE DETAIL 1 SHEET C500

I-77 BUFFER (50')
SEE DETAIL 2 SHEET C500

STREET BUFFER (80')
SEE DETAIL 3 SHEET C500

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

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No.	REVISIONS	DATE	BY
2	SECOND RESUBMITTAL	06/25/21	ALW
1	FIRST RESUBMITTAL	05/13/21	ALW

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WWW.KIMLEY-HORN.COM
NC LICENSE #F-0102

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2201 LAURA HANDLETON
06/25/2021

KHA PROJECT	013766000
DATE	04/01/2021
SCALE	AS SHOWN
DESIGNED BY	MTA
DRAWN BY	GTF
CHECKED BY	RBD

PRELIMINARY LANDSCAPE PLAN ENLARGEMENT 4

BELTWAY 77

PREPARED FOR
DEVELOPMENT AND
CONSTRUCTION INSIGHTS, LLC

NORTH CAROLINA
HUNTERSVILLE

SHEET NUMBER
C504

Plotted By:Watts Austin Sheet Set:BELTWAY 77 — CR Layout:C504 June 25, 2021 01:04:17pm C:\Users\austin.watts\KHA\DOT CHARLOTTE — 000 LAND DEVELOPMENT\02 — DWG\PlanSheets\01 CONDITIONAL REZONING\C500 PRELIMINARY LANDSCAPE PLAN.dwg
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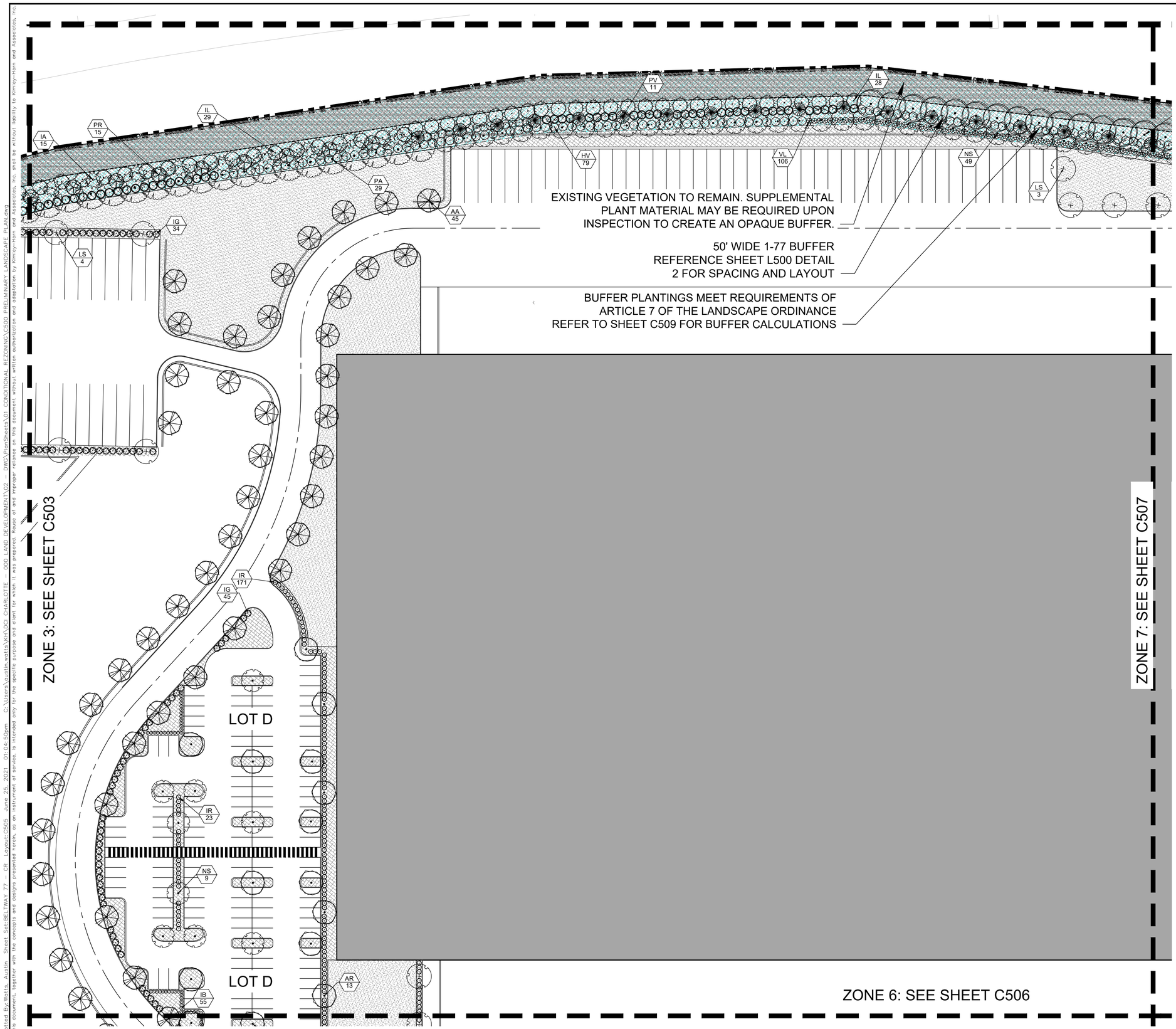

PLANT SCHEDULE

DECIDUOUS CANOPY	CODE	QTY	COMMON NAME
	AR	229	RED MAPLE
	AA	60	ARMSTRONG FREEMAN MAPLE
	CO	179	COMMON HACKBERRY
	GK	90	KENTUCKY COFFEE TREE
	LS	49	SWEET GUM
	NS	270	BLACK GUM
	PA	198	LONDON PLANE TREE
	QS	212	SHUMARD OAK

DECIDUOUS UNDERSTORY	CODE	QTY	COMMON NAME
	CF	3	FLOWERING DOGWOOD

EVERGREEN CANOPY	CODE	QTY	COMMON NAME
	IL	240	SAVANNAH HOLLY
	JV	118	EASTERN RED CEDAR
	MG	103	SOUTHERN MAGNOLIA
	QL	33	LAUREL-LEAVED OAK
	TO	6	GREEN GIANT ARBORVITAE

EVERGREEN UNDERSTORY	CODE	QTY	COMMON NAME
	CS	58	SASANQUA CAMELLIA
	IA	103	AMERICAN HOLLY
	ML	74	DWARF SOUTHERN MAGNOLIA
	PV	82	VIRGINIA PINE
	PR	83	CAROLINA LAUREL CHERRY

SHRUBS	CODE	QTY	COMMON NAME
	AG	393	GLOSSY ABELIA
	BM	259	MENTOR BARBERRY
	HV	228	COMMON WITCH HAZEL
	IB	262	DWARF BURFORD HOLLY
	IR	888	JAPANESE HOLLY
	IG	486	INKBERRY HOLLY
	LL	439	GLOSSY PRIVET
	OH	372	HOLLY OLIVE
	PF	74	MOUNTAIN PIERIS
	PT	105	JAPANESE PITTOSPORUM
	PM	188	PODOCARPUS
	PC	95	COMPACT CAROLINA CHERRY LAUREL
	VL	272	LEATHERLEAF VIBURNUM

GROUND COVERS	CODE	QTY	COMMON NAME
	CD	611,716 SF	BERMUDA GRASS
	MW	659,690 SF	WOOD CHIP MULCH

SEE SHEET C509 FOR OVERALL PLANT SCHEDULE AND LANDSCAPE REQUIREMENTS. SEE SHEET C510 FOR PLANT SCHEDULES FOR EACH BUFFER.

BUFFER TYPE LEGEND

PROPERTY BUFFER (20')
SEE DETAIL 1 SHEET C500

I-77 BUFFER (50')
SEE DETAIL 2 SHEET C500

STREET BUFFER (80')
SEE DETAIL 3 SHEET C500

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

NO.	REVISIONS	DATE	BY
2	SECOND RESUBMITTAL	06/25/21	ALW
1	FIRST RESUBMITTAL	05/13/21	ALW

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NC LICENSE #F-0102

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2201 JOHN DOUGLAS HANDLETON

06/25/2021

KHA PROJECT	013766000
DATE	04/01/2021
SCALE	AS SHOWN
DESIGNED BY	MTA
DRAWN BY	GTF
CHECKED BY	RBD

PRELIMINARY LANDSCAPE PLAN ENLARGEMENT 5

BELTWAY 77

PREPARED FOR
DEVELOPMENT AND
CONSTRUCTION INSIGHTS, LLC

HUNTERSVILLE NORTH CAROLINA

SHEET NUMBER
C505

Plotted By:Watts, Austin Sheet Set:BELTWAY 77 — CR Layout:C505 June 25, 2021 01:04:50pm C:\Users\austin.watts\KHA\DOCS CHARLOTTE — DOD LAND DEVELOPMENT\V02 — DWG\PlanSheets\01 CONDITIONAL REZONING\C500 PRELIMINARY LANDSCAPE PLAN.dwg
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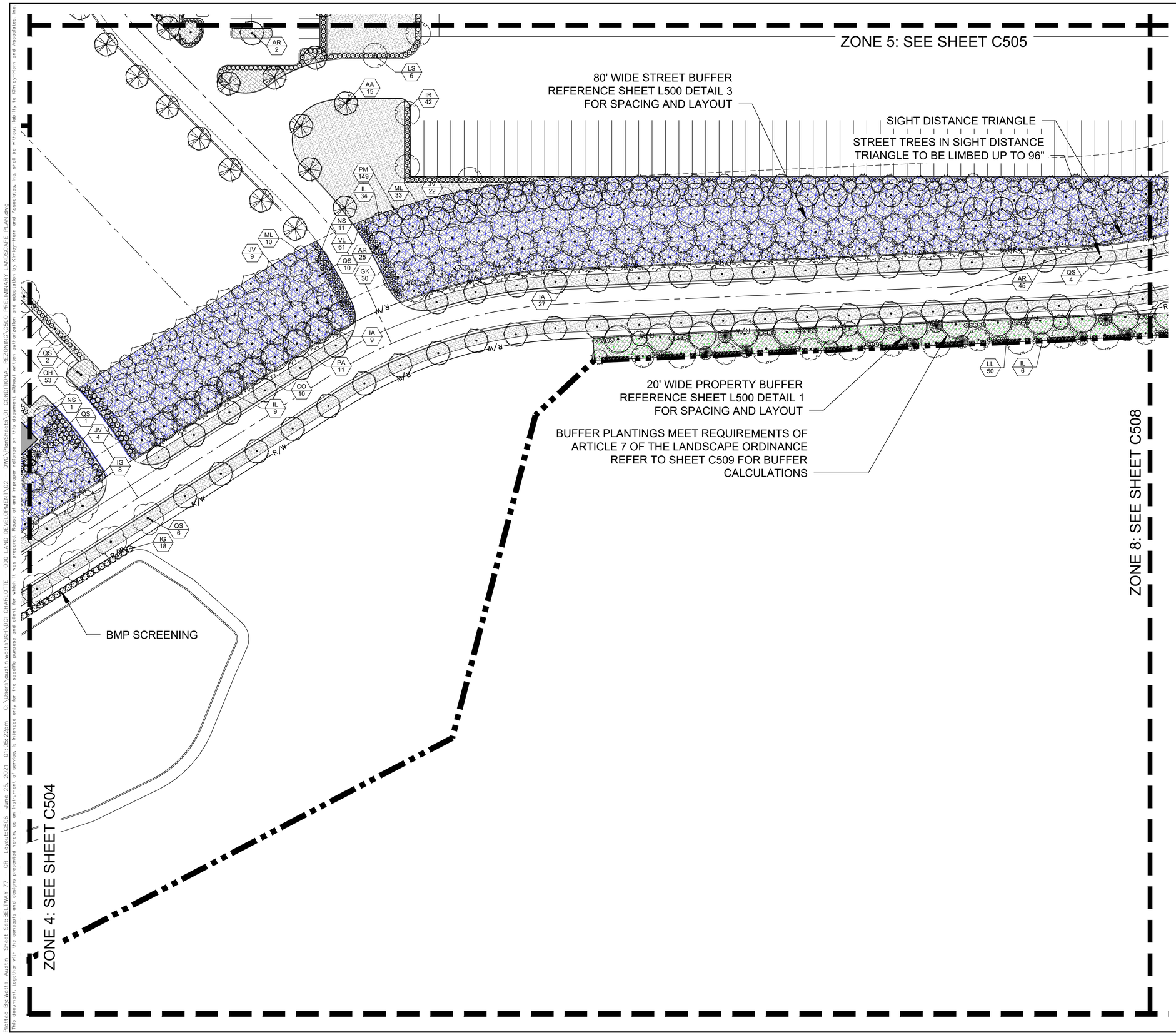

PLANT SCHEDULE

DECIDUOUS CANOPY	CODE	QTY	COMMON NAME
	AR	229	RED MAPLE
	AA	60	ARMSTRONG FREEMAN MAPLE
	CO	179	COMMON HACKBERRY
	GK	90	KENTUCKY COFFEE TREE
	LS	49	SWEET GUM
	NS	270	BLACK GUM
	PA	198	LONDON PLANE TREE
	QS	212	SHUMARD OAK

DECIDUOUS UNDERSTORY	CODE	QTY	COMMON NAME
	CF	3	FLOWERING DOGWOOD

EVERGREEN CANOPY	CODE	QTY	COMMON NAME
	IL	240	SAVANNAH HOLLY
	JV	118	EASTERN RED CEDAR
	MG	103	SOUTHERN MAGNOLIA
	QL	33	LAUREL-LEAVED OAK
	TO	6	GREEN GIANT ARBORVITAE

EVERGREEN UNDERSTORY	CODE	QTY	COMMON NAME
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	IA	103	AMERICAN HOLLY
	ML	74	DWARF SOUTHERN MAGNOLIA
	PV	82	VIRGINIA PINE
	PR	83	CAROLINA LAUREL CHERRY

SHRUBS	CODE	QTY	COMMON NAME
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	VL	272	LEATHERLEAF VIBURNUM

GROUND COVERS	CODE	QTY	COMMON NAME
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BUFFER TYPE LEGEND

PROPERTY BUFFER (20')
SEE DETAIL 1 SHEET C500

I-77 BUFFER (50')
SEE DETAIL 2 SHEET C500

STREET BUFFER (80')
SEE DETAIL 3 SHEET C500

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

NO.	DESCRIPTION	DATE	BY
2.	SECOND RESUBMITTAL	06/25/21	ALW
1.	FIRST RESUBMITTAL	05/13/21	BY
	REVISIONS	DATE	

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NC LICENSE #F-0102

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2201 JOSHUA HANDLETON
06/25/2021

KHA PROJECT 013766000
DATE 04/01/2021
SCALE AS SHOWN
DESIGNED BY MTA
DRAWN BY GTF
CHECKED BY RBD

PRELIMINARY LANDSCAPE PLAN ENLARGEMENT 6

BELTWAY 77
PREPARED FOR
DEVELOPMENT AND
CONSTRUCTION INSIGHTS, LLC
HUNTERSVILLE NORTH CAROLINA

SHEET NUMBER
C506

Plotted By: Watts, Austin Sheet Set: BELTWAY 77 CR Layout: C506 June 25, 2021 01:05:22pm C:\Users\austin.watts\Kimley-Horn\DOCS CHARLOTTE - 000 LAND DEVELOPMENT\002 - DWG\PlanSheets\01 CONDITIONAL REZONING\C500 PRELIMINARY LANDSCAPE PLAN.dwg
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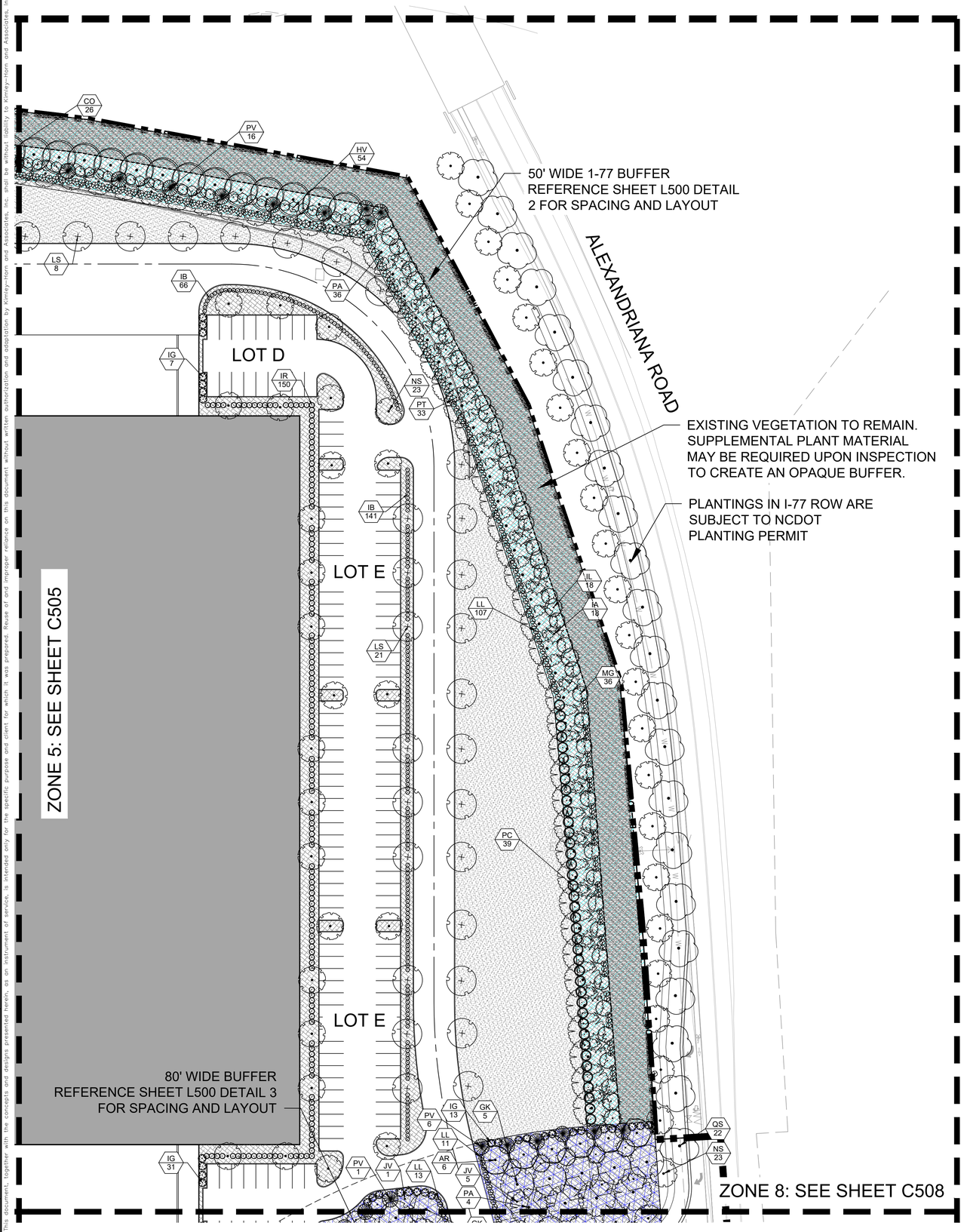

PLANT SCHEDULE

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	LS	49	SWEET GUM
	NS	270	BLACK GUM
	PA	198	LONDON PLANE TREE
	QS	212	SHUMARD OAK

DECIDUOUS UNDERSTORY	CODE	QTY	COMMON NAME
	CF	3	FLOWERING DOGWOOD

EVERGREEN CANOPY	CODE	QTY	COMMON NAME
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	JV	118	EASTERN RED CEDAR
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	QL	33	LAUREL-LEAVED OAK
	TO	6	GREEN GIANT ARBORVITAE

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	IA	103	AMERICAN HOLLY
	ML	74	DWARF SOUTHERN MAGNOLIA
	PV	82	VIRGINIA PINE
	PR	83	CAROLINA LAUREL CHERRY

SHRUBS	CODE	QTY	COMMON NAME
	AG	393	GLOSSY ABELIA
	BM	259	MENTOR BARBERRY
	HV	228	COMMON WITCH HAZEL
	IB	262	DWARF BURFORD HOLLY
	IR	888	JAPANESE HOLLY
	IG	486	INKBERRY HOLLY
	LL	439	GLOSSY PRIVET
	OH	372	HOLLY OLIVE
	PF	74	MOUNTAIN PIERIS
	PT	105	JAPANESE PITTOSPORUM
	PM	188	PODOCARPUS
	PC	95	COMPACT CAROLINA CHERRY LAUREL
	VL	272	LEATHERLEAF VIBURNUM

GROUND COVERS	CODE	QTY	COMMON NAME
	CD	611,716 SF	BERMUDA GRASS
	MW	659,690 SF	WOOD CHIP MULCH

SEE SHEET C509 FOR OVERALL PLANT SCHEDULE AND LANDSCAPE REQUIREMENTS. SEE SHEET C510 FOR PLANT SCHEDULES FOR EACH BUFFER.

BUFFER TYPE LEGEND

PROPERTY BUFFER (20')
SEE DETAIL 1 SHEET C500

I-77 BUFFER (50')
SEE DETAIL 2 SHEET C500

STREET BUFFER (80')
SEE DETAIL 3 SHEET C500

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

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No.	REVISIONS	DATE	BY
2	SECOND RESUBMITTAL	06/25/21	ALW
1	FIRST RESUBMITTAL	05/13/21	ALW

Kimley»Horn
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PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
NC LICENSE #F-0102

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2201 LAURA HANDLEY
06/25/2021

KHA PROJECT 013766000
DATE 04/01/2021
SCALE AS SHOWN
DESIGNED BY MTA
DRAWN BY GTF
CHECKED BY RBD

PRELIMINARY LANDSCAPE PLAN ENLARGEMENT 7

BELTWAY 77
PREPARED FOR
DEVELOPMENT AND
CONSTRUCTION INSIGHTS, LLC
HUNTERSVILLE NORTH CAROLINA

SHEET NUMBER
C507

Plotted By:Watts Austin Sheet Set:BELTWAY 77 — CR Layout:C507 June 25, 2021 01:05:58pm C:\Users\austin.watts\KHA\CGI CHARLOTTE - 009 LAND DEVELOPMENT\02 — DWG\PlanSheets\01 CONDITIONAL REZONING\C500 PRELIMINARY LANDSCAPE PLAN.dwg
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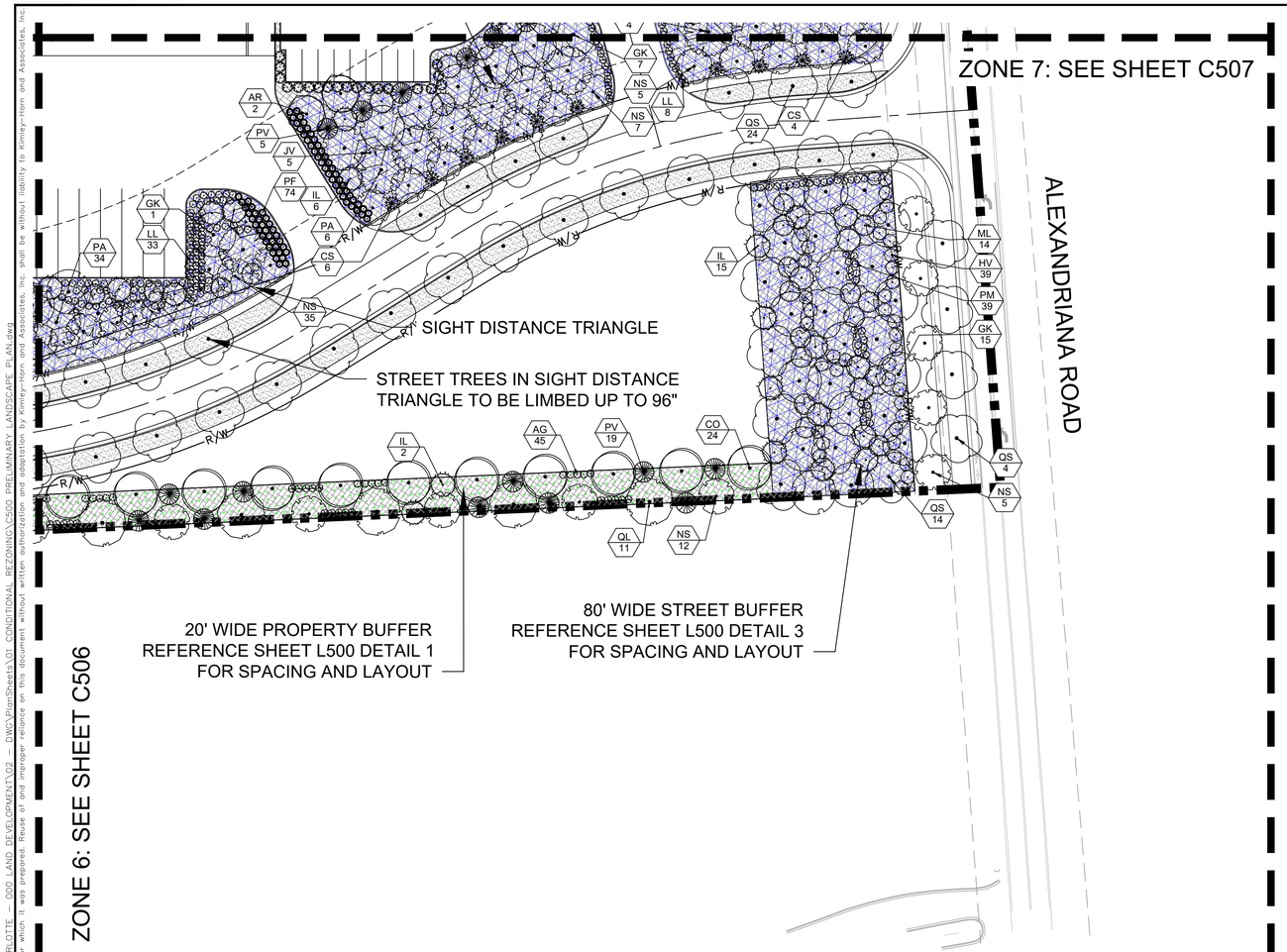

PLANT SCHEDULE

DECIDUOUS CANOPY	CODE	QTY	COMMON NAME
	AR	229	RED MAPLE
	AA	60	ARMSTRONG FREEMAN MAPLE
	CO	179	COMMON HACKBERRY
	GK	90	KENTUCKY COFFEE TREE
	LS	49	SWEET GUM
	NS	270	BLACK GUM
	PA	198	LONDON PLANE TREE
	QS	212	SHUMARD OAK

DECIDUOUS UNDERSTORY	CODE	QTY	COMMON NAME
	CF	3	FLOWERING DOGWOOD

EVERGREEN CANOPY	CODE	QTY	COMMON NAME
	IL	240	SAVANNAH HOLLY
	JV	118	EASTERN RED CEDAR
	MG	103	SOUTHERN MAGNOLIA
	QL	33	LAUREL-LEAVED OAK
	TO	6	GREEN GIANT ARBORVITAE

EVERGREEN UNDERSTORY	CODE	QTY	COMMON NAME
	CS	58	SASANQUA CAMELLIA
	IA	103	AMERICAN HOLLY
	ML	74	DWARF SOUTHERN MAGNOLIA
	PV	82	VIRGINIA PINE
	PR	83	CAROLINA LAUREL CHERRY

SHRUBS	CODE	QTY	COMMON NAME
	AG	393	GLOSSY ABELIA
	BM	259	MENTOR BARBERRY
	HV	228	COMMON WITCH HAZEL
	IB	262	DWARF BURFORD HOLLY
	IR	888	JAPANESE HOLLY
	IG	486	INKBERRY HOLLY
	LL	439	GLOSSY PRIVET
	OH	372	HOLLY OLIVE
	PF	74	MOUNTAIN PIERIS
	PT	105	JAPANESE PITTOSPORUM
	PM	188	PODOCARPUS
	PC	95	COMPACT CAROLINA CHERRY LAUREL
	VL	272	LEATHERLEAF VIBURNUM

GROUND COVERS	CODE	QTY	COMMON NAME
	CD	611,716 SF	BERMUDA GRASS
	MW	659,690 SF	WOOD CHIP MULCH

SEE SHEET C509 FOR OVERALL PLANT SCHEDULE AND LANDSCAPE REQUIREMENTS. SEE SHEET C510 FOR PLANT SCHEDULES FOR EACH BUFFER.

BUFFER TYPE LEGEND

PROPERTY BUFFER (20')
SEE DETAIL 1 SHEET C500

I-77 BUFFER (50')
SEE DETAIL 2 SHEET C500

STREET BUFFER (80')
SEE DETAIL 3 SHEET C500

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

NO.	DATE	BY
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1	05/13/21	ALW

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2201 LAURA HANDLETON

06/25/2021

KHA PROJECT	013766000
DATE	04/01/2021
SCALE	AS SHOWN
DESIGNED BY	MTA
DRAWN BY	GTF
CHECKED BY	RBD

PRELIMINARY LANDSCAPE PLAN ENLARGEMENT 8

BELTWAY 77

PREPARED FOR
DEVELOPMENT AND
CONSTRUCTION INSIGHTS, LLC

HUNTERSVILLE NORTH CAROLINA

SHEET NUMBER
C508

Plotted By:Wells Austin Sheet Set:BELTWAY 77 — CR Layout:C508 June 25, 2021 01:06:33pm C:\Users\austin.wells\KHA\DCI CHARLOTTE — 000 LAND DEVELOPMENT\02 — DWG\PlanSheets\01 CONDITIONAL REZONING\C500 PRELIMINARY LANDSCAPE PLAN.dwg
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PLANT SCHEDULE

DECIDUOUS CANOPY	CODE	QTY	COMMON NAME	BOTANICAL NAME	METHOD	SIZE	CAL
	AR	229	RED MAPLE	ACER RUBRUM	F.G., B & B	8` MIN HEIGHT	3" MIN CAL
	AA	60	ARMSTRONG FREEMAN MAPLE	ACER X FREEMANII `ARMSTRONG`	F.G.,B&B - 2-3" CAL. 8-10		
	CO	179	COMMON HACKBERRY	CELTIS OCCIDENTALIS	F.G., B & B	8` MIN HEIGHT	3" MIN CAL
	GK	90	KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICA	F.G., B & B	8` MIN HEIGHT	3" MIN CAL
	LS	49	SWEET GUM	LIQUIDAMBAR STYRACIFLUA	F.G.,B&B - 2-3" CAL. 8-10		
	NS	270	BLACK GUM	NYSSA SYLVATICA	F.G., B & B	8` MIN HEIGHT	3" MIN CAL
	PA	198	LONDON PLANE TREE	PLATANUS X ACERIFOLIA	F.G., B & B	8` MIN HEIGHT	3" MIN CAL
	QS	212	SHUMARD OAK	QUERCUS SHUMARDII	F.G., B & B	8` MIN HEIGHT	3" MIN CAL

DECIDUOUS UNDERSTORY	CODE	QTY	COMMON NAME	BOTANICAL NAME	METHOD	SIZE	CAL
	CF	3	FLOWERING DOGWOOD	CORNUS FLORIDA	F.G., B & B	6` MIN HEIGHT	2" MIN CAL.

EVERGREEN CANOPY	CODE	QTY	COMMON NAME	BOTANICAL NAME	METHOD	SIZE	CAL
	IL	240	SAVANNAH HOLLY	ILEX X ATTENUATA	F.G., B & B	8` MIN HEIGHT	3" MIN CAL
	JV	118	EASTERN RED CEDAR	JUNIPERS VIRGINIANA	F.G., B & B	8` MIN HEIGHT	3" MIN CAL
	MG	103	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	F.G., B & B	8` MIN HEIGHT	3" MIN CAL
	QL	33	LAUREL-LEAVED OAK	QUERCUS LAURIFOLIA	F.G., B & B	8` MIN HEIGHT	3" MIN CAL
	TO	6	GREEN GIANT ARBORVITAE	THUJA `GREEN GIANT`	F.G., B & B	8` MIN HEIGHT	3" MIN CAL

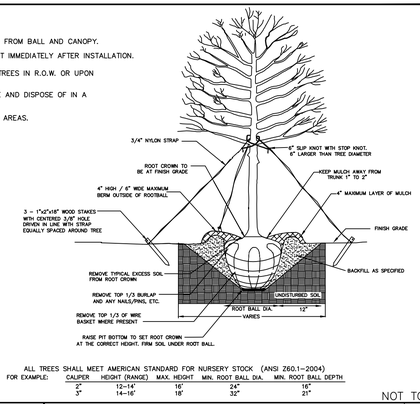
EVERGREEN UNDERSTORY	CODE	QTY	COMMON NAME	BOTANICAL NAME	METHOD	SIZE	CAL
	CS	58	SASANQUA CAMELLIA	CAMELLIA SASANQUA	F.G., B & B	6` MIN HEIGHT	2" MIN CAL.
	IA	103	AMERICAN HOLLY	ILEX OPACA	F.G., B & B	6` MIN HEIGHT	2" MIN CAL.
	ML	74	DWARF SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA `LITTLE GEM`	F.G., B & B	6` MIN HEIGHT	2" MIN CAL.
	PV	82	VIRGINIA PINE	PINUS VIRGINIANA	F.G., B & B	6` MIN HEIGHT	2" MIN CAL.
	PR	83	CAROLINA LAUREL CHERRY	PRUNUS CAROLINIANA	F.G., B & B	6` MIN HEIGHT	2" MIN CAL.

SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING
	AG	393	GLOSSY ABELIA	ABELIA X GRANDIFLORA	5 GAL, 36" MIN HEIGHT	
	BM	259	MENTOR BARBERRY	BERBERIS X MENTORENSIS	5 GAL, 36` MIN.	
	HV	228	COMMON WITCH HAZEL	HAMAMELIS VIRGINIANA	5 GAL, 36" MIN HEIGHT	
	IB	262	DWARF BURFORD HOLLY	ILEX CORNUTA `BURFORDII NANA`	5 GAL, 36` MIN.	
	IR	888	JAPANESE HOLLY	ILEX CRENATA `ROTUNDIFOLIA`	5 GAL, 36" MIN HEIGHT	
	IG	486	INKBERRY HOLLY	ILEX GLABRA	5 GAL, 36" MIN HEIGHT	
	LL	439	GLOSSY PRIVET	LIGUSTRUM LUCIDUM	5 GAL, 36" MIN HEIGHT	
	OH	372	HOLLY OLIVE	OSMANTHUS HETEROPHYLLUS	5 GAL, 36" MIN HEIGHT	
	PF	74	MOUNTAIN PIERIS	PIERIS FLORIBUNDA	5 GAL, 36" MIN HEIGHT	
	PT	105	JAPANESE PITTOSPORUM	PITTOSPORUM TOBIRA	3 GAL. 36" MIN HEIGHT	
	PM	188	PODOCARPUS	PODOCARPUS MACROPHYLLUS MAKI	5 GAL, 36" MIN HEIGHT	
	PC	95	COMPACT CAROLINA CHERRY LAUREL	PRUNUS CAROLINIANS "MONUS"	5 GAL, 36" MIN HEIGHT	
	VL	272	LEATHERLEAF VIBURNUM	VIBURNUM RHYTIDOPHYLLUM	5 GAL, 36" MIN HEIGHT	

GROUND COVERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE
	CD	611,716 SF	BERMUDA GRASS	CYNODON DACTYLON	SEED
	MW	659,690 SF	WOOD CHIP MULCH	MULCH MULCH	INSTALL

NOTES:

1. REMOVE WIRE AND NYLON TWINE FROM BALL AND CANOPY.
2. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
3. STAKING IS REQUIRED FOR ALL TREES IN R.O.W. OR UPON REQUEST OF ARBORIST.
4. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF IN A LEGAL MANNER.
5. RESEED UNMULCHED, DISTURBED AREAS.



ALL TREES SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004)

FOR EXAMPLE: CALIPER	HEIGHT (RANGE)	MAX. HEIGHT	MIN. ROOT BALL DIA.	MIN. ROOT BALL DEPTH
2"	12-14'	16'	24"	16"
3"	14-16'	18'	32"	21"

NOT TO SCALE

Town of Huntersville NORTH CAROLINA STANDARD DRAWING

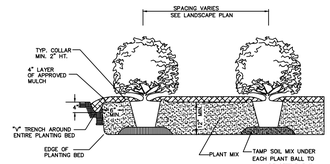
TREE PLANTING
(FOR SINGLE AND MULTI-STEM TREES)

REV. DATE 10/14/09
STD. NO. 600.1

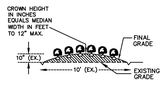
1 TYPICAL TREE PLANTING
N.T.S.

NOTES:

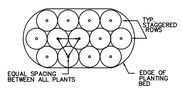
1. SCARIFY ROOT MASS OF CONTAINERIZED PLANT MATERIAL.
2. INSTALL CONTAINERIZED PLANTS AT FINISHED GRADE
3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL.
4. OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
5. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.



TYPICAL PLANTING BED DETAIL



TYPICAL BED CROWNING



TYPICAL PLANTING BED PLAN

NOT TO SCALE

Town of Huntersville NORTH CAROLINA STANDARD DRAWING

SHRUB PLANTING BED

REV. DATE 10/14/09
STD. NO. 610.1

2 TYPICAL SHRUB PLANTING
N.T.S.

PLANTINGS IN STREET RIGHT-OF-WAY

GENERAL NOTES

1. TREE GRATES AND ASSOCIATED IRRIGATION SYSTEMS REQUIRED BY TOWN ARE TO COMPLY WITH THE TOWN ZONING REQUIREMENTS. ALL INSTALLATIONS OF IRRIGATION SYSTEMS WITHIN THE RIGHT-OF-WAY OF STATE MAINTAINED STREETS REQUIRE AN ENCROACHMENT AGREEMENT EXECUTED THROUGH NCDOT. TREES INSTALLED WITHIN TOWN MAINTAINED RIGHT-OF-WAY LIMITS SHALL BE PER TOWN REQUIREMENTS. TREES INSTALLED WITHIN THE RIGHT OF WAY OF STATE MAINTAINED STREETS REQUIRE A PLANTING PERMIT FROM NCDOT. NCDOT'S REVIEW AND APPROVAL PROCESS MAY INCLUDE ADDITIONAL REQUIREMENTS.
2. A DRAINAGE SYSTEM IS REQUIRED FOR ALL IRRIGATED PLANTING AREAS LOCATED ADJACENT TO STREETS. ALL IRRIGATION/DRAINAGE SYSTEMS REQUIRE AN ENCROACHMENT AGREEMENT EXECUTED BY NCDOT FOR STATE-MAINTAINED ROADS. CONTACT NCDOT FOR ADDITIONAL INFORMATION REGARDING COST, SUBMITTAL AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.
3. LANDSCAPE INSPECTIONS MAY INCLUDE THE FOLLOWING:

   SUBDRAINAGE INSPECTION
   TREE PIT/WELL OR PLANTING STRIP INSPECTION
   SOIL MIX APPROVALS/INSPECTIONS
   TREE APPROVALS/INSPECTIONS
   TREE PLANTING INSPECTION
   IRRIGATION INSPECTION
   FINAL WALK THROUGH

   ALL INSPECTIONS SHALL BE PERFORMED BY TOWN AND/OR TOWN REPRESENTATIVE.

NOT TO SCALE

Town of Huntersville NORTH CAROLINA STANDARD DRAWING

TREE PLANTING-NOTES
(DRAINAGE AND INSPECTION)

REV. DATE 10/14/09
STD. NO. 615.1

LANDSCAPE REQUIREMENTS

BUFFER YARDS (Section 7.5)		
I-77 Buffer (102,302 sf)	**Required**	**Provided**
Width	25 feet	25 feet
Trees	5 per 1,000 sf = 512 trees	575 trees
Large Maturing Trees	75% Large Maturing = 432 trees	78% large maturing
Evergreen Trees	50% Evergreen = 288 trees	50% evergreen
Shrubs	8 per 1,000 sf = 819 shrubs (75% evergreen)	830 shrubs (100% evergreen)
Hambright Road Buffer (4,930 sf)	**Required**	**Provided**
Width	80 feet	80 feet
Trees	4 per 1,000 sf = 20 trees	20 trees
Large Maturing Trees	75% Large Maturing = 15 trees	75% large maturing
Small Maturing Trees	25% Small Maturing = 5 trees	25% small maturing
Evergreen Trees	50% Evergreen = 10 trees	50% evergreen
Shrubs	5 per 1,000 sf = 25 shrubs (75% evergreen)	25 shrubs (100% evergreen)
Alexandriana Road Buffer (14,375 sf)	**Required**	**Provided**
Width	80 feet	80 feet
Trees	4 per 1,000 sf = 58 trees	58 trees
Large Maturing Trees	75% Large Maturing = 44 trees	75% large maturing
Small Maturing Trees	25% Small Maturing = 14 trees	25% small maturing
Evergreen Trees	50% Evergreen = 29 trees	50% evergreen
Shrubs	5 per 1,000 sf = 72 shrubs (75% evergreen)	78 shrubs (100% evergreen)
Internal Road Buffer - East (199,560 sf)	**Required**	**Provided**
Width	80 feet	80 feet
Trees	4 per 1,000 sf = 799 trees	800 trees
Large Maturing Trees	75% Large Maturing = 599 trees	75% large maturing
Small Maturing Trees	25% Small Maturing = 200 trees	25% small maturing
Evergreen Trees	50% Evergreen = 400 trees	50% evergreen
Shrubs	5 per 1,000 sf = 998 shrubs (75% evergreen)	1,084 shrubs (100% evergreen)
Property Buffer (18,230 sf)	**Required**	**Provided**
Width	20 feet	20 feet
Trees	4 per 1,000 sf = 73 trees	73 trees
Large Maturing Trees	75% Large Maturing = 55 trees	75% large maturing
Small Maturing Trees	25% Small Maturing = 18 trees	25% small maturing
Evergreen Trees	50% Evergreen = 37 trees	50% evergreen
Shrubs	5 per 1,000 sf = 92 shrubs (75% evergreen)	95 shrubs (100% evergreen)
STREET TREES AND INTERNAL LANDSCAPING (Section 7.7)		
Street Trees	**Required**	**Provided**
Width	Min 7' width	10' width
Internal Road (3,100 lf)	1 per 40 lf = 78 trees per side	156 trees
Alexandria Road (1,300lf)	1 per 40 lf = 33 trees	38 trees
TREE PRESERVATION (Section 7.4)		
	Required	**Provided**
Heritage Trees	100% = 18 trees (18,000 sf)	2 heritage (4,000 sf)
Specimen Trees (215 total)	30% = 65 specimen trees preserved	79 specimen (115,500 sf) 42 (19.5%) trees preserved
Specimen Tree Mitigation	23 trees to be replanted Specimen tree caliper = 24". 552" to be replaced.	160 canopy trees at 3" caliper + 36 understory trees at 2" caliper = 552"
OPEN SPACE (Section 7.10)		
Open Space	**Required**	**Provided**
	Common open space	1,300 sf. of common open space
OFF-STREET PARKING (Section 6)		
LOT A	**Required**	**Provided**
Trees	40' O.C. maximum distance continuous row of evergreen shrubs	48 trees placed 40' O.C.
Shrubs		490 evergreen shrubs
LOT B	**Required**	**Provided**
Trees	40' O.C. maximum distance continuous row of evergreen shrubs	51 trees placed 40' O.C.
Shrubs		489 evergreen shrubs
LOT C	**Required**	**Provided**
Trees	40' O.C. maximum distance continuous row of evergreen shrubs	9 trees placed 40' O.C.
Shrubs		140 evergreen shrubs
LOT D	**Required**	**Provided**
Trees	40' O.C. maximum distance continuous row of evergreen shrubs	23 trees placed 40' O.C.
Shrubs		265 evergreen shrubs
LOT E	**Required**	**Provided**
Trees	40' O.C. maximum distance continuous row of evergreen shrubs	46 trees placed 40' O.C.
Shrubs		395 evergreen shrubs

PLANTINGS SHALL MEET THE REQUIREMENTS OF ARTICLE 7 OF THE ZONING ORDINANCE.

NO.	REVISIONS	DATE	BY
2.	SECOND RESUBMITTAL	06/25/21	ALW
1.	FIRST RESUBMITTAL	05/13/21	ALW

NOT FOR CONSTRUCTION

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2201 JAMES HANDLETON

06/25/2021

KHA PROJECT 013766000	SCALE AS SHOWN	DESIGNED BY MTA
DATE 04/01/2021		DRAWN BY GTF
		CHECKED BY RBD

LANDSCAPE SCHEDULE AND DETAILS

BELTWAY 77

PREPARED FOR
DEVELOPMENT AND
CONSTRUCTION INSIGHTS, LLC

HUNTERSVILLE NORTH CAROLINA

SHEET NUMBER
C509

Plotted By: Watts, Austin Sheet Set: BELTWAY 77 - CR Layout: C509 June 25, 2021 01:06:45pm C:\Users\austin.watts\KHA\DC CHARLOTTE - 000 LAND DEVELOPMENT\02 - DWG\PlanSheets\01 CONDITIONAL REZONING\C500 PRELIMINARY LANDSCAPE PLAN.dwg
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PLANT SCHEDULE I-77

DECIDUOUS CANOPY	CODE	QTY	COMMON NAME	BOTANICAL NAME
	CO	73	COMMON HACKBERRY	CELTIS OCCIDENTALIS
	NS	90	BLACK GUM	NYSSA SYLVATICA
	PA	123	LONDON PLANE TREE	PLATANUS X ACERIFOLIA
EVERGREEN CANOPY	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	IL	92	SAVANNAH HOLLY	ILEX X ATTENUATA
	MG	70	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA
EVERGREEN UNDERSTORY	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	IA	40	AMERICAN HOLLY	ILEX OPACA
	PV	41	VIRGINIA PINE	PINUS VIRGINIANA
	PR	46	CAROLINA LAUREL CHERRY	PRUNUS CAROLINIANA
SHRUBS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	HV	189	COMMON WITCH HAZEL	HAMAMELIS VIRGINIANA
	IG	2	INKBERRY HOLLY	ILEX GLABRA
	LL	241	GLOSSY PRIVET	LIGUSTRUM LUCIDUM
	PT	105	JAPANESE PITTOSPORUM	PITTOSPORUM TOBIRA
	PC	95	COMPACT CAROLINA CHERRY LAUREL	PRUNUS CAROLINIANS "MONUS"
	VL	198	LEATHERLEAF VIBURNUM	VIBURNUM RHYTIDOPHYLLUM

PLANT SCHEDULE HAMBRIGHT ROAD

DECIDUOUS CANOPY	CODE	QTY	COMMON NAME	BOTANICAL NAME
	CO	5	COMMON HACKBERRY	CELTIS OCCIDENTALIS
	NS	4	BLACK GUM	NYSSA SYLVATICA
EVERGREEN CANOPY	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	QL	4	LAUREL-LEAVED OAK	QUERCUS LAURIFOLIA
EVERGREEN UNDERSTORY	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	IA	5	AMERICAN HOLLY	ILEX OPACA
SHRUBS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	IG	24	INKBERRY HOLLY	ILEX GLABRA

PLANT SCHEDULE WEST BUFFER

DECIDUOUS CANOPY	CODE	QTY	COMMON NAME	BOTANICAL NAME
	CO	24	COMMON HACKBERRY	CELTIS OCCIDENTALIS
	NS	12	BLACK GUM	NYSSA SYLVATICA
EVERGREEN CANOPY	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	IL	8	SAVANNAH HOLLY	ILEX X ATTENUATA
	QL	11	LAUREL-LEAVED OAK	QUERCUS LAURIFOLIA
EVERGREEN UNDERSTORY	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	PV	18	VIRGINIA PINE	PINUS VIRGINIANA
SHRUBS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	AG	45	GLOSSY ABELIA	ABELIA X GRANDIFLORA
	LL	50	GLOSSY PRIVET	LIGUSTRUM LUCIDUM

PLANT SCHEDULE ALEXANDRIANA ROAD

DECIDUOUS CANOPY	CODE	QTY	COMMON NAME	BOTANICAL NAME
	GK	15	KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICA
	QS	14	SHUMARD OAK	QUERCUS SHUMARDII
EVERGREEN CANOPY	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	IL	15	SAVANNAH HOLLY	ILEX X ATTENUATA
EVERGREEN UNDERSTORY	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	ML	14	DWARF SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA `LITTLE GEM`
SHRUBS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	HV	39	COMMON WITCH HAZEL	HAMAMELIS VIRGINIANA
	PM	39	PODOCARPUS	PODOCARPUS MACROPHYLLUS MAKI

PLANT SCHEDULE INTERNAL STREET

DECIDUOUS CANOPY	CODE	QTY	COMMON NAME	BOTANICAL NAME
	AR	63	RED MAPLE	ACER RUBRUM
	CO	41	COMMON HACKBERRY	CELTIS OCCIDENTALIS
	GK	75	KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICA
	NS	59	BLACK GUM	NYSSA SYLVATICA
	PA	55	LONDON PLANE TREE	PLATANUS X ACERIFOLIA
	QS	45	SHUMARD OAK	QUERCUS SHUMARDII
EVERGREEN CANOPY	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	IL	125	SAVANNAH HOLLY	ILEX X ATTENUATA
	JV	90	EASTERN RED CEDAR	JUNIPERS VIRGINIANA
	MG	33	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA
	TO	6	GREEN GIANT ARBORVITAE	THUJA `GREEN GIANT`
EVERGREEN UNDERSTORY	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	CS	58	SASANQUA CAMELLIA	CAMELLIA SASANQUA
	IA	58	AMERICAN HOLLY	ILEX OPACA
	ML	43	DWARF SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA `LITTLE GEM`
	PV	22	VIRGINIA PINE	PINUS VIRGINIANA
	PR	18	CAROLINA LAUREL CHERRY	PRUNUS CAROLINIANA
SHRUBS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	AG	347	GLOSSY ABELIA	ABELIA X GRANDIFLORA
	BM	1	MENTOR BARBERRY	BERBERIS X MENTORENSIS
	IR	13	JAPANESE HOLLY	ILEX CRENATA `ROTUNDIFOLIA`
	IG	169	INKBERRY HOLLY	ILEX GLABRA
	LL	148	GLOSSY PRIVET	LIGUSTRUM LUCIDUM
	OH	128	HOLLY OLIVE	OSMANTHUS HETEROPHYLLUS
	PF	74	MOUNTAIN PIERIS	PIERIS FLORIBUNDA
	PM	147	PODOCARPUS	PODOCARPUS MACROPHYLLUS MAKI
	VL	61	LEATHERLEAF VIBURNUM	VIBURNUM RHYTIDOPHYLLUM
GROUND COVERS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	MW	17,154 SF	WOOD CHIP MULCH	MULCH MULCH

PLANT SCHEDULE TREE MITIGATION

DECIDUOUS CANOPY	CODE	QTY	COMMON NAME	BOTANICAL NAME
	AR	26	RED MAPLE	ACER RUBRUM
	CO	36	COMMON HACKBERRY	CELTIS OCCIDENTALIS
	NS	14	BLACK GUM	NYSSA SYLVATICA
	PA	20	LONDON PLANE TREE	PLATANUS X ACERIFOLIA
	QS	18	SHUMARD OAK	QUERCUS SHUMARDII
EVERGREEN CANOPY	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	JV	28	EASTERN RED CEDAR	JUNIPERS VIRGINIANA
	QL	18	LAUREL-LEAVED OAK	QUERCUS LAURIFOLIA
EVERGREEN UNDERSTORY	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	ML	17	DWARF SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA `LITTLE GEM`
	PR	19	CAROLINA LAUREL CHERRY	PRUNUS CAROLINIANA

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No.	REVISIONS	DATE	BY
2	SECOND RESUBMITTAL	06/25/21	ALW
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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2201 LAURA HANDLEY
06/25/2021

KHA PROJECT	013766000
DATE	04/01/2021
SCALE	AS SHOWN
DESIGNED BY	MTA
DRAWN BY	GTF
CHECKED BY	RBD

LANDSCAPE BUFFER SCHEDULES

BELTWAY 77
PREPARED FOR
DEVELOPMENT AND
CONSTRUCTION INSIGHTS, LLC
HUNTERSVILLE NORTH CAROLINA

SHEET NUMBER
C510

Plotted By:Watts,Austin Sheet Set:BELTWAY 77 - CR Layout:C510 June 25, 2021 01:08:20pm C:\Users\austin.watts\KHA\DGI CHARLOTTE - 000 LAND DEVELOPMENT\02 - DWG\PlanSheets\01 CONDITIONAL REZONING\C500 PRELIMINARY LANDSCAPE PLAN.dwg
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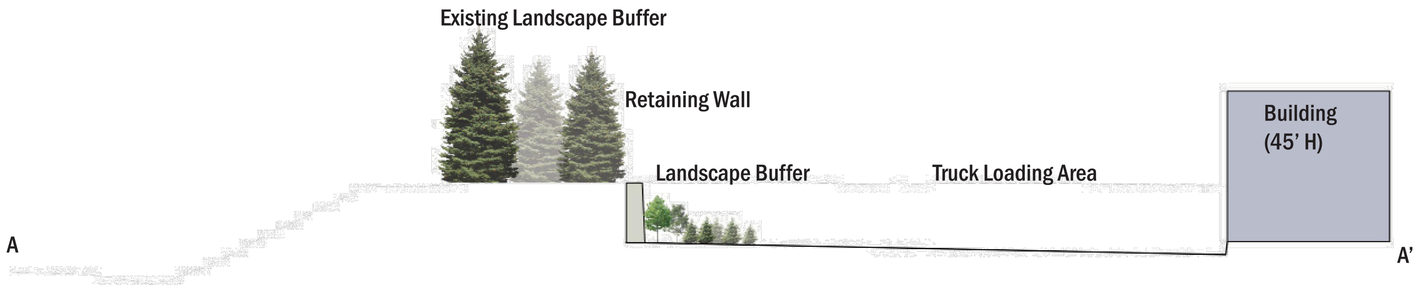

1 BUFFER SECTION A - AT PLANTING
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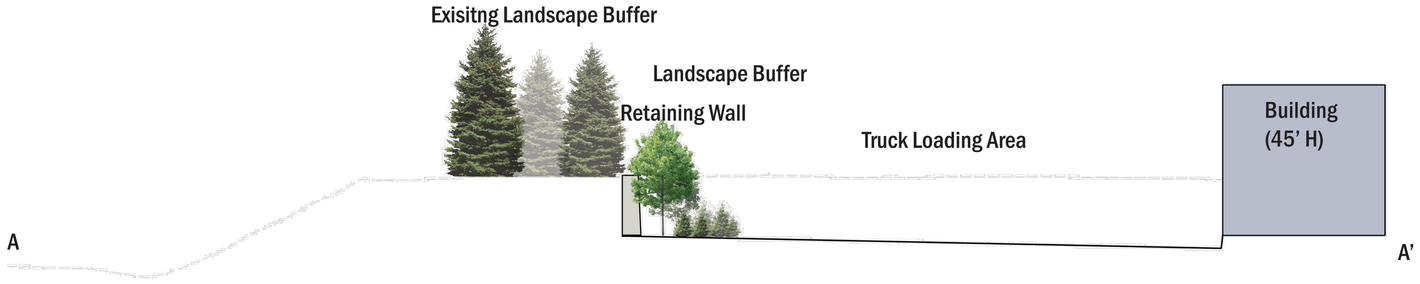

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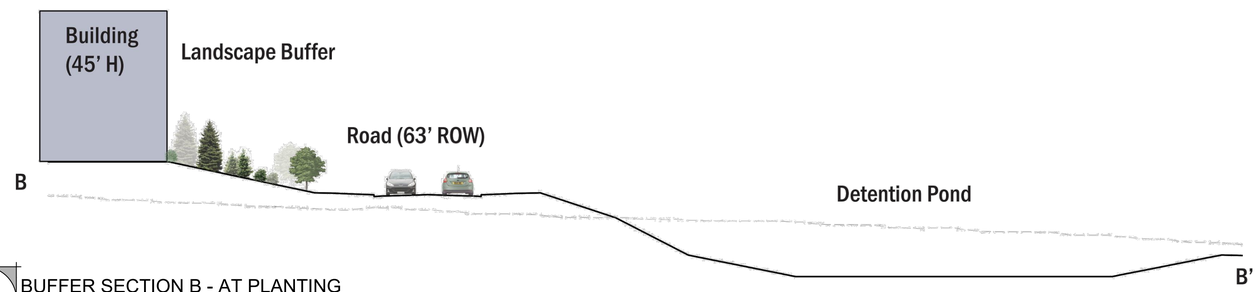

3 BUFFER SECTION B - AT PLANTING
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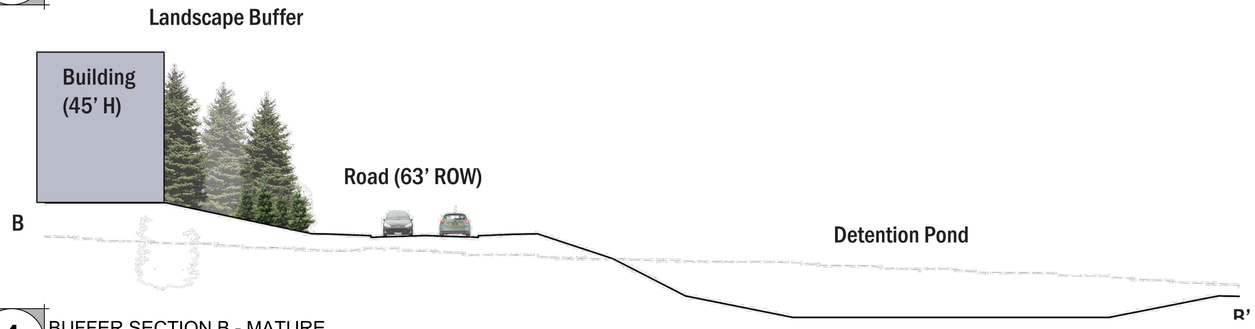

4 BUFFER SECTION B - MATURE
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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2201 LAURA HANDLETON
06/25/2021

KHA PROJECT 013766000
DATE 04/01/2021
SCALE AS SHOWN
DESIGNED BY MTA
DRAWN BY GTF
CHECKED BY RBD

BUFFER SECTIONS

BELTWAY 77
PREPARED FOR
DEVELOPMENT AND
CONSTRUCTION INSIGHTS, LLC
HUNTERSVILLE NORTH CAROLINA

SHEET NUMBER
C511

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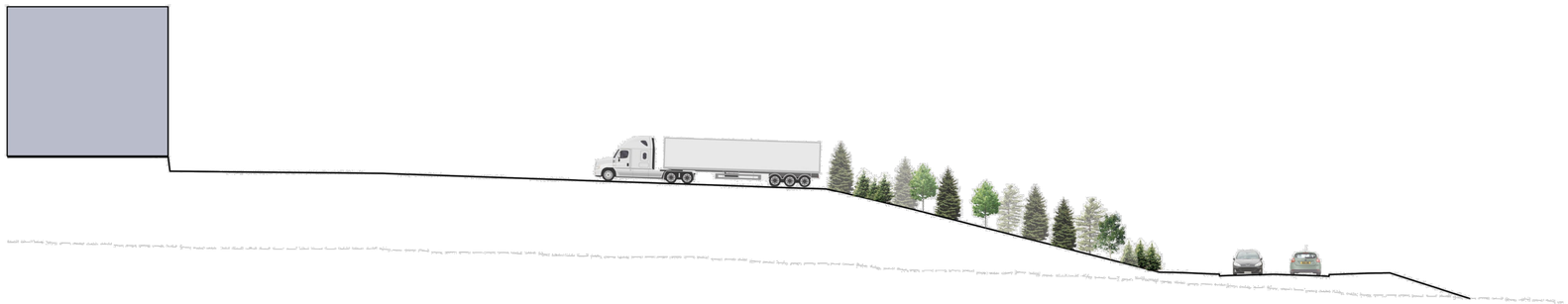

5 BUFFER SECTION C - AT PLANTING
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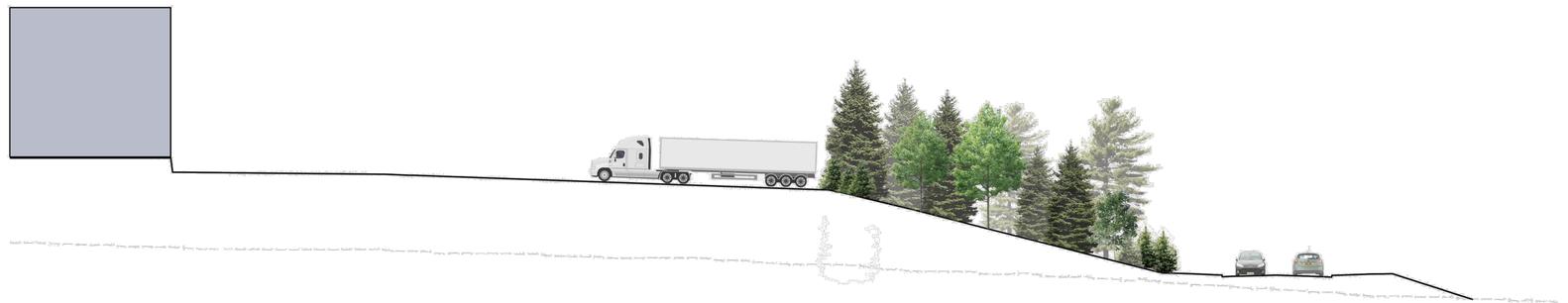

6 BUFFER SECTION C - MATURE
N.T.S.

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2201 JAUMA HANDLETON

06/25/2021

KHA PROJECT 013766000
DATE 04/01/2021
SCALE AS SHOWN
DESIGNED BY MTA
DRAWN BY GTF
CHECKED BY RBD

BUFFER SECTIONS

BELTWAY 77
PREPARED FOR
DEVELOPMENT AND
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HUNTERSVILLE NORTH CAROLINA

SHEET NUMBER
C512

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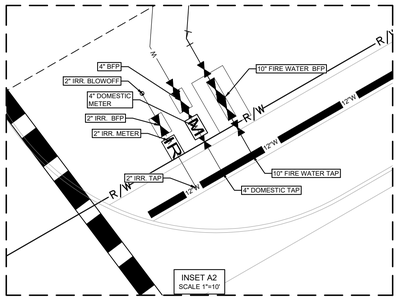

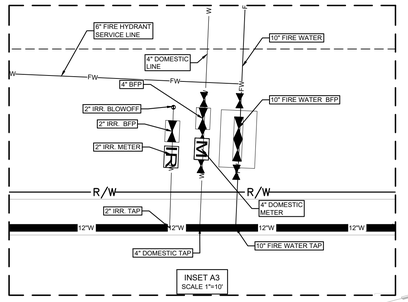

UTILITY KEYNOTE LEGEND

GENERAL KEYNOTES

- (A) A MINIMUM VERTICAL SEPARATION OF 18-INCHES SHALL BE MAINTAINED AT CROSSINGS. IN THE EVENT THAT MINIMUM SEPARATION REQUIREMENTS CANNOT BE MET, THE CONTRACTOR SHALL UTILIZE A CONCRETE CRADLE AND PIPE REQUIREMENTS PER THE GOVERNING AGENCY.
- (B) UTILITY PULL BOX - (LOCATED IN PAVED AREAS SUBJECT TO TRUCK TRAFFIC SHALL BE "H-20" LOAD RATED).
- (C) OPEN CUT TRENCH. REMOVE EXISTING PAVEMENT, CURB, (SIDEWALK) TO FACILITATE UTILITY INSTALLATION. SAWCUT A CLEAN EDGE ON BOTH SIDES OF TRENCH. THE CONTRACTOR WILL BE RESPOSIBLE FOR RESTORATION OF THE EXISTING STREET PAVING AND ANY LAND COVER OR STRUCTURE TO ITS ORIGINAL OR BETTER CONDITION.
- (D) JACK & BORE - JACKING AND RECEIVING PITS AND PROCEDURE SHALL BE PER THE GOVERNING AGENCY.
- (E) SERVICE STUB WITH DETECTABLE HAZARD TAPE & WITH SURFACE MARKER.

SANITARY SEWER KEYNOTES

- (S1) CONTRACTOR TO COORDINATE SANITARY SEWER MANHOLE CONNECTION WITH THE CITY/TOWN PUBLIC UTILITIES.
- (S2) 4" PVC SANITARY SERVICE. INV OUT FROM BUILDING AT 48" BELOW FFE.
- (S3) PRIVATE 4" SANITARY SEWER LATERAL AT MINIMUM 1.0% SLOPE. COORDINATE WITH ARCH / MEP PLANS.
- (S4) CLEANOUT(S) - ("H-20" TRAFFIC RATED IN ALL PAVED AREAS), SPACING PER GOVERNING AGENCY.
- (S5) 1500 GALLON GREASE INTERCEPTOR. REFER TO ARCH/MEP PLANS.
- (S6) 20' PUBLIC SANITARY SEWER EASEMENT (SSE)
- (S7) SANITARY SEWER LIFT STATION. SEE ARCH/MEP PLANS FOR DETAILS.

POWER - COMMUNICATION (TELEPHONE, FIBER OPTIC, DATA, TV) KEYNOTES

- (P1) CONTRACTOR TO COORDINATE UTILITY CONNECTION WITH THE CITY/TOWN PUBLIC UTILITIES.
- (P2) COMMUNICATION (PHONE, DATA, TV) SERVICE - (#) 4" CONDUITS.
- (P3) ELECTRICAL SERVICE - (#) 4" CONDUITS - TO TRANSFORMER BY POWER COMPANY.
- (P4) ELECTRIC TRANSFORMER PAD LOCATION SIZE AND CONNECTIONS PER POWER COMPANY STANDARDS.
- (P5) ELECTRICAL CONNECTION TO BUILDING AND EMERGENCY GENERATOR HOOK UP. METER SHALL BE LOCATED OUTSIDE OF BUILDING. - (#) 4" CONDUIT.
- (P6) ELECTRIC CONDUIT TO MONUMENT SIGNS - (#) 1" CONDUITS.
- (P7) ELECTRIC CONDUIT TO LIGHTING FIXTURE - (#) 1" CONDUITS.
- (P8) LIGHTING FIXTURE - (#) 1" CONDUITS. SEE LIGHTING PLAN BY OTHERS.
- (P9) 10' PUBLIC UTILITY EASEMENT (UE)
- (P10) ELECTRIC CONDUIT TO TAMPER SWITCH ON BFP - (1) 1" CONDUIT.

GAS SERVICE KEYNOTES

- (G1) GAS SERVICE BY UTILITY COMPANY. CONTRACTOR TO COORDINATE UTILITY CONNECTION WITH THE CITY/TOWN PUBLIC UTILITIES.
- ( ) GAS METER LOCATION PER UTILITY COMPANY'S REQUIREMENTS.
- ( ) 2" GAS SERVICE TO BUILDING.

DOMESTIC WATER LINE DISTRIBUTION KEYNOTES

- (D1) DOMESTIC CONNECTION TO EXISTING X" WATER MAIN WITH X" TAPPING SLEEVE AND VALVE
- ( ) X" DOMESTIC WATER LINE WITH METER. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ANY APPURTENANCES ON THE DOMESTIC LINE SUCH AS BACKFLOW PREVENTION DEVICES, GATE VALVES, BENDS AND FITTINGS, ETC., WHICH MAY BE REQUIRED. CONTRACTOR TO COORDINATE WITH CITY OF ANY TOWN PUBLIC WORKS DEPARTMENT.
- ( ) X" TYPE "K" COPPER WATER SERVICE WITH X" METER IN SINGLE METER PIT.
- ( ) 8" REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY WITHIN INSULATED ENCLOSURE INSTALLED PER CHARLOTTE WATER REQUIREMENTS. ENCLOSURE TO INCLUDE DRAIN PORT(S) WITH 12" OF DRAIN ROCK BELOW ENCLOSURE.
- ( ) 4" DOMESTIC SERIVE ENTRY LOCATION INTO BUILDING. FIRE AND DOMESTIC BACKFLOW DEVICES LOCATED INSIDE BUILDING. REFER ARCH/MEP PLANS.

FIRE LINE DISTRIBUTION KEYNOTES

- (F1) FIRE (/DOMESTIC) CONNECTION TO EXISTING X" WATER MAIN WITH X" TAPPING SLEEVE AND VALVE
- ( ) 6" DIP FIRE LINE. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ANY APPURTENANCES ON THE FIRE LINE SUCH AS BACKFLOW PREVENTION DEVICES, GATE VALVES, BENDS AND FITTINGS, ETC., WHICH MAY BE REQUIRED. CONTRACTOR TO COORDINATE WITH CITY OF ANY TOWN PUBLIC WORKS DEPARTMENT.
- ( ) PROPOSED FIRE HYDRANT AND ASSEMBLY WITH 6" SERVICE LINE AND 6" GATE VALVE, WITH 6-INCH BOLLARDS, TYPICAL AS INDICATED. SEE DETAIL SHEET.
- ( ) FIRE DEPARTMENT CONNECTION AND ENTRY. CONTRACTOR TO COORDINATE WITH MECKLENBURG COUNTY FIRE DEPARTMENT.
- ( ) X" FIRE SERVICE LINE WITH WALL MOUNTED POST INDICATOR VALVE. CONFIRM LINE SIZE WITH ARCH/MEP
- ( ) POST MOUNTED FIRE DEPARTMENT CONNECTION PER LOCAL FIRE DEPARTMENT STANDARDS WITH X" PIPE CONNECTION TO SPRINKLER SYSTEM.
- ( ) REMOTE FIRE DEPARTMENT CONNECTION PER LOCAL FIRE DEPARTMENT STANDARDS.
- ( ) PROPOSED PRIVATE FIRE HYDRANT ASSEMBLY WITH 6" SERVICE LINE AND 6" GATE VALVE - PAINTED PER CHARLOTTE WATER HYDRANT COLOR
- ( ) PROPOSED PUBLIC FIRE HYDRANT ASSEMBLY WITH 6" SERVICE LINE AND 6" GATE VALVE - PAINTED PER CHARLOTTE WATER HYDRANT COLOR
- ( ) 10' PUBLIC WATER LINE EASEMENT. (UE)

WATER LINE-FIRE LINE FITTINGS & STRUCTURES

WATER LINE — W		FIRE LINE — FW	
1	SERVICE CONNECTION	12	METER VAULT
2	GATE VALVE	13	* FIRE HYDRANT
3	* TEE	14	FIRE DEPT. CONNECTION
4	* 90° BEND	15	POST INDICATOR VALVE
5	* 45° BEND	16	BACKFLOW PREVENTER ABOVE GROUND
6	* 22.55° BEND	17	BACKFLOW PREVENTER BELOW GROUND
7	* 11.25° BEND	18	BLOW OFF VALVE
8	* CAP/PLUG	19	SERVICE ENTRY POINT
9	BALL VALVE	20	VERTICAL BEND
10	REDUCER	21	IRRIGATION CONTROL VALVE
11	WATER METER	22	FIRE HYDRANT ASSEMBLY

* WITH THRUST BLOCKING — SIZE SHOWN AT SYMBOL LOCATION

CLT WATER NOTES

1. CUSTOMER IS RESPONSIBLE FOR STAKING SITE AS NECESSARY TO DETERMINE SERVICE LOCATIONS & ELEVATIONS PRIOR TO CLT WATER CONTRACTOR MOBILIZING TO INSTALL SERVICES. SITE ADDRESS MUST BE VISIBLY POSTED AT SITE.
2. ON-SITE CONTRACTOR IS RESPONSIBLE FOR RELOCATING ANY APPLICABLE CONFLICTING UTILITIES NECESSARY TO COMPLETE SERVICE INSTALLATIONS. ADDITIONAL FEES MAY APPLY & CONSTRUCTION TIME LINES EXTENDED IF CONFLICTING UTILITIES ARE NOT SHOWN ON PLANS.
3. WATER AND SEWER CONNECTIONS SHALL NOT BE LOCATED WITHIN PROPOSED CONSTRUCTION ENTRANCES.
4. PAYMENT FOR A QUOTED SERVICE CONNECTION SHALL BE CONSIDERED ACKNOWLEDGEMENT & APPROVAL OF CLT WATER COMMENTS BY THE APPLICANT; PAYMENT DOES NOT INCLUDE ANY ADDITIONAL FEES REQUIRED DUE TO UNFORESEEN CONDITIONS THAT ARE/WERE NOT DEPICTED ON THE SITE PLAN APPROVED BY THE APPLICANT.
5. CLT WATER WILL INSTALL 6" OR 8" LATERAL INTO DOGHOUSE OR EX MH AND BRING INSIDE R/W AS SHOWN. CLT WATER WILL PLUG END OF LATERAL & SET A 4"x4" POST TO MARK LOCATION OF PROPOSED PVT MH BY ON-SITE CONTRACTOR, IF A PVT MH IS SHOWN ON PLANS.

FIRE DEPARTMENT CONNECTION (FDC) NOTES

1. ALL FIRE DEPARTMENT CONNECTIONS SHALL BE PROVIDED A CLEAR SPACE OF TEN FEET HORIZONTALLY AND VERTICALLY IN ALL DIRECTIONS. (GAS METERS, ELECTRICAL TRANSFORMERS, AND PARKED VEHICLES CANNOT BE LOCATED WITHIN THIS SPACE.)
2. ALL FIRE DEPARTMENT CONNECTIONS SHALL BE READILY VISIBLE AND NOT MORE THAN FIFTY FEET FROM A STREET, FIRE LANE, OR SIMILAR AREA PROVIDING ACCESS TO FIRE DEPARTMENT APPARATUS. THE AREA BETWEEN THE CONNECTION AND VEHICULAR ACCESS SHALL BE FREE OF OBSTRUCTIONS.
3. THERE SHALL BE AN APPROVED PUMPER FIRE HYDRANT WITHIN TWO HUNDRED FEET OF THE FIRE DEPARTMENT CONNECTION MEASURED ALONG AN APPROVED PATH OF TRAVEL FOR THE FIRE APPARATUS.
4. FOR ADDITIONAL INFORMATION OF FIRE PROTECTION SYSTEM INCLUDING LOCATION OF FIRE DEPARTMENT CONNECTION, ETC., REFER TO FIRE PROTECTION PLANS BY OTHERS.

CAPACITY ASSURANCE 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 & 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.

CHARLOTTE WATER BACKFLOW INSTALLATION NOTES

1. FIRE - INSTALL ONE (1) 8" REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY INSTALLED ABOVE GROUND WITHIN INSULATED ENCLOUSRE PER CHARTLOTTE WATER REQUIREMENTS. ENCLOSURE TO INCLUDE DRAIN PORT(S) FOR DISCHARGE WATER PER CHARLOTTE WATER REQUIREMENTS SEE DETAIL # 2 ON SHEET # C903.
2. DOMESTIC - INSTALL TWO (2) 2" REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY INSTALLED ABOVE GROUND WITHIN INSULATED ENCLOUSRE PER CHARTLOTTE WATER REQUIREMENTS. ENCLOSURE TO INCLUDE DRAIN PORT(S) FOR DISCHARGE WATER PER CHARLOTTE WATER REQUIREMENTS SEE DETAIL # 1 ON SHEET # C903.
3. IRRIGATION - INSTALL ONE (1) 1" REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY INSTALLED ABOVE GROUND WITHIN INSULATED ENCLOUSRE PER CHARTLOTTE WATER REQUIREMENTS. ENCLOSURE TO INCLUDE DRAIN PORT(S)FOR DISCHARGE WATER PER CHARLOTTE WATER REQUIREMENTS SEE DETAIL # 13 ON SHEET # C903.
4. TAMPER SWITCHES SHALL BE INSTALLED ON GATE VALVES OF BACKFLOW PREVENTION SUPPLY LINES THAT SERVE FIRE SPRINKLER SYSTEMS.
5. ALL BACKFLOW PREVENTION ASSEMBLY'S SHALL BE HEATED. INSTALL HEATERS INSIDE OF CHARLOTTE WATER APPROVED BACKFLOW ENCLOSURES PER MANUFACTURERS RECOMMENDATIONS.
6. CONTRACTOR SHALL COORDINATE WITH CHARLOTTE WATER AND SELECT A BACKFLOW PREVENTER FROM THE CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT APPROVED LIST OF BACKFLOW PREVENTION ASSEMBLIES.
7. THERE SHALL BE NO TAPS, PIPING BRANCHES, UNAPPROVED BYPASS PIPING, HYDRANTS, FIRE DEPARTMENT CONNECTION POINTS, OR OTHER WATER-USING APPURTENANCES CONNECTED TO THE SUPPLY LINE BETWEEN ANY WATER METER AND ITS C1 LTWATER-REQUIRED BACKFLOW PREVENTER.
8. EACH CLTWATER-REQUIRED BPA IS REQUIRED TO BE TESTED BY A CLTWATER-APPROVED CERTIFIED TESTER PRIOR TO PLACING THE WATER SYSTEM IN SERVICE.
9. BACKFLOW PREVENTER TO BE HEATED PER MANUFACTURER ENCLOSURE REQUIREMENTS.
10. INSULATED ENCLOSURE SHALL BE AS SPECIFIED IN CHARLOTTE WATER ENCLOSURE INFORMATION - HOT-WIRE APPARATUS FOR LINES 2" AND ABOVE - HEATED INSULATED ENCLOSURE ARE REQUIRED FOR FIRE LINE SERVICES. NO INSULATION SHALL BE WRAPPED AROUND BPA.

UTILITY PLAN NOTES

1. SEE "GENERAL NOTES" SHEET FOR SITE GENERAL NOTES AND ZONING NOTES.
7. REFER TO GENERAL NOTES SHEET FOR GENERAL, WATER UTILITY, AND SANITARY SEWER, NOTES, MATERIALS, AND REQUIREMENTS.
8. SEE "EXISTING CONDITIONS" FOR COMPLETE BOUNDARY DESCRIPTION, ADJOINING PROPERTIES, ZONING AND USE, AND EXISTING UTILITY LOCATIONS AND SIZES.
4. PIPE LENGTHS SHOWN ARE MEASURED FROM CENTER TO CENTER OF STRUCTURES ROUNDED TO THE NEAREST FOOT.
5. ADJUSTMENTS OF EXISTING MANHOLE CASTINGS TO GRADE TO A MAXIMUM OF 12 INCHES SHALL BE MADE USING PRECAST CONCRETE ADJUSTING RINGS PROVIDED THE TOTAL HEIGHT OF EXISTING AND NEW ADJUSTING RINGS DOES NOT EXCEED 12 INCHES.
6. ADJUSTMENTS OF CASTINGS WHERE THE TOTAL HEIGHT OF ADJUSTING RINGS WOULD EXCEED 12 INCHES SHALL BE MADE BY REPLACING THE CONE AND/OR BARREL SECTION OF THE STRUCTURE.

CONTRACTOR SHALL REFER TO ARCH / MEP PLANS FOR EXACT UTILITY ENTRANCE LOCATIONS.

ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SYSTEM ARE PROHIBITED

CAUTION!! CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

TAMPER SWITCH CONDUIT REQUIRED ON GATE VALVES, AND BACKFLOW PREVENTER ASSEMBLIES LOCATED ABOVE-GROUND. VALVES INSTALLED BELOW GROUND DO NOT REQUIRE TAMPER SWITCHES UNLESS NOTED OTHERWISE BY LOCAL AUTHORITY HAVING JURISDICTION.

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

No.	REVISIONS	DATE	BY
2.	SECOND RESUBMITTAL	06/25/21	ALW
1.	FIRST RESUBMITTAL	05/13/21	ALW

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NC LICENSE #F-0102

CAROLINA PROFESSIONAL ENGINEER SEAL 030861 AUSTIN L. WATTS
06/25/2021

KHA PROJECT 013766000
DATE 04/01/2021
SCALE AS SHOWN
DESIGNED BY ---
DRAWN BY ---
CHECKED BY ---

PRELIMINARY UTILITY PLAN

BELTWAY 77
PREPARED FOR DEVELOPMENT AND CONSTRUCTION INSIGHTS, LLC
HUNTERSVILLE NORTH CAROLINA

SHEET NUMBER C600

Plotted By: Watts, Austin Sheet Set: BELTWAY 77 — CR Layout: C600 PRELIMINARY UTILITY PLAN June 25, 2021 01:09:10pm C:\Users\austin.watts\KHA\DCI CHARLOTTE — 000 LAND DEVELOPMENT\02 — DWG\PlanSheets\01 CONDITIONAL REZONING\C600 PRELIMINARY UTILITY PLAN.dwg
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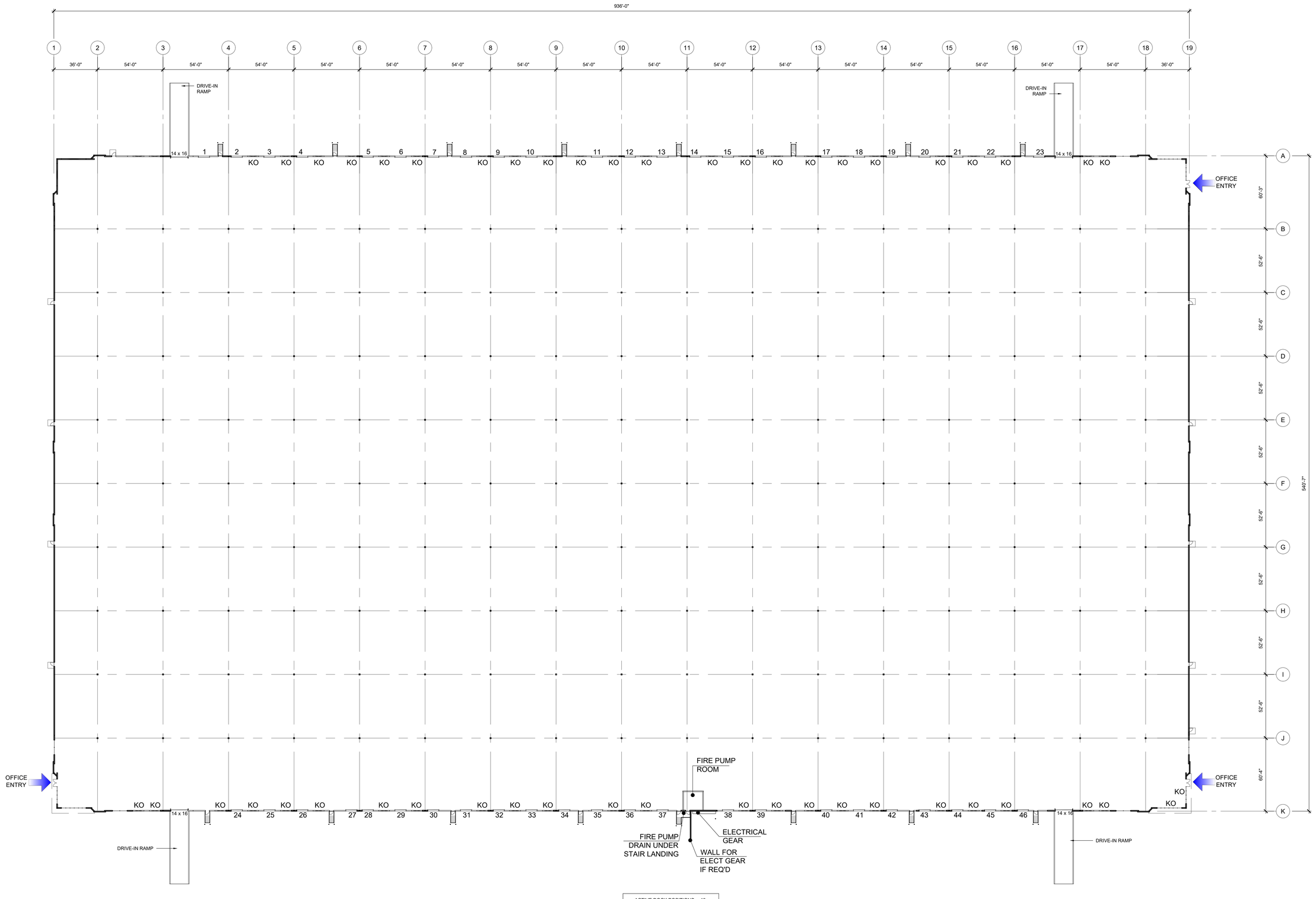

ACTIVE DOCK POSITIONS:	46
KNOCK-OUT POSITIONS:	44
TOTAL DOCK POSITIONS:	90
14X16 DRIVE-IN DOORS:	4
DRIP-LINE SQUARE FOOTAGE:	505,480

FLOOR PLAN A1

SCALE: 1"=30'-0"

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strategic capital partners

DCI Development & Construction Insight, LLC

SCHEMATIC DESIGN

77 BELTWAY BUILDING A

Huntersville, NC

FLOOR PLAN

Progress Set Date:

Final Issue Date: 02/01/2021

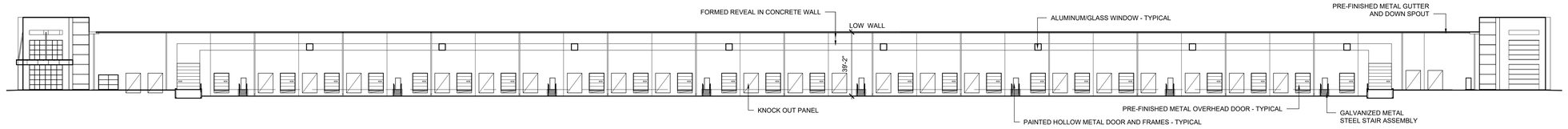
Revisions:

R1 06/06/2021

Project Number: 21-01

Cad File Number: A1.00-Fp

A1.00



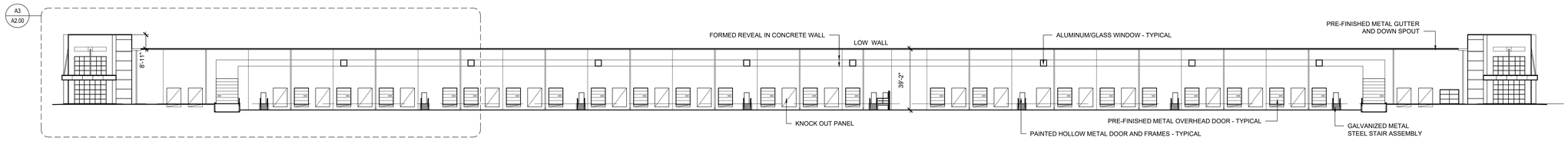
MECHANICAL SCREEN NOTE-TYPICAL OF NORTH, SOUTH, EAST AND WEST ELEVATIONS

1. ~~THE BUILDING STRUCTURE WILL BE DESIGNED TO SUPPORT MECHANICAL EQUIPMENT AND MECHANICAL SCREENS.~~
2. MECHANICAL SCREENS SHALL CONCEAL ROOF-TOP MECHANICAL EQUIPMENT FROM THE VIEW.
3. THE MATERIAL USED FOR THE MECHANICAL SCREEN SHALL BE VISUALLY CONSISTANT WITH THE MATERIAL ON THE BUILDING ELEVATIONS. THEY MAY INCLUDE METAL WITH TEXTURED SURFACE MATCHING THE BUILDING COLORS.
4. ~~THE FINAL LOCATION AND HEIGHT SHALL BE DETERMINED WITH FUTURE TENANT UP#1 DESIGNS.~~
5. THEY SHALL BE INSTALLED WITH THE TENANT IMPROVEMENT BUILDING PERMITS.

2 1

COMPOSITE EAST ELEVATION A5

SCALE: 1"=30'-0"



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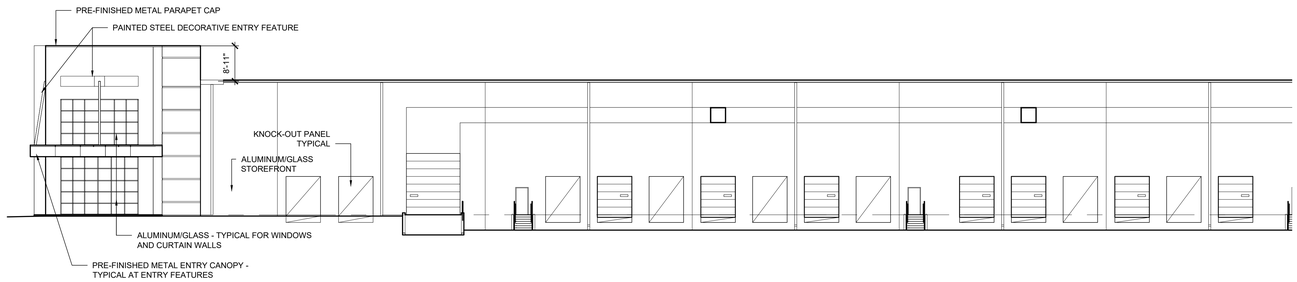
2 1

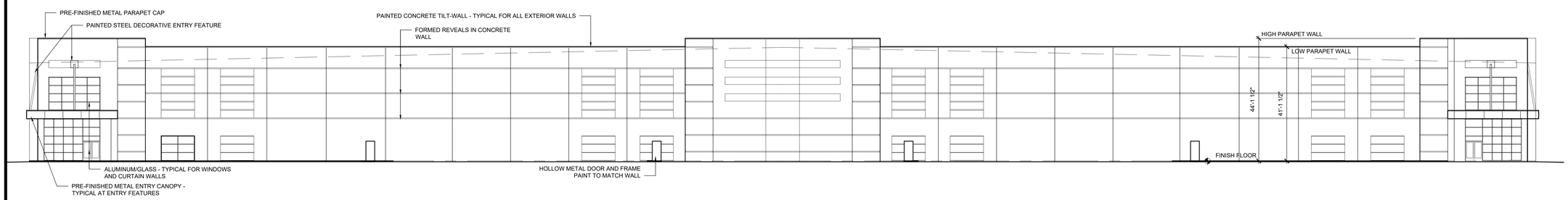
COMPOSITE WEST ELEVATION A4

SCALE: 1"=30'



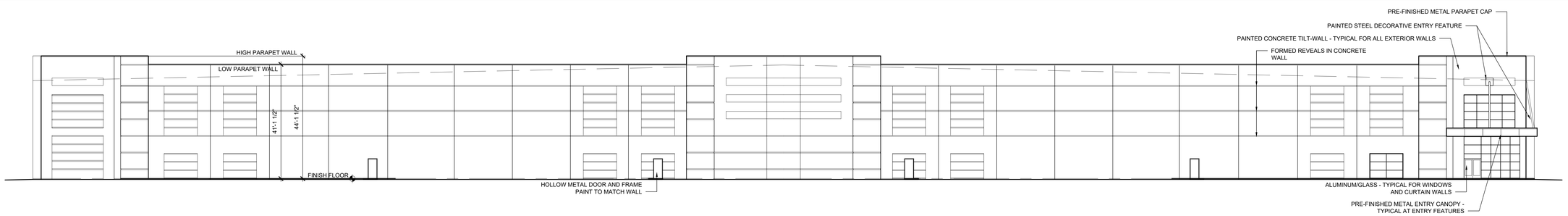
PARTIAL WEST ELEVATION-Entry Feature A3

SCALE: 1"=30'-0"



SOUTH ELEVATION A2

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



NORTH ELEVATION A1

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

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strategic capital partners

DCI Development & Construction Insight, LLC

SCHEMATIC DESIGN

77 BELTWAY BUILDING A

Huntersville, NC

BUILDING ELEVATIONS

Progress Set Date:

Final Issue Date: 02/01/2021

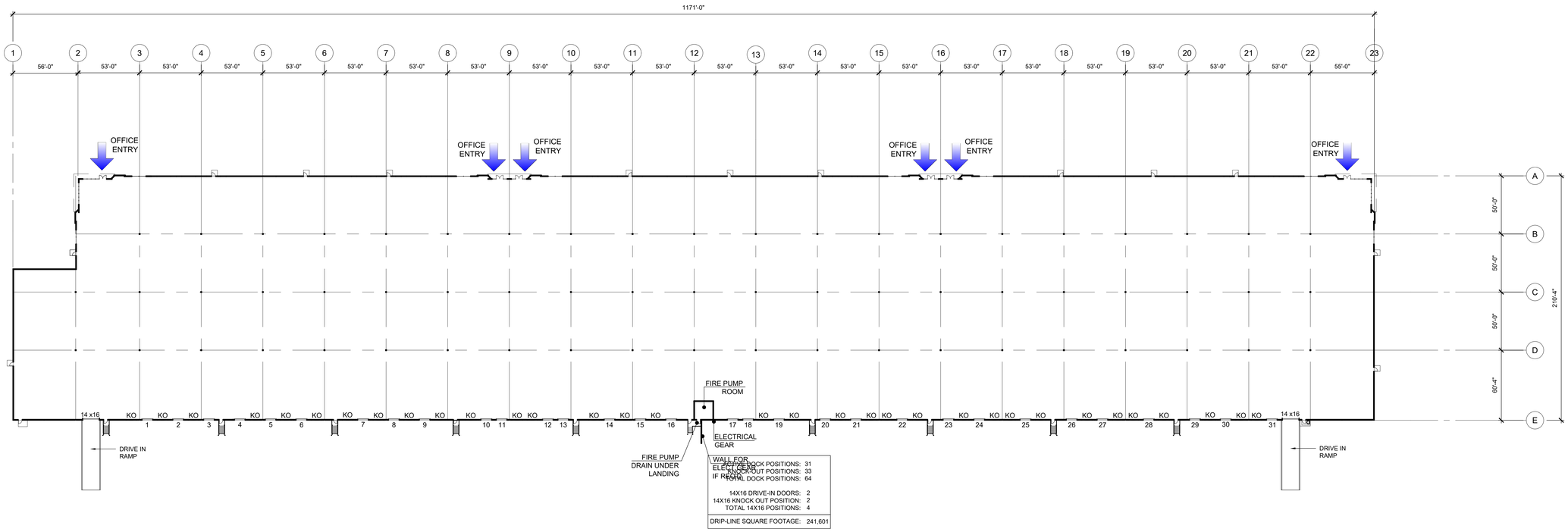
Revisions:

1 05/14/2021 SITE PLAN REVIEW COMMENTS

2 06/08/2021 SITE PLAN REVIEW COMMENTS

Project Number: 21-01
Cad File Number: A2.00-Fp

A2.00



REFERENCE NORTH

FLOOR PLAN A1

SCALE: 1"=40'-0"

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SCHEMATIC DESIGN

77 BELTWAY BUILDING B

Huntersville, NC

FLOOR PLAN

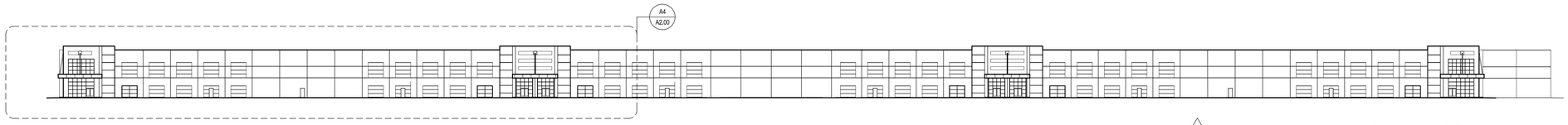
Progress Set Date:

Final Issue Date: 02/01/2021

Revisions:
1. 06/05/2021

Project Number: 21-03
Cad File Number: A1.00-Fp

A1.00



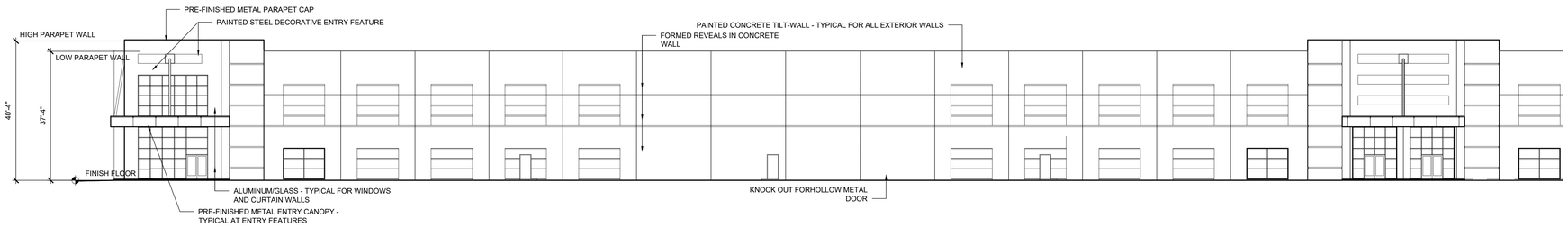
1

MECHANICAL SCREEN NOTE

1. THE BUILDING STRUCTURE WILL BE DESIGNED TO SUPPORT MECHANICAL EQUIPMENT AND MECHANICAL SCREENS.
2. MECHANICAL SCREENS SHALL CONCEAL ROOF-TOP MECHANICAL EQUIPMENT FROM ANY GROUND-LEVEL VIEW ALONG THE BUILDING PERIMETER.
3. THE MATERIAL USED FOR THE MECHANICAL SCREEN SHALL BE VISUALLY CONSISTANT WITH THE MATERIAL ON THE BUILDING ELEVATIONS. THEY MAY INCLUDE COMPOSITE METAL WITH FACTORY FINISH SIMILAR TO THE ENTRY CANOPIES OR METAL PANELS WITH SITE APPLIED TEXTURED PAINT USING COLORS MATCHING THE BUILDING ELEVATIONS.
4. THE FINAL LOCATION AND HEIGHT SHALL BE DETERMINED WITH FUTURE TENANT UPFIT DESIGNS.
5. THEY SHALL BE INSTALLED WITH THE TENANT IMPROVEMENT BUILDING PERMITS.

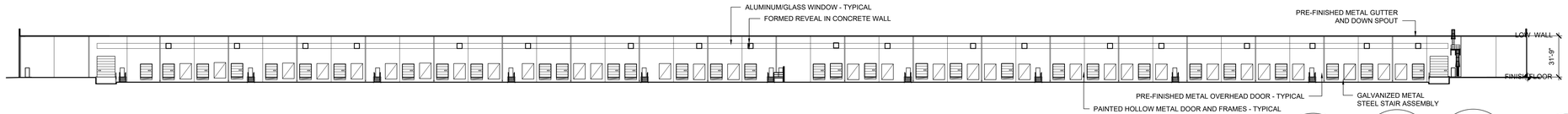
COMPOSITE EAST ELEVATION A5

SCALE: 1"=40'-0"



PARTIAL EAST ELEVATION - Entry Features A4

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



1

MECHANICAL SCREEN NOTE

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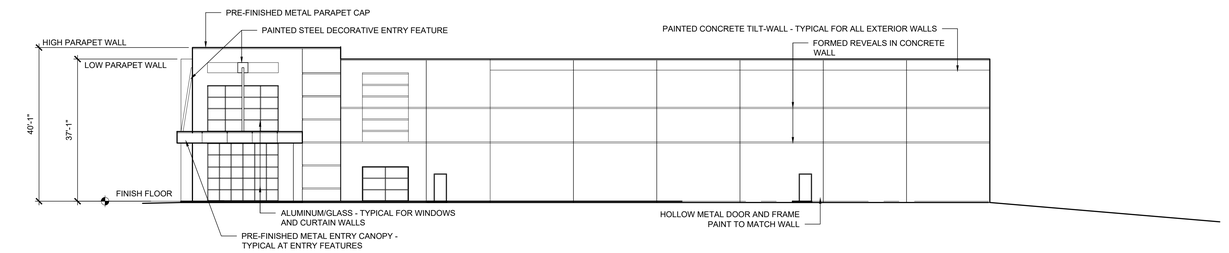
COMPOSITE WEST ELEVATION A3

SCALE: 1"=40'-0"



1

MECHANICAL SCREEN NOTE

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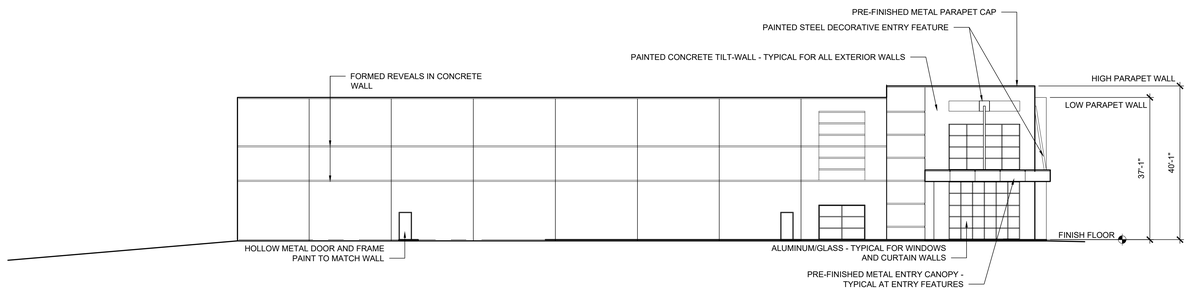
NORTH ELEVATION A2

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



1

MECHANICAL SCREEN NOTE

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SOUTH ELEVATION A1

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

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strategic capital partners

DCI Development & Construction Insight, LLC

SCHEMATIC DESIGN

77 BELTWAY
BUILDING B

Huntersville, NC

BUILDING ELEVATIONS

Progress Set Date:

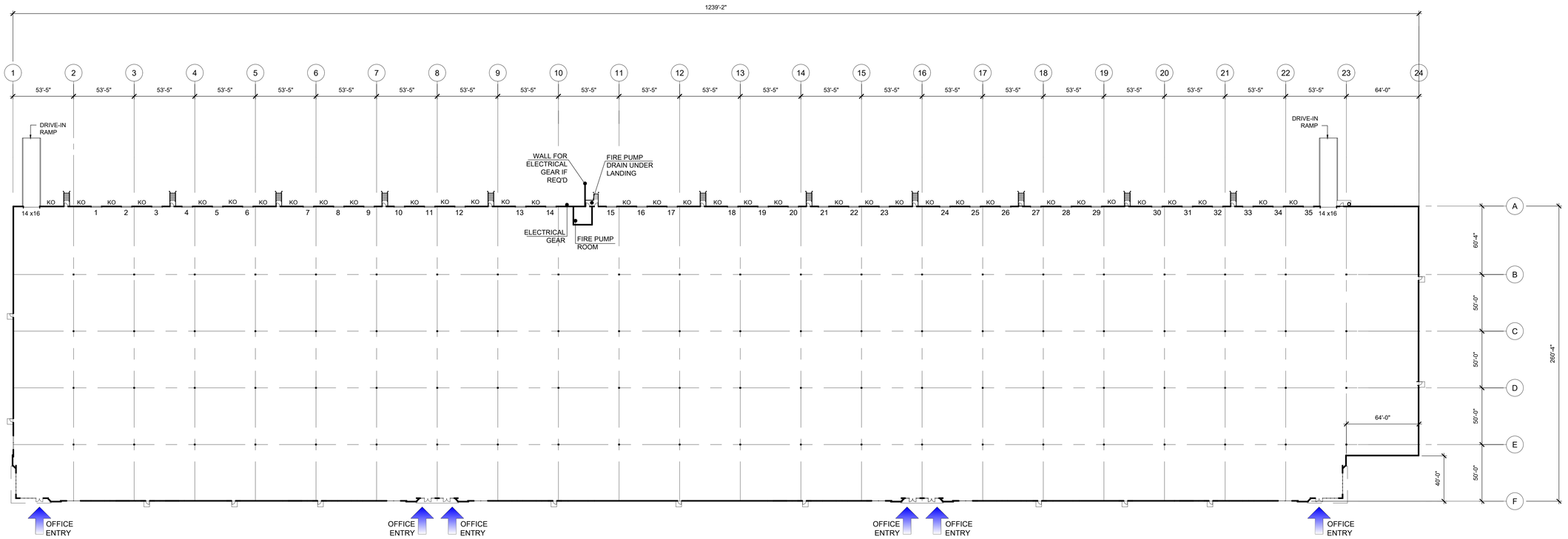
Final Issue Date: 02/01/2021

Revisions:

1 05/14/2021 SITE PLAN REVIEW COMMENTS

Project Number: 21-03
Cad File Number: A2.00-EI

A2.00



ACTIVE DOCK POSITIONS:	35
KNOCK-OUT POSITIONS:	35
TOTAL DOCK POSITIONS:	70
14X16 DRIVE-IN DOORS:	2
FUTURE DRIVE-IN DOORS:	2
TOTAL DRIVE-IN DOORS:	4
DRIP-LINE SQUARE FOOTAGE:	319,632

REFERENCE NORTH

FLOOR PLAN A1

SCALE: 1"=40'-0"

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strategic capital partners

DCI Development & Construction Insight, LLC

SCHEMATIC DESIGN

77 BELTWAY BUILDING C

Huntersville, NC

FLOOR PLAN

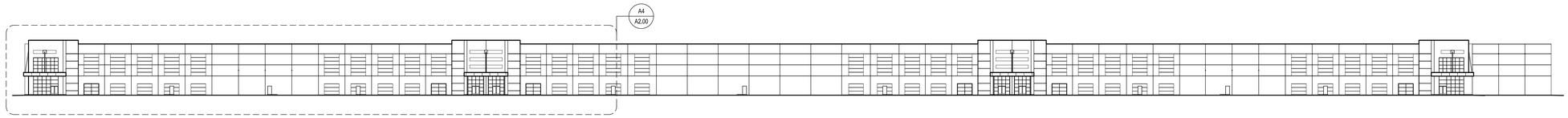
Progress Set Date:

Final Issue Date: 02/01/2021

Revisions:
1. 06/06/2021

Project Number: 21-04
Cad File Number: A1.00-Fp

A1.00



2 1

MECHANICAL SCREEN NOTE

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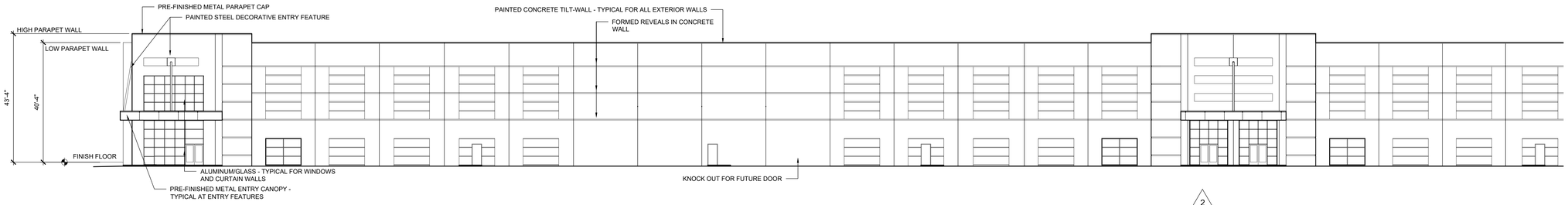
COMPOSITE NORTH ELEVATION A5

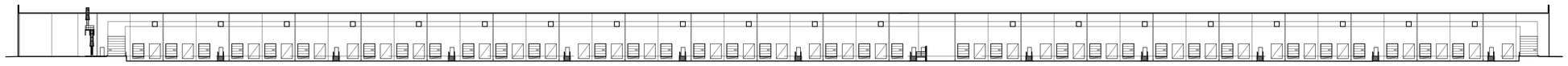
SCALE: 1"=40'-0"



2

PRTIAL NORTH ELEVATION - Entry Features A4

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



2 1

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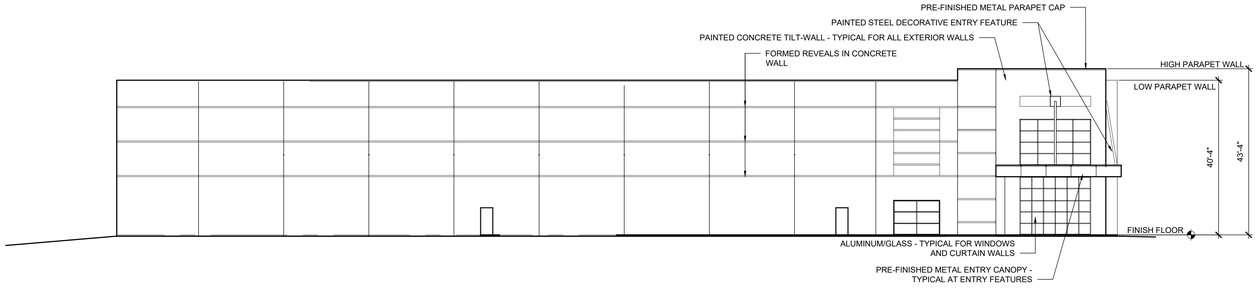
COMPOSITE SOUTH ELEVATION A3

SCALE: 1"=40'-0"



1 2

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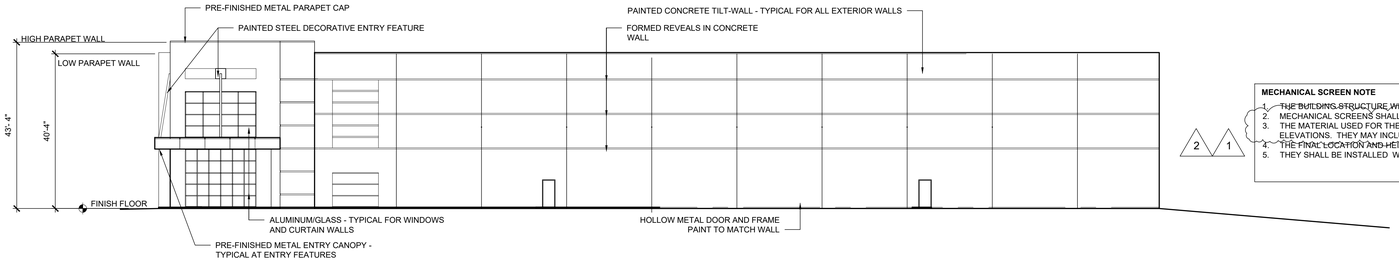
EAST ELEVATION A2

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



2 1

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WEST ELEVATION A1

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

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strategic capital partners

DCI Development & Construction Insight, LLC

SCHEMATIC DESIGN

77 BELTWAY BUILDING C

Huntersville, NC

BUILDING ELEVATIONS

Progress Set Date:

Final Issue Date: 02/01/2021

Revisions:

1 05/14/2021 SITE PLAN REVIEW COMMENTS

2 06/08/2021 SITE PLAN REVIEW COMMENTS

Project Number: 21-04
Cad File Number: A2.00-El

A2.00

77 Beltway Project

Inventory and Survey

Prepared For:

Strategic Capital Partners
8900 Keystone Crossing Suite 100
Indianapolis, Indiana 46240

Prepared By:

Chris Diffley
ISA Board Certified Master Arborist SO-6087B
ISA Qualified Tree Risk Assessor
Plant Health Care Manager
Heartwood Tree Service

Kevin Hartke
ISA Board Certified Master Arborist OH-1016B
American Society of Consulting Arborists Member
ISA Qualified Tree Risk Assessor

Contents

Executive Summary **3**
Inventory Procedures **3**
Links (click to follow): **4**
Stand Dynamics **5**
Limits of Assignment **7**

Executive Summary

Heartwood Tree Service performed a tree inventory at the 77 Beltway Project Site at in Huntersville, NC beginning on February 16th with data collection being completed February 25th. Basic assessments were performed for the trees on site as required by Strategic Capital Partners. This survey is intended as a guide for Strategic Capital Partners to make informed decisions for the Tree Protection Plan at the 77 Beltway Project Site.

The trees surveyed in a 92 acre area bordered by Hambright Road, Alexandriana Road, I-77, and private property located along Mt Holly Huntersville Rd. These trees were surveyed for location, species, Diameter at Breast Height (DBH) and condition. The trees were then categorized "specimen," and "heritage" based upon these findings. A total of 907 trees were surveyed.

Inventory Procedures

Data Collection and Reporting

Heartwood Tree Service captured the following tree attribute data:

- Location (X and Y GPS and Northing/Easting coordinates)
- Species
- Diameter at Breast Height (DBH)
- Condition (Based upon ISA "*Guide to Judging the Condition of a Shade Tree" JOA 1978*)

Heartwood then categorized the trees as "significant/heritage" based on meeting the following qualifications:

- Specimen Trees: Specimen tree. A tree (or group of trees) that may be considered important community assets due to their unique or noteworthy characteristics or values. A tree may be considered a specimen tree based on its size, age, rarity or special historical or ecological significance and may also meet the following criteria:

    a. Large hardwoods (e.g. oaks, poplars, maples, etc.) and softwoods (e.g. pines sp.) in good or better condition with a DBH of 24" or greater
    b. Smaller understory trees (e.g. dogwoods, redbuds, sourwoods, persimmons, etc.) in good or better condition with a DBH of 12" or greater
    c. Lesser-sized trees of rare species or special intrinsic value as approved by staff.
- Heritage Trees: A tree that is listed in the North Carolina Big Trees List, the American Forest Association's Champion Tree list, the Mecklenburg County Treasure Tree List.

Links (click to follow):

The inventory maps are interactive, and the trees can be filtered by species and DBH range. The table at the bottom provides a detailed spreadsheet of all trees surveyed.

Total Inventory by Species:

https://pg-cloud.com/HeartwoodTree/?scenario=77beltwaytotal

Specimen Trees

- Understory
  https://pg-cloud.com/HeartwoodTree/?scenario=77specimenunderstory1
- Hardwood
  https://pg-cloud.com/HeartwoodTree/?scenario=77beltwayhardwoodspecimen

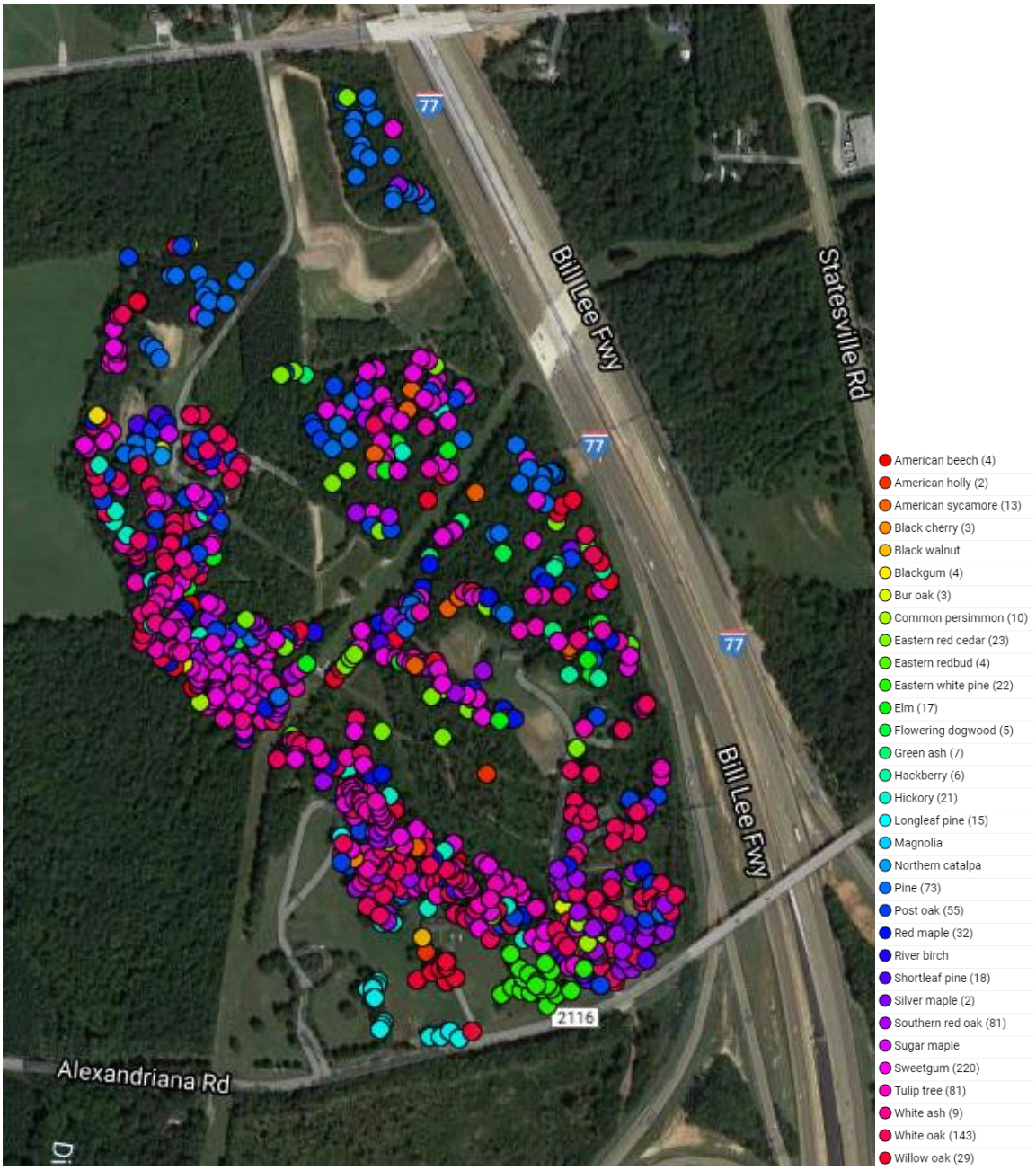
*No Heritage trees were surveyed on this site

Table:

https://docs.google.com/spreadsheets/d/1mgaP5HD4jfZ_d2kBaHcpDVfHOqkQJVPNHeDSt0NlUSM/edit?usp=sharing

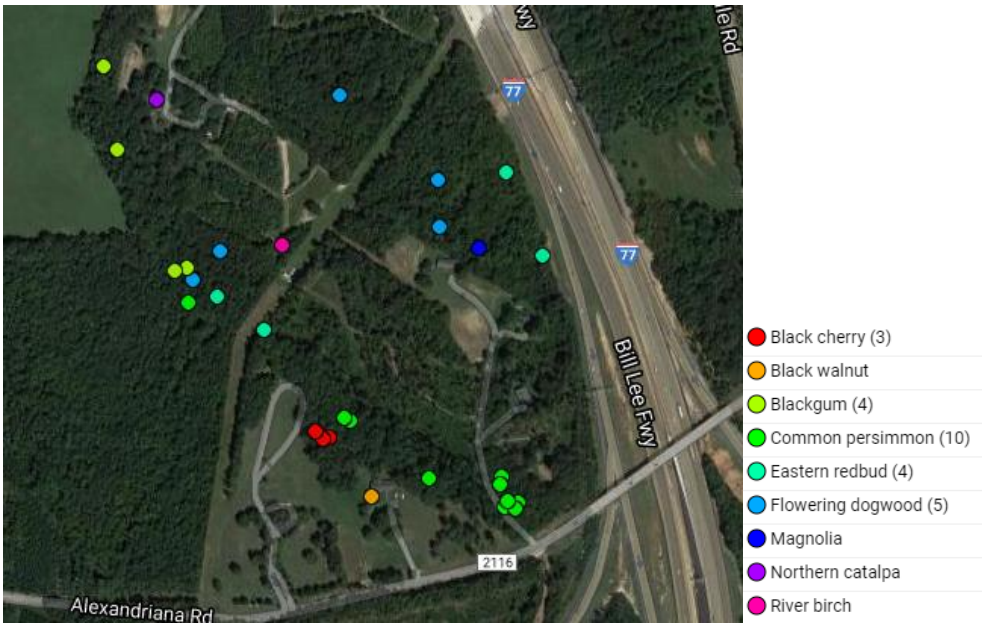
Stand Dynamics

Full Inventory

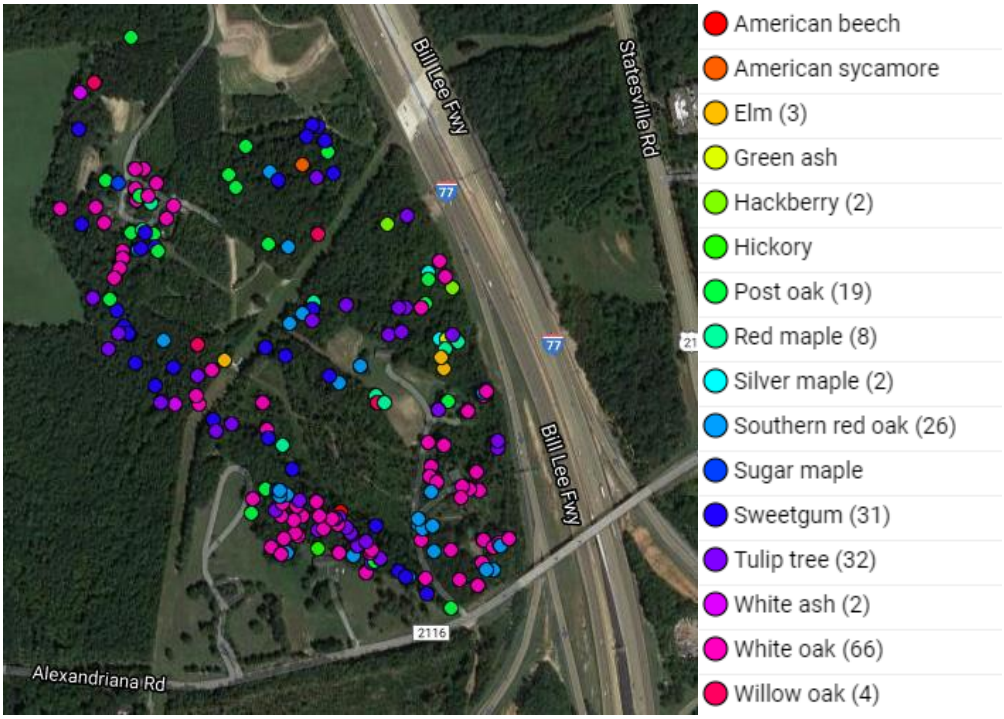


Specimen Trees

Understory



Overstory



Limits of Assignment

This investigation was limited to above-ground observations of the subject trees and the surrounding site at the time of inspection. This inventory is based solely upon an Arborist site inspection, client reporting, and images obtained by Heartwood Tree Service. All the information provided 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.

Our expertise in this matter is limited to arboriculture, and this report is not intended to be legal advice. We do not guarantee the safety, health, or condition of the subject trees. There is no warranty or guarantee, expressed or implied, that problems or deficiencies in the subject trees may not arise in the future.

Arborists are tree specialists who use their knowledge, education, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living trees. Clients may choose to accept or disregard Heartwood Tree Service's recommendations, or to seek additional advice. Visual inspection is confined to the designated subject tree(s) and the inspections for this project are performed in the interest of facts of the tree(s) without prejudice to or for any other service or any interested party.

Town of Huntersville
NORTH CAROLINA

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 fifty (50) or more peak hour vehicle trips or 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: Strategic Capital Partners

Project Name: 77 Beltway Industrial

Location: West of I-77 between Alexandriana Road and Hambright Road

Project Description
(including square footage for each proposed land use):
1,061,440 SF of warehousing [LUC 150]



Applicant's Signature

1/11/21
Date

Please feel free to contact the Planning Department @ (704) 875-7000 if you have any questions.

For Office Use Only

Project File #: _____

Date Submitted 1/12/2020

Peak Hour/Daily Trips Anticipated 425 AM Peak / 425 PM Peak / 3208 Daily

TIA Required (Yes/No) Yes

Date of Determination: 1/13/2020

Determination made based on 1,062,000 sf of Industrial Park space (Land Use Code 130)

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Beltway 77 Project- Community Meeting Minutes

June 2, 2021, 6:30 PM

The community meeting for Beltway 77 Project was held on June 2, 2021, at 6:30 PM via Zoom.

The attached images were shared by representatives of the Applicant.

Community attendees: Sam James, Sheldon Rhyne, Jake, Commissioner Walsh and two unidentified persons.

Attendees for Applicant: Cindy Reid, Austin Watts, Rich Horn, Jim Tulley, Jackson Hendricks

Summary of community comments, questions, and answers:

1. Sam James, owner of Northlake Memorial Gardens, wants to meet on site so that he can better understand his property's access to the new street. He would like to have the new public street connection moved further south. Mr. Tulley said he would arrange to meet Mr. James on site and look into the street connection. He said that it may not be possible to move the connection due to wetlands constraints.

2. Mr. James also wanted to know about the buffer between the Memorial Gardens and the project site. Mr. Watts explained that there will be an 80' buffer along the new public street, with a few pinch points, and the property buffer between the Memorial Gardens site and the new road will be 20'. It is not required to be larger because the zoning on both

parcels is the same. However, Mr. Tulley said he will meet Mr. James on site and discuss what additional planting might help.

2. Mr. James also asked where this project is in the rezoning and construction process. Ms. Reid provided Mr. James with the next meeting dates and Mr. Tulley advised that if the rezoning is approved, construction will start in January or February of 2022, and take about a year to complete.

3. Sheldon Rhyne, who owns property on Hambright, asked about construction traffic. Mr. Tulley said that construction traffic will mostly go through Alexanderiana.

Ms. Reid provided her email if anyone has addition questions.

Strategic Capital Properties

Who to Notify (per §11.4.3 d):

1. Owner;
2. Owner of each abutting property;
3. Owner of each property within 250 feet of the petitioned property;
4. Owner of each property directly across a street, easement, or right-of-way, public or private, from the petitioned property;
5. Owner of each property across a street, easement, or right-of-way, and within 250 feet of the right-of way boundary opposite the petitioned property;
6. Contact person for each neighborhood association, property owner association, and homeowner association registered with the Town Planning Department that has jurisdiction over property within 2000 feet of any portion of the rezoning site. If fewer than two registered associations are identified within 2000 feet of any portion of the rezoning site, it is the responsibility of the petitioner to identify and include unregistered associations or associations beyond 2000 feet of the site, such that no fewer than two neighborhood, property owner, or homeowner associations are notified of the community meeting;
7. Senior Planner, Mayor, Board of Commissioners, Planning Board Members, Town Manager, Town Clerk, Project Manager.

Town Official Name and Address	**Email**	
Brad Priest, Planner Town of Huntersville 105 Gilead Road, Third Floor Huntersville, NC 28070	bpriest@huntersville.org	
John Aneralla, Mayor of Huntersville 15705 Framingham Lane Huntersville, NC 28078	janeralla@huntersville.org	
Melinda Bales, Commissioner 15426 Ranson Road Huntersville, NC 28078	mbales@huntersville.org	
Dan Boone, Commissioner 317 Southland Road Huntersville, NC 28078	dboone@huntersville.org	
Lance Munger, Commissioner 11708 Warfield Avenue Huntersville, NC 28078	lmunger@huntersville.org	
Brian Hines 15925 Bayshore Drive Huntersville, NC 28078	bhines@huntersville.org	
Stacy Phillips, Commissioner Town of Huntersville P.O. Box 664 Huntersville, NC 28078	sphillips@huntersville.org	
Nick Walsh 10320 Drake Hill Drive Huntersville, NC 28078	nwalsh@huntersville.org	
Anthony Roberts, Town Manager Town of Huntersville P.O. Box 664, Huntersville, NC 28070	aroberts@huntersville.org	
Jackie Huffman, Assistant Town Manager P.O. Box 664,	jhuffman@huntersville.org	

Huntersville, NC 28070		
Janet Pierson, Town Clerk P.O. Box 664, Huntersville, NC 28070	jpierson@huntersville.org	
Planning Board Members		
Stephen Swanick, Chairman 203 Mt. Holly-Huntersville Rd. Huntersville, NC 28078	stephen.swanick@gmail.com	
Jennifer Davis, Vice Chairman 7530 McIlwaine Road Huntersville, NC 28078	jenniferdavis078@gmail.com	
Derek Partee PO Box 664 Huntersville, NC 28070	dpartee755@gmail.com	
Catherine Graffy 15120 Pavilion Loop Drive Huntersville, NC 28078	cgraffy@outlook.com	
Frank Gammon 8012 Deerland Ct Huntersville, NC 28078	gammonf@roadrunner.com	
Scott Hensley 15133 Ewart Road Huntersville, NC 28078	hensleyscott1@gmail.com	
Greg Baber 12601 Cliffcreek Drive Huntersville, NC 28078	bogeybaber@gmail.com	
Jeff Sny 13945 Old Vermillion Drive Huntersville, NC 28078	jeffrey.sny@gmail.com	
Christopher Boyd PO Box 664 Huntersville, NC 28070	cbpack51@yahoo.com	

Properties petitioned for rezoning

Tax Parcel # 017-04-216
Joe Gaither
11201 Aleaxandriana Rd
Huntersville, NC 28078

Tax Parcel # 017-04-209
Patrick Menges
13307 Binnaway Rd
Huntersville, NC 28078

Tax Parcel # 017-04-207
George Alexander
Joyce Douglas
13011 Beatties Ford Rd
Huntersville, NC 28078

Tax Parcel # 017-04-210
Susan White
3116 Woodgreen Dr
Raleigh, NC 27607

Tax Parcel # 017-04-215
John Alexander
11250 Hambright Rd
Huntersville, NC 28078

Tax Parcel # 017-04-227
George and Joyce Alexander
113011 Beatties Ford Rd
Huntersville, NC 28078

11201 Alexandriana Rd
Huntersville, NC 28078

Tax Parcel # 017-04-225
Cynthia Wisch
11307 Alexandriana Rd
Huntersville, NC 28078

Tax Parcel #017-04-220
Cynthia Wisch
11313 Alexandriana Rd
Huntersville, NC 28078

Tax Parcel # 01-704-226
Donovan & Carrie McGrady
11311 Alexandriana Rd
Huntersville, NC 28078

Tax Parcel # 01-704-228
Cynthia Wisch
11313 Alexandriana Rd
Huntersville, NC 28078

Adjacent Property Owner Listing

Owner of each abutting (touching) property & Owner of each property within 250'

Tax Parcel # 01-704-211
NC State Prison
PO Box 605
Huntersville, NC 28078

Tax Parcel #'017-04-221
Randy Strickland
11006 Mt Holly-Huntersville Rd
Huntersville, NC 28078

Tax Parcel #017-04-206
North Lake Memorial Gardens. LLC
PO BOX 3434
Huntersville, NC 28078

Tax Parcel # 01-721-108
VR Property Development, LLC
3101 Valentine Lane
Charlotte, NC 28270

Tax Parcel # 01-721-110
8611 Starcreek Dr
Cornelius, NC 28031

Tax Parcel # 017-04-406
Bi-Part Development, LLC
18611 Starcreek Dr
Cornelius, NC 28031

Tax Parcel # 01-704-404
Jerry McKenzie
Martha Roberts
PO Box 2784
Huntersville, NC 28070

Tax Parcel # 01-704-403
Bi-Part Development, LLC
18611 Starcreek Dr
Cornelius, NC 28031

Tax Parcel # 017-04-409
RE CLT LLC C/O Troutman Sanders, LLP
11047 Leadbetter Rd
Ashland, VA 23005

Tax Parcel # 017-04-402
RE CLT LLC C/O Troutman Sanders, LLP
11047 Leadbetter Rd
Ashland, VA 23005

Tax Parcel # 017-21-110Aaron Cruz
11229 Hambright Rd
Huntersville, NC 28078

Tax Parcel # 01-721-109
Susan White
3116 Woodgreen Drive
Raleigh, NC 27607

Tax Parcel # 025-08-104
PPW Alexandriana, LLC
DEW Alexandriana, LLC
1341 E Morehead St, Suite 201
Charlotte, NC 28204

Tax Parcel # 017-04-407
Bi-Part Development, LLC
18611 Starcreek Dr
Cornelius, NC 28031
1

Tax Parcel # 017-04-401
RE CLT LLC C/O Troutman Sanders, LLP
11047 Leadbetter Rd
Ashland, VA 23005

Neighborhood associations, property owner associations, and homeowner associations registered with the Huntersville Planning Department within 2,000 feet.

Wedgewood North HOA
Walden Ridge HOA
Sent email notification to
Matt@mainstreetmanagers.com

Town of Huntersville
NORTH CAROLINA

CALL FOR PUBLIC HEARING

I, Anthony Roberts, Town Manager of the Town of Huntersville, North Carolina do hereby call a public hearing for Monday, July 19, 2021 at 6:00 p.m. on Petition #R21-08, a request by the property owners of Parcel IDs 01704216, 01704208, 01704225, 01704220, 01704228, 01704209, 01704207, 01704227, 01704226, 01704210 and 01704215 to rezone the subject properties from Corporate Business to Corporate Business Conditional District to modify the ordinance buffer requirements for the proposed industrial development.

This public hearing will be held in person at the Huntersville Recreation located at 11836 Verhoeff Drive, Huntersville, NC, 28078 and can be viewed via livestream at https://www.facebook.com/HuntersvilleNCTownGovernment.

The public is invited to attend and comment in person at the Huntersville Recreation Center.

Anthony Roberts, Town Manager

6/7/21
Date

Column

OFFICIAL AD PROOF

This is the proof of your ad scheduled to run in **Charlotte Observer** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(202) 713-5613**.

Notice ID: CyHz9CWN21pUS9ifrg5W | **Proof Updated: Jun. 30, 2021 at 07:21am EDT**
Notice Name: July 19 | Publisher ID: IPL0030685

See Proof on Next Page

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Tracy Barron tbarron@huntersville.org	Town of Huntersville - Planning

Columns Wide: 1 **Ad Class:** Legals

07/06/2021: Other Public Notices Notice	69.70

Subtotal	$69.70
Tax %	0.00
Processing Fee	$6.97
Total	**$76.67**

NOTICE OF PUBLIC HEARING

The public is provided notice the Town of Huntersville will hold a public hearing at 6PM on Monday, July 19, 2021 on the below petitions. This public hearing will be held in person at the Huntersville Recreation Center located at 11836 Verhoeff Drive Huntersville NC 28078. COVID-19 protocols will be in place for an in-person meeting, details regarding this will be available one week prior to the meeting, as published on the meeting agenda.

Petition #R21-03, a request by Skybrook West LLC to rezone +/- 21.04-acres north of Eastfield Rd., at Cabarrus County boundary to rezone from Rural to Neighborhood Residential - Conditional District for a 47-lot subdivision (Meck. Co. PIN 02111116 & Cabarrus Co. PIN 46703589660000).

Petition #R21-04, a request by M/I Homes of Charlotte, LLC to rezone +/- 62.82-acres south of McCord Rd. & Hagers Rd. intersection to rezone from General Residential and Neighborhood Residential - Conditional District to Neighborhood Residential - Conditional District for a 138-lot subdivision; (PINs 01101102, 01101110, 01101114, 01119129 & 01119132).

Petition #R21-06, a request by Magnolia Development, LLC to rezone +/- 84.00-acres south of NC 73 & Davidson-Concord Rd. intersection to rezone from Rural to Highway Commercial and Traditional Neighborhood Development - Conditional District for a development consisting of 42,500 commercial sq. ft., 376 apts., 71 townhomes and 82 single-family homes (PINs 01107311, 01126101 & 01126113).

Petition #R21-08, a request by the property owners of Parcel IDs 01704216, 01704208, 01704225, 01704220, 01704228, 01704209, 01704207, 01704227, 01704226, 01704210 and 01704215 to rezone the subject properties from CB to CB-CD to modify the buffer requirements for the proposed industrial development. The properties are located west of I-77 between Hambright Road and Alexandriana Road.

TA-21-05, a request by Metrolina Greenhouses, Inc. to amend Article 3.2.1, 3.2.2, 9.62, and 12 of the Huntersville Zoning Ordinance to allow dormitories associated with bona fide farms in the Rural and Transitional Residential zoning districts with a special use permit.

The public is invited to attend the hearing and comment on the proposed changes. Substantial changes may occur to the request based on comments. For further information please contact the Planning Dept. at 704-875-7000, or go to www.huntersville.org.

W0000000000000

Published Tuesday, July 6, 2021

JOINDER OF AND CONSENT TO APPLICATION

This JOINDER OF AND CONSENT TO APPLICATION (the "Joinder") is executed this 30 day of MARCH, 2021, by Carrie W. McGrady ("Owner") in connection with that one certain General Application for a Conditional Rezoning and Major Subdivision Sketch Plan (the "Application"), for Beltway-77 Project filed by Strategic Capital Partners, LLC ("Applicant") in connection with the property identified as Parcel Number 01704226 as in the Town of Huntersville, Mecklenburg County, North Carolina.

WHEREAS, the undersigned, as an Additional Owner, desire to join in and consent to the rezoning and provisions of the Application and to ratify the execution thereof by Applicant.

NOW, THEREFORE, for and in consideration of good and valuable consideration as set forth herein, the undersigned agree as follows:

1. **Joinder.** The Owner does, on behalf of themselves and their successors and assigns, hereby join in and consent to the Application.

2. **Ratification.** The Owner does hereby further, on behalf of themselves, their heirs, successors and assigns, ratify and confirm all prior actions of Applicant in connection with the Application.

3. **Modification**. Owner does hereby further agree, on behalf of itself, and its successors and assigns, to any modifications to the Application, as determined by the Applicant, during the review and approval process through the Town of Huntersville.

4. **Quasi-Judicial Proceeding.** Owner does hereby acknowledge that the Application will be considered in a quasi-judicial proceeding and that neither I or anyone on my behalf may contact the Board of Commissioners except through sworn testimony.

5. **Governing Law**. This Joinder is entered into under the laws of the State of North Carolina, and those laws shall govern the construction and enforcement hereof.

6. **Authority.** The person or persons executing this Joinder on behalf of the Owner are duly authorized to execute this Joinder, and no consent of any other person to execution of this Joinder is required.

[SIGNATURES AND ACKNOWLEDGEMENTS ON FOLLOWING PAGES]

OWNER:

Carrie W. McGrady

Signature: Carrie McGrady
Printed Name: Carrie McGrady

JOINDER OF AND CONSENT TO APPLICATION

This JOINDER OF AND CONSENT TO APPLICATION (the "Joinder") is executed this 31st day of MARCH, 2021, by Joe W. Gaither ("Owner") in connection with that one certain General Application for a Conditional Rezoning and Major Subdivision Sketch Plan (the "Application"), for Beltway-77 Project filed by Strategic Capital Partners, LLC ("Applicant") in connection with the property identified as Parcel Number 01704216 as in the Town of Huntersville, Mecklenburg County, North Carolina.

WHEREAS, the undersigned, as an Additional Owner, desire to join in and consent to the rezoning and provisions of the Application and to ratify the execution thereof by Applicant.

NOW, THEREFORE, for and in consideration of good and valuable consideration as set forth herein, the undersigned agree as follows:

1. **Joinder.** The Owner does, on behalf of themselves and their successors and assigns, hereby join in and consent to the Application.

2. **Ratification.** The Owner does hereby further, on behalf of themselves, their heirs, successors and assigns, ratify and confirm all prior actions of Applicant in connection with the Application.

3. **Modification**. Owner does hereby further agree, on behalf of itself, and its successors and assigns, to any modifications to the Application, as determined by the Applicant, during the review and approval process through the Town of Huntersville.

4. **Quasi-Judicial Proceeding.** Owner does hereby acknowledge that the Application will be considered in a quasi-judicial proceeding and that neither I or anyone on my behalf may contact the Board of Commissioners except through sworn testimony.

5. **Governing Law**. This Joinder is entered into under the laws of the State of North Carolina, and those laws shall govern the construction and enforcement hereof.

6. **Authority.** The person or persons executing this Joinder on behalf of the Owner are duly authorized to execute this Joinder, and no consent of any other person to execution of this Joinder is required.

[SIGNATURES AND ACKNOWLEDGEMENTS ON FOLLOWING PAGES]

OWNER:

Joe W. Gaither

Signature: John B. Gaither
Printed Name: John B. Gaither
Title: Estate of Joe W. Gaither, Sr. - Executor

JOINDER OF AND CONSENT TO APPLICATION

This JOINDER OF AND CONSENT TO APPLICATION (the "Joinder") is executed this 31st day of March, 2021, by Patricia A. Menges ("Owner") in connection with that one certain General Application for a Conditional Rezoning and Major Subdivision Sketch Plan (the "Application"), for Beltway-77 Project filed by Strategic Capital Numbers Partners, LLC ("Applicant") in connection with the property identified as Parcel Number 01704209 as in the Town of Huntersville, Mecklenburg County, North Carolina.

WHEREAS, the undersigned, as an Additional Owner, desire to join in and consent to the rezoning and provisions of the Application and to ratify the execution thereof by Applicant.

NOW, THEREFORE, for and in consideration of good and valuable consideration as set forth herein, the undersigned agree as follows:

1. **Joinder.** The Owner does, on behalf of themselves and their successors and assigns, hereby join in and consent to the Application.

2. **Ratification.** The Owner does hereby further, on behalf of themselves, their heirs, successors and assigns, ratify and confirm all prior actions of Applicant in connection with the Application.

3. **Modification**. Owner does hereby further agree, on behalf of itself, and its successors and assigns, to any modifications to the Application, as determined by the Applicant, during the review and approval process through the Town of Huntersville.

4. **Quasi-Judicial Proceeding.** Owner does hereby acknowledge that the Application will be considered in a quasi-judicial proceeding and that neither I or anyone on my behalf may contact the Board of Commissioners except through sworn testimony.

5. **Governing Law**. This Joinder is entered into under the laws of the State of North Carolina, and those laws shall govern the construction and enforcement hereof.

6. **Authority.** The person or persons executing this Joinder on behalf of the Owner are duly authorized to execute this Joinder, and no consent of any other person to execution of this Joinder is required.

[SIGNATURES AND ACKNOWLEDGEMENTS ON FOLLOWING PAGES]

OWNER:

Patricia A. Menges

Signature: Patricia A Menges

Printed Name: Patricia A Menges

JOINDER OF AND CONSENT TO APPLICATION

This JOINDER OF AND CONSENT TO APPLICATION (the "Joinder") is executed this 30 day of MARCH, 2021, by George L. Alexander and Heidi Alexander("Owner") in connection with that one certain General Application for a Conditional Rezoning and Major Subdivision Sketch Plan (the "Application"), for Beltway-77 Project filed by Strategic Capital Partners, LLC ("Applicant") in connection with the property identified as Parcel Number 01704208 as in the Town of Huntersville, Mecklenburg County, North Carolina.

WHEREAS, the undersigned, as an Additional Owner, desire to join in and consent to the rezoning and provisions of the Application and to ratify the execution thereof by Applicant.

NOW, THEREFORE, for and in consideration of good and valuable consideration as set forth herein, the undersigned agree as follows:

1. **Joinder.** The Owner does, on behalf of themselves and their successors and assigns, hereby join in and consent to the Application.

2. **Ratification.** The Owner does hereby further, on behalf of themselves, their heirs, successors and assigns, ratify and confirm all prior actions of Applicant in connection with the Application.

3. **Modification**. Owner does hereby further agree, on behalf of itself, and its successors and assigns, to any modifications to the Application, as determined by the Applicant, during the review and approval process through the Town of Huntersville.

4. **Quasi-Judicial Proceeding.** Owner does hereby acknowledge that the Application will be considered in a quasi-judicial proceeding and that neither I or anyone on my behalf may contact the Board of Commissioners except through sworn testimony.

5. **Governing Law**. This Joinder is entered into under the laws of the State of North Carolina, and those laws shall govern the construction and enforcement hereof.

6. **Authority.** The person or persons executing this Joinder on behalf of the Owner are duly authorized to execute this Joinder, and no consent of any other person to execution of this Joinder is required.

[SIGNATURES AND ACKNOWLEDGEMENTS ON FOLLOWING PAGES]

OWNER:

George L. Alexander

Signature: George L. Alexander
Printed Name: GEORGE L. ALEXANDER

OWNER:

Heidi Alexander

Signature: Heidi Alexander
Printed Name: Heidi Alexander

JOINDER OF AND CONSENT TO APPLICATION

This JOINDER OF AND CONSENT TO APPLICATION (the "Joinder") is executed this 30 day of MARCH, 2021, by John McKnitt Alexander ("Owner") in connection with that one certain General Application for a Conditional Rezoning and Major Subdivision Sketch Plan (the "Application"), for Beltway-77 Project filed by Strategic Capital Partners, LLC ("Applicant") in connection with the property identified as Parcel Number 01704215 as in the Town of Huntersville, Mecklenburg County, North Carolina.

WHEREAS, the undersigned, as an Additional Owner, desire to join in and consent to the rezoning and provisions of the Application and to ratify the execution thereof by Applicant.

NOW, THEREFORE, for and in consideration of good and valuable consideration as set forth herein, the undersigned agree as follows:

1. **Joinder.** The Owner does, on behalf of themselves and their successors and assigns, hereby join in and consent to the Application.

2. **Ratification.** The Owner does hereby further, on behalf of themselves, their heirs, successors and assigns, ratify and confirm all prior actions of Applicant in connection with the Application.

3. **Modification**. Owner does hereby further agree, on behalf of itself, and its successors and assigns, to any modifications to the Application, as determined by the Applicant, during the review and approval process through the Town of Huntersville.

4. **Quasi-Judicial Proceeding.** Owner does hereby acknowledge that the Application will be considered in a quasi-judicial proceeding and that neither I or anyone on my behalf may contact the Board of Commissioners except through sworn testimony.

5. **Governing Law**. This Joinder is entered into under the laws of the State of North Carolina, and those laws shall govern the construction and enforcement hereof.

6. **Authority.** The person or persons executing this Joinder on behalf of the Owner are duly authorized to execute this Joinder, and no consent of any other person to execution of this Joinder is required.

[SIGNATURES AND ACKNOWLEDGEMENTS ON FOLLOWING PAGES]

OWNER:

John McKnitt Alexander

Signature: _____

Printed Name: _____

JOHN McKnitt ALEXANDER

JOINDER OF AND CONSENT TO APPLICATION

This JOINDER OF AND CONSENT TO APPLICATION (the "Joinder") is executed this 30 day of March, 2021, by Susan Alexander White ("Owner") in connection with that one certain General Application for a Conditional Rezoning and Major Subdivision Sketch Plan (the "Application"), for Beltway-77 Project filed by Strategic Capital Partners, LLC ("Applicant") in connection with the property identified as Parcel Number 01704210 as in the Town of Huntersville, Mecklenburg County, North Carolina.

WHEREAS, the undersigned, as an Additional Owner, desire to join in and consent to the rezoning and provisions of the Application and to ratify the execution thereof by Applicant.

NOW, THEREFORE, for and in consideration of good and valuable consideration as set forth herein, the undersigned agree as follows:

1. **Joinder.** The Owner does, on behalf of themselves and their successors and assigns, hereby join in and consent to the Application.

2. **Ratification.** The Owner does hereby further, on behalf of themselves, their heirs, successors and assigns, ratify and confirm all prior actions of Applicant in connection with the Application.

3. **Modification**. Owner does hereby further agree, on behalf of itself, and its successors and assigns, to any modifications to the Application, as determined by the Applicant, during the review and approval process through the Town of Huntersville.

4. **Quasi-Judicial Proceeding.** Owner does hereby acknowledge that the Application will be considered in a quasi-judicial proceeding and that neither I or anyone on my behalf may contact the Board of Commissioners except through sworn testimony.

5. **Governing Law**. This Joinder is entered into under the laws of the State of North Carolina, and those laws shall govern the construction and enforcement hereof.

6. **Authority.** The person or persons executing this Joinder on behalf of the Owner are duly authorized to execute this Joinder, and no consent of any other person to execution of this Joinder is required.

[SIGNATURES AND ACKNOWLEDGEMENTS ON FOLLOWING PAGES]

OWNER:

Susan Alexander White

Signature: Susan Alexander White
Printed Name: Susan Alexander White

JOINDER OF AND CONSENT TO APPLICATION

This JOINDER OF AND CONSENT TO APPLICATION (the "Joinder") is executed this 29 day of MARCH, 2021, by Cynthia A. Wisch ("Owner") in connection with that one certain General Application for a Conditional Rezoning and Major Subdivision Sketch Plan (the "Application"), for Beltway-77 Project filed by Strategic Capital Partners, LLC ("Applicant") in connection with the property identified as Parcel Numbers 010704225, 01704220, and 01704228 as in the Town of Huntersville, Mecklenburg County, North Carolina.

WHEREAS, the undersigned, as an Additional Owner, desire to join in and consent to the rezoning and provisions of the Application and to ratify the execution thereof by Applicant.

NOW, THEREFORE, for and in consideration of good and valuable consideration as set forth herein, the undersigned agree as follows:

1. **Joinder.** The Owner does, on behalf of themselves and their successors and assigns, hereby join in and consent to the Application.

2. **Ratification.** The Owner does hereby further, on behalf of themselves, their heirs, successors and assigns, ratify and confirm all prior actions of Applicant in connection with the Application.

3. **Modification**. Owner does hereby further agree, on behalf of itself, and its successors and assigns, to any modifications to the Application, as determined by the Applicant, during the review and approval process through the Town of Huntersville.

4. **Quasi-Judicial Proceeding.** Owner does hereby acknowledge that the Application will be considered in a quasi-judicial proceeding and that neither I or anyone on my behalf may contact the Board of Commissioners except through sworn testimony.

5. **Governing Law**. This Joinder is entered into under the laws of the State of North Carolina, and those laws shall govern the construction and enforcement hereof.

6. **Authority.** The person or persons executing this Joinder on behalf of the Owner are duly authorized to execute this Joinder, and no consent of any other person to execution of this Joinder is required.

OWNER:

Cynthia A. Wisch

Signature: Cynthia A. Wisch
Printed Name: CYNTHIA A. WISCH
Title: OWNER

JOINDER OF AND CONSENT TO APPLICATION

This JOINDER OF AND CONSENT TO APPLICATION (the "Joinder") is executed this 29th day of March, 2021, by George W. Alexander, Jr and Joyce Douglas Alexander ("Owner") in connection with that one certain General Application for a Conditional Rezoning and Major Subdivision Sketch Plan (the "Application"), for Beltway-77 Project filed by Strategic Capital Partners, LLC ("Applicant") in connection with the property identified as Parcel Number 01704207 as in the Town of Huntersville, Mecklenburg County, North Carolina.

WHEREAS, the undersigned, as an Additional Owner, desire to join in and consent to the rezoning and provisions of the Application and to ratify the execution thereof by Applicant.

NOW, THEREFORE, for and in consideration of good and valuable consideration as set forth herein, the undersigned agree as follows:

1. **Joinder.** The Owner does, on behalf of themselves and their successors and assigns, hereby join in and consent to the Application.

2. **Ratification.** The Owner does hereby further, on behalf of themselves, their heirs, successors and assigns, ratify and confirm all prior actions of Applicant in connection with the Application.

3. **Modification**. Owner does hereby further agree, on behalf of itself, and its successors and assigns, to any modifications to the Application, as determined by the Applicant, during the review and approval process through the Town of Huntersville.

4. **Quasi-Judicial Proceeding.** Owner does hereby acknowledge that the Application will be considered in a quasi-judicial proceeding and that neither I or anyone on my behalf may contact the Board of Commissioners except through sworn testimony.

5. **Governing Law**. This Joinder is entered into under the laws of the State of North Carolina, and those laws shall govern the construction and enforcement hereof.

6. **Authority.** The person or persons executing this Joinder on behalf of the Owner are duly authorized to execute this Joinder, and no consent of any other person to execution of this Joinder is required.

[SIGNATURES AND ACKNOWLEDGEMENTS ON FOLLOWING PAGES]

OWNER:

George W. Alexander, Jr.

Signature: George Woodside Alexander, Jr.
Printed Name: George Woodside Alexander, Jr.

OWNER:

Joyce Douglas Alexander

Signature: Joyce Douglas Alexander
Printed Name: JOYCE DOUGLAS ALEXANDER

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 03/18/2021

Name of Project Beltway 77 Phase # (if subdivision) _____

Project Address NW Corner of I-77 and Alexanderiana

Parcel Identification Number(s) (PIN) 01704216, 01704225, 01704220, 01704226, 01704227, 01704228, 01704208, 01704209, 01704207, 01704210, 01704215

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

Property Size (acres) 90.9 Street Frontage (feet) @ 4,600'

Current Land Use Vacant

Proposed Land Use(s) Industrial

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

3. Description of Request

Explain the nature of this request. If a separate sheet is necessary, please attach to this application.

The applicant requests to submit for a conditional rezoning to reduce buffers and to apply for a major subdivision.

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 Strategic Capital Partners Phone 317-819-1888

☐ 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 _____ Printed Name: Richard Horn

Title CEO Email rhorn@strategiccapitalpartners.com

Address of Applicant 280 E. 96th Street, Suite 250, Indianapolis, IN 46240

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 _____ Printed Name _____

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

Development Firm	Name of Contact	Phone	Email
Strategic Capital Partners	same as above		
Kimley-Horn	Austin Watts, P.E.	704-319-5698	austin.watts@kimley-horn.com

Design Firm

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

IRVIN LAW GROUP

office: 19726 ZION AVENUE, CORNELIUS, NC 28031
mailing: P.O. BOX 2376, DAVIDSON, NC 28036
p: 704.896.0820 f: 704.896.0875

July 12, 2021

The Honorable Mayor and
Board of Commissioners of the Town of Huntersville
Mr. Jack Simoneau, Planning Director
Town of Huntersville
P.O. Box 64
101 Huntersville-Concord Road
Huntersville, NC 28070

RE: R21-08 Beltway 77 Industrial Park

Dear Mayor, Commissioners and Jack:

The purpose of this letter is to respectfully request a continuance of the public hearing for the above referenced matter, currently scheduled for July 19, 2021, to August 16, 2021. Applicant requests this continuance in order to review additional matters with Town Planning Staff.

We appreciate your consideration of this request.

Very truly yours,

Susan Keahey Irvin
for the Firm

cc: Richard Horn

Town of Huntersville
Town Board
August 16, 2021

To: Town Board

From: Brad Priest, Principal Planner

Date: August 16, 2021

Subject: Petition #TA21-10 - CB, SP, CI Buffer Text Amendment

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EXPLAIN REQUEST:
Conduct public hearing on Petition #TA21-10 to amend the requirements of Article 7.5.3 of the Huntersville Zoning Ordinance. The purpose of the amendment is to allow flexibility for CB/SP/CI buffers along public streets and rights of way.

ACTION RECOMMENDED:
Conduct a Public Hearing

FINANCIAL IMPLICATIONS:
N/A

ATTACHMENTS:
1. TA21-10 - CB Buffer Flexibility - PH Staff Report - 8 16 21
2. Draft Ordinance - 8 6 21
3. TA21-10 Text Amendment Application

TA 21-10 – Corporate Business/Special Purpose/Campus Institutional Buffer Flexibility

PART 1: DESCRIPTION

TA21-10 is a request by the Huntersville Planning Department to amend the requirements of Article 7.5.3 of the Huntersville Zoning Ordinance to allow flexibility for CB/SP/CI buffers along public streets and rights-of-way.

PART 2: BACKGROUND

On December 21, 2020 the Town Board approved the Huntersville 2040 Community Plan. Land Use Policy (LU) 7.1 of the adopted plan includes the recommendation to provide flexibility from form-based design principles in defined Employment Centers under certain situations (see part 3 below). In addition, staff has observed the recent pattern of large commercial buildings being proposed in the Corporate Business (CB) zoning district. These large commercial buildings have had a difficult time fitting their proposed uses on the subject site with full 80 foot buffers along the public street. Staff has thus processed several conditional rezoning applications simply for the purpose of allowing the Town Board to modify the buffer width requirements of the ordinance. In response to the Huntersville 2040 Plan recommendation and the trend of large commercial applications requiring a rezoning to fit into their site, staff has proposed a text amendment that would allow a reduction of buffer width along the street based on the uses proposed near the street and the visibility of those uses from the street. The amendment would read as follows: New language in **bold underline**.

Footnote 2: The CB, CI, and SP buffer is not required if the subject property is abutting a property zoned CB, CI, or SP. Further, a full eighty (80) foot buffer may be ~~reduced~~ **removed** along street frontages where **the** building **proposed addresses the public street with architecture and design consistent with the building type requirements of Article 4.** ~~scale, frontage relationship, and location of accessory uses ensure design compatibility off-site~~ **The 80 foot buffer may be *reduced* to the width below along street frontages when the following conditions are met:**

- **40 foot buffer**
  - **Along any thoroughfare where only passenger vehicle parking is located between the building and the street, and/or the architecture of the building does not meet the building type requirements of Article 4.**
  - **Along interior streets of existing or proposed business parks where loading, storage, truck docks, or utility areas are located between the building and the street.**
- **20 foot buffer**
  - **Along interior streets of established or proposed business parks where only passenger vehicle parking is located in between the building and street, and/or the architecture of the building does not meet the building type requirements of Article 4.**
  - **Any building that meets the architectural standards of Article 4 but whose building is moved further from the street than the required build to line.**
- **Reduced street buffer widths may be disturbed and replanted so long as a complete visual opaque buffer is established at planting maturity between the building and street.**

PART 3: RELEVANT SECTIONS OF THE HUNTERSVILLE 2040 COMMUNITY PLAN

- LU7.1: In defined Employment Centers, some flexibility in the form-based design principles is allowed, including:
    - Expanded options for frontages including buildings fronting the street or buffered from major or minor thoroughfares.
    - Exceptions to building frontage requirements and public street requirements may be allowable for internal streets in an industrial park or near interstates.
    - STAFF COMMENT: The proposed text would allow buffer flexibility along the proposed street frontage if the proposed building did not meet the form-based design requirements of Article 4. The text would allow buffer width reduction based on the type of street fronted upon and the use along the street proposed. High visibility thoroughfares and unaesthetic uses along the street keep a greater buffer requirement, while internal business park streets have minimal buffers.
- EV-2: Encourage existing economic assets and entrepreneurial business development.
    - STAFF COMMENT: Staff has observed that the commercial market has turned to a high concentration of large building distribution/warehouse type development. These larger buildings have consistently faced challenges meeting the street frontage buffer requirement as they rarely meet the architectural requirements of Article 4. Amending the ordinance will make better use of existing economic development zoning (CB) and make it more conducive for current commercial development trends.

PART 4: STAFF RECOMMENDATION

Planning staff recommends approval of the proposed text amendment application. Please see the drafted text above and the proposed amendment ordinance included in the agenda packet.

PART 5: HUNTERSVILLE ORDINANCE ADVISORY BOARD

The Huntersville Ordinances Advisory Board (HOAB) reviewed the proposed text on August 5th, 2021. After discussion, the HOAB unanimously recommended approval of the text as proposed by staff.

PART 6: PUBLIC HEARING

The Public Hearing is scheduled for August 16th, 2021.

PART 7: PLANNING BOARD RECOMMENDATION

The Planning Board is scheduled to consider this text amendment on August 24th, 2021.

PART 8: ATTACHMENTS AND ENCLOSURES

- Draft Language Ordinance
- Text Amendment Application

PART 9: STATEMENT OF CONSISTENCY – TA21-10

Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed amendment TA21-10, to amend Article 7.5.3 to add flexibility to the CB/SP/CI buffer, the Planning Staff recommends approval of the application based on the amendment being consistent with policies LU 7.1 and EV-2 of the Huntersville 2040 Community Plan. It is reasonable and in the public interest to amend the Zoning Ordinance because the amendment would allow economic development site design flexibility, while preserving the aesthetics of the public street and pedestrian realm.	**APPROVAL:** In considering the proposed amendment TA21-10, to amend Article 7.5.3 to add flexibility to the CB/SP/CI buffer, the Planning Board recommends approval based on the amendment being consistent with **(insert applicable plan reference)** It is reasonable and in the public interest to amend the Zoning Ordinance because…*(Explain)*	**APPROVAL:** In considering the proposed amendment TA21-10, to amend Article 7.5.3 to add flexibility to the CB/SP/CI buffer, the Town Board recommends approval based on the amendment being consistent with **(insert applicable plan reference)** It is reasonable and in the public interest to amend the Zoning Ordinance because…*(Explain)*
	DENIAL: In considering the proposed amendment TA21-10, to amend Article 7.5.3 to add flexibility to the CB/SP/CI buffer, the Planning Board recommends denial based on the amendment being **(consistent OR inconsistent)** with **(insert applicable plan reference).** It is not reasonable and in the public interest to amend the Zoning Ordinance because….*(Explain)*	**DENIAL:** In considering the proposed amendment TA21-10, to amend Article 7.5.3 to add flexibility to the CB/SP/CI buffer, the Town Board recommends denial based on the amendment being **(consistent OR inconsistent)** with **(insert applicable plan reference).** It is not reasonable and in the public interest to amend the Zoning Ordinance because….*(Explain)*

AN ORDINANCE TO AMEND ARTICLE 7.5.3 OF THE ZONING ORDINANCE TO MODIFY THE CB/SP/CI 80 FOOT BUFFER ALONG STREET FRONTAGES

Section 1. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 7.5.3 footnote [2] of the **Zoning Ordinance** is hereby amended as follows:

2The CB, CI, and SP buffer is not required if the subject property is abutting a property zoned CB, CI, or SP. Further, a full eighty (80) foot buffer may be ~~reduced~~ **removed** along street frontages where **the** building **proposed addresses the public street with architecture and design consistent with the building type requirements of Article 4.** ~~scale, frontage relationship, and location of accessory uses ensure design compatibility off-site~~ **The 80 foot buffer may be *reduced* to the width below along street frontages when the following conditions are met:**

- **40 foot buffer**
  - **Along any thoroughfare where only passenger vehicle parking is located between the building and the street, and/or the architecture of the building does not meet the building type requirements of Article 4.**
  - **Along interior streets of existing or proposed business parks where loading, storage, truck dock, or utility areas are located between the building and the street.**
- **20 foot buffer**
  - **Along interior streets of established or proposed business parks where only passenger vehicle parking is located in between the building and street, and/or the architecture of the building does not meet the building type requirements of Article 4.**
  - **Any building that meets the architectural standards of Article 4 but whose building is moved further from the street than the required build to line.**
- **Reduced street buffer widths may be disturbed and replanted so long as a complete visual opaque buffer is established at planting maturity between the building and street.**

Section 2. That this ordinance shall become effective September 20, 2021.

HUNTERSVILLE ORDINANCE ADVISORY BOARD: August 5, 2021
PUBLIC HEARING DATE: August 16, 2021
PLANNING BOARD MEETING: August 24, 2021
TOWN BOARD DECISION: September 20, 2021

Text Amendment
Application

Date of Application _____7/1/21_____

Fee

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

Type of Change

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

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

Description of Change

Proposed text amendment will affect the following:

Ordinance(s): _____Zoning Ordinance__ Article(s): _7.5.3_____ Section(s): _____

Current Ordinance

See attached draft ordinance.

Proposed Text

See attached draft ordinance.

Reason for Proposed Change

Add flexibility to buffer requirements along the street based on the use and architecture of the building facing the street.

Attach additional pages if needed.

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

Applicant

Printed Name_____Huntersville Planning Department (Brad Priest)_____

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

Signature _____*Bradley D. Priest*_____Date_____7/1/21_____

Title_____Principal Planner_____ Email__bpriest@huntersville.org_____

Address of Applicant _____

Property Owner (if different than applicant)

* Printed Name_____

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

Signature _____Date_____

Title_____ Email_____

Address of Property Owner _____

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

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

Contact Information

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

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

Date Received By Planning Department: ___7/1/21_____

Staff Initials: _____BP_____

Town of Huntersville
Town Board
August 16, 2021

To: Town Board

From: Jack Simoneau, Director

Date: August 16, 2021

Subject: Petition #TA21-09 - Strategic Capital Partners

EXPLAIN REQUEST:
Conduct a public hearing on TA21-09, a request by Strategic Capital Partners to amend the zoning ordinance allowing the Board of Commissioners to approve modification of a SWIM buffer through a conditional rezoning process in the Corporate Business zoning district.

ACTION RECOMMENDED:
Conduct public hearing.

FINANCIAL IMPLICATIONS:
N/A

ATTACHMENTS:
1. TA21-09 Staff Report
2. Text Amendment Application.02
3. Text Amendment Application Attachment
4. Ordinance

TA 21-09 – Strategic Capital Partners SWIM Buffer Amendment

PART 1: DESCRIPTION

TA21-09 is a text amendment request made by Strategic Capital Partners allowing small SWIM Buffers to be impacted in the Corporate Business district with a conditional district rezoning.

PART 2: BACKGROUND

Under current standards, the only way to impact SWIM Buffers is by being one of the 8 exceptions listed in Section 8.25.10 **OR** by variance in accordance with Section 11.3 and implementing one of the nine mitigation options listed in Section 8.25.11(b).

The applicant is requesting an additional option to impact small SWIM Buffers (intermittent streams & perennial streams draining less than 50 acres) through a conditional district rezoning. The applicant's reason for the amendment and proposed language can be found in Attachment 2. The applicant proposed allowing impacts permitted by the Army Corps of Engineers (ACE) provided mitigation allowed by the ACE occurs within the corporate limits of the Town of Huntersville.

Huntersville Planning Department supports a text amendment providing an additional option to impact small SWIM Buffers through conditional rezoning because it is difficult for large footprint flex space buildings to design around them. Planning staff proposed alternative amendment language (Attachment 3) that provides for mitigating impacts using one of the nine options listed in Section 8.25.11(b). THE APPLICANT INDICATED THEY CAN SUPPORT THE STAFF'S PROPOSED LANGUAGE.

Staff also supports amending Section 11.25.11(b)(5) clarifying the mitigation option for bottom land hardwood preservation shall not include minimum tree preservation otherwise required by these regulations (i.e. required buffers, required tree preservation of Section 7.4) but shall include any bottom land hardwood preserved beyond the minimums established.

PART 3: RELEVANT SECTIONS OF THE HUNTERSVILLE 2040 COMMUNITY PLAN

Policy LU-8: Emphasize form and flexibility in Mixed-Use Centers, Employment Centers, the Town Core, and Activity Centers.

Comment: Proposed amendment provides flexibility in the employment center where development options are limited for large footprint flex space buildings. Conditional zoning process and mitigation per Section 8.25(11)(b) allows town to consider impact on SWIM buffer on the merits of each case.

Policy EV-1: Support a balanced economy through job growth in target industry sectors.

EV 1.4: Review development standards to support business growth.

- Support efforts to improve efficiency and responsiveness of the development review process for development proposals. Regularly review the market to ensure that standards are in line with current demand.

Comment: Staff finds providing another option for minor SWIM buffer impacts through conditional zoning in the CB district reflects a proper balance of environmental protection and economic development.

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

Comment: While the amendment allows impacts to intermittent streams and perennial streams draining under 50 acres, mitigation per Section 8.25.11(b) would be required.

PART 4: STAFF RECOMMENDATION

Staff recommends approval of alternative text amendment language (Attachment 3).

PART 5: HUNTERSVILLE ORDINANCE ADVISORY BOARD

The Huntersville Ordinances Advisory Board (HOAB) recommended approval of the proposed text amendment 8-1 on August 5, 2021.

PART 6: PUBLIC HEARING

August 16, 2021

PART 7: PLANNING BOARD RECOMMENDATION

August 24, 2021

PART 8: ATTACHMENTS

1. Applicant's Text Amendment Application
2. Applicant's Text Amendment Language
3. Staff's Alternate Text Amendment Language

PART 9: STATEMENT OF CONSISTENCY – TA20-01

Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed amendment TA21-09, Planning Staff recommends approval based on consistency with LU-8, EV-1 and EOS-1 of the Huntersville 2040 Community Plan. It is reasonable and in the public interest to amend the Zoning Ordinance because the amendment allows an additional option to impact SWIM buffers subject to a conditional rezoning and mitigation.	**APPROVAL:** In considering the proposed amendment TA21-09, Planning Board recommends approval based on the amendment being consistent with **(insert applicable plan reference)** It is reasonable and in the public interest to amend the Zoning Ordinance because… *(Explain)*	**APPROVAL:** In considering the proposed amendment TA21-09, the Town Board recommends approval based on the amendment being consistent with **(insert applicable plan reference)** It is reasonable and in the public interest to amend the Zoning Ordinance because*…(Explain)*
DENIAL: N/A	**DENIAL:** N/A In considering the proposed amendment TA20-09, the Planning Board recommends denial based on the amendment being **(consistent OR inconsistent)** with **(insert applicable plan reference).** It is not reasonable and in the public interest to amend the Zoning Ordinance because…. *(Explain)*	**DENIAL:** In considering the proposed amendment TA20-09, the Town Board recommends denial based on the amendment being **(consistent OR inconsistent)** with **(insert applicable plan reference).** It is not reasonable and in the public interest to amend the Zoning Ordinance because…. *(Explain)*

Text Amendment
Application

Date of Application July 14, 2021

Fee

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

Type of Change

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

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

Description of Change

Proposed text amendment will affect the following:

Ordinance(s): Zoning Article(s): 8 Section(s): 8.25, 9, 10, 11

Current Ordinance

See Attached

Proposed Text

See Attached

Reason for Proposed Change

See Attached

Attach additional pages if needed.

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

Applicant

Printed Name Richard Horn

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

Signature _____ Date 7-14-21

Title CEO Email rhorn@strategiccapitalpartners.com

Address of Applicant 280 E. 96th Street Suite 250 Indianapolis, IN 46240

Property Owner (if different than applicant)

* Printed Name _____

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

Signature _____ Date _____

Title _____ Email _____

Address of Property Owner _____

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

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

Contact Information

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

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

Date Received By Planning Department: _____

Staff Initials: _____

8.25 ATTACHMENT TO TEXT AMENDMENT

ORDINANCE: Huntersville Zoning Ordinance

Sections:

Section 8.25.9 Buffer Delineation

Section 8.25.10 Buffer Impacts Permitted Under Section 8.25, S.W.I.M.

Section 8.25.11 Appeals and Variances

Party Proposing the Amendment: Strategic Capital Partners

Reason for Requested Change:

1. The proposed amendment is consistent with the Purposes of the Huntersville Zoning Ordinance (the "Ordinance") as set forth in Article 1.2 which states that the purpose of the zoning regulations is to encourage the most appropriate use of land throughout the corporate area in accordance with the Huntersville Community Plan and other adopted long range plans for the Town of Huntersville.

2. The proposed amendment is consistent with the Vision Statement, 2040 Town of Huntersville Community Plan, by, among other things, helping to provide meaningful economic development, balance the tax base, attract target industries, and provide more opportunities for people to work in Huntersville due to expansion of the industrial and commercial base.

3. The proposed amendment is consistent with the Policy Recommendations, 2040 Town of Huntersville Community Plan, by facilitating industrial and commercial growth in areas that are suitable for business and industrial development.

4. The proposed amendment is consistent with the Policy Recommendations, 2040 Town of Huntersville Community Plan, because the amendment improves a development standard that supports business growth.

5. The proposed amendment does not allow modification of S.W.I.M. Stream Buffers delineated by Mecklenburg County through its geographic information system ("GIS"), but only allows modification of intermittent streams, and perennial tributaries which drain less than 50 acres, that may be shown on an independent environmental study prepared by the applicant. This allows for industrial and commercial buildings to be built in areas preserved for industrial and commercial businesses without being required to reduce the size of the building, or not build at all, due to an intermittent or perennial tributary. Intermittent streams are those tributaries that hold water only intermittently, such as part of a year, or seasonally, during normal precipitation. They are often dry streams. Perennial tributaries hold naturally occurring surface water year- round. The proposed text amendment only allows modification for smaller, perennial tributaries that drain less than 50 acres, and that are not shown on Mecklenburg County GIS.

Proposed Changes to the Ordinance:

In order to accomplish this purpose, the Applicant proposes the following changes to the Ordinance:

1. Amend Section 8.25.9 Buffer Delineation, by adding the underlined section to .9 a):

a) Buffer boundaries including all buffer zones must be clearly delineated on all site-specific plans for Board of Commissioner approval, on all construction plans, including grading and clearing plans, erosion and sediment control plans, and site plans.

- As part of an approved conditional zoning, the Board of Commissioners may approve a modification of a stream buffer delineation as to:

(i)intermittent streams that are shown in an environmental study prepared by the applicant,
(ii) perennial streams that are not shown on Mecklenburg County GIS, drain less than 50 acres and that are shown in an environmental study prepared by the applicant

2. Amend Section 8.25.10 Buffer Impacts Permitted under Section 8.25, S.W.I.M., by adding the underlined section to .10:

The following buffer impacts are permitted, but design and construction shall comply with the specifications provided in the Charlotte-Mecklenburg Buffer Implementation Guidelines for stabilization of disturbed areas to minimize negative effects on the quality of surface waters.

- Near perpendicular (75° or greater) road crossings for connectivity or transportation links where the Town of Huntersville has granted site plan approval.
- Near perpendicular (75° or greater) utility crossings as approved by Charlotte-Mecklenburg Utilities.
- Parallel water and sewer utility installation as approved by Charlotte-Mecklenburg Utilities, where a logical and appropriate basis for the impact is demonstrated, where disturbance of the Stream Side Zone is minimized to the maximum extent practicable, and where guidelines for restoring vegetation within buffers disturbed as a result of parallel utility installation are met. These guidelines are specified in the Charlotte-Mecklenburg Buffer Implementation Guidelines.
- Public paths and trails parallel to the creek outside the Stream side Zone and near perpendicular stream crossings in any zone. Pathways must use existing and proposed utility alignments or previously cleared areas and minimize tree cutting to the maximum extent practicable. To the extent possible, pathways shall preserve existing drainage patterns and avoid drainage structures that concentrate stormwater.
- Incidental drainage improvements/repairs for maintenance.
- Individual pedestrian paths connecting homeowners to the stream in the form of narrow, pervious footpaths with minimal tree disturbance.
- New domesticated animal trails (farming) where existing trails are lost as a result of action beyond the farmer's control. Stream crossings should be constructed to minimize impacts to the Stream Side Zone and be maintained with fencing perpendicular to and through the buffer to direct animal movement.
- Mitigation approved by a state or federal agency acting pursuant to Sections 401 or 404 of the federal Clean Water Act.
- In the Corporate Business Zoning District, impacts permitted through the U.S. Army Corps of Engineers and/or the State Department of Environmental Quality under Sections 404 and/or 401 of the Clean Water Act (the "Clean Water Act"), so long as such impacts are mitigated in accordance with the Clean Water Act and the mitigation proposed for the site is limited to mitigation within the corporate limits of the Town of Huntersville or a payment in lieu of mitigation as permitted by the Ordinance.

3. Amend Section 8.25.11 of the Ordinance Appeals and Variances by adding the following underlined sentence to .11 b)(5):

b) Special Variance Provisions/Mitigation Techniques.

(5) Bottom Land Hardwood Preservation. On a 2:1 acreage basis for impacted stream and buffer area (2 acres of bottomland hardwood for each acre of disturbed area), the owner may provide a combination of the preservation of existing bottom land hardwood forest or other specifically approved natural heritage area by conservation easement or other legal instrument and the implementation of structural or non-structural BMPs to achieve specific pollutant removal targets within the impacted area. Bottom Land Hardwood Preservation may also include tree preservation areas that are required in Section 7.4 if approved by the Town Board as part of the conditional zoning, or Bottom Land Hardwood Preservation may include tree preservation areas that exceed the tree preservation requirements in Section 7.4.

Attachment 3: AN ORDINANCE TO AMEND ARTICLE 8.25 SW.I.M. (Surface Water Improvement and Management) Stream Buffers and 8.17 Water Quality

Section 1. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 8.25.10: of the **Zoning Ordinance** is hereby amended by adding the following bullet:

- **In the Corporate Business Zoning District as part of an approved conditional zoning, the Board of Commissioners may approve a modification to an intermittent stream buffer and perennial stream buffer draining under 50 acres without a variance subject to implementing one of the nine mitigation techniques in Subsection 11(b) below.**

Section 2. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 8.25.11(b)(5): of the **Zoning Ordinance** is hereby amended by adding the following:

(5) Bottom Land Hardwood Preservation. On a 2:1 acreage basis for impacted stream and buffer area (2 acres of bottomland hardwood for each acre of disturbed area), the owner may provide a combination of the preservation of existing bottom land hardwood forest or other specifically approved natural heritage area by conservation easement or other legal instrument, and the implementation of structural or non-structural BMPs to achieve specific pollutant removal targets within the impacted area. Plan to be approved by Mecklenburg County Land Use and Environmental Services Agency. **Bottom land hardwood preservation shall not include minimum tree preservation otherwise required by these regulations (i.e. required buffers, required tree preservation of Section 7.4) but shall include any bottom land hardwood preserved beyond the minimums established.**

Section 3. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 8.17.12(b)(1)(b): of the **Zoning Ordinance** is hereby amended by adding the following:

(b) Based on a Variance issued pursuant to Section 11.3 of this ordinance, unnecessary hardships would result from the strict application of this requirement **or as provided in Section 8.25.10**.

Section 4. That this ordinance shall become effective upon adoption.

HUNTERSVILLE ORDINANCE ADVISORY BOARD: August 5, 2021 (Approval 8-1)
PUBLIC HEARING DATE: 8-16-2021
PLANNING BOARD MEETING: 8-24-2021
TOWN BOARD DECISION: 9-20-2021

Town of Huntersville
Town Board
August 16, 2021

To: Town Board

From: David Peete, Principal Planner

Date: August 16, 2021

Subject: Petition #R21-06 - North Creek Village Mixed-use

EXPLAIN REQUEST:
Conduct public hearing on Petition #R21-06, North Creek Village Mixed-Use, a request by Magnolia Development, LLC to rezone +/- 84.00-acres south of the NC 73 and Davidson-Concord Road intersection from Rural to Highway Commercial and Traditional Neighborhood Development - Conditional District for a development consisting of 42,500 commercial sq. ft., 339 multi-family units, 66 attached units and 77 detached units (Parcels: 01107311, 01126101 & 01126113).

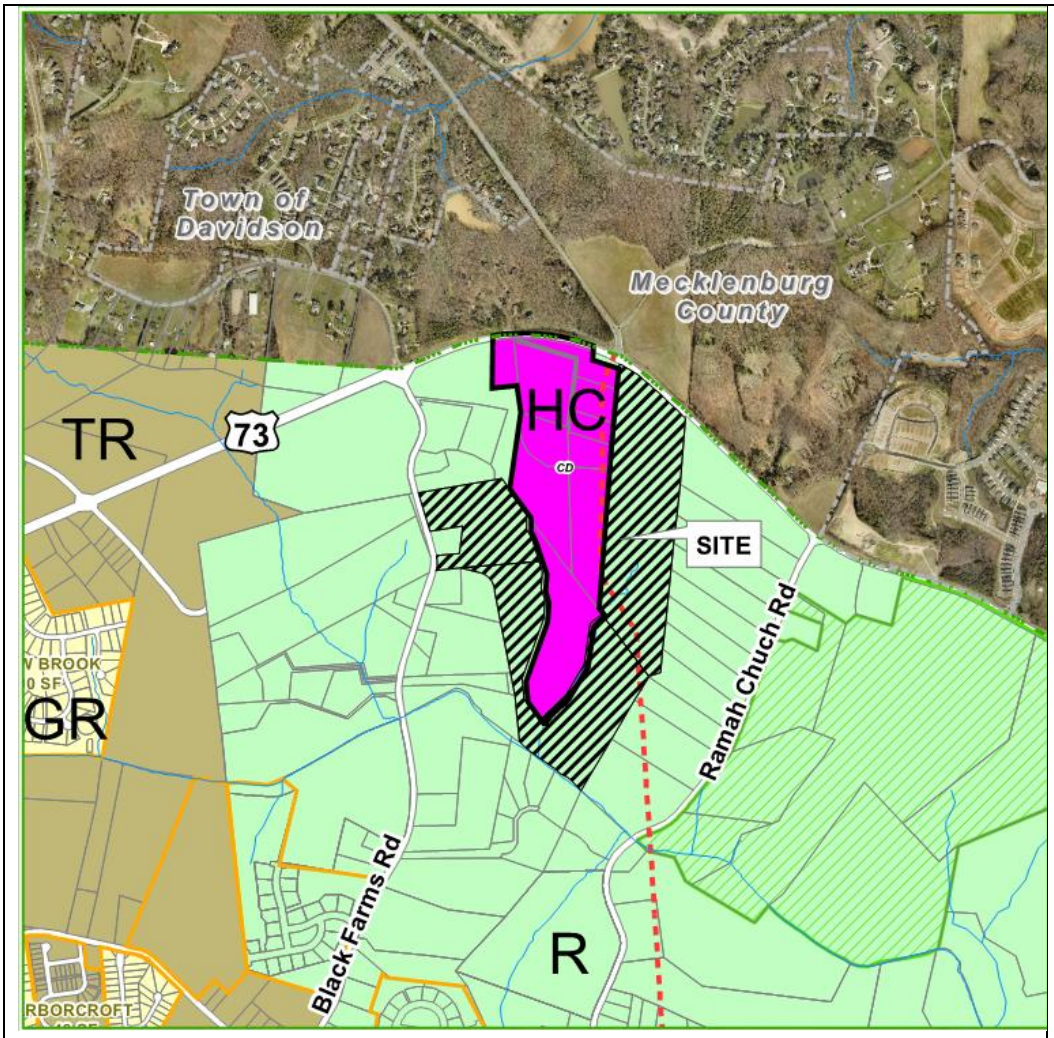
ACTION RECOMMENDED:
Conduct a Public Hearing

FINANCIAL IMPLICATIONS:
n/a

ATTACHMENTS:
1. R21-06 North Creek Village Mixed-Use (PH) Staff Report
2. Attachment A - North Creek Mixed-Use General Application
3. Attachment B-1 - North Creek Village Mixed-Use Rezoning Plan 1 of 2 (07-23-21)
4. Attachment B-2 - North Creek Village Mixed-Use Rezoning Plan 2 of 2 (07-23-21)
5. Attachment C - Neighborhood Meeting Report - June2, 2021
6. Attachment D - CMS Report - North Creek Village Mixed-Use
7. Attachment E - North Creek sub-area density map

North Creek Village Mixed-Use Conditional District Rezoning

PART 1: PROJECT SUMMARY



Applicant: Magnolia Development, LLC

Property Owner: Charles Spencer Davis, Jr. & James Coy F/T B/W Mayes (see Attachment A).

Property Address: 17705 Davidson-Concord Road

Project Size: (+/-) 84.0-acres

Parcel Numbers:

01107311, 01126101 & 01126113

Current Zoning: Rural (R).

Current Land Use: vacant / one (1) cell tower.

Proposed Zoning: Highway Commercial — Conditional District (HC-CD) & Traditional Neighborhood Development - Urban (TND-U CD).

Proposed Land Use: 339 Multi-family units, 66 Attached-Residential, 77 Detached-Residential & 42,500 Sq. Ft. Commercial Uses (HC permitted uses).

1. Purpose: Petition to rezone 84.0-acres generally located at 17705 Davidson-Concord Road – south of the intersection of Davidson-Concord Road and NC 73 - from the Rural (R) Zoning District to Highway Commercial – Conditional District (HC-CD) and Traditional Neighborhood Development – Urban (TND-U CD) to create a mixed-use development consisting of 339 multi-family units, 66 attached units, 77 detached units and 42,500 sq. ft. of commercial (Highway Commercial permitted uses) (see Attachments B). <u>If the CD Rezoning Plan is approved, a corresponding Subdivision Sketch Plan will be reviewed by staff for compliance.</u>

2. Adjoining Zoning and Land Uses.
   <u>North</u>: Town of Davidson: *Neighborhood Edge (NE) & Neighborhood Center II (NC2) & Town of Huntersville Highway Commercial – Conditional District (HC-CD) & Rural (R) – NC 73 corridor, Large-lot, single-family homes , one single-family subdivision (Pages Pond), farmland & vacant*.
   <u>South</u>: *Rural (R) – Large-lot, single-family homes, one farm (Black) & vacant land.*
   <u>East</u>: *Rural (R) – Large-lot, single-family homes & vacant.*
   <u>West</u>: *Rural (R) – Large-lot, Single-family homes, one farm (Black), farmland & vacant.*

3. One (1) neighborhood meeting was held on June 2, 2021. A summary of the questions and concerns from that meeting are found in the report of the meeting (see Attachment C).
4. Notice of this CD-Rezoning request was provided via postcards sent to all property owners within 250 ft. of the project; a legal ad placed in the Charlotte Observer; and posting of public hearing signs on the property in two (2) locations (Davidson-Concord Rd. & NC 73 intersection & along Black Farm Road).

5. **NOTE OF CONTEXT:** As noted, a large portion of this proposed Rezoning Plan is located within an identified "Activity Center" from the 2040 Community Plan. However, it is important to understand the level of development already vested within this activity center in order to understand the full impact of proposed development within the center (see Attachment E). The addition of North Creek Village allows a substantial portion of the "Activity Area" to be master planned.

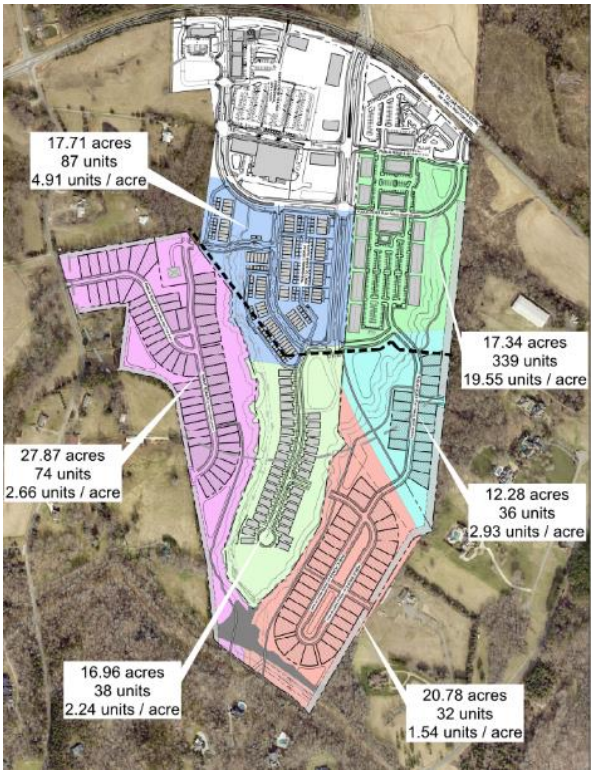
   In 2008, mixed-use development known as "Huntersville East" was approved and later revised. Below is a comparison of the two developments.

	Huntersville East	**North Creek Village Proposed**
Development size:	59.92-acres	84.0 acres
Max. Commercial Space:	181,827 sq. ft.	42,500 sq. ft.
Attached Units:	89	482 (339 apartments; 66 paired villas)
Detached Units:	36	77
Total Units:	125 (2.08 unit/acre)	482 (5.74 unit/acre

In TOTAL, these two developments would permit the following level of development:

Development size:	**143.92-acres**
Max. Commercial Space:	**224,327 sq. ft.**
Multi-Family Units:	**339**
Attached Units:	**155**
Detached Units:	**113**
Total Units:	**607 (4.22 unit/acre)**

As defined on page 54 of the 2040 Community Plan, "Planned Activity Centers include a mix of non-residential and residential uses and are usually located at key intersections of major or minor thoroughfares. New non-residential uses are limited in scale and overall footprint (generally less than 40,000 square feet of non-residential). Residential uses include a mix of housing types centered around shopping, service or civic uses. Residential uses transition to lower gross density with more open space away from Activity Centers". A significant portion of the proposed rezoning is located within an identified Activity Center and provides a mix of uses, including commercial, multi-family and attached and detached homes. The essential question for this proposed development is whether the amount of development is "stepping-down" as it moves out toward the adjacent Rural zoning areas?



PART 2: REZONING/SITE PLAN ISSUES

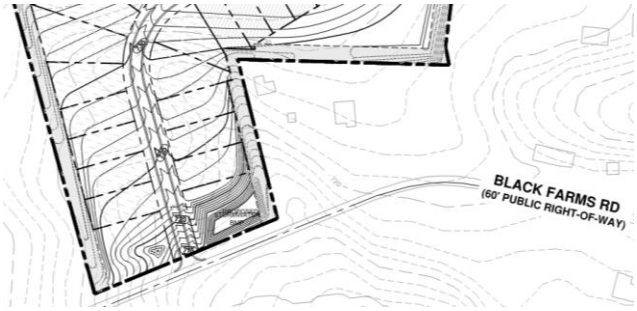
The proposed Conditional District Rezoning Plan is generally compliant with the Zoning Ordinance and Subdivision Regulations. Significant elements include:

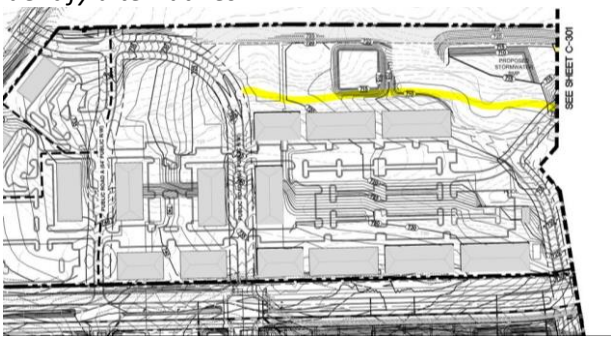
- Proposed Uses: 339 Multi-Family Units (Apartments), 66 Attached Units (Paired Villas), 77 Detached Units and 42,500 sq. ft. of Commercial uses.
- Urban Open Space provision is unclear and must be provided within ¼ mile of all residential units.
- Right-of-way to be dedicated along NC 73, as required by NCDOT. Right-of-way for future thoroughfare to be dedicated to the southern boundary. Two (2) street connections to existing streets are proposed to NC 73 (far eastern edge) and to Black Farm Road. Three (3) connections to the pending section of future thoroughfare (part of Huntersville East) are proposed, as well as two (2) connections to the original Huntersville East development. There are five (5) stubs to adjoining parcels.
- Two (2) trail connections are proposed leading to the future County/Town regional greenway located to the south of this development.
- If the Rezoning Plan is approved, Staff, at the construction document phase, will review the plans for compliance with the Water Quality Ordinance, Erosion Control Ordinance and Stream Buffer Requirements, as found in the Zoning Ordinance.
- No phasing plan is proposed, but a phasing plan may developed later for the development.
- The entire project is proposed to be annexed into the Town of Huntersville.

The Conditional District Rezoning Plan has <u>several issues that need to be addressed</u>:

- A minimum 80 ft. wide visual buffer is recommended along Black Farm Road. Further, the 20' minimum buffer required by the ordinance is to be undisturbed. While the plan shows buffers exceeding the minimum (30', 40', 50'), grading is proposed to occur in several paces up to the property line. Also, the BMP proposed on the eastern boundary is within an intermittent stream which is not permitted

STAFF COMMENT: *Staff will work with the applicant to identify alternatives.*



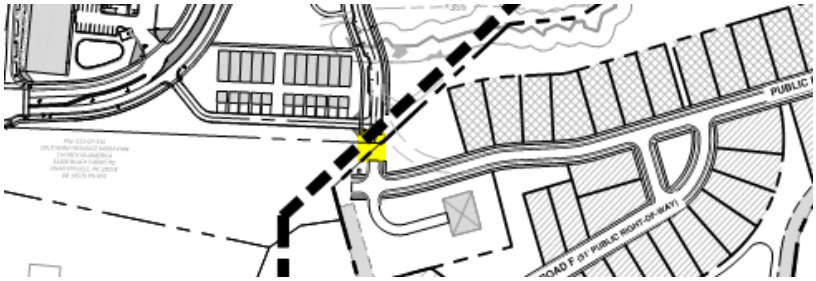


- Traditional Neighborhood Development – Urban (TND-U) is requested for the residential sections of the development in order to allow 84% attached units. TND Districts are provided "for the development of new neighborhoods… which are structured upon a fine network of interconnecting pedestrian-oriented streets and other public spaces. TNDs offer a mixture of housing types and prices, prominently sited civic or community building(s) and stores/offices/workplaces to provide a balanced mix of activities". TND also requires the following:
  - Average perimeter of all blocks should not exceed 1,350 ft., with no block greater than 500 ft. without a dedicated alley or pathway providing through access.

  STAFF COMMENT: Multiple blocks exceed the recommended 1,350' perimeter and are greater than 500' without a dedicated alley or pathway providing through access. Staff will work with applicant to review options.

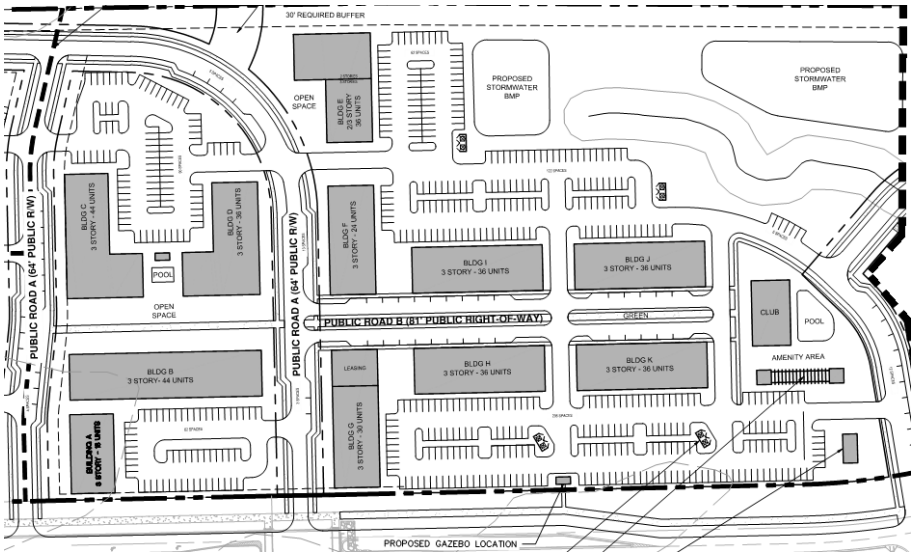
- Elevations for the multi-family units (apartments) and attached units (paired villas) in the TND zone along the public street frontages need to be provided.
  STAFF COMMENT: Per Article 3.2.11.d.3 Traditional Neighborhood Development – General Requirements, "A master plan in compliance with Traditional Neighborhood Development standards shall be provided with the conditional district plan…" The master plan shall include… building elevations, which may be required to evaluate the interior pedestrian environment and conditions at project edges". Further, the paired villa lots are permitted one (1) 20-feet wide driveway, which would serve two units. It is important to understand how this product will function in relation to the public streets with regard to driveway width, on-street parking and service delivery. As proposed, it does not appear the paired villas will be able to meet the zoning regulations.

- Street connection from southern Detached Units to Huntersville East Detached Units (across creek) does not connect;
  STAFF COMMENT: *There is a note on the approved Huntersville East Plan regarding this crossing, but as both Huntersville East and North Creek Village Mixed-Use are products of the same developer, this can be worked out as they see fit, so long as the connection is made*.

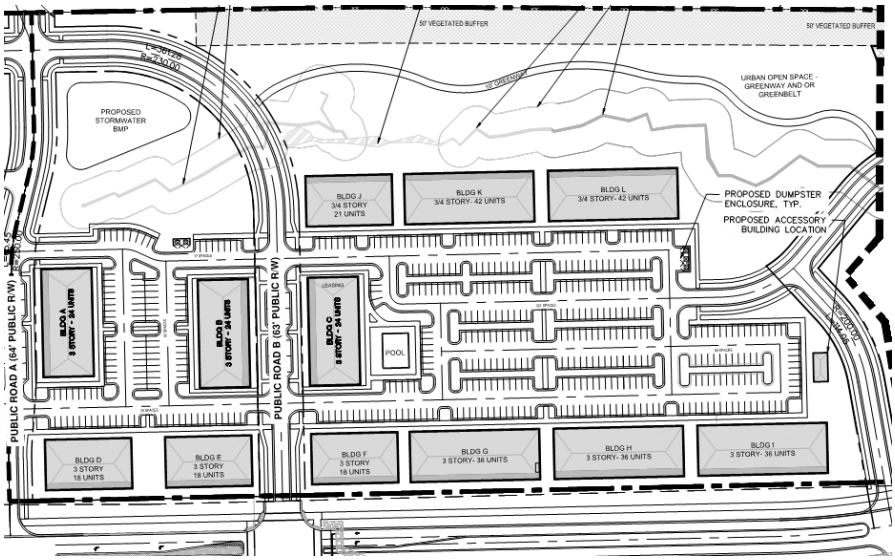


- In the first version of the plan, the Multi-Family Units had a smaller block perimeter in keeping TND recommended standards and intent. That current multi-family layout does not. Further, buildings J, K, and L front a greenway that is across an intermittent stream.
  STAFF COMMENT: Staff will work with the applicant to address these issues.

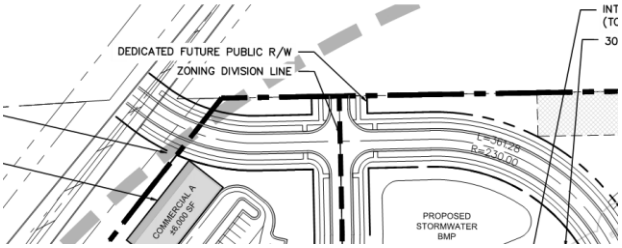
PREVIOUS MULTI-FAMILY LAYOUT:



CURRENT MULTI-FAMILY LAYOUT:

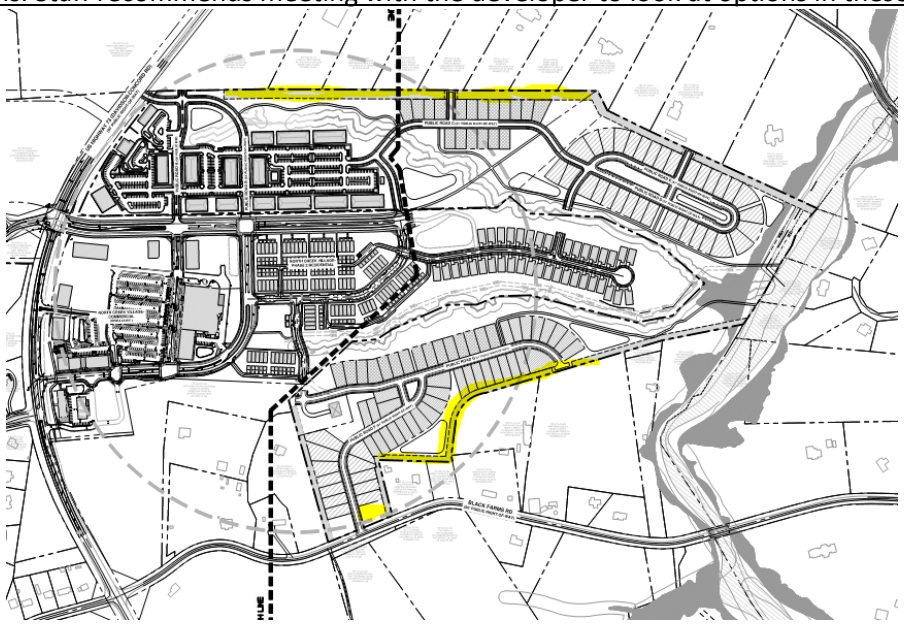


- The street stub to the east (closest to NC 73) is located too close to NC 73.
  STAFF COMMENT: *The street stub is not located so as to permit an appropriate street extension into the adjoining property. The stub location should be shifted south and reviewed by Staff.*



- Required specimen tree save is 30% for both HC and TND-U zoning. The proposed Rezoning Plan indicates just over 28% specimen tree save and to mitigate the remainder of required tree save.
  STAFF COMMENT: *There is an opportunity to save 30% of specimen trees on site. Tree mitigation is a measure in the Ordinance to be utilized when existing conditions do not permit minimum preservation of trees on site.*

- <u>Staff has concerns with the density proposed in the areas highlighted below because they adjoin large lot single-family homes/farms. Staff recommends meeting with the developer to look at options in these areas.</u>



- All parking lots, when located along a public street must be screened.
  STAFF COMMENT: *Several parking areas are not adequately screened, per Ordinance.*

- Pedestrian circulation through the proposed multi-family and commercial parking lot does not satisfy Article 6 of the Zoning Ordinance.
  STAFF COMMENT: *Article 6.D. states that "parking lots shall be designed to allow pedestrians to safely move from their vehicles to the building(s). On larger lots, corridors within the parking area should channel pedestrians from the car to the perimeter of the lot or to the building". Furthermore, the TND-U zoning district allows pedestrian pathways to count as block beaks, which would help address the issue listed on page 3 of this report.*

- The private trail crossing across the future thoroughfare right-of-way should be relocated to a place that will function once the future thoroughfare is extended south.
  STAFF COMMENT: *Unless the proposed trail crossing is designed to go under the future thoroughfare, a mid-point crossing is not likely to be approved by NCDOT. The trail crossing should be located at a point that will allow it to continue to be used once the future thoroughfare is built to the south*.

- Per Art. 9.9 of the Zoning Ordinance, a 200 ft. setback must be provided from a cell tower to residential lots.
  STAFF COMMENT: *If the applicants request a smaller setback, Staff would support a setback equal to the height of the tower (which will need to be provided), as well as documentation that the tower is engineered to "implode" or otherwise not fall over at full-height. It is also recommended that the cell tower setback is measured from the building envelope of the surrounding lots. This would require an Ordinance Modification request.*

- MODIFICATION REQUEST – "50 ft. lots shown on the Rezoning Plan are not required to be accessed through an alley in order to be consistent with the 50' lots in Phase 1 and in order to accommodate the adjacent buffers shown."
  STAFF COMMENT: *Lots exceeding 50' do not require alley access. It is possible a modification of this requirement is not necessary.*

- Why is the western Detached Units buffer 30 ft. and the eastern Detached Units buffers are 40 ft.?
  STAFF COMMENT: *As the uses are similar, the buffers should be similar. And as both Detached Unit areas abut Rural Zoning districts, the 40 ft. buffer standard is recommended.*

- Note 3 (Sheet SP-203) – "Schematic Nature of Rezoning Plan" note.
- *STAFF COMMENT: Note allows significant ability to amend plan without public review (where appropriate). Staff needs to review that note with the applicant..*

- Note 6 (Sheet SP-203) – "Permitted Uses" note.
- *STAFF COMMENT: Note permits higher density uses to be located anywhere throughout development. Note should be eliminated or revised.*

- Note 7 (Sheet SP-203) – "Access" note should not be approved.
- *STAFF COMMENT: Permitting external connections to be modified without applying the major amendment process (when applicable) does not respect the expectations of adjoining property owners who have the right to review and comment on major changes to approved Rezoning Plans. Note should be eliminated or revised.*

- Will floodplain along southern border be dedicated to Mecklenburg County?
  STAFF COMMENT: *Dedicating the floodplain to the County helps in water quality management and future greenway development.*

- <u>RECOMMENDATION</u>: In the area south of the thoroughfare, 50% of the Single-Family Homes are facing a storm water BMP with limited space to provide maintenance access and adequate landscaping / screening of the BMP.
  STAFF COMMENT: *A BMP with 100% public street frontage should be well-landscaped, therefore a rain garden or other heavily planted BMP type is recommended in this location.*

- <u>RECOMMENDATION</u>: a pedestrian crossing from the western single-family units to the Huntersville East single-family area would provide residents access to all parts of the development;

- <u>RECOMMENDATION</u>: The proposed private greenway in the Multi-Family block does not connect or continue on to a network that should be created throughout the development;

PART 3: TRANSPORTATION ISSUES

Traffic Impact Analysis (TIA)
A TIA for the North Creek Village Mixed Use Rezoning was submitted on 7/16/21. Comments were returned to the applicant on 8/6/21. Revision to the TIA is required prior to determination/recommendation of roadway improvements.

Additional transportation issues:

- Public streets shall have minimum centerline radius of 200', specifically at the intersection of Public Road C and future Prosperity Church Rd.
- Street connection between Public Road D and public street to the west should be shown
- Improvements (street trees, sidewalk, etc.) along Black Farms Rd to be discussed with Staff due to rural character of road.

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".

In 2008, the Davidson-Concord Road / NC 73 Area Plan identified the area south of NC 73 and Davidson-Concord Road as appropriate for a "Village Concept", a type of development that is "compact, mixed-use and pedestrian-oriented". However, that Plan was NOT adopted by the Town of Huntersville, but did influence both the 2030 and 2040 Community Plans that guide development today.

NOTE: The following references to the 2040 Community Plan's policies that relate to the North Creek Village Mixed-Use Rezoning Plan are divided into three sections: Policies that DO SUPPORT the Plan as presented; Policies that COULD support the plan if changes are made and Policies that DO NOT support the plan.

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

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

  STAFF COMMENT: *The North Creek Mixed-Use development would be located approximately 2.15-miles from NC-115 to the western edge and 2.5 miles from the eastern edge. The majority of the proposed development is located in the Activity Center identified for the intersection of NC 73 and Davidson-Concord Road (see page 53). The proposed density of 5.74-units per acre is adjacent on all sides to Rural Zoning Districts with densities of 0.9 units/acre or less. The previously approved Huntersville East development (which is also mostly within this Activity Center) has a density of 2.07 unit/acre. The area to the west was not developed under the Town's subdivision regulations. The area to the east include a series of large lots located along Ramah Church Road that average 7.8-acres in size (approx. 0.08-units/acre). To the south is the Ramah Oaks Farmhouse Cluster, a 16.68-acre development with a density of 0.36-units per acre. The "Huntersville Transect is a description of relative development intensity and expected built and natural forms. The Future Land Use Map combined with (land use) policies create a transect that focuses growth in walkable Mixed-Use Centers and Activity Centers and decreases in intensity farther away. Traditional neighborhoods give way to conservation subdivisions and eventually farmhouse clusters that sensitively integrate with the rural environment". If the proposed rezoning plan*

is divided into smaller sub-areas, an analysis of the various sections shows that many are consistent with the TR zoning district, which may be a more appropriate designation than TND-U for the majority of the residential areas (except for the multi-family).

- **Policy LU-6: Support a mix of land uses in key locations**.
    - LU 6.1: A mix of land uses is encouraged in Mixed-Use Centers, Activity Centers & Employment Centers identified on the Future Land Use Map.

  STAFF COMMENT: *The proposed mix of uses is appropriate for an Activity Center*.

The 2040 Huntersville Community Plan **COULD SUPPORT** this project through the following sections:

- **Policy LU-1 - Future Land Use Activity Centers Map** (2040 Community Plan page 56): Location #2 is the North Creek Mixed-Use development (formerly known as Huntersville East) and includes the previously approved development. "The NC73 Transportation/Land Use Corridor Plan recommended a Neighborhood Center in this area with additional study needed. A conditional mixed-use commercial rezoning was approved with 22 acres for commercial, 15 acres for attached housing and 15 acres for detached housing". Planned Activity Centers include a mix of non-residential and residential uses and are usually located at key intersections of major or minor thoroughfares. New non-residential uses are limited in scale and overall footprint (generally less than 40,000 sq. ft. of non-residential). Residential uses include a mix of housing types centered around shopping, service or civic uses. Residential uses transition to lower gross density with more open space away from Activity Centers.
  STAFF COMMENT: *While the mix and nature of the proposed development is consistent with the 2040 Community Plan, the previously approved Huntersville East development has been approved for far more commercial space than is recommended, this could make it difficult to support additional non-residential in this location without further study of the area. The density of the proposed residential could be supported if there is an emphasis on form to create a sense of place. This density should "step-down" as it reaches the edges of the activity center to approximate the density levels of the surrounding zoning districts.*

- **Policy LU-7: Require new development to follow design principles that reinforce the vision for the Town as expressed in this plan and other adopted plans.**
    - **LU 7.1: Require all new development to adhere to the following design principles**:
        - In Mixed-Use Centers, Activity Centers, Town Centers and Moderate Density Areas, streets and sidewalks are meant to be attractive and inviting. New development in these areas shall follow these principles:
            - All buildings shall front a public street or (Urban) Open Space.
            - Streets should be connected, have short blocks and sidewalks on both sides of the street.
            - Improve connectivity, particularly for pedestrians and vehicles.
            - Parking lots, if required, should be predominately located behind buildings screened from view and larger lots should be broken by buildings and/or landscape features.
            - Accommodate a mix of uses and/or housing types.

  STAFF COMMENT: *All proposed buildings are laid-out to front on either public streets or Urban Open Space. However, the Urban Open Space does not provide sufficient access to the greenway for the Multi-Family Units that front along it. Re-design of the greenway would be required. The public streets connect to other public streets, however, many of the blocks exceed Ordinance length-limits for the TND-U Zoning District (250 – 500') and do not have clearly identified pedestrian circulation. Large parking areas, particularly along thoroughfares and public streets are not identified as being screened from view. A mix*

of housing types are proposed, however the uses are compartmentalized and should more-fully integrate within the Activity Center limits.

- **Policy LU-10: Encourage a diversity of housing options.**
  - **LU 10.1: Align housing options with resident needs and promote attainable housing options**.
    - Accommodate a mix of housing by type, tenure and location to serve a growing and increasingly diverse population. Housing offerings should align with workforce opportunities, including management, professional positions and service positions.
  - **LU 10.2: Continue to encourage a mix of lot sizes in new developments**

STAFF COMMENT: *The development offers three (3) main types of residential units: Multi-Family (Apartments), Attached Units (Paired Villas) and Detached Units on 50' and 60' wide lots (Single-Family Homes). This mix of housing types offers options for future residents with varying income levels*. *Elevations are needed for the apartments and paired villas to determine if they meet zoning standards.*

- ***Policy LU-11: Protect Exiting Housing Stock***.
  - **LU 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**:** *A 50 ft. vegetated buffer along the eastern border is proposed, and the nearest Multi-Family units are over 200 ft. from the external property line. The Multi-Family units have the highest density and the question of whether a 200 ft. buffer along the Rural Zoning district is adequate must be addressed. The detached homes in the southern portion have a 40 ft. vegetated buffer along the property line. Along the western border (along Black Farm Road), the proposed vegetated buffer is 30 ft. from the property line. As the adjacent parcels to the west are similar to the adjacent parcels to the east, it would be recommended that a similar buffer is utilized. Lastly, the "vegetated buffers" should be undisturbed buffers that only add vegetation where existing vegetation is not adequate, per the Zoning Ordinance.*

- **EOS-10: Improve bicycle and pedestrian facilities throughout Town.**
  - **Implement the Bicycle and Pedestrian Committee's 30 x 30 plan.**
    - Connect all parks, schools, neighborhoods and major shopping into the Greenway System by 2030 incrementally over the next 10 years.
      - Include greenways, sidewalks, multi-use paths, trails and dirtways.

STAFF COMMENT: *All public streets have sidewalks along both sides and generally provide pedestrian circulation throughout. Two (2) proposed pathways will lead to the southern end of the development and enable future connection to a Town/County greenway. However, numerous blocks exceed block-length limits and additional pedestrian (or street) connections will be required to reduce the length of these blocks.*

- **Policy LU 3.1**: **Manage residential growth in the eastern and western parts of Huntersville's planning jurisdiction.**
  - **LU 3.1**: **Discourage rezonings to higher intensity residential districts in the Residential Edge and Rural Conservation future land use character areas**.
    - There is constant pressure to rezone to higher-density districts on the edges of town. Growth management was the #1 priority for survey response. There needs to be a concerted effort to uphold previous policy decisions to limit density and increase open space preservation in the more undeveloped areas outside of the Town Core.

STAFF COMMENT: *Portions of the proposed Rezoning Plan are outside the Activity Center and should therefore more closely match the permitted densities of the surrounding zoning district. The densities of*

the southernmost detached units could approximate Transitional Residential (TR) density limits (1.5 units/acre) and be an appropriate "step down" to the Rural zone.

- **Policy LU-5: Focus more intense development in locations that can support growth**.
    - LU 5.1: Allow more intense development only where transportation infrastructure and utilities already exist.

  STAFF COMMENT: *While NC 73 is a regional transportation corridor and will soon be widened to accommodate greater east/west movement, the network of streets south of NC 73 does not yet exist. While the previously-approved Huntersville East development will provide a section of future north/south thoroughfare and the North Creek development will provide additional right-of-way to the south, there is no connection to another thoroughfare. There is a connection proposed to Black Farm Road, however, no upgrades are proposed to Black Farm Road itself. And while there are several street stubs to the east, they also will not connect for some time. The vast majority of the traffic from this development will use to use NC 73.*

- **Policy LU-8: Emphasize form and flexibility in Mixed-Use Centers, Employment Centers, the Town Core, and Activity Centers.**
    - LU 8.1: Continue to emphasize form and flexibility in development regulations for these areas. The current zoning ordinance has basic form-based standards with flexibility built-in. Key elements include allowing multiple types of land uses, a mix of uses, minimal setbacks, and parking requirements.

  STAFF COMMENT: *Good design is the key to flexibility in development regulations. Site plans that facilitate elevated design and adhere to the tenets of a form-based ordinance will justify modifications to the standard requirements*.

- **Policy LU-9: New residential development should follow appropriate housing design principles**.
    - **LU 9.1: In higher intensity areas including Mixed-Use Centers, Activity Centers, the Town Core, and Moderate Density areas neighborhoods should adhere to the following design principles**:
        - All homes must front a public street or (Urban) open space.
        - Front porches and recessed garages are encouraged.
        - On-street parking is required in new developments that have lot widths below 60'.

  STAFF COMMENT: *All proposed homes front on public streets. Floorplans have not been provided, therefore it cannot be determined if porches or recessed garages are provided. The proposed residential street cross-section does not provide on-street parking on (at least) one side of the road, as required for lots under 60' in width. How will the Attached Units (paired villas) follow Ordinance requirements?*

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

- **Policy LU-11: Protect Existing Housing Stock.**
- LU 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: *Appropriate buffers along state roads and along external boundaries will provide transitions from new development patterns to the existing land uses.*

- **Policy EOS-6: Preserve elements of rural character.**
- EOS 6.1: Enforce existing standards and evaluate new design standards to preserve the character of scenic country roads.

- McCauley Road, Black Farms Road, Beatties Farm Road, and Ramah Church Road have been identified as scenic resources and should have corridor-specific design controls that preserve scenic beauty.
- Current regulations require a preserved buffer of trees in some areas and open space requirements encourage the protection of key features, such as views, fields and historical structures.
- Additional controls might include view-shed protections, additional landscaping buffers or open space or screening requirements, use restrictions, density restrictions, or higher setbacks along the roadway.
- Planned roadway improvements should be evaluated for adherence to previous planning efforts

STAFF COMMENT: *An 80 ft. buffer along Black Farm Road of undisturbed vegetation without BMPs should be added. The typical road cross-section should not be installed along Black Farm Road to preserve the rural character of the corridor.*

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 Conditional District Rezoning for the North Creek Village Mixed-Use Conditional District Rezoning could be supported by the 2040 Comprehensive Plan, as the property is located within an identified Activity Center. The main issues of concern are the increased level of commercial space within an identified Activity Center and whether the location of the Multi-Family units (and its density) are so oriented as to provide appropriate transitions into the adjacent Rural Zones.*

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:
   - *A Transportation Impact Analysis was required – see Part 3 of this report.*
   - *Storm water plan approval, water and sewer and refuse disposal and a Willingness-to-serve from Charlotte Water, must all be provided.*
   - *The Conditional District Rezoning site plan was reviewed by Charlotte-Mecklenburg School District (CMS). CMS indicates the proposed Rezoning Plan would add approximately 101 students to the schools in this area and indicate approval of the project "may increase overcrowding and/or reliance upon mobile classrooms at the schools listed above". (see below & see Attachment D for the full CMS report).*
     CMS schools are over-crowded, and the proposal is not entirely consistent with the 2040 Community Plan (see Part 5, above).

This development may add 101 students to the schools in this area.

The following data is as of 20th Day of the 2020-21 school year.

Schools Affected	*Total Classroom Teachers*	*Building Classrooms/ Teacher Stations*	*20th Day, Enrollment (non-ec)*	*Building Classroom/ Adjusted Capacity (Without Mobiles)*	*20th Day, Building Utilization (Without Mobiles)*	*Additional Students As a result of this development*	*Utilization As of result of this development (Without Mobiles)*
HUNTERSVILLE ELEMENTARY	47	37	734	578	127%	45	**135%**
BAILEY MIDDLE	76.65	57	1454	1081	134%	24	**136%**
WILLIAM A HOUGH HIGH	118.5	100	2485	2097	119%	32	**120%**

The total estimated capital cost of providing the additional school capacity for this new development is $3,826,000; calculated as follows:

Elementary School: **45** x $34,000 = $1,530,000
Middle School: **24** x $37,000 = $888,000
High School: **32** x $44,000 = $1,408,000

RECOMMENDATION
Adequacy of existing school capacity is a significant problem. We are particularly concerned about a case where school utilization exceeds 100% since the proposed development may exacerbate the situation. Approval of this petition may increase overcrowding and/or reliance upon mobile classrooms at the schools listed above.

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

The proposed rezoning will allow a significant portion of the activity area to be master planned and will provide a variety of housing types that will help support non-residential development. Staff recommends the Public Hearing be held open to allow the applicant and staff to address the issues mentioned in Part 2 and Part 3 above.

PART 6: PUBLIC HEARING COMMENTS

Public Hearing scheduled for Monday, August 16, 2021.

PART 7: PLANNING BOARD RECOMMENDATION

Planning Board scheduled to review on August 24, 2021.

PART 8: ATTACHMENTS/ENCLOSURES

Attachments
A – Rezoning Application.
B – North Creek Village Mixed-Use Rezoning Plan.
C - Neighborhood Meeting Report from June 2, 2021.
D – CMS Report – North Creek Village Mixed-Use.
E – North Creek sub-area density map

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 April 1, 2021

Name of Project Huntersville East- North Creek Village Phase # (if subdivision) _____

Project Address Sam Furr Road , NC HWY. 73

Parcel Identification Number(s) (PIN) 01107311,01126101,01126113

Current Zoning District R Proposed District (for rezoning only) TND-R AND HC-CD

Property Size (acres) 84.6 Street Frontage (feet) _____

Current Land Use Residential

Proposed Land Use(s) Residential and Commercial

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

3. Description of Request

Explain the nature of this request. If a separate sheet is necessary, please attach to this application.

Approval of a mixed use center, including shops and a variety of residential types, greenway and pedestrian connections, as part of the Huntersville East activity center/node in accordance with the 2040 Land Use Plan.

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 Magnolia Development, LLC co. Phone 919- 414-6721

☐ 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 _____ Printed Name: Steve Vinson

Title: Manager Email: Svinson@magnoliadevco.com

Address of Applicant 440 Ed Drive Suite 201, Raleigh, NC 27612

7. Property Owner (if different than applicant) (See attached)

*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 _____ Printed Name _____

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

Magnolia Development, LLC co.	Steve Vinson	919-414-6721	svinson@magnoliadevco.com
Development Firm	Name of Contact	Phone	Email
Cole, Jenest and Stone	Sean Paone	704-971-4538	spaone@colejeneststone.com
Design Firm	Name of Contact	Phone	Email

Contact Information

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

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

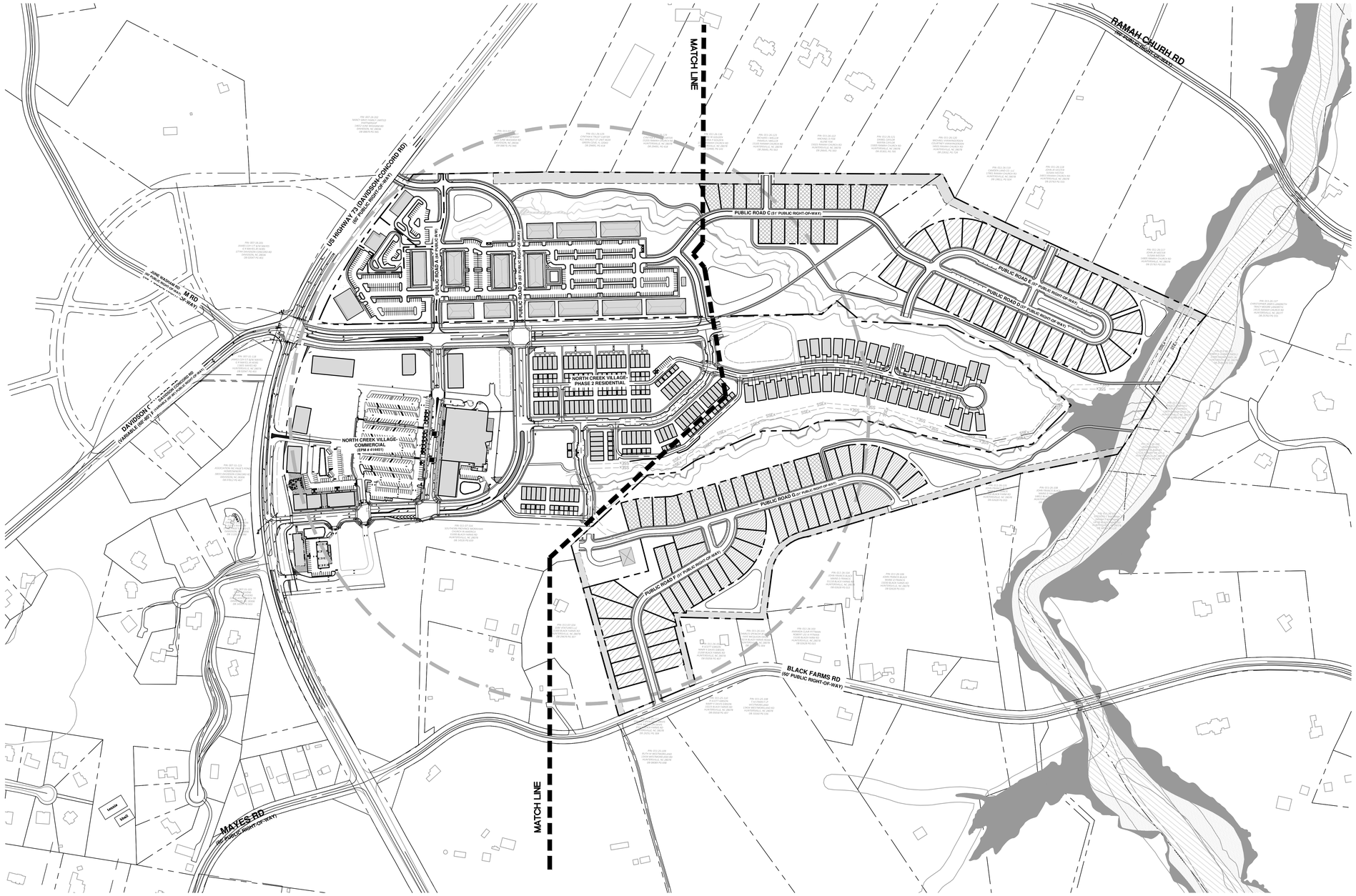
NORTH CREEK VILLAGE MIXED-USE

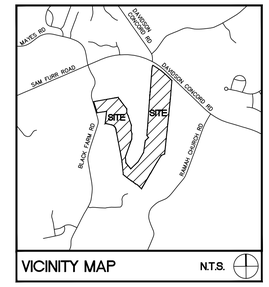
REZONING/SKETCH PLAN

EPM # 421030 | HUNTERSVILLE, NC

RELATED PLANS:

NORTH CREEK VILLAGE-COMMERCIAL (EPM # 414451) AND NORTH CREEK VILLAGE-PHASE 2 RESIDENTIAL





VICINITY MAP N.T.S.

SURVEY DISCLAIMER

WETLANDS AND TREE SURVEY DATE: MAY 28, 2021, UPDATED ON JUNE 7, 2021. SURVEY PREPARED BY ATLAS ENVIRONMENTAL; 338 SHARON AMITY RD #411, CHARLOTTE, NC 28211. (704)-512-1206 / WWW.ATLASENVI.COM. ALL OTHER INFO OBTAINED FROM MECKLENBURG COUNTY GIS, UPDATED AS OF SEPTEMBER 23, 2019.

SHEET LIST

SP-000	COVER SHEET
SP-100	EXISTING CONDITIONS
SP-101	TREE PRESERVATION
SP-102	TREE CANOPY PRESERVATION
SP-103	TREE PRESERVATION NOTES
SP-104	SLOPE ANALYSIS
SP-105	SOIL AND STREAM ANALYSIS
SP-200	SKETCH PLAN
SP-201	SKETCH PLAN
SP-202	STREET SECTIONS
SP-203	BUILDING AND LOT TYPES
SP-204	DEVELOPMENT NOTES
SP-205	ZONING MAP
SP-300	PRELIMINARY GRADING PLAN
SP-301	PRELIMINARY GRADING PLAN
SP-302	DRAINAGE AREA MAP PRE-DEVELOPMENT
SP-303	DRAINAGE AREA MAP POST-DEVELOPMENT
SP-400	ADJACENT PARCEL MAP
SP-401	ADJACENT PARCEL INFORMATION
SP-500	EMERGENCY VEHICLE ACCESS
SP-600	LANDSCAPE PLAN
SP-601	LANDSCAPE PLAN

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

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MAGNOLIA DEVELOPMENT CO. LLC

4040 ED DRIVE, SUITE 201
RALEIGH, NC 27612

NORTH CREEK VILLAGE MIXED-USE REZONING/ SKETCH PLAN

17705 DAVIDSON-CONCORD ROAD
HUNTERSVILLE, NC 28078

COVER SHEET

Project No.
4661.04

Issued
03/18/21

Revised
07/23/21 – TOWN COMMENTS

BOLTON & MENK, INC. CORPORATE SEAL NORTH CAROLINA SEAL 064 ENGINEER PRELIMINARY NOT FOR CONSTRUCTION 07/23/21

SCALE: 1"=200'
0 100' 200' 400'

N

SP-000

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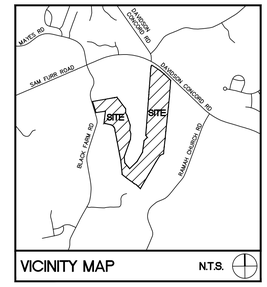

VICINITY MAP N.T.S.

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LEGEND

SYMBOL

- LOCAL HIGH POINTS
- FLOW DIRECTION
- EXISTING TREE LINE
- ZONING BOUNDARY

PROJECT NAME:	NORTH CREEK MIXED-USE REZONING
PARCEL NUMBER:	01107311, 01126101, 01126113
SITE ACREAGE:	± 84.00 ACRES (GIS)
REZONING ACREAGE:	± 84.00 ACRES
PRINCIPAL USES:	COMMERCIAL MULTI-FAMILY RESIDENTIAL SINGLE FAMILY ATTACHED SINGLE FAMILY DETACHED
EXISTING ZONING DISTRICT:	HC (CD), R
PROPOSED ZONING DISTRICT:	HC (CD), TND-U (CD)

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NORTH CREEK VILLAGE MIXED-USE REZONING/ SKETCH PLAN

17705 DAVIDSON-CONCORD ROAD
HUNTERSVILLE, NC 28078

EXISTING CONDITIONS

Project No.
4661.04

Issued
03/18/21

Revised
07/23/21 – TOWN COMMENTS

BOLTON & MENK, INC. CHRISTOPHER S. SEAY 029964 REGISTERED LANDSCAPE ARCHITECT NORTH CAROLINA

PRELIMINARY NOT FOR CONSTRUCTION

SEAN P. PARKER 049964 REGISTERED LANDSCAPE ARCHITECT NORTH CAROLINA

07/23/21

SCALE: 1"=200'
0 100' 200' 400'

N

SP-100

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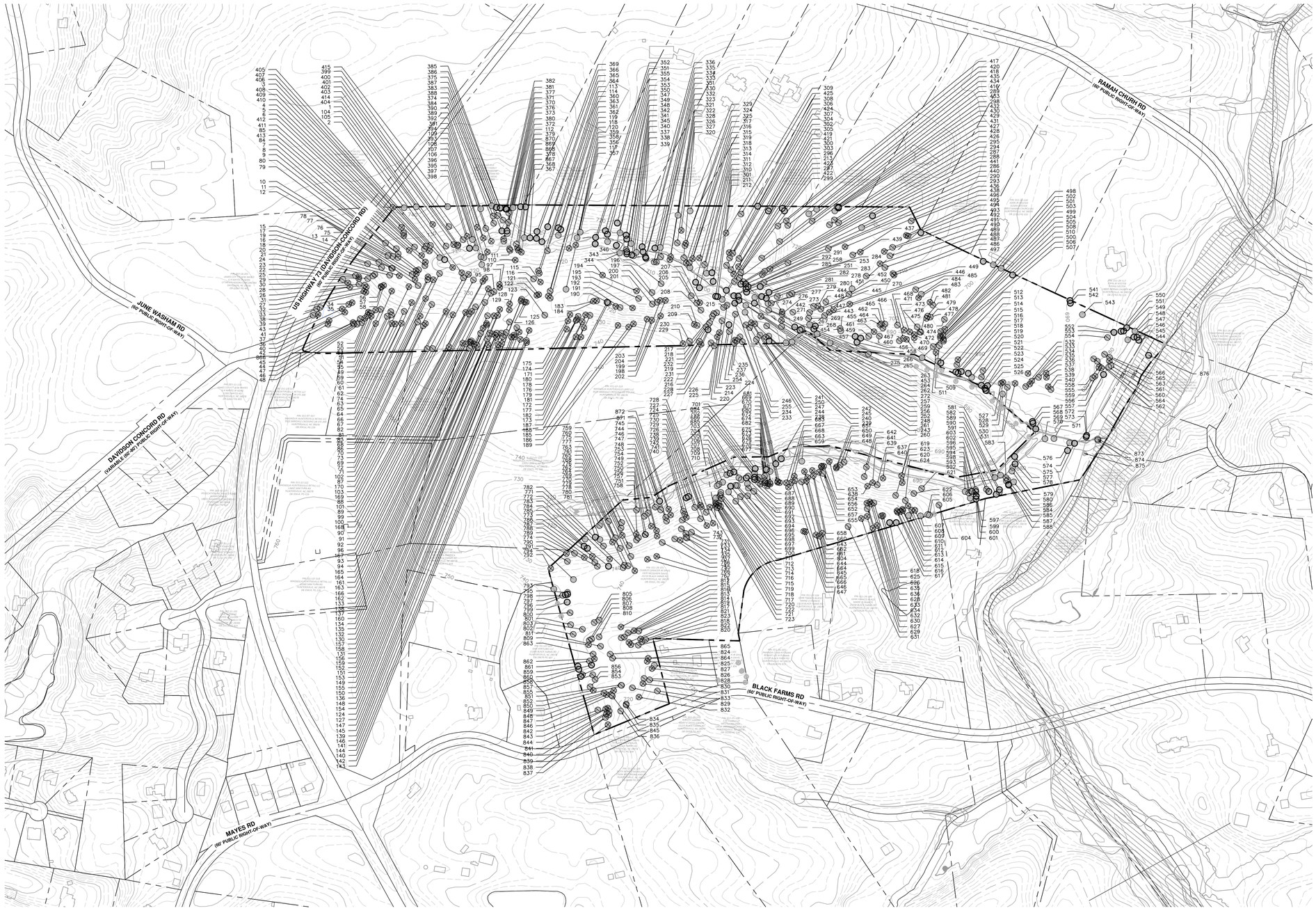

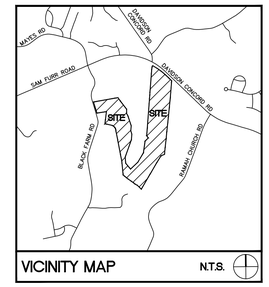

VICINITY MAP N.T.S.

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LEGEND

SYMBOL

- ZONING BOUNDARY
- EXISTING TREE TO REMAIN
- EXISTING SPECIMEN TREE TO REMAIN
- EXISTING SPECIMEN TREE TO BE REMOVED
- EXISTING TREE TO BE REMOVED

PROJECT NAME:	NORTH CREEK MIXED-USE REZONING
PARCEL NUMBER:	01107311, 01126101, 01126113
SITE ACREAGE:	± 84.00 ACRES (GIS)
REZONING ACREAGE:	± 84.00 ACRES
PRINCIPAL USES:	COMMERCIAL MULTI-FAMILY RESIDENTIAL SINGLE FAMILY ATTACHED SINGLE FAMILY DETACHED
EXISTING ZONING DISTRICT:	HC (CD), R
PROPOSED ZONING DISTRICT:	HC (CD), TND-U (CD)

NORTH CREEK VILLAGE

TOTAL EXISTING SPECIMEN TREES	% SPECIMEN TREES REQ'D TO SAVE BY ORD.	EXISTING SPECIMEN TREES TO BE RETAINED	% SPECIMEN TREES PRESERVED	TOTAL SPECIMEN TREES TO BE MITIGATED
396	30%	±111**	±28.03%**	±8**

EXISTING % OF SITE COVERED BY TREE CANOPY	REQUIRED TREE CANOPY TO RETAIN BY DISTRICT (%)	MINIMUM TREE CANOPY TO BE RETAINED (%)	TREE CANOPY TO BE RETAINED (%)
±95.86% (±81.00 AC)	0% (±0.00 AC)	0% (±0.00 AC)	±23.33%** (±19.6 AC)

NOTE: SPECIMEN TREES ARE DEFINED PER THE TOWN OF HUNTERSVILLE ORDINANCE:
– SMALL MATURING TREES WITH A CALIPER OF 12" OR GREATER.
– LARGE MATURING TREES WITH A CALIPER OF 24" OR GREATER.

**NOTE: FINAL TREE SAVE AREAS AND ASSOCIATED PERCENTAGES ARE DEPENDENT UPON FINAL ENGINEERING AND SHALL NOT LIMIT SITE DEVELOPMENT DURING PERMITTING.

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NORTH CREEK VILLAGE MIXED-USE REZONING/ SKETCH PLAN

17705 DAVIDSON-CONCORD ROAD
HUNTERSVILLE, NC 28078

TREE PRESERVATION

Project No.
4661.04

Issued
03/18/21

Revised
07/23/21 – TOWN COMMENTS

BOLTON & MENK, INC. — DAVID A. BOLTON — NORTH CAROLINA — 036 — REGISTERED LANDSCAPE ARCHITECT — SEAN P. MCGRATH — 2864 — REGISTERED LANDSCAPE ARCHITECT — PRELIMINARY NOT FOR CONSTRUCTION — 07/23/21

SCALE: 1"=200'
0 100' 200' 400'

SP-101

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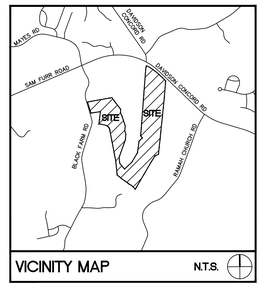

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LEGEND

SYMBOL

- ZONING BOUNDARY
- EXISTING TREE TO REMAIN
- EXISTING SPECIMEN TREE TO REMAIN
- EXISTING SPECIMEN TREE TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- TREE CANOPY TO BE REMOVED
- TREE CANOPY TO BE SAVED

PROJECT NAME:	NORTH CREEK MIXED-USE REZONING
PARCEL NUMBER:	01107311, 01126101, 01126113
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REZONING ACREAGE:	± 84.00 ACRES
PRINCIPAL USES:	COMMERCIAL MULTI-FAMILY RESIDENTIAL SINGLE FAMILY ATTACHED SINGLE FAMILY DETACHED
EXISTING ZONING DISTRICT:	HC (CD), R
PROPOSED ZONING DISTRICT:	HC (CD), TND-U (CD)

NORTH CREEK VILLAGE				
TOTAL EXISTING SPECIMEN TREES	% SPECIMEN TREES REQ'D TO SAVE BY ORD.	EXISTING SPECIMEN TREES TO BE RETAINED	% SPECIMEN TREES PRESERVED	TOTAL SPECIMEN TREES TO BE MITIGATED
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EXISTING % OF SITE COVERED BY TREE CANOPY	REQUIRED TREE CANOPY TO RETAIN BY DISTRICT (%)	MINIMUM TREE CANOPY TO BE RETAINED (%)	TREE CANOPY TO BE RETAINED (%)
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4040 ED DRIVE, SUITE 201
RALEIGH, NC 27612

NORTH CREEK VILLAGE MIXED-USE REZONING/ SKETCH PLAN

17705 DAVIDSON-CONCORD ROAD
HUNTERSVILLE, NC 28078

TREE CANOPY PRESERVATION

Project No.
4661.04

Issued
03/18/21

Revised
07/23/21 – TOWN COMMENTS

BOULTON & MENKING, INC.
NORTH CAROLINA
SEAL
036596
ENGINEERING
PRELIMINARY NOT FOR CONSTRUCTION
07/23/21

SCALE: 1"=200'
0 100' 200' 400'
N

SP-102

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TREE INVENTORY:

TREE INVENTORY					TREE INVENTORY					TREE INVENTORY					TREE INVENTORY					TREE INVENTORY					TREE INVENTORY				
TREE ID #	TREE SPECIES	DESCRIPTION	DBH (in.)	SAVE	TREE ID #	TREE SPECIES	DESCRIPTION	DBH (in.)	SAVE	TREE ID #	TREE SPECIES	DESCRIPTION	DBH (in.)	SAVE	TREE ID #	TREE SPECIES	DESCRIPTION	DBH (in.)	SAVE	TREE ID #	TREE SPECIES	DESCRIPTION	DBH (in.)	SAVE	TREE ID #	TREE SPECIES	DESCRIPTION	DBH (in.)	SAVE
1	SOUTHERN RED CEDAR	SPECIMEN	13	SAVE	131	WILLOW OAK	SPECIMEN	27	REMOVE	261	POPLAR	SPECIMEN	32	SAVE	391	TULIP POPLAR	NON-SPECIMEN	21.5	REMOVE	521	WILLOW OAK	NON-SPECIMEN	18	REMOVE	651	EASTERN RED CEDAR	SPECIMEN	14.5	REMOVE	781	SWEET GUM	NON-SPECIMEN	18.5	SAVE
2	RED OAK	SPECIMEN	32	SAVE	132	POPLAR	SPECIMEN	26	REMOVE	262	SWEET GUM	NON-SPECIMEN	21.5	SAVE	392	EASTERN RED CEDAR	SPECIMEN	17.5	REMOVE	522	POPLAR	NON-SPECIMEN	19	REMOVE	652	HACKBERRY	NON-SPECIMEN	20	REMOVE	782	POPLAR	NON-SPECIMEN	21.5	REMOVE
3	RED OAK	SPECIMEN	16	REMOVE	133	SWEET GUM	NON-SPECIMEN	19.5	REMOVE	263	SWEET GUM	SPECIMEN	25	SAVE	393	RED CEDAR	SPECIMEN	12	REMOVE	523	GREEN ASH	NON-SPECIMEN	19	SAVE	653	RED CEDAR	SPECIMEN	13	REMOVE	783	POST OAK	SPECIMEN	28	SAVE
4	EASTERN RED CEDAR	SPECIMEN	14	REMOVE	134	POPLAR	SPECIMEN	27	REMOVE	264	WHITE OAK	NON-SPECIMEN	22	SAVE	394	SWEET GUM	SPECIMEN	27	REMOVE	524	GREEN ASH	NON-SPECIMEN	18.5	SAVE	654	RED CEDAR	SPECIMEN	13	REMOVE	784	POPLAR	NON-SPECIMEN	21	SAVE
5	GREEN ASH	NON-SPECIMEN	21	REMOVE	135	SOUTHERN RED OAK	SPECIMEN	32	REMOVE	265	SWEET GUM	SPECIMEN	29	SAVE	395	POST OAK	SPECIMEN	29.5	SAVE	525	POPLAR	NON-SPECIMEN	18	SAVE	655	EASTERN RED CEDAR	SPECIMEN	15	REMOVE	785	SWEET GUM	NON-SPECIMEN	21.5	SAVE
6	EASTERN RED CEDAR	SPECIMEN	13	REMOVE	136	POPLAR	NON-SPECIMEN	18	REMOVE	266	SWEET GUM	NON-SPECIMEN	19.5	SAVE	396	MULBERRY	SPECIMEN	28	SAVE	526	POPLAR	SPECIMEN	33	SAVE	656	RED CEDAR	SPECIMEN	13	REMOVE	786	POPLAR	SPECIMEN	24	REMOVE
7	BLACK WALNUT	NON-SPECIMEN	18	REMOVE	137	SWEET GUM	SPECIMEN	25.5	REMOVE	267	WHITE OAK	SPECIMEN	25	SAVE	397	MOCKERNUT HICKORY	SPECIMEN	24.5	REMOVE	527	WILLOW OAK	SPECIMEN	28	REMOVE	657	RED CEDAR	SPECIMEN	13	REMOVE	787	POPLAR	NON-SPECIMEN	23	REMOVE
8	SWEET GUM	NON-SPECIMEN	12	REMOVE	138	POPLAR	NON-SPECIMEN	20	REMOVE	268	GREEN ASH	NON-SPECIMEN	20	SAVE	398	SWEET GUM	NON-SPECIMEN	23	SAVE	528	SWEET GUM	SPECIMEN	32	REMOVE	658	EASTERN RED CEDAR	SPECIMEN	14.5	REMOVE	788	POPLAR	SPECIMEN	24	REMOVE
9	POPLAR	NON-SPECIMEN	21	REMOVE	139	POPLAR	NON-SPECIMEN	22.5	REMOVE	269	POPLAR	NON-SPECIMEN	20.5	REMOVE	399	BLACK GUM	NON-SPECIMEN	23	REMOVE	529	WILLOW OAK	SPECIMEN	27	SAVE	659	EASTERN RED CEDAR	SPECIMEN	12.5	SAVE	789	WILLOW OAK	NON-SPECIMEN	23	REMOVE
10	SWEET GUM	NON-SPECIMEN	21	REMOVE	140	POPLAR	SPECIMEN	27	REMOVE	270	SWEET GUM	NON-SPECIMEN	22	REMOVE	400	SWEET GUM	NON-SPECIMEN	18.5	REMOVE	530	RED MAPLE	NON-SPECIMEN	21	REMOVE	660	RED CEDAR	SPECIMEN	13	REMOVE	790	RED OAK	SPECIMEN	26	REMOVE
11	POPLAR	NON-SPECIMEN	20	REMOVE	141	POPLAR	SPECIMEN	24.5	REMOVE	271	WHITE OAK	NON-SPECIMEN	21	REMOVE	401	SWEET GUM	SPECIMEN	24	REMOVE	531	POPLAR	SPECIMEN	46	REMOVE	661	RED CEDAR	SPECIMEN	13	REMOVE	791	POPLAR	NON-SPECIMEN	18.5	REMOVE
12	POPLAR	NON-SPECIMEN	19	REMOVE	142	POPLAR	NON-SPECIMEN	23	REMOVE	272	WHITE OAK	SPECIMEN	34	REMOVE	402	SWEET GUM	SPECIMEN	29	SAVE	532	RED OAK	SPECIMEN	28	REMOVE	662	POPLAR	SPECIMEN	30	REMOVE	792	POPLAR	SPECIMEN	36	REMOVE
13	POPLAR	NON-SPECIMEN	18.5	REMOVE	143	POPLAR	SPECIMEN	24	REMOVE	273	WHITE OAK	NON-SPECIMEN	20	REMOVE	403	WHITE OAK	SPECIMEN	25.5	REMOVE	533	RED OAK	NON-SPECIMEN	18.5	REMOVE	663	POPLAR	SPECIMEN	27	REMOVE	793	SWEET GUM	SPECIMEN	27	SAVE
14	POPLAR	NON-SPECIMEN	22	REMOVE	144	SWEET GUM	SPECIMEN	26	REMOVE	274	WHITE OAK	SPECIMEN	36	REMOVE	404	BLACK GUM	NON-SPECIMEN	20.5	REMOVE	534	POPLAR	SPECIMEN	28.5	REMOVE	664	POPLAR	NON-SPECIMEN	21.5	REMOVE	794	SWEET GUM	SPECIMEN	27	SAVE
15	HACKBERRY	NON-SPECIMEN	16	REMOVE	145	POPLAR	SPECIMEN	28	REMOVE	275	SWEET GUM	NON-SPECIMEN	23	REMOVE	405	POPLAR	NON-SPECIMEN	20	SAVE	535	WILLOW OAK	SPECIMEN	28	REMOVE	665	POPLAR	NON-SPECIMEN	23.5	REMOVE	795	SWEET GUM	SPECIMEN	28.5	SAVE
16	HICKORY	SPECIMEN	25	REMOVE	146	POPLAR	SPECIMEN	27	REMOVE	276	SWEET GUM	NON-SPECIMEN	20	REMOVE	406	EASTERN RED CEDAR	SPECIMEN	14.5	SAVE	536	SWEET GUM	NON-SPECIMEN	18.5	REMOVE	666	POPLAR	SPECIMEN	39.5	REMOVE	796	SWEET GUM	NON-SPECIMEN	22.5	SAVE
17	SWEET GUM	NON-SPECIMEN	22	REMOVE	147	POPLAR	SPECIMEN	27	REMOVE	277	SWEET GUM	SPECIMEN	26	SAVE	407	AMERICAN ELM	NON-SPECIMEN	19.5	REMOVE	537	POPLAR	SPECIMEN	27.5	REMOVE	667	POPLAR	SPECIMEN	31.5	REMOVE	797	POPLAR	NON-SPECIMEN	21	SAVE
18	POPLAR	NON-SPECIMEN	18	REMOVE	148	POPLAR	NON-SPECIMEN	22	REMOVE	278	SWEET GUM	NON-SPECIMEN	23	SAVE	408	POPLAR	NON-SPECIMEN	22.5	REMOVE	538	WILLOW OAK	SPECIMEN	28.5	REMOVE	668	SWEET GUM	SPECIMEN	34	REMOVE	798	WILLOW OAK	SPECIMEN	28	SAVE
19	POPLAR	NON-SPECIMEN	20	REMOVE	149	WHITE OAK	NON-SPECIMEN	24	REMOVE	279	AMERICAN ELM	NON-SPECIMEN	13	REMOVE	409	SWEET GUM	SPECIMEN	32.5	REMOVE	539	WILLOW OAK	SPECIMEN	45	REMOVE	669	POPLAR	SPECIMEN	30.5	REMOVE	799	WILLOW OAK	NON-SPECIMEN	23	SAVE
20	POPLAR	NON-SPECIMEN	20.5	REMOVE	150	POPLAR	NON-SPECIMEN	18	REMOVE	280	RED OAK	NON-SPECIMEN	23	REMOVE	410	POPLAR	NON-SPECIMEN	24	REMOVE	540	SWEET GUM	NON-SPECIMEN	18	REMOVE	670	RED OAK	NON-SPECIMEN	18	REMOVE	800	BLACK CHERRY	NON-SPECIMEN	23	REMOVE
21	SWEET GUM	NON-SPECIMEN	20	REMOVE	151	POPLAR	NON-SPECIMEN	21	REMOVE	281	POPLAR	NON-SPECIMEN	18	REMOVE	411	EASTERN RED CEDAR	SPECIMEN	17.5	REMOVE	541	SWEET GUM	NON-SPECIMEN	19	SAVE	671	POPLAR	SPECIMEN	29.5	REMOVE	801	POPLAR	NON-SPECIMEN	23	REMOVE
22	SWEET GUM	NON-SPECIMEN	22	REMOVE	152	POPLAR	NON-SPECIMEN	20	REMOVE	282	SWEET GUM	NON-SPECIMEN	19	SAVE	412	POPLAR	NON-SPECIMEN	23.5	REMOVE	542	SWEET GUM	NON-SPECIMEN	22.5	SAVE	672	POPLAR	NON-SPECIMEN	22.5	REMOVE	802	SWEET GUM	NON-SPECIMEN	23.5	REMOVE
23	POPLAR	SPECIMEN	16	REMOVE	153	POPLAR	SPECIMEN	24	REMOVE	283	POPLAR	NON-SPECIMEN	22.5	SAVE	413	POPLAR	SPECIMEN	25	REMOVE	543	SWEET GUM	SPECIMEN	33	SAVE	673	POPLAR	NON-SPECIMEN	26	REMOVE	803	POPLAR	NON-SPECIMEN	21	REMOVE
24	SWEET GUM	NON-SPECIMEN	20	REMOVE	154	RED CEDAR	SPECIMEN	12	REMOVE	284	POPLAR	NON-SPECIMEN	19	SAVE	414	EASTERN RED CEDAR	SPECIMEN	13	REMOVE	544	WILLOW OAK	NON-SPECIMEN	20.5	SAVE	674	SOUTHERN RED OAK	NON-SPECIMEN	21	REMOVE	804	SOUTHERN RED	SPECIMEN	27	REMOVE
25	SWEET GUM	SPECIMEN	28	REMOVE	155	WHITE OAK	SPECIMEN	29	REMOVE	285	POPLAR	NON-SPECIMEN	19.5	REMOVE	415	EASTERN RED CEDAR	SPECIMEN	16	SAVE	545	SWEET GUM	NON-SPECIMEN	20.5	SAVE	675	POPLAR	NON-SPECIMEN	18	REMOVE	805	SWEET GUM	NON-SPECIMEN	18.5	REMOVE
26	POPLAR	NON-SPECIMEN	22	REMOVE	156	POPLAR	NON-SPECIMEN	21.5	REMOVE	286	SWEET GUM	SPECIMEN	25.5	REMOVE	416	WILLOW OAK	NON-SPECIMEN	20	REMOVE	546	SWEET GUM	NON-SPECIMEN	20.5	SAVE	676	SWEET GUM	NON-SPECIMEN	18	REMOVE	806	SWEET GUM	NON-SPECIMEN	21.5	REMOVE
27	RED BUD	SPECIMEN	13.5	REMOVE	157	POPLAR	NON-SPECIMEN	21.5	REMOVE	287	POST OAK	NON-SPECIMEN	25.5	REMOVE	417	POPLAR	NON-SPECIMEN	19	REMOVE	547	SWEET GUM	SPECIMEN	26.5	SAVE	677	POPLAR	SPECIMEN	26	REMOVE	807	HOPHORNBEAM	NON-SPECIMEN	19	REMOVE
28	POPLAR	NON-SPECIMEN	23	REMOVE	158	POPLAR	NON-SPECIMEN	21.5	REMOVE	288	RED OAK	SPECIMEN	32	REMOVE	418	WHITE OAK	NON-SPECIMEN	20	REMOVE	548	SWEET GUM	SPECIMEN	27	SAVE	678	POST OAK	NON-SPECIMEN	18	REMOVE	808	SWEET GUM	NON-SPECIMEN	18	REMOVE
29	BLACK WALNUT	NON-SPECIMEN	20	REMOVE	159	WHITE OAK	SPECIMEN	25	REMOVE	289	POPLAR	NON-SPECIMEN	23.5	REMOVE	419	RED OAK	NON-SPECIMEN	18	SAVE	549	POPLAR	NON-SPECIMEN	19.5	SAVE	679	SWEET GUM	NON-SPECIMEN	22	REMOVE	809	SWEET GUM	SPECIMEN	25	REMOVE
30	BLACK WALNUT	SPECIMEN	26	REMOVE	160	WILLOW OAK	SPECIMEN	27	REMOVE	290	POST OAK	NON-SPECIMEN	23	REMOVE	420	SWEET GUM	NON-SPECIMEN	18	REMOVE	550	SWEET GUM	NON-SPECIMEN	22	SAVE	680	NORTHERN RED OAK	SPECIMEN	28	SAVE	810	SWEET GUM	NON-SPECIMEN	18.5	REMOVE
31	BLACK WALNUT	SPECIMEN	37	REMOVE	161	POPLAR	NON-SPECIMEN	20	REMOVE	291	POPLAR	NON-SPECIMEN	21.5	SAVE	421	SOUTHERN RED	SPECIMEN	26	SAVE	551	SWEET GUM	NON-SPECIMEN	22	SAVE	681	POPLAR	NON-SPECIMEN	21	SAVE	811	SWEET GUM	NON-SPECIMEN	23.5	REMOVE
32	SWEET GUM	SPECIMEN	28	REMOVE	162	POPLAR	SPECIMEN	27	REMOVE	292	POPLAR	NON-SPECIMEN	18	SAVE	422	SWEET GUM	NON-SPECIMEN	21.6	SAVE	552	POPLAR	SPECIMEN	29.5	SAVE	682	SWEET GUM	NON-SPECIMEN	18	SAVE	812	SWEET GUM	SPECIMEN	24.5	REMOVE
33	WHITE OAK	SPECIMEN	44	REMOVE	163	POPLAR	SPECIMEN	33.5	REMOVE	293	SWEET GUM	NON-SPECIMEN	20	SAVE	423	SWEET GUM	NON-SPECIMEN	21.5	SAVE	553	AMERICAN ELM	NON-SPECIMEN	13	SAVE	683	RED MAPLE	NON-SPECIMEN	20	SAVE	813	POPLAR	NON-SPECIMEN	21.5	REMOVE
34	BLACK WALNUT	SPECIMEN	28	REMOVE	164	POPLAR	NON-SPECIMEN	18.5	REMOVE	294	SWEET GUM	NON-SPECIMEN	22	SAVE	424	WHITE OAK	NON-SPECIMEN	19.5	SAVE	554	POPLAR	NON-SPECIMEN	19	REMOVE	684	SWEET GUM	NON-SPECIMEN	18	REMOVE	814	POPLAR	NON-SPECIMEN	23.5	REMOVE
35	BLACK WALNUT	HERITAGE	58.5	REMOVE	165	POPLAR	NON-SPECIMEN	19	REMOVE	295	SWEET GUM	NON-SPECIMEN	18	REMOVE	425	POPLAR	NON-SPECIMEN	22	REMOVE	555	WILLOW OAK	NON-SPECIMEN	22	REMOVE	685	POPLAR	SPECIMEN	26	REMOVE	815	POPLAR	NON-SPECIMEN	21	REMOVE
36	RED CEDAR	SPECIMEN	29	REMOVE	166	HONEY LOCUST	NON-SPECIMEN	18.5	REMOVE	296	POPLAR	NON-SPECIMEN	19	SAVE	426	POPLAR	NON-SPECIMEN	19	REMOVE	556	SOUTHERN RED OAK	SPECIMEN	29.5	REMOVE	686	POPLAR	SPECIMEN	24	REMOVE	816	WILLOW OAK	SPECIMEN	30	REMOVE
37	BLACK WALNUT	SPECIMEN	67	REMOVE	167	POPLAR	SPECIMEN	37	REMOVE	297	POPLAR	NON-SPECIMEN	22	REMOVE	427	POPLAR	NON-SPECIMEN	20	REMOVE	557	SOUTHERN RED OAK	NON-SPECIMEN	19	SAVE	687	POPLAR	NON-SPECIMEN	18	SAVE	817	SWEET GUM	SPECIMEN	24	REMOVE
38	HACKBERRY	NON-SPECIMEN	18	REMOVE	168	WILLOW OAK	SPECIMEN	38.5	REMOVE	298	RED MAPLE	NON-SPECIMEN	19	REMOVE	428	POPLAR	NON-SPECIMEN	18.5	REMOVE	558	WILLOW OAK	SPECIMEN	27.5	REMOVE	688	BLACK GUM	NON-SPECIMEN	22	SAVE	818	SWEET GUM	SPECIMEN	26.5	REMOVE
39	HACKBERRY	NON-SPECIMEN	19	REMOVE	169	BLACK GUM	NON-SPECIMEN	22	REMOVE	299	SWEET GUM	NON-SPECIMEN	20	REMOVE	429	RED OAK	NON-SPECIMEN	18.5	SAVE	559	RED OAK	SPECIMEN	26	REMOVE	689	POPLAR	SPECIMEN	27	SAVE	819	BLACK WALNUT	NON-SPECIMEN	19	REMOVE
40	DOGWOOD	SPECIMEN	12	REMOVE	170	POPLAR	NON-SPECIMEN	18.5	REMOVE	300	SWEET GUM	SPECIMEN	24	REMOVE	430	WHITE OAK	NON-SPECIMEN	18	SAVE	560	SWEET GUM	SPECIMEN	25	SAVE	690	SWEET GUM	NON-SPECIMEN	20.5	SAVE	820	POPLAR	NON-SPECIMEN	19	REMOVE
41	EASTERN RED CEDAR	SPECIMEN	28	REMOVE	171	RED CEDAR	SPECIMEN	12	REMOVE	301	RED MAPLE	NON-SPECIMEN	21	SAVE	431	RED OAK	SPECIMEN	33	SAVE	561	SWEET GUM	SPECIMEN	27	SAVE	691	POPLAR	SPECIMEN	26	SAVE	821	HOPHORNBEAM	SPECIMEN	18	REMOVE
42	PECAN	SPECIMEN	44.5	REMOVE	172	RED CEDAR	SPECIMEN	17	REMOVE	302	GREEN ASH	NON-SPECIMEN	18	REMOVE	432	RED OAK	SPECIMEN	24	SAVE	562	WILLOW OAK	NON-SPECIMEN	21	REMOVE	692	POPLAR	NON-SPECIMEN	19	REMOVE	822	POPLAR	NON-SPECIMEN	20	REMOVE
43	NORWAY SPRUCE	NON-SPECIMEN	18	REMOVE	173	RED CEDAR	SPECIMEN	15	REMOVE	303	GREEN ASH	SPECIMEN	26	REMOVE	433	WILLOW OAK	NON-SPECIMEN	18.5	REMOVE	563	WILLOW OAK	SPECIMEN	27	REMOVE	693	BEECH	NON-SPECIMEN	18	REMOVE	823	SWEET GUM	NON-SPECIMEN	19	REMOVE
44	BLACK WALNUT	NON-SPECIMEN	16	REMOVE	174	RED CEDAR	SPECIMEN	15	REMOVE	304	RED MAPLE	NON-SPECIMEN	20	REMOVE	434	SOUTHERN RED OAK	SPECIMEN	51	SAVE	564	SWEET GUM	NON-SPECIMEN	18	REMOVE	694	POPLAR	SPECIMEN	28	SAVE	824	WILLOW OAK	SPECIMEN	33	REMOVE
45	BOX ELDER	NON-SPECIMEN	19.5	REMOVE	175	RED CEDAR	SPECIMEN	14	REMOVE	305	POPLAR	NON-SPECIMEN	21	REMOVE	435	WILLOW OAK	SPECIMEN	27	SAVE	565	ELM	NON-SPECIMEN	15	REMOVE	695	POPLAR	SPECIMEN	37	SAVE	825	WILLOW OAK	SPECIMEN	48	REMOVE
46	AMERICAN ELM	NON-SPECIMEN	17	REMOVE	176	RED CEDAR	SPECIMEN	20	REMOVE	306	SWEET GUM	NON-SPECIMEN	22	REMOVE	436	SOUTHERN RED OAK	NON-SPECIMEN	18	REMOVE	566	SWEET GUM	NON-SPECIMEN	20	REMOVE	696	POPLAR	NON-SPECIMEN	18.5	REMOVE	826	WILLOW OAK	SPECIMEN	26	REMOVE
47	BLACK WALNUT	SPECIMEN	27	REMOVE	177	RED CEDAR	SPECIMEN	15	REMOVE	307	SYCAMORE	NON-SPECIMEN	18	REMOVE	437	POPLAR	NON-SPECIMEN	23	REMOVE	567	HACKBERRY	NON-SPECIMEN	13	SAVE	697	POPLAR	NON-SPECIMEN	21.5	SAVE	827	WILLOW OAK	SPECIMEN	58	SAVE
48	BLACK WALNUT	NON-SPECIMEN	13	REMOVE	178	RED CEDAR	SPECIMEN	16	REMOVE	308	RED OAK	SPECIMEN	26	REMOVE	438	EASTERN RED CEDAR	SPECIMEN	12	REMOVE	568	POPLAR	NON-SPECIMEN	18	SAVE	698	POPLAR	NON-SPECIMEN	18.5	REMOVE	828	POPLAR	NON-SPECIMEN	20	REMOVE
49	POPLAR	SPECIMEN	27.5	REMOVE	179	RED CEDAR	SPECIMEN	14	REMOVE	309	RED OAK	SPECIMEN	33	REMOVE	439	EASTERN RED CEDAR	SPECIMEN	12	REMOVE	569	SWEET GUM	NON-SPECIMEN	22	SAVE	699	POPLAR	SPECIMEN	25	SAVE	829	SWEET GUM	NON-SPECIMEN	20	REMOVE
50	BLACK WALNUT	NON-SPECIMEN	22	REMOVE	180	GREEN ASH	NON-SPECIMEN	20	REMOVE	310	RED MAPLE	NON-SPECIMEN	21.5	SAVE	440	WILLOW OAK	SPECIMEN	24	SAVE	570	SWEET GUM	SPECIMEN	29	SAVE	700	POPLAR	NON-SPECIMEN	23	REMOVE	830	SWEET GUM	NON-SPECIMEN	19	REMOVE
51	MULBERRY	SPECIMEN	29	REMOVE	181	EASTERN RED CEDAR	SPECIMEN	17.5	REMOVE	311	RED MAPLE	NON-SPECIMEN	22.5	SAVE	441	SYCAMORE	NON-SPECIMEN	22.5	SAVE	571	EASTERN RED CEDAR	SPECIMEN	14.5	SAVE	701	SWEET GUM	NON-SPECIMEN	21	SAVE	831	HOPHORNBEAM	SPECIMEN	17	REMOVE
52	WHITE OAK	SPECIMEN	45	REMOVE	182	HOPHORNBEAM	NON-SPECIMEN	9.5	REMOVE	312	POPLAR	SPECIMEN	28.5	SAVE	442	SOUTHERN RED OAK	NON-SPECIMEN	23	REMOVE	572	GREEN ASH	NON-SPECIMEN	19.5	SAVE	702	SWEET GUM	SPECIMEN	24	SAVE	832	EASTERN RED CEDAR	SPECIMEN	19.5	REMOVE
53	BLACK WALNUT	NON-SPECIMEN	18	REMOVE	183	EASTERN RED CEDAR	SPECIMEN	14.5	REMOVE	313	SWEET GUM	NON-SPECIMEN	18	SAVE	443	SOUTHERN RED OAK	NON-SPECIMEN	18.5	REMOVE	573	BOX ELDER	NON-SPECIMEN	15.5	SAVE	703	POPLAR	SPECIMEN	28	SAVE	833	RED MAPLE	NON-SPECIMEN	19	REMOVE
54	RED CEDAR	SPECIMEN	17	REMOVE	184	POPLAR	SPECIMEN	24	REMOVE	314	RED MAPLE	NON-SPECIMEN	18	REMOVE	444	POPLAR	NON-SPECIMEN	19.5	REMOVE	574	BOX ELDER	NON-SPECIMEN	13	SAVE	704	POPLAR	SPECIMEN	30	SAVE	834	RED MAPLE	NON-SPECIMEN	21	REMOVE
55	SWEET GUM	NON-SPECIMEN	23	REMOVE	185	EASTERN RED CEDAR	SPECIMEN	17.5	REMOVE	315	EASTERN RED CEDAR	SPECIMEN	19.5	SAVE	445	SWEET GUM	NON-SPECIMEN	19	REMOVE	575	WILLOW OAK	NON-SPECIMEN	20	SAVE	705	SWEET GUM	NON-SPECIMEN	18	SAVE	835	RED MAPLE	NON-SPECIMEN	21	REMOVE
56	POPLAR	SPECIMEN	33	REMOVE	186	EASTERN RED CEDAR	SPECIMEN	16	REMOVE	316	POPLAR	NON-SPECIMEN	19.5	REMOVE	446	NORTHERN RED OAK	SPECIMEN	26.5	REMOVE	576	WILLOW OAK	SPECIMEN	27	SAVE	706	BEECH	NON-SPECIMEN	18	SAVE	836	AMERICAN ELM	NON-SPECIMEN	20	REMOVE
57	POPLAR	SPECIMEN	24	REMOVE	187	SWEET GUM	NON-SPECIMEN	19	SAVE	317	SWEET GUM	SPECIMEN	25.5	REMOVE	447	WHITE OAK	SPECIMEN	34	REMOVE	577	SYCAMORE	NON-SPECIMEN	19	SAVE	707	WHITE OAK	SPECIMEN	30.5	SAVE	837	WILLOW OAK	SPECIMEN	34	REMOVE
58	POPLAR	SPECIMEN	26	REMOVE	188	WHITE OAK	SPECIMEN	29	SAVE	318	EASTERN RED CEDAR	SPECIMEN	17	REMOVE	448	WILLOW OAK	NON-SPECIMEN	18.5	REMOVE	578	SWEET GUM	NON-SPECIMEN	23.5	SAVE	708	WHITE OAK	SPECIMEN	27.5	SAVE	838	AMERICAN ELM	NON-SPECIMEN	20.5	REMOVE
59	HOPHORNBEAM	SPECIMEN	12	REMOVE	189	HOPHORNBEAM	SPECIMEN	13	REMOVE	319	EASTERN RED CEDAR	SPECIMEN	13.5	REMOVE	449	WILLOW OAK	SPECIMEN	29	REMOVE	579	SYCAMORE	SPECIMEN	46.5	SAVE	709	NORTHERN RED OAK	SPECIMEN	29.5	SAVE	839	EASTERN RED CEDAR	SPECIMEN	15	REMOVE
60	SWEET GUM	NON-SPECIMEN	20	REMOVE	190	POST OAK	SPECIMEN	26.5	REMOVE	320	RED MAPLE	NON-SPECIMEN	23	REMOVE	450	WILLOW OAK	NON-SPECIMEN	22	REMOVE	580	WILLOW OAK	SPECIMEN	29	SAVE	710	WHITE OAK	SPECIMEN	43	SAVE	840	RED CEDAR	SPECIMEN	14	REMOVE
61	RED OAK	NON-SPECIMEN	18.5	REMOVE	191	RED OAK	NON-SPECIMEN	18.5	REMOVE	321	RED MAPLE	SPECIMEN	24.5	REMOVE	451	RED CEDAR	SPECIMEN	14	SAVE	581	SWEET GUM	SPECIMEN	29	SAVE	711	WHITE OAK	SPECIMEN	34	SAVE	841	SWEET GUM	NON-SPECIMEN	18	REMOVE
62	POPLAR	NON-SPECIMEN	19	REMOVE	192	RED OAK	SPECIMEN	26.5	REMOVE	322	POPLAR	SPECIMEN	27	REMOVE	452	WILLOW OAK	NON-SPECIMEN	23	REMOVE	582	WILLOW OAK	SPECIMEN	24	SAVE	712	WHITE OAK	SPECIMEN	26.5	SAVE	842	POPLAR	NON-SPECIMEN	21	REMOVE
63	HOPHORNBEAM	SPECIMEN	14	REMOVE	193	SWEET GUM	NON-SPECIMEN	20.5	REMOVE	323	SWEET GUM	NON-SPECIMEN	18.5	REMOVE	453	POPLAR	SPECIMEN	38.5	SAVE	583	SWEET GUM	NON-SPECIMEN	22	REMOVE	713	WHITE OAK	NON-SPECIMEN	19.5	REMOVE	843	EASTERN RED CEDAR	SPECIMEN	15	REMOVE
64	POPLAR	NON-SPECIMEN	18	REMOVE	194	EASTERN RED CEDAR	SPECIMEN	16	REMOVE	324	MOCKERNUT HICKORY	NON-SPECIMEN	21	REMOVE	454	AMERICAN ELM	NON-SPECIMEN	12	REMOVE	584	WILLOW OAK	SPECIMEN	29.5	SAVE	714	SOUTHERN RED OAK	NON-SPECIMEN	20.5	REMOVE	844	RED CEDAR	SPECIMEN	16	REMOVE
65	WILLOW OAK	SPECIMEN	31.5	REMOVE	195	LOBLOLLY	SPECIMEN	24.5	REMOVE	325	RED OAK	SPECIMEN	30	REMOVE	455	AMERICAN ELM	SPECIMEN	13	SAVE	585	WILLOW OAK	SPECIMEN	24	SAVE	715	RED OAK	NON-SPECIMEN	24	REMOVE	845	AMERICAN ELM	NON-SPECIMEN	18	REMOVE
66	HOPHORNBEAM	SPECIMEN	13	REMOVE	196	RED OAK	NON-SPECIMEN	19.5	REMOVE	326	GREEN ASH	NON-SPECIMEN	19	REMOVE	456	WILLOW OAK	NON-SPECIMEN	23.5	SAVE	586	ELM	SPECIMEN	24	SAVE	716	RED OAK	SPECIMEN	34	SAVE	846	BLACK GUM	NON-SPECIMEN	13.5	REMOVE
67	POPLAR	SPECIMEN	24	REMOVE	197	POST OAK	NON-SPECIMEN	18	REMOVE	327	RED CEDAR	SPECIMEN	16	REMOVE	457	WILLOW OAK	NON-SPECIMEN	22.5	SAVE	587	SOUTHERN RED OAK	NON-SPECIMEN	20	SAVE	717	POPLAR	SPECIMEN	24	REMOVE	847	EASTERN RED CEDAR	SPECIMEN	12	REMOVE
68	RED CEDAR	SPECIMEN	13	REMOVE	198	WHITE OAK	SPECIMEN	26	REMOVE	328	RED CEDAR	SPECIMEN	16	SAVE	458	SWEET GUM	NON-SPECIMEN	19.5	SAVE	588	WILLOW OAK	NON-SPECIMEN	18	SAVE	718	POPLAR	SPECIMEN	40	REMOVE	848	POPLAR	SPECIMEN	24	REMOVE
69	SYCAMORE	NON-SPECIMEN	23.5	REMOVE	199	WHITE OAK	SPECIMEN	28	REMOVE	329	RED CEDAR	SPECIMEN	14	SAVE	459	WILLOW OAK	NON-SPECIMEN	19	REMOVE	589	WHITE OAK	NON-SPECIMEN	19	SAVE	719	RED OAK	NON-SPECIMEN	23.5	REMOVE	849	RED MAPLE	NON-SPECIMEN	19	REMOVE
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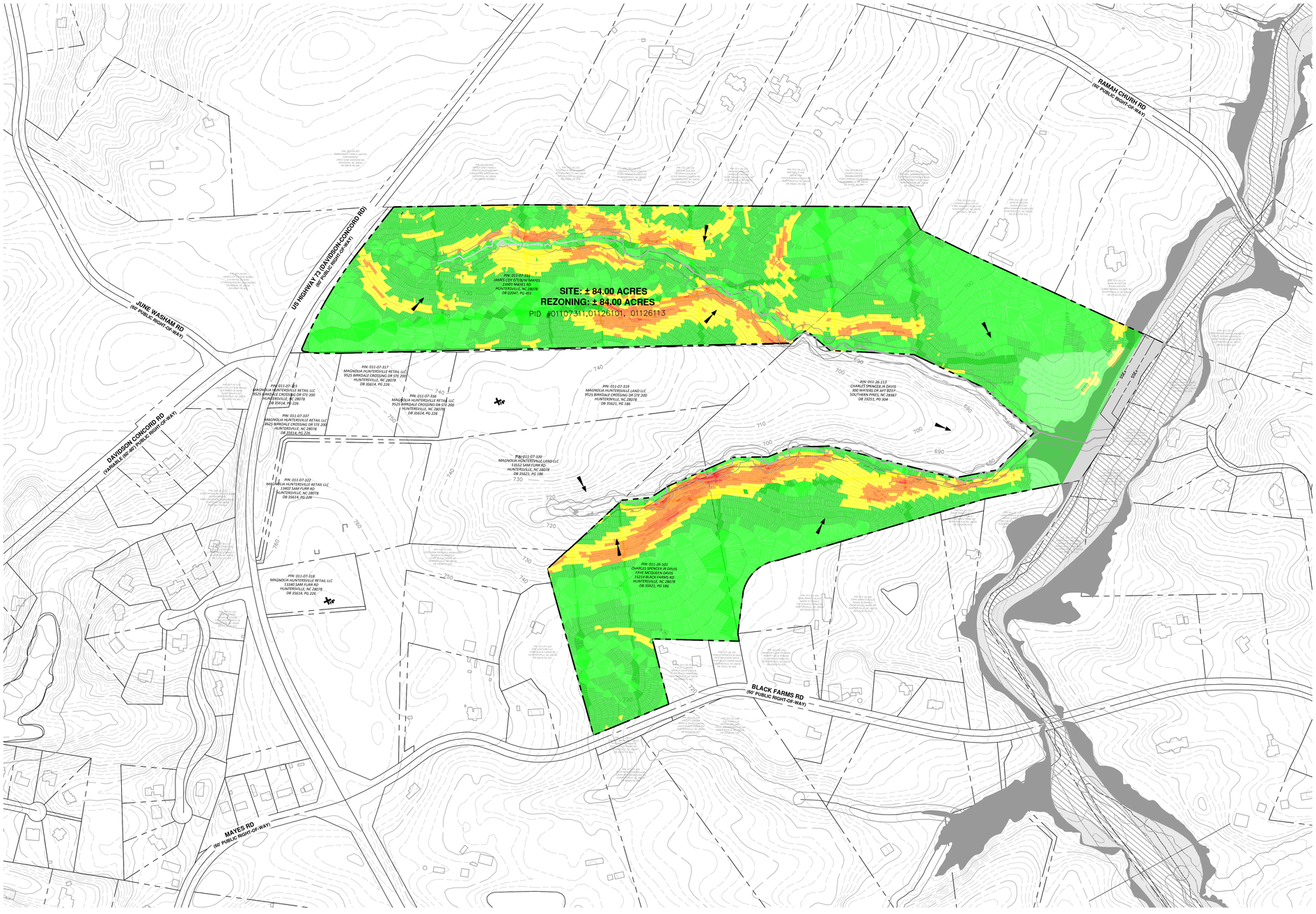

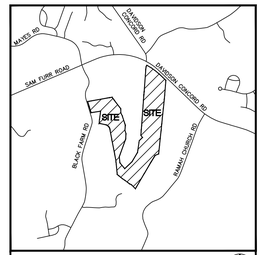

VICINITY MAP N.T.S.

SURVEY DISCLAIMER

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LEGEND

SYMBOL

- SLOPES LESS 0%-10% - 64.50 AC
- SLOPES BETWEEN 10%-15% - 13.06 AC
- SLOPES BETWEEN 15%-25% - 6.21 AC
- SLOPES ABOVE 25% - 0.1 AC
- LOCAL HIGH POINTS
- FLOW DIRECTION
- ZONING BOUNDARY

PROJECT NAME:	NORTH CREEK MIXED-USE REZONING
PARCEL NUMBER:	01107311, 01126101, 01126113
SITE ACREAGE:	± 84.00 ACRES (GIS)
REZONING ACREAGE:	± 84.00 ACRES
PRINCIPAL USES:	COMMERCIAL MULTI-FAMILY RESIDENTIAL SINGLE FAMILY ATTACHED SINGLE FAMILY DETACHED
EXISTING ZONING DISTRICT:	HC (CD), R
PROPOSED ZONING DISTRICT:	HC (CD), TND-U (CD)

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MAGNOLIA DEVELOPMENT CO. LLC

4040 ED DRIVE, SUITE 201
RALEIGH, NC 27612

NORTH CREEK VILLAGE MIXED-USE REZONING/ SKETCH PLAN

17705 DAVIDSON-CONCORD ROAD
HUNTERSVILLE, NC 28078

SLOPE ANALYSIS PLAN

Project No.
4661.04

Issued
03/18/21

Revised
07/23/21 - TOWN COMMENTS

PRELIMINARY NOT FOR CONSTRUCTION

07/23/21

SCALE: 1"=200'
0 100' 200' 400'

SP-104

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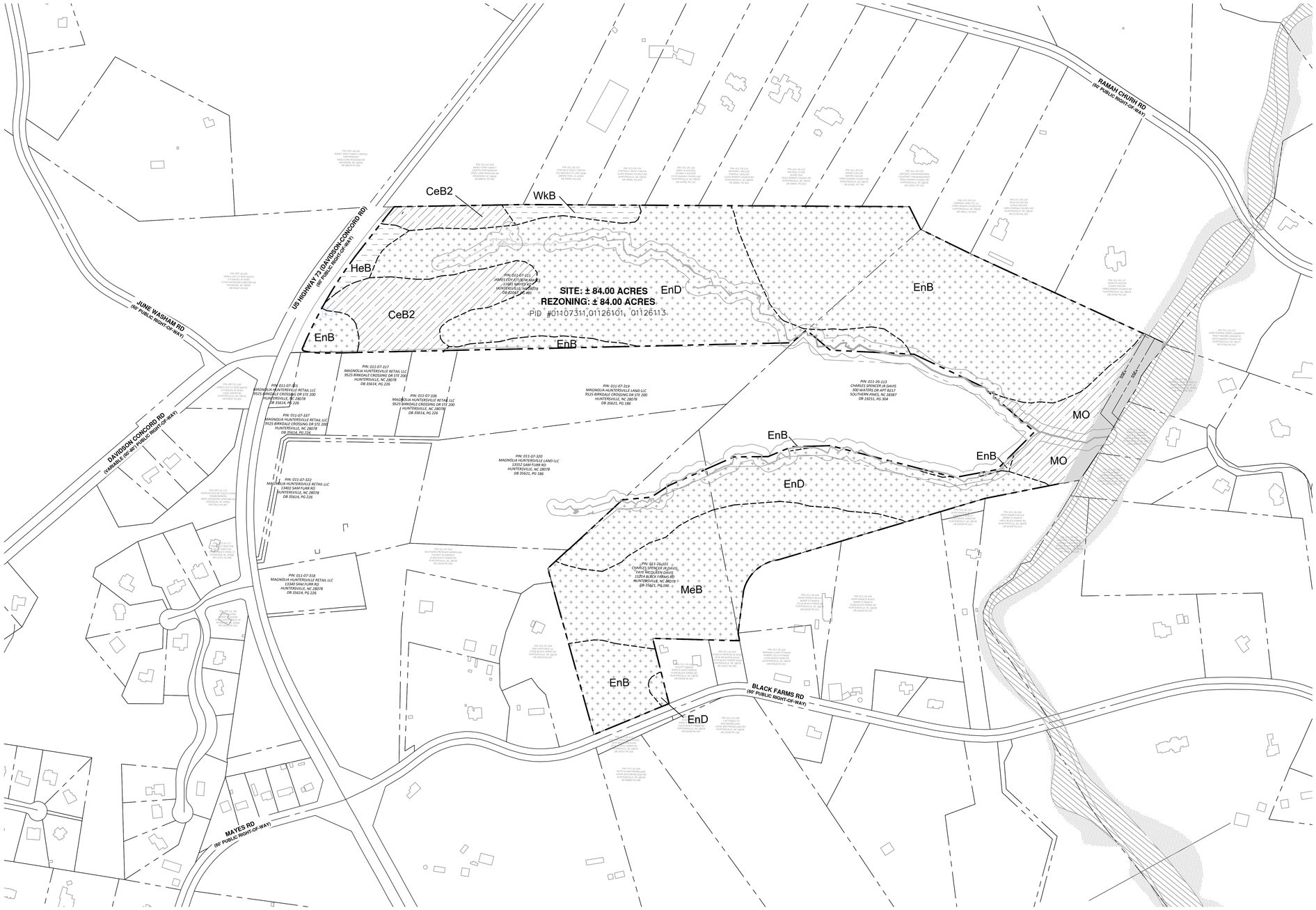
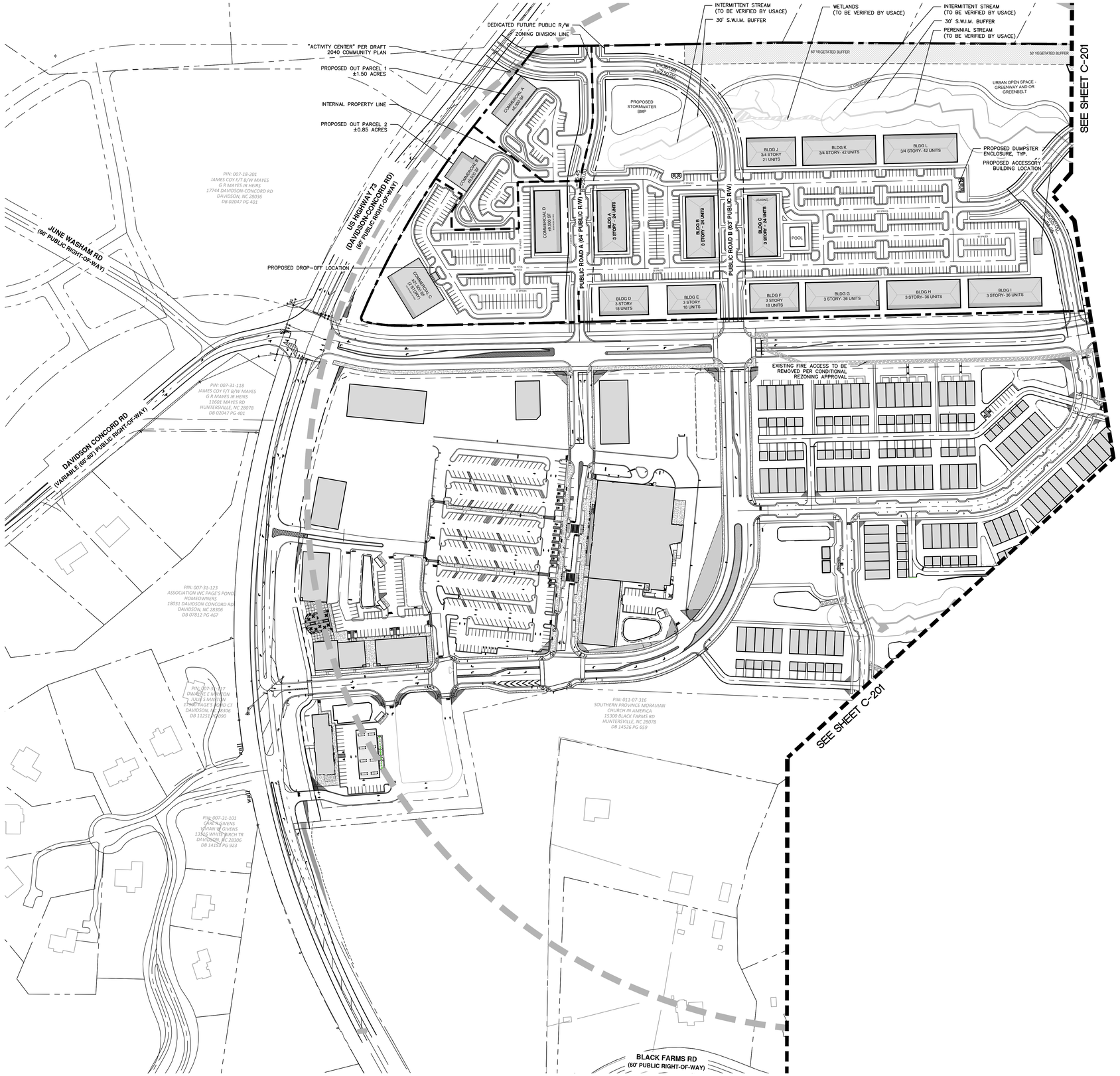
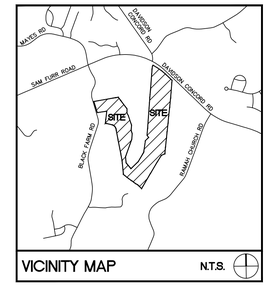

CeB2
WkB
HeB
EnB
EnD
MO
MeB
SITE: ± 84.00 ACRES
REZONING: ± 84.00 ACRES.
PID #01107311, 01126101, 01126113
US HIGHWAY 73 (DAVIDSON-CONCORD RD)
(80' PUBLIC RIGHT-OF-WAY)
JUNE WASHAM RD
(60' PUBLIC RIGHT-OF-WAY)
DAVIDSON CONCORD RD
(VARIABLE (80'-90') PUBLIC RIGHT-OF-WAY)
RAMAH CHURH RD
(80' PUBLIC RIGHT-OF-WAY)
BLACK FARMS RD
(60' PUBLIC RIGHT-OF-WAY)
MAYES RD
(60' PUBLIC RIGHT-OF-WAY)
PIN: 011-07-318
MAGNOLIA HUNTERSVILLE RETAIL LLC
13340 SAM FURR RD
HUNTERSVILLE, NC 28078
DB 35614, PG 226
PIN: 011-07-260
MAGNOLIA HUNTERSVILLE RETAIL LLC
13352 SAM FURR RD
HUNTERSVILLE, NC 28078
DB 35614, PG 226
PIN: 011-07-322
MAGNOLIA HUNTERSVILLE RETAIL LLC
13352 SAM FURR RD
HUNTERSVILLE, NC 28078
DB 35614, PG 226
PIN: 011-07-317
MAGNOLIA HUNTERSVILLE RETAIL LLC
9525 BIRKDALE CROSSING DR STE 200
HUNTERSVILLE, NC 28078
DB 35614, PG 226
PIN: 011-07-336
MAGNOLIA HUNTERSVILLE RETAIL LLC
9525 BIRKDALE CROSSING DR STE 200
HUNTERSVILLE, NC 28078
DB 35614, PG 226
PIN: 011-07-337
MAGNOLIA HUNTERSVILLE RETAIL LLC
9525 BIRKDALE CROSSING DR STE 200
HUNTERSVILLE, NC 28078
DB 35614, PG 226
PIN: 011-07-319
MAGNOLIA HUNTERSVILLE LAND LLC
9525 BIRKDALE CROSSING DR STE 200
HUNTERSVILLE, NC 28078
DB 35621, PG 186
PIN: 011-07-320
MAGNOLIA HUNTERSVILLE LAND LLC
13352 SAM FURR RD
HUNTERSVILLE, NC 28078
DB 35621, PG 186
PIN: 011-26-111
CHARLES SPENCER JR DAVIS
900 WATERS DR APT 9217
SOUTHERN PINES, NC 28387
DB 19251, PG 304
PIN: 011-26-101
CHARLES SPENCER JR DAVIS,
FAYE MCQUEEN DAVIS
13254 BLACK FARMS RD
HUNTERSVILLE, NC 28078
DB 35621, PG186
PIN: 011-26-113
CHARLES SPENCER JR DAVIS
900 WATERS DR APT 9217
SOUTHERN PINES, NC 28387
DB 19251, PG 304
PIN: 011-07-318





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LEGEND

SYMBOL

- CONCEPTUAL BUILDING FOOTPRINTS
- FRONT OF BUILDING
- 60' SINGLE FAMILY ATTACHED LOT
- 50' SINGLE FAMILY DETACHED LOT
- 60' SINGLE FAMILY DETACHED LOT
- "ACTIVITY CENTER" PER DRAFT 2040 COMMUNITY PLAN
- ZONING BOUNDARY
- PROPOSED INTERNAL PROPERTY LINE
- POTENTIAL SIGN LOCATION
- PROPOSED SIDEWALK
- PROPOSED GREENWAY

PROJECT NAME:	NORTH CREEK MIXED-USE REZONING
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PRINCIPAL USES:	COMMERCIAL MULTI-FAMILY RESIDENTIAL SINGLE FAMILY ATTACHED SINGLE FAMILY DETACHED
EXISTING ZONING DISTRICT:	HC (CD), R
PROPOSED ZONING DISTRICT:	HC (CD), TND-U (CD)

NOTES:

SEE SHEET SP-202 FOR STREET SECTIONS

SEE SHEET SP-203 FOR DEVELOPMENT STANDARDS

SEE SHEET SP-204 FOR ZONING EXHIBIT

FIRES HYDRANTS WILL BE LOCATED WITHIN 750' OF MOST REMOTE POINT OF ANY STRUCTURE FOR (NFPA13R) OR 200' FOR (NFPA14). SPECIFIC LOCATIONS WILL BE DETERMINED DURING CONSTRUCTIONS DOCUMENTATION.

ALL ROUTES THE FIRE APPARATUS WILL TRAVEL WILL BE DESIGNED TO SUPPORT LOADS OF 80,000 POUNDS.

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MAGNOLIA DEVELOPMENT CO. LLC

4040 ED DRIVE, SUITE 201
RALEIGH, NC 27612

NORTH CREEK VILLAGE MIXED-USE REZONING/ SKETCH PLAN

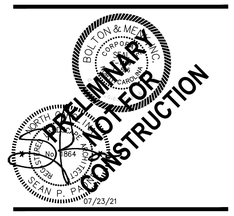
17705 DAVIDSON-CONCORD ROAD
HUNTERSVILLE, NC 28078

SKETCH PLAN

Project No.
4661.04

Issued
03/18/21

Revised
07/23/21 – TOWN COMMENTS



SCALE: 1"=100'
0 50' 100' 200'

N

SP-200

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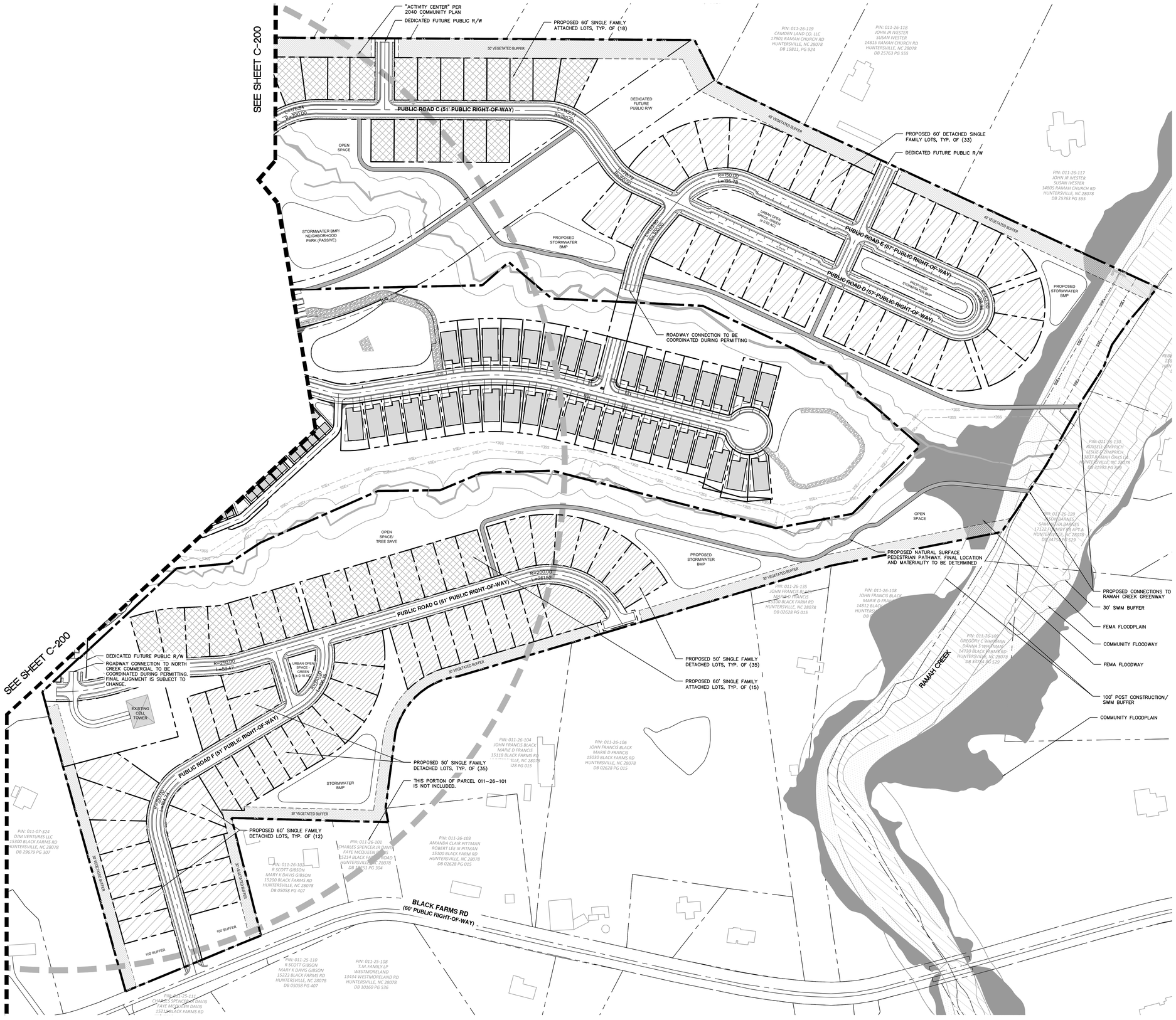

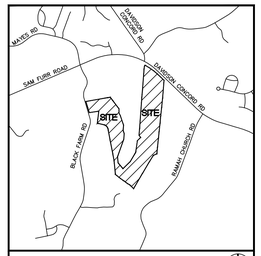

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LEGEND

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PROPOSED ZONING DISTRICT:	HC (CD), TND-U (CD)

NOTES:

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SEE SHEET SP-203 FOR DEVELOPMENT STANDARDS

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MAGNOLIA DEVELOPMENT CO. LLC

4040 ED DRIVE, SUITE 201
RALEIGH, NC 27612

NORTH CREEK VILLAGE MIXED-USE REZONING/ SKETCH PLAN

17705 DAVIDSON-CONCORD ROAD
HUNTERSVILLE, NC 28078

SKETCH PLAN

Project No.
4661.04

Issued
03/18/21

Revised
07/23/21 – TOWN COMMENTS

BOLTON & MENK, INC. CHARLOTTE, NORTH CAROLINA SEAL 034864 ENGINEER SEAN P. PARKER
PRELIMINARY NOT FOR CONSTRUCTION
07/23/21

SCALE: 1"=100'
0 50' 100' 200'

SP-201

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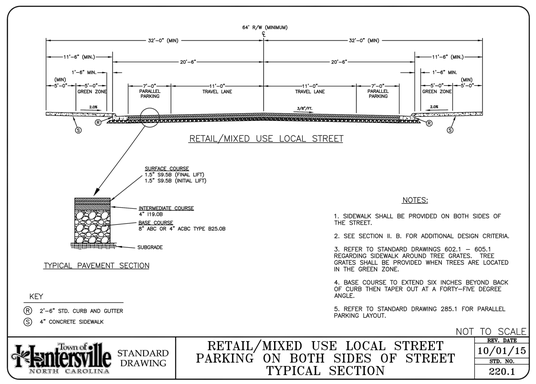
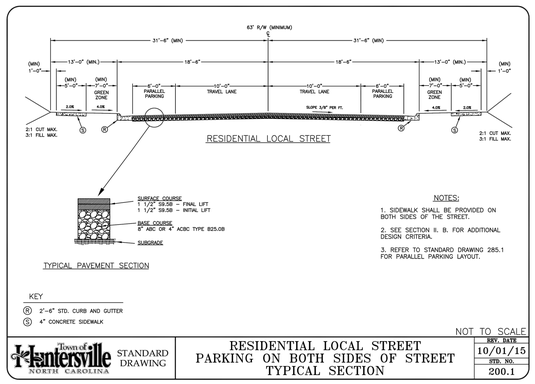


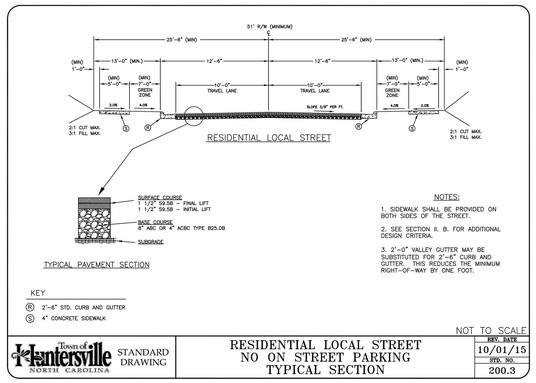
STREET TYPE 1

TYPICAL OF PUBLIC ROAD A



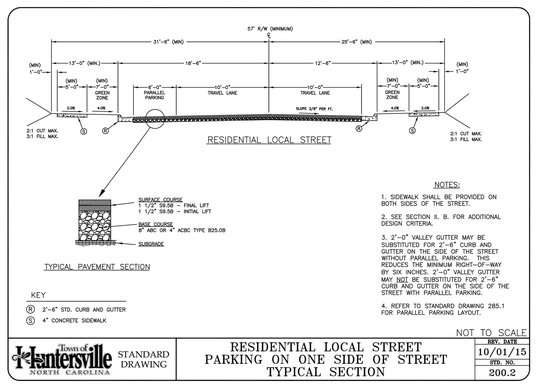
STREET TYPE 2

TYPICAL OF PUBLIC ROAD B



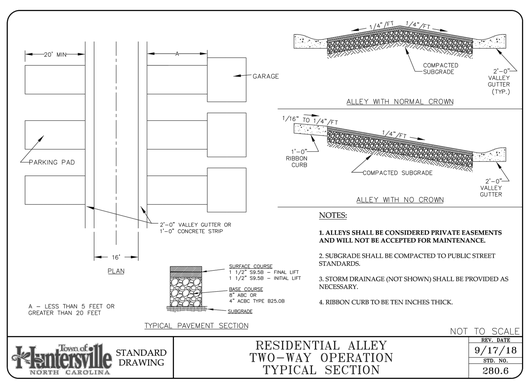
STREET TYPE 3

TYPICAL OF PUBLIC ROADS: C, F + G



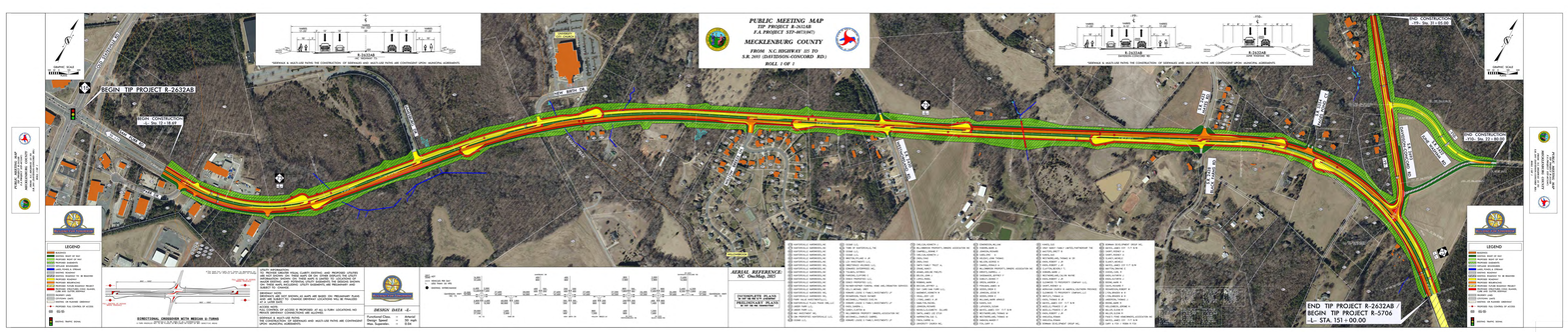
STREET TYPE 4

TYPICAL OF PUBLIC ROADS: D + E



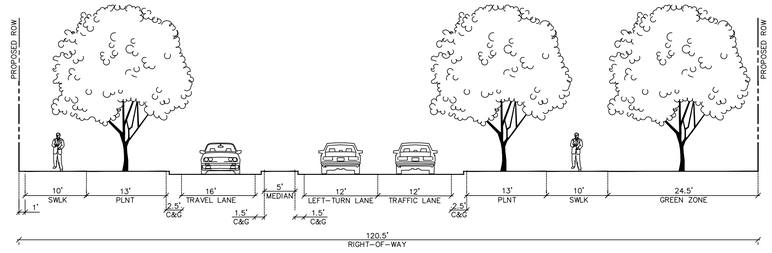
STREET TYPE 5

TYPICAL OF ALLEYS



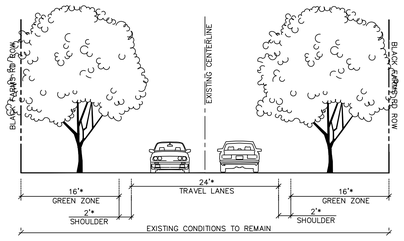
PROPOSED NC 73
(DAVIDSON-CONCORD ROAD)
NCDOT CROSS-SECTION

PROSPERITY CHURCH ROAD
(120.5' PUBLIC ROW)*

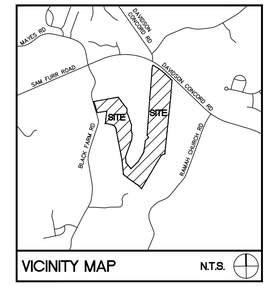


*REFERENCE NORTH CREEK COMMERCIAL (EPM #414451) AND NORTH CREEK PHASE 2 RESIDENTIAL.

BLACK FARMS ROAD
(60' PUBLIC ROW)



*EXISTING CONDITIONS ARE APPROXIMATE.



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NORTH CREEK VILLAGE MIXED-USE REZONING/ SKETCH PLAN

17705 DAVIDSON-CONCORD ROAD
HUNTERSVILLE, NC 28078

STREET SECTIONS

Project No.
4661.04

Issued
03/18/21

Revised
07/23/21 – TOWN COMMENTS



SCALE: 1"=100'
0 50' 100' 200'

SP-202

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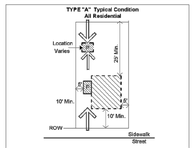
Lot Types / Detached House

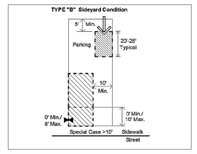
Building Placement/Parking/Vehicle Access



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

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

Building Placement/Parking/Vehicle Access

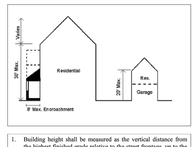


1. Generelly, buildings shall be placed on the lot within zone represented by the hatched area. The build-to line will range from 0' to 10' behind street ROW. Special site conditions such as extreme topography may require a larger setback. Sidelayd houses are not permitted on in-fill sites abuting existing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

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

Building Type / Detached House

Permitted Height/Uses/Encroachments

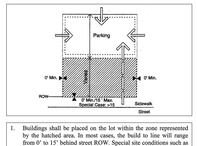


1. Building height shall be measured as the vertical distance from the highest finished grade relative to the street frontage, up to the eaves.
2. Building height of main dwelling to ridge may vary depending on the roof pitch.
3. Permitted uses are indicated above.
4. Maximum footprint for a building housing a detached accessory dwelling is 650 square feet or 50% of first floor area of principal residence, whichever is greater.
5. Balconies, stoops, stairs, open porches, bay windows, and awnings are permitted to encroach into setback area up to 8'.
6. Decks, balconies, and porches are permitted to encroach into the rear yard setback as provided in Section 8.8.5.



Lot Type / Shopfront Building

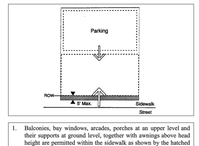
Building Placement/Parking/Vehicular Access



1. Buildings shall be placed on the lot within the zone represented by the hatched area. In most cases, the build to line will range from 0' to 15' behind street ROW. Special site conditions such as topography, pattern of lot widths, or setbacks of existing buildings permit a larger setback.
2. Building facades shall be generally parallel to frontage property lines.
3. Parking shall be located to the rear of the building; sidelayd parking shall occupy no more than 25 percent of the primary frontage line and shall not be placed in an established sidelayd abutting an intersecting street. Where dimensions of existing lots restrict parking behind buildings, the limitations on sidelayd parking may be modified.
4. Points of permitted access to the parking indicated by arrows.
5. Hedges, garden walls, or fences may be built on property lines or as the continuation of building walls. A garden wall, fence, or hedge (min. 3' in height) shall be installed along any street frontage adjacent to parking areas.
6. Parking areas on adjacent lots shall be connected wherever practicable.
7. Trash containers shall be located in a rear parking area (see Parking Regulations).
8. Mechanical and utility equipment at ground level shall be placed in the side or rear yard and shall be screened from view by opaque screening from grade level along any public street or adjacent property (Article 7.6.2). Buildings that front on more than one public street may have mechanical and utility equipment located within a street facing yard, provided it is visually screened using compatible building materials and design as the principle structure. This is applicable only where no other reasonable option exists as determined by the Administrator. Examples of features limiting the location of mechanical and utility equipment may include, but not limited to, the physical layout of existing building, the presence of easements, elevation changes, etc.

Description:
The shopfront building is a small-scale structure which can accommodate a variety of uses. The structure is typically a maximum of 15,000 square feet. A group of shopfront buildings can be combined to form a mixed-use neighborhood center. Individual shopfront buildings can be used to provide some commercial service, such as a convenience food store, in close proximity to homes. Traditional commercial buildings in the old town provide good examples. Hotels, inns, and conference centers may be placed in shopfront or mixed-use buildings. Where possible, structures shall be designed to terminate vistas or serve as key focal points in the neighborhood.

Encroachment/Pedestrian Access to Building

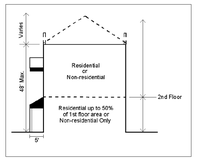


1. Balconies, bay windows, arcades, porches at an upper level and their supports at ground level, together with awnings above head height are permitted within the sidewalk as shown by the hatched area. Encroaching arcades should cover entire sidewalk.
2. Primary pedestrian access into the building shall be from the street frontage line (indicated by larger arrow). Secondary access may be from parking areas (indicated by smaller arrow).

Special Conditions:
1. The intention of buildings in all locations must be to relate the principal facade to the sidewalk and public space of the street.
2. Drive-through customer services, if permitted in the district, must be located at the rear of the building or on a side which does not abut a street.
3. Corners: Setbacks at street corners will generally replicate frontage conditions. However, side setbacks on a minor street may be less than the front dimension.
4. Within the limits described, front and side setbacks will vary depending upon site conditions. Setbacks should be used in a manner which encourages pedestrian activity. Squares or spatially defined plazas within building setback areas can act as focal points for pedestrians.

Building Type / Shopfront Building

Permitted Height and Uses



1. Building height shall be measured as the vertical distance from the highest finished grade relative to the street frontage, up to the eaves or the highest level of a flat roof.
2. The height of parapet walls may vary depending upon the need to screen mechanical equipment.
3. Building height to the ridge may vary depending on the roof pitch.
4. Permitted uses are indicated above, and are further controlled by district regulations.
5. Where an existing residential building converts to a mixed-use building, at least 40% of the habitable floors area shall be residential.

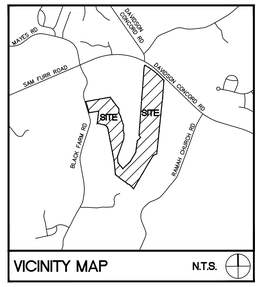
Architectural Standards

Principles
A. To perpetuate the unique building character of the town and its environs, and to re-establish its local identity, development shall generally employ building types that are sympathetic to the historic architectural vocabulary of the area in their massing and external materials.
B. Building elevations fronting or visible from public streets shall be clad with masonry, wood, vinyl siding, stucco, or similar material. Metal paneling may not comprise a street fronting building face.
C. The front elevations facing the street, and the overall massing shall communicate emphasis on the human scale and the pedestrian environment.
D. Each building should be designed to form part of a larger composition of the area in which it is situated. Adjacent buildings should thus be of similar scale, height, and configuration.
E. Trailers (mobile units) may not be used as permanent shopfront buildings.

Configurations
A. Two wall materials may be combined horizontally on one facade. The "heavier" material should be below and can cover the first floor only (i.e. brick below wood siding).
B. Street level windows should be untinted. Tinted glass with a minimum visual transmittance factor of 35 is permitted. Mirrored or reflective glass is not permitted in any location.
C. Windows shall be of square or vertical proportion. Special windows may be circular or regular polygons.

Techniques
A. Windows should be set to the inside of the building face wall.
B. All rooftop equipment shall be enclosed in a building material that matches the structure or is visually compatible with the structure.





SURVEY DISCLAIMER

WETLANDS AND TREE SURVEY DATE: MAY 28, 2021, UPDATED ON JUNE 7, 2021. SURVEY PREPARED BY: ATLAS ENVIRONMENTAL: 338 SHARON AMITY RD #411, CHARLOTTE, NC 28211. (704)-512-1206 / WWW.ATLASENVI.COM. ALL OTHER INFO OBTAINED FROM MECKLENBURG COUNTY GIS, UPDATED AS OF SEPTEMBER 23, 2019.

Lot Type / Attached House

Building Placement/Parking/Vehicle Access

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

Encroachment/Pedestrian Access

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

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

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

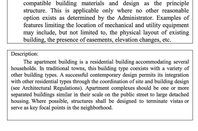
Building Type / Attached House

Permitted Height and Uses

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

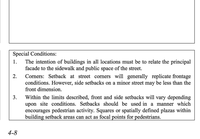
Lot Type / Highway Commercial

Building Placement/Parking/Vehicle Access



1. Buildings shall be placed on the lot within zone represented by the hatched area. In most cases, the build to line will be 15' behind street ROW. Special site conditions such as topography, pattern of lot widths, or setbacks of existing buildings permit a larger setback.
2. Setbacks may vary according to setting within limits indicated.
3. Building facades shall be generally parallel to frontage property lines.
4. Parking shall be located to the rear and/or side of the building. Except in the VS District, sidelayd parking may occupy no more than 45% of the principle frontage line. In the VS District, sidelayd parking may occupy 50% of the principal frontage line. Parking shall not be placed in any sidelayd abutting an intersecting street. Where dimensions of existing lots restrict parking behind buildings, the limitations on sidelayd parking may be modified.
5. Points of permitted access to the parking indicated by arrows.
6. Hedges, garden walls, or fences may be built on property lines or as the continuation of building walls. A garden wall, fence, or hedge (min. 3' in height) shall be installed along any street frontage adjacent to parking areas.
7. Parking areas on adjacent lots shall be connected wherever practicable.
8. Trash containers shall be located in a rear parking area (see Parking Regulations).
9. Mechanical and utility equipment at ground level shall be placed in the side or rear yard and shall be screened from view by opaque screening from grade level along any public street or adjacent property (Article 7.6.2). Buildings that front on more than one public street may have mechanical and utility equipment located within a street facing yard, provided it is visually screened using compatible building materials and design as the principle structure. This is applicable only where no other reasonable option exists as determined by the Administrator. Examples of features limiting the location of mechanical and utility equipment may include, but not limited to, the physical layout of existing building, the presence of easements, elevation changes, etc.

Vehicular Circulation/Pedestrian Access



1. Main pedestrian access to the building may be from the side (indicated by the larger arrows). Secondary access must be from the street frontage (indicated by the smaller arrow).
2. Drive-throughs shall be located to the rear of the building.
3. Entrance canopies (for motels, etc.) shall face the street.
4. Typical vehicular circulation movement is indicated by thin line arrows.

Special Conditions:
1. Buildings in all locations should relate a principal facade to the sidewalk and public space of the street.
2. Corners: Setback at street corners will generally replicate frontage conditions.

Description:
1. This building type generally comprises fast food retail, drive through banks, motels and other highway dependent uses. These regulations are designed to bring these building types into a framework of town streets. This building type shall be limited to the Highway Commercial, Campus Business, and Special Purpose Districts. When possible, structures shall be designed to terminate vistas or serve as key focal points in the neighborhood.

Building Type / Highway Commercial

Permitted Height and Uses



1. Building height shall be measured as the vertical distance from the highest finished grade relative to the street frontage, up to the eaves or the highest level of a flat roof.
2. The height of parapet walls may vary depending upon the need to screen mechanical equipment.
3. Building height to the ridge may vary depending on the roof pitch.
4. Permitted uses are indicated above, and are further controlled by zoning district standards.

Architectural Standards

Principles
A. Building elevations fronting or visible from public streets shall be clad with masonry, wood, vinyl siding, stucco, or similar material. Metal paneling may not comprise a street fronting building face. Decorative metal panels such as Aluminum Composite Material (ACM) panels may be used as an accent or trim material and as cladding for building accent elements such as canopies and their supporting structure. Decorative metal panel accents however, may not exceed 30% of any façade.
B. All walls not visible from a public right-of-way may be constructed of cinder block, bricks, wood or vinyl siding, or approved metal paneling but shall be painted to match the overall color scheme of the rest of the building.
C. Trailers (mobile units) may not be used as permanent highway commercial buildings.

Configurations
A. Two wall materials may be combined horizontally on one façade. The "heavier" material should be below (i.e. brick below wood siding).
B. Street level windows should be untinted. Tinted glass with a minimum visual transmittance factor of 35 is permitted. Mirrored or reflective glass is not permitted in any location.

Techniques
A. All rooftop equipment shall be enclosed in a building material that matches the structure or is visually compatible with the structure.

Lot Type / Apartment Building

Building Placement/Parking/Vehicle Access

1. Buildings shall be placed on the lot within the zone represented within the hatched area.
2. In most cases, the build to line will be 15' behind street ROW. Special site conditions such as topography, pattern of lot widths, or setbacks of existing buildings permit a larger setback. In urban conditions, apartments may be set up to the property line at the sidewalk, including corner conditions.
3. Building facades shall be generally parallel to front property lines. All buildings shall front onto a public street. All ground floor residential units with exterior access shall front a public street, unless specifically exempted by one of the provisions of Section 8.1.
4. Parking shall be located to the rear of the building.
5. Points of permitted access to the parking indicated by arrows.
6. Hedges, garden walls, or fences may be built on property lines or as the continuation of building walls. A garden wall, fence, or hedge (min. 3' in height) shall be installed along any street frontage adjacent to parking areas.
7. Trash containers shall be located in the rear parking area (see Parking Regulations).
8. Mechanical and utility equipment at ground level shall be placed in the side or rear yard and shall be screened from view by opaque screening from grade level along any public street or adjacent property (Article 7.6.2). Buildings that front on more than one public street may have mechanical and utility equipment located within a street facing yard, provided it is visually screened using compatible building materials and design as the principle structure. This is applicable only where no other reasonable option exists as determined by the Administrator. Examples of features limiting the location of mechanical and utility equipment may include, but not limited to, the physical layout of existing building, the presence of easements, elevation changes, etc.

Description:
The apartment building is a residential building accommodating several households. In traditional towns, this building type coexists with a variety of other building types. A successful contemporary design permits its integration with other residential types through the coordination of site and building design (see Architectural Regulations). Apartment complexes should be one or more separated buildings similar in their scale on the public street to large detached housing. Where possible, structures shall be designed to terminate vistas or serve as key focal points in the neighborhood.

Encroachment/Pedestrian Access

1. For buildings set back from sidewalk, balconies, stoops, stairs, open porches, bay windows, and awnings are permitted to encroach into setback area up to 8'.
2. Attached decks are permitted to encroach into the rear setback up to 15 feet.
3. For buildings set up to the sidewalk, upper level balconies, bay windows and their supports at ground level may encroach a maximum of 5'0" over the sidewalk.
4. Main pedestrian access to the building and to individual units is from the street (indicated by larger arrow), unless specifically exempted by one of the provisions of Section 8.1. Secondary access may be from parking areas (indicated by smaller arrow).

Special Conditions:
1. The intention of buildings in all locations must be to relate the principal facade to the sidewalk and public space of the street.
2. Corners: Setback at street corners will generally replicate frontage conditions. However, side setbacks on a minor street may be less than the front dimension.
3. Within the limits described, front and side setbacks will vary depending upon site conditions. Setbacks should be used in a manner which encourages pedestrian activity. Squares or spatially defined plazas within building setback areas can act as focal points for pedestrians.

Building Type / Apartment Building

4-2

Permitted Height and Uses

1. Building height shall be measured as the vertical distance from the highest finished grade relative to the street frontage, up to the eaves or the highest level of a flat roof.
2. The height of parapet walls may vary depending upon the need to screen mechanical equipment.
3. Building height to the ridge may vary depending on the roof pitch.
4. Permitted uses are indicated above.

Architectural Standards

Principles
A. To perpetuate the unique building character of the town and its environs, and to re-establish its local identity, development shall generally employ building types that are sympathetic to the historic architectural vocabulary of the area in their massing and external materials.
B. The front elevations facing the street, and the overall massing shall communicate an emphasis on the human scale and the pedestrian environment.
C. Each building should be designed to form part of a larger composition of the area in which it is situated. Adjacent buildings should thus be of similar scale, height, and configuration.
D. Building silhouettes should be generally consistent. The scale and pitch of roof lines should thus be similar across groups of buildings.
E. Porches should form a predominant motif of house designs, and be located on the front or to the side of the dwelling. When attached to the front, they should extend over at least 15% of the front facade. All porches should be constructed of materials in keeping with those of the main building.
F. Front loaded garages, if provided, shall meet the standards of Section 8.16.
G. At a minimum, the Americans with Disabilities Act standards for accessibility shall be met.

Configurations
A. Main roofs on residential buildings shall be symmetrical gables or hips with a pitch of between 4:12 and 12:12. Monopitch (shed) roofs are allowed only if they are attached to the wall of the main building. No monopitch shall be less than 4:12. All accessory buildings shall have roof pitches that conform to those of the main building.
B. Balconies should generally be simply supported by posts and beams. The support of cantilevered balconies should be assisted by visible brackets.
C. Two wall materials may be combined horizontally on one facade. The "heavier" material should be below.
D. Exterior chimneys should be finished in brick or stucco.

Techniques
A. Overhanging eaves may expose rafters.
B. Flush eaves should be finished by profiled molding or gutters.

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202

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MAGNOLIA DEVELOPMENT CO. LLC

4040 ED DRIVE, SUITE 201
RALEIGH, NC 27612

NORTH CREEK VILLAGE MIXED-USE REZONING/ SKETCH PLAN

17705 DAVIDSON-CONCORD ROAD
HUNTERSVILLE, NC 28078

BUILDING AND LOT TYPES

Project No.
4661.04

Issued
03/18/21

Revised
07/23/21 – TOWN COMMENTS

BOLTON & MENK CONSULTING ENGINEERS NORTH CAROLINA
PRELIMINARY NOT FOR CONSTRUCTION
SEAL 044864 ENGINEER
07/23/21

SP-203

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SITE PLAN DATA TABLE

PROJECT NAME:	NORTH CREEK MIXED-USE REZONING	
PARCEL NUMBER:	01107311, 01126101, 01126113	
SITE ACREAGE:	±84.00 ACRES (GIS) (INCLUDES APPROVED PHASE I)	
REZONING ACREAGE:	±84.00 ACRES (KNOWN AS PHASE II)	
PRINCIPAL USES:	COMMERCIAL, MULTI-FAMILY, SINGLE FAMILY ATTACHED, SINGLE FAMILY DETACHED	
BUILDING TYPE/HEIGHT:	COMMERCIAL(SHOPFRONT):	UP TO 48' (EXCLUDES ROOF)
	COMMERCIAL (HC):	UP TO 36' (EXCLUDES ROOF)
	APARTMENT:	UP TO 36' (EXCLUDES ROOF)
	SINGLE FAMILY ATTACHED:	UP TO 30' (EXCLUDES ROOF)
	SINGLE FAMILY DETACHED:	UP TO 30' (EXCLUDES ROOF)
EXISTING ZONING DISTRICT:	HC (CD), R	
PROPOSED ZONING DISTRICT:	HC (CD), TND-U (CD)	
HC (CD) SUMMARY		
TOTAL COMMERCIAL SQUARE FOOTAGE:	42,500 SF ±	
TOTAL PARKING REQUIRED:	85 SPACES (1 SPACE PER 500 SF)	
TOTAL PARKING PROVIDED:	217 SPACES (5 SPACES PER 1,000 SF)	
TND-U (CD) SUMMARY		
MULTI-FAMILY UNITS:	339 UNITS	
TOTAL PARKING REQUIRED:	509 SPACES (1.5 SPACES PER UNIT)	
TOTAL PARKING PROVIDED:	547 SPACES (1.61 SPACES PER UNIT)	
SINGLE FAMILY ATTACHED LOTS:	33 LOTS; 66 UNITS (PAIRED VILLAS)	
TOTAL PARKING REQUIRED:	132 SPACES (2 SPACES PER UNITS)	
TOTAL PARKING PROVIDED:	132 SPACES (2 GARAGE SPACES PER UNIT)	
SINGLE FAMILY DETACHED LOTS:	32 LOTS (50' X 130') 45 LOTS (60' X 130')	
WATERSHED:	ROCKY RIVER, CLARK	
IMPERVIOUS AREA		
EXISTING IMPERVIOUS AREA:	±TBD ACRES (TBD%)	
PROPOSED IMPERVIOUS AREA:	±TBD ACRES (TBD%)	

BUILDING DEVELOPMENT SUMMARY

COMMERCIAL A:	HIGHWAY COMMERCIAL/SHOPFRONT ±6,000 SF REQUIRES 12 SPACES (1 SPACE PER 500 SQFT)	
COMMERCIAL B:	HIGHWAY COMMERCIAL/SHOPFRONT ±6,000 SF REQUIRES 12 SPACES (1 SPACE PER 500 SQFT)	
COMMERCIAL C:	HIGHWAY COMMERCIAL/SHOPFRONT ±21,500 SF REQUIRES 43 SPACES (1 SPACE PER 500 SQFT)	
COMMERCIAL D:	HIGHWAY COMMERCIAL/SHOPFRONT ±9,500 SF REQUIRES 19 SPACES (1 SPACE PER 500 SQFT)	
BUILDING A :	MULTI-FAMILY ±10,500 (3-STORY) 24 UNITS	
BUILDING B :	MULTI-FAMILY ±10,500 (3-STORY) 24 UNITS	
BUILDING C:	MULTI-FAMILY ±10,500 (3-STORY) 24 UNITS, CLUB/LEASING	
BUILDING D:	MULTI-FAMILY ±8,400 (3-STORY) 18 UNITS	
BUILDING E:	MULTI-FAMILY ±8,400 SF (3-STORY) 18 UNITS	
BUILDING F:	MULTI-FAMILY ±8,400 (3-STORY) 18 UNITS	
BUILDING G:	MULTI-FAMILY ±12,600 (3-STORY) 36 UNITS	
BUILDING H:	MULTI-FAMILY ±12,600 SF (3-STORY) 36 UNITS	
BUILDING I:	MULTI-FAMILY ±8,400 (3/4-STORY) 21 UNITS	
BUILDING J:	MULTI-FAMILY ±12,600 (3/4-STORY) 42 UNITS	
BUILDING K:	MULTI-FAMILY ±12,600 (3/4-STORY) 42 UNITS	

BUILDING BUILD-TO-RANGE (BTR)/SETBACK TABLE

SAM FURR ROAD
PRIMARY BUILDING TYPE: SHOPFRONT/HIGHWAY COMMERCIAL
BUILD-TO-RANGE: 0' – 15'
SIDE SETBACK: 0'
REAR SETBACK: 0'

PROSPERITY CHURCH ROAD EXTENSION
PRIMARY BUILDING TYPE: SHOPFRONT/HIGHWAY COMMERCIAL/APARTMENT
BUILD-TO-RANGE: 0' – 15'
SIDE SETBACK: 0'
REAR SETBACK: 0'

PROPOSED INTERNAL PUBLIC STREET A
PRIMARY BUILDING TYPE: SHOPFRONT/APARTMENT
BUILD-TO-RANGE: 0' – 15'
SIDE SETBACK: 0'
REAR SETBACK: 0'

PROPOSED INTERNAL PUBLIC STREET B
PRIMARY BUILDING TYPE: APARTMENT
BUILD-TO-RANGE: 0' – 15'
SIDE SETBACK: 0'
REAR SETBACK: 0'

PROPOSED INTERNAL PUBLIC STREET C, D, & E
PRIMARY BUILDING TYPE: ATTACHED HOUSE
BUILD-TO-RANGE: 0'–25'
SIDE SETBACK: 0'
REAR SETBACK: 5'–35' MINIMUM

PRIMARY BUILDING TYPE: DETACHED HOUSE
BUILD-TO-RANGE: 0'–15'
SIDE SETBACK: 5' MINIMUM
REAR SETBACK: 5'–25' MINIMUM

REZONING NOTES

1. REZONING PETITION. THESE REZONING NOTES COMPRISE THE DEVELOPMENT STANDARDS ('DEVELOPMENT STANDARDS') ASSOCIATED WITH THE REZONING PETITION (THE 'REZONING PETITION') FILED BY ('PETITIONER') ON APRIL 1, 2021 (THE 'FILING DATE') AS REZONING PETITION #21- 08 & SKETCH PLAN (THE 'REZONING PLAN') FOR THAT APPROXIMATELY 84.6 ACRE TRACT OF LAND, IDENTIFIED ON THIS SITE PLAN AS NORTH CREEK MIXED USE (THE 'PROJECT') IN CONNECTION WITH PART OF TAX PARCEL NUMBERS 01107311, 01107319, 01107320, 01126101, AND 01126113, (THE 'PROPERTY'). THE PURPOSE OF THE REZONING PETITION IS TO CONVERT THE ZONING CLASSIFICATION OF THE PROPERTY FROM THE HIGHWAY COMMERCIAL–CONDITIONAL DISTRICT (HC–CD) AND RURAL (R) TO HIGHWAY COMMERCIAL–CONDITIONAL DISTRICT (HC–CD) AND TRADITIONAL NEIGHBORHOOD DEVELOPMENT–URBAN (TND–U) ZONING 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 A MORE STRINGENT STANDARD(S), OR UNLESS OTHERWISE NOTED ON THE REZONING PLAN OR IN THESE DEVELOPMENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE IN PLACE ON THE DATE OF THE FILING OF THE REZONING PLAN GOVERN DEVELOPMENT OF THE PROPERTY AS SHOWN ON THE REZONING PLAN. THE BUILD TO RANGE IS 10' TO 15' FOR BUILDINGS FRONTING HIGHWAY 73.

3. SCHEMATIC NATURE OF REZONING PLAN. THE LOTS AND PROPOSED IMPROVEMENTS SHOWN ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND EXACT LOCATIONS, ARCHITECTURE, SIZE, NUMBER OR QUANTITY AND CONFIGURATIONS OF LOTS AND BUILDINGS MAY BE MODIFIED DURING DESIGN, ENGINEERING AND CONSTRUCTION PHASES OF THE DEVELOPMENT SO LONG AS SUCH MODIFICATION IS COMPATIBLE WITH THE APPROXIMATE LAYOUT AND LOCATION OF LOTS AND IMPROVEMENTS SHOWN ON THE REZONING PLAN. FOR EXAMPLE, THE AMENITY CENTER FOR THE MULTI-FAMILY PROJECT MAY BE RELOCATED WITHIN THE PROJECT AND OTHER BUILDINGS MODIFIED AND RELOCATED TO ACCOMMODATE THE NEW AMENITY CENTER LOCATION. ATTACHED HOUSES MAY BE REDESIGNED AS TOWNHOMES OR SINGLE–FAMILY HOMES SO LONG AS THE TOTAL NUMBER OF RESIDENTIAL UNITS IN THE PROJECT IS NOT INCREASED BEYOND THE TOTAL NUMBER OF RESIDENTIAL UNITS LISTED ON THE REZONING PLAN. THE EXACT ALIGNMENTS OF THE INTERNAL DRIVES AND INTERNAL PUBLIC STREETS HAVE NOT BEEN DETERMINED AND ARE SUBJECT TO FINAL DESIGN AND ENGINEERING PLANS, AND MINOR MODIFICATIONS OR ALTERATIONS OF THESE ALIGNMENTS MAY TAKE PLACE DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES. MAJOR AMENDMENTS ARE DETERMINED BY STAFF ON THE REZONING PLANS. COMMERCIAL BUILDINGS MAY BE CONVERTED TO MIXED–USE BUILDINGS SO LONG AS THE TOTAL NUMBER OF RESIDENTIAL UNITS IN THE PROJECT IS NOT INCREASED BEYOND THE TOTAL NUMBER OF RESIDENTIAL UNITS LISTED ON THE REZONING PLAN.

4. PHASING. THE DEVELOPMENT OF THE PROPERTY AS GENERALLY DEPICTED ON THE REZONING PLAN MAY BE PHASED. ANY PROPOSED PHASING MUST ALIGN WITH REQUIRED TIA, INFRASTRUCTURE AND STORMWATER IMPROVEMENTS; PROVIDED, HOWEVER, ANY MITIGATION REQUIRED BY NCDOT WILL BE COORDINATED WITH NCDOT AND EACH PHASE OR SEQUENCE OF IMPROVEMENTS IN THE PROJECT WILL MEET ALL ORDINANCE REQUIREMENTS. UTILITIES, INFRASTRUCTURE, AND GRADING SHALL BE DELIVERED TO EACH INDIVIDUAL PHASE AS EACH IS DEVELOPED.

5. VESTED RIGHTS. THIS REZONING PLAN IS A SITE–SPECIFIC DEVELOPMENT PLAN AND APPROVAL THEREOF CONSTITUTES VESTED RIGHTS IN THE REZONING PLAN PURSUANT TO THE PROVISIONS OF THE ORDINANCE, NOTWITHSTANDING ANY OTHER PROVISIONS OF THESE DEVELOPMENT STANDARDS, IF, AT SOME POINT, MODIFICATIONS ARE MADE TO THE ORDINANCE BY THE TOWN BOARD, PETITIONER MAY VOLUNTARILY AGREE TO APPLY SUCH MODIFICATIONS TO THE REZONING PLAN IN A MANNER CONSISTENT WITH THE ORDINANCE AS IT CHANGES FROM TIME TO TIME, AND WITHOUT PURSUING A REZONING. SUCH MODIFICATIONS TO THE ORDINANCE SHALL IN NO WAY IMPACT THE PETITIONER'S VESTED RIGHTS.

6. PERMITTED USES. THE PROPERTY MAY BE DEVELOPED FOR ANY USES (INCLUDING ACCESSORY USES) PERMITTED IN THE HC FOR THE PORTION OF THE PROPERTY PROPOSED FOR HC–CD, AND FOR ANY USES (INCLUDING ACCESSORY USES) PERMITTED IN TND–U ZONING DISTRICTS FOR THE PORTION OF THE PROPERTY PROPOSED FOR TND–U ZONING, INCLUDING MULTI–FAMILY RESIDENTIAL, ATTACHED AND DETACHED RESIDENTIAL, AND COMMERCIAL USES AS SHOWN ON THE REZONING PLAN, SUBJECT TO THE DEVELOPMENT STANDARDS ASSOCIATED WITH SUCH USES. ANY LABELLING ON THE REZONING PLAN MAY BE AN INDICATION OF THE CURRENT INTENTION ON THE PART OF PETITIONER BUT SHALL NOT RESTRICT THE PROPERTY IN A MANNER THAT CONFLICTS WITH THE PROVISIONS OF THESE DEVELOPMENT NOTES. DRIVE–UP AND WALK–UP AUTOMATED TELLER MACHINES AND DRIVE–THROUGH RESTAURANTS AND COMMERCIAL USES ARE SPECIFICALLY PERMITTED SO LONG AS THEY MEET THE DESIGN REQUIREMENTS OF THE ORDINANCE.

7. ACCESS. THE NUMBER OF SITE ACCESS POINTS, DRIVEWAYS AND CONNECTIONS TO ROADS ARE SCHEMATIC IN NATURE. TO THE EXTENT PERMITTED BY APPLICABLE DRIVEWAY PERMIT REQUIREMENTS, FUTURE DRIVEWAYS, ACCESS POINTS AND ROAD CONNECTIONS MAY CROSS THE SETBACK AND SHALL NOT REQUIRE A REZONING OF THE PROPERTY BUT SHALL OTHERWISE COMPLY WITH APPLICABLE DRIVEWAY PERMIT REQUIREMENTS. IN PARTICULAR, THE STUB CONNECTION ADJACENT TO THE SOUTHERN PROVINCE MORAVIAN CHURCH PROPERTY MAY BE RELOCATED TO CONNECT ACROSS PROPERTY OWNED BY PETITIONER.

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

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

10. LANDSCAPING/BUFFERS. EXCEPT AS OTHERWISE SHOWN ON THE REZONING PLAN, DEVELOPMENT OF THE PROPERTY SHALL COMPLY WITH THE LANDSCAPING AND BUFFER REQUIREMENTS OF THE ORDINANCE.

11. AMENDMENT. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OF OWNERS OF THE PROPERTY IN ACCORDANCE WITH THE PROVISIONS OF THE ORDINANCE; PROVIDED, HOWEVER, IN THE EVENT ANY PORTION OF THE PROPERTY IS CONVEYED TO A THIRD PARTY, PETITIONER MAY REQUEST AN AMENDMENT TO THE REZONING PLAN WITHOUT THE WRITTEN CONSENT OF ANY OTHER OWNER OF ALL OR ANY PORTION OF THE PROPERTY UNLESS SUCH AMENDMENT CONSTITUTES A CHANGE IN THE BUILDING OR USE OF THE PORTION OF THE PROPERTY OWNED BY SUCH OWNER, PROVIDED PETITIONER PROVIDES FOR SUCH AMENDMENT RIGHT IN THE RECORDED PRIVATE RESTRICTIVE COVENANTS THAT GOVERN THE PROJECT. ALL REQUIREMENTS IN CONNECTION WITH THE AMENDMENT WILL BE CALCULATED ON THE PROPERTY AS A WHOLE IN THE SAME MANNER SUCH REQUIREMENTS WERE CALCULATED AT THE TIME OF THE INITIAL APPROVAL. THIS NOTE SHALL BE SHOWN ON THE FINAL PLAT WHEN RECORDED.

12. BMP DESIGN. THE DESIGNS FOR THE BMPS SHOWN ON THE REZONING PLAN SHALL BE FINALIZED DURING THE CONSTRUCTION PHASE AND SHALL BE COMPLETED AS A PART OF THE INFRASTRUCTURE IMPROVEMENTS.

13. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS. IF THIS REZONING APPLICATION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE 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.

14. ANNEXATION. PETITIONER INTENDS TO REQUEST THAT THE PROPERTY BE ANNEXED IN ACCORDANCE WITH TOWN REGULATIONS.

REQUESTED MODIFICATIONS

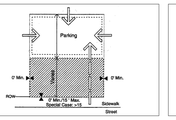
50' LOTS SHOWN ON THE REZONING PLAN ARE NOT REQUIRED TO BE ACCESSED THROUGH AN ALLEY IN ORDER TO BE CONSISTENT WITH THE 50' LOTS IN PHASE 1 AND IN ORDER TO ACCOMMODATE THE ADJACENT BUFFERS SHOWN.

SKETCH PLAN NOTES

1. ALL DEVELOPMENT AND CONSTRUCTION SHALL COMPLY WITH ALL ZONING AND SUBDIVISION STANDARDS OF THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, AND NCDOT, AS APPLICABLE.
2. THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHT–OF–WAY OF RECORD.
3. ALL AREAS DESIGNATED AS COMMON OPEN SPACE OR URBAN SPACE SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERSHIP ASSOCIATION AND DEDICATED FOR PUBLIC/PRIVATE USE IN PERPETUITY.
4. ACCESS (INGRESS/EGRESS) LOCATION AND DESIGN SHOWN ON THIS SKETCH PLAN AREA SUBJECT TO ACHIEVING VERTICAL AND HORIZONTAL SIGHT DISTANCES, TURN LANE IMPROVEMENTS (INCLUDING RIGHT–OF–WAY) AND INTERSECTION WITH ADJACENT AND OPPOSING ACCESS POINTS. MODIFICATION TO PLAN MAY RESULT.
5. LARGE MATURING TREES WILL BE PLANTED 40' O/C WITHIN THE REQUIRED PLANTING STRIP ALONG ALL STREETS WITH THE EXCEPTION OF RURAL PARKWAYS WHERE EXISTING TREES CAN SATISFY THE STREET TREE REQUIREMENT. SMALL MATURING TREES ARE TO BE USED WHERE OVERHEAD POWER LINES EXIST.
6. MAIL LOCATIONS TO BE REVIEWED AND APPROVED DURING CONSTRUCTION DOCUMENTS. MAIL TO BE DELIVERED TO (1) ONE LOCATION WITHIN EACH BUILDING ENVELOPE THAT INCLUDES RESIDENTIAL USES. COMMERCIAL MAIL DELIVERY TO BE DETERMINED IN CONJUNCTION WITH POST MASTER. THIS IS SUBJECT TO CHANGE PENDING FINAL DESIGN AND APPROVALS.
7. THE PROPOSED DEVELOPMENT WILL BE SERVED BY PRIVATE WASTE MANAGEMENT FOR TRASH COLLECTION.
8. THE TOWN OF HUNTERSVILLE BUILD TO LINE IS DEFINED AS, "A LINE EXTENDING THROUGH A LOT WHICH IS GENERALLY PARALLEL TO THE FRONT PROPERTY LINE AND MARKS THE LOCATION FROM WHICH THE PRINCIPLE VERTICAL PLANE OF THE FRONT BUILDING ELEVATION, EXCLUSIVE OF PORCHES, BAY WINDOWS AND SIMILAR APPURTENANCES, MUST BE ERECTED; INTENDED TO CREATE AN EVEN BUILDING FACADE LINE ON A STREET. THE BUILD–TO LINE IS ESTABLISHED ON THE RECORD PLAT (FINAL PLAT)."
9. THE PROPOSED DEVELOPMENT WILL CONSIST OF A GRAVITY DRIVEN SANITARY SEWER SYSTEM. THE SANITARY SEWER WILL SERVE EACH PROPOSED BUILDING AND TIE TO THE PROPOSED PUBLIC SYSTEM WITHIN THE DEVELOPMENT. THE PUBLIC SYSTEM WITHIN THE DEVELOPMENT WILL TIE INTO THE PUBLIC SYSTEM ALREADY IN PLACE AT TIME OF CO'S WHICH WILL BE ACCESSED FROM THE CONNECTION ALONG RAMAH CREEK.
10. THE PROPOSED DEVELOPMENT WILL CONSIST OF PUBLIC AND PRIVATE WATER LINE CONNECTIONS WHICH WILL TIE INTO THE EXISTING PUBLIC WATERLINES LOCATED ON US HIGHWAY 73 (DAVIDSON–CONCORD ROAD) AND IN NORTH CREEK COMMERCIAL AND PHASE 2–RESIDENTIAL DEVELOPMENTS.
11. ALL RETAINING WALLS REQUIRING SPECIAL INSPECTIONS (GREATER THAN 5' IN HEIGHT) SHALL MEET THE REQUIREMENTS OF THE MCSBC CHAPTER 17 – SPECIAL INSPECTIONS AS DETAILED PER THE MECKLENBURG COUNTY CODE ENFORCEMENT SPECIAL INSPECTIONS PROCESS. ADDITIONALLY, COPIES OF THE RETAINING WALL PLANS SHALL BE SUBMITTED TO THE HUNTERSVILLE ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL. THE TOWN OF HUNTERSVILLE SHALL BE COPIED ON ALL STATEMENTS OF SPECIAL INSPECTIONS, SPECIAL INSPECTIONS FINAL REPORTS, AND DESIGN PRINCIPAL IN RESPONSIBLE CHARGE (DPIRC) LETTERS.
12. 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.
13. THIS PROJECT MAY BE BUILT IN MULTIPLE PHASES. FINAL PHASING SUBJECT TO CHANGE.
14. A SKETCH PLAN IS BEING REVIEWED CONCURRENTLY WITH THE REZONING PLAN AND WILL COMPLY WITH THE APPROVED REZONING PLAN.
15. TRASH CONTAINERS TO BE LOCATED IN REAR PARKING AREAS.
16. BUILDING UTILITIES (MECHANICAL EQUIPMENT) TO BE LOCATED IN THE SIDE/REAR ONLY: NOT PERMITTED ON STREET SIDE GENERALLY.
17. TRANSPORTATION MODELING COMPLETED BY THE DEPARTMENT OF TRANPORTATION RELATED TO US HIGHWAY 73 (DAVIDSON–CONCORD ROAD) MAY IMPACT SITE AND PLAN WILL BE REVISED ACCORDINGLY.

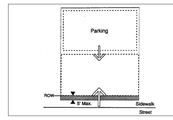
Lot Type / Shopfront Building

Building Placement/Parking/Vehicular Access



1. Buildings shall be placed on the lot within the zone represented by the hatched area. In most cases, the build to line will range from 0' to 15' behind street ROW. Special site conditions such as topography, pattern of lot widths, or setbacks of existing buildings permit a larger setback.
2. Building facades shall be generally parallel to frontage property lines.
3. Parking shall be located to the rear of the building; sideyard parking shall occupy no more than 25 percent of the primary frontage line and shall not be placed in an established sideyard abutting an intersecting street. Where dimensions of existing lots restrict parking behind buildings, the limitations on sideyard parking may be modified.
4. Points of permitted access to the parking indicated by arrows.
5. Hedges, garden walls, or fences may be built on property lines or as the continuation of building walls. A garden wall, fence, or hedge (min. 3' in height) shall be installed along any street frontage adjacent to parking areas.
6. Parking areas on adjacent lots shall be connected wherever practicable.
7. Trash containers shall be located in a rear parking area (see Parking Regulations).
8. Mechanical and utility equipment at ground level shall be placed in the side or rear yard and shall be screened from view by opaque screening from grade level along any public street or adjacent property (Article 7.6.2). Buildings that front on more than one public street may have mechanical and utility equipment located within a street facing yard, provided it is visually screened using compatible building materials and design as the principle structure. This is applicable only where no other reasonable option exists as determined by the Administrator. Examples of features limiting the location of mechanical and utility equipment may include, but not limited to, the physical layout of existing building, the presence of easements, elevation changes, etc.

Encroachment/Pedestrian Access to Building



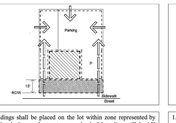
1. Balconies, bay windows, arcades, porches at an upper level and their supports at ground level, together with awnings above head height are permitted within the sidewalk as shown by the hatched area. Encroaching arcades should cover entire sidewalk.
2. Primary pedestrian access into the building shall be from the street frontage line (indicated by larger arrow). Secondary access may be from parking areas (indicated by smaller arrow).

Special Conditions:
1. The intention of buildings in all locations must be to relate the principal facade to the sidewalk and public space of the street.
2. Drive-through customer services, if permitted in the district, must be located at the rear of the building or on a side which does not abut a street.
3. Corners: Setbacks at street corners will generally replicate frontage conditions. However, side setbacks on a minor street may be less than the front dimension.
4. Within the limits described, front and side setbacks will vary depending upon site conditions. Setbacks should be used in a manner which encourages pedestrian activity. Squares or spatially defined plazas within building setback areas can act as focal points for pedestrians.

Description:
The shopfront building is a small-scale structure which can accommodate a variety of uses. The structure is typically a maximum of 15,000 square feet. A group of shopfront buildings can be combined to form a mixed-use neighborhood center. Individual shopfront buildings can be used to provide some commercial service, such as a convenience food store, in close proximity to homes. Traditional commercial buildings in the old town provide good examples. Hotels, inns, and conference centers may be placed in shopfront or mixed-use buildings. Where possible, structures shall be designed to terminate vistas or serve as key focal points in the neighborhood.

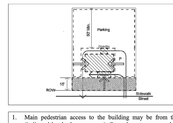
Lot Type / Highway Commercial

Building Placement/Parking/Vehicle Access



1. Buildings shall be placed on the lot within zone represented by the hatched area. In most cases, the build to line will be 15' behind street ROW. Special site conditions such as topography, pattern of lot widths, or setbacks of existing buildings permit a larger setback.
2. Setbacks may vary according to setting within limits indicated.
3. Building facades shall be generally parallel to frontage property lines.
4. Parking shall be located to the rear and/or side of the building. Except in the VS District, sideyard parking may occupy no more than 45% of the principle frontage line. In the VS District, sideyard parking may occupy 50% of the principal frontage line. Parking shall not be placed in any sideyard abutting an intersecting street. Where dimensions of existing lots restrict parking behind buildings, the limitations on sideyard parking may be modified.
5. Points of permitted access to the parking indicated by arrows.
6. Hedges, garden walls, or fences may be built on property lines or as the continuation of building walls. A garden wall, fence, or hedge (min. 3' in height) shall be installed along any street frontage adjacent to parking areas.
7. Parking areas on adjacent lots shall be connected wherever practicable.
8. Trash containers shall be located in a rear parking area (see Parking Regulations).
9. Mechanical and utility equipment at ground level shall be placed in the side or rear yard and shall be screened from view by opaque screening from grade level along any public street or adjacent property (Article 7.6.2). Buildings that front on more than one public street may have mechanical and utility equipment located within a street facing yard, provided it is visually screened using compatible building materials and design as the principle structure. This is applicable only where no other reasonable option exists as determined by the Administrator. Examples of features limiting the location of mechanical and utility equipment may include, but not limited to, the physical layout of existing building, the presence of easements, elevation changes, etc.

Vehicular Circulation/Pedestrian Access



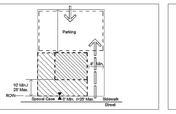
1. Main pedestrian access to the building may be from the side (indicated by the larger arrows). Secondary access must be from the street frontage (indicated by the smaller arrow).
2. Drive-throughs shall be located to the rear of the building.
3. Entrance canopies (for motels, etc.) shall face the street.
4. Typical vehicular circulation movement is indicated by thin line arrows.

Special Conditions:
1. Buildings in all locations should relate a principal facade to the sidewalk and public space of the street.
2. Corners: Setback at street corners will generally replicate frontage conditions.

Description:
1. This building type generally comprises fast food retail, drive through banks, motels and other highway dependent uses. These regulations are designed to bring these building types into a framework of town streets. This building type shall be limited to the Highway Commercial, Campus Business, and Special Purpose Districts. Where possible, structures shall be designed to terminate vistas or serve as key focal points in the neighborhood.

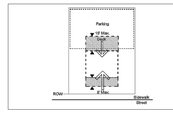
Lot Type / Apartment Building

Building Placement/Parking/Vehicle Access



1. Buildings shall be placed on the lot within the zone represented within the hatched area.
2. In most cases, the build to line will be 15' behind street ROW. Special site conditions such as topography, pattern of lot widths, or setbacks of existing buildings permit a larger setback. In urban conditions, apartments may be set up to the property line at the sidewalk, including corner conditions.
3. Building facades shall be generally parallel to front property lines. All buildings shall front onto a public street. All ground floor residential units with exterior access shall front a public street, unless specifically exempted by one of the provisions of Section 8.1.
4. Parking shall be located to the rear of the building.
5. Points of permitted access to the parking indicated by arrows.
6. Hedges, garden walls, or fences may be built on property lines or as the continuation of building walls. A garden wall, fence, or hedge (min. 3' in height) shall be installed along any street frontage adjacent to parking areas.
7. Trash containers shall be located in the rear parking area (see Parking Regulations).
8. Mechanical and utility equipment at ground level shall be placed in the side or rear yard and shall be screened from view by opaque screening from grade level along any public street or adjacent property (Article 7.6.2). Buildings that front on more than one public street may have mechanical and utility equipment located within a street facing yard, provided it is visually screened using compatible building materials and design as the principle structure. This is applicable only where no other reasonable option exists as determined by the Administrator. Examples of features limiting the location of mechanical and utility equipment may include, but not limited to, the physical layout of existing building, the presence of easements, elevation changes, etc.

Encroachment/Pedestrian Access



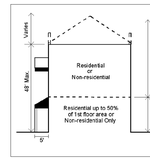
1. For buildings set back from sidewalk, balconies, stoops, stairs, open porches, bay windows, and awnings are permitted to encroach into setback area up to 8'.
2. Attached decks are permitted to encroach into the rear setback up to 15 feet.
3. For buildings set up to the sidewalk, upper level balconies, bay windows and their supports at ground level may encroach a maximum of 5'0" over the sidewalk.
4. Main pedestrian access to the building and to individual units is from the street (indicated by larger arrow), unless specifically exempted by one of the provisions of Section 8.1. Secondary access may be from parking areas (indicated by smaller arrow).

Special Conditions:
1. The intention of buildings in all locations must be to relate the principal facade to the sidewalk and public space of the street.
2. Corners: Setback at street corners will generally replicate frontage conditions. However, side setbacks on a minor street may be less than the front dimension.
3. Within the limits described, front and side setbacks will vary depending upon site conditions. Setbacks should be used in a manner which encourages pedestrian activity. Squares or spatially defined plazas within building setback areas can act as focal points for pedestrians.

Description:
The apartment building is a residential building accommodating several households. In traditional towns, this building type coexists with a variety of other building types. A successful contemporary design permits its integration with other residential types through the coordination of site and building design (see Architectural Regulations). Apartment complexes should be one or more connected buildings set close to the wide on the public street to large detached housing. Where possible, structures shall be designed to terminate vistas or serve as key focal points in the neighborhood.

Building Type / Shopfront Building

Permitted Height and Uses



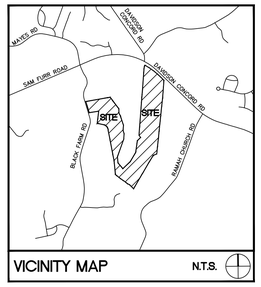
1. Building height shall be measured as the vertical distance from the highest finished grade relative to the street frontage, up to the eaves or the highest level of a flat roof.
2. The height of parapet walls may vary depending upon the need to screen mechanical equipment.
3. Building height to the ridge may vary depending on the roof pitch.
4. Permitted uses are indicated above, and are further controlled by district regulations.
5. Where an existing residential building converts to a mixed-use building, at least 40% of the habitable floors area shall be residential.

Architectural Standards

Principles
A. To perpetuate the unique building character of the town and its environs, and to re-establish its local identity, development shall generally employ building types that are sympathetic to the historic architectural vocabulary of the area in their massing and external materials.
B. Building elevations fronting or visible from public streets shall be clad with masonry, wood, vinyl siding, stucco, or similar material. Metal paneling may not comprise a street fronting building face.
C. The front elevations facing the street, and the overall massing shall communicate emphasis on the human scale and the pedestrian environment.
D. Each building should be designed to form part of a larger composition of the area in which it is situated. Adjacent buildings should thus be of similar scale, height, and configuration.
E. Trailers (mobile units) may not be used as permanent shopfront buildings.

Configurations
A. Two wall materials may be combined horizontally on one facade. The "heavier" material should be below and can cover the first floor only (i.e. brick below wood siding).
B. Street level windows should be untinted. Tinted glass with a minimum visual transmittance factor of 35 is permitted. Mirrored or reflective glass is not permitted in any location.
C. Windows shall be of square or vertical pro





VICINITY MAP N.T.S.

SURVEY DISCLAIMER

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LEGEND

SYMBOL

- PROPOSED ZONING AMENDMENT TND-U (CD): ±78.4 ACRES
- PROPOSED ZONING AMNEDMENT HC (CD): ±5.65 ACRES
- ZONING BOUNDARY

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4040 ED DRIVE, SUITE 201
RALEIGH, NC 27612

NORTH CREEK VILLAGE MIXED-USE REZONING/ SKETCH PLAN

17705 DAVIDSON-CONCORD ROAD
HUNTERSVILLE, NC 28078

ZONING MAP

Project No.
4661.04

Issued
03/18/21

Revised
07/23/21 – TOWN COMMENTS

PRELIMINARY NOT FOR CONSTRUCTION
07/23/21

SCALE: 1"= 200'
0 100' 200' 400'
N

SP-205

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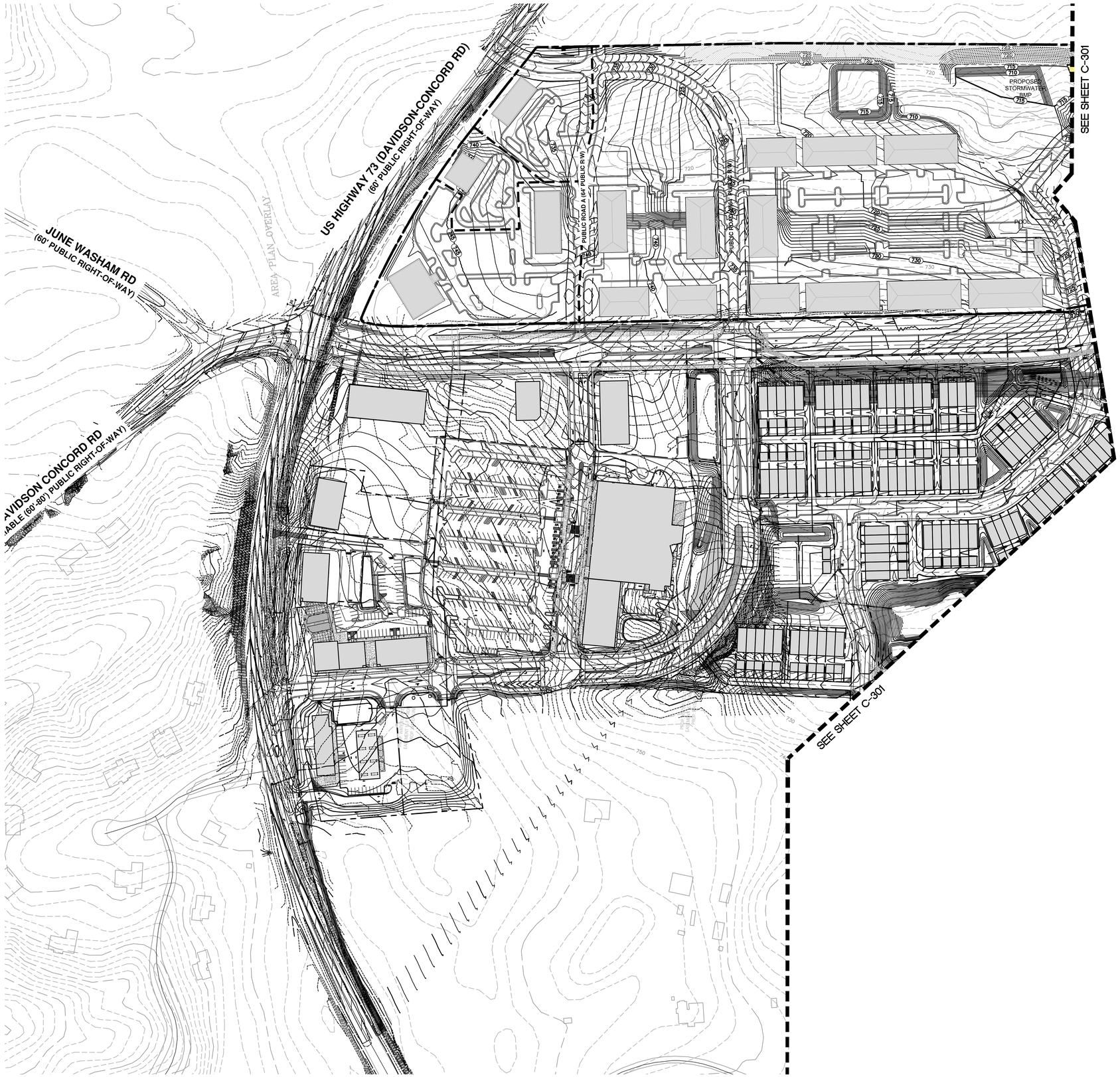

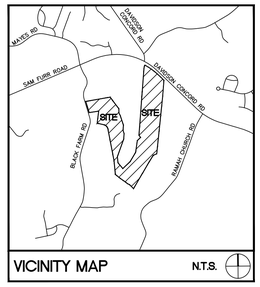

VICINITY MAP N.T.S.

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LEGEND

SYMBOL		DETAIL
	PROPOSED CONTOUR	-/-
700	PROPOSED INDEX CONTOUR	-/-
100.00	PROPOSED SPOT ELEVATION	-/-
HP	PROPOSED HIGH POINT	-/-
	PROPOSED DRAINAGE SWALE	-/-
	PROPOSED STORM DRAINAGE	-/-
C.O.	PROPOSED ROOF DRAIN LINE	-/-
CI	PROPOSED CURB INLET	-/-
DI	PROPOSED DROP INLET	-/-
STCB	PROPOSED SLAB TYPE CATCH BASIN	-/-
AD	PROPOSED AREA DRAIN	-/-
DCI	PROPOSED DOUBLE CURB INLET	-/-
MH	PROPOSED MANHOLE	-/-
	PROPOSED IRRIGATION SLEEVES (2) 4" DIA. SCHEDULE 40 PVC	-/-
JB	PROPOSED JUNCTION BOX	-/-
RR	PROPOSED GRAVEL AND RIPRAP APRON	-/-
HW	PROPOSED HEAD WALL	-/-
FES	PROPOSED FLARED END SECTION	-/-

North Carolina 811 WWW.NC811.ORG

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NORTH CREEK VILLAGE MIXED-USE REZONING/ SKETCH PLAN

17705 DAVIDSON-CONCORD ROAD
HUNTERSVILLE, NC 28078

PRELIMINARY GRADING PLAN

Project No.
4661.04

Issued
03/18/21

Revised
7.23.21 – TOH/MECK CO FIRST ROUND COMMENTS

BOULTON & MENK — CAMPBELL, SEAN P. — 032864 — NORTH CAROLINA — PROFESSIONAL ENGINEER — 7/23/21

PRELIMINARY NOT FOR CONSTRUCTION

SCALE: 1"=100'
0 50' 100' 200'
N

SP-300

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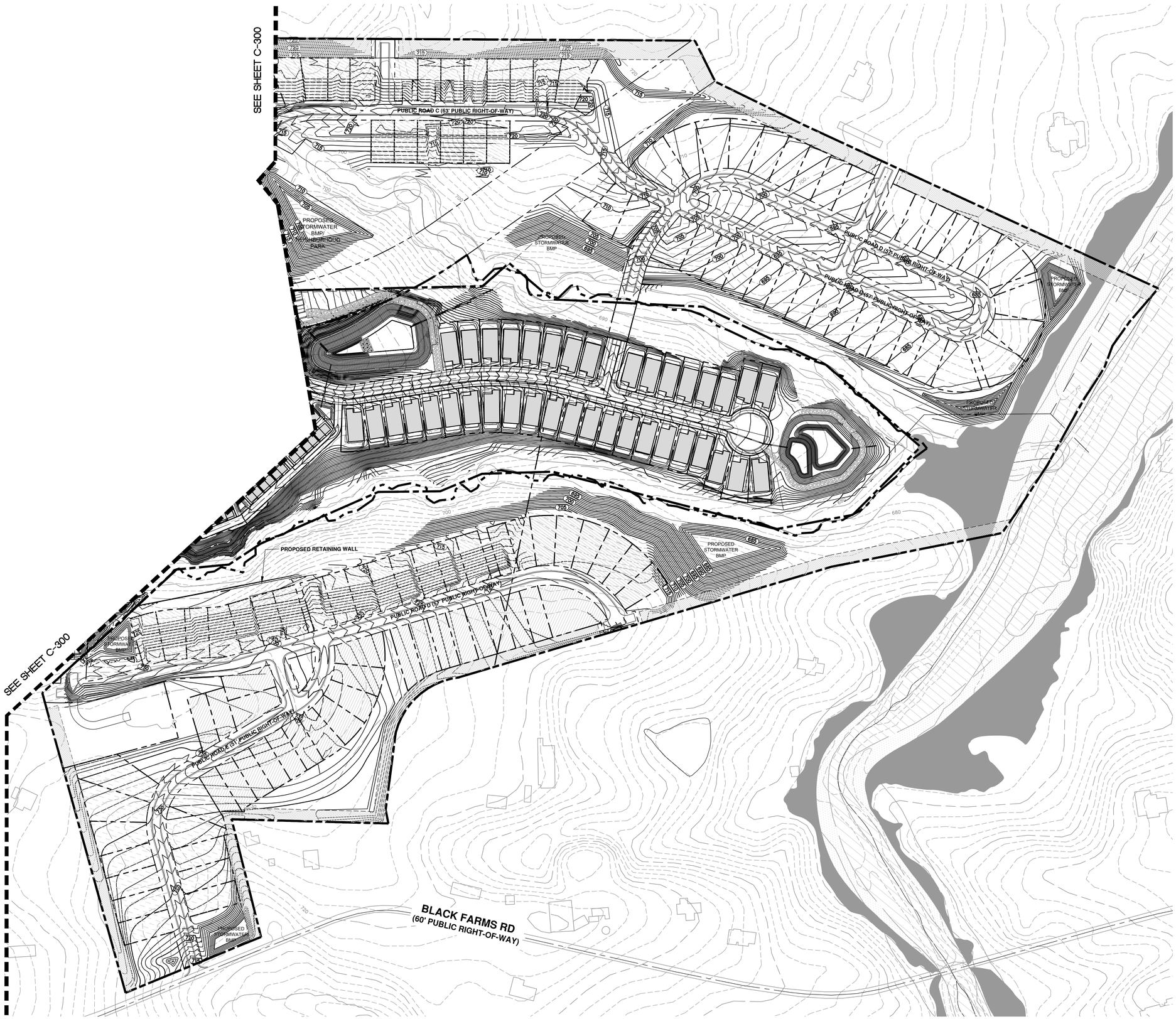

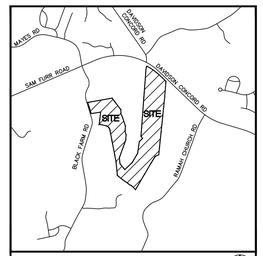

VICINITY MAP N.T.S.

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LEGEND

SYMBOL		DETAIL
	PROPOSED CONTOUR	-/-
700	PROPOSED INDEX CONTOUR	-/-
100.00	PROPOSED SPOT ELEVATION	-/-
HP	PROPOSED HIGH POINT	-/-
	PROPOSED DRAINAGE SWALE	-/-
	PROPOSED STORM DRAINAGE	-/-
C.O.	PROPOSED ROOF DRAIN LINE	-/-
CI	PROPOSED CURB INLET	-/-
DI	PROPOSED DROP INLET	-/-
STCB	PROPOSED SLAB TYPE CATCH BASIN	-/-
AD	PROPOSED AREA DRAIN	-/-
DCI	PROPOSED DOUBLE CURB INLET	-/-
MH	PROPOSED MANHOLE	-/-
	PROPOSED IRRIGATION SLEEVES (2) 4" DIA. SCHEDULE 40 PVC	-/-
JB	PROPOSED JUNCTION BOX	-/-
	PROPOSED GRAVEL AND RIPRAP APRON	-/-
HW	PROPOSED HEAD WALL	-/-
FES	PROPOSED FLARED END SECTION	-/-

North Carolina 811 www.ncc811.org

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NORTH CREEK VILLAGE MIXED-USE REZONING/ SKETCH PLAN

17705 DAVIDSON-CONCORD ROAD
HUNTERSVILLE, NC 28078

PRELIMINARY GRADING PLAN

Project No.
4661.04

Issued
03/18/21

Revised
7.23.21 – TOH/MECK CO FIRST ROUND COMMENTS

PRELIMINARY NOT FOR CONSTRUCTION
7/23/21

SCALE: 1"=100'
0 50' 100' 200'

SP-301

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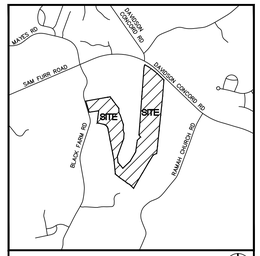

VICINITY MAP N.T.S.

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NORTH CREEK VILLAGE MIXED-USE REZONING/ SKETCH PLAN

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DRAINAGE AREA MAP PRE-DEVELOPMENT

Project No.
4661.04

Issued
03/18/21

Revised
7.23.21 – TOH/MECK CO FIRST ROUND COMMENTS

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SCALE: 1"=200'
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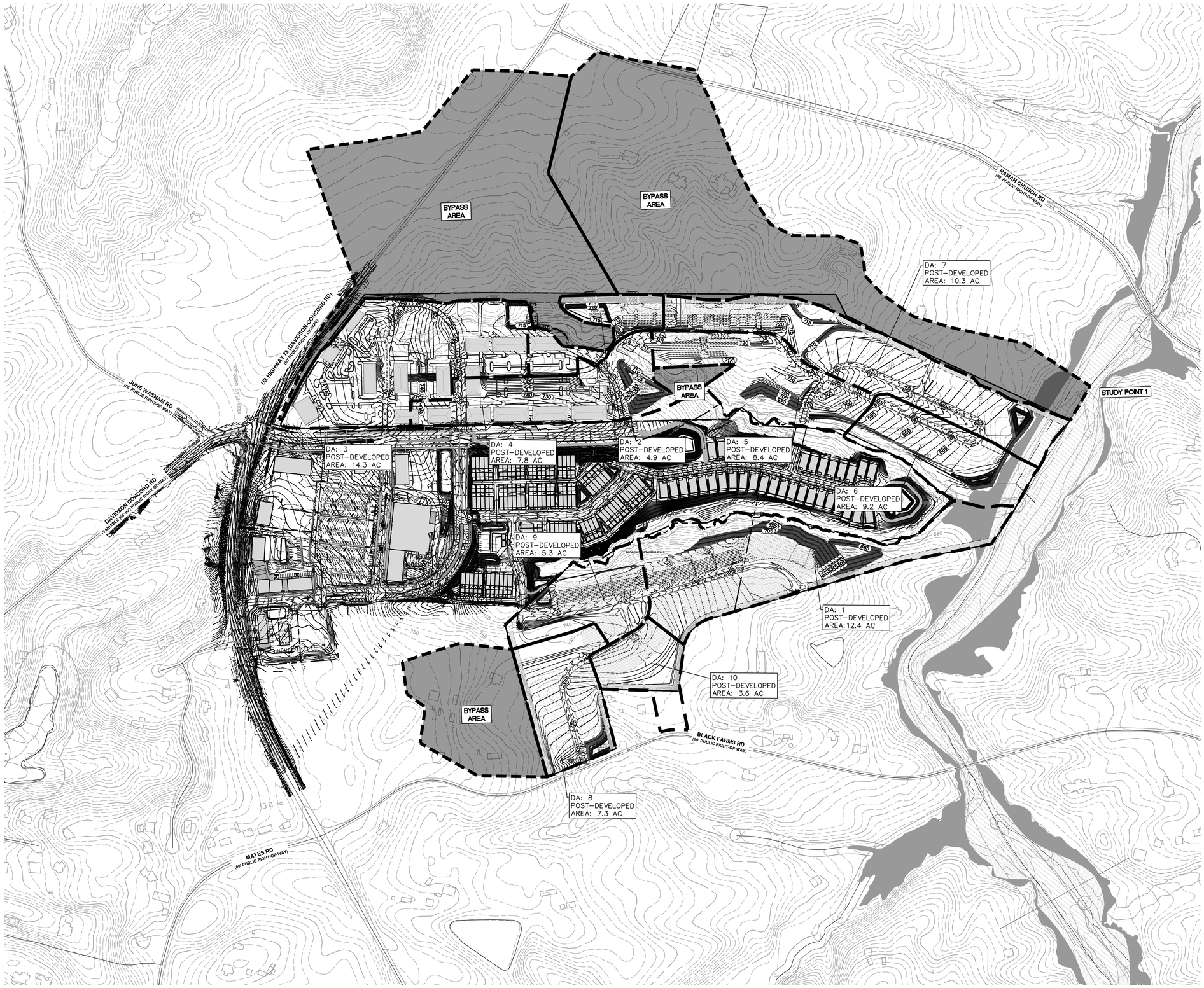

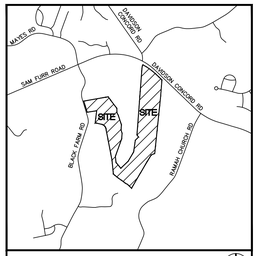

VICINITY MAP N.T.S.

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DRAINAGE AREA MAP POST-DEVELOPMENT

Project No.
4661.04

Issued
03/18/21

Revised
7.23.21 – TOH/MECK CO FIRST ROUND COMMENTS

BOLTON & MENK, INC. CORPORATE SEAL NORTH CAROLINA ENGINEER SEAL 054864 SEAN P. PARKER
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7/23/21

SCALE: 1"=200'
0 100' 200' 400'

SP-303

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NORTH CREEK VILLAGE MIXED-USE REZONING/ SKETCH PLAN

17705 DAVIDSON-CONCORD ROAD
HUNTERSVILLE, NC 28078

ADJACENT PARCEL MAP

Project No.
4661.04

Issued
03/18/21

Revised
7.23.21 – TOH/MECK CO FIRST ROUND COMMENTS

BOLTON & MENK, INC. CORPORATE SEAL NORTH CAROLINA ENGINEERING 864 SEAL SURVEYING 2231 SEAN P. 7/23/21

PRELIMINARY NOT FOR CONSTRUCTION

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0 100' 200' 400'

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SP-400

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	taxpid	Owner Last Name	Owner First Name	Second Owner Last Name	Second Owner First Name	Mailing Addresses 1	City	State	ZIP CODE
1	00718202	NANCY GRAY FAMILY LIMITED PARTNERSHIP				14652 JUNE WASHAM RD	DAVIDSON	NC	28036
2	00731118	MAYES	JAMES COY F/T B/W	HEIRS	G R MAYES JR	11601 MAYES RD	HUNTERSVILLE	NC	28078
3	00731119	WILLY HOMES INC				1718 CABARRUS CROSSING DR	HUNTERSVILLE	NC	28078
4	01107318	MAGNOLIA HUNTERSVILLE RETAIL LLC				9525 BIRKDALE CROSSING DR STE 200	HUNTERSVILLE	NC	28078
5	01107319	MAGNOLIA HUNTERSVILLE LAND LLC				9525 BIRKDALE CROSSING DR STE 200	HUNTERSVILLE	NC	28078
6	01107322	MAGNOLIA HUNTERSVILLE RETAIL LLC				9525 BIRKDALE CROSSING DR STE 200	HUNTERSVILLE	NC	28078
7	01107336	MAGNOLIA HUNTERSVILLE RETAIL LLC				9525 BIRKDALE CROSSING DR STE 200	HUNTERSVILLE	NC	28078
8	01107337	MAGNOLIA HUNTERSVILLE RETAIL LLC				9525 BIRKDALE CROSSING DR STE 200	HUNTERSVILLE	NC	28078
9	01125110	GIBSON	R SCOTT	MARY K	GIBSON	117 SHAVENDER DR	MOORESVILLE	NC	28117
10	01126134	BLACK	JOSEPH EDWARD	BRYANT	KAREN	14850 BLACK FARMS RD	HUNTERSVILLE	NC	28078
11	01107312	WORLAND	ADAM C	WORLAND	AMY C	15340 BLACK FARMS RD	HUNTERSVILLE	NC	28078
12	01107326	CLAYTON	BEVERLY T.	CLAYTON	JUDITH H.	15410 BLACK FARM RD	HUNTERSVILLE	NC	28078
13	01126129	BARNES	JASON	BARNES	SAMANTHA	17122 FORMBY RD APT A	HUNTERSVILLE	NC	28078
14	00731102	BROCKMAN	KRISTINE	BROCKMAN	ZACHARIAH	13308 WHITE BIRCH TERR	DAVIDSON	NC	28036
15	01107315	MAGNOLIA HUNTERSVILLE RETAIL LLC				9525 BIRKDALE CROSSING DR STE 200	HUNTERSVILLE	NC	28078
16	01107321	MORAVIAN CHURCH IN AMERICA	SOUTHERN PROVINCE			459 SOUTH CHURCH ST	WINSTON-SALEM	NC	27101
17	01126125	CARTER	CYNTHIA K TRUST			411 WALNUT ST UNIT 4639	GREEN COVE SPRINGS	FL	32043
18	01126135	BLACK	JOHN FRANCIS	BLACK	MARIE D	15100 BLACK FARM RD	HUNTERSVILLE	NC	28078
19	01126121	CAYLOR	DANIEL	CAYLOR	MAYRA	15005 RAMAH CHURCH RD	HUNTERSVILLE	NC	28078
20	00731101	GIVENS	CARL R	GIVENS	VIVIAN W	13316 WHITE BIRCH TER	DAVIDSON	NC	28036
21	00731117	MAYTON	DWAYNE E	MAYTON	JULIE S	17900 PAGES POND CT	DAVIDSON	NC	28036
22	00731115	HOLLENBECK	JEROME H	HOLLENBECK	GWYN S	17916 PAGES POND CT	DAVIDSON	NC	28036
23	01107311	MAYES	JAMES COY F/T B/W	G R MAYES JR HEIRS		11601 MAYES RD	HUNTERSVILLE	NC	28078
24	01107324	DMJ VENTURES LLC				15410 HOLLY TRAIL LN	DAVIDSON	NC	28036
25	01125109	WESTMORELAND	RUTH M			13434 WESTMORELAND RD	HUNTERSVILLE	NC	28078
26	01126106	BLACK	JOHN FRANCIS	BLACK	MARIE D	15100 BLACK FARMS RD	HUNTERSVILLE	NC	28078
27	01126108	BLACK	JOHN FRANCIS	BLACK	MARIE D	15100 BLACK FARMS RD	HUNTERSVILLE	NC	28078
28	01125112	THOMANN	MIKE	DARBY	REBECCA MARY	15035 BLACK FARMS RD	HUNTERSVILLE	NC	28078
29	01126103	PITTMAN	AMANDA CLAIR	PITTMAN	ROBERT LEE III	15100 BLACK FARMS RD	HUNTERSVILLE	NC	28078
30	01126119	CAMDEN LAND CO LLC				6805 FAIRVIEW RD UNIT C	CHARLOTTE	NC	28210
31	01126120	VANWINGERDEN	MICHAEL	VANWINGERDEN	COURTNEY	14925 RAMAH CHURCH RD	HUNTERSVILLE	NC	28078
32	01126123	WELLER	RICHARD J	WELLER	PAMELA J	15105 RAMAH CHURCH RD	HUNTERSVILLE	NC	28078
33	01126137	LANDRETH	CHRISTOPHER JAMES	LANDRETH	TRACY MOORE	14625 HARVINGTON DR	HUNTERSVILLE	NC	28277
34	00718201	MAYES	JAMES COY F/T B/W	G R MAYES JR HEIRS		11601 MAYES RD	HUNTERSVILLE	NC	28078
35	00731116	ANDERSON	THOMAS J	ANDERSON	MARY M	17908 PAGE`S POND CT	DAVIDSON	NC	28036
36	00731120	STUTHEIT	RACHEL S			18009 DAVIDSON CONCORD RD	DAVIDSON	NC	28036
37	01107317	MAGNOLIA HUNTERSVILLE RETAIL LLC				9525 BIRKDALE CROSSING DR STE 200	HUNTERSVILLE	NC	28078
38	01107320	MAGNOLIA HUNTERSVILLE LAND LLC				9525 BIRKDALE CROSSING DR STE 200	HUNTERSVILLE	NC	28078
39	01125111	DAVIS	CHARLES SPENCER JR	DAVIS	FAYE MCQUEEN	3959 HIGHWAY 200	CONCORD	NC	28025
40	01126109	WHITMAN	GREGORY C	WHITMAN	DANNA S	14730 BLACK FARM RD	HUNTERSVILLE	NC	28078
41	01107313	POTTS	RACHEL ANNE			15316 BLACK FARMS RD	HUNTERSVILLE	NC	28078
42	01126118	IVESTER	JOHN JR	IVESTER	SUSAN	PO BOX 2457	HUNTERSVILLE	NC	28070
43	01126130	ZIMPRICH	RUSSELL	ZIMPRICH	LESLIE D	13837 RAMAH OAKS LN	HUNTERSVILLE	NC	28078
44	01125108	WESTMORELAND	T M FAMILY LP			13434 WESTMORELAND RD	HUNTERSVILLE	NC	28078
45	01126101	DAVIS	CHARLES SPENCER JR	DAVIS	FAYE MCQUEEN	300 WATERS DR APT B217	SOUTHERN PINES	NC	28387
46	01126122	FISK	MICHAEL D	FISK	ALENE	15025 RAMAH CHURCH RD	HUNTERSVILLE	NC	28078
47	01126124	CARTER	CYNTHIA K TRUST			411 WALNUT ST UNIT 4639	GREEN COVE SPRINGS	FL	32043
48	01107302	MAGNOLIA HUNTERSVILLE RETAIL LLC				9525 BIRKDALE CROSSING DR STE 200	HUNTERSVILLE	NC	28078
49	01126111	BLACK FARMS COLLECTIVE LLC				8512 SHADETREE ST	HUNTERSVILLE	NC	28078
50	01126136	GOLDEN	GREG W	GOLDEN	GLORIA P	15135 RAMAH CHURCH RD	HUNTERSVILLE	NC	28078
51	01126104	BLACK	JOHN FRANCIS	BLACK	MARIE D	15100 BLACK FARMS RD	HUNTERSVILLE	NC	28078
52	01126113	DAVIS	CHARLES SPENCER JR	DAVIS	FAYE MCQUEEN	300 WATERS DR APT B217	SOUTHERN PINES	NC	28387
53	01107316	MORAVIAN CHURCH IN AMERICA	SOUTHERN PROVINCE			459 SOUTH CHURCH ST	WINSTON-SALEM	NC	27101
54	01126117	IVESTER	JOHN JR	IVESTER	SUSAN	PO BOX 2457	HUNTERSVILLE	NC	28070
55	00731123	PAGE`S POND HOMEOWNERS	ASSOCIATION INC			13302 WHITE BIRCH TER	DAVIDSON	NC	28036
56	01107101	SHORT	RODNEY A	SHORT	NORMA G	17211 CONNOW QUAY CT	CORNELIUS	NC	28031
57	01107301	MAGNOLIA HUNTERSVILLE RETAIL LLC				9525 BIRKDALE CROSSING DR STE 200	HUNTERSVILLE	NC	28078
58	01107310	NANCY GRAY FAMILY LIMITED PARTNERSHIP				14652 JUNE WASHAM RD	DAVIDSON	NC	28036
59	01125101	KNOX	ROBERT J JR	KNOX	CYNTHIA L	15401 BLACK FARM RD	HUNTERSVILLE	NC	28078
60	01126102	GIBSON	R SCOTT	GIBSON	MARY K DAVIS	117 SHAVENDER DR	MOORESVILLE	NC	28117
61	01126131	PIROLLI	RECECCA LEANNE			13849 RAHAH OAKS LN	HUNTERSVILLE	NC	28078
62	01126140	MAGNOLIA HUNTERSVILLE LAND LLC				9525 BIRKDALE CROSSING DR STE 200	HUNTERSVILLE	NC	28078

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MAGNOLIA DEVELOPMENT CO. LLC

4040 ED DRIVE, SUITE 201
RALEIGH, NC 27612

NORTH CREEK VILLAGE MIXED-USE REZONING/ SKETCH PLAN

17705 DAVIDSON-CONCORD ROAD
HUNTERSVILLE, NC 28078

ADJACENT PARCEL INFO.

Project No.
4661.04

Issued
03/18/21

Revised
7.23.21 – TOH/MECK CO FIRST ROUND COMMENTS

BOLTON & MENK, INC. CORPORATE SEAL SOUTH CAROLINA 2864 NORTH CAROLINA 2864 JOHN P. [illegible] PRELIMINARY NOT FOR CONSTRUCTION 7/23/21

SP-401

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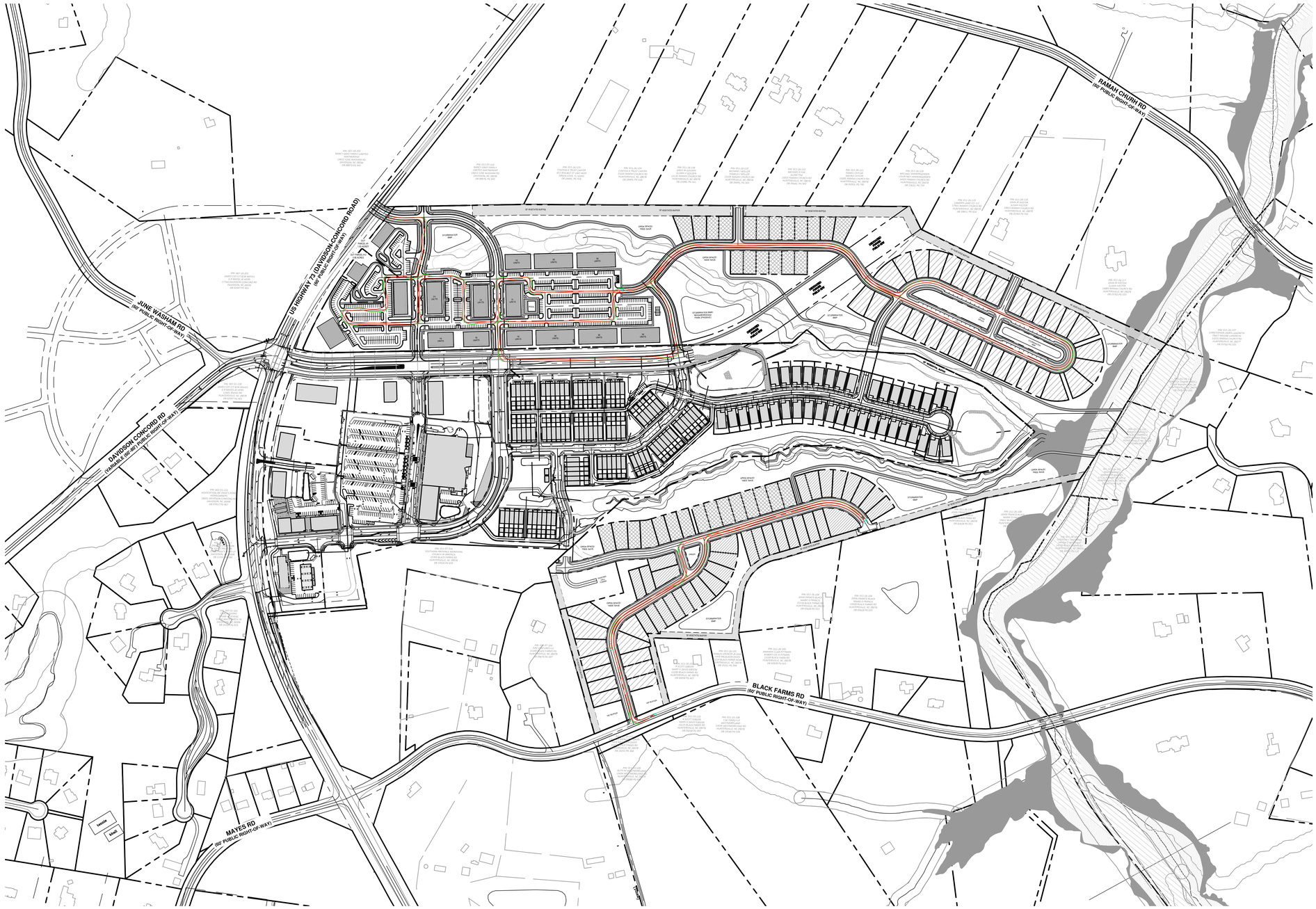
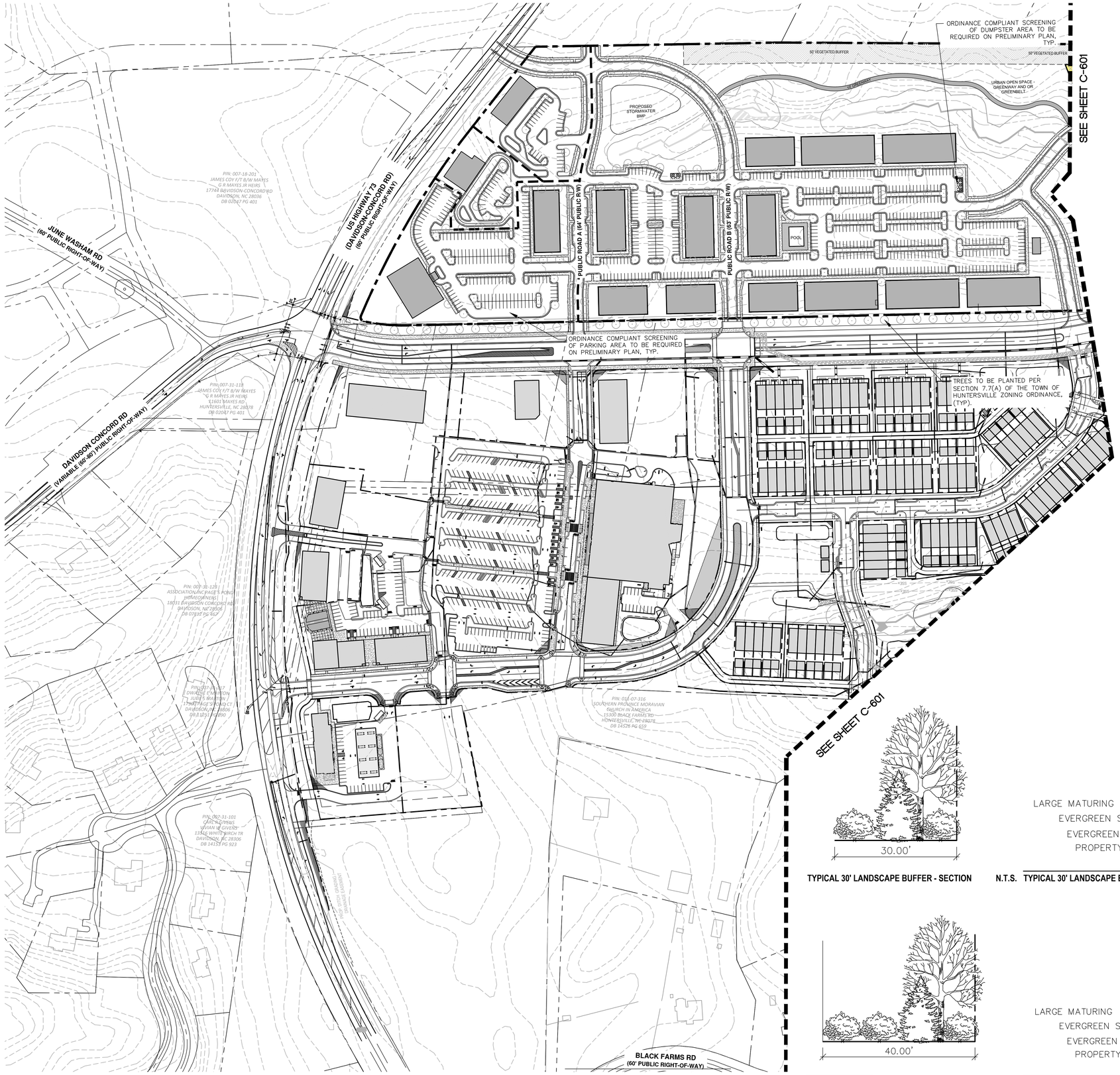
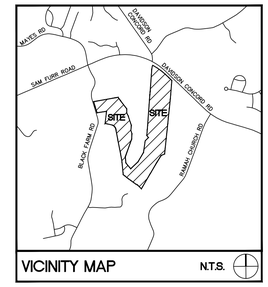

RAMAH CHURCH RD
(80' PUBLIC RIGHT-OF-WAY)
US HIGHWAY 73 (DAVIDSON-CONCORD ROAD)
(80' PUBLIC RIGHT-OF-WAY)
JUNE WASHAM RD
(60' PUBLIC RIGHT-OF-WAY)
DAVIDSON-CONCORD RD
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
BLACK FARMS RD
(60' PUBLIC RIGHT-OF-WAY)
MAYES RD
(60' PUBLIC RIGHT-OF-WAY)
OPEN SPACE TREE SAVE
STORMWATER POND
BUILDING 1
BUILDING 2
BUILDING 3
BUILDING 4
BUILDING 5
BUILDING 6
BUILDING 7
BUILDING 8
BUILDING 9
BUILDING 10
BUILDING 11
BUILDING 12
BUILDING 13
BUILDING 14
BUILDING 15
BUILDING 16
BUILDING 17
BUILDING 18
BUILDING 19
BUILDING 20
BUILDING





VICINITY MAP N.T.S.

SURVEY DISCLAIMER

WETLANDS AND TREE SURVEY DATE: MAY 28, 2021, UPDATED ON JUNE 7, 2021. SURVEY PREPARED BY ATLAS ENVIRONMENTAL; 338 SHARON AMITY RD #411, CHARLOTTE, NC 28211. (704)-512-1206 / WWW.ATLASENVI.COM. ALL OTHER INFO OBTAINED FROM MECKLENBURG COUNTY GIS, UPDATED AS OF SEPTEMBER 23, 2019.

LEGEND

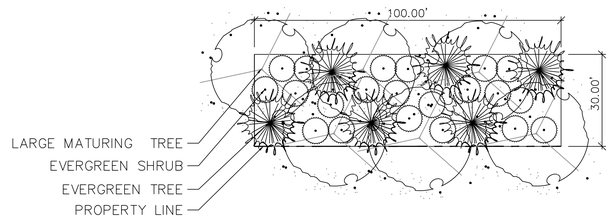
SYMBOL

- PROPOSED SIDEWALK
- PROPOSED GREENWAY
- BUILDING ENVELOPE
- LANDSCAPED BUFFER
- PROPOSED CANOPY TREE
- ZONING BOUNDARY

NOTE:

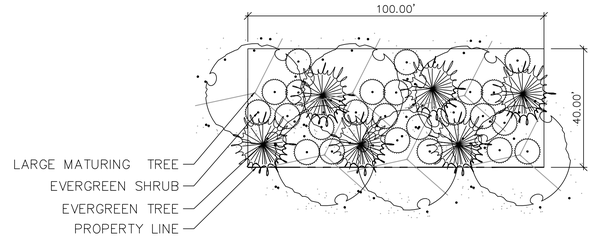
1. TREE LOCATIONS ARE SUBJECT TO CHANGE DURING CONSTRUCTION PLAN REVIEW PHASE TO SATISFY THE TOWN'S ENGINEERING STANDARDS AND PROCEDURES MANUAL.
2. ALL LANDSCAPED BUFFERS TO BE SUPPLEMENTED WHERE EXISTING VEGETATION IS NOT SUFFICIENT.

TYPICAL 30' LANDSCAPE BUFFER - SECTION N.T.S.



TYPICAL 30' LANDSCAPE BUFFER - PLAN N.T.S.

TYPICAL 40' LANDSCAPE BUFFER - SECTION N.T.S.



TYPICAL 40' LANDSCAPE BUFFER - PLAN N.T.S.

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NORTH CREEK VILLAGE MIXED-USE REZONING/ SKETCH PLAN

17705 DAVIDSON-CONCORD ROAD
HUNTERSVILLE, NC 28078

LANDSCAPE PLAN

Project No.
4661.04

Issued
03/18/21

Revised
07/23/21 – TOWN COMMENTS

BOLTON & MENK, INC. SEAN P. PAINE 036864 NORTH CAROLINA LICENSED LANDSCAPE ARCHITECT PRELIMINARY NOT FOR CONSTRUCTION 07/23/21

SCALE: 1"=100'
0 50' 100' 200'

N

SP-600

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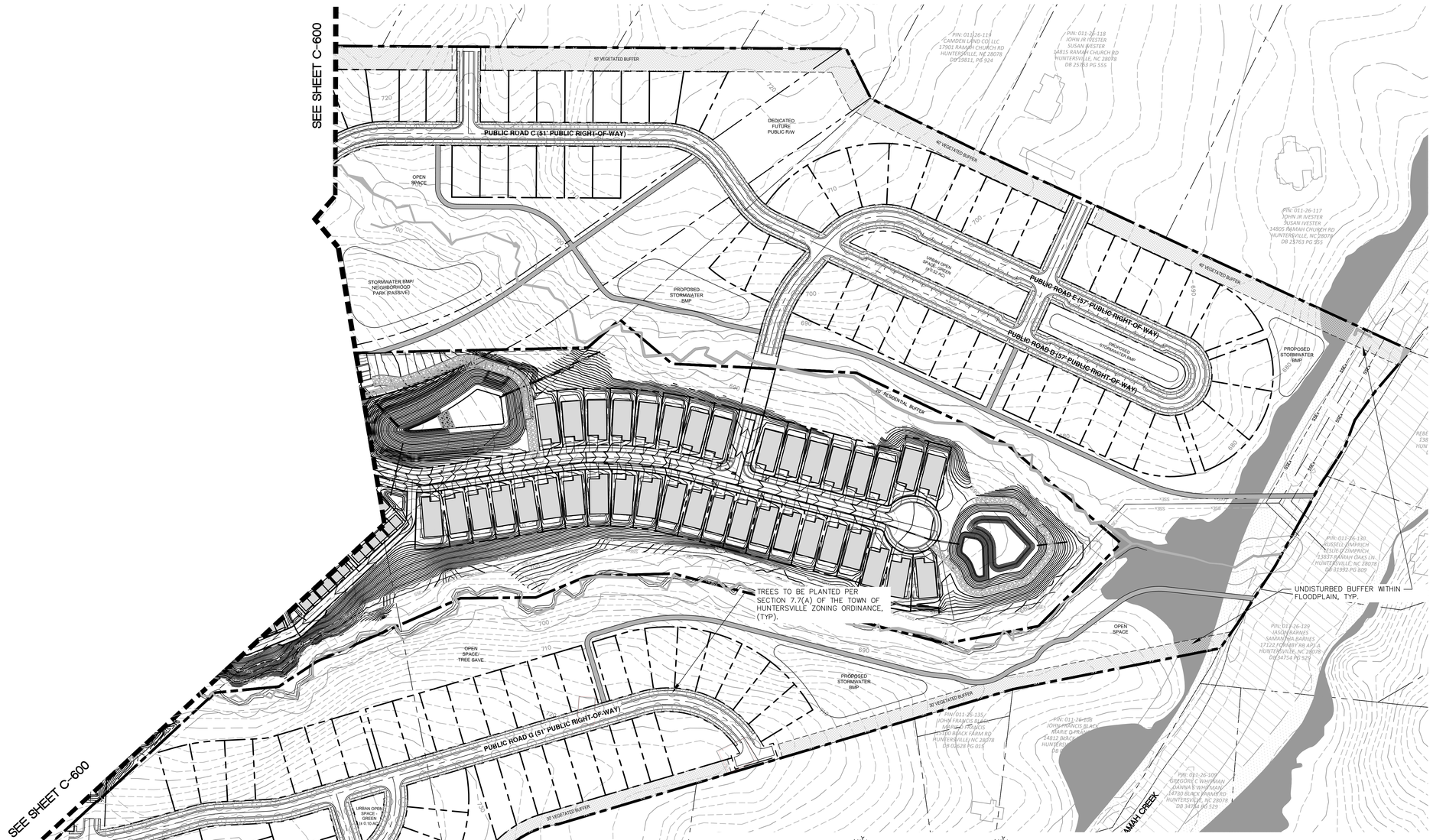

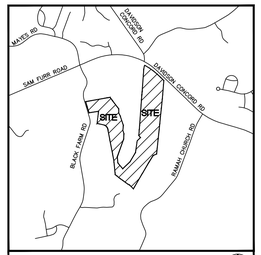

VICINITY MAP N.T.S.

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LEGEND

SYMBOL

- PROPOSED SIDEWALK
- PROPOSED GREENWAY
- BUILDING ENVELOPE
- LANDSCAPED BUFFER
- PROPOSED CANOPY TREE
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NOTE:

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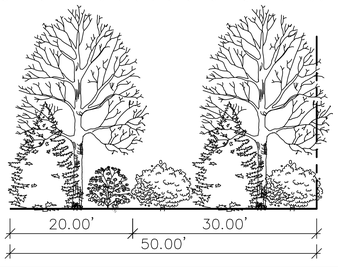
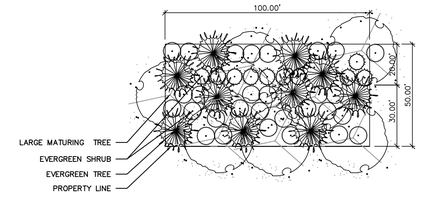
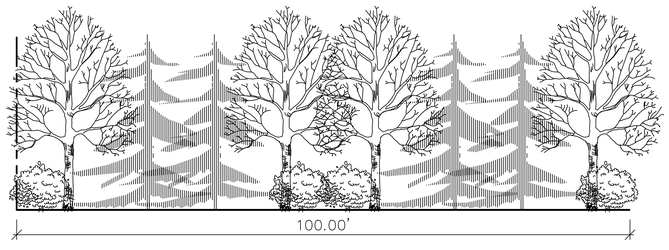


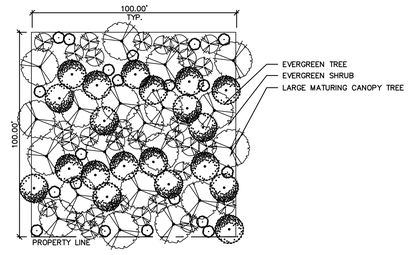
TYPICAL 50' LANDSCAPE BUFFER - PLAN N.T.S.



TYPICAL 50' LANDSCAPE BUFFER - PLAN N.T.S.



TYPICAL 100' LANDSCAPE BUFFER - PLAN N.T.S.



TYPICAL 100' LANDSCAPE BUFFER - PLAN N.T.S.

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LANDSCAPE PLAN

Project No.
4661.04

Issued
03/18/21

Revised
07/23/21 – TOWN COMMENTS

BOLTON & MENK, INC. — NORTH CAROLINA — SEAL 038864 — ENGINEER — SURVEYOR — LANDSCAPE ARCHITECT — STAN P. PANOS — 07/23/21

PRELIMINARY NOT FOR CONSTRUCTION

SCALE: 1"=100'
0 50' 100' 200'
N

SP-601

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NORTH CREEK VILLAGE DEVELOPMENT

Development Team

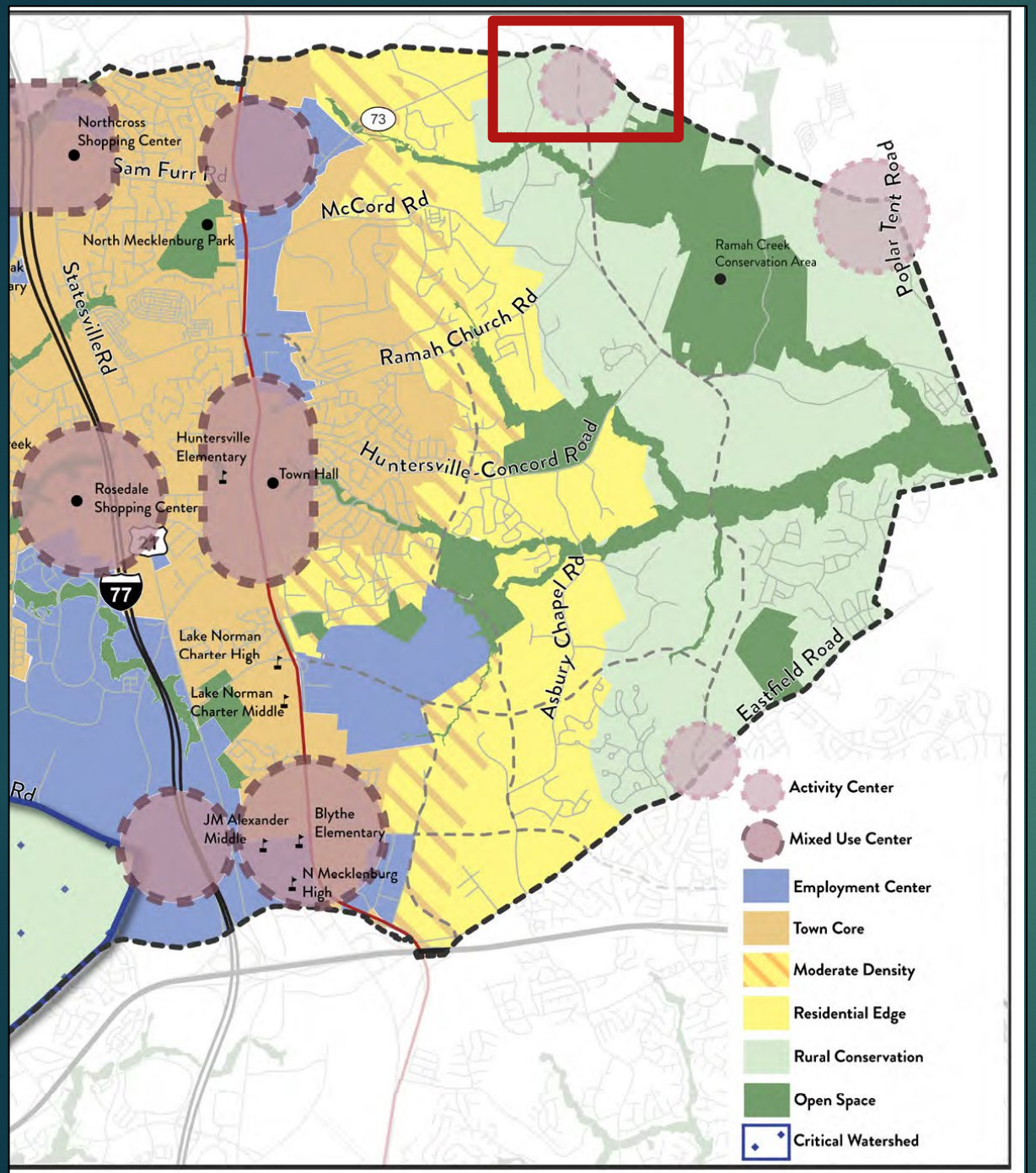






Timeline

- Community Meeting: June 2, 2021
- Public Hearing: July 19, 2021
- Planning Board Meeting: July 27, 2021
- Town Board Meeting: August 16, 2021



North Creek Village is the continuation of Huntersville East

History: A conditional mixed use commercial rezoning for the grocery-anchored center and single-family portion was approved in 2009.

North Creek Village is located in an Activity Center

The 2040 Plan places Activity Centers at key intersections of major and minor thoroughfares to create walkable, connected communities at those locations.

Development should follow the approved plan for the area

2040 Community Plan

2040 COMMUNITY PLAN envisions an ACTIVITY CENTER for this area

The goal of an ACTIVITY CENTER is to

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

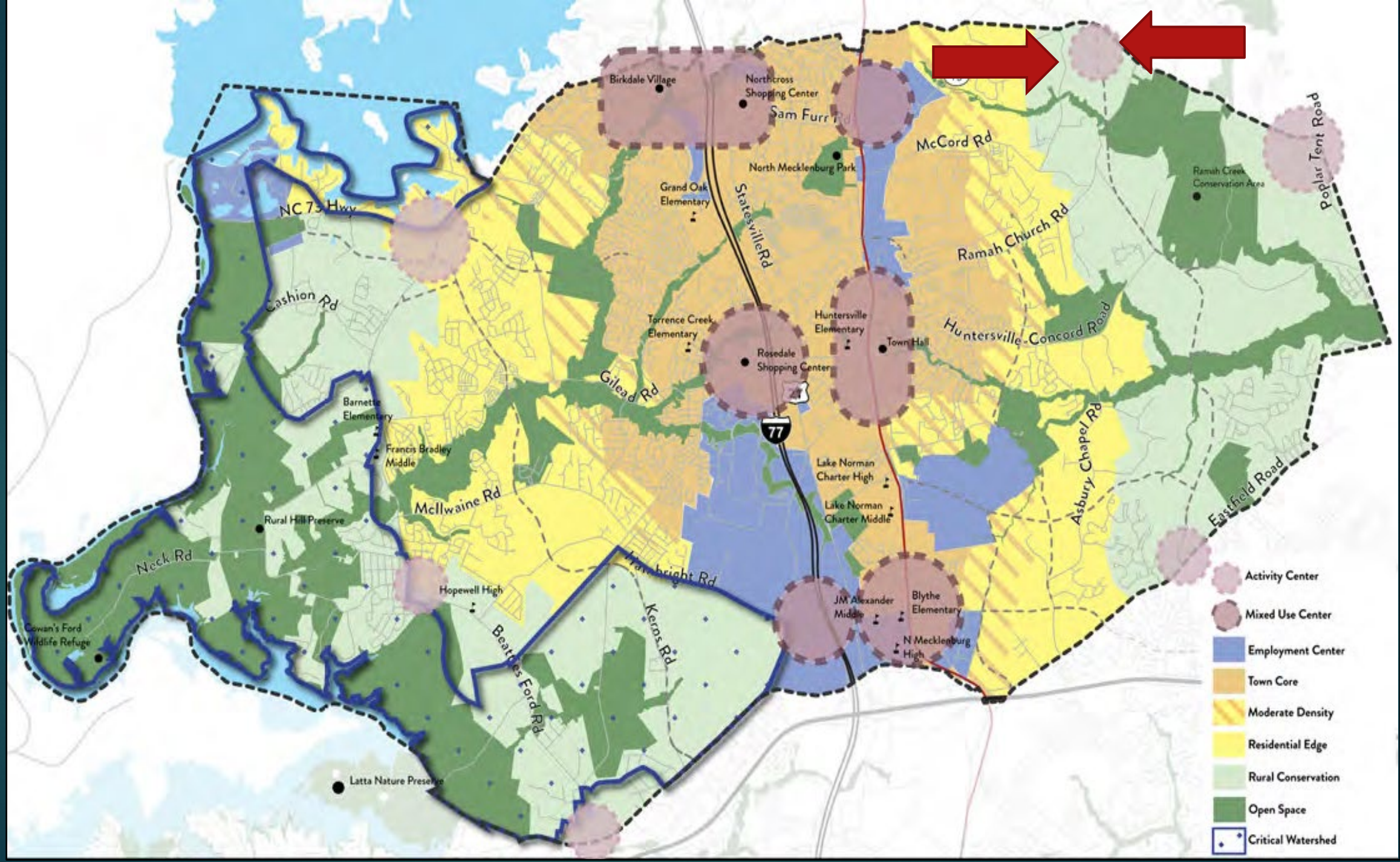


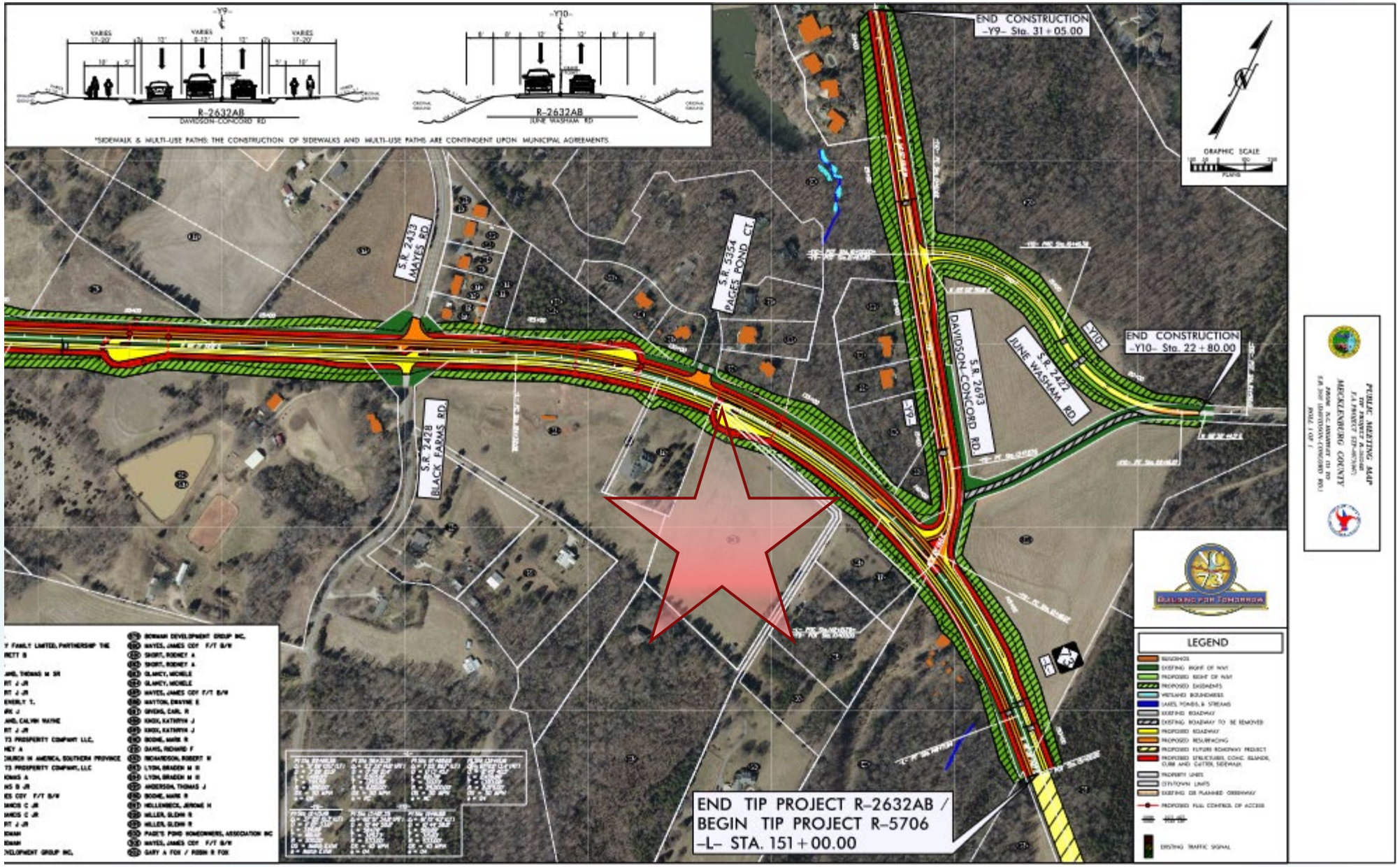
Activity Centers

Planned Activity Centers include a mix of non-residential and residential uses and are usually located at key intersections of major or minor thoroughfares. New non-residential uses are limited in scale and overall footprint (generally less than 40,000 square feet of non-residential). Residential uses include mix of housing types centered around shopping, service or civic uses. Residential uses transition to lower gross density with more open space away from Activity Centers.

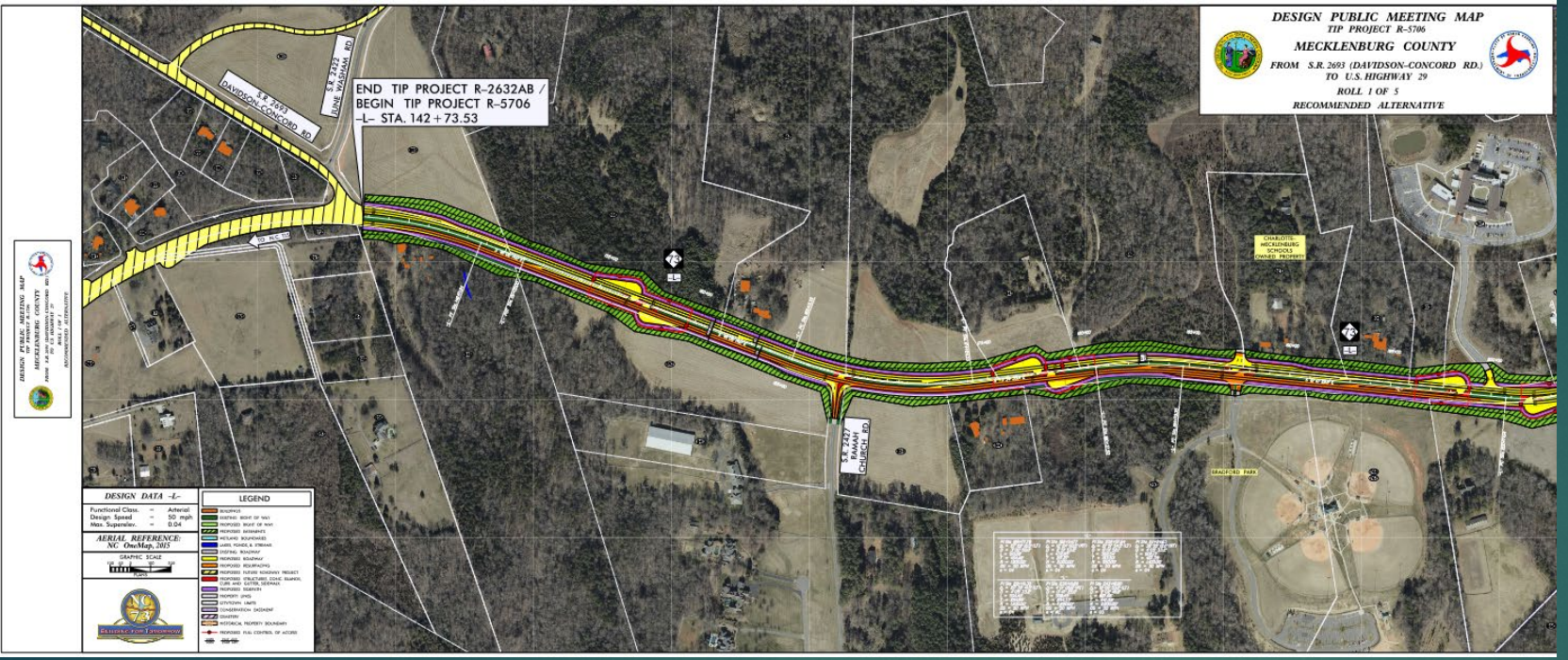


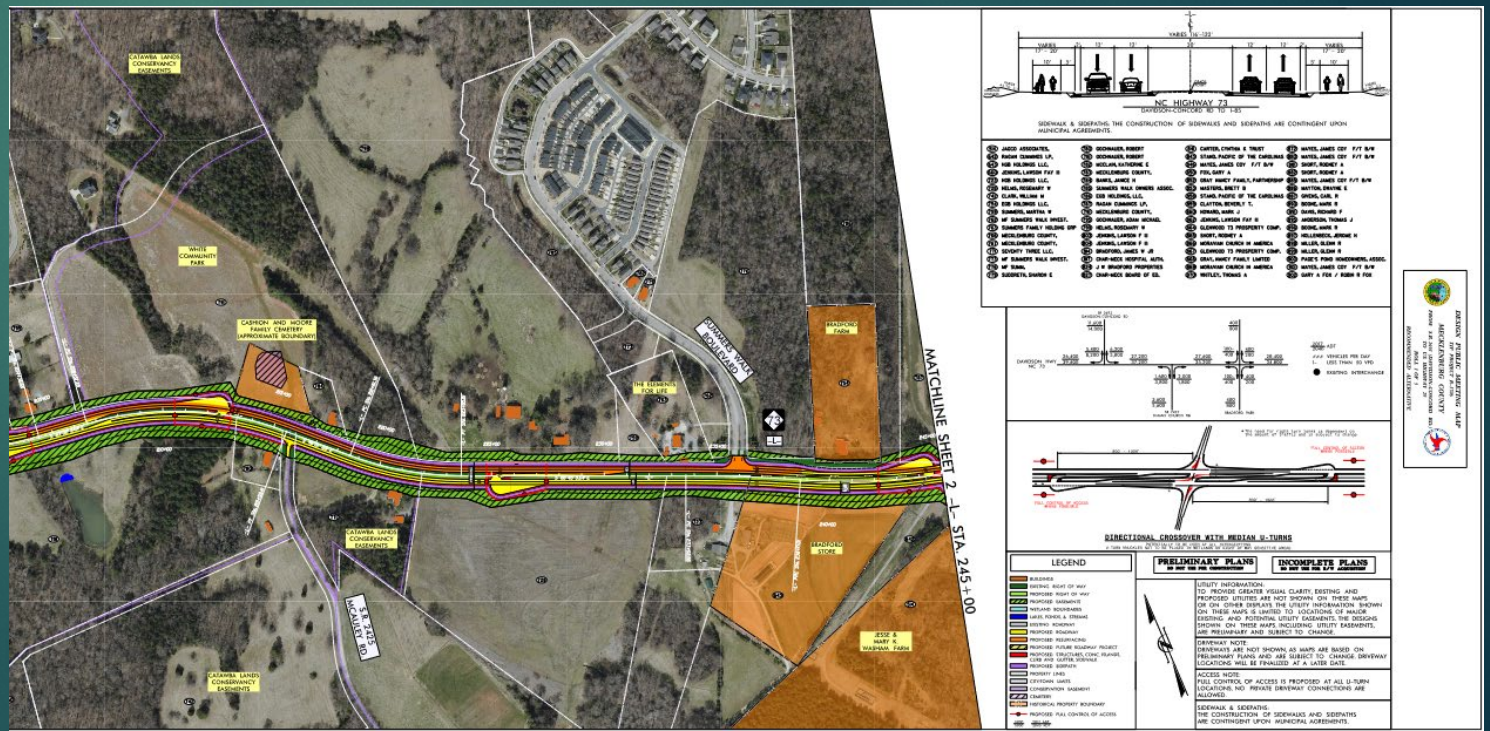


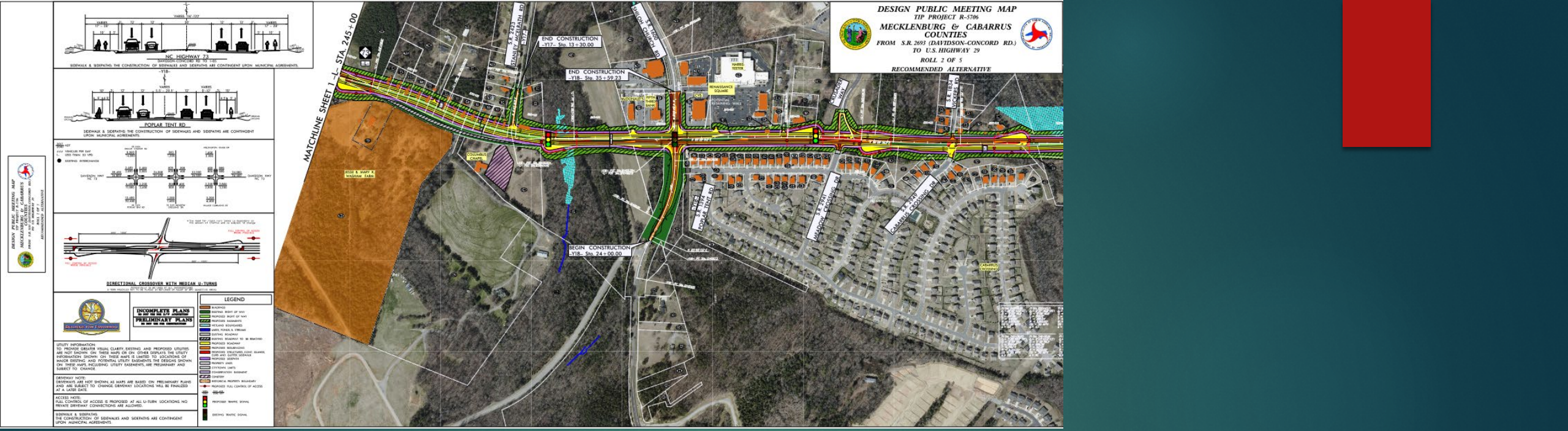

Birkdale Village
Northcross Shopping Center
Sam Furr Rd
McCord Rd
North Mecklenburg Park
Grand Oak Elementary
Statesville Rd
Ramah Church Rd
Ramah Creek Conservation Area
Poplar Tent Road
NC 73 Hwy
Cashion Rd
Torrence Creek Elementary
Huntersville Elementary
Town Hall
Rosedale Shopping Center
Huntersville-Concord Road
Gilead Rd
77
Barnette Elementary
Francis Bradley Middle
McIlwaine Rd
Rural Hill Preserve
Lake Norman Charter High
Lake Norman Charter Middle
Asbury Chapel Rd
Eastfield Road
Neck Rd
Hopewell High
Maybright Rd
Kerns Rd
Beatties Ford Rd
JM Alexander Middle
Blythe Elementary
N Mecklenburg High
Cowan's Ford Wildlife Refuge
Latta Nature Preserve
Activity Center
Mixed Use Center
Employment Center
Town Core
Moderate Density
Residential Edge
Rural Conservation
Open Space
Critical Watershed

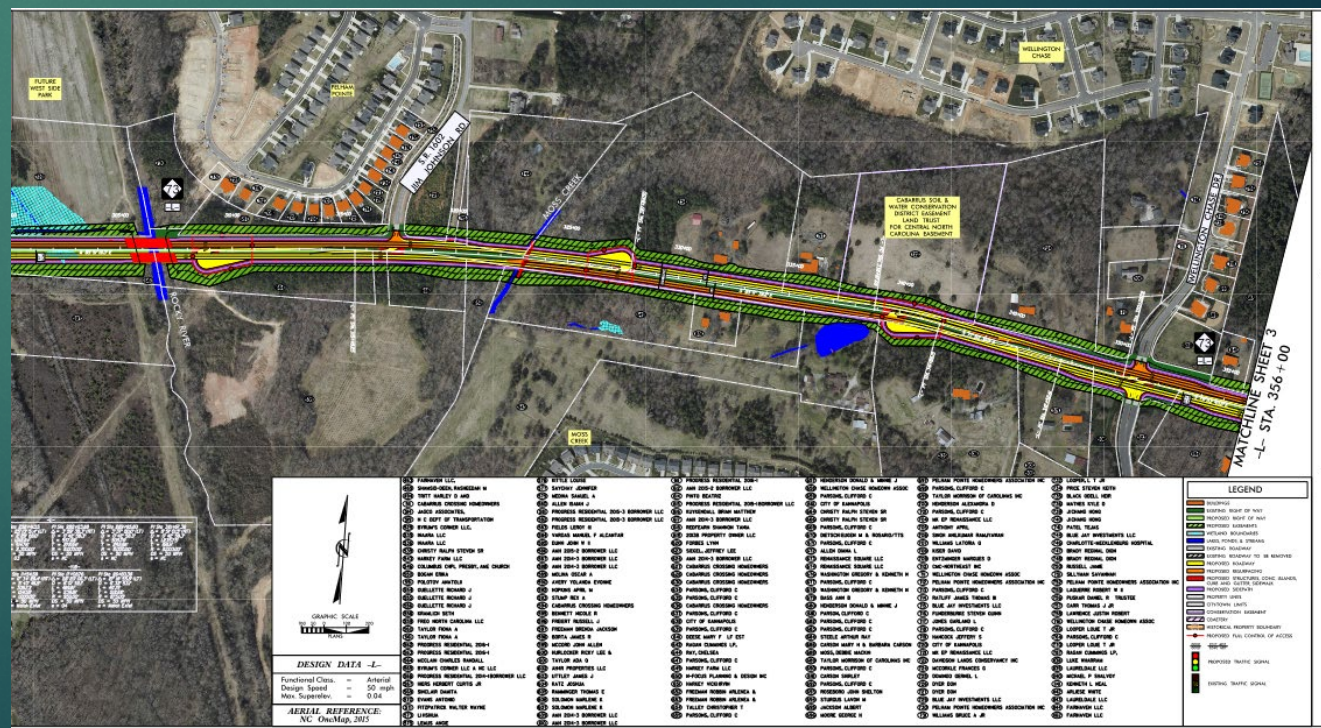


- NC 73 from Lincoln County to I-85
- Widen to multi-lane
- STIP 2025


DESIGN PUBLIC MEETING MAP
TIP PROJECT R-5706
MECKLENBURG COUNTY
FROM S.R. 2693 (DAVIDSON-CONCORD RD.)
TO U.S. HIGHWAY 29
ROLL 1 OF 5
RECOMMENDED ALTERNATIVE
END TIP PROJECT R-2632AB /
BEGIN TIP PROJECT R-5706
-L- STA. 142+73.53
S.R. 2693 DAVIDSON-CONCORD RD
S.R. 2422 JUNE WASHAM RD
S.R. 2427 RAMAH CHURCH RD
CHARLOTTE-MECKLENBURG SCHOOLS OWNED PROPERTY
BRADFORD PARK
DESIGN DATA -L-
Functional Class. = Arterial
Design Speed = 50 mph
Max. Superelev. = 0.04
AERIAL REFERENCE:
NC OneMap, 2015
GRAPHIC SCALE
LEGEND
RESIDENCE FOR TOMORROW


CATAWBA LANDS CONSERVANCY EASEMENTS
WHITE COMMUNITY PARK
CASHION AND MOORE FAMILY CEMETERY (APPROXIMATE BOUNDARY)
SUMMERS WALK BOULEVARD
THE SUMMERS FOR LIFE
BRADFORD FARM
BRADFORD STORE
JESSE & MARY K. WASHAM FARM
S.R. 2425 MCAULEY RD
MATCHLINE SHEET 2 -L- STA. 245+00
NC HIGHWAY 73
DAVIDSON-CONCORD RD TO I-85
SIDEWALK & SIDEPATHS: THE CONSTRUCTION OF SIDEWALKS AND SIDEPATHS ARE CONTINGENT UPON MUNICIPAL AGREEMENTS.
DIRECTIONAL CROSSOVER WITH MEDIAN U-TURNS
LEGEND
PRELIMINARY PLANS
INCOMPLETE PLANS
UTILITY INFORMATION:
TO PROVIDE GREATER VISUAL CLARITY, EXISTING AND PROPOSED UTILITIES ARE NOT SHOWN ON THESE MAPS OR ON OTHER DISPLAYS. THE UTILITY INFORMATION SHOWN ON THESE MAPS IS LIMITED TO LOCATIONS OF MAJOR EXISTING AND POTENTIAL UTILITY EASEMENTS. THE DESIGNS SHOWN ON THESE MAPS, INCLUDING UTILITY EASEMENTS, ARE PRELIMINARY AND SUBJECT TO CHANGE.
DRIVEWAY NOTE:
DRIVEWAYS ARE NOT SHOWN, AS MAPS ARE BASED ON PRELIMINARY PLANS AND ARE SUBJECT TO CHANGE. DRIVEWAY LOCATIONS WILL BE FINALIZED AT A LATER DATE.
ACCESS NOTE:
FULL CONTROL OF ACCESS IS PROPOSED AT ALL U-TURN LOCATIONS. NO PRIVATE DRIVEWAY CONNECTIONS ARE ALLOWED.
SIDEWALK & SIDEPATHS:
THE CONSTRUCTION OF SIDEWALKS AND SIDEPATHS ARE CONTINGENT UPON MUNICIPAL AGREEMENTS.


DESIGN PUBLIC MEETING MAP
TIP PROJECT R-5706
MECKLENBURG & CABARRUS COUNTIES
FROM S.R. 2693 (DAVIDSON-CONCORD RD.) TO U.S. HIGHWAY 29
ROLL 2 OF 5
RECOMMENDED ALTERNATIVE
NC HIGHWAY 73
POPLAR TENT RD
DIRECTIONAL CROSSOVER WITH MEDIAN U-TURNS
INCOMPLETE PLANS
PRELIMINARY PLANS
LEGEND
MATCHLINE SHEET 1 -L- STA. 245+00
END CONSTRUCTION -Y17- Sta. 13+30.00
END CONSTRUCTION -Y18- Sta. 35+59.23
BEGIN CONSTRUCTION -Y18- Sta. 24+00.00


MATCHLINE SHEET 3 -L- STA. 356+00
LEGEND
DESIGN DATA -L-
AERIAL REFERENCE: NC OneMap, 2015



NORTH CREEK MIXED USE - MASTERPLAN

COLEJENEST & STONE | 06.02.2020 | 4661



Susan Irvin
Irvin Law Group
susan@irvinlawgroup.com
704-896-0820

Steve Vinson
Magnolia Development Company
svinson@magnoliadevco.com
919-414-6721

Activity Node/Center

Appropriate Zoning:

Highway Commercial (HC) for front commercial property and
Traditional Neighborhood Design (TND)– U for back residential property

HC- The Highway Commercial District is established to provide primarily for auto-dependent uses in areas not amenable to easy pedestrian access and a comfortable pedestrian environment

TND- Traditional Neighborhood Developments (TNDs) offer a mixture of housing types and prices, prominently sited civic or community building(s), and stores/offices/workplaces to provide a balanced mix of activities

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

Land Use Map designates this area as an Activity Center Land Use

Encouraged in Activity Centers:

TND , Live-Work Units, Apartments and Condos (if contextually appropriate), Attached (townhomes, duplex, triplex),Detached

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

LU 6.1: A mix of land uses is encouraged in Mixed Use Centers, Activity Centers, Employment Centers identified on the Future Land Use Map.

Policy LU-8: Emphasize form and flexibility in Mixed Use Centers, Employment Centers, the Town Core and Activity Centers.

Planning Services
4421 Stuart Andrew Blvd.
Charlotte, NC 28217
Phone: 980-343-6246
Email: planning@cms.k12.nc.us

Town of Huntersville: North Creek Mixed Use

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: 376 Multi-family units, 71 single family attached and 82 single family detached, under proposed zoning HC (CD) and TND-R (CD).

CMS Planning Area: North

Average Student Yield per Unit: 0.1225 (376 multi-family) = 46
0.1812 (71 single family attached) = 13
0.5118 (82 single family detached) = 42

This development may add 101 students to the schools in this area.

The following data is as of 20th Day of the 2020-21 school year.

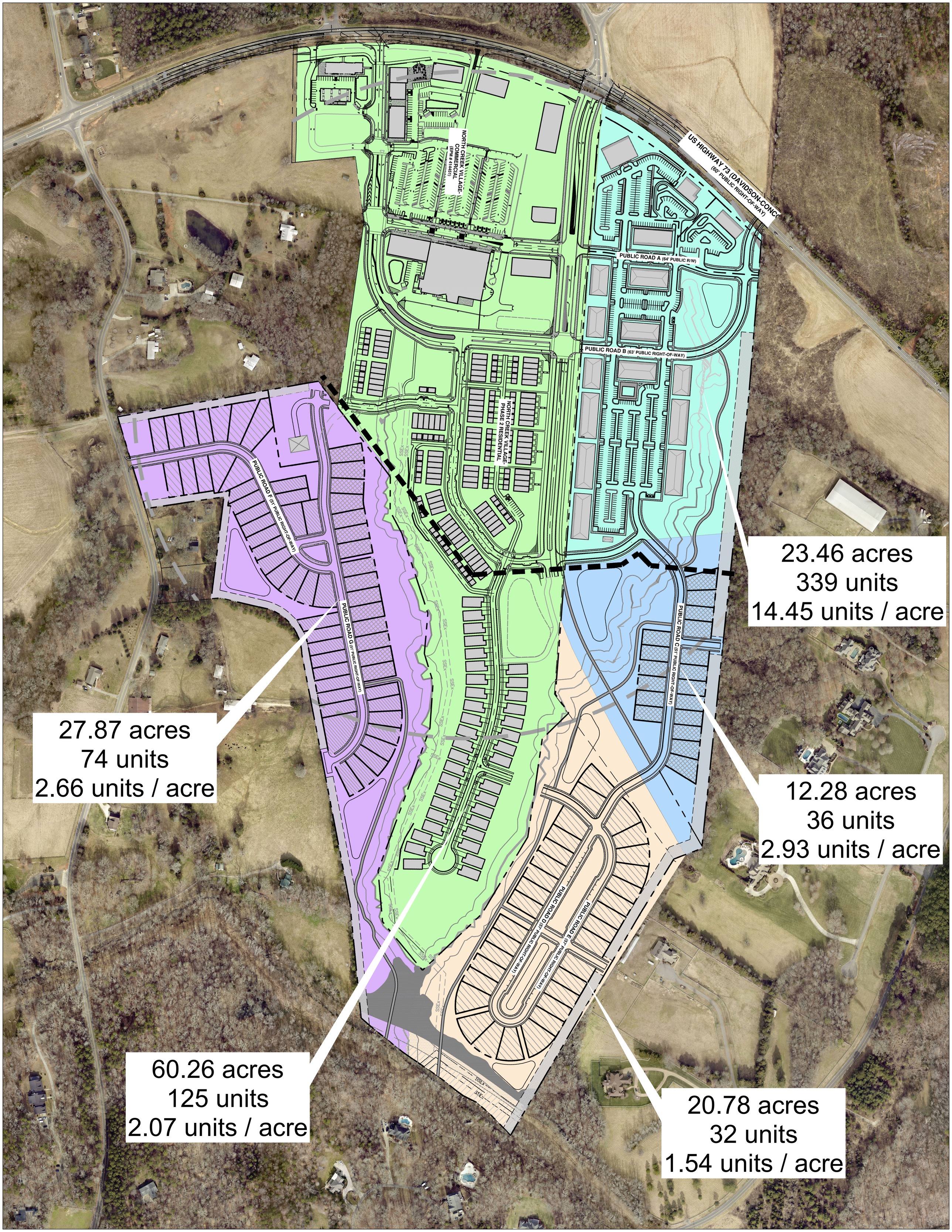
Schools Affected	*Total Classroom Teachers*	*Building Classrooms/ Teacher Stations*	*20th Day, Enrollment (non-ec)*	*Building Classroom/ Adjusted Capacity (Without Mobiles)*	*20th Day, Building Utilization (Without Mobiles)*	*Additional Students As a result of this development*	*Utilization As of result of this development (Without Mobiles)*
HUNTERSVILLE ELEMENTARY	47	37	734	578	127%	45	**135%**
BAILEY MIDDLE	76.65	57	1454	1081	134%	24	**136%**
WILLIAM A HOUGH HIGH	118.5	100	2485	2097	119%	32	**120%**

The total estimated capital cost of providing the additional school capacity for this new development is $3,826,000; calculated as follows:

Elementary School: **45** x $34,000 = $1,530,000
Middle School: **24** x $37,000 = $888,000
High School: **32** x $44,000 = $1,408,000

RECOMMENDATION

Adequacy of existing school capacity is a significant problem. We are particularly concerned about a case where school utilization exceeds 100% since the proposed development may exacerbate the situation. Approval of this petition may increase overcrowding and/or reliance upon mobile classrooms at the schools listed above.


US HIGHWAY 73 (DAVIDSON-CONCC
(60' PUBLIC RIGHT-OF-WAY)
NORTH CREEK VILLAGE-COMMERCIAL (EPN # 414451)
PUBLIC ROAD A (64' PUBLIC R/W)
PUBLIC ROAD B (63' PUBLIC RIGHT-OF-WAY)
NORTH CREEK VILLAGE-PHASE 2 RESIDENTIAL
PUBLIC ROAD F (51' PUBLIC RIGHT-OF-WAY)
PUBLIC ROAD G (51' PUBLIC RIGHT-OF-WAY)
PUBLIC ROAD C (51' PUBLIC RIGHT-OF-WAY)
PUBLIC ROAD D (57' PUBLIC RIGHT-OF-WAY)
PUBLIC ROAD E (57' PUBLIC RIGHT-OF-WAY)
SSEX
23.46 acres
339 units
14.45 units / acre
27.87 acres
74 units
2.66 units / acre
12.28 acres
36 units
2.93 units / acre
60.26 acres
125 units
2.07 units / acre
20.78 acres
32 units
1.54 units / acre

Town of Huntersville
Town Board
August 16, 2021

To: Town Board

From: Jack Simoneau, Director

Date: August 16, 2021

Subject: Petition #TA21-05, Metrolina Greenhouses, Inc.

EXPLAIN REQUEST:
Consider decision on TA 21-05, Metrolina Greenhouses, Inc.

ACTION RECOMMENDED:
Take Action

FINANCIAL IMPLICATIONS:
N/A

ATTACHMENTS:
1. TA21-05 - Metrolina Greenhouses Staff Report
2. Draft Original Ordinance
3. Planning Board Ordinance Language
4. Metrolina Greenhouses Amendment Application TA21-05
5. H2A Fact Sheet US Deptartment of Labor
6. Example Drmitory - Bunkhouse

TA 21-05 – Metrolina Greenhouses

PART 1: DESCRIPTION

TA21-05 is a text amendment request made by Metrolina Greenhouses Inc. to allow dormitories in the Rural and Transitional Residential zoning districts with a special use permit subject to specific conditions.

PART 2: BACKGROUND

TA21-05 is a text amendment request made by Metrolina Greenhouses Inc. to allow dormitories for bona fide farms in the Rural and Transitional Residential zoning districts with a special use permit subject to specific conditions. The reason for the proposed amendment is to allow H2A housing on property owned by Metrolina Greenhouses, Inc. (see Attachment 3 for H2A Fact Sheet). An example of a dormitory floor plan can be found in Attachment 4.

In proposing the text amendment, Metrolina Greenhouses, Inc. elected to require dormitories obtain a special use permit subject to meeting specific standards listed below. Special Use Permits require a recommendation from the Huntersville Planning Board and a quasi-judicial hearing before the Huntersville Town Board.

9.62 Dormitory
Dormitories for a bona fide farm are permitted in the Rural and Transitional Zoning Districts subject to a Special Use Permit according the procedures of Article 11.4.10. The Town Board shall issue a special use permit for the use in a Rural or Transitional Residential Zoning District if, but not unless, the evidence presented at the Special Use Permit hearing establishes:

1. **The use will not endanger health and safety, does not substantially reduce the value of nearby property.**
2. **The use does not conflict with long range plans.**
3. **The use does not constitute a nuisance to adjoining properties with respect to noise, dust, fumes, odor, and traffic.**
4. **Buildings, parking, trash facilities shall be setback at least 100' from any adjoining property line and 500' from any public street right-of-way.**
5. **The use shall be visual screened year round from all adjoining properties and public streets.**
6. **The driveway and parking area shall, at minimum, be ground asphalt**
7. **The dormitory is located on a bona fide farm of at least 100 contiguous acres.**

PART 3: RELEVANT SECTIONS OF THE HUNTERSVILLE 2040 COMMUNITY PLAN

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

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

STAFF COMMENT: The 2040 Future Land Use Map shows Metrolina Greenhouses, Inc. land to be in the Rural Conservation and Residential Edge. The Rural Conservation indicates "Development form is farms and associated structures. "The Residential Edge description does not mention farms but does mention "Flexibility in lot sizes and housing types is possible with higher amounts of quality open space".

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

LU 10.1: Align housing options with resident needs and promote attainable housing options.

- Accommodate a mix of housing by type, tenure, and location to serve a growing and increasingly diverse population. Housing offerings should align with workforce opportunities, including management, professional positions, and service positions.

STAFF COMMENT: Dormitories for bona fide farms is new hew workforce housing option not currently in Huntersville.

Policy EV-2: Encourage existing economic assets and entrepreneurial business development.

EV 2.1: Promote and encourage local businesses, particularly small businesses.

- Foster a dynamic, diversified, and inclusive business climate that highlights why the Town of Huntersville can support private investment and locally expanding businesses.

STAFF COMMENT: The applicants informed the Huntersville Ordinances Advisory Board H2A housing will help them remain economically competitive in the future.

PART 4: STAFF RECOMMENDATION

Staff supports adding dormitories for bona fide farms with a special use permit subject to the specific criteria as recommended by the Planning Board (Attachment 2). The 2040 Plan specifically indicates the Rural Conservation area is appropriate for farms and associated uses. In addition, the intent of the Transitional Residential is to accommodate among other uses, farms.

PART 5: HUNTERSVILLE ORDINANCE ADVISORY BOARD

The Huntersville Ordinances Advisory Board (HOAB) unanimously recommended approval of the proposed text amendment on July 1, 2021.

PART 6: PUBLIC HEARING

Was held on July 19, 2021. The recording can be found at: https://www.facebook.com/HuntersvilleNCTownGovernment/videos/805046556866501/ (2hr. 30 min. mark). Commissioner Walsh recommended the ordinance clearly state people occupying the dormitories farm the land where the dormitories are located. Commissioner Munger suggested a 2 story limit for the dormitories be established.

PART 7: PLANNING BOARD RECOMMENDATION

J. Davis made a Motion to Approve TA21-05, the amendment of Articles 3.2.1, 3.2.2, 9 & 12 of the Zoning Ordinance to allow dormitories for a bona fide farm with special use permit as written in the staff report with the amendment to: Item 7: And is on land being farmed by the occupants on a full-time basis. Item 8: The dormitory cannot exceed 2 stories in height or exceed 15,000 square feet, or 5 total buildings. Item 9: Building and housing will be constructed and maintained to meet H-2A program requirements or similar federal programs applicable at the time. This amendment to the Zoning Ordinance is consistent with the 2040 Plan and is reasonable and in the public's interest to amend the Ordinance because it encourages diversity of housing and encourages existing economic assets and entrepreneurial business development. C. Graffy seconded the motion. The motion passed unanimously (9-0).

PART 8: ATTACHMENTS AND ENCLOSURES

1. Draft original ordinance
2. Ordinance with alternative language based on public hearing comments & Planning Board recommendation.
3. Text amendment application
4. H2A Fact Sheet, US Department of Labor
5. Example of dormitory/bunkhouse floor plan

PART 9: STATEMENT OF CONSISTENCY – TA20-01

Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed amendment TA21-05, Planning Staff recommends approval based on consistency with LU-1, LU-10 and EV-2 of the Huntersville 2040 Community Plan. It is reasonable and in the public interest to amend the Zoning Ordinance because it provides a special use permit option for Metrolina Greenhouse workers.	**APPROVAL:** In considering the proposed amendment TA21-05, Planning Board recommends approval with modifications because it is consistent with the 2040 Plan. It is reasonable and in the public interest to amend the Zoning Ordinance because it encourages diversity of housing and encourages existing economic assets and entrepreneurial business development. (9-0 vote for approval)	**APPROVAL:** In considering the proposed amendment TA21-05, the Town Board recommends approval based on the amendment being consistent with **(insert applicable plan reference)** It is reasonable and in the public interest to amend the Zoning Ordinance because…*(Explain)*
DENIAL: N/A	**DENIAL:** N/A	**DENIAL:** In considering the proposed amendment TA20-05, the Town Board recommends denial based on the amendment being **(consistent OR inconsistent)** with **(insert applicable plan reference).** It is not reasonable and in the public interest to amend the Zoning Ordinance because…. *(Explain)*

AN ORDINANCE TO AMEND ARTICLE 3.2.1, 3.2.2, ARTICLE 9 AND ARTICLE 12 OF THE ZONING ORDINANCE TO ALLOW DORMITORIES FOR A BONA FIDE FARM WITH A SPECIAL USE PERMIT

Section 1. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 3.2.1 Rural District of the **Zoning Ordinance** is hereby amended as follows:

Uses permitted with Special Use Permit

- **Dormitory for a bona fide farm (9.62)**

Section 2. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 3.2.2 Transitional Residential District of the **Zoning Ordinance** is hereby amended as follows:

Uses permitted with Special Use Permit

- **Dormitory for a bona fide farm (9.62)**

Section 3. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 9 Conditions for Certain Uses of the **Zoning Ordinance** is hereby amended by adding the following:

9.62 Dormitory

Dormitories for a bona fide farm are permitted in the Rural and Transitional Zoning Districts subject to a Special Use Permit according the procedures of Article 11.4.10. The Town Board shall issue a special use permit for the use in a Rural or Transitional Residential Zoning District if, but not unless, the evidence presented at the Special Use Permit hearing establishes:

1. **The use will not endanger health and safety, does not substantially reduce the value of nearby property.**
2. **The use does not conflict with long range plans.**
3. **The use does not constitute a nuisance to adjoining properties with respect to noise, dust, fumes, odor, and traffic.**
4. **Buildings, parking, trash facilities shall be setback at least 100' from any adjoining property line and 500' from any public street right-of-way.**
5. **The use shall be visual screened year round from all adjoining properties and public streets.**
6. **The driveway and parking area shall, at minimum, be ground asphalt**
7. **The dormitory is located on a bona fide farm of at least 100 contiguous acres.**

Section 4. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 12 Definitions and Rules of Construction of the **Zoning Ordinance** is hereby amended as follows:

Dormitory. A building containing bathroom facilities available for common use by the residents of the building, which is occupied or intended to be occupied as the dwelling for more than six persons who are not related by blood, marriage, or adoption but who are enrolled in, affiliated with, or employed by the same educational, religious, **bona fide farm** or health institution. "Dormitory" shall not include a boarding house, motel, hotel, group home, or health institution.

Section 5. That this ordinance shall become effective upon approval by the Huntersville Town Board

HUNTERSVILLE ORDINANCE ADVISORY BOARD: July 1, 2021
PUBLIC HEARING DATE: July 19, 2021
PLANNING BOARD MEETING: July 27, 2021
TOWN BOARD DECISION: August 16, 2021

AN ORDINANCE TO AMEND ARTICLE 3.2.1, 3.2.2, ARTICLE 9 AND ARTICLE 12 OF THE ZONING ORDINANCE TO ALLOW DORMITORIES FOR A BONA FIDE FARM WITH A SPECIAL USE PERMIT

Alternative provisions in red added based on feedback at the July 19, 2021 Public Hearing. Planning Board recommended provisions in blue from July 27, 2021 meeting.

Section 1. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 3.2.1 Rural District of the **Zoning Ordinance** is hereby amended as follows:

Uses permitted with Special Use Permit

- **Dormitory for a bona fide farm (9.62)**

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Uses permitted with Special Use Permit

- **Dormitory for a bona fide farm (9.62)**

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4. **Buildings, parking, trash facilities shall be setback at least 100' from any adjoining property line and 500' from any public street right-of-way.**
5. **The use shall be visual screened year round from all adjoining properties and public streets.**
6. **The driveway and parking area shall, at minimum, be ground asphalt**
7. **The dormitory is located on a bona fide farm of at least 100 contiguous acres and is on the land being farmed by the occupants on a full time basis.**
8. **The dormitory cannot exceed 2 stories in height; 15,000 sq. ft. per building; and five buildings total.**
9. **Building and housing will be constructed and maintained to meet H-2A program requirements or similar federal programs applicable at the time.**

Section 4. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 12 Definitions and Rules of Construction of the **Zoning Ordinance** is hereby amended as follows:

Dormitory. A building containing bathroom facilities available for common use by the residents of the building, which is occupied or intended to be occupied as the dwelling for more than six persons who are not related by blood, marriage, or adoption but who are enrolled in, affiliated with, or employed by the same educational, religious, **bona fide farm** or health institution. "Dormitory" shall not include a boarding house, motel, hotel, group home, or health institution.

Section 5. That this ordinance shall become effective upon approval by the Huntersville Town Board

HUNTERSVILLE ORDINANCE ADVISORY BOARD: July 1, 2021
PUBLIC HEARING DATE: July 19, 2021
PLANNING BOARD MEETING: July 27, 2021, Recommended Approval 9-0 with Modifications
TOWN BOARD DECISION: August 16, 2021

Town of Huntersville
NORTH CAROLINA

Text Amendment
Application

Date of Application 4/30/2021

Fee

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

Type of Change

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

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

Description of Change

Proposed text amendment will affect the following:

Ordinance(s): See below Article(s): _____ Section(s): _____

Current Ordinance

Dormitory. A building containing bathroom facilities available for common use by the residents of the building, which is occupied or intended to be occupied as the dwelling for more than six persons who are not related by blood, marriage, or adoption but who are enrolled in, affiliated with, or employed by the same educational, religious, or health institution. "Dormitory" shall not include a boarding house, motel, hotel, group home, or health institution.

Proposed Text

Change Definition of dormitory to include "agriculture" (Article 12)
Include dormitories as a special use in the TR Zone (3.2.2)
and R Zone (3.2.1) & establish Special Use Criteria (9.62)

Reason for Proposed Change

To allow H2A housing in the TR Zone and R Zone

Attach additional pages if needed.

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

Applicant

Printed Name Metrolina Greenhouses, Inc.

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

Signature _____ Date 4/30/2021

Title Co-CEO Email arvanwingerden@metrolinagreenhouses.com

Address of Applicant 16400 Huntersville Concord Road, Huntersville, NC 28078

Property Owner (if different than applicant)

* Printed Name _____

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

Signature _____ Date _____

Title _____ Email _____

Address of Property Owner _____

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

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

Contact Information

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

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

Date Received By Planning Department: _____

Staff Initials: _____

U.S. Wage and Hour Division
(February 2010)

Fact Sheet #26: Section H-2A of the Immigration and Nationality Act (INA)

This fact sheet provides general information concerning the application of the H-2A requirements to the agricultural industry for H-2A applications submitted on or after March 15, 2010.

Introduction

The Immigration and Nationality Act (INA) authorizes the lawful admission of temporary, nonimmigrant workers (H-2A workers) to perform agricultural labor or services of a temporary or seasonal nature. The Department of Labor's regulations governing the H-2A Program also apply to the employment of U.S. workers by an employer of H-2A workers in any work included in the ETA-approved job order or in any agricultural work performed by the H-2A workers during the period of the job order. Such U.S. workers are engaged in corresponding employment.

Overview of Employer Contractual Obligations

Recruitment of U.S. Workers: In order for the Department of Labor to certify that there are not sufficient U.S. workers qualified and available to perform the labor involved in the petition and that the employment of the foreign worker will not have an adverse effect on the wages and working conditions of similarly employed U.S. workers, employers must demonstrate the need for a specific number of H-2A workers. In addition to contacting certain former U.S. employees and coordinating recruitment activities through the appropriate State Workforce Agency, employers are required to engage in positive recruitment of U.S. workers. H-2A employers must provide employment to any qualified, eligible U.S. worker who applies for the job opportunity until 50 percent of the period of the work contract has elapsed. Employers must offer U.S. workers terms and working conditions which are not less favorable than those offered to H-2A workers.

Termination of Workers: Employers are prohibited from hiring H-2A workers if the employer laid off U.S. workers within 60 days of the date of need, unless the laid-off U.S. workers were offered and rejected the agricultural job opportunities for which the H-2A workers were sought. A layoff of U.S. workers in corresponding employment is permissible only if all H-2A workers are laid off first. Employers may only reject eligible U.S. workers for lawful, job-related reasons.

In order to negate a continuing liability for wages and benefits for a worker who is terminated or voluntarily abandons the position, employers are required to notify the Department of Labor (DOL), and in the case of an H-2A worker the Department of Homeland Security, no later than two working days after the termination or abandonment.

Rates of Pay: The employer must pay all covered workers at least the highest of the following applicable wage rates in effect at the time work is performed: the adverse effect wage rate (AEWR), the

applicable prevailing wage, the agreed-upon collective bargaining rate, or the Federal or State statutory minimum wage.

Wages may be calculated on the basis of hourly or "piece" rates of pay. The piece rate must be no less than the piece rate prevailing for the activity in the area of intended employment and on a pay period basis must average no less than the highest required hourly wage rate.

Written Disclosure: No later than the time at which an H-2A worker applies for a visa and no later than on the first (1st) day of work for workers in corresponding employment, the employer must provide each worker a copy of the work contract – in a language understood by the worker – which describes the terms and conditions of employment. In the absence of a separate written work contract, the employer must provide each worker with a copy of the job order that was submitted to and approved by DOL. The work contract must include:

- the beginning and ending dates of the contract period as well as the location(s) of work;
- any and all significant conditions of employment, including payment for transportation expenses incurred, housing and meals to be provided (and related charges), specific days workers are not required to work (i.e., Sabbath, Federal holidays);
- the hours per day and the days per week each worker will be expected to work;
- the crop(s) to be worked and/or each job to be performed;
- the applicable rate(s) for each crop/job;
- that any required tools, supplies, and equipment will be provided at no charge;
- that workers' compensation insurance will be provided at no charge; and
- any deductions not otherwise required by law. All deductions must be reasonable. Any deduction not specified is not permissible.

Guarantees to All Workers: H-2A employers must guarantee to offer each covered worker employment for a total number of hours equal to at least 75% of the workdays in the contract period – called the "three-fourths guarantee." For example, if a contract is for a 10-week period, during which a normal workweek is specified as 6 days a week, 8 hours per day, the worker would need to be guaranteed employment for at least 360 hours (e.g., 10 weeks x 48 hours/week = 480 hours x 75% = 360).

If during the total work contract period the employer does not offer sufficient workdays to the H-2A or corresponding workers to reach the total amount required to meet the three-fourths guarantee, the employer must pay such workers the amount they would have earned had they actually worked for the guaranteed number of workdays. Wages for the guaranteed 75% period will be calculated at no less than the rate stated in the work contract.

Housing: Employers must provide housing at no cost to H-2A workers and to workers in corresponding employment who are not reasonably able to return to their residence within the same day. If the employer elects to secure rental (public) accommodations for such workers, the employer is required to pay all housing-related charges directly to the housing's management.

In addition, employers are required to either provide each covered worker with three meals per day, at no more than a DOL-specified cost, or to furnish free and convenient cooking and kitchen facilities where workers can prepare their own meals.

Employer-provided or secured housing must meet all applicable safety standards.

Transportation: Employers must provide daily transportation between the workers' living quarters and the employer's worksite at no cost to covered workers living in employer-provided housing. Employer-provided transportation must meet all applicable safety standards, be properly insured, and be operated by licensed drivers.

Inbound & Outbound Expenses: If not previously advanced or otherwise provided, the employer must reimburse workers for reasonable costs incurred for inbound transportation and subsistence costs once the worker completes 50% of the work contract period. Note: the FLSA applies independently of H-2A and prohibits covered employees from incurring costs that are primarily for the benefit of the employer if such costs take the employee's wages below the FLSA minimum wage. Upon completion of the work contract, the employer must either provide or pay for the covered worker's return transportation and daily subsistence.

Records Required: Employers must keep accurate records of the number of hours of work offered each day by the employer and the hours actually worked each day by the worker.

On or before each payday (which must be at least twice monthly), each worker must be given an hours and earnings statement showing hours offered, hours actually worked, hourly rate and/or piece rate of pay, and if piece rates are used, the units produced daily. The hours and earnings statement must also indicate total earnings for the pay period and all deductions from wages.

Additional Assurances and Obligations: Employers must comply with all applicable laws and regulations, including the prohibition against holding or confiscating workers' passports or other immigration documents. In addition, employers must not seek or receive payment of any kind from workers for anything related to obtaining the H-2A labor certification, including the employer's attorney or agent fees, the application fees, or the recruitment costs. Employers must also assure that there is no strike or lockout in the course of a labor dispute at the worksite for the H-2A certification which the employer is seeking. In addition, employers cannot discriminate against – or discharge without just cause – any person who has filed a complaint, consulted with an attorney or an employee of a legal assistance program, testified, or in any manner, exercised or asserted on behalf of himself/herself or others any right or protection afforded by sec. 218 of the INA or the H-2A regulations.

H-2A Labor Contractors

An H-2ALC is a person who meets the definition of an "employer" under the H-2A Program and does not otherwise qualify as a fixed-site employer or an agricultural association (or an employee of a fixed-site employer or agricultural association) and who is engaged in any one of the following activities in regards to any worker subject to the H-2A regulations: recruiting, soliciting, hiring, employing, furnishing, housing, or transporting.

While H-2A does not require labor contractors to register as such with the Department, any *person* who is subject to MSPA as a Farm Labor Contractor (FLC) must register with the Department and be issued an FLC Certificate of Registration prior to engaging in any farm labor contracting activity. In their H-2A applications, H-2ALCs required to be registered under MSPA are obligated to provide their respective MSPA FLC Certificate of Registration number and to identify the farm labor contracting activities they are authorized to perform.

In addition to meeting the same assurances and obligations as any other H-2A employer, H-2ALCs must fulfill the following requirements:

- list the name and location of each fixed-site agricultural business to which they expect to provide H-2A workers, the dates of each employment opportunity, and a description of the crops and activities the workers are expected to perform at each area of intended employment;
- submit a copy of each work contract agreement between the H-2ALC and the agricultural business to which they expect to provide workers;
- provide proof that all housing and transportation if provided or secured by the fixed-site employer complies with applicable safety and health standards; and
- obtain and submit the original surety bond with the H-2A Application.

Surety Bond: The surety bond must be written to cover liability incurred during the term of the work contract period listed on the H-2A Application and must remain in effect for a period of at least 2 years from the expiration date of the labor certification. H-2ALCs must obtain the surety bond in the following amounts:

- $5,000 for a labor certification with fewer than 25 employees;
- $10,000 for a labor certification with 25 to 49 employees;
- $20,000 for a labor certification with 50 to 74 employees;
- $50,000 for a labor certification with 75 to 99 employees; and
- $75,000 for a labor certification with 100 or more employees.

The bond must be payable to the Administrator, Wage and Hour Division, U.S. Department of Labor, 200 Constitution Avenue, NW, Room S-3502, Washington, DC 20210.

Where to Obtain Additional Information

This publication is for general information and is not to be considered in the same light as official statements of position contained in the regulations.

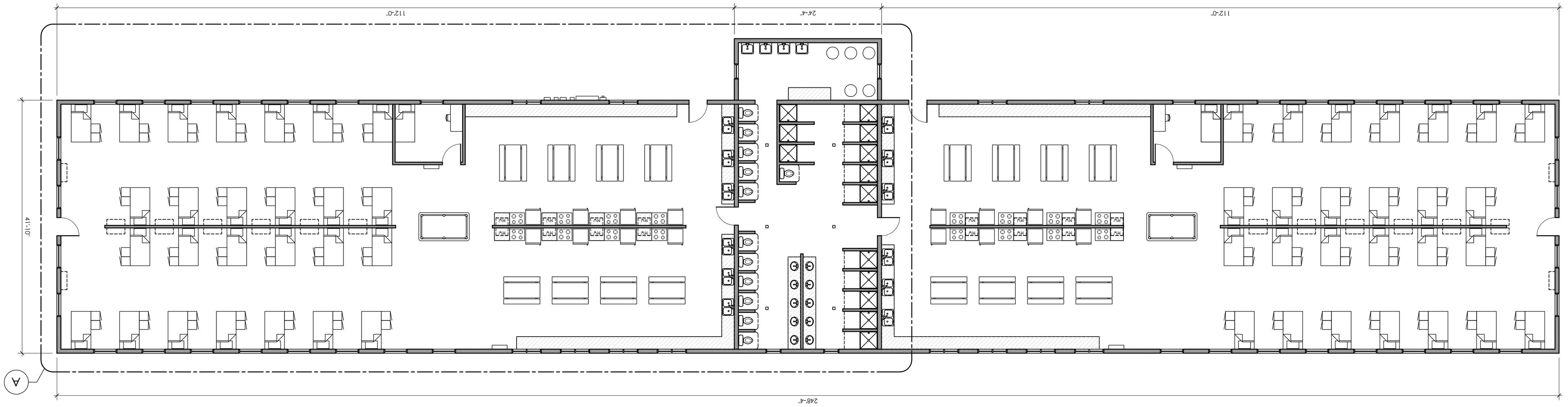
For additional information, visit our Wage and Hour Division Website: http://www.wagehour.dol.gov and/or call our toll-free information and helpline, available 8 a.m. to 5 p.m. in your time zone, 1-866-4US-WAGE (1-866-487-9243).

U.S. Department of Labor
Frances Perkins Building
200 Constitution Avenue, NW
Washington, DC 20210

1-866-4-USWAGE
TTY: 1-866-487-9243
Contact Us

BUNKHOUSE
COMPOSITE FLOOR PLAN

SCALE: 1/8" =1'-0"



Town of Huntersville
Town Board
August 16, 2021

To: Town Board

From: David Peete, Principal Planner

Date: August 16, 2021

Subject: Petition #R21-04 - Spring Grove

EXPLAIN REQUEST:
Consider decision on Petition #R21-04 Spring Grove, a request by M/I Homes of Charlotte, LLC to Rezone +/- 62.82-acres south of McCord Road and Hagers Road intersection from General Residential (GR) & Neighborhood Residential - Conditional District (NR-CD) to Neighborhood Residential - Conditional District (NR-CD) for a 127-lot subdivision; (Parcels: 01101102, 01101110, 01101114, 01119129 & 01119132).

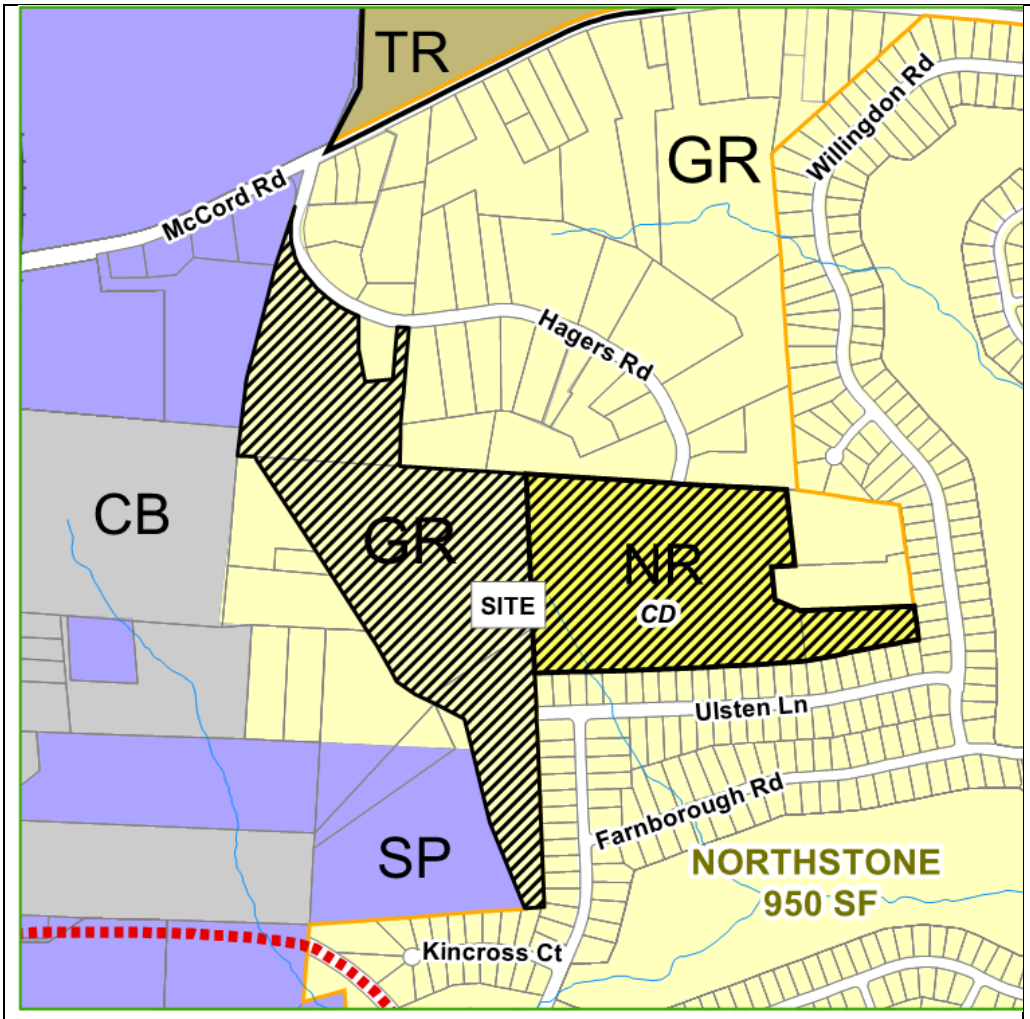
ACTION RECOMMENDED:
Consider Decision

FINANCIAL IMPLICATIONS:
n/a

ATTACHMENTS:
1. R21-04 Final Action Staff Report 8-16-21
2. Attachment A - Rezoning Application
3. Attachment B - Spring Grove Rezoning Plan (submittal#4)
4. Attachment C - Spring Grove - Neighborhood Mtg Report
5. Attachment D - CMS Report - Spring Grove Subdivision
6. Attachment E - Citizen Comments
7. Attachment F - Red Tailed Hawk Evaluation

Petition R21-04
Spring Grove Conditional District Rezoning

PART 1: PROJECT SUMMARY



Applicant: MI Homes of Charlotte, LLC

Property Owners: Judy Ann Hager Collins, Robert Brice Lowrance, Mason A. Lowrance & Robert Brice Lowrance, & Fort Myers Real Estate Group, LLC, (see Attachment A).

Property Address: 10320 Hagers Road

Project Size: (+/-) 62.82-acres

Parcel Numbers:

01101102, 01101110, 01101114, 01119129 & 01119132

Current Zoning: General Residential (GR) & Neighborhood Residential – Conditional District (NR-CD).

Current Land Use: vacant.

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

Proposed Land Use: ~~130~~ **127** Single-family lots (NR permitted uses).

Proposed Density: ~~2.17~~ **2.02** units/ac.

1. Purpose: Petition to rezone 62.82-acres generally located at 10320 Hagers Road – south of McCord Road - from the General Residential (GR) and Neighborhood Residential – Conditional District (NR-CD) Zoning District to (a new) Neighborhood Residential – Conditional District (HC-CD) to create a ~~130~~ 127-lot single-family subdivision (see Attachments B). If the CD Rezoning Plan is approved, a corresponding Subdivision Sketch Plan will be reviewed by staff for compliance.
2. Adjoining Zoning and Land Uses.
   North: *General Residential (GR) – Large-lot, single-family homes (along Hagers Rd.) & vacant*.
   South: *General Residential (GR) & Special Purpose (SP) – Small-lot, single-family subdivision (Northstone), & Soil, mulch & gravel sales (Soil Supply).*
   East: *General Residential (GR) –Two (2) large-lot, single-family homes & – Small-lot, single-family subdivision (Northstone).*

West: *General Residential (GR), Special Purpose (SP) & Corporate Business (CB) – Storage, Soil, mulch & gravel sales (Soil Supply), Building supplies (84 Lumber) & vacant.*

3. One (1) neighborhood meeting was held on May 19, 2021. A report of the meeting is available in Attachment C.
4. Notice of this CD-Rezoning request was provided via postcards sent to all property owners within 250 ft. of the project; a legal ad placed in the Charlotte Observer; and posting of public hearing signs on the property in three (3) locations (McCord Rd. & Hagers Road, east end of Hagers Road & west end of Ulsten Lane).

PART 2: REZONING/SITE PLAN ISSUES

The proposed Conditional District Rezoning Plan is generally compliant with the Zoning Ordinance and Subdivision Regulations. Significant elements include:

- Proposed Uses: ~~130~~ 127 Single-Family Homes.
- There are four ~~(4)~~ (3) Urban Open Spaces proposed: ~~two~~ one ~~(2)~~ (1) park, one (1) dog park and one (1) community garden.
- New and additional right-of-way (more than likely) to be dedicated along McCord Road and Hagers Road, as required by NCDOT and Town. New public streets (and all required right-of-way) are proposed, as are a new connection ~~on the eastern end of Hagers Road into the development and a connection~~ to Ulsten Lane (in NorthStone). (see Part 3 for details).
- Minimum Tree Preservation in the NR Zoning District is 10% and the proposed development looks to save 10% of existing canopy (6.173 acres). Specimen tree save in the NR zoning district is also 10% and the proposed development looks to save 37 existing specimen trees (22.29%).
- If the Rezoning Plan is approved, Staff, at the construction document phase, will review the plans for compliance with the Water Quality Ordinance, Erosion Control Ordinance and Stream Buffer Requirements, as found in the Zoning Ordinance.
- The subdivision is to be developed as one (1) phase.

The Conditional District Rezoning Plan has several issues that must be addressed:

- Proposed Public residential street cross-sections in front of 52 ft. wide lots must provide on-street parking on (at least) one side of the road;
  Comment: Either the cross-section for one-side, on-street parking is incorporated throughout the Plan or sufficient alternative parking areas must be provided.
- ~~The Caughman lot (at the east end of the subdivision) must have minimum frontage on new public street/cul-de-sac.~~ FINAL ACTION UPDATE – Item has been satisfied – frontage on public right-of-way provided.
- ~~Note #4 on Sheet RZ-201 should add "subject to the definition of major subdivision", as outlined in Article 2.100 of the Subdivision Ordinance~~. FINAL ACTION UPDATE – Item has been satisfied – additional language has been added.
- RECOMMEND: FINAL ACTION UPDATE - Due to the proximity of Soil Supply along the western boundary, ~~a planted berm~~ additional screening/buffers should be installed ~~within the buffer~~ along the future thoroughfare and western edge to ~~would~~ help screen noise, odor and dust.

PART 3: TRANSPORTATION ISSUES

Traffic Impact Analysis (TIA)

A TIA Determination of Need was completed for the proposed CD Rezoning and based on the TIA determination for proposed uses and intensities, a TIA for the Town was required. After completion of the scoping process, a TIA was submitted on 6/18/21. After staff review, several items needed to be addressed in the TIA and a resubmittal is required. As of 7/8/21, a resubmittal of the TIA has not been received.

The TIA sealed on 7/9/21, submitted on 7/23/21, is acceptable as a final version for the Town. Based on the TIA, the following improvements will be recommended to the Town Board by Engineering staff:

NC115 (Old Statesville Road) at McCord Road

- Construct a northbound right-turn lane on NC115 with 100 feet of storage
- Add protected/permitted phasing to the existing westbound left-turn lane on McCord Road
- Add overlap phasing to the northbound right-turn lane on NC115

McCord Road at Hagers Road

- Construct an eastbound right-turn lane on McCord Road with 100 feet of storage
- Construct the northbound Hagers Road approach to have an exclusive left-turn lane with 100 feet of storage and shared through/right-turn lane.

In addition, per NCDOT, a left-turn lane with 150 ft. of storage and appropriate taper is required on McCord Road and the development will need to coordinate with the McCord Industrial site (north side of McCord) to align their driveway with the re-aligned Hagers Road. Final TIA approval is pending resubmitting revised study.

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".

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

- The Future Land Use Map, located on page 53, identifies this area as "Town Core", which is defined in the Plan as including "a variety of neighborhoods containing a mix of residential types, including single-family homes, townhomes and apartments. Their design focuses on traditional neighborhood planning principles, including short blocks, connected streets, streetscape standards, and other features to improve walkability. These areas are denser than the "Moderate Density" and "Residential Edge" character areas and may include non-residential development as specified in small area plans and at other sites that meet locational criteria."

- **Policy LU-2:** Encourage residential development that follows the pattern outlined in the future land use map.
    - **Policy LU-2.1:** Higher intensity residential uses will be focused generally within two miles of the I-77/NC-115 corridor…"

  Comment: The Spring Grove Subdivision would be located approximately 0.30-miles from NC-115 and its' proposed density of 2.17-units per acre is adjacent to the Northstone subdivision (on the east & south), which has a similar density of 1.65-units per acre and a similar lot size and width. The density of NorthStone is greatly impacted by the golf course open space. To the north, the Hagers Road area, which developed under the Meck. County's regulations has a much lower density of approximately 0.54-units per acre. Further north across McCord Road, the Northbrook Subdivision (zoned TR) has a density of 1.49 units/acre. Lastly, the previously approved "Hawk's Landing" CD Rezoning (which still applies to half of this subdivision) was approved with a density of 1.95 units/acre.

- **Policy LU-5: Focus more intense development in locations that can support growth**.
    - LU 5.1: Allow more intense development only where transportation infrastructure and utilities already exist.

Comment: This property is located less than a half-mile from NC 115 and nearly abuts McCord Road – to thoroughfares that offer access to several areas of the Town. The connection into NorthStone will offer secondary access and the dedication of right-of-way for a portion of the future thoroughfare, which will connect McCord Road to Ramah Church Road, will create new connection points. All utilities are currently located nearby of in the vicinity and can be connected to serve this development.

- **Policy LU-7: Require new development to follow design principles that reinforce the vision for the Town as expressed in this plan and other adopted plans.**
    - **LU 7.1: Require all new development to adhere to the following design principles**:
        - In Mixed-Use Centers, Activity Centers, Town Core and Moderate Density Areas, streets and sidewalks are meant to be attractive and inviting. New development in these areas shall follow these principles:
            - All buildings shall front a public street or (Urban) Open Space.
            - Streets should be connected, have short blocks and sidewalks on both sides of the street.
            - Improve connectivity, particularly for pedestrians and vehicles.
            - Parking lots, if required, should be predominately located behind buildings screened from view and larger lots should be broken by buildings and/or landscape features.
            - Accommodate a mix of uses and/or housing types.

  Comment: All proposed homes front on public streets. The public streets connect to other public streets and all blocks are under 800 feet in length. Connectivity is provided via three (3) connections to existing streets and three (3) additional stubs are provided to adjoining property.

- **Policy LU-9: New residential development should follow appropriate housing design principles**.
    - **LU 9.1: In higher intensity areas including Mixed-Use Centers, Activity Centers, the Town Core, and Moderate Density areas neighborhoods should adhere to the following design principles**:
        - All homes must front a public street or (Urban) open space.
        - Front porches and recessed garages are encouraged.
        - On-street parking is required in new developments that have lot widths below 60'.

  Comment: All proposed homes front on public streets. Floorplans have not been provided, therefore it cannot be determined if porches or recessed garages are provided. The proposed residential street cross-section does not provide on-street parking on (at least) one side of the road, as required for lots under 60' in width.

-
- **Policy LU-11: Protect Exiting Housing Stock**.
    - **LU 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.**

  Comment**:** The required minimum buffers along the external boundary of the subdivision is 20 feet. This development provides a minimum 40 feet adjacent to the NorthStone subdivision. In addition, the lots abutting NorthStone are the wider lots, to match the width of those in NorthStone. The minimum buffer along the larger-lot homes on Hagers Road is also 20 feet, but there is additional open space behind the minimum buffer, therefore, the buffers can be widened to provide more transition area.

    - **LU 11.2: Along existing streets, encourage new buildings to respect the general spacing of structures, building mass and scale, and street frontage relationships of existing buildings**.

Comment: At the connection to both Hagers Road and Ulsten lane, the new homes are not oriented to match the existing housing pattern; however, the development has added buffers to define the transition from the existing developments into the new subdivision.

- **EOS-10: Improve bicycle and pedestrian facilities throughout Town.**
  - **Implement the Bicycle and Pedestrian Committee's 30 x 30 plan.**
    - Connect all parks, schools, neighborhoods and major shopping into the Greenway System by 2030 incrementally over the next 10 years.
      - Include greenways, sidewalks, multi-use paths, trails and dirtways.

  Comment: The right-of-way dedication along the western side of the subdivision is for the future residential thoroughfare cross-section, which includes a 12 ft. wide multi-path on one side of the street to connect this area to greenway and multi-paths within the area.

- **Policy T-3: Improve connectivity throughout the study area.**
  - **T 3.1: Continue to enhance street connectivity by requiring connections among different uses**.
    - Continue to require street connectivity among residential, commercial, employment, recreational and institutional uses.
    - Context-sensitive street design should be applied.

  Comment: Direct connections are proposed to Hagers Road near McCord Road ~~and to the end of Hagers Road~~, as well as to the west-end of Ulsten Lane in NorthStone. There are three (3) additional street stubs for future connections – 2 along the western edge and one along the eastern edge. FINAL ACTION UPDATE – the Rezoning Plan has maintained a connection at the eastern end of Hagers Road in to the new subdivision. However, after hearing from several residents along Hagers Road and after the Planning Board did not recommend the connection, the applicants have changed the eastern connection to provide full pavement to connect to Hagers Road and a fire-access only gate will be placed in the middle of the right-of-way to prevent regular use. This is not in keeping with the 2040 Community Plan Policy T-3, of connecting public streets to provide as many transportation options as possible for all residents. Zoning Ordinance Article 3.2.4. Neighborhood Residential District (NR) definition states that "streets in the Neighborhood Residential District must be inter-connected, and according to Article 5A.2", "streets shall interconnect within a development and with adjoining development". This is routinely the Town's policy with regard to existing street stubs and certainly with existing public streets.

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

- **Policy LU-10: Encourage a diversity of housing options.**
  - **LU 10.1: Align housing options with resident needs and promote attainable housing options**.
    - Accommodate a mix of housing by type, tenure and location to serve a growing and increasingly diverse population. Housing offerings should align with workforce opportunities, including management, professional positions and service positions.
  - **LU 10.2: Continue to encourage a mix of lot sizes in new developments**.

  Comment: Only two (2) lot types are proposed and the homes located on them are assumed to be similar throughout. The proposed development does not provide a range of housing types.

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 Conditional District Rezoning for the Spring Grove Conditional District Rezoning is supported by the 2040 Comprehensive Plan, as the property is designated "Town Core". Proposed density is ~~2.17~~ 2.02-units per acre, which is higher than nearby developments, however the 2040 Community Plan designates this area as "Town Core" which permits increased density, where appropriate, while ensuring that adequate land use and densities transitions are provided. The Neighborhood Residential zoning district does not have a density limit, however, through the conditional district rezoning process, a maximum density limit can be established.

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:
   - A Transportation Impact Analysis was required – see Part 3 of this report.
   - Storm water plan approval, water and sewer and refuse disposal and a Willingness-to-serve from Charlotte Water, must all be provided.
   - The Conditional District Rezoning site plan was reviewed by Charlotte-Mecklenburg School District (CMS). CMS indicates the proposed Rezoning Plan would add approximately 69 students to the schools in this area and indicate approval of the project "may increase overcrowding and/or reliance upon mobile classrooms…" (see below & see Attachment D for the full CMS report). While the proposed rezoning is consistent with the 2040 Community Plan's support for higher-density development in the area defined as "town core", the challenge of over-crowded CMS schools still applies.

This development may add 69 students to the schools in this area.

The following data is as of 20th Day of the 2020-21 school year.

Schools Affected	*Total Classroom Teachers*	*Building Classrooms/ Teacher Stations*	*20th Day, Enrollment (non-ec)*	*Building Classroom/ Adjusted Capacity (Without Mobiles)*	*20th Day, Building Utilization (Without Mobiles)*	*Additional Students As a result of this development*	*Utilization As of result of this development (Without Mobiles)*
HUNTERSVILLE ELEMENTARY	47	37	734	578	127%	27	**132%**
BAILEY MIDDLE	76.6	57	1454	1081	134%	17	**136%**
WILLIAM A HOUGH HIGH	118.5	100	2485	2097	119%	25	**120%**

The total estimated capital cost of providing the additional school capacity for this new development is $2,647,000; calculated as follows:

Elementary School: **27** x $34,000 = $918,000
Middle School: **17** x $37,000 = $629,000
High School: **25** x $44,000 = $1,100,000

RECOMMENDATION
Adequacy of existing school capacity is a significant problem. We are particularly concerned about a case where school utilization exceeds 100% since the proposed development may exacerbate the situation. Approval of this petition may increase overcrowding and/or reliance upon mobile classrooms at the schools listed above.

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

Staff can support approval of the Spring Grove CD-Rezoning with the following addressed:

- FINAL ACTION UPDATE - All requirements of the accepted TIA should be added to plan;
- FINAL ACTION UPDATE - Hagers Road should connect at the eastern end to provide additional connectivity for both the Hagers Road residents and the Spring Grove residents.
- Proposed Public residential street cross-sections in front of 52 ft. wide lots must provide on-street parking on (at least) one side of the road;
- ~~The Caughman lot must abut and have minimum frontage on public street/cul-de-sac~~; FINAL ACTION UPDATE - Item has been satisfied – frontage on public right-of-way has been provided.
- ~~Note #4 on Sheet RZ-201 should add "subject to the definition of major subdivision", as outlined in Article 2.100 of the Subdivision Ordinance~~. FINAL ACTION UPDATE - Item has been satisfied – additional language has been added.
- All outstanding redline comments must be addressed.
- RECOMMENDATION: FINAL ACTION UPDATE - Due to the proximity of Soil Supply along the western boundary, ~~a planted berm~~ additional screening/buffers should be installed ~~within the buffer~~ along the future thoroughfare and western edge to ~~would~~ help screen noise, odor and dust.

PART 6: PUBLIC HEARING COMMENTS

A Public Hearing was held on Monday, July 19, 2021. Please see Town Board minutes of that meeting for comments.

PART 7: PLANNING BOARD RECOMMENDATION

The Planning Board, on July 27, 2021, recommended approval by majority vote (8-1) to approve as presented based on consistency with all 2040 Community Plan policies listed in the staff report, with the following conditions:

- Provide a written disclosure statements provided to each buyer that they must sign (regarding Soil Supply business nearby);
- Construction traffic should not be permitted to use Hager Road;
- TIA must be re-submitted (and requirements added to plan);
- Provide on-street parking requirements for 52 ft. lots, per Staff satisfaction;
- All outstanding staff comments and redlines must be addressed;
- East connection (of Hagers Road) to be emergency-access only & not a primary street;
- Re-visit tree-save in creek and attempt to save additional trees;
- Conduct a habitat survey (for protected species) and protect any found habitat; FINAL ACTION UPDATE – a investigation and report from the applicant has been provided (see Attachment F);
- Adjacent to Soil Supply, there should be a 60 ft buffer, to include 40-foot undisturbed area and a fence.

Additional request for the Town to consider adding Hagers to CIP and assist Hagers Road residents in acquiring public water and sewer connections.

PART 8: ATTACHMENTS/ENCLOSURES

Attachments
A – Rezoning Application.

B – Proposed CD Rezoning Plan.
C - Neighborhood Meeting Report from June 2, 2021.
D – CMS Report.
E - Citizen comments
F – Red Tail Hawk Evaluation (8-2-21)

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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 ☐ 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 February 26, 2021

Name of Project : MI Homes Spring Grove Development Phase # (if subdivision) _____

Project Address: 10320 Hagers Road, Huntersville, North Carolina

Parcel Identification Number(s) (PIN) 01101102, 01101110, 01101114, 01119129, 01119132

Current Zoning District: GR and NR(CD) Proposed District (for rezoning only) NR (CD)

Property Size (acres) 63.10 Acres Street Frontage (feet) See Attachment

Current Land Use Vacant

Proposed Land Use(s) Single Family Residential

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

3. Description of Request

Explain the nature of this request. If a separate sheet is necessary, please attach to this application.
To accomodate development of approximately 138 single family homes, as more particulary described on the Rezoning Plan.

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 MI Homes of Charlotte, LLC - Chad Lloyd, VP Phone 704-597-4581

☐ Corporation ☒ Limited Liability Company ☐ Trust ☐ Partnership ☑ Other: Mobile - 828-450-5049

☒ 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 DocuSigned by: Chad Lloyd 012D50E7C7564D1... Printed Name: Chad Lloyd

Title VP, Land Acquisition Email clloyd@MIHOMES.com

Address of Applicant 5350 77 Center Drive 100 Charlotte, NC 28217

7. Property Owner (if different than applicant)

*Printed Name See Attachment 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 See attachment Printed Name See attachment

Title See attachment Email See attachment

Address of Property Owner See attachment

* 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

MI Homes of Charlotte, LLC	Chad Lloyd	Mobile - 828-450-5049	clloyd@MIHOMES.com
Development Firm	Name of Contact	Phone	Email
Timmons Group	Katie Bradley (Project Manager)	704-227-1567	katie.bradley@timmons.com
Design Firm	Name of Contact	Phone	Email

Contact Information

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

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Exhibit A to Rezoning Application

Additional Project Data

Project Addresses, Parcel IDs and Current Zoning District

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Tax Parcel # 01101102

Address: NA
Owner: Judy Ann Hager Collins
124 Red Cedar Drive
Myrtle Beach, SC 29588
Zoning: GR

The undersigned, as the owner of the parcel of land in Mecklenburg County, North Carolina that is designated as Parcel Identification Number 01101102 on the Mecklenburg County Tax Map and which is the subject of the attached Conditional Rezoning Process, hereby joins and gives permission to MI Homes of Charlotte, LLC to request and file this Application with the Town of Huntersville for the Parcel referenced above. I do hereby further agree, on behalf of my heirs, their heirs, successors and assigns, to any modifications to the Application, as determined by Applicant, during the Application review and approval process through the Town of Huntersville.

This the 23rd day of February 2021.

By: Judy Ann Hager Collins
(Owner Signature)

~~North Carolina~~ Florida,

County of Orange

Judy Ann Hager Collins appearing before the undersigned
Name of property owner (printed)

Notary and being duly sworn, says that:

1. I am the owner of the property described above
2. All statements above are true and correct

Property Owners Signature

Sworn to (or affirmed) and subscribed before me this the 23rd day of Feb, 2021.

(Official Seal)

JASMIN VARGAS
Commission # GG 930326
Expires November 7, 2023
Bonded Thru Budget Notary Services

Jasmin Vargas
Official Signature of Notary

DocuSign Envelope ID: 0616F663-F66C-44B1-B29E-B7B0260CDEF7

Tax Parcel # 01101114

Address: 10399 Hagers Rd, Huntersville, NC 28078
Owner: Robert Brice Lowrance
19018 Mountainview Drive
Cornelius, NC 28036
Zoning: GR

The undersigned, as the owner of the parcel of land in Mecklenburg County, North Carolina that is designated as Parcel Identification Number 01101114 on the Mecklenburg County Tax Map and which is the subject of the attached Conditional Rezoning Process, hereby joins and gives permission to MI Homes of Charlotte, LLC to request and file this Application with the Town of Huntersville for the Parcel referenced above. I do hereby further agree, on behalf of my heirs, their heirs, successors and assigns, to any modifications to the Application, as determined by Applicant, during the Application review and approval process through the Town of Huntersville.
This the __ day of February 2021.

By: Robert Brice Lowrance
(Owner Signature)

North Carolina
County of Iredell
Robert Brice Lowrance, appearing before the undersigned
Name of property owner (printed)
Notary and being duly sworn, says that:
1. I am the owner of the property described above
2. All statements above are true and correct
Property Owners Signature
Sworn to (or affirmed) and subscribed before me this the 23 day of February 2021.
(Official Seal)

Deborah Fox
Notary Public
Iredell County
North Carolina
My Commission Expires 3/25/2021

Deborah Fox
Official Signature of Notary

DocuSign Envelope ID: 0616F663-F66C-44B1-B29E-B7B0260CDEF7

Tax Parcel # 01101110

Address: 10320 Hagers Rd, Huntersville, NC 28078
Owner: Mason A. Lowrance, Jr. and Robert Brice Lowrance
19018 Mountainview Drive
Cornelius, NC 28036
Zoning: GR

The undersigned, as the owner of the parcel of land in Mecklenburg County, North Carolina that is designated as Parcel Identification Number 01101102 on the Mecklenburg County Tax Map and which is the subject of the attached Conditional Rezoning Process, hereby joins and gives permission to MI Homes of Charlotte, LLC to request and file this Application with the Town of Huntersville for the Parcel referenced above. I do hereby further agree, on behalf of my heirs, their heirs, successors and assigns, to any modifications to the Application, as determined by Applicant, during the Application review and approval process through the Town of Huntersville.

This the 22 day of February 2021.

By: Robert Brice Lowrance By: Mason A Lowrance Jr
(Owner Signature) (Owner Signature)

North Carolina,
County of Iredell

Robert Brice Lowrance, and Mason A. Lowrance appearing before the undersigned
Name of property owner (printed)
Notary and being duly sworn, says that:
1. I am the owner of the property described above
2. All statements above are true and correct
Property Owners Signature
Sworn to (or affirmed) and subscribed before me this the 22 day of January 2021.
(Official Seal)

Deborah Fox
Notary Public
Iredell County
North Carolina
My Commission Expires 3/25/2021

Deborah Fox
Official Signature of Notary

DocuSign Envelope ID: 0616F663-F66C-44B1-B29E-B7B0260CDEF7

Tax Parcel # 01119129

Address 9800 Hagers Rd, Huntersville, NC 28078
Owner: Fort Myers Real Estate Group, LLC
5229 N Hiatus Rd
Sunrise, Florida 33351
Zoning: NR (CD)

The undersigned, as the owner of the parcel of land in Mecklenburg County, North Carolina that is designated as Parcel Identification Number 01119129 on the Mecklenburg County Tax Map and which is the subject of the attached Conditional Rezoning Process, hereby joins and gives permission to MI Homes of Charlotte, LLC to request and file this Application with the Town of Huntersville for the Parcel referenced above. I do hereby further agree, on behalf of my heirs, their heirs, successors and assigns, to any modifications to the Application, as determined by Applicant, during the Application review and approval process through the Town of Huntersville.

This the 23 day of February 2021.

By: _____
(Owner Signature)

Florida
~~North Carolina~~

County of _____

Jocelyn Boulanger, appearing before the undersigned
Name of property owner (printed)

Notary and being duly sworn, says that:

1. I am the owner of the property described above
2. All statements above are true and correct

Property Owners Signature

Sworn to (or affirmed) and subscribed before me this the 23 day of Feb., 2021.

(Official Seal)

Notary Public State of Florida
Barbara I Massana
My Commission GG 102764
Expires 09/06/2021

_____
Official Signature of Notary

DocuSign Envelope ID: 0616F663-F66C-44B1-B29E-B7B0280CDEF7

Tax Parcel # 01119132

Address: NA
Owner: Fort Myers Real Estate Group, LLC
5229 N Hiatus Rd
Sunrise, Florida 33351
Zoning: NR (CD)

The undersigned, as the owner of the parcel of land in Mecklenburg County, North Carolina that is designated as Parcel Identification Number 01119129on the Mecklenburg County Tax Map and which is the subject of the attached Conditional Rezoning Process, hereby joins and gives permission to MI Homes of Charlotte, LLC to request and file this Application with the Town of Huntersville for the Parcel referenced above. I do hereby further agree, on behalf of my heirs, their heirs, successors and assigns, to any modifications to the Application, as determined by Applicant, during the Application review and approval process through the Town of Huntersville.
This the __ day of February 2021.

By: _____
(Owner Signature)

Florida
~~North Carolina~~
County of Broward
Jocelyn Boulanger, appearing before the undersigned
Name of property owner (printed)
Notary and being duly sworn, says that:
1. I am the owner of the property described above
2. All statements above are true and correct
Property Owners Signature
Sworn to (or affirmed) and subscribed before me this the 23 day of Feb., 2021.
(Official Seal)

Notary Public State of Florida
Barbara I Massana
My Commission GG 102764
Expires 09/06/2021

_____
Official Signature of Notary

DocuSign Envelope ID: 0616F663-F66C-44B1-B29E-B7B0260CDEF7

Official Signature of Notary

Rezoning Site Street Frontage (approximate)

739 'on Hagers Road

170' on McCord Road

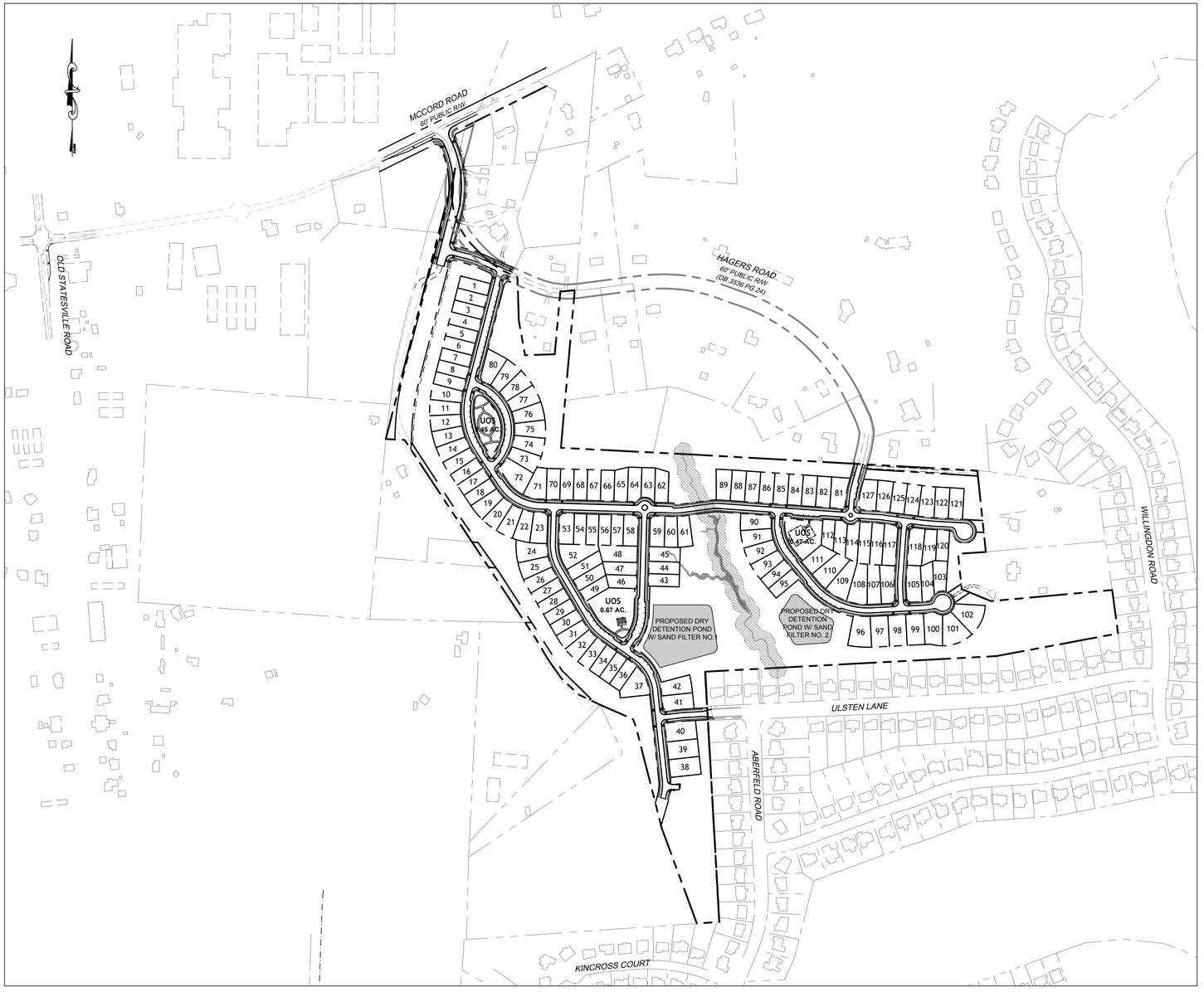
SPRING GROVE

CONDITIONAL DISTRICT REZONING / SKETCH PLAN

10320 HAGERS ROAD

HUNTERSVILLE, NORTH CAROLINA

EPM PROJECT NO. 419726



VICINITY MAP

SCALE: 1" = 250'

Sheet List Table

Sheet Number	Sheet Title
RZ-000	COVER
RZ-100	EXISTING CONDITIONS
RZ-101	TREE SURVEY
RZ-102	ADJACENT PROPERTY OWNERS
RZ-103	ADJACENT PROPERTY OWNERS INFORMATION
RZ-104	EXISTING SLOPE ANALYSIS
RZ-200	REZONING PLAN
RZ-201	SITE NOTES AND DETAILS
RZ-202	SITE NOTES AND DETAILS
RZ-300	CONCEPTUAL GRADING AND DRAINAGE PLAN
RZ-400	CONCEPTUAL PLANTING PLAN
RZ-401	CONCEPTUAL PLANTING PLAN ENLARGEMENTS

MCCORD ROAD IMPROVEMENTS

- McCORD ROAD / PROPOSED THOROUGHFARE: RIGHT TURN LANE WITH 100 LF STORAGE
- SR 115 / McCORD ROAD: RIGHT TURN LANE WITH 100 LF STORAGE

** TO BE PROVIDED AS REQUIRED BY TIA.

NORTH CAROLINA PROFESSIONAL SEAL 39603 ENGINEER CHRISTOPHER J. TODD

08/03/2021

PRELIMINARY FOR REVIEW PURPOSES ONLY

THIS DRAWING PREPARED AT THE
CHARLOTTE OFFICE
610 E. Morehead Street, Suite 250 | Charlotte, NC 28202
TEL 704.602.8600 FAX 704.376.1076 www.timmons.com
North Carolina License No. C-1652
Project Contact Email Address: chris.todd@timmons.com

REVISION DESCRIPTION

DATE	REVISION DESCRIPTION
04/09/2021	REVISED PER TOWN COMMENTS
04/23/2021	REVISED PER TOWN COMMENTS
06/21/2021	REVISED PER TOWN COMMENTS
08/03/2021	REVISED PER TOWN COMMENTS
---	---

M I HOMES
Welcome to Better

M/I HOMES OF CHARLOTTE, LLC
5350 77 CENTER DRIVE, SUITE 100
CHARLOTTE, NC 28217

DATE: 03/01/2021

DRAWN BY: A. DALE

DESIGNED BY: K. BRADLEY

CHECKED BY: C. TODD

SCALE: AS SHOWN

YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

SPRING GROVE

HUNTERSVILLE, NORTH CAROLINA

COVER

JOB NO. 47854

SHEET NO. RZ-000

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S:\104\47854-Spring Grove (MIH)\DWG\Sheet\Rezoning\47854-C000-COVR.dwg | Plotted on 8/4/2021 5:17 PM | by Skylar Greer

M I HOMES
Welcome to Stratus
M/I HOMES OF CHARLOTTE, LLC
5350 77 CENTER DRIVE, SUITE 100
CHARLOTTE, NC 28217

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.
NORTH CAROLINA LICENSE NO. C-1652

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610 E. Morehead St. Suite 300 Charlotte, NC 28202
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North Carolina License No. C-1652
Project Contact Email Address: chris.todd@timmons.com

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049803 CHRISTOPHER J. TODD
08/03/2021

PRELIMINARY FOR REVIEW PURPOSES ONLY

DATE	REVISION DESCRIPTION
04/09/2021	REVISED PER TOWN COMMENTS
04/23/2021	REVISED PER TOWN COMMENTS
07/12/2021	REVISED PER TOWN COMMENTS
08/03/2021	REVISED PER TOWN COMMENTS
----	----

DATE: 03/01/2021
DRAWN BY: A. DALE
DESIGNED BY: K. BRADLEY
CHECKED BY: C. TODD
SCALE: AS SHOWN

SPRING GROVE

HUNTERSVILLE, NORTH CAROLINA

EXISTING CONDITIONS

JOB NO. 47854
SHEET NO. RZ-100

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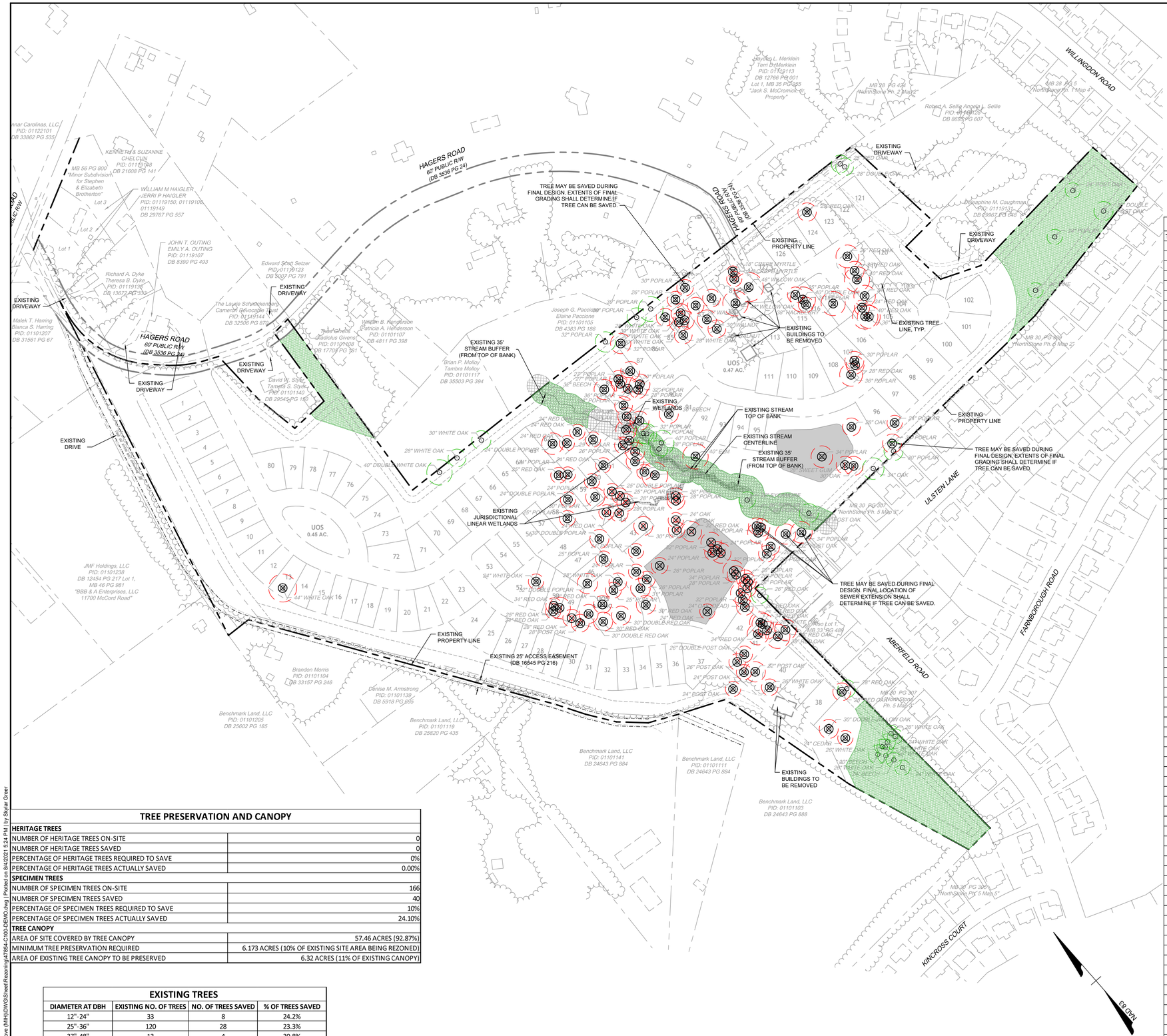
S:\10447854-Spring Grove (MIH)\DWG\Sheet\Rezoning\47854-C100-DEMO.dwg | Plotted on 8/4/2021 5:23 PM | by Skyler Greer



LEGEND

- REMOVE EXISTING TREE
- APPROXIMATE TREE CANOPY PRESERVATION*
- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO REMAIN

NOTES:

1. FINAL LIMITS OF TREE PRESERVATION TO BE DETERMINED DURING CONSTRUCTION DOCUMENT PHASE.
2. TREES TO BE REMOVED SHALL BE MITIGATED AS REQUIRED PER THE TOWN OF HUNTERSVILLE ORDINANCE.

TREE PRESERVATION AND CANOPY

HERITAGE TREES	
NUMBER OF HERITAGE TREES ON-SITE	0
NUMBER OF HERITAGE TREES SAVED	0
PERCENTAGE OF HERITAGE TREES REQUIRED TO SAVE	0%
PERCENTAGE OF HERITAGE TREES ACTUALLY SAVED	0.00%
SPECIMEN TREES	
NUMBER OF SPECIMEN TREES ON-SITE	166
NUMBER OF SPECIMEN TREES SAVED	40
PERCENTAGE OF SPECIMEN TREES REQUIRED TO SAVE	10%
PERCENTAGE OF SPECIMEN TREES ACTUALLY SAVED	24.10%
TREE CANOPY	
AREA OF SITE COVERED BY TREE CANOPY	57.46 ACRES (92.87%)
MINIMUM TREE PRESERVATION REQUIRED	6.173 ACRES (10% OF EXISTING SITE AREA BEING REZONED)
AREA OF EXISTING TREE CANOPY TO BE PRESERVED	6.32 ACRES (11% OF EXISTING CANOPY)

EXISTING TREES

DIAMETER AT DBH	EXISTING NO. OF TREES	NO. OF TREES SAVED	% OF TREES SAVED
12"-24"	33	8	24.2%
25"-36"	120	28	23.3%
37"-48"	13	4	30.8%
49" AND UP	0	0	0.0%
TREE TOTAL	166	40	24.1%

EXISTING TREE LIST

TREE DBH (IN.)	TREE SPECIES	SAVED (YES/NO)
18	CREPE MYRTLE	NO
24	POST OAK	YES
24	POPLAR	YES
24	PINE	YES
24	RED OAK	NO
24	POPLAR	NO
24	POPLAR	NO
24	WHITE OAK	YES
24	BEECH	YES
24	WHITE OAK	YES
24	CEDAR	NO
24	CREPE MYRTLE	NO
24	POST OAK	NO
24	POST OAK	NO
24	RED OAK	NO
24	OAK (DEAD)	NO
24	POPLAR	NO
24	POPLAR	NO
24	OAK	NO
24	RED OAK	NO
24	RED OAK	NO
24	RED OAK	NO
24	DOUBLE POPLAR	NO
24	RED OAK	NO
24	RED OAK	NO
24	POPLAR	NO
24	POPLAR	NO
24	DOUBLE POPLAR	NO
24	RED OAK	NO
24	POPLAR	NO
24	WHITE OAK	NO
24	RED OAK	NO
24	POPLAR	NO
24	RED OAK	NO
25	POPLAR	NO
25	RED OAK	NO
25	DOUBLE POPLAR	NO
25	POPLAR	NO
25	POPLAR	NO
25	RED OAK	NO
25	POPLAR	NO
25	POPLAR	NO
26	POST OAK	NO
26	SYCAMORE	YES
26	POPLAR	NO
26	WHITE OAK	YES
26	WHITE OAK	YES
26	WHITE OAK	YES
26	WHITE OAK	YES
26	WALNUT	NO
26	POPLAR	NO
26	WHITE OAK	NO
26	POST OAK	NO
26	DOUBLE POST OAK	NO
26	RED OAK	NO
26	POPLAR	NO
26	OAK	NO
26	PINE	NO
26	POPLAR	NO
26	POPLAR	NO
26	POPLAR	NO
26	RED OAK	YES
27	POPLAR	NO
27	POPLAR	NO
28	RED OAK	YES
28	DOUBLE OAK	YES
28	RED OAK	NO
28	OAK	NO
28	SWEET GUM	NO
28	PINE	NO
28	POPLAR	NO
28	RED OAK	NO
28	RED OAK	YES
28	OAK	NO
28	WALNUT	NO
28	WHITE OAK	NO
28	WHITE OAK	NO
28	WHITE OAK	NO
28	POPLAR	NO
28	POPLAR	NO
28	POPLAR	NO
28	POPLAR	NO
28	WHITE OAK	YES
28	POPLAR	NO

EXISTING TREE LIST

TREE DBH (IN.)	TREE SPECIES	SAVED (YES/NO)
28	POPLAR	NO
28	POPLAR	NO
28	POPLAR	YES
28	RED OAK	NO
28	POPLAR	NO
28	POPLAR	NO
28	POST OAK	NO
28	RED OAK	NO
28	RED OAK	NO
28	WHITE OAK	NO
28	BEECH	NO
28	WHITE OAK	NO
28	POST OAK	NO
28	POPLAR	YES
28	POPLAR	NO
28	POPLAR	NO
28	POPLAR	NO
28	POPLAR	NO

SEE SHEET RZ-103 FOR ADJACENT PROPERTY OWNER INFORMATION

PROPOSED PROPERTY LINE

PROPOSED 50' DEDICATED R/W FOR FUTURE CONNECTION

PROPOSED 50' DEDICATED R/W FOR TEMPORARY,DRIVEWAY ACCESS AND FUTURE CONNECTION

HAGERS ROAD
60' PUBLIC R/W
(DB 3536 PG 24)

MCCORD ROAD
60' PUBLIC R/W

WILLINGDON ROAD

ULSTEN LANE

FARNBOROUGH ROAD

ABERFELD ROAD

KINCROSS COURT

PROPOSED DRY DETENTION POND W/ SAND FILTER NO. 2

PROPOSED DRY DETENTION POND W/ SAND FILTER NO.1

UOS
0.47 AC.

UOS
0.45 AC.

UOS
0.67 AC.

Lennar Carolinas, LLC
PID: 01122101
DB 33862 PG 530

KENNETH & SUZANNE CHELCUN
PID: 01119108
DB 21608 PG 141

MB 56 PG 800
"Minor Subdivision for Stephen & Elizabeth Brotherton"
Lot 3
Lot 2
Lot 1

WILLIAM M HAIGLER JERRI P HAIGLER
PID: 01119150, 01119106, 01119149
DB 29767 PG 557

Huntersville Hardwoods, Inc.
PID: 011021158
DB 4098 PG 231

Fort Myers Real Estate Group, LLC
PID: 01101239
DB 35103 PG 788
Tract 1F 0.067 Acres

JOHN T. OUTING
EMILY A. OUTING
PID: 01119107
DB 8390 PG 493

Richard A. Dyke
Theresa B. Dyke
PID: 01119130
DB 13672 PG 333

Edward Scott Selzer
PID: 01119123
DB 5007 PG 791

The Laurie Schandenberg Cameron Revocable Trust
PID: 01101144
DB 32506 PG 870

Malek T. Harring
Bianca S. Harring
PID: 01101207
DB 31561 PG 67

Malek T. Harring
Bianca S. Harring
PID: 01101208
DB 31561 PG 67

Thad Givens
Gladiolus Givens
PID: 01101108
DB 11705 PG 381

William B. Henderson
Patricia A. Helfenberg
PID: 01101107
DB 4811 PG 398

David W. Styer
Tamera S. Styer
PID: 01101140
DB 29545 PG 167

Brian P. Molloy
Tambra Molloy
PID: 01101117
DB 35503 PG 394

Joseph G. Paccione
Elaine Paccione
PID: 01101105
DB 4383 PG 186

Hayden L. Merklein
Terri D. Merklein
PID: 01119113
DB 12766 PG 001
Lot 1, MB 35 PG 855
"Jack S. McCromick, Jr. Property"

MB 28 PG 424
NorthStone Ph. 2 Map 2"

Robert A. Sellie Angela L. Sellie
PID: 01119128
DB 8685 PG 607

Delaphine M. Caughman
PID: 01119131
DB 29967 PG 648

MB 30 PG 305
NorthStone Ph. 5 Map 3"

MB 30 PG 306
NorthStone Ph. 5 Map 4"

MB 30 PG 308
NorthStone Ph. 5 Map 2"

MB 30 PG 307
NorthStone Ph. 5 Map 5"

MB 30 PG 309
"NorthStone Ph. 5 Map 6"

Also Lot 1
MB 33 PG 484

JMF Holdings, LLC
PID: 01101238
DB 12454 PG 217 Lot 1,
MB 46 PG 981
"BBB & A Enterprises, LLC
11700 McCord Road"

Brandon Morris
PID: 01101104
DB 33157 PG 246

Denise M. Armstrong
PID: 01101139
DB 5918 PG 885

Benchmark Land, LLC
PID: 01101205
DB 25602 PG 185

Benchmark Land, LLC
PID: 011011119
DB 25820 PG 435

Benchmark Land, LLC
PID: 01101141
DB 24643 PG 884

Benchmark Land, LLC
PID: 01101111
DB 24643 PG 884

Benchmark Land, LLC
PID: 01101103
DB 24643 PG 888

59 GKN

SCALE 1"=150'
0 150' 300'

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049803 CHRISTOPHER J. NEELY
08/03/2021

PRELIMINARY FOR REVIEW PURPOSES ONLY

THIS DRAWING PREPARED AT THE
CHARLOTTE OFFICE
520 South Sterling Street, Suite 200, Charlotte, NC 28202
610 E. Morehead St., Suite 300, Charlotte, NC 28202
TEL 704.602.8600 FAX 704.376.1076 www.timmons.com
North Carolina License No. C-1652
Project Contact Email Address: chris.todd@timmons.com

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07/21/2021	REVISED PER TOWN COMMENTS
08/03/2021	REVISED PER TOWN COMMENTS

M I HOMES
Welcome to Delart

M/I HOMES OF CHARLOTTE, LLC
5350 77 CENTER DRIVE, SUITE 100
CHARLOTTE, NC 28217

DATE: 03/01/2021
DRAWN BY: A. DALE
DESIGNED BY: K. BRADLEY
CHECKED BY: C. TODD
SCALE: AS SHOWN

YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

SPRING GROVE

HUNTERSVILLE, NORTH CAROLINA

ADJACENT PROPERTY OWNERS

JOB NO. 47854
SHEET NO. RZ-102

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S:\10447854-Spring Grove (MI/H)\DWG\Sheet\Rezoning\47854-C200-SITE.dwg | Plotted on 8/4/2021 5:23 PM | by Skylar Greer

ADJACENT PROPERTY OWNERS

PARCEL	PARCEL NO.	OWNER	MAILING ADDRESS	ZONING
1	1119131	DELEAPHINE M CAUGHMAN	9804 HAGERS RD., HUNTERSVILLE, NC 28078	GR
2	1119128	ROBERT A SELLIE & ANGELA L SELLIE	9808 HAGERS RD., HUNTERSVILLE, NC 28078	GR
3	1117918	STEVEN HAEMMERLE & KIMBERLY HAEMMERLE	12302 BRAELOCH CT., HUNTERSVILLE, NC 28078	GR
4	1117919	RICHARD A MOBLEY & PAULA C MOBLEY	12301 BRAELOCH CT., HUNTERSVILLE, NC 28078	GR
5	1117920	CHAD KEENE & KATHLEEN KEENE	12305 BRAELOCH CT., HUNTERSVILLE, NC 28078	GR
6	1119113	HAYDEN L MERKLEIN & TERRI D MERKLEIN	9816 HAGERS RD., HUNTERSVILLE, NC 28078	GR
7	1119147	LIA R LUCERO SMITH & JOEL SMITH	9824 HAGERS RD., HUNTERSVILLE, NC 28078	GR
8	1101105	JOSEPH G PACCIONE & ELAINE PACCIONE	9825 HAGERS RD., HUNTERSVILLE, NC 28078	GR
9	1101109	HENRY KENNETH BURGESS & ANNIE LEE	9907 HAGERS RD., HUNTERSVILLE, NC 28078	GR
10	1101101	JEANNE L DAMBROGIO, SUSAN L LENENTINE, RAYMOND A LABRECQUE, & LYNNE L MAES	10001 HAGERS RD., HUNTERSVILLE, NC 28078	GR
11	1101106	GIBRAN MEZA & ILA MYER	10021 HAGERS RD., HUNTERSVILLE, NC 28078	GR
12	1101118	DAVID L MCNAUGHT & DEBORAH H MCNAUGHT	10039 HAGERS RD., HUNTERSVILLE, NC 28078	GR
13	1101115	CYNTHIA ELIZABETH KERNS	PO BOX 172, HUNTERSVILLE, NC 28078	GR
14	1101116	BRIAN P MOLLOY & TAMBRA MOLLEY	10101 HAGERS RD., HUNTERSVILLE, NC 28078	GR
15	1101107	WILLIAM B HENDERSON & PATRICIA A HENDERSON	10113 HAGERS RD., HUNTERSVILLE, NC 28078	GR
16	1101108	THAD GIVENS & GLADIOLUS GIVENS	10123 HAGERS RD., HUNTERSVILLE, NC 28078	GR
17	1101140	DAVID W STYER & TAMARA S STYER	10225 HAGERS RD., HUNTERSVILLE, NC 28078	GR
18	1119123	EDWARD SCOTT SETZER	10112 HAGERS RD., HUNTERSVILLE, NC 28078	GR
19	1119144	REVOCABLE TRUST THE LAURIE SCHNACKENBERG CAMERON	10016 HAGERS RD., HUNTERSVILLE, NC 28078	GR
20	1119122	KENNETH J CHELCUN & SUZANNE F CHELCUN	102010 MCCORD RD., HUNTERSVILLE, NC 28078	GR
21	1119107	JOHN T OUTING & EMILY A OUTING	10216 HAGERS RD., HUNTERSVILLE, NC 28078	GR
22	1119133	RICHARD A DYKE & THERESA B DYKE	10230 HAGERS RD., HUNTERSVILLE, NC 28078	GR
23	1119106	WILLIAM M HAIGLER & JERRI P HAIGLER	PO BOX 3533, HUNTERSVILLE, NC 28070	GR
24	1119150	WILLIAM M HAIGLER & JERRI P HAIGLER	PO BOX 3533, HUNTERSVILLE, NC 28070	GR
25	1101207	MALEK T HARRING & BIANCA S HARRING	11120 HERITAGE GREEN DR., CORNELIUS, NC 28031	SP
26	1101206	MALEK T HARRING & BIANCA S HARRING	11120 HERITAGE GREEN DR., CORNELIUS, NC 28031	SP
27	1101238	JMF HOLDINGS LLC	18746 GREYTON LN., DAVIDSON, NC 28036	SP
28	1101205	BENCHMARK LAND LLC	PO BOX 1248, HUNTERSVILLE NC 28270	CB
29	1101104	BRANDON MORRIS	10319 HAGERS RD., HUNTERSVILLE, NC 28078	GR
30	1101139	DENISE M ARMSTRONG	256 NE 65TH ST., OAK ISLAND, NC 28465	GR
31	1101141	BENCHMARK LAND LLC	PO BOX 1248, HUNTERSVILLE, NC 28270	GR
32	1101111	BENCHMARK LAND LLC	PO BOX 1248, HUNTERSVILLE, NC 28270	GR
33	1101103	BENCHMARK LAND LLC	PO BOX 1248, HUNTERSVILLE, NC 28270	GR
34	1120327	NELSON WILLIAM & FELICIA WILLIAM	11721 KINROSS CT., HUNTERSVILLE, NC 28078	GR
35	1120328	JESSE F III GREGG & MARLENE C GREGG	11725 KINROSS CT., HUNTERSVILLE, NC 28078	GR
36	1120329	PATRICK GREGORY YARBROUGH & KAY LYNN YARBROUGH	11729 KINROSS CT., HUNTERSVILLE, NC 28078	GR
37	1120315	BRADLEY D HAYMORE & TRUDY P HAYMORE	11726 KINROSS CT., HUNTERSVILLE, NC 28078	GR
38	1120314	GLENN LEBBY & TERESA A LEBBY	11730 KINROSS CT., HUNTERSVILLE, NC 28078	GR
39	1120313	TUCKER ZANE WHITTAKER & ASHLEIGH RHIANNON WHITTAKER	11734 KINROSS CT., HUNTERSVILLE, NC 28078	GR
40	1120312	2018-4 IH BORROWER LP C/O INVITATION HOMES	1717 MAIN ST., STE 2000, DALLAS, TX 75201	GR
41	1120330	AGUS P LOEKMAN & EMANUELLA C LOEKMAN	11733 KINROSS CT., HUNTERSVILLE, NC 28078	GR
42	1120331	VICTOR T BLASUCCI & ALLYSON H BLASUCCI	15501 ABERFELD RD., HUNTERSVILLE, NC 28078	GR
43	1120332	CLAES G STROEM & AASA STROEM	15507 ABERFELD RD., HUNTERSVILLE, NC 28078	GR
44	1120333	RICHARD C SAMPSON & SANDI K SAMPSON	15513 ABERFELD RD., HUNTERSVILLE, NC 28078	GR

ADJACENT PROPERTY OWNERS

PARCEL	PARCEL NO.	OWNER	MAILING ADDRESS	ZONING
45	1120334	JOSEPH MANUEL RODRIGUEZ & HELEN ANN RODRIGUEZ	15519 ABERFELD RD., HUNTERSVILLE, NC 28078	GR
46	1120529	STEPHEN M PERRY & NANCY L PERRY	15506 ABERFELD RD., HUNTERSVILLE, NC 28078	GR
47	1120528	TRAVIS TYNDALL & ERIN CALLAHAN	15512 ABERFELD RD., HUNTERSVILLE, NC 28078	GR
48	1120527	NICHOLAS D ADAMS & JEAMARIE ADAMS	15518 ABERFELD RD., HUNTERSVILLE, NC 28078	GR
49	1120526	WARREN T VIGUS & MANDY VIGUS	15524 ABERFELD RD., HUNTERSVILLE, NC 28078	GR
50	1120525	ANGELA D COPEN & PHILIP L WHITE	15530 ABERFELD RD., HUNTERSVILLE, NC 28078	GR
51	1120524	MORGAN BURWELL TEMPLE & MORGAN BURWELL TEMPLE	15536 ABERFELD RD., HUNTERSVILLE, NC 28078	GR
52	1120335	CHRISTOPHER J CUSICK& TRACEY L CUSICK	15525 ABERFELD RD., HUNTERSVILLE, NC 28078	GR
53	1120336	MATHEW D SCHERER	15531 ABERFELD RD., HUNTERSVILLE, NC 28078	GR
54	1120337	CHESTER A WILLIS & DIATRICIA B WILLIS	15537 ABERFELD RD., HUNTERSVILLE, NC 28078	GR
55	1120338	PAUL STEEN	15603 ABERFELD RD., HUNTERSVILLE, NC 28078	GR
56	1120339	CYNTHIA DUKES	15609 ABERFELD RD., HUNTERSVILLE, NC 28078	GR
57	1120667	DAVID A THOMPSON & PATRICIA A THOMPSON	15608 ABERFELD RD., HUNTERSVILLE, NC 28078	GR
58	1120666	SWH 2017-1 BORROWER LP	8665 EAST HARTFORD DR., SUITE 200, SCOTTSDALE, AZ 85255	GR
59	1120340	JAMES KENNETH JR TIGHE & CHRISTA S TIGHE	15615 ABERFELD RD., HUNTERSVILLE, NC 28078	GR
60	1120341	2018-4 IH BORROWER LP	1717 MAIN ST., STE 2000, DALLAS, TX 75201	GR
61	1120665	PAULINE DIBIA& JOHN GRENAWAY	15620 ABERFELD RD., HUNTERSVILLE, NC 28078	GR
62	1120664	KHARY ARTHUR MENDEZ	15626 ABERFELD RD., HUNTERSVILLE, NC 28078	GR
63	1120342	LUIS D YEPEZ & YINETT GUADALIPE Y MORALES	15627 ABERFELD RD., HUNTERSVILLE, NC 28078	GR
64	1120343	DWIGHT L STEWART & KIMBERLY E STEWART	15633 ABERFELD RD., HUNTERSVILLE, NC 28078	GR
65	1120663	MATTHEW DAVID MITCHINER & JESSICA POWELL	15634 ABERFELD RD., HUNTERSVILLE, NC 28078	GR
66	01120344	JAMES R JR GRAHAM & DIANE Z GRAHAM	15639 ABERFELD RD., HUNTERSVILLE, NC 28078	GR
67	1120662	JEREMY DEGNAN & AMANDA JO DEGNAN	15640 ABERFELD RD., HUNTERSVILLE, NC 28078	GR
68	1120601	ADAM D FILIPPONI & LAUREN E FILIPPONI	11829 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
69	1120602	TRUST GALLAGHER FAMILY REVOCABLE	11833 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
70	1120603	GRAHAM H MAYFIELD & JANEEN P MAYFIELD	11901 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
71	1120604	WILLIAM BENZ & KIMBERLY BENZ	11905 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
72	1120605	MICHEAL R DUCEY & KATHERINE A DUCEY	11909 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
73	1120606	JOHN K BEZEK & WENDY B BEZEK	11913 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
74	1120607	RICHARD LUTTRELL & VIRGINIA LUTTRELL	11917 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
75	1120608	DONALD L MUNDY & SHARON G MUNDY	11921 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
76	1120609	AMH NC PROPERTIES LP	30601 AGOURA RD., STE 200, AGOURA HILLS, CA 91301	GR
77	1120610	ROGER NICOLAS LEONARD & DAWN LEONARD	11929 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
78	1120611	THOMAS FRANCIONE & STEPHANIE FRANCIONE	12003 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
79	1120612	STEPHEN E HALSTEAD & GRETCHEN D CAMERON	12007 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
80	1120613	RYAN S MERRITT & RITHMARIE MERRITT	12011 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
81	1120614	ANN T GREESON	12015 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
82	1120615	SUSAN A GONZALES & JOHNR GONZALES	12019 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
83	1120616	NATHAN KOLOVICH & AMY KOLOVICH	12023 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
84	1120617	JUANA M COLON	12027 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
85	1120618	COSTANTINO MARCUCCI & ALESSANDRA ADDATI	12111 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
86	1120619	MICHAEL A II BARNHART	12115 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
87	1120620	KENNETH S TULLER & ALLISON E TULLER	12119 ULSTEN LN.,HUNTERSVILLE, NC 28078	GR
88	1120621	BRIAN FREEMAN & BRIAN FREEMAN	12123 ULSTEN LN., HUNTERSVILLE, NC 28078	GR

ADJACENT PROPERTY OWNERS

PARCEL	PARCEL NO.	OWNER	MAILING ADDRESS	ZONING
89	1120622	SHANNON E ARMSTRONG	12127 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
90	1120623	GUY J LEMKE & DEBRA LEMKE	12131 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
91	1120661	CHANG ZHOU & JACQUELINE ZHOU	11914 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
92	1120660	ANTHONY BELLOFATTO & ALISON BELLOFATTO	11918 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
93	1120659	PATRICK M CASEY & CHRISTINE J CASEY	11922 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
94	1120658	ANGELA BASSO & JOHN BASSO	11926 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
95	1120657	ROBERT MITCHELL ELLINGTON JR & STEPHANIE L ELLINGTON	11930 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
96	1120656	MATTHEW DAVID NUIJENS & MARIA L NUIJENS	12006 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
97	1120655	JEFFREY LEVINE & CHRISTINE LEVINE	12010 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
98	01120654	LAURA R BLABLO & ROBERT M LA SCALA	12014 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
99	1120653	DAVID E ROBERTS & MICHELLE R ROBERTS	12018 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
100	1120652	YOUSEEF FAKHREDDINE & PATRICIA FAKHREDDINE	6910 HART LN., APT 703, AUSTIN, TX 78731	GR
101	1120651	GREGORY C SCHULTZ & CARMEN G SCHULTZ	12026 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
102	01120650	RAQUEL DO AMARAL BOMBONATTI & JEFFREY A CARLINO	12030 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
103	1120649	JAMES D ORMISTON & FRANCES L ORMISTON	12110 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
104	1120648	AVI RAM & MONICA D RAM	12114 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
105	1120647	MEGAN E GLOVER	12118 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
106	1120646	BRIAN HOPPE & BOBBI HOPPE	12122 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
107	1120645	JEREMY SCOTT WEBER & JENNIFER ALLEN	12126 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
108	1120644	LANCE E MURPHY & AMY L MURPHY	12130 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
109	1120643	ROBERT A GOULDER & LORI P GOULDER	12136 ULSTEN LN., HUNTERSVILLE, NC 28078	GR
110	1117645	ZACHARY J NELLAS & KRISTINE G NELLAS	12000 WILLINGDON RD., HUNTERSVILLE, NC 28078	GR
111	1117644	TODD R STROUP	1529 WOOD AVE., ST. SIMONS ISLAND, GA 31522	GR
112	01117643	CHRISTYN STEVENS & DAVID MAUTONE	12008 WILLINGDON RD., HUNTERSVILLE, NC 28078	GR
113	1117642	ILBER GASHI & VJOLLCA GASHI	12012 WILLINGDON RD., HUNTERSVILLE, NC 28078	GR
114	1117641	BOBBIE G MYERS	12016 WILLINGDON RD., HUNTERSVILLE, NC 28078	GR
115	1117640	NICHOLAS G SEMPERT & KIMBERLY A SEMPERT	12020 WILLINGDON RD., HUNTERSVILLE, NC 28078	GR
116	1117639	JAMES POOLE & ERIN POOLE	12022 WILLINGDON RD., HUNTERSVILLE, NC 28078	GR
117	01117638	JAMES V O`NEILL & LINDA S O`NEILL	12026 WILLINGDON RD., HUNTERSVILLE, NC 28078	GR
118	1117901	DERON S SIMMONS	12005 WILLINGDON RD., HUNTERSVILLE, NC 28078	GR
119	1117902	ERIK KIKUT & VICTORIA R KIKUT	12009 WILLINGDON RD., HUNTERSVILLE, NC 28078	GR
120	1117903	THOMAS F CROW & MARY S CROW	12013 WILLINGDON RD., HUNTERSVILLE, NC 28078	GR
121	1117904	DAVID M BOONE & MIKA S BOONE	12017 WILLINGDON RD., HUNTERSVILLE, NC 28078	GR
122	01117905	JAMES W ALEXANDER & AMANDA J ALEXANDER	12021 WILLINGDON RD., HUNTERSVILLE, NC 28078	GR
123	01117906	JOHN WILLIAM DIXON & ROBIN NEELY DIXON	12025 WILLINGDON RD., HUNTERSVILLE, NC 28078	GR
124	1117907	JEFFREY MARCHANT & LUZ ANGELA QUIROZ BARONA	12029 WILLINGDON RD., HUNTERSVILLE, NC 28078	GR
125	1117908	JULIA NICKLES & ELLIOT NICKLES	12101 WILLINGDON RD., HUNTERSVILLE, NC 28078	GR
126	1101117	BRIAN P MOLLOY & TAMBRA MOLLEY	10101 HAGERS RD., HUNTERSVILLE, NC 28078	GR
127	1102115	HUNTERSVILLE HARDWOODS INC	PO BOX 666, HUNTERSVILLE, NC 28078	SP
128	1101201	DONALD R SHEW & VICKI L SHEW	PO BOX 1248, HUNTERSVILLE, NC 28078	GR
129	1119117	TED CLIFTON MULLIS & ROSE JOHNSTON	9900 HAGERS RD., HUNTERSVILLE, NC 28078	GR
130	1101119	BENCHMARK LAND LLC	PO BOX 1248, HUNTERSVILLE, NC 28270	GR
131	1119124	REVOCABLE TRUST THE LAURIE SCHNACKENBERG CAMERON	10016 HAGERS RD., HUNTERSVILLE, NC 28078	GR



PRELIMINARY FOR REVIEW PURPOSES ONLY

THIS DRAWING PREPARED AT THE
CHARLOTTE OFFICE
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Project Contact Email Address: chris.todd@timmons.com

REVISION DESCRIPTION	DATE
REVISED PER TOWN COMMENTS	04/09/2021
REVISED PER TOWN COMMENTS	04/23/2021
REVISED PER TOWN COMMENTS	06/07/2021
REVISED PER TOWN COMMENTS	08/03/2021
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M I HOMES
Welcome to Better

M/I HOMES OF CHARLOTTE, LLC
5350 77 CENTER DRIVE, SUITE 100
CHARLOTTE, NC 28217

DATE: 03/01/2021
DRAWN BY: A. DALE
DESIGNED BY: K. BRADLEY
CHECKED BY: C. TODD
SCALE: AS SHOWN

YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

SPRING GROVE

HUNTERSVILLE, NORTH CAROLINA

ADJACENT PROPERTY OWNERS INFORMATION

JOB NO. 47854
SHEET NO. RZ-103

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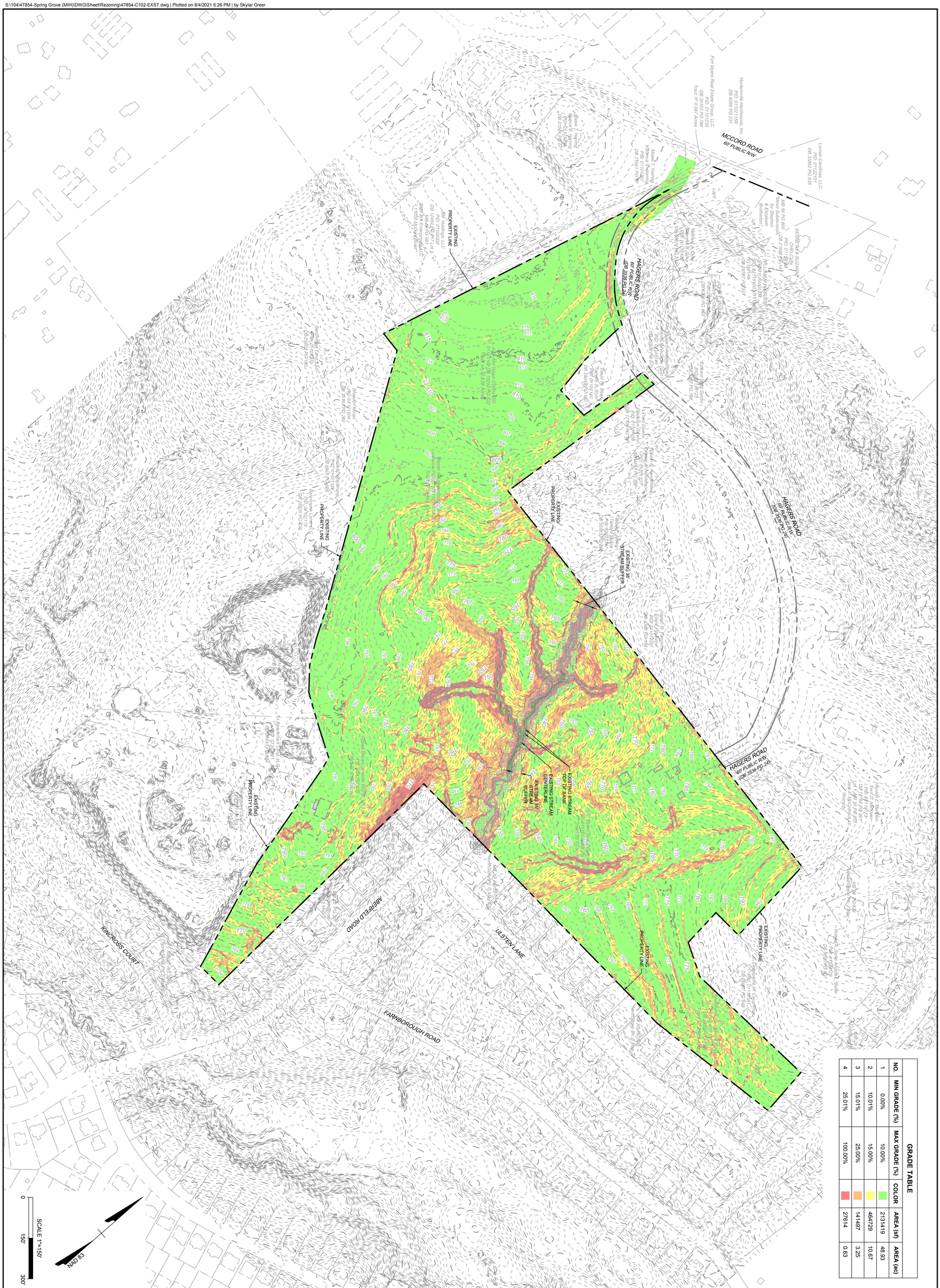
S:\10447\854-Spring Grove (MH)\DWG\Sheet\Rezoning\47854-C200-SITE.dwg | Plotted on 8/4/2021 5:24 PM | by Skylan Greer



GRADE TABLE					
NO.	MIN GRADE (%)	MAX GRADE (%)	COLOR	AREA (sf)	AREA (ac)
1	0.00%	10.00%		2131419	48.93
2	10.01%	15.00%		464729	10.67
3	15.01%	25.00%		141487	3.25
4	25.01%	100.00%		27614	0.63

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

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M I HOMES
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M/I HOMES OF CHARLOTTE, LLC
5350 77 CENTER DRIVE, SUITE 100
CHARLOTTE, NC 28217

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 042705 CHRISTOPHER M. TODD
08/03/2021

SPRING GROVE

HUNTERSVILLE, NORTH CAROLINA

EXISTING SLOPE ANALYSIS

JOB NO.	SHEET NO.	SCALE	CHECKED BY	DESIGNED BY	DRAWN BY	DATE
47854	RZ-104	AS SHOWN	C. TODD	K. BRADLEY	A. DALE	03/01/2021

DATE	REVISION DESCRIPTION
04/09/2021	REVISED PER TOWN COMMENTS
04/23/2021	REVISED PER TOWN COMMENTS
06/21/2021	REVISED PER TOWN COMMENTS
08/03/2021	REVISED PER TOWN COMMENTS
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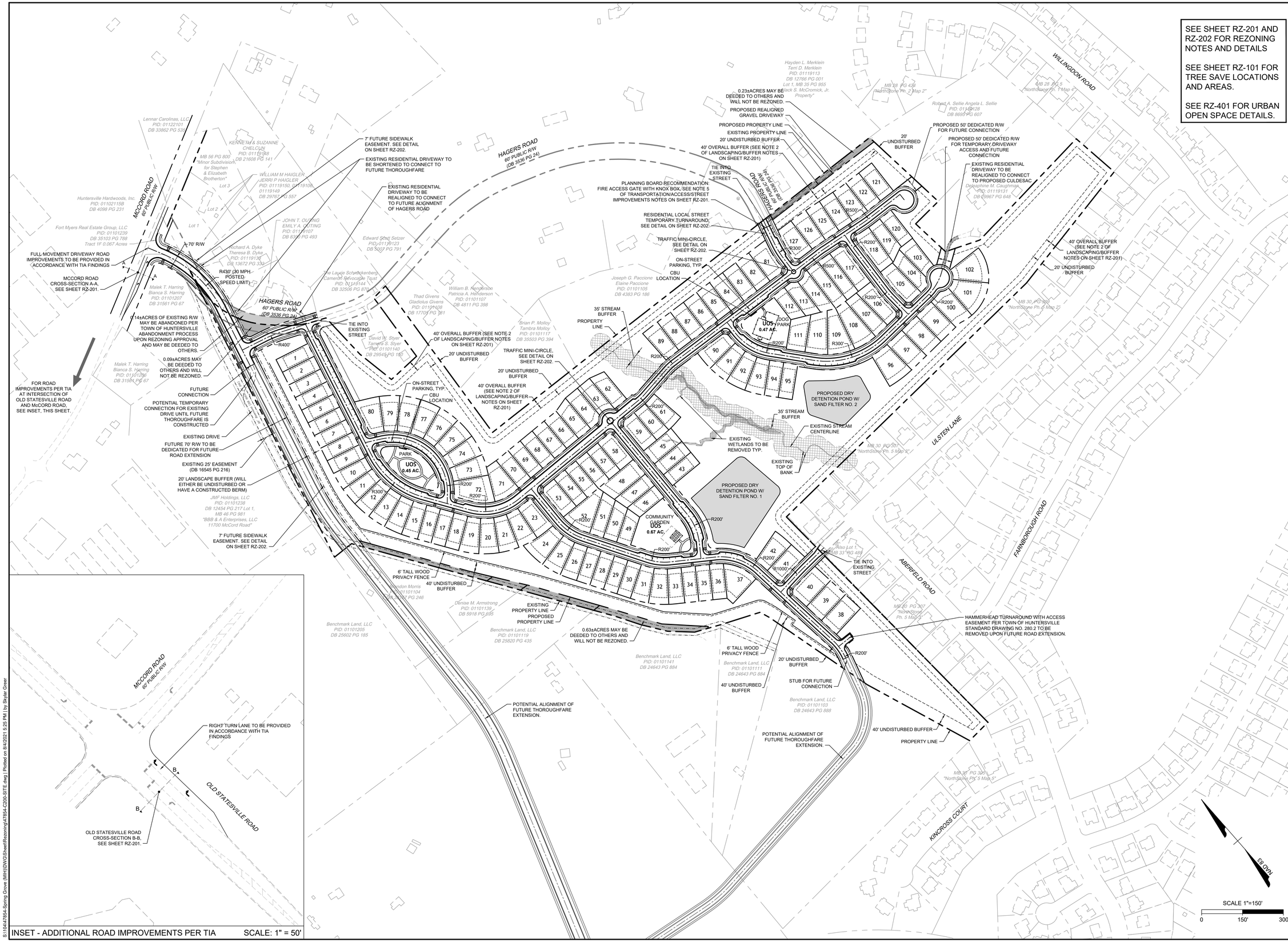

INSET - ADDITIONAL ROAD IMPROVEMENTS PER TIA SCALE: 1" = 50'

S:\104\47854-Spring Grove (MIH)\DWG\Sheet\Rezoning\47854-C200-SITE.dwg | Plotted on 8/4/2021 5:25 PM | by Skylar Greer

NORTH CAROLINA PROFESSIONAL SEAL 39503 ENGINEER CHRISTOPHER J. TODD
08/03/2021
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REVISION DESCRIPTION

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06/21/2021	REVISED PER TOWN COMMENTS
08/03/2021	REVISED PER TOWN COMMENTS
---	---

M I HOMES
Welcome to Better
M/I HOMES OF CHARLOTTE, LLC
5350 77 CENTER DRIVE, SUITE 100
CHARLOTTE, NC 28217

DATE 03/01/2021
DRAWN BY A. DALE
DESIGNED BY K. BRADLEY
CHECKED BY C. TODD
SCALE AS SHOWN

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TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

SPRING GROVE
HUNTERSVILLE, NORTH CAROLINA
REZONING PLAN

JOB NO. 47854
SHEET NO. RZ-200

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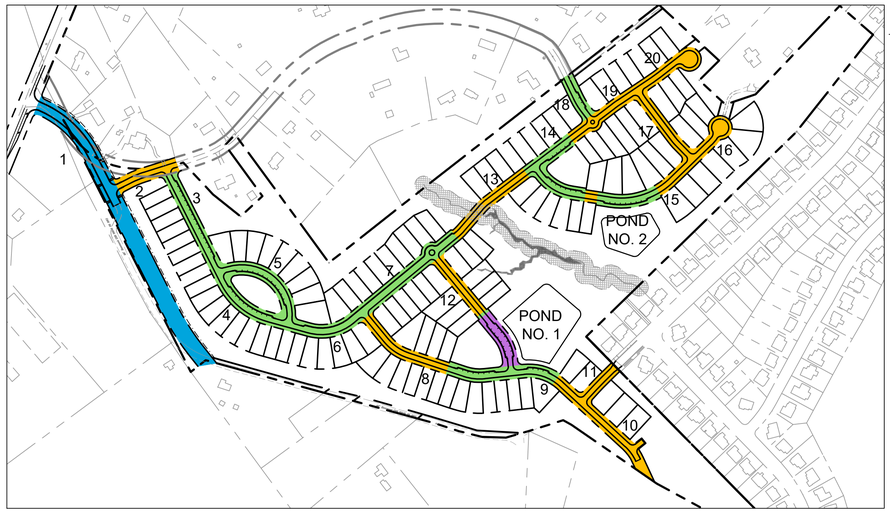


BLOCK NUMBER	BLOCK LENGTH (FT)
1	594 (FUTURE CONNECTION)
2	301
3	486
4	394
5	459
6	336
7	382
8	714
9	336
10	351 (FUTURE CONNECTION)
11	228
12	610
13	563
14	307
15	768
16	177 (FUTURE CONNECTION)
17	373
18	220
19	231 (FUTURE CONNECTION)
20	252 (FUTURE CONNECTION)

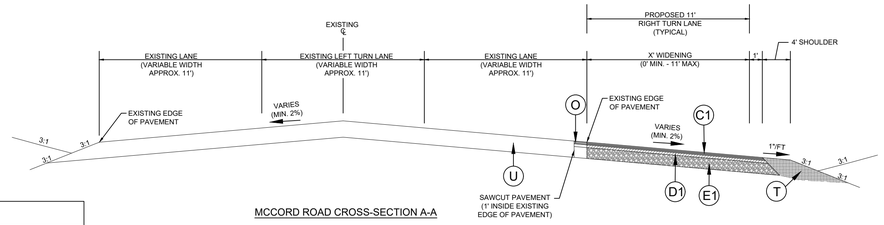
70' RESIDENTIAL THOROUGHFARE

50' LOCAL RESIDENTIAL WITHOUT ON-STREET PARKING

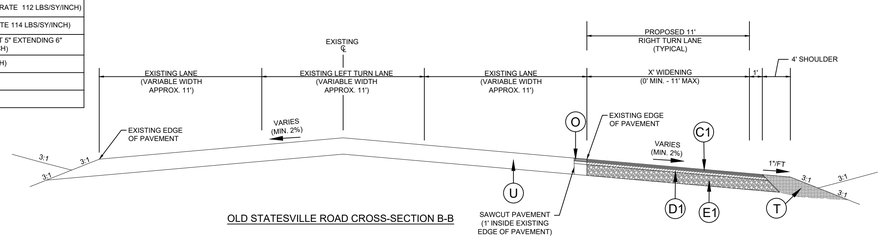
56.5' LOCAL RESIDENTIAL WITH ON-STREET PARKING ONE SIDE

63' LOCAL RESIDENTIAL WITH ON-STREET PARKING BOTH SIDES

BLOCK LENGTH DIAGRAM AND STREET TYPE MAP

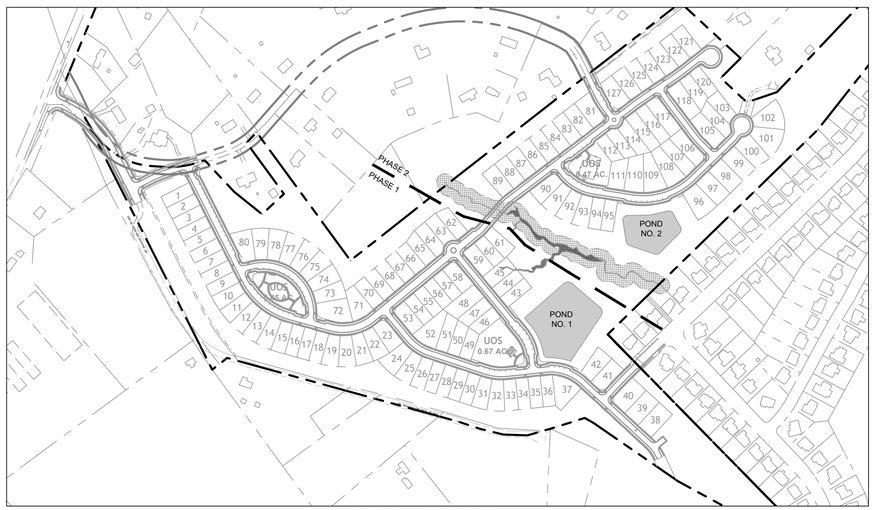


MCCORD ROAD CROSS-SECTION A-A



OLD STATESVILLE ROAD CROSS-SECTION B-B

MCCORD ROAD PAVEMENT SCHEDULE	
C1	ASPHALT SURFACE COURSE (1.5" OF S9.5C, 2 LIFTS, RATE 112 LBS/SY/INCH)
D1	ASPHALT INTERMEDIATE COURSE (2.5" OF I19.0C, RATE 114 LBS/SY/INCH)
E1	ASPHALT BASE COURSE (8" OF B25.0C, 2 LIFTS, FIRST 5" EXTENDING 6" BEHIND CURB, SECOND LIFT 3", RATE 114 LBS/SY/INCH)
O	ASPHALT OVERLAY (1.5" S9.5C, RATE 112 LBS/SY/INCH)
T	EARTH MATERIAL
U	EXISTING PAVEMENT



SITE PHASING MAP

GENERAL PROVISIONS

1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING APPLICATION FOR EPM PROJECT NO. "R 21-04" (419726) FILED BY MI HOMES OF CHARLOTTE, LLC (THE "PETITIONER") ON MARCH 1, 2021 (THE "FILING DATE") FOR AN APPROXIMATELY 62.82 ACRE SITE LOCATED NEAR THE INTERSECTION OF MCCORD ROAD AND HAGERS ROAD, IN HUNTERSVILLE, NORTH CAROLINA, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 01101102, 01101110, 01101114, 01119129, AND 01119132. THE CURRENT ZONING OF THE SITE IS GENERAL RESIDENTIAL (GR) AND NEIGHBORHOOD RESIDENTIAL (CD). THE PURPOSE OF THE REZONING PLAN IS TO CONVERT THE ZONING CLASSIFICATION OF THE ENTIRE SITE TO NR(CD).
2. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE IN PLACE ON THE FILING DATE (THE "ORDINANCE").
3. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH OTHER STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE NEIGHBORHOOD RESIDENTIAL ("NR") ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.
4. THE LOTS AND PROPOSED IMPROVEMENTS, INCLUDING LOCATION OF STREETS, LOTS, DRIVEWAYS, AND COMMON AREAS, TREE SAVE, SHOWN ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND MAY BE ALTERED, OR MODIFIED DURING CONSTRUCTION DOCUMENT PHASE SO LONG AS SUCH MODIFICATION IS COMPATIBLE WITH THE LAYOUT AND LOCATION OF LOTS AND IMPROVEMENTS SHOWN ON THE REZONING PLAN. MODIFICATIONS TO THE SITE PLAN MUST BE APPROVED BY THE TOWN OF HUNTERSVILLE PLANNING AND ENGINEERING STAFF.
5. THE DEVELOPMENT OF THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN MAY BE PHASED. ANY PROPOSED PHASING MUST ALIGN WITH REQUIRED INFRASTRUCTURE AND STORMWATER IMPROVEMENTS; PROVIDED, HOWEVER, EACH PHASE OR SEQUENCE OF IMPROVEMENTS IN THE SITE WILL MEET ALL ORDINANCE REQUIREMENTS. UTILITIES, INFRASTRUCTURE, AND GRADING SHALL BE DELIVERED TO EACH INDIVIDUAL PHASE AS EACH IS DEVELOPED.
6. THE PARCELS OF LAND THAT COMPRISE THE SITE MAY BE RECOMBINED OR FURTHER SUBDIVIDED PROVIDED THAT ANY SUCH RECOMBINATION OR SUBDIVISION MEETS THE REQUIREMENTS OF THE ORDINANCE. IN ADDITION, A REDUCTION IN THE NUMBER OF PARCELS MAY OCCUR IN ACCORDANCE WITH THE REGULATIONS OF THE ORDINANCE.
7. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF THE ORDINANCE; PROVIDED, HOWEVER, IN THE EVENT ANY PORTION OF THE SITE IS CONVEYED TO A THIRD PARTY, PETITIONER MAY REQUEST AN AMENDMENT TO THE REZONING PLAN WITHOUT THE WRITTEN CONSENT OF ANY OTHER OWNER OF ALL OR ANY PORTION OF THE SITE UNLESS SUCH AMENDMENT CONSTITUTES A CHANGE IN THE BUILDING OR USE OF THE PORTION OF THE SITE OWNED BY SUCH OWNER. ALL REQUIREMENTS IN CONNECTION WITH THE AMENDMENT WILL BE CALCULATED ON THE SITE AS A WHOLE IN THE SAME MANNER SUCH REQUIREMENTS WERE CALCULATED AT THE TIME OF THE INITIAL APPROVAL.
8. THE REZONING PLAN IS A SITE-SPECIFIC DEVELOPMENT PLAN, AND APPROVAL THEREOF CONSTITUTES VESTED RIGHTS IN THE REZONING PLAN. NOTWITHSTANDING ANY OTHER PROVISIONS OF THESE DEVELOPMENT STANDARDS, IF, AT SOME POINT, MODIFICATIONS ARE MADE TO THE TOWN'S ZONING ORDINANCE BY THE TOWN BOARD, PETITIONER MAY VOLUNTARILY AGREE TO APPLY SUCH MODIFICATIONS TO THE REZONING PLAN IN A MANNER CONSISTENT WITH THE ORDINANCE AS IT CHANGES FROM TIME TO TIME, AND WITHOUT PURSUING A REZONING, PROVIDED ORDINANCE MODIFICATIONS DO NOT CONSTITUTE A MAJOR AMENDMENT. SUCH MODIFICATIONS TO THE ORDINANCE SHALL IN NO WAY IMPACT THE PETITIONER'S VESTED RIGHTS.
9. APPROVAL OF THE REZONING PLAN SHALL CONSTITUTE ESTABLISHMENT OF VESTED RIGHTS IN THE LANDOWNER (AND ITS SUCCESSORS AND ASSIGNS) FOR A PERIOD OF THREE YEARS PURSUANT TO N.C. GEN. STAT. ‡160A-385.1.
10. A DISCLOSURE REGARDING THE PROXIMITY OF THE HOMES TO SOIL SUPPLY WILL BE INCLUDED AS ADDENDUM TO THE SALES CONTRACT AT TIME OF SALE.

PERMITTED USES

1. THE SITE MAY BE DEVELOPED FOR ANY USES THAT ARE PERMITTED BY RIGHT OR PERMITTED WITH CONDITIONS UNDER THE ORDINANCE, INCLUDING ACCESSORY USES, IN THE NEIGHBORHOOD RESIDENTIAL ZONING DISTRICT, SUBJECT TO THE DEVELOPMENT STANDARDS ASSOCIATED WITH SUCH USE. ANY LABELING ON THE REZONING PLAN MAY BE AN INDICATION OF THE CURRENT INTENTION ON THE PART OF PETITIONER BUT SHALL NOT RESTRICT THE SITE IN A MANNER THAT CONFLICTS WITH THESE DEVELOPMENT NOTES.

TRANSPORTATION/ACCESS/STREET IMPROVEMENTS

1. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF EACH VEHICULAR ACCESS POINT ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE TOWN OF HUNTERSVILLE AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
2. THE ALIGNMENTS OF THE INTERNAL DRIVES AND PARKING AREAS TO BE LOCATED ON THE SITE ARE SUBJECT TO ANY MINOR MODIFICATIONS OR ALTERATIONS REQUIRED DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PERMITTING PROCESSES.
3. PETITIONER SHALL INSTALL SIDEWALKS, STREET TREES, PLANTING STRIPS, BICYCLE LANES, OR OTHER STREET IMPROVEMENTS AS SHOWN ON THE REZONING PLAN.
4. CONSTRUCTION TRAFFIC SHALL NOT BE ALLOWED USE OF EXISTING HAGERS ROAD PAST THE PROPOSED ROAD TIE-IN POINT.
5. FIRE ACCESS GATE AT HAGERS ROAD CONNECTION PROVIDED PER TOWN PLANNING BOARD RECOMMENDATION. MAY BE REMOVED TO COMPLY WITH STAFF RECOMMENDATION AT TOWN COUNCIL DISCRETION. RESIDENTIAL LOCAL STREET TEMPORARY TURNAROUND WILL NOT BE REQUIRED IF FIRE ACCESS GATE IS REMOVED.

LANDSCAPING /BUFFERS

1. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE LANDSCAPING AND SCREENING REQUIREMENTS OF THE ORDINANCE.
2. 40' OVERALL BUFFER SHALL BE AS FOLLOWS. FIRST 20' OF BUFFER CLOSEST TO EXTERNAL BOUNDARY TO BE UNDISTURBED. REMAINING 20' PRIMARILY FOR DISTANCE / SEPARATION FROM EXTERNAL BOUNDARY AND WILL NOT NECESSARILY BE PLANTED OR LEFT UNDISTURBED, BUT WILL BE LEFT FREE FROM INTERNAL LOT LINES.
3. A 40' UNDISTURBED BUFFER SHALL BE PROVIDED ALONG THE WESTERN PROPERTY LINE AS INDICATED ON SHEET RZ-200.
4. AN UNDISTURBED BUFFER YARD IS INTENDED TO BE A NATURAL, WOODED AREA AND SHALL COUNT TOWARD THE PROVISION OF OPEN SPACE AND TREE SAVE FOR THE DEVELOPMENT WHERE THE BUFFER CONTAINS EXISTING VEGETATION, IS A MINIMUM OF 20 FT WIDE, AND IS NOT PART OF INDIVIDUAL LOTS. ONLY PORTIONS OF UNDISTURBED BUFFER YARD WITH EXISTING TREE COVER SHALL BE COUNTED AS TREE SAVE.
5. AREAS OF THE PERIMETER BUFFER AND LANDSCAPE AREA THAT ARE DISTURBED SHALL BE REPLANTED ACCORDING TO STANDARDS OUTLINED IN CHAPTER 7 OF THE ORDINANCE. EXISTING VEGETATION MAY BE INCLUDED TO SATISFY BUFFER REQUIREMENTS.
6. PETITIONER SHALL SHOW WALKING PATHS WITHIN OPEN SPACE AND URBAN OPEN SPACE AS SCHEMATICALLY SHOWN ON THE REZONING PLAN. THE ACTUAL LOCATION AND DETAILS OF SUCH PATHS AND URBAN OPEN SPACE TO BE DETERMINED DURING THE CONSTRUCTION DOCUMENT PHASE.
7. THE 20' UNDISTURBED PERIMETER BUFFER WITHOUT EXISTING VEGETATION MAY BE DISTURBED IN ORDER TO PLANT NEW VEGETATION.
8. RESIDENTIAL LOT TREES WILL BE PROVIDED AS FOLLOWS:

   LOTS LESS THAN 10,000 SF: 1 FRONT YARD, 1 REAR YARD TREE REQUIRED
   LOTS 10,000 SF - 15,000 SF: 1 FRONT YARD, 2 REAR YARD TREES REQUIRED
   LOTS 15,001 SF - 20,000 SF: 2 FRON YARD, 2 REAR YARD TREES REQUIRED
   LOTS GREATER THAN 20,000 SF: 3 FRONT YARD, 3 REAR YARD TREES REQUIRED

BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

1. 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.
2. 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.

UTILITY PROVISIONS

1. NEW WATER MAINS WILL BE PLACED UNDER SIDEWALK PER CHARLOTTE WATER STANDARDS.
2. NEW SANITARY SEWER MAINS WILL BE PLACED PER CHARLOTTE WATER STANDARDS.

ZONING CODE SUMMARY:

PARCELS	01101102	10.81 ACRES	OWNER: JUDY ANN HAGER COLLINS
	01101110	19.56 ACRES	OWNER: MASON & JEANNE LOWRANCE
	01101114	7.01 ACRES	OWNER: ROBERT BRICE LOWRANCE
	01119129	22.97 ACRES	OWNER: FORT MEYERS REAL ESTATE GROUP LLC
	01119132	2.47 ACRES	OWNER: FORT MEYERS REAL ESTATE GROUP LLC

TOTAL: 62.82± ACRES

TOTAL AREA WHICH MAY BE DEEDED TO OTHERS: 1.09 ACRES

TOTAL AREA TO BE REZONED: 61.73 ACRES

EXISTING ZONING: GR AND NR(CD)

PROPOSED ZONING: NR(CD)

EXISTING LAND USE: SINGLE FAMILY RESIDENTIAL

PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL

BUILDING TYPE: SINGLE FAMILY DETACHED

PROPOSED DENSITY: 2.06 DUA

TOTAL PROPOSED LOTS: 127 LOTS
- 52' WIDTH, TYP. 91 LOTS
- 57' WIDTH, TYP. 10 LOTS (LOTS 62-71)
- 60' WIDTH, TYP. 18 LOTS (LOTS 81-89 AND LOTS 121-127)
- 75' WIDTH, TYP. 8 LOTS (LOTS 38-40 AND LOTS 96-100)

TYPICAL LOT SIZE:
- 52' X 130' (6,760± SF) (91 LOTS)
- 57' X 130' (7,410± SF) (10 LOTS)
- 60' X 130' (7,800± SF) (18 LOTS)
- 75' X 130' (9,750± SF) (8 LOTS)

*LOT WIDTH MEASURED AT BUILDING SETBACK LINE
**LOT AREA AND DEPTH MAY VARY BASED ON SITE CONSTRAINTS

FRONT BUILD-TO LINE
- MINIMUM: 15'
- MAXIMUM: 30'
- NOTE: THE BUILD-TO LINE FOR ANY TWO ADJACENT HOMES CANNOT VARY BY MORE THAN 8 FEET.

REQUIRED SETBACKS
- GARAGE: 20'
- SIDE: 5'
- CORNER: 10'
- REAR: 25'

REQUIRED BUFFER: 20' UNDISTURBED BUFFER

PROVIDED OPEN SPACE: 21.59± ACRES (35%)
- URBAN OPEN SPACE: 1.59± ACRES (7.4%)
- COMMON OPEN SPACE: 20.00± ACRES (92.6%)

SOILS: CeB2, CeD2, PaE

WATERSHED: CLARKE

IMPERVIOUS AREA:

IMPERVIOUS AREA INSIDE LOTS: 645,885 SF (14.8 AC.)
BUILDING / FUTURE IMPROVEMENTS*: 595,085 SF (13.7 AC.)
DRIVEWAYS: 50,800 SF (1.2 AC.)

*1.00% OF LOT AREA (BUT NOT LESS THAN 150 SF PER LOT) RESERVED FOR ADDITIONS OF FUTURE IMPERVIOUS AREA.

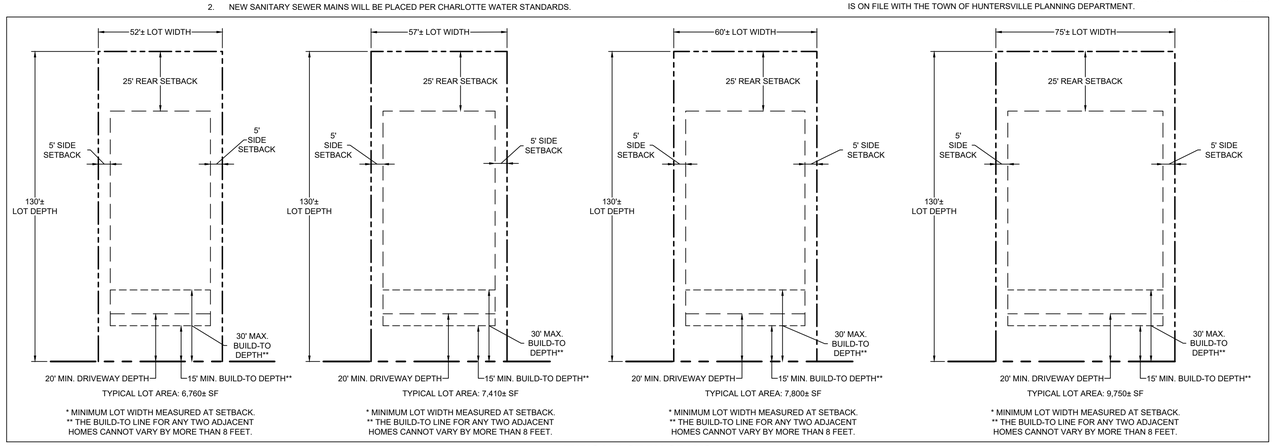
IMPERVIOUS AREA INSIDE RIGHT-OF-WAY: 638,120 SF (14.65 AC.)

TOTAL ALLOWED SITE IMPERVIOUS AREA: 2,688,959 SF (61.73 AC.) (100%)
TOTAL PROVIDED SITE IMPERVIOUS AREA: 1,284,005 SF (29.45 AC.) (48%)

NOTE: BREAKDOWN OF IMPERVIOUS AREA TO BE ALLOCATED FOR EACH LOT TO BE PROVIDED WITH CALCULATIONS AND ON CONSTRUCTION PLAN SET.

GENERAL NOTES

1. ALL DEVELOPMENT AND CONSTRUCTION SHALL COMPLY WITH ALL ZONING AND SUBDIVISION STANDARDS OF THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, AND NCDOT, AS APPLICABLE.
2. THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAY OF RECORD.
3. ALL AREAS DESIGNATED AS COMMON AND/OR URBAN OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND DEDICATED FOR PERPETUITY.
4. ACCESS (INGRESS/EGRESS) LOCATION AND DESIGN SHOWN ON THIS SKETCH PLAN AREA SUBJECT TO ACHIEVING VERTICAL AND HORIZONTAL SIGHT DISTANCES, TURN LANE IMPROVEMENTS (INCLUDING RIGHT-OF-WAY) AND INTERSECTION WITH ADJACENT AND OPPOSING ACCESS POINTS. MODIFICATIONS TO PLAN MAY RESULT.
5. LARGE MATURING TREES WILL BE PLANTED 40' O/C WITHIN THE REQUIRED PLANTING STRIP ALONG ALL STREETS WITH THE EXCEPTION OF RURAL PARKWAYS WHERE EXISTING TREES CAN SATISFY THE STREET TREE REQUIREMENT. SMALL MATURING TREES ARE TO BE USED WHERE OVERHEAD POWER LINES EXIST.
6. CLUSTER BOX UNITS (CBUs) WILL BE PROVIDED FOR MAIL DELIVERY. LOCATION SHOWN ON PLANS IS APPROXIMATE AND SUBJECT TO CHANGE PENDING USPS APPROVAL.
7. THE PROPOSED DEVELOPMENT WILL BE SERVED BY PUBLIC WASTE MANAGEMENT FOR TRASH COLLECTION.
8. ARTICLE 8.16.1 & 2 OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE SHALL APPLY.
9. DIRECT ACCESS FROM LOTS TO A THOROUGHFARE IS PROHIBITED.
10. THE TOWN OF HUNTERSVILLE DEFINES THE BUILD-TO LINE AS A LINE EXTENDING THROUGH A LOT WHICH IS GENERALLY PARALLEL TO THE FRONT PROPERTY LINE AND MARKS THE LOCATION FROM WHICH THE PRINCIPLE VERTICAL PLANE OF THE FRONT BUILDING ELEVATION, EXCLUSIVE OF PORCHES, BAY WINDOWS AND SIMILAR APPURTENANCES, MUST BE ERECTED; INTENDED TO CREATE AN EVEN BUILDING FACADE LINE ON A STREET. THE BUILD-TO LINE IS ESTABLISHED ON THE RECORD PLAT (FINAL PLAT).
11. A TIA MITIGATION PLAN, DATED JULY 9, 2021, HAS BEEN SUBMITTED TO THE TOWN OF HUNTERSVILLE AND IS ON FILE WITH THE TOWN OF HUNTERSVILLE PLANNING DEPARTMENT.



TYPICAL LOT AREA: 6,760± SF

TYPICAL LOT AREA: 7,410± SF

TYPICAL LOT AREA: 7,800± SF

TYPICAL LOT AREA: 9,750± SF

* MINIMUM LOT WIDTH MEASURED AT SETBACK.
** THE BUILD-TO LINE FOR ANY TWO ADJACENT HOMES CANNOT VARY BY MORE THAN 8 FEET.

TYPICAL LOT DIAGRAMS

1" = 30'

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North Carolina License No. C-1652
Project Contact Email Address: chris.todd@timmons.com

M I HOMES
Welcome to Status!
M/I HOMES OF CHARLOTTE, LLC
5350 77 CENTER DRIVE, SUITE 100
CHARLOTTE, NC 28217

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049303 CHRISTOPHER J. TODD
08/03/2021

PRELIMINARY FOR REVIEW PURPOSES ONLY

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04/09/2021	REVISED PER TOWN COMMENTS
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07/06/2021	REVISED PER TOWN COMMENTS
08/03/2021	REVISED PER TOWN COMMENTS
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DATE 03/01/2021
DRAWN BY A. DALE
DESIGNED BY K. BRADLEY
CHECKED BY C. TODD
SCALE AS SHOWN

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TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

SPRING GROVE
HUNTERSVILLE, NORTH CAROLINA
SITE NOTES AND DETAILS

JOB NO. 47854
SHEET NO. RZ-201

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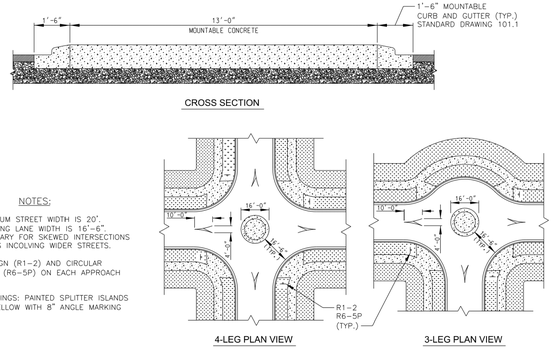
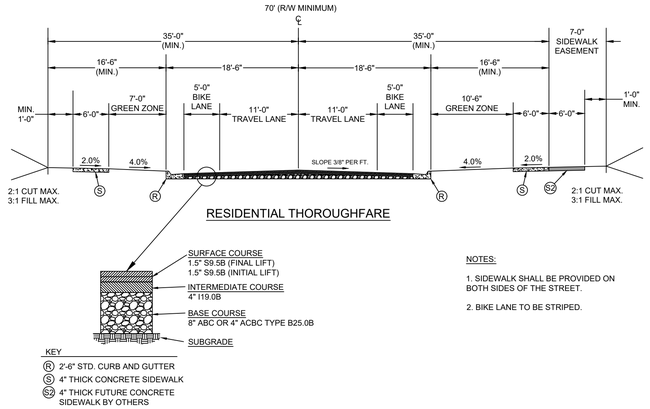
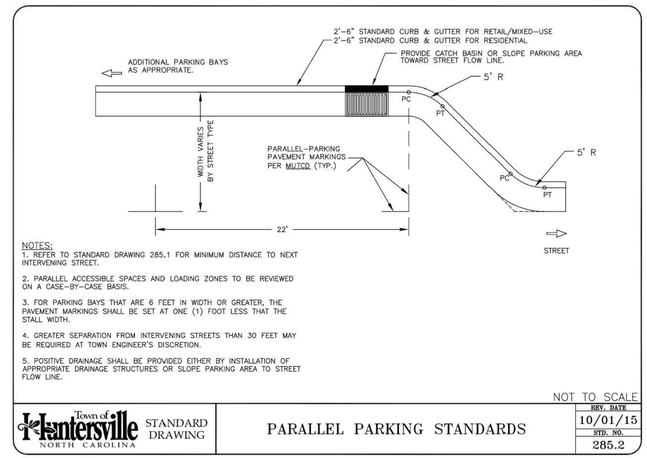
S:\10447\7854-Spring Grove (MIH)\DWG\Sheet\Rezoning\47854-C200-SITE.dwg | Plotted on 8/4/2021 5:25 PM | by Skylan Greer



TRAFFIC MINI-CIRCLE NTS



RESIDENTIAL THOROUGHFARE TYPICAL SECTION NTS



PARALLEL PARKING STANDARDS NTS

RESIDENTIAL LOCAL STREET TEMPORARY TURNAROUND NTS

RESIDENTIAL LOCAL STREET NO ON-STREET PARKING TYPICAL SECTION NTS

LOCAL STREET PARALLEL PARKING LAYOUT NTS

LOCAL STREET HAMMERHEAD DETAIL NTS

RESIDENTIAL LOCAL STREET PARKING ON BOTH SIDES OF STREET TYPICAL SECTION NTS

RESIDENTIAL LOCAL STREET PARKING ON ONE SIDE OF STREET TYPICAL SECTION NTS

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049803 CHRISTOPHER J. NEELY
08/03/2021
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M I HOMES
Welcome to Status!
M/I HOMES OF CHARLOTTE, LLC
5350 77 CENTER DRIVE, SUITE 100
CHARLOTTE, NC 28217

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REVISED PER TOWN COMMENTS	04/09/2021
REVISED PER TOWN COMMENTS	04/23/2021
REVISED PER TOWN COMMENTS	05/21/2021
REVISED PER TOWN COMMENTS	08/03/2021
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DATE 03/01/2021
DRAWN BY A. DALE
DESIGNED BY K. BRADLEY
CHECKED BY C. TODD
SCALE AS SHOWN

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SPRING GROVE
HUNTERSVILLE, NORTH CAROLINA
SITE NOTES AND DETAILS

JOB NO. 47854
SHEET NO. RZ-202

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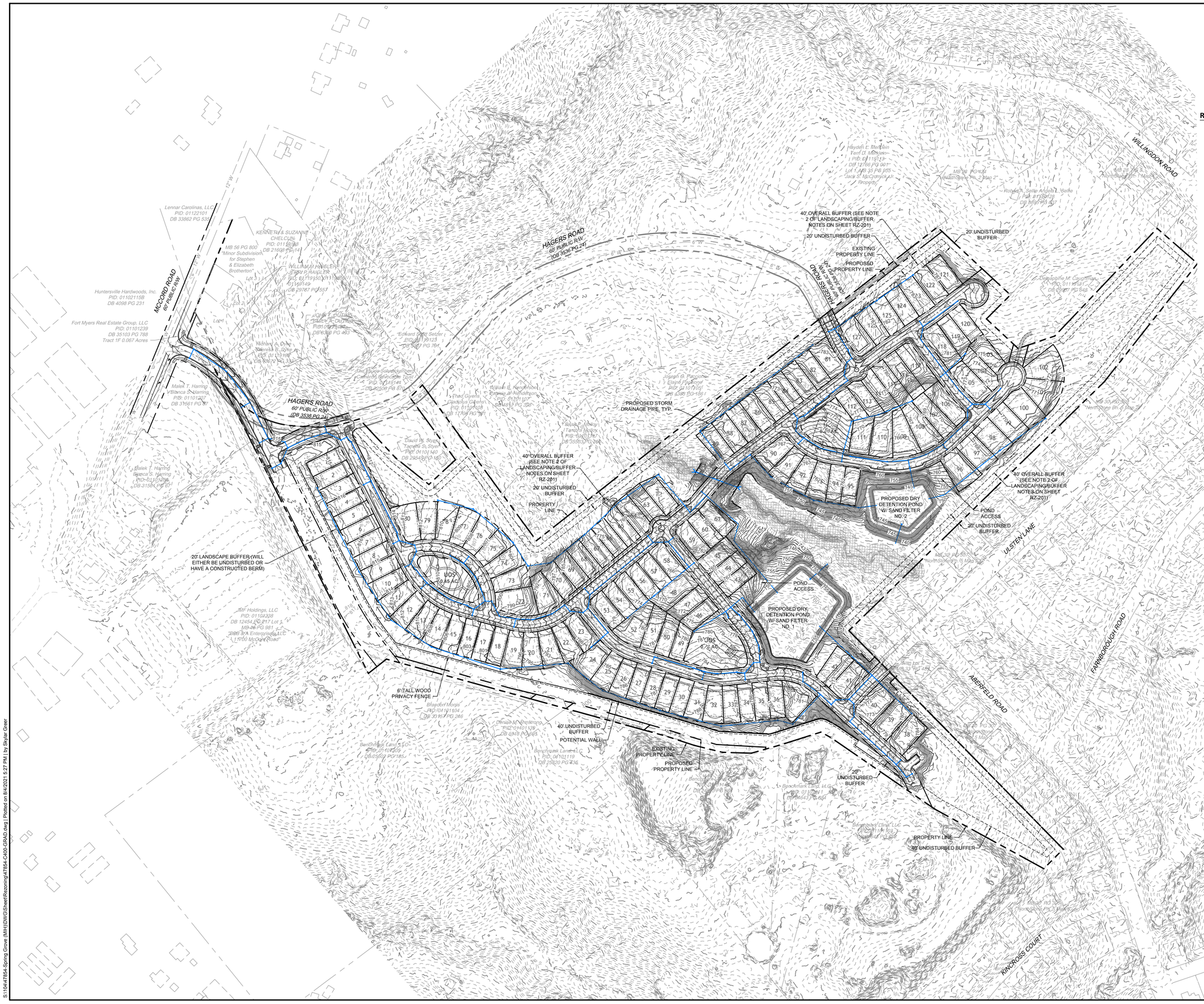
S:\10447854-Spring Grove (M/I HOMES)\Sheet\Rezoning\47854-C200-SITE.dwg | Plotted on 8/4/2021 5:25 PM | by Skylar Greer

LEGEND

- PROPOSED STORM DRAINAGE PIPE
- PROPOSED OUTLET CONTROL STRUCTURE
- PROPOSED MANHOLE
- PROPOSED YARD INLET
- PROPOSED CATCH BASIN
- PROPOSED FLARED END SECTION

REZONING/SKETCH PLAN GRADING NOTES

1. PROPOSED GRADING IS CONCEPTUAL AND SUBJECT TO CHANGE DURING FULL DESIGN PHASE.
2. GRADING SHALL ALLOW FOR USE OF URBAN OPEN SPACE AS INDICATED ON THIS PLAN. IN THE EVENT THAT FINAL GRADING IMPEDES VIABILITY OF A SPECIFIC TYPE OF URBAN OPEN SPACE AS INDICATED, SPECIFIED TYPE MAY SWAP LOCATIONS WITH ANOTHER URBAN OPEN SPACE TYPE INDICATED ON PLAN. THE NUMBER AND LOCATION OF URBAN SPACES PROVIDED SHALL NOT CHANGE. ALL URBAN OPEN SPACES SHALL BE PROVIDED IN ACCORDANCE WITH ARTICLE 7.7 OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE.
3. RETAINING WALLS MAY BE NECESSARY TO AVOID STEEP SLOPES. RETAINING WALL LOCATIONS WILL BE EVALUATED DURING CONSTRUCTION DOCUMENT PROCESS.
4. REAR YARD DRAINAGE WILL BE ROUTED TO INLETS VIA SWALES. DESIGN WILL BE PROVIDED DURING CONSTRUCTION DOCUMENT PHASE.
5. DRAINAGE PATTERNS SHALL BE SHOWN TO ENSURE THAT RUNOFF DOES NOT BYPASS THE SCM DURING THE CONSTRUCTION DOCUMENT PHASE.
6. GRADED ACCESS TO PONDS ARE SHOWN. EXACT LOCATION MAY BE ALTERED DURING CONSTRUCTION DOCUMENT PHASE TO MEET TOWN REQUIREMENTS.
7. GRADED SLOPES ON SITE SHALL BE NO STEEPER THAN 2:1.
8. OFFSITE DRAINAGE SHALL BE CONSIDERED DURING CONSTRUCTION DOCUMENT PHASE.
9. BMPs HAVE BEEN DESIGNED IN ACCORDANCE WITH THE TOWN OF HUNTERSVILLE LID REQUIREMENTS. PROPOSED DRY PONDS WITH SAND FILTERS WILL BE SHOWN IN FULL DETAIL DURING THE CONSTRUCTION DOCUMENT PHASE.



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NORTH CAROLINA PROFESSIONAL SEAL 049403 ENGINEER CHRISTOPHER J. TODD
08/03/2021

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M I HOMES
Welcome to Solari
M/I HOMES OF CHARLOTTE, LLC
5350 77 CENTER DRIVE, SUITE 100
CHARLOTTE, NC 28217

YOUR VISION ACHIEVED THROUGH OURS.

DATE 03/01/2021
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DESIGNED BY K. BRADLEY
CHECKED BY C. TODD
SCALE AS SHOWN

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

SPRING GROVE
HUNTERSVILLE, NORTH CAROLINA

CONCEPTUAL GRADING AND DRAINAGE PLAN

JOB NO. 47854
SHEET NO. RZ-300

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S:\10447\854-Spring Grove (MH)\DWG\Sheet\Rezoning\47854-C400-GRAD.dwg | Plotted on 8/4/2021 5:27 PM | by Skylar Greer

PROPOSED LANDSCAPING IS CONCEPTUAL AND SUBJECT TO CHANGE DURING FULL DESIGN PHASE.

SEE SHEET RZ-101 FOR TREE PRESERVATION REQUIREMENTS.

SEE SHEET RZ-401 FOR URBAN OPEN SPACE DETAILS.

HAGERS ROAD
60' PUBLIC R/W
(DB 3536 PG 24)

MCCORD ROAD
60' PUBLIC R/W

WILLINGDON ROAD

ULSTEN LANE

FARNBOROUGH ROAD

ABERFELD ROAD

KINCROSS COURT

Lennar Carolinas, LLC
PID: 01122101
DB 33882 PG 530

KENNETH & SUZANNE CHELCUN
PID: 01119108
DB 21608 PG 141

MB 56 PG 800
"Minor Subdivision for Stephen & Elizabeth Brotherton"

WILLIAM M HAIGLER
JERRI P HAIGLER
PID: 01119150, 01119106, 01119149
DB 29767 PG 557

Lot 3
Lot 2
Lot 1

Huntersville Hardwoods, Inc.
PID: 01102158
DB 4098 PG 231

Fort Myers Real Estate Group, LLC
PID: 01101239
DB 35103 PG 788
Tract 1F 0.067 Acres

JOHN T. OUTING
EMILY A. OUTING
PID: 01119107
DB 8390 PG 493

Richard A. Dyke
Theresa B. Dyke
PID: 01119130
DB 13672 PG 333

Edward Scott Setzer
PID: 01119123
DB 5007 PG 791

The Laurie Schanckenberg Cameron Revocable Trust
PID: 01101144
DB 32506 PG 870

William B. Henderson
Patricia A. Helfenberg
PID: 01101107
DB 4811 PG 398

Joseph G. Paccione
Elaine Paccione
PID: 01101105
DB 4383 PG 186

Malek T. Harring
Bianca S. Harring
PID: 01101207
DB 31561 PG 67

Malek T. Harring
Bianca S. Harring
PID: 01101208
DB 31561 PG 67

Thad Givens
Gladiolus Givens
PID: 01101108
DB 17705 PG 381

David W. Styer
Tamera S. Styer
PID: 01101140
DB 29544 PG 167

Brian P. Molloy
Tambra Molloy
PID: 01101117
DB 35503 PG 394

Hayden L. Merklein
Terri D. Merklein
PID: 01119113
DB 12766 PG 001
Lot 1, MB 35 PG 855
"Jack S. McCromick, Jr. Property"

MB 28 PG 424
NorthStone Ph. 2 Map 2"

Robert A. Sellie Angela L. Sellie
PID: 01119128
DB 8695 PG 607

MB 28 PG 5
NorthStone Ph. 1 Map 4"

Josephine M. Caughman
PID: 01119131
DB 29967 PG 648

MB 30 PG 306
NorthStone Ph. 2 Map 2"

MB 30 PG 307
NorthStone Ph. 3 Map 3"

MB 30 PG 308
NorthStone Ph. 4 Map 2"

MB 30 PG 309
"NorthStone Ph. 5 Map 5"

Also Lot 1
MB 33 PG 484

JMF Holdings, LLC
PID: 01101238
DB 12454 PG 217 Lot 1,
MB 46 PG 981
"BBB & A Enterprises, LLC
11700 McCord Road"

Brandon Morris
PID: 01101104
DB 33157 PG 246

Denise M. Armstrong
PID: 01101139
DB 5918 PG 885

Benchmark Land, LLC
PID: 01101205
DB 25602 PG 185

Benchmark Land, LLC
PID: 01101119
DB 25820 PG 435

Benchmark Land, LLC
PID: 01101141
DB 24643 PG 884

Benchmark Land, LLC
PID: 01101111
DB 24643 PG 884

Benchmark Land, LLC
PID: 01101103
DB 24643 PG 888

40' OVERALL BUFFER (SEE NOTE 2 OF LANDSCAPING/BUFFER NOTES ON SHEET RZ-201)
20' UNDISTURBED BUFFER
PROPOSED PROPERTY LINE
EXISTING PROPERTY LINE
STREET TREES AT 40' O.C., TYP.
EXISTING TREE TO REMAIN, TYP.
TREE SAVE AREA
ADDITIONAL SCREENING IN UNVEGETATED AREA MAY BE ADDED DURING CONSTRUCTION DOCUMENT PHASE.
35' STREAM BUFFER, TYP.
PROPERTY LINE
FUTURE 70' R/W TO BE DEDICATED FOR FUTURE ROAD EXTENSION
20' LANDSCAPE BUFFER (WILL EITHER BE UNDISTURBED OR HAVE A CONSTRUCTED BERM)
DOG PARK
UOS 0.47 AC.
PARK
UOS 0.46 AC.
COMMUNITY GARDENS
UOS 0.67 AC.
PROPOSED DRY DETENTION POND W/ SAND FILTER NO. 2
PROPOSED DRY DETENTION POND W/ SAND FILTER NO.1
EXISTING WETLANDS, TYP.
EXISTING STREAM CENTERLINE
EXISTING TOP OF BANK
EXISTING TREES TO REMAIN, TYP.

59 GKN

SCALE 1"=150'
0 150' 300'

S:\10447854-Spring Grove (MI/H)\DWG\Sheet\Rezoning\47854-C600-PLNT.dwg | Plotted on 8/4/2021 5:27 PM | by Skyler Greer

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Project Contact Email Address: chris.todd@timmons.com

NORTH CAROLINA PROFESSIONAL SEAL 049303 ENGINEER CHRISTOPHER J. TODD

08/03/2021

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04/09/2021	REVISED PER TOWN COMMENTS
04/23/2021	REVISED PER TOWN COMMENTS
06/25/2021	REVISED PER TOWN COMMENTS
08/03/2021	REVISED PER TOWN COMMENTS

M I HOMES
Welcome to Solari

M/I HOMES OF CHARLOTTE, LLC
5350 77 CENTER DRIVE, SUITE 100
CHARLOTTE, NC 28217

DATE: 03/01/2021
DRAWN BY: A. DALE
DESIGNED BY: K. BRADLEY
CHECKED BY: C. TODD
SCALE: AS SHOWN

SPRING GROVE
HUNTERSVILLE, NORTH CAROLINA

CONCEPTUAL PLANTING PLAN

JOB NO. 47854
SHEET NO. RZ-400

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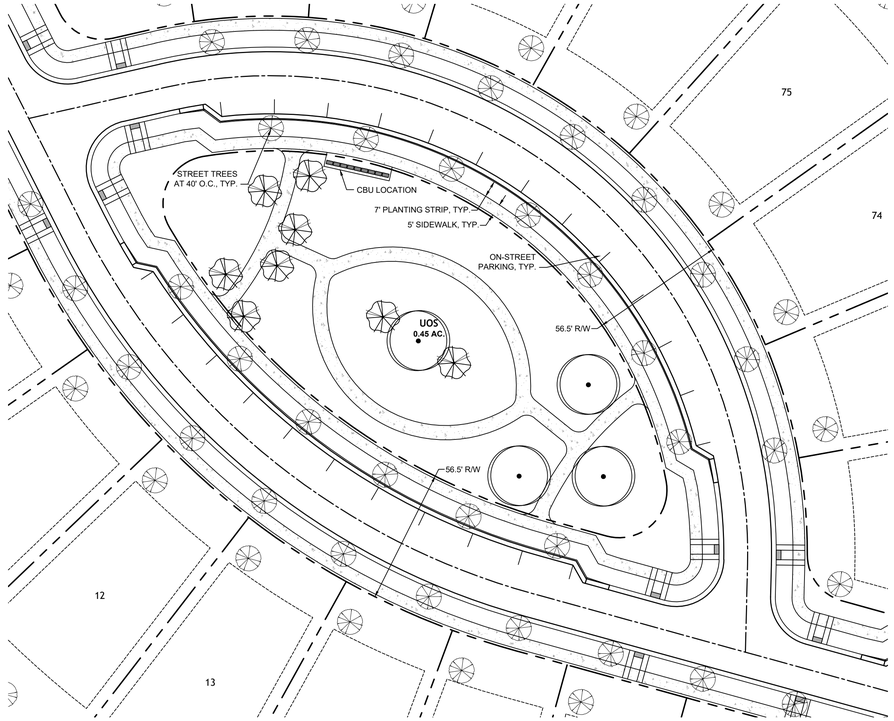
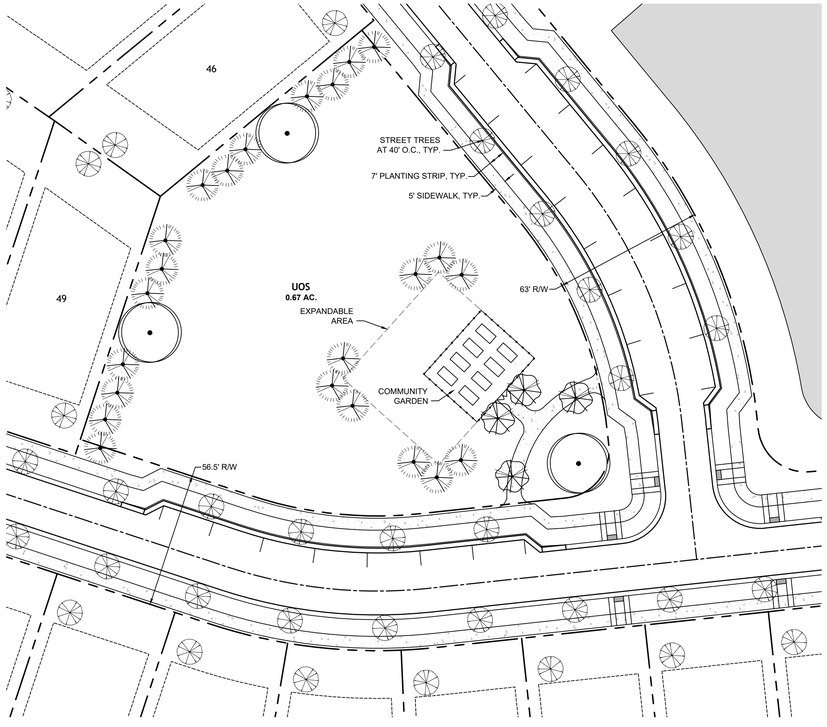
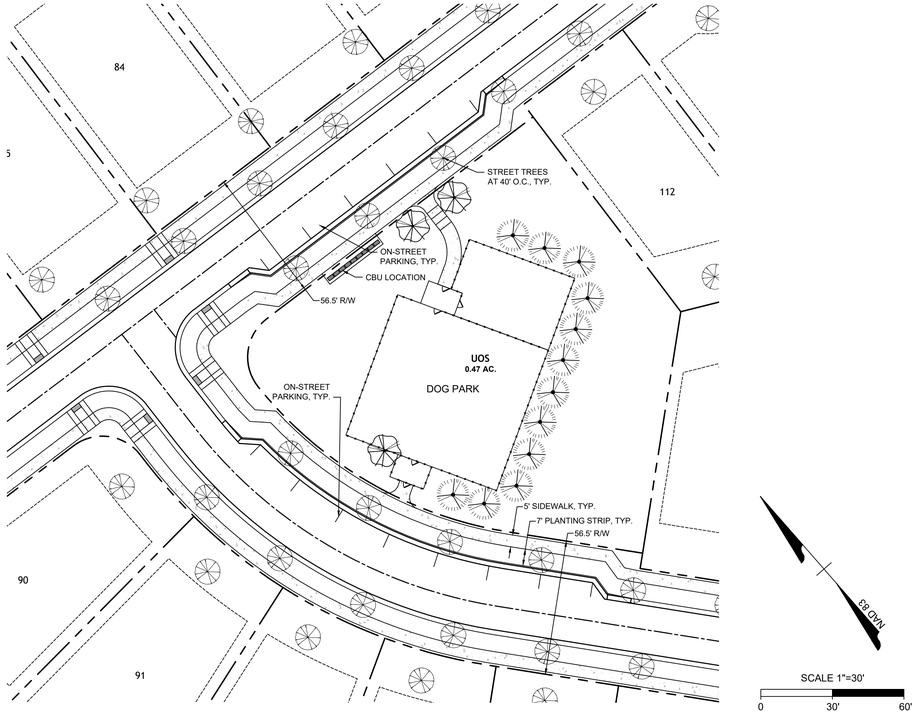


PARK 1" = 30'



COMMUNITY GARDEN 1" = 30'



DOG PARK 1" = 30'

NORTH CAROLINA PROFESSIONAL SEAL 39603 ENGINEER CHRISTOPHER J. TODD
08/03/2021

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Project Contact Email Address: chris.todd@timmons.com

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04/09/2021	REVISED PER TOWN COMMENTS
04/23/2021	REVISED PER TOWN COMMENTS
06/21/2021	REVISED PER TOWN COMMENTS
08/03/2021	REVISED PER TOWN COMMENTS
---	---

M I HOMES
Welcome to Better

M/I HOMES OF CHARLOTTE, LLC
5350 77 CENTER DRIVE, SUITE 100
CHARLOTTE, NC 28217

DATE
03/01/2021

DRAWN BY
A. DALE

DESIGNED BY
K. BRADLEY

CHECKED BY
C. TODD

SCALE
AS SHOWN

YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

SPRING GROVE

HUNTERSVILLE, NORTH CAROLINA

CONCEPTUAL PLANTING PLAN ENLARGEMENTS

JOB NO.
47854

SHEET NO.
RZ-401

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S:\104\47854-Spring Grove (MIH)\DWG\Sheet\Rezoning\47854-C500-PLNT.dwg | Plotted on 8/4/2021 5:28 PM | by Skylar Greer

Spring Grove Subdivision – Neighborhood Meeting Summary

The neighborhood meeting for the Cook Farm Subdivision project was held virtually, through Zoom, on May 19th at 6:00 p.m. Chad Lloyd, Cody Simoneaux, Jeremy Horton, and Morgan Rushnell were in attendance representing M/I Homes. Chris Todd and Katie Bradley, with Timmons Group, were also in attendance. Nick Burns, the traffic engineer with Impact Designs, and Cindy Reid, with Irvin Law Group, attended as well. David Peete was present, representing the Town of Huntersville.

The meeting began at 6:00pm and the presentation did not start until 6:05 to allow time for participants to enter the virtual setting. Katie Bradley opened the meeting by greeting the attendees and discussed the format of the presentation and question/answer session. Katie then turned the meeting over to Chad Lloyd with M/I Homes to review who M/I homes is and their development region. Katie presented the site location, the 2040 Community Plan, the typical lots, and the current site plan. Nick Burns spoke about the proposed improvements to the intersection at McCord road and the traffic impacts of the development. Chad reviewed the proposed home elevations and provided contact information. Katie then reviewed the anticipated timeline for town action, closed the meeting, and opened the question/answer session. Chad Lloyd, Nick Burns, and David Peete joined Katie in answering questions.

Questions/Responses

Residents inquired about the project schedule and which area would be built first?

> The development team indicated that construction for the proposed development is planned to begin in 2022. Phase 1 is expected to be completed in 2023 and phase 2 is expected to be complete in 2024. The first phase will include the area to the west of the existing stream.

A few residents expressed concern over the connections to the existing Hagers Road and Ulsten Lane. The residents are concerned that these connections will increase cut-through traffic. One resident asked if it would be possible to remove the connection to the end of the existing Hagers Road so it can remain a dead end.

> The development team indicated that the road connections are required by the Town of Huntersville and cannot be removed. The future thoroughfare plan provides thoroughfare connections from McCord Road and Stumptown Road, creating opportunities for traffic to be redirected once that connection is made.

Residents asked if the TIA would include impacts to the existing portion of Hagers Road, Ulsten Road and Aberfeld Lane?

> The development team indicated that the TIA analyzes the expected traffic from the proposed development and how it will affect existing streets in the area.

Multiple residents asked if there would be any improvements made to the existing Hagers Road?

The development team indicated that, at this time, there are not any proposed improvements to the existing Hagers Road. The proposed streets will tie into the existing pavement.

Residents asked if a traffic circle was being considered for the intersection of the future thoroughfare and McCord Road.

The development team indicated that a roundabout is not likely to be warranted at the intersection of the future thoroughfare and MCCord Road by the TIA.

There is a development going in across McCord Road. Residents asked if the traffic that will be generated from that development taken into consideration when conducting the TIA for the Spring Grove Subdivision.

The development team indicated that there are multiple projects in the Huntersville area, including the development across the street, included in the traffic analysis.

One resident asked if any improvements would be made to the railroad crossing on McCord Road?

The development team indicated that there are no planned improvements to the railroad crossing on McCord Road at this time. However, this could change as our traffic engineer moves through the TIA. Additionally, the development across the street is already required to add a right turn lane on McCord Road heading NB onto NC 115.

Residents asked if speed bumps would be added to the existing Hagers Road or within the proposed development.

The development team indicated that speed bumps are not currently planned to be added to the existing Hagers Road or within the proposed development. Traffic-mini circles are currently shown in two locations within the proposed development.

Residents asked if the fact that many people are still working from home considered when collecting traffic counts for the TIA.

The development team indicated that the traffic counts were conducted while school was in session and are confident that this accurately reflects the traffic, even while people may still be working from home. The team pointed out that the reduction in traffic due to remote working is likely offset by the parents who are driving their children to school instead of allowing them to take the bus due to the pandemic. The Town of Huntersville also has a bevy of historical data that the recent counts will be compared to for accuracy.

Residents asked when the TIA would be completed and if it will be available on the Town of Huntersville website.

A draft of the TIA will be submitted to the town one month prior to the public hearing. It will be available on the town website for review.

Some residents expressed concern that taxpayer money would be used to fund the road improvements and wondered who would be responsible for paying for the road improvements?

The development team stated that the developer would be responsible for the cost of the road improvements.

Residents asked if the new road connecting to McCord Road still be named Hagers Road?

The development team indicated that the road connecting to McCord Road would likely not be named Hager's Road since it is part of a future thoroughfare extension shown in the comprehensive transportation plan. The existing Hagers road will be realigned to tee into the new proposed road.

Residents wondered why there were different buffer widths along different sides of the property and if there could be a larger buffer along the residents of Hagers Road.

The development team indicated that the Town of Huntersville required a minimum 20' buffer around the entire perimeter of the site. The development team indicated that the current site plan provides separation between the existing property line and the proposed lot lines in excess of the required 20' buffer.

Some residents asked about the DUA of the area around Hagers Road and how it related to the proposed development and surrounding area?

The development team indicated that the density of the area along the existing Hagers Road was between 0.5 and 0.75 dwelling units per acre (DUA). Many subdivisions developments in the area have a DUA between 1.5 DUA and 3.0 DUA. The proposed development is located in an area designated as Town Core in the Town of Huntersville 2040 Community Plan which calls for denser residential housing types, including single family homes, townhomes, and apartments. The proposed Spring Grove Subdivision only proposed single family homes and has a proposed density of 2.22.

Residents asked if there will there be parking on the side of the streets in the proposed development?

The development team indicated that there will be on street parking spaces along portions of the urban open space areas.

One resident asked if majority of the proposed lots be 52 feet wide or 75 feet wide?

The development team indicated that a majority of the lots will be 52 feet wide.

One resident asked if there would be any single-story floor plans?

The development team indicated that they are not planning to provide any single story floor plans at this time.

One resident asked if a future buyer could fit a pool in the backyard of the lots?

The development team indicated that this would depend on the grading within each lot so some lots may be able to accommodate a pool, while others will be more restricted.

Residents were curious about the proposed price point of these homes?

The development team indicated that prices will reflect market conditions at the time of sale and they anticipate that these homes will be prices in the mid to upper $300 thousands to $400 thousands.

One resident asked if a playground would be provided in any of the urban open spaces?

The development team indicated that they have not committed to building a playground at this time and will look into the feasibility of building a playground within on of the urban open space areas.

Some residents expressed concern over potential flooding due to this development, especially since the existing stream on site is conveyed through the Northstone development.

The development team indicated that the development is required to control runoff to meet predevelopment conditions for specific storm events as required by the Town ordinance. There are proposed dry detention ponds on site that will collect water during a storm event and release it slowly over a specific period in order to reduce the risk of flooding for downstream neighbors.

One Resident asked who would be responsible for maintaining the drainage ponds.

The development team indicated that ponds would be maintained by the developer and contractor during construction and the Spring Grove neighborhood HOA would be responsible for maintenance after construction is complete.

Residents were curious about what safety barriers would be put in place around proposed ponds to prevent drowning of children.

The development team indicated that the Town of Huntersville ordinance does not allow for wet ponds and that any water that builds up in the detention ponds is required to drain during a specified time period after a storm event. All on site stormwater facilities will be designed to meet requirements in the Town of Huntersville Ordinance.

Some residents questioned the purpose of the elevation change around the perimeter of the development. They wondered if it was needed to provide screening from neighboring properties and if it would be planted?

The development team explained that the reason for elevation change around the perimeter of the site is done to balance the earthwork. The site is graded in order to minimize the amount of dirt that needs to be moved on site, while still complying with regulations. There are minimum and maximum road slope requirements which limit the elevation change within the site. Any elevation change seen around the perimeter of the site is primarily a result of the internal grading of the site. In some cases, it also serves as a screening mechanism from adjacent properties and buffer vegetation may be planted around the perimeter of the site.

One resident asked if the current ordinance for NR requires a 1/2-mile walking distance to a town center.

The development team indicated that the requirement for a development to be located within ½ mile walking distance of a town center district only applies to particular uses within the NR zoning district. The proposed use (single family detached homes) is not required to be within ½ mile walking distance form a town center.

One resident inquired about how soil supply would access their driveway during construction.

The development team indicated that a phasing plan would be provided during the construction document phase and care would be taken to ensure that all property owners will have access to their properties throughout construction.

Planning Services
4421 Stuart Andrew Blvd.
Charlotte, NC 28217
Phone: 980-343-6246
Email: planning@cms.k12.nc.us

Town of Huntersville: Spring Grove Subdivision

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: 134 single family detached dwellings under zoning NR (CD).

CMS Planning Area: North

Average Student Yield per Unit: 0.5118

This development may add 69 students to the schools in this area.

The following data is as of 20th Day of the 2020-21 school year.

Schools Affected	*Total Classroom Teachers*	*Building Classrooms/ Teacher Stations*	*20th Day, Enrollment (non-ec)*	*Building Classroom/ Adjusted Capacity (Without Mobiles)*	*20th Day, Building Utilization (Without Mobiles)*	*Additional Students As a result of this development*	*Utilization As of result of this development (Without Mobiles)*
HUNTERSVILLE ELEMENTARY	47	37	734	578	127%	27	**132%**
BAILEY MIDDLE	76.6	57	1454	1081	134%	17	**136%**
WILLIAM A HOUGH HIGH	118.5	100	2485	2097	119%	25	**120%**

The total estimated capital cost of providing the additional school capacity for this new development is $2,647,000; calculated as follows:

Elementary School: **27** x $34,000 = $918,000
Middle School: **17** x $37,000 = $629,000
High School: **25** x $44,000 = $1,100,000

RECOMMENDATION

Adequacy of existing school capacity is a significant problem. We are particularly concerned about a case where school utilization exceeds 100% since the proposed development may exacerbate the situation. Approval of this petition may increase overcrowding and/or reliance upon mobile classrooms at the schools listed above.

We purchased our home from the original owners Harold and Carolyn McGuire, at the end of last year. They have built a legacy of 40+ years in this beautiful neighborhood, and we hope to build the same beautiful memories with our own family.

With that being said, the news of the proposed development was not surprising to us. Hagers Road is a beautiful preservation of Huntersville. We purchased this home because we wanted to live among the liveliness of Huntersville but be able to step out into the quiet calm of this beautiful neighborhood. We are reasonable people who understand that Hunterville is growing. Development happens. However, changing the zoning and street is incredibly unfair and disregarding to the current residents of Hagers Road. We purchased on this street because of it "being the road less traveled." We did not want to be in the bustle and traffic of newly developed areas. We did not choose a new housing development neighborhood for a reason.

Our concerns:

- Changing the zoning not to include a 60 feet tree buffer
- Making our street a thru street rather than a dead-end street

As we said, we are reasonable people. However, making the changes listed above disregards current residents for unknown future residents. We have no relation to Northstone, nor did we want to be a part of Northstone. If we wanted that, we could have easily purchased in that neighborhood. Creating a thru street, putting their neighborhood closer to ours, encroaches on Hagers Road and its preservation. Develop and grow Huntersville, but do not dismiss the residents already here and have made financial investments into a residential community. Just like we preserve other historical areas, let's be purposeful to preserve the history of Hagers Road.

Sincerely,

Brian and Tambra Molloy
10101 Hagers Road
Huntersville, NC 28078
tambrade@yahoo.com

Hi Chad,
We would like to go on record as officially requesting the buffer we discussed on our call on March 2nd between your Spring Grove Development and our property located at 10225 Hagers Road. In the preliminary design drawings submitted to the Town Planning Department on March 1st, it appears you assumed our property line was the tree line (see sheet 101) because you were initially unable to find the corner stake on the west side of our property. Since we have been maintaining approximately 20 feet of the Hager-Collins property to the tree line, your preliminary design assumed a 40 ft buffer from our actual property line. If you will provide that additional 20 ft undisturbed buffer into the trees, this will provide a much-needed screen between your development and our property, especially during construction. We believe this request will not negatively affect your final design and is very important to us as we are apparently the most impacted property on Hagers Road.

We feel this is a reasonable request and wanted to provide this information to you well in advance of the final design. We look forward to your positive response on this matter.
Sincerely,
Tami and Dave Styer

Ask A Planner

First Name	Kendra
Last Name	Brotze
Address	9928 Hagers Road
City	Huntersville
State	NC
Zip Code	28078
Phone Number	704-488-0039
Email Address	skbrotze@adelphia.net
Enter your Planning/Zoning question or comment below.	In regards to the proposed Spring Grove subdivision, I am concerned by the destruction of the tree canopy. Many of the existing trees that they have marked to be removed in their proposal are very very large, old heritage trees that are beautiful and very healthy. 18 inch crepe myrtles, several oaks (including two willow oaks: one 46 inches and the other 40 inches that the developer DID NOT LIST in the existing tree list but is marked for removal on the plans) Just seeing the information on paper does not do these trees justice. You need to see them to appreciate how old and beautiful they are not to mention they are homes to several large hawks and owls. I would hope the town would adhere to the ordinances and require the builder to design around the biggest of the heritage trees as opposed to allowing the current proposal of clearing all of them, leaving a few (not even the oldest/biggest) around the property border.

WETLANDS & WATERS, INC.

Jeremy Horton
M/I Homes of Charlotte, LLC
5350 77 Center Drive, Suite 100
Charlotte, NC 28217

August 2, 2021

RE: Red-tailed Hawk Evaluation
Spring Grove Development
PIN: 01101102, 01101110, 01119129, 01119132, 01101114
Mecklenburg County, NC

Mr. Horton,

At your request, Wetlands & Waters, Inc. has conducted an evaluation of the proposed construction area associated with the Spring Grove Development for the purpose of determining potential impacts to the Red-tailed Hawk (*Buteo jamaicensis*). The subdivision plat drawings depict the approximate location of the property which is located within Huntersville, Mecklenburg County, North Carolina.

The attached fact sheet from the N.C. Wildlife Resources Commission describes the bird as a rather common species within urban areas. The National Audubon Society Encyclopedia of North American Birds (1990) provides additional information relating to nesting activity. Nests are constructed in spring in oak and pine trees, and are generally 2 to 3 feet in diameter; eggs are generally laid between February and June, and incubation is between 28 and 32 days. Young leave the nest at about 45 days. Nests may be reused in subsequent years or may be abandoned. Habitats may include everything from woodland with scattered clearings to open grassland or desert with a few trees or utility poles. Regarding the conservation status of the species, The Audubon Society describes the Red-tailed Hawk as, "Widespread and common. Apparently has increased in some areas since the 1960s, and numbers now stable or still increasing. In several regions of North America, Red-tailed Hawks are adapting to nesting in cities."

The project area includes potentially suitable habitat for the Red-tailed Hawk based on the presence of field edges in close proximity to wooded areas. Generally speaking, these avian species are well adapted to urban landscapes and frequently raid bird feeders and chicken coops. The associated yards and urban forest interface are suitable habitat for the species.

On August 2, 2021 staff biologists reviewed the project area and observed no active hawk nests within it. The evaluation included encompassing pedestrian surveys as well as stationary monitoring along edge habitats and within the forested areas. Attached are photographs from our evaluation. The photographs are stamped to show approximate GPS location, time, date and photograph direction.

North Stone Country Club, which is located to the east of the site, and Soil Supply, which is located west of the site, have edge habitat that could support Red-tailed Hawks. Construction at the Spring Grove Development may temporarily cause diversion of the species to those suitable foraging areas, but upon completion of the project, the site will revert to suitable habitat for the species. Heritage trees within the site could become nesting sites for the Red-tailed Hawk after development has been completed.

Based on a review of published literature, one can reasonably conclude that the proposed activities do not present the potential for a 'Take' (meaning to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture,

or collect, or to attempt to engage in any such conduct) of the Red-tailed Hawk at the project site if construction takes place outside of the nesting season.

Best regards,



Chris Huysman

Red-Tailed Hawk

North Carolina Wildlife Profiles



Red-Tailed Hawk

(Buteo jamaicensis)

The red-tailed hawk is the most often-seen large hawk in North Carolina. It perches on telephone poles along highways and soars over open fields in search of food. A less common sight is a powerful red-tailed hawk capturing its prey with its piercing talons.

Description

The red-tailed hawk makes a striking appearance with its large, stocky body and mottled brown feathers. The adult's breast appears white with a brown belly band that looks like a wide belt. Its rust-colored tail, broad and short, distinguishes it from the smaller red-shouldered hawk. Red-tailed hawks grow to about 18 to 25 inches in length and have powerful legs and wings that span 48 inches as they soar. Its hunting adaptations are formidable: a short, hooked bill that tears flesh; long, sharp claws that grasp prey and sometimes kill it. The female's plumage is identical to the male's, but she grows about 3 inches larger.

History and Status

Bounty hunters and sport hunters once shot great numbers of red-tailed hawks, contributing to a general decline in hawk populations in the early 1900s. The decline continued when pesticides like DDT caused eggshell thinning. Since the mid-1960s, red-tail hawk populations have risen significantly in the United States and in North Carolina. Today it is a common bird and one of the most familiar hawks in the state.

Habitats & Habits

Red-tailed hawks like a mix of open country and deciduous forests, but they adapt to urban areas. Generally, they prefer the woods for nesting and roosting, and the fields for feeding. As day breaks, the hawks move to the woodland edge to perch and to soar. Red-tailed hawks frequently can be seen perching on telephone poles, tall trees or snags along roadsides. They sit high mainly to rest, but constantly keep watch for the slightest movement down below. To feed,they primarily soar up to 200 to 300 feet above open areas, scanning for favorite foods such as rodents, rabbits, amphibians, reptiles and insects. Often described as beautiful in flight, red-tailed hawks have been observed soaring for hours without coming to a rest.

When they spot their prey, these keen hawks snap their wings by their bodies and rocket down at a 45-degree angle with their feet out in front and their talons, or claws, ready to grasp the prey. They rarely miss. Red-tailed hawks take one to two good meals a day this way. By evening, they return to the woods to roost, almost

Red-tailed hawks are the most often-seen hawk in North Carolina.



Greg Hume

Range and Distribution

The red-tailed hawk's range includes Alaska to Nova Scotia and south to Mexico. The red-tail is native to North Carolina and is a common permanent resident throughout the Carolinas. Often, red-tailed hawks from the north migrate to North Carolina, making this species more numerous in fall and winter than during the breeding season.

Range Map



Red-tailed Hawk Range Map

trading places with the great horned owl that feeds in the same open areas by night. Alert and fast, the red-tailed hawk evades many predators, but bobcats, great-horned owls and humans sometimes kill this bird of prey.

The woods provide nesting grounds for these large birds, as well. Secretive and solitary nesters, red-tailed hawks prefer to nest in thick, upland hardwood forests. They may use an old raptor nest as a base, or build a nest they may use and improve on year after year. Red-tails build a bulky nest of sticks 30 to 60 feet above the ground in the crotch of a tree, and they line it with moss, roots, grasses and other fine plant material.

Red-tailed hawks usually remain alone or in family groups, but they will soar together in flocks. Migrating hawks move by day, catching warm thermals high in the air.

Human Interactions

Hunters and farmers once shot red-tailed hawks in great numbers because they thought the hawks regularly raided chicken coops and poultry stocks. Over the years, the hawk's reputation has changed. People realize they are mostly beneficial, eating rodents and insects that might damage crops. Power line installation and road construction have benefited the red-tailed hawk by creating the open habitat these birds prefer. Most birds do not adapt to habitat fragmentation, but these hawks do. They perch on telephone poles and power-line transformers, and they scan highway edges and power-line clearings for rodents. Red-tailed hawks have adapted to man, and they survive in urban areas as well as the country.

Under federal and state law, it is illegal for anyone to injure, harass, kill or possess a red-tailed hawk or any bird of prey or any parts of a bird of prey. This includes harming or removing a nest. If you find an injured hawk, contact a licensed wildlife rehabilitator.

References/More Information

Leahy, Christopher. *The Birdwatcher's Companion* (Hill and Wang, 1982).

Bull, John and John Farrand Jr. *The Audubon Society Field Guide to North American Birds* (Alfred A. Knopf, Inc., 1977).

Ehrlich, Paul and David Dobkin, Darryl Wheye. *The Birder's Handbook* (Simon & Schuster Inc., 1988).

Potter, Eloise and James Parnell, Robert Teulings. *Birds of the Carolinas* (University of North Carolina Press, 1980).

Wild Facts

Classification
Class: Aves
Order: Falconiformes

Average Size
Length - Males: 18-22 inches
Females: 18-25 inches
Wingspan- Males: 45-52 inches
Females: 32-52 inches
Weight - Males: 2-4 pounds
Females: 2½-4½ pounds

Food
Rodents make up majority of diet. It also eats reptiles, amphibians, insects and fish, but rarely poultry.

Breeding/Young
Adults mate in spring and remain together during nesting season. Females lay two to four eggs, and incubates them about 28 days. One brood per year. Both parents feed young, which stay in the nest about six weeks.

Life Expectancy
Long-lived. 10 years average.



Red-tailed hawk with chicks. (Photo: Thomas O'Neil)

Credits
Written by Sarah Friday, updated by David H. Allen, N.C. Wildlife Resources Commission (2018)


DIRECTION
18 deg(T)
35.43160°N
080.83093°W
ACCURACY 150 ft
DATUM WGS84
Springgrove
Ornithological
2021-08-02
10:45:16-04:00


DIRECTION
205 deg(T)
35.43122°N
080.83137°W
ACCURACY 32 ft
DATUM WGS84
Springgrove
Ornithological
2021-08-02
10:43:19-04:00


DIRECTION
215 deg(T)
35.43382°N
080.83330°W
ACCURACY 67 ft
DATUM WGS84
Springgrove
Ornithological
2021-08-02
17:20:37-04:00


DIRECTION
167 deg(T)
35.43102°N
080.83747°W
ACCURACY 80 ft
DATUM WGS84
Springgrove
Ornithological
2021-08-02
17:30:32-04:00

Town of Huntersville
Planning Board
August 16, 2021

To: Town Board

From: David Peete, Principal Planner

Date: August 16, 2021

Subject: Brown Property Subdivision

EXPLAIN REQUEST:

QUASI-JUDICIAL. Conduct a quasi-judicial hearing on Brown Subdivision, a request by Bowman Development Group, Inc. to subdivide 36.41-acres located south of Huntersville-Concord Road at 13831 Asbury Chapel Road into 54 single-family lots.

ACTION RECOMMENDED:

QUASI-JUDICIAL. Conduct a quasi-judicial hearing on Brown Subdivision, a request by Bowman Development Group, Inc. to subdivide 36.41-acres located south of Huntersville-Concord Road at 13831 Asbury Chapel Road into 54 single-family lots.

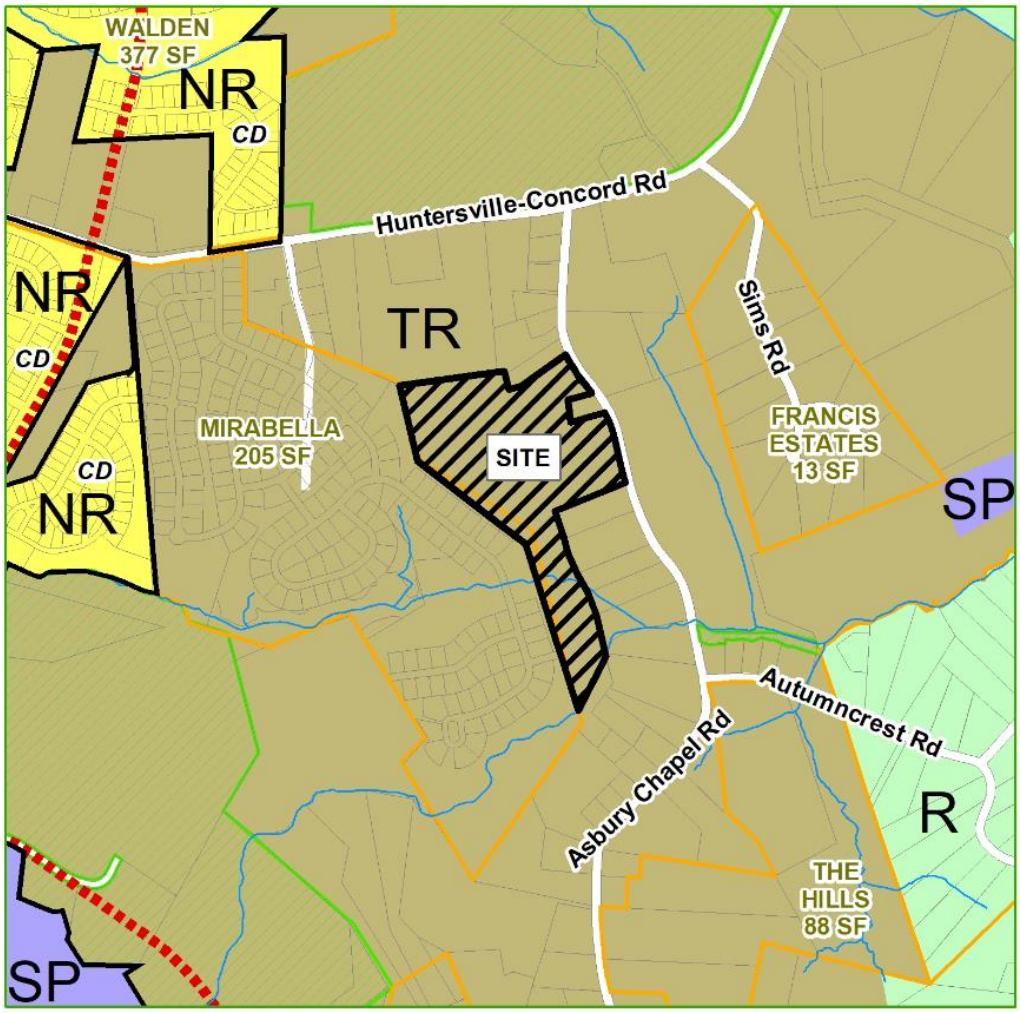
FINANCIAL IMPLICATIONS:

ATTACHMENTS:

1. Staff Report (TB) 08-16-21
2. Attachment A - Sketch Plan Application
3. Attachment B - Brown Subdivision Sketch Plan
4. Attachment C - Brown Subdivision Neighborhood Mtg Report

Brown Subdivision Sketch Plan

PART 1: PROJECT SUMMARY



Applicant: Bowman Development Group, Inc.

Property Owner(s): Jeffrey W. Brown, Ruth M. Brown & Joann Miller (see Attachment A).

Property Address: 13831 Asbury Chapel Road

Project Size: (+/-) 36.41-acres.

Parcel Number(s): 019-21-228 .

Current Zoning: Transitional Residential (TR).

Current Land Use: farmland & vacant.

Proposed Land Use:
54 single-family homes.

Proposed Density:

PART 2: SITE PLAN DESCRIPTION AND ISSUES

1. Purpose: To subdivide 36.41-acres of land located south of Huntersville-Concord Road along Asbury Chapel Road (shown as "site" above) into 54 single-family lots.

2. Adjoining Zoning and Land Uses:
   North: *Transitional Residential (TR) – Approx. 10 medium-to-large-lot single-family homes. [NOTE: Largest lot to north currently used by Colonial Pipeline to support clean-up efforts.]*
   South: *Transitional Residential (TR) – (Portion of) Single-family subdivision (Mirabella), large-lot single-family homes & vacant.*
   East: *Transitional Residential (TR) – Asbury Chapel Road, a large-lot, single-family home & farmland / vacant.*
   West: *Transitional Residential (TR) – Single-family subdivision (Mirabella).*

3. A neighborhood meeting was held on May 20, 2020 (see Attachment C). There were no residents in attendance.

4. The proposed subdivision has 54 single-family homes, with lots averaging 10,400 sq. ft.in size and 69 feet in width.
5. There are 18 specimen trees on the site. In the TR zoning district, 35 percent (7 trees) of the specimen trees are required to be saved and the developer proposes to save nine specimen trees (50.0%). There are no known heritage trees on the site. Approximately forty-seven percent (47.51%) of the site is covered by tree canopy and the developer proposes to save 8.36-acres (48.35%) of the canopy (35% required in TR).
6. The subdivision will be developed in one (1) phase.
7. A water quality concept plan is being reviewed by the Town, but has not been approved as of the date of this report.
8. A "Willingness to Serve" letter was provided by Charlotte Water on April 5, 2021.
9. Required Urban Open Space is provided via a 0.61-acre Green in the middle of the development. Overall, open space totals are 16.49-acres (45.28%). TR zoning requires 40% open space, minimum, to achieve maximum permitted density.
10. One (1) Ordinance Modification has been requested regarding maximum block length for the western-most street of the subdivision. The western-most street is approximately 940 feet in length and per Article 5.2, Major subdivision blocks are limited to 800 feet. In this instance, the abutting property along the western edge is an existing subdivision and there is no opportunity to provide a street stub to act as a block break. Staff finds this Ordinance modification request appropriate.

PART 3: TRANSPORTATION ISSUES/TRAFFIC IMPACT ANALYSIS (TIA)

A TIA determination was completed for the site. Based on the use and intensity, a TIA for the site was not required.

PART 4: PLANNING STAFF ANALYSIS

Section 6.200 of the Subdivision Ordinance outlines the "general requirements and policies to be used in the design, review, and approval" of subdivisions in the Town of Huntersville. The following staff findings are provided for the Board's consideration of the Brown Subdivision Sketch Plan.

1. Consistency with adopted public plans and policies.

There are no Small Area Plan's that apply to these parcels; however, the following sections of the 2040 Huntersville Community Plan apply to this request:

- The proposed Brown Subdivision lies completely within the "Residential Edge" Future Land Use Character Area of the 2040 Community Plan. The Residential Edge Character Area "provide transition from higher density areas to lower density areas. New development has mostly single-family homes with some attached residential possible. Average densities are 1.5 units/acre. Flexibility in lot sizes and housing types are possible with higher amounts of quality open space."
- **Policy LU 2.2: Lower intensity residential uses are expected within the Residential Edge and Rural Conservation areas identified on the Future Land Use Map**.
  Comment: The subdivision's density is 1.48 units per acres, which is less than the Transitional Residential (TR) District limit of 1.5 units per acre.
- **Policy LU 5.2: Continue to require a Traffic Impact Analysis for developments that exceed a traffic generation threshold to promote development concurrent with transportation improvements town-wide**.
  Comment: A TIA was not required by the Town (see Part 3 of this report). However, a left-turn lane northbound on Asbury Chapel has been required by NCDOT.
- **Policy LU 7.1: Require all new development to adhere to the design principles –** In lower intensity area, preservation of rural character and natural resources are prioritized.
  Comment: The stream area, to the south and the majority of mature stands of trees are to be saved, as well as the trees along Asbury Chapel Road, which will serve as double-row of street trees.

- **Policy LU 9.2: Within lower intensity areas including Residential Edge, Rural Conservation and Critical Watershed Areas, conservation design & farmhouse clusters are encouraged.** Development should be clustered away from key natural features and site design should minimize grading and maximize preservation of existing stands of mature, native trees.
  Comment: The majority of existing trees will be preserved, as they are located in the several corners of the property. The central portion of the development, where the homes will be located, was a farm and cleared of trees long ago.
- **Policy LU 10.2: Continue to encourage a mix of lot sizes in new developments**.
  Comment: The proposed development provides three (3) lots widths, as required by the Zoning District. The lots are as follows: 62 ft. wide (48%), 72 ft. wide (31%) and 82 ft. wide (20%). While these types do not represent significant variation, there are a mix of lot sizes.
- **Policy LU 12.3: Blend new development with existing neighborhoods, structures and landscapes through the use of transitions in building types and placement of open space, buffers and other site features.** Comment: Where Brown subdivision ties into Roosevelt Grove Drive in Mirabella, the lots are similarly sized (slightly smaller) and abut rear-yard-to-rear-yard north of Roosevelt Grove Drive. South of the road, the Brown subdivision creates a new lot arrangement from that of Mirabella, but 20 feet landscape buffer will create an appropriate transition.
- **Policy EOS 2**.1: **Continue to require and incentivize open space reservation in Residential Edge, Rural Conservation and Critical Watershed areas**. Encourage new developments to have at least 40% open space in new developments in these areas.
  Comment: This subdivision has 45.28% open space, as shown. In addition, instead of planting a double-row of street trees along Asbury Chapel Road, it is recommended that the preserved trees along the thoroughfare count as street trees.
- **Policy EOS 4.3: Plant more trees and continue to require street trees in new developments.**
  Comment: Street trees are provided along all new streets. There will also be additional new plantings within the Urban Open Spaces.
- **Policy EOS 8.2: Work toward the goal of 100% of residents within a 10 minute walking distance of a park, formalized or curated natural areas, publicly-accessible passive open space area or greenway access point.**
  Comment: A future public greenway is planned along the South Prong of Clark Creek, which lies in the southern portion of this subdivision. The applicant will reserve, via easement, the necessary corridor along the creek. In addition, it is recommended that a trail (improved or un-improved) is designated along the BMP south of Roosevelt Grove Drive to provide the Brown subdivision residents access to the future greenway. Staff can work with applicant to find a suitable location at Preliminary/Construction Plan stage, should this subdivision receive approval.
- **Policy EOS 8.3: Continue to require locational standards for open space in new developments.** Urban Open Space should be located within walking distance of homes in new subdivisions that are not located in rural areas. Open space should be located in undivided preserves where possible and should be accessible to the largest number of lots with the development.
  Comment: All lots within the subdivision have appropriate access to the centrally located 0.61-acre Urban Open Space - Green.
- **Policy EOS 10.1: Implement the Greenway, Trail and Bike Committee's "30 x 30" Plan.** Connect all parks, schools, neighborhoods and major shopping into the Town's Greenway System (The Vine) by 2030 incrementally over the next 10 years. Include greenways, sidewalks, multi-use paths, trails and dirtways.
  Comment: The proposed subdivision to provide an easement for the future greenway running along the South Prong of Clarke Creek in the southern portion of the development.
- **Policy PS 8.1: Continue to require new development to provide extensions (of public services) and infrastructure to serve new development, particularly in activity centers.**

Comment: Water and sewer is to be extended to this property, which will provide access to adjacent properties, as well.

- **Policy T 3.1: Continue to enhance street connectivity by requiring connections among different uses.** Continue to require street connectivity among residential, commercial, employment, recreational and institutional uses. Context-sensitive street design should be applied.
  Comment: The subdivision provides one (1) connection to existing Roosevelt Grove Drive in the Mirabella subdivision and one (1) stub to adjacent parcels to the north.
- **Policy T 3.2: Improve multimodal connectivity by coordinating with other departments to implement the Huntersville Bicycle Master Plan, expanding the greenway network and supporting enhanced pedestrian connections.**
  Comment: The proposed subdivision to provide an easement for the future greenway running along the South Prong of Clarke Creek in the southern portion of the development.
- **Policy T 5.3: Support NCDOT's Complete Streets Policy.** Complete streets policies require all streets to be planned and designed to consider the safety and accessibility of all users, no matter their age and ability. Complete streets prioritize sidewalks, bicycle facilities and safe crossings in accordance with the street's context and function.
  Comment: All proposed streets utilize the Town's residential street cross-section and provide appropriate lane widths and sidewalks on both sides.

2. Conformity.
The proposed subdivision is immediately adjacent on the west side to one (1) small-lot, single-family subdivisions – Mirabella. The lot pattern closest to Mirabella (and north of Roosevelt Grove Drive) is similar to the adjoining lot pattern. Along the other borders, there are large-lot; single-family homes abutting the development.

3. Access between Adjoining Properties.
The subdivision provides one (1) new connection to Asbury Chapel Road on the east side and to the existing Roosevelt Grove Drive to the west. In addition, there is one (1) street stub to the north.

4. Relation to topography.
The majority of the 36.41-acres that make up Brown Subdivision are generally flat, as the property was a farm and the proposed street network and lot-layout generally respects the topography of the site.

5. Mature trees and natural vegetation.
The proposed project is required to save 35 percent of the tree canopy, 35 percent of the specimen trees and 100% of the heritage trees. All three of these requirements are being satisfied, as outlined in Part 2, Item 5.

6. Access to parks, schools, etc.
Not Applicable.

7. Discourage through traffic.
The extension of Roosevelt Grove Drive from Mirabella subdivision to Asbury Chapel Road is a straight connection and needs to have traffic calming measures installed. One raised, pedestrian street crossing has been proposed at the central Green. Staff continues to work with the applicant on the most appropriate traffic-calming technique. There are no other connections to adjoining public streets. The internal streets are appropriately sized for residential traffic and are designed to include short blocks, with the exception of the western-most street, which an Ordinance modification has been requested.

8. Relationship to railroad rights-of-way.
Not Applicable.

9. Half streets.
Not Applicable.

10. Parallel streets along thoroughfares.
Not Applicable.

11. Public School and Public Park Sites
The parcel associated with Brown Subdivision Sketch Plan have not been identified for a school or park site.

12. Public Facilities
The parcel associated with the Brown Subdivision Sketch Plan have not been identified for a public facility.

13. Proposed street names
The street names for Brown Subdivision Sketch Plan would be approved with Preliminary (Construction) Plan submission (if Sketch Plan were approved).

14. Easements.
Easements have been identified and the plans have been sent to the respective Engineering and Utility Departments.

15. Proposed water and sewerage system.
Water and sewer will need to be extended to the development. A "Willingness to Serve" letter from Charlotte Water, dated April 5, 2021 has been provided.

16. Restrictions on the subdivision of land subject to flooding.
There is one (1) stream (South Prong of Clarke Creek) that runs through the southern portion of the subdivision and there is no development proposed within the floodplains of this stream.

17. Reserved.

18. Open Space
Required Urban Open Space is provided via a 0.61-acre Green. Overall, open space totals are 16.49-acres (45.28%). TR zoning requires 40% open space, minimum, to achieve maximum permitted density.

19. Impact of Development on Public Facilities
There is no indication the proposed subdivision will adversely impact public facilities.

PART 5: STAFF RECOMMENDATION

COMPLETENESS OF APPLICATION
Town Staff has reviewed the proposed Subdivision Sketch Plan and finds the application complete.

COMPLIANCE WITH APPLICABLE REQUIREMENTS

Brown Subdivision Sketch Plan complies with all applicable requirements and is supported by the findings of fact outlined in Parts 2 – 4 of this report, with the following conditions:

There are several site plan issues that **MUST BE ADDRESSED**:

- A modification request for the western-most street block length not to exceed 950 feet is appropriate, as there is no opportunity to introduce a street-stub due to the abutting property being fully developed (Mirabella Subdivision);
- All required TIA/Town/NCDOT required improvements are provided;
- All outstanding Transportation comments are addressed;
- All outstanding redline comments are addressed.

There are several Subdivision Sketch Plan issues that staff makes **RECOMMENDATION** on:

- The street running east/west connecting Mirabella to Asbury Chapel Road should incorporate traffic calming.
- Provide a trail connection from Roosevelt Grove Drive to the future greenway easement.

APPROVAL

The Brown Subdivision Sketch Plan could comply with all applicable requirements once the conditions listed above are addressed. Staff Recommends Approval of the proposed Subdivision Sketch Plan based on satisfaction of the above listed items.

PART 6: PLANNING BOARD RECOMMENDATION

Planning Board met on Tuesday, July 27, 2021 and made a motion that the Application was complete and is consistent with 2040 Community Plan Policies LU2.2, LU9.2 and LU10.2. The Motion stated the application complied with Ordinance requirements and further stipulated that the following items must be addressed: all outstanding transportation comments, all outstanding redline comments, the east/west street should incorporate traffic calming measures, to be determined by staff. It is also recommended that a trail connection from east/west street to future greenway easement should be provided and the block length waiver for the 950 ft. block should be granted. All NCDOT requirements must be addressed. No construction traffic should be permitted thru Mirabella and buyers of the lot and homes should receive disclosure, in writing, of the past, present and future environmental impacts of the Colonial Gas Line spill. With that, the Planning Board voted unanimously (9-0) to approve the subdivision.

PART 7: ATTACHMENTS AND ENCLOSURES

A – Subdivision Sketch Plan Application
B – Proposed Brown Subdivision Sketch Plan
C – Neighborhood Meeting Report

PART 8: DECISION STATEMENTS

Please refer to Part 5 of this report for recommendation.

In considering whether to approve an application for a subdivision sketch plan, the Planning and Town Board must complete the following (a full version can be found in Section 6.320.5 of the Subdivision Ordinance).

- Is the application complete (lacking any particular requirement)? *If no member of the Board moves that the application is incomplete, then this inaction is taken as an affirmative finding that the application is complete.*
- Does the application comply with all the applicable requirements? *A statement must be made that the application complies or does not comply that includes the support documentation of the particular motion.*
- Lastly, the Board must make a motion to approve or deny based on the previous statements.

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	SUBDIVISION CATEGORIES: Per the Huntersville Subdivision Ordinance
☐ Commercial Site Plan	☒ Sketch Plan
☐ Conditional Rezoning	☐ Preliminary Plan
☐ General Rezoning	☐ Final Plat (Includes Minor Subdivision)
☐ Master Signage Program	☐ Exempt Subdivision
☐ Special Use Permit	☐ Final Plat Revision
☐ Revision to Original Project # _____	☐ Farmhouse Cluster
☐ Other _____	

2. Project Data

Date of Application 3/29/21

Name of Project Brown Subdivision Phase # (if subdivision) NA

Project Address 13831 Asbury Chapel Road

Parcel Identification Number(s) (PIN) 01921228

Current Zoning District TR Proposed District (for rezoning only) NA

Property Size (acres) 36.41 Street Frontage (feet) 825

Current Land Use Farm Land

Proposed Land Use(s) Residential

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

3. Description of Request

Explain the nature of this request. If a separate sheet is necessary, please attach to this application.
Approval of a Sketch Plan for 54 single family lots.

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 Bowman Development Group, Inc. Phone 704-875-9704

☒ 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 _____ Printed Name: Robert Bowman

Title Manager Email Bowman31@gmail.com

Address of Applicant 13815 Cinnabar Place, Huntersville, NC 28078

7. Property Owner (if different than applicant)

*Printed Name Jeffrey Brown Phone 704-564-2091

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☒ Other: Property owner

☒ 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)

X Signature _____ Printed Name Jeffrey Brown

Title Owner Email JWBB14226@gmail.com

Address of Property Owner 14226 Huntersville-Concord Road 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

Bowman Development Group, Inc.	Nate Bowman	704-875-9704	Bowman31@gmail.com
Development Firm	Name of Contact	Phone	Email
Yarbrough-Williams & Houle, Inc.	Vince Keene	704-556-1990	vincek@y-wh.com
Design Firm	Name of Contact	Phone	Email

Contact Information

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

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

dotloop signature verification: [illegible]

Town of Huntersville NORTH CAROLINA

General Application
Owner/Applicant Signature Addendum

Application Information

Date of Application 03/29/2021 Application Number _____

Name of Project Brown Subdivision Phase # (if subdivision) N/A

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

* ^ Printed Name Ruth Marilyn Brown Phone Number 704-566-9709

☐ 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 Ruth Marilyn Brown dotloop verified 03/27/21 12:24 PM EDT AYKD-6UID-1O1B-AZOK Parcel ID(s) 01921228

Title Owner Email Rmarbrown@aol.com

Address of Property Owner/Applicant 8119 Ottawa Lane, Charlotte, NC 28227-4009

* ^ Printed Name JoAnne Brown Miller Phone Number 980-522-9855

☐ 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 Joanne B. Miller dotloop verified 03/27/21 11:21 AM EDT CZGH-J3P6-ED2Z-JGWO Parcel ID(s): 01921228

Title Owner Email JMiller.ETJ@aol.com

Address of Property Owner/Applicant 919 Oak Street, Mooresville, NC 28115

* ^ Printed Name _____ 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 _____ Parcel ID(s): _____

Title _____ Email _____

Address of Property Owner/Applicant _____

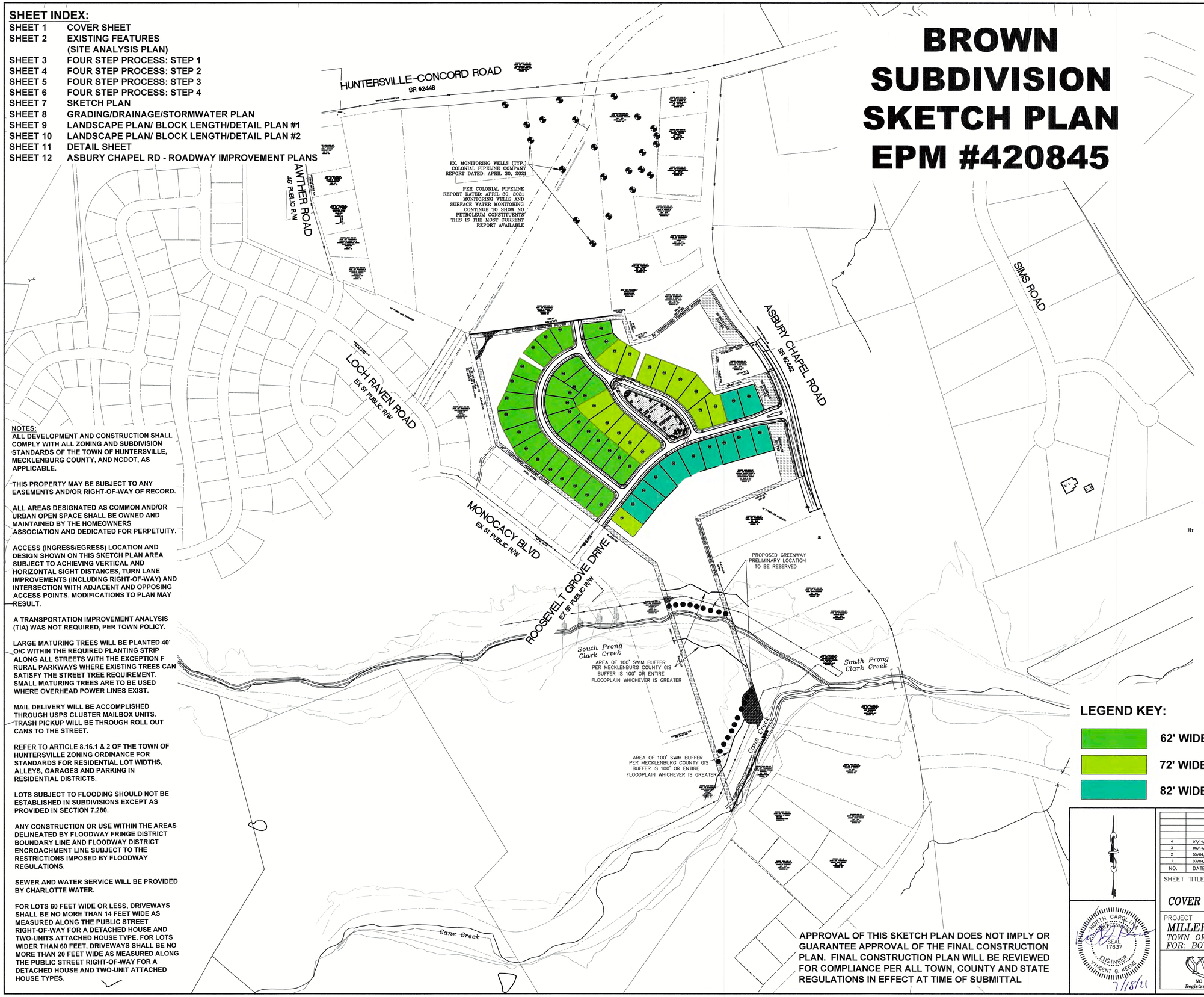
* Property owner hereby grants permission to the Town of Huntersville personnel to enter the subject property for any purpose required in processing this application.

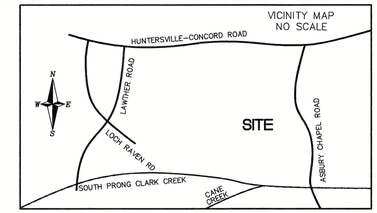
^ If signed by an agent on behalf of the Owner, this petition MUST be accompanied by a Limited Power of Attorney signed by the property owner (s) and notarized, specifically authorizing the agent to act on the owner (s) behalf in signing this application. Failure of each owner, or their duly authorized agent, to sign, or failure to include the authority of the agent signed by the property owner, will result in an INVALID APPLICATION.

BROWN SUBDIVISION SKETCH PLAN EPM #420845

SHEET INDEX:

SHEET 1	COVER SHEET
SHEET 2	EXISTING FEATURES (SITE ANALYSIS PLAN)
SHEET 3	FOUR STEP PROCESS: STEP 1
SHEET 4	FOUR STEP PROCESS: STEP 2
SHEET 5	FOUR STEP PROCESS: STEP 3
SHEET 6	FOUR STEP PROCESS: STEP 4
SHEET 7	SKETCH PLAN
SHEET 8	GRADING/DRAINAGE/STORMWATER PLAN
SHEET 9	LANDSCAPE PLAN/ BLOCK LENGTH/DETAIL PLAN #1
SHEET 10	LANDSCAPE PLAN/ BLOCK LENGTH/DETAIL PLAN #2
SHEET 11	DETAIL SHEET
SHEET 12	ASBURY CHAPEL RD - ROADWAY IMPROVEMENT PLANS





PROJECT INFORMATION
PARCEL ID: 01921228
SITE AREA: 36.41 AC. (1,586,019.60 SF.)
PRINCIPLE USE: SINGLE FAMILY- RESIDENTIAL
BUILDING TYPE: DETACHED

ZONING: TR
% OF IMPERVIOUS ALLOWED: 70%
% OF IMPERVIOUS SHOWN: 23.26%
LOTS PROVIDED: 54
LOT WIDTH RANGE:
OF 62' WIDE LOTS: 26
OF 72' WIDE LOTS: 17
OF 82' WIDE LOTS: 11

AVERAGE LOT WIDTH: 69.22'
LOT SIZE RANGE:
8,285 - 9,877 S.F. LOTS: 23
10,019 - 12,942 S.F. LOTS: 31
15,001 - 20,000 S.F. LOTS: 0
> 20,000 S.F. LOTS: 0
MIN. LOT SIZE: 8,285 S.F. (LOT 13)
AVERAGE LOT SIZE: 10,401 SF

MAX. DENSITY ALLOWED: 1.5 UNITS PER ACRE (WITH 40% OPEN SPACE)
DWELLINGS PROVIDED: 54
DENSITY PROVIDED: 54/36.41 = 1.48 UNITS PER ACRE
TOTAL OPEN SPACE REQUIRED: 14.57 AC. (40%)
TOTAL OPEN SPACE PROVIDED: 16.49 AC. (45.28%)

TYPICAL LOT SETBACKS:

FRONT SETBACK	20'
REAR SETBACK	25'
SIDEYARD	6'
CORNER SIDEYARD	6'

HERITAGE TREES:
NUMBER OF HERITAGE TREES ON SITE: 0
NUMBER OF HERITAGE TREES SAVED: N/A
% OF HERITAGE TREES REQUIRED TO SAVE: 100%
% OF HERITAGE TREES ACTUALLY SAVED: N/A
SPECIMEN TREES:
NUMBER OF SPECIMEN TREES ON SITE: 18
NUMBER OF SPECIMEN TREES SAVED: 9
% OF SPECIMEN TREES REQUIRED TO SAVE: 35%
% OF SPECIMEN TREES ACTUALLY SAVED: 50.0%
%
TREE CANOPY:
% OF SITE COVERED BY TREE CANOPY: 47.51%
% OF TREE CANOPY PRESERVATION REQUIRED BY DISTRICT: 35%
% OF TREE CANOPY ACTUALLY SAVED: 8.36 AC (48.35%)

THIS SITE IS NOT LOCATED WITHIN A REGULATED WATERSHED DISTRICT.

THIS SITE IS LOCATED WITHIN THE CLARKE STREAM WATERSHED.

THIS SITE IS PARTIALLY LOCATED WITHIN A FEMA FLOOD ZONE PER FEMA PANEL # 3710466000K and # 3710466100K

ON STREET PARKING: 2 ON STREET PARKING SPACES ARE SHOWN AT USPS CLUSTER MAILBOX UNIT.

*NOTES:
- NCDOT REQUIREMENTS: ASBURY CHAPEL ROAD WILL REQUIRE A LEFT TURN LANE AT THE SUBDIVISION ENTRANCE, WITH 75' OF STORAGE AND APPROPRIATE TAPERS.

-FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS OF 80,000 POUNDS.

APPLICANT HAS AGREED TO VOLUNTARY ANNEXATION OF THIS PROJECT AND WILL SUBMIT AN ANNEXATION PETITION AT PRELIMINARY PLAN STAGE.

AFTER SUBDIVISION STREETS ARE CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF NORTH CAROLINA FOR ADEQUATE CONSTRUCTION, APPLICANT WILL REQUEST THAT THE TOWN OF HUNTERSVILLE ASSUME ROAD MAINTENANCE RESPONSIBILITIES.

NOTES:
ALL DEVELOPMENT AND CONSTRUCTION SHALL COMPLY WITH ALL ZONING AND SUBDIVISION STANDARDS OF THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, AND NCDOT, AS APPLICABLE.

THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAY OF RECORD.

ALL AREAS DESIGNATED AS COMMON AND/OR URBAN OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND DEDICATED FOR PERPETUITY.

ACCESS (INGRESS/EGRESS) LOCATION AND DESIGN SHOWN ON THIS SKETCH PLAN AREA SUBJECT TO ACHIEVING VERTICAL AND HORIZONTAL SIGHT DISTANCES, TURN LANE IMPROVEMENTS (INCLUDING RIGHT-OF-WAY) AND INTERSECTION WITH ADJACENT AND OPPOSING ACCESS POINTS. MODIFICATIONS TO PLAN MAY RESULT.

A TRANSPORTATION IMPROVEMENT ANALYSIS (TIA) WAS NOT REQUIRED, PER TOWN POLICY.

LARGE MATURING TREES WILL BE PLANTED 40' O/C WITHIN THE REQUIRED PLANTING STRIP ALONG ALL STREETS WITH THE EXCEPTION F RURAL PARKWAYS WHERE EXISTING TREES CAN SATISFY THE STREET TREE REQUIREMENT. SMALL MATURING TREES ARE TO BE USED WHERE OVERHEAD POWER LINES EXIST.

MAIL DELIVERY WILL BE ACCOMPLISHED THROUGH USPS CLUSTER MAILBOX UNITS. TRASH PICKUP WILL BE THROUGH ROLL OUT CANS TO THE STREET.

REFER TO ARTICLE 8.16.1 & 2 OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE FOR STANDARDS FOR RESIDENTIAL LOT WIDTHS, ALLEYS, GARAGES AND PARKING IN RESIDENTIAL DISTRICTS.

LOTS SUBJECT TO FLOODING SHOULD NOT BE ESTABLISHED IN SUBDIVISIONS EXCEPT AS PROVIDED IN SECTION 7.280.

ANY CONSTRUCTION OR USE WITHIN THE AREAS DELINEATED BY FLOODWAY FRINGE DISTRICT BOUNDARY LINE AND FLOODWAY DISTRICT ENCROACHMENT LINE SUBJECT TO THE RESTRICTIONS IMPOSED BY FLOODWAY REGULATIONS.

SEWER AND WATER SERVICE WILL BE PROVIDED BY CHARLOTTE WATER.

FOR LOTS 60 FEET WIDE OR LESS, DRIVEWAYS SHALL BE NO MORE THAN 14 FEET WIDE AS MEASURED ALONG THE PUBLIC STREET RIGHT-OF-WAY FOR A DETACHED HOUSE AND TWO-UNITS ATTACHED HOUSE TYPE. FOR LOTS WIDER THAN 60 FEET, DRIVEWAYS SHALL BE NO MORE THAN 20 FEET WIDE AS MEASURED ALONG THE PUBLIC STREET RIGHT-OF-WAY FOR A DETACHED HOUSE AND TWO-UNIT ATTACHED HOUSE TYPES.

LEGEND KEY:

- 62' WIDE LOTS
- 72' WIDE LOTS
- 82' WIDE LOTS

GRAPHIC SCALE
150 0 75 150 300 600
(IN FEET)
1 inch = 150 ft.

THIS PLAN IS A ***FINAL DESIGN–NOT RELEASED FOR CONSTRUCTION*** *UNLESS INITIALLED/DATED AS APPROVED:*
APPROVED: _____ / _____
INITIALS DATE

APPROVAL OF THIS SKETCH 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 PROFESSIONAL SEAL 17637 ENGINEER VINCENT G. KEENE
7/18/21

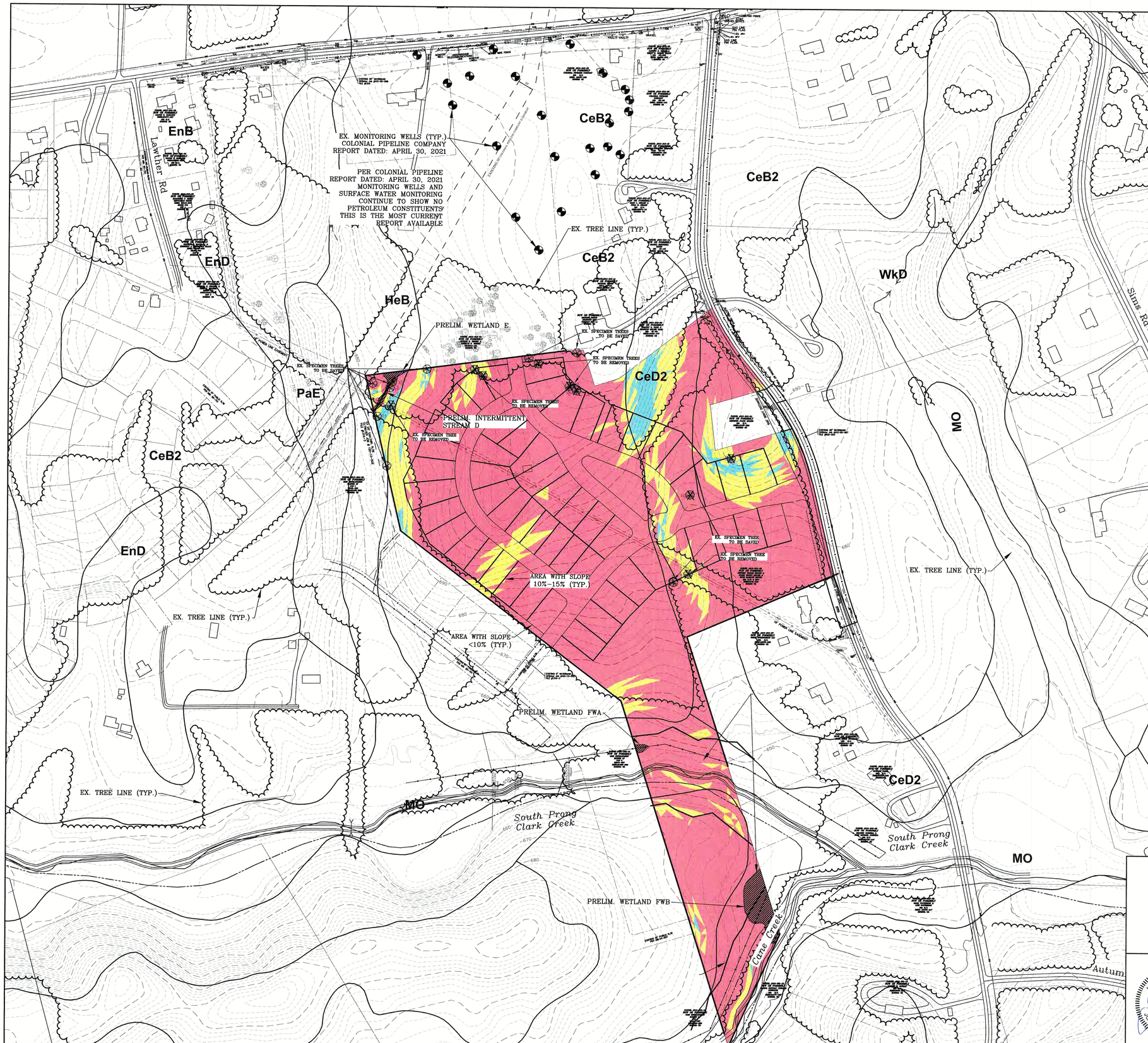
NO.	DATE	REVISION	BY
4	07/14/21	REVISED PER HUNTERSVILLE COMMENTS	WKD
3	06/14/21	REVISED PER HUNTERSVILLE COMMENTS	WKD
2	05/04/21	REVISED PER HUNTERSVILLE COMMENTS	WKD
1	03/04/21	LOT SIZE RANGE REVISED PER HUNTERSVILLE COMMENTS	WKD

SHEET TITLE
COVER SHEET

PROJECT
MILLER/BROWN SUBDIVISION
TOWN OF HUNTERSVILLE, MECK. CO., N.C.
FOR: BOWMAN DEVELOPMENT GROUP

PROJECT NO.
SCALE 1"=150'
DATE 01/22/21
DRAWN BY BTC
CHECKED BY VGK
DRAWING NO. 278-57A

YARBROUGH-WILLIAMS & HOULE, INC.
Planning ◦ Surveying ◦ Engineering
(physical) 750 Windsor Oak Court Charlotte, North Carolina, 28273 704.556.1990
(mailing) P.O. Box 1198 Pineville, North Carolina, 28134 704.556.0505(fax)
NC Corporate Registration #C-0475



Slopes Table

Number	Minimum Slope	Maximum Slope	Slope Area in Range	Color
1	0.00%	10.00%	28.40 AC.	
2	10.00%	15.00%	4.74 AC.	
3	15.00%	25.00%	0.94 AC.	
4	25.00%	200.00%	0.004 AC.	

WETLANDS SUMMARY

WETLAND	ACREAGE	INTERMITTENT STREAM	LENGTH LF.
E	0.06 Ac.	D	133.7

HERITAGE TREES:
NUMBER OF HERITAGE TREES ON SITE: 0
NUMBER OF HERITAGE TREES SAVED: N/A
% OF HERITAGE TREES REQUIRED TO SAVE: 100%
% OF HERITAGE TREES ACTUALLY SAVED: N/A
SPECIMEN TREES:
NUMBER OF SPECIMEN TREES ON SITE: 18
NUMBER OF SPECIMEN TREES SAVED: 9
% OF SPECIMEN TREES REQUIRED TO SAVE: 35%
% OF SPECIMEN TREES ACTUALLY SAVED: 50.0%
%
TREE CANOPY:
% OF SITE COVERED BY TREE CANOPY: 47.51%
% OF TREE CANOPY PRESERVATION REQUIRED BY DISTRICT: 35%
% OF TREE CANOPY ACTUALLY SAVED: 8.36 AC (48.35%)

THIS PLAN IS A ***FINAL DESIGN–NOT RELEASED FOR CONSTRUCTION***
UNLESS INITIALLED/DATED AS APPROVED:
APPROVED: JDK / 5/13/21
INITIALS DATE

NO.	DATE	REVISION	BY
2	05/04/21	REVISED PER HUNTERSVILLE COMMENTS	WKD
1	03/04/21	ADDED WETLANDS SUMMERY PER HUNTERSVILLE COMMENTS	WKD

SHEET TITLE
EXISTING FEATURES (SITE ANALYSIS) PLAN

PROJECT
MILLER/BROWN SUBDIVISION
TOWN OF HUNTERSVILLE, MECK COUNTY, NC
FOR: BOWMAN DEVELOPMENT GROUP

PROJECT NO.
SCALE 1"=150'
DATE 01/22/2021
DRAWN BY JLD
CHECKED BY VGK
DRAWING NO. 278-57B
SHT 2 OF 12 SHTS

NORTH CAROLINA PROFESSIONAL SEAL L-3954 LAND SURVEYOR JOSEPH E. WHALEY, JR.
5/13/21

YARBROUGH-WILLIAMS & HOULE, INC.
Planning ◦ Surveying ◦ Engineering
(physical) 730 Windsor Oak Court Charlotte, North Carolina, 28273 704.556.1990
(mailing) P.O. Box 1198 Pineville, North Carolina, 28134 704.556.0505(fax)
NC Corporate Registration #C-0475

FOUR STEP PROCESS STEP 1:
DESIGNATING OPEN SPACE

EX. MONITORING WELLS (TYP.)
COLONIAL PIPELINE COMPANY
REPORT DATED: APRIL 30, 2021

PER COLONIAL PIPELINE
REPORT DATED: APRIL 30, 2021
MONITORING WELLS AND
SURFACE WATER MONITORING
CONTINUE TO SHOW NO
PETROLEUM CONSTITUENTS
THIS IS THE MOST CURRENT
REPORT AVAILABLE

Lawther Rd

Sims Rd

Sims Rd

Dorl Dr

Bradford Airport (pvt)

PROPOSED GREENWAY
PRELIMINARY LOCATION
TO BE RESERVED

South Prong
Clark Creek

AREA OF 100' SWIM BUFFER
PER MECKLENBURG COUNTY GIS
BUFFER IS 100' OR ENTIRE
FLOODPLAIN WHICHEVER IS GREATER

South Prong
Clark Creek

AREA OF 100' SWIM BUFFER
PER MECKLENBURG COUNTY GIS
BUFFER IS 100' OR ENTIRE
FLOODPLAIN WHICHEVER IS GREATER

Cane Creek

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150 ft.

THIS PLAN IS A ***FINAL DESIGN–NOT RELEASED FOR CONSTRUCTION***
UNLESS INITIALLED/DATED AS APPROVED:
APPROVED: VGK 5/13/21
INITIALS DATE

NO.	DATE	REVISION	BY
2	05/04/21	REVISED PER HUNTERSVILLE COMMENTS	WKD
1	03/24/21	REVISED FOR REDUCED PROJECT LIMITS	WKD

SHEET TITLE

FOUR STEP PROCESS: STEP 1

PROJECT

MILLER/BROWN SUBDIVISION
TOWN OF HUNTERSVILLE, MECK. CO., N.C.
FOR: BOWMAN DEVELOPMENT GROUP

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 17637 VINCENT G. KEENE 5/13/21

YARBROUGH-WILLIAMS & HOULE, INC.
Planning ○ Surveying ○ Engineering
(shipping) 720 Windsor Oak Court, Charlotte, North Carolina, 28273
(mailing) P.O. Box 1198, Pineville, North Carolina, 28134
704.556.1990 704.556.0505(fax)
NC Corporate Registration #C-0475

PROJECT NO. 21B-570
SCALE 1"=150'
DATE 01/22/21
DRAWN BY JLD
CHECKED BY VGK
DRAWING NO. 3 OF 12 SHTS

FOUR STEP PROCESS STEP 2:
LOCATING HOUSE SITES

EX. MONITORING WELLS (TYP.)
COLONIAL PIPELINE COMPANY
REPORT DATED: APRIL 30, 2021

PER COLONIAL PIPELINE
REPORT DATED: APRIL 30, 2021
MONITORING WELLS AND
SURFACE WATER MONITORING
CONTINUE TO SHOW NO
PETROLEUM CONSTITUENTS
THIS IS THE MOST CURRENT
REPORT AVAILABLE

**50'x60' BLDG.
PAD (TYP.)**

**58'x75' BLDG.
PAD (TYP.)**

**58'x75' BLDG.
PAD (TYP.)**

Lawther Rd

Sims Rd

Sims Rd

Dori Dr

Bradford Airport (pvt)

PROPOSED GREENWAY
PRELIMINARY LOCATION
TO BE RESERVED

South Prong
Clark Creek

AREA OF 100' SWIM BUFFER
PER MECKLENBURG COUNTY GIS
BUFFER IS 100' OR ENTIRE
FLOODPLAIN WHICHEVER IS GREATER

South Prong
Clark Creek

AREA OF 100' SWIM BUFFER
PER MECKLENBURG COUNTY GIS
BUFFER IS 100' OR ENTIRE
FLOODPLAIN WHICHEVER IS GREATER

Cane Creek

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150 ft.

*THIS PLAN IS A **FINAL DESIGN–NOT RELEASED FOR CONSTRUCTION***
UNLESS INITIALLED/DATED AS APPROVED:
APPROVED: VGK / 5/13/21
INITIALS DATE

NO.	DATE	REVISION	BY
2	05/04/21	REVISED PER HUNTERSVILLE COMMENTS	WKD
1	03/24/21	REVISED FOR REDUCED PROJECT LIMITS	WKD

SHEET TITLE
FOUR STEP PROCESS: STEP 2

PROJECT
MILLER/BROWN SUBDIVISION
TOWN OF HUNTERSVILLE, MECK. CO., N.C.
FOR: BOWMAN DEVELOPMENT GROUP

PROJECT NO. 273-56
SCALE 1"=150'
DATE 01/22/21
DRAWN BY JLD
CHECKED BY VGK
DRAWING NO. 4 OF 12 SHTS

NORTH CAROLINA PROFESSIONAL SEAL 17637 ENGINEER VINCENT G. KEENE 5/13/21

YARBROUGH-WILLIAMS & HOULE, INC.
Planning ○ Surveying ○ Engineering
(shipping) 720 Windsor Oak Court Charlotte, North Carolina, 28273 704.556.1990
(mailing) P.O. Box 1198 Pineville, North Carolina, 28134 704.556.0505(fax)
NC Corporate Registration #C-0475

FOUR STEP PROCESS STEP 3: STREET LAYOUT

EX. MONITORING WELLS (TYP.)
COLONIAL PIPELINE COMPANY
REPORT DATED: APRIL 30, 2021

PER COLONIAL PIPELINE
REPORT DATED: APRIL 30, 2021
MONITORING WELLS AND
SURFACE WATER MONITORING
CONTINUE TO SHOW NO
PETROLEUM CONSTITUENTS
THIS IS THE MOST CURRENT
REPORT AVAILABLE

50'x60' BLDG.
PAD (TYP.)

58'x75' BLDG.
PAD (TYP.)

58'x75' BLDG.
PAD (TYP.)

Lawther Rd

Sims Rd

Sims Rd

Dori Dr

Bradford Airport (pvt)

PROPOSED GREENWAY
PRELIMINARY LOCATION
TO BE RESERVED

South Prong
Clark Creek

AREA OF 100' SWIM BUFFER
PER MECKLENBURG COUNTY GIS
BUFFER IS 100' OR ENTIRE
FLOODPLAIN WHICHEVER IS GREATER

South Prong
Clark Creek

AREA OF 100' SWIM BUFFER
PER MECKLENBURG COUNTY GIS
BUFFER IS 100' OR ENTIRE
FLOODPLAIN WHICHEVER IS GREATER

Cane Creek

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150 ft.

*THIS PLAN IS A **FINAL DESIGN–NOT RELEASED FOR CONSTRUCTION***
UNLESS INITIALLED/DATED AS APPROVED:
APPROVED: VGK / 5/13/21
INITIALS DATE

NO.	DATE	REVISION	BY
2	05/04/21	REVISED PER HUNTERSVILLE COMMENTS	WKD
1	03/24/21	REVISED FOR REDUCED PROJECT LIMITS	WKD

SHEET TITLE

FOUR STEP PROCESS: STEP 3

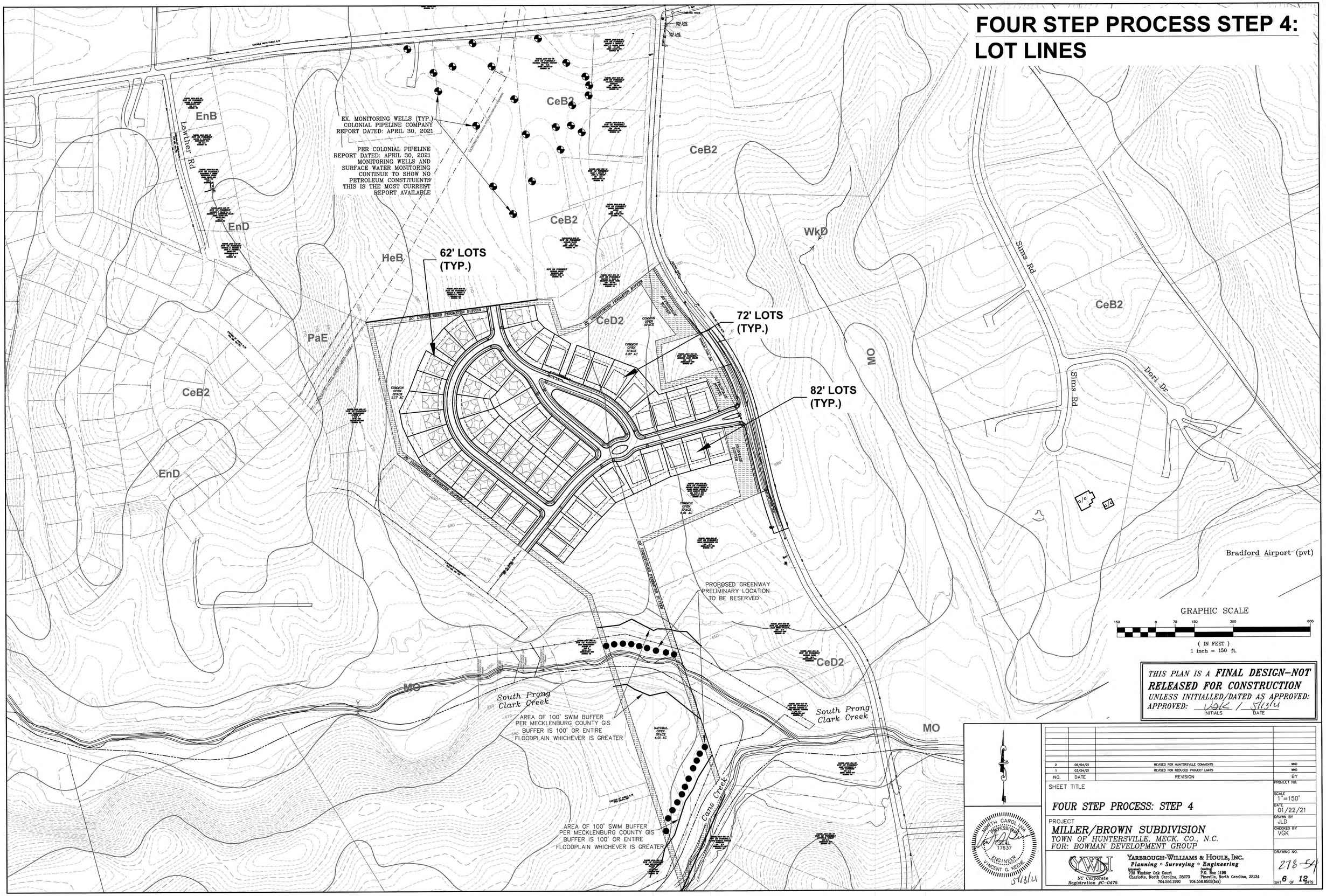
PROJECT
MILLER/BROWN SUBDIVISION
TOWN OF HUNTERSVILLE, MECK. CO., N.C.
FOR: BOWMAN DEVELOPMENT GROUP

NORTH CAROLINA PROFESSIONAL SEAL 17637 ENGINEER VINCENT G. KERN 5/13/21

YARBROUGH-WILLIAMS & HOULE, INC.
Planning ○ Surveying ○ Engineering
(physical) 720 Windsor Oak Court Charlotte, North Carolina, 28273 704.556.1990
(mailing) P.O. Box 1198 Pineville, North Carolina, 28134 704.556.0505(fax)
NC Corporate Registration #C-0475

PROJECT NO. 278-35
SCALE 1" =150'
DATE 01/22/21
DRAWN BY JLD
CHECKED BY VGK
DRAWING NO.

FOUR STEP PROCESS STEP 4: LOT LINES



THIS PLAN IS A **FINAL DESIGN–NOT RELEASED FOR CONSTRUCTION**
UNLESS INITIALLED/DATED AS APPROVED:
APPROVED: VGK / 5/13/21
INITIALS DATE

NO.	DATE	REVISION	BY
2	05/04/21	REVISED PER HUNTERSVILLE COMMENTS	WKD
1	03/24/21	REVISED FOR REDUCED PROJECT LIMITS	WKD

SHEET TITLE

FOUR STEP PROCESS: STEP 4

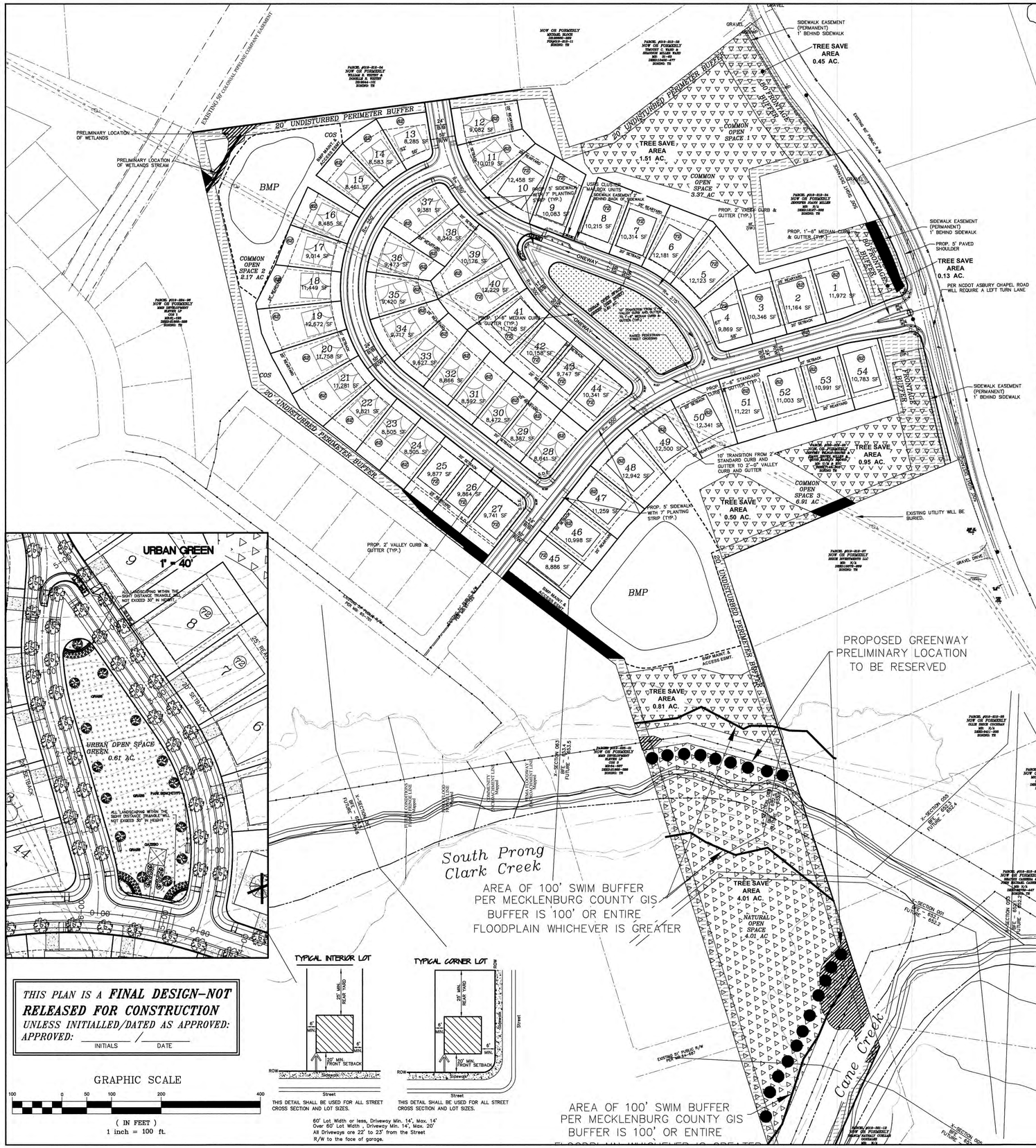
PROJECT

MILLER/BROWN SUBDIVISION
TOWN OF HUNTERSVILLE, MECK. CO., N.C.
FOR: BOWMAN DEVELOPMENT GROUP

NORTH CAROLINA PROFESSIONAL SEAL 17637 ENGINEER VINCENT G. KEENE
5/13/21

YARBROUGH-WILLIAMS & HOULE, INC.
Planning ◦ Surveying ◦ Engineering
(physical) 730 Windsor Oak Court Charlotte, North Carolina, 28273 704.556.1990
(mailing) P.O. Box 1198 Pineville, North Carolina, 28134 704.556.0505(fax)
NC Corporate Registration #C-0475

PROJECT NO.
SCALE 1"=150'
DATE 01/22/21
DRAWN BY JLD
CHECKED BY VGK
DRAWING NO. 278-54
SHT 6 OF 12 SHTS



THIS PLAN IS A ***FINAL DESIGN–NOT RELEASED FOR CONSTRUCTION***
UNLESS INITIALLED/DATED AS APPROVED:
APPROVED: _____ / _____
INITIALS DATE

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

PROJECT INFORMATION
PARCEL ID: 01921228
SITE AREA: 36.41 AC. (1,586,019.60 SF.)
PRINCIPLE USE: SINGLE FAMILY- RESIDENTIAL
BUILDING TYPE: DETACHED

ZONING: TR
% OF IMPERVIOUS ALLOWED: 70%
% OF IMPERVIOUS SHOWN: 23.26%
LOTS PROVIDED: 54
LOT WIDTH RANGE:
OF 62' WIDE LOTS: 26
OF 72' WIDE LOTS: 17
OF 82' WIDE LOTS: 11

AVERAGE LOT WIDTH: 69.22'
LOT SIZE RANGE:
8,285 - 9,877 S.F. LOTS: 23
10,019 - 12,942 S.F. LOTS: 31
15,001 - 20,000 S.F. LOTS: 0
> 20,000 S.F. LOTS: 0
MIN. LOT SIZE: 8,285 S.F. (LOT 13)
AVERAGE LOT SIZE: 10,401 SF

MAX. DENSITY ALLOWED: 1.5 UNITS PER ACRE (WITH 40% OPEN SPACE)
DWELLINGS PROVIDED: 54
DENSITY PROVIDED: 54/36.41 = 1.48 UNITS PER ACRE
TOTAL OPEN SPACE REQUIRED: 14.57 AC. (40%)
TOTAL OPEN SPACE PROVIDED: 16.49 AC. (45.28%)

TYPICAL LOT SETBACKS:

FRONT SETBACK	20'
REAR SETBACK	25'
SIDEYARD	6'
CORNER SIDEYARD	6'

HERITAGE TREES:
NUMBER OF HERITAGE TREES ON SITE: 0
NUMBER OF HERITAGE TREES SAVED: N/A
% OF HERITAGE TREES REQUIRED TO SAVE: 100%
% OF HERITAGE TREES ACTUALLY SAVED: N/A
SPECIMEN TREES:
NUMBER OF SPECIMEN TREES ON SITE: 18
NUMBER OF SPECIMEN TREES SAVED: 9
% OF SPECIMEN TREES REQUIRED TO SAVE: 35%
% OF SPECIMEN TREES ACTUALLY SAVED: 50.0%
%
TREE CANOPY:
% OF SITE COVERED BY TREE CANOPY: 47.51%
% OF TREE CANOPY PRESERVATION REQUIRED BY DISTRICT: 35%
% OF TREE CANOPY ACTUALLY SAVED: 8.36 AC (48.35%)

THIS SITE IS NOT LOCATED WITHIN A REGULATED WATERSHED DISTRICT.

THIS SITE IS LOCATED WITHIN THE CLARKE STREAM WATERSHED.

THIS SITE IS PARTIALLY LOCATED WITHIN A FEMA FLOOD ZONE PER FEMA PANEL # 3710466000K and # 3710466100K

ON STREET PARKING: 2 ON STREET PARKING SPACES ARE SHOWN AT USPS CLUSTER MAILBOX UNIT.

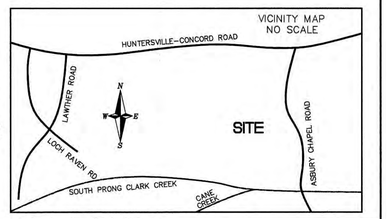
MAIL DELIVERY WILL BE ACCOMPLISHED THROUGH USPS CLUSTER MAILBOX UNITS. TRASH PICKUP WILL BE THROUGH ROLL OUT CANS TO THE STREET (PUBLIC SERVICE).

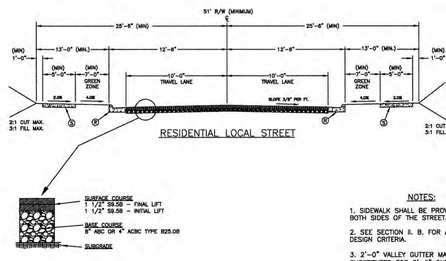
INDIVIDUAL OPEN SPACE AREAS CHART

OPEN SPACE TYPE	SQUARE FOOTAGE/ACREAGE
COMMON 1	146,797.20 S.F. / 3.37 AC.
COMMON 2	94,525.20 S.F. / 2.17 AC.
COMMON 3	300,999.60 S.F. / 6.91 AC.
URBAN GREEN	26,571.60 S.F. / 0.61 AC.
NATURAL	174,675.60 S.F. / 4.01 AC.
TOTAL OPEN SPACE	743,569.20 S.F. / 17.07 AC. PERCENT OF TOTAL SITE: 46.88%

*NOTES:
- NCDOT REQUIREMENTS: ASBURY CHAPEL ROAD WILL REQUIRE A LEFT TURN LANE AT THE SUBDIVISION ENTRANCE, WITH 75' OF STORAGE AND APPROPRIATE TAPERS.

-FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS OF 80,000 POUNDS.

VICINITY MAP
NO SCALE


①


RESIDENTIAL LOCAL STREET

TYPICAL PAVEMENT SECTION

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

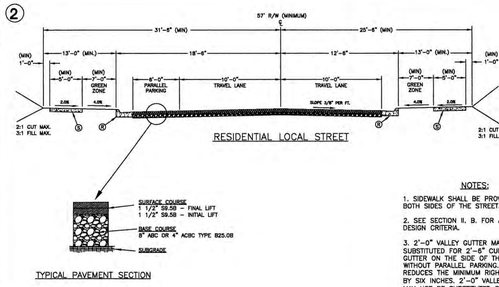
NOTES:
1. SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET.
2. SEE SECTION II. B. FOR ADDITIONAL DESIGN CRITERIA.
3. 2'-0" VALLEY GUTTER MAY BE SUBSTITUTED FOR 2'-6" CURB AND GUTTER. THIS REDUCES THE MINIMUM RIGHT-OF-WAY BY ONE FOOT.

NOT TO SCALE

Town of Huntersville NORTH CAROLINA STANDARD DRAWING

RESIDENTIAL LOCAL STREET
NO ON STREET PARKING
TYPICAL SECTION

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

②


RESIDENTIAL LOCAL STREET

TYPICAL PAVEMENT SECTION

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

NOTES:
1. SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET.
2. SEE SECTION II. B. FOR ADDITIONAL DESIGN CRITERIA.
3. 2'-0" VALLEY GUTTER MAY BE SUBSTITUTED FOR 2'-6" CURB AND GUTTER ON THE SIDE OF THE STREET WITHOUT PARALLEL PARKING. THIS REDUCES THE MINIMUM RIGHT-OF-WAY BY SIX INCHES. 2'-0" VALLEY GUTTER MAY NOT BE SUBSTITUTED FOR 2'-6" CURB AND GUTTER ON THE SIDE OF THE STREET WITH PARALLEL PARKING.
4. REFER TO STANDARD DRAWING 285.1 FOR PARALLEL PARKING LAYOUT.

NOT TO SCALE

Town of Huntersville NORTH CAROLINA STANDARD DRAWING

RESIDENTIAL LOCAL STREET
PARKING ON ONE SIDE OF STREET
TYPICAL SECTION

REV. DATE 10/01/15
STD. NO. 200.2

MODIFICATION REQUEST
1. BLOCK LENGTH- IT IS NOT FEASIBLE TO MAKE A STUB CONNECTION TO THE PROPERTY LINE TO THE WEST FROM BLOCK G BETWEEN BLOCK C AND BLOCK F DUE TO THE EXISTING SUBDIVISION. THEREFORE, A BLOCK LENGTH MODIFICATION IS NECESSARY.

NO.	DATE	REVISION	BY
5	07/14/21	REVISED PER HUNTERSVILLE COMMENTS	MKD
4	06/14/21	REVISED PER HUNTERSVILLE COMMENTS	MKD
3	05/04/21	REVISED PER HUNTERSVILLE COMMENTS	MKD
2	03/24/21	REVISED FOR REDUCED PROJECT SIZE	MKD
1	03/04/21	ADDED BLOW UP OF URBAN GREEN AND VICINITY MAP PER HUNTERSVILLE COMMENTS	MKD

SHEET TITLE
SKETCH PLAN

PROJECT
MILLER/BROWN SUBDIVISION
TOWN OF HUNTERSVILLE, MECK. CO., N.C.
FOR: BOWMAN DEVELOPMENT GROUP

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 7657 ENGINEER VINCENT G. REGINE
7/18/21

YARBROUGH

PER COLONIAL PIPELINE REPORT DATED: APRIL 30, 2021 MONITORING WELLS AND SURFACE WATER MONITORING CONTINUE TO SHOW NO PETROLEUM CONSTITUENTS/ THIS IS THE MOST CURRENT REPORT AVAILABLE

BMP #1 DRAINAGE AREA: 5.54 AC. (SAND FILTER)

BMP #2 DRAINAGE AREA: 22.12 AC. (WET POND)

TREE SAVE AREA 0.45 AC.

TREE SAVE AREA 1.51 AC.

TREE SAVE AREA 0.13 AC.

TREE SAVE AREA 0.95 AC.

TREE SAVE AREA 0.50 AC.

TREE SAVE AREA 0.81 AC.

TREE SAVE AREA 4.01 AC.

AREA OF 100' SWIM BUFFER PER MECKLENBURG COUNTY GIS BUFFER IS 100' OR ENTIRE FLOODPLAIN WHICHEVER IS GREATER

PROPOSED GREENWAY PRELIMINARY LOCATION TO BE RESERVED

South Prong Clark Creek

LEGEND:

- DRAINAGE AREA
- BMP MAINTENANCE AND ACCESS EASEMENT
- TREE SAVE
- PERIMETER BUFFER
- WETLANDS
- STREAM
- PROP. SANITARY SEWER EASEMENT
- SPECIMEN TREE
- PROP. STORM
- EXISTING SEWER
- EXISTING WATER
- EXIST. 2' CONTOUR

*NOTES:
- ALL EXISITING TOPOGRAPHY AND PROPOSED CONTOURS ARE 2' CONTOURS EXCEPT AT BMP/SCM AREAS
- SWALES WILL BE GRADED ON THE BACKS OF LOTS AS NECESSARY TO DIRECT FLOW TO STORM DRAIN SYSTEM AND ULTIMATELY TO THE BMP'S. WHERE SWALES CANNOT BE GRADED, A ROOF LEADER SYSTEM WILL BE INSTALLED TO CARRY FLOW TO STORM SYSTEMS AND BMP'S.
- FINE GRADING WILL BE REVIEWED DURING CONSTRUCTION DOCUMENT REVIEW PHASE. REVISIONS TO THE GRADING PLANS AS SHOWN MAY BE NEEDED IN THAT PHASE. THERE IS A POSSIBILITY THAT ADDITIONAL RETAINING WALLS MAY BE NEEDED TO MEET ENGINEERING REQUIREMENTS.

- NCDOT REQUIREMENTS: ASBURY CHAPEL ROAD WILL REQUIRE A LEFT TURN LANE AT THE SUBDIVISION ENTRANCE, WITH 75' OF STORAGE AND APPROPRIATE TAPERS.

-FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS OF 80,000 POUNDS.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

*THIS PLAN IS A **FINAL DESIGN–NOT RELEASED FOR CONSTRUCTION** UNLESS INITIALLED/DATED AS APPROVED:*
APPROVED: _____ / _____
INITIALS DATE

NO.	DATE	REVISION	BY
4	07/14/21	REVISED PER HUNTERSVILLE COMMENTS	WKD
3	06/14/21	REVISED PER HUNTERSVILLE COMMENTS	WKD
2	05/24/21	REVISED PER HUNTERSVILLE COMMENTS	WKD
1	03/24/21	REVISED FOR REDUCED PROJECT LIMITS	WKD

SHEET TITLE
GRADING/DRAINAGE/STORMWATER PLAN

PROJECT
MILLER/BROWN SUBDIVISION
TOWN OF HUNTERSVILLE, MECK. CO., N.C.
FOR: BOWMAN DEVELOPMENT GROUP

PROJECT NO. 278-52
SCALE 1"=100'
DATE 01/22/21
DRAWN BY JLD
CHECKED BY VGK
DRAWING NO. 8 OF 12 SHTS

NORTH CAROLINA PROFESSIONAL SEAL 17637 ENGINEER VINCENT G. KEESEE 7/18/21

YARBROUGH-WILLIAMS & HOULE, INC.
Planning ○ Surveying ○ Engineering
(shipping) 730 Windsor Oak Court Charlotte, North Carolina, 28273
(mailing) P.O. Box 1198 Pineville, North Carolina, 28134
704.556.1990 704.556.0505(fax)
NC Corporate Registration #C-0475

RESIDENTIAL LOT TREES CHART		
LOT SIZE	# OF LOTS	REQUIREMENTS
< 10,000 S.F.	26	1 FRONT YARD, 1 REAR YARD TREE REQUIRED
10,000 - 15,000 S.F.	28	1 FRONT YARD, 2 REAR YARD TREES REQUIRED
15,001 - 20,000 S.F.	0	2 FRONT YARD, 2 REAR YARD TREES REQUIRED
> 20,000 S.F.	0	3 FRONT YARD, 3 REAR YARD TREES REQUIRED

BLOCK LENGTH TABLE	
BLOCK	LENGTH (FT)
A	467
B	308
C	181
D	551
E	479
F	349
G	943

*NOTES:

-20' PERIMETER BUFFER ON OUTSKIRTS OF PROJECT SHALL UTILIZE EXISTING VEGETATION AND BE LEFT UNDISTURBED AS MUCH AS POSSIBLE. AREAS OF BUFFER THAT MAY BE PARTIALLY DISTURBED, FOR GRADING OR OTHER REASONS, SHALL BE SUPPLEMENTED OR REPLANTED TO SATISFY REQUIREMENTS OF ARTICLE 7.5 OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE.

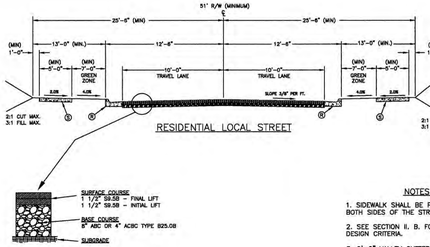
-LANDSCAPE PLAN IS CONCEPTUAL AND IS SUBJECT TO CHANGE DURING PRELIMINARY PLAN REVIEW.

PROPOSED STREET TREE

TREE TO BE REMOVED

BUFFER YARD TO BE REPLANTED

① RESIDENTIAL LOCAL STREET



TYPICAL PAVEMENT SECTION

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

NOTES:
1. SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET.
2. SEE SECTION II. B. FOR ADDITIONAL DESIGN CRITERIA.
3. 2'-0" VALLEY GUTTER MAY BE SUBSTITUTED FOR 2'-6" CURB AND GUTTER. THIS REDUCES THE MINIMUM RIGHT-OF-WAY BY ONE FOOT.

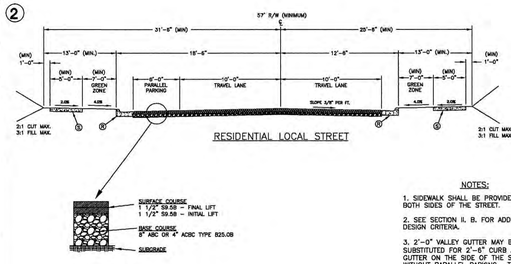
NOT TO SCALE

Town of Huntersville NORTH CAROLINA STANDARD DRAWING

RESIDENTIAL LOCAL STREET
NO ON STREET PARKING
TYPICAL SECTION

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

② RESIDENTIAL LOCAL STREET



TYPICAL PAVEMENT SECTION

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

NOTES:
1. SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET.
2. SEE SECTION II. B. FOR ADDITIONAL DESIGN CRITERIA.
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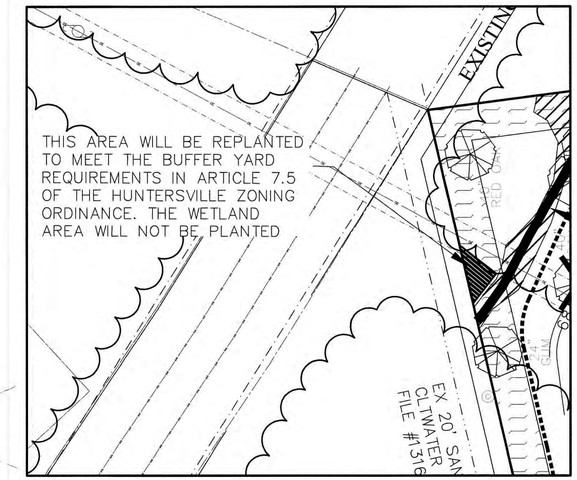
4. REFER TO STANDARD DRAWING 285.1 FOR PARALLEL PARKING LAYOUT.

NOT TO SCALE

Town of Huntersville NORTH CAROLINA STANDARD DRAWING

RESIDENTIAL LOCAL STREET
PARKING ON ONE SIDE OF STREET
TYPICAL SECTION

REV. DATE 10/01/15
STD. NO. 200.2



20' UNDISTURBED PERIMETER BUFFER
16' POWER LINE EASEMENT
EXISTING 50' COLUMBIA PIPELINE COMPANY EASEMENT
THIS AREA WILL BE REPLANTED TO MEET THE BUFFER YARD REQUIREMENTS IN ARTICLE 7.5 OF THE HUNTERSVILLE ZONING ORDINANCE. THE WETLAND AREA WILL NOT BE PLANTED SEE INSET THIS SHEET
TREE SAVE AREA 1.51 AC.
COMMON OPEN SPACE 1 7.17 AC.
COMMON OPEN SPACE 2 2.17 AC.
COMMON OPEN SPACE 3 6.91 AC.
TREE SAVE AREA 0.45 AC.
ALONG ASBURY CHAPEL ROAD, THE SECOND ROW OF STREET TREES MAY USE EXISTING TREES, BUT THE FIRST ROW WILL NEED TO BE PLANTED PER THE TOWN OF HUNTERSVILLE. NO PROPOSED PLANTINGS PERMITTED WITHIN NCDOT RIGHT-OF-WAY.
60' FRONTYARD BUFFER
TREE SAVE AREA 0.13 AC.
THIS AREA WILL BE REPLANTED TO MEET THE BUFFER YARD REQUIREMENTS IN ARTICLE 7.5 OF THE HUNTERSVILLE ZONING ORDINANCE.
TREE SAVE AREA 0.95 AC.
TREE SAVE AREA 0.50 AC.
TREE SAVE AREA 0.81 AC.
TREE SAVE AREA 4.01 AC.
NATURAL OPEN SPACE 4.01 AC.
Block A
Block B
Block C
Block D
Block E
Block F
Block G
PROPOSED GREENWAY PRELIMINARY LOCATION TO BE RESERVED
MB-64-687
PG-1
South Prong Clark Creek
AREA OF 100' SWIM BUFFER PER MECKLENBURG COUNTY GIS BUFFER IS 100' OR ENTIRE FLOODPLAIN WHICHEVER IS GREATER
EXISTING 36" WATERMAIN CONTRACT 24, 8412-85-097 FILE #800-005
EXISTING 8" WATERMAIN CONTRACT 26, #100-13-002 FILE #316-5
EXISTING 16" WATERMAIN CONTRACT 26, #100-13-002 FILE #316-5
EXISTING 12" WATERMAIN CONTRACT 24, 8412-85-097 FILE #800-005
SWM MAINT. ACCESS EASEMENT
PARCEL #013-013-04 NOW OR FORMERLY WILLIAM E. WHITNEY & CHRISTOPHER C. WHITNEY DEED BOOK 4122 PAGE 178 ZONING: TR
PARCEL #013-013-14 NOW OR FORMERLY MARCEL BOURGEOIS ESTATE MB: 49-187 DB: 4122-178 ZONING: TR
PARCEL #013-013-11 NOW OR FORMERLY MICHAEL MARCH DB/PG: 29-2 ZONING: TR
PARCEL #013-013-39 NOW OR FORMERLY JEANETTE C. ELLIS & WILLIAM DOUGLAS ELLIS MB: 30-49 DB/PG: 4122-178 ZONING: TR
PARCEL #013-013-38 NOW OR FORMERLY JOSEPH ELLIS MB: 30-49 DB/PG: 4122-178 ZONING: TR
PARCEL #013-013-37 NOW OR FORMERLY BRIAN CLARK LAND DEVELOPMENT LLC DEED BOOK 32315 PAGE 0 ZONING: TR
PARCEL #013-013-36 NOW OR FORMERLY ELLIS SHERRI COLEMAN MB: N/A DB/PG: 4122-178 ZONING: TR
PARCEL #013-013-35 NOW OR FORMERLY MARCEL BOURGEOIS ESTATE MB: 49-187 DB: 4122-178 ZONING: TR
PARCEL #013-013-34 NOW OR FORMERLY JOSEPH ELLIS WILLIAM DOUGLAS ELLIS MB: N/A DB/PG: 4122-178 ZONING: TR
PARCEL #013-013-33 NOW OR FORMERLY BRIAN CLARK LAND DEVELOPMENT LLC DEED BOOK 32315 PAGE 0 ZONING: TR
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PARCEL #013-013-70 NOW OR FORMERLY ELLIS SHERRI COLEMAN MB: N/A DB/PG: 4122-178 ZONING: TR
PARCEL #013-013-69 NOW OR FORMERLY ELLIS SHERRI COLEMAN MB: N/A DB/PG: 4122-178 ZONING: TR
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PARCEL #013-013-65 NOW OR FORMERLY ELLIS SHERRI COLEMAN MB: N/A DB/PG: 4122-178 ZONING: TR
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PARCEL #013-013-55 NOW OR FORMERLY ELLIS SHERRI COLEMAN MB: N/A DB/PG: 4122-178 ZONING: TR
PARCEL #013-013-54 NOW OR FORMERLY ELLIS SHERRI COLEMAN MB: N/A DB/PG: 4122-178 ZONING: TR
PARCEL #013-013-53 NOW OR FORMERLY ELLIS SHERRI COLEMAN MB: N/A DB/PG: 4122-178 ZONING: TR
PARCEL #013-013-52 NOW OR FORMERLY ELLIS SHERRI COLEMAN MB: N/A DB/PG

RESIDENTIAL LOT TREES CHART

LOT SIZE	# OF LOTS	REQUIREMENTS
< 10,000 S.F.	26	1 FRONT YARD, 1 REAR YARD TREE REQUIRED
10,000 - 15,000 S.F.	28	1 FRONT YARD, 2 REAR YARD TREES REQUIRED
15,001 - 20,000 S.F.	0	2 FRONT YARD, 2 REAR YARD TREES REQUIRED
> 20,000 S.F.	0	3 FRONT YARD, 3 REAR YARD TREES REQUIRED

BLOCK LENGTH TABLE

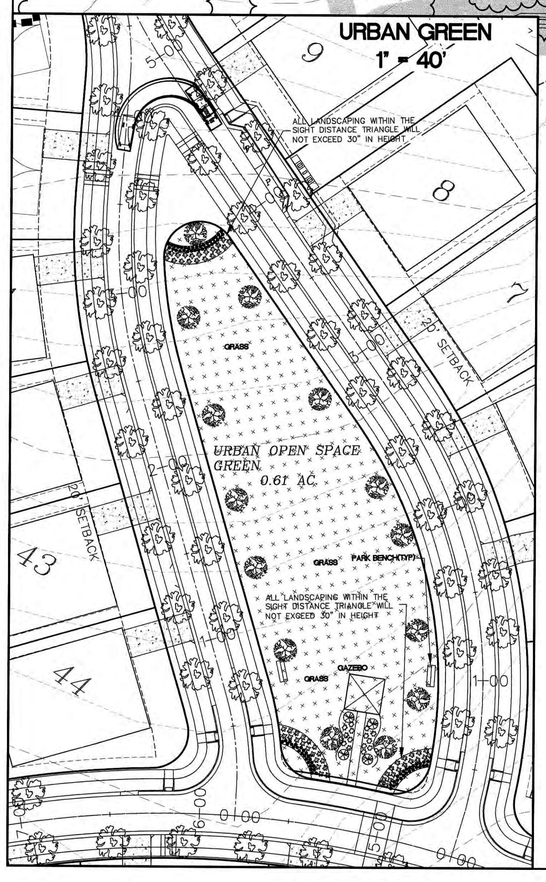
BLOCK	LENGTH (FT)
A	467
B	308
C	181
D	551
E	479
F	349
G	943

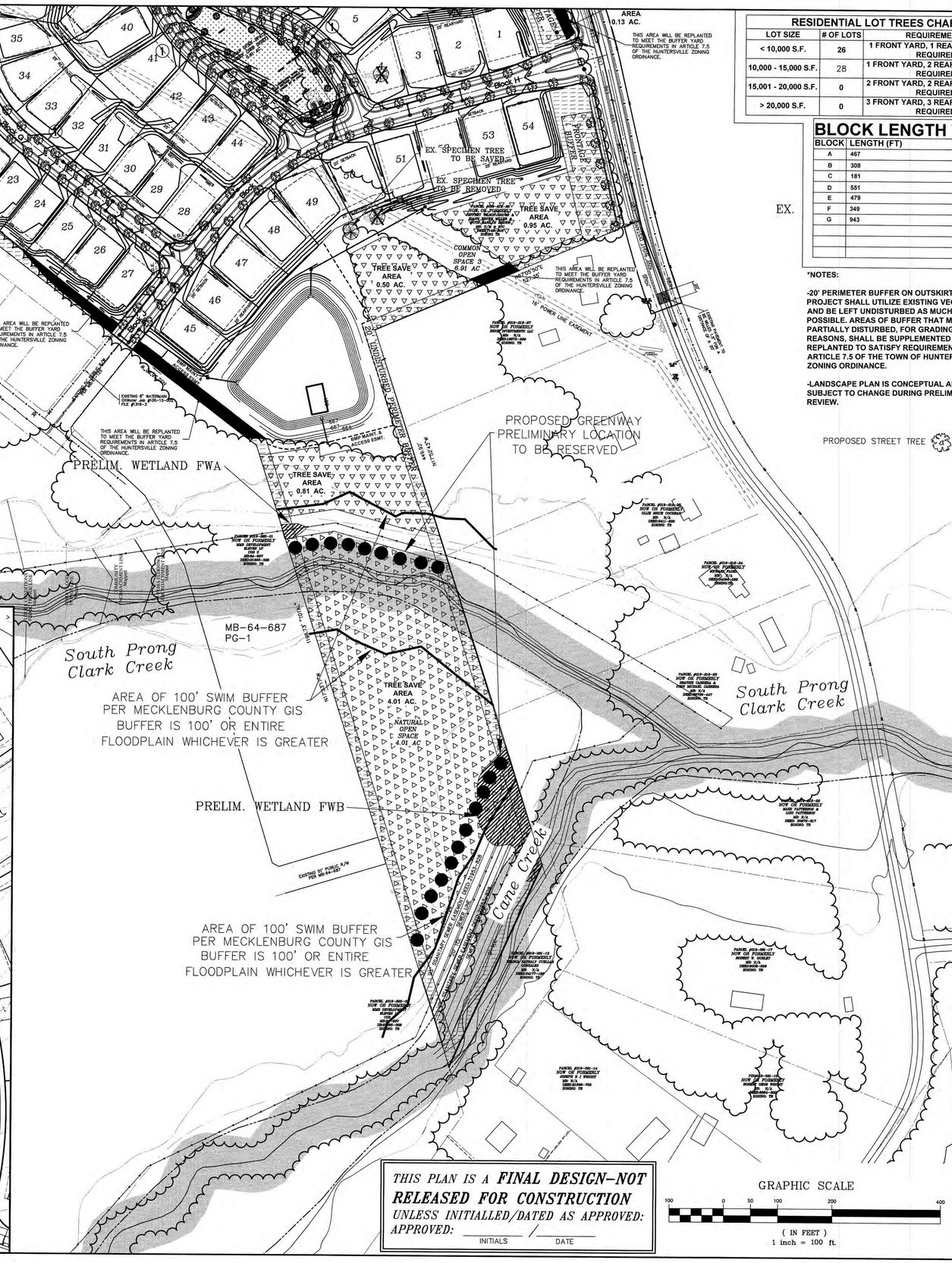
***NOTES:**

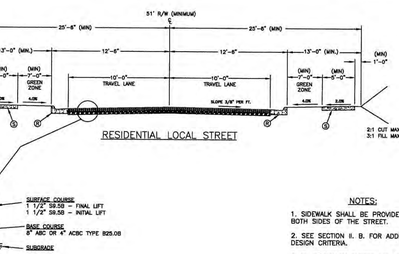
-20' PERIMETER BUFFER ON OUTSKIRTS OF PROJECT SHALL UTILIZE EXISTING VEGETATION AND BE LEFT UNDISTURBED AS MUCH AS POSSIBLE. AREAS OF BUFFER THAT MAY BE PARTIALLY DISTURBED, FOR GRADING OR OTHER REASONS, SHALL BE SUPPLEMENTED OR REPLANTED TO SATISFY REQUIREMENTS OF ARTICLE 7.5 OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE.

-LANDSCAPE PLAN IS CONCEPTUAL AND IS SUBJECT TO CHANGE DURING PRELIMINARY PLAN REVIEW.

PROPOSED STREET TREE





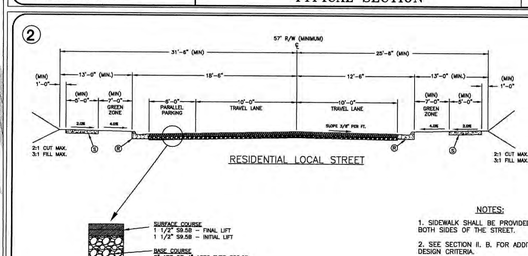


NOT TO SCALE

Town of Huntersville NORTH CAROLINA STANDARD DRAWING

RESIDENTIAL LOCAL STREET
NO ON STREET PARKING
TYPICAL SECTION

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



NOT TO SCALE

Town of Huntersville NORTH CAROLINA STANDARD DRAWING

RESIDENTIAL LOCAL STREET
PARKING ON ONE SIDE OF STREET
TYPICAL SECTION

REV. DATE 10/01/15
STD. NO. 200.2

*THIS PLAN IS A **FINAL DESIGN–NOT RELEASED FOR CONSTRUCTION***
UNLESS INITIALLED/DATED AS APPROVED:
APPROVED: _____ / _____
INITIALS DATE

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

NO.	DATE	REVISION	BY
4	7/14/21	PER HUNTERSVILLE COMMENTS	WKD
3	06/14/21	REVISED PER HUNTERSVILLE COMMENTS	WKD
2	05/04/21	REVISED PER HUNTERSVILLE COMMENTS	WKD
1	03/24/21	REVISED FOR REDUCED PROJECT LIMITS	WKD

SHEET TITLE
LANDSCAPE PLAN AND BLOCK LENGTH/DETAIL PLAN #2

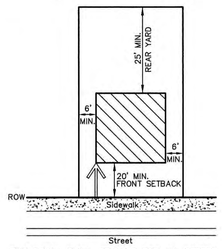
PROJECT
MILLER/BROWN SUBDIVISION
TOWN OF HUNTERSVILLE, MECK. CO., N.C.
FOR: BOWMAN DEVELOPMENT GROUP

PROJECT NO.
SCALE 1"=100'
DATE 01/22/21
DRAWN BY JLD
CHECKED BY VGK
DRAWING NO. 278-50
SHT 10 OF 12 SHTS

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 17637 VINCENT G. KEENE 7/18/21

YARBROUGH-WILLIAMS & HOULE, INC.
Planning ○ Surveying ○ Engineering
(physical) 730 Windsor Oak Court Charlotte, North Carolina, 28273 704.556.1990
(mailing) P.O. Box 1198 Pineville, North Carolina, 28134 704.556.0505(fax)
NC Corporate Registration #C-0475

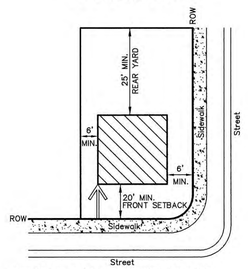
TYPICAL INTERIOR LOT



THIS DETAIL SHALL BE USED FOR ALL STREET CROSS SECTION AND LOT SIZES.

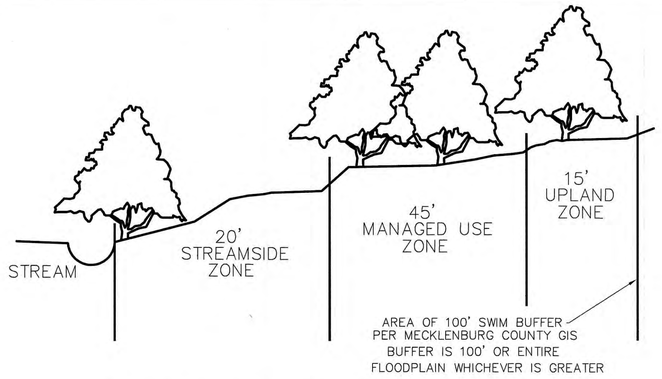
60' Lot Width or less, Driveway Min. 14', Max. 14'
Over 60' Lot Width , Driveway Min. 14', Max. 20'
All Driveways are 22' to 23' from the Street R/W to the house.

TYPICAL CORNER LOT



THIS DETAIL SHALL BE USED FOR ALL STREET CROSS SECTION AND LOT SIZES.

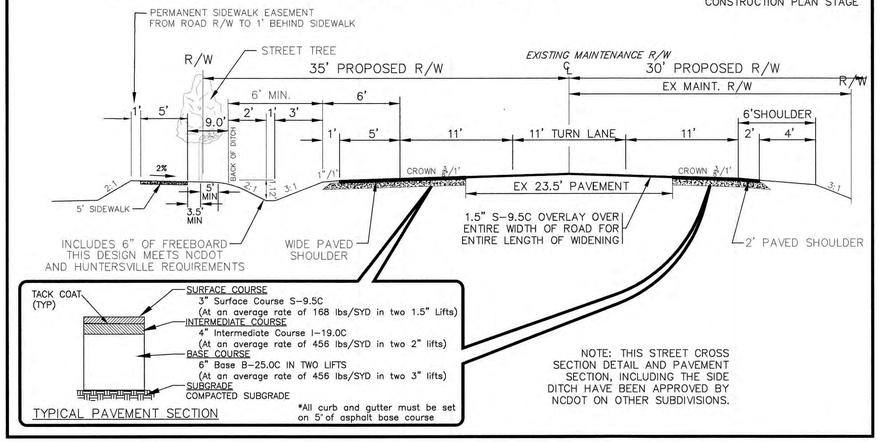
60' Lot Width or less, Driveway Min. 14', Max. 14'
Over 60' Lot Width , Driveway Min. 14', Max. 20'
All Driveways are 22' to 23' from the Street R/W to the house.



100' POST CONSTRUCTION BUFFER ZONE

ASBURY CHAPEL ROAD SR #2442

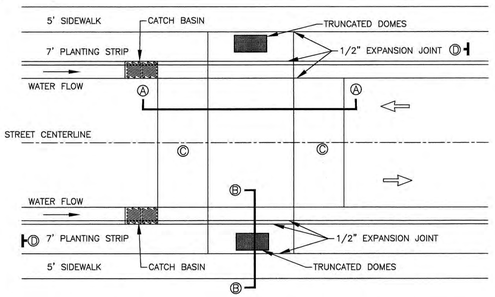
THIS PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE DURING CONSTRUCTION PLAN STAGE



TYPICAL PAVEMENT SECTION

*All curb and gutter must be set on 5" of asphalt base course

NOTE: THIS STREET CROSS SECTION DETAIL AND PAVEMENT SECTION, INCLUDING THE SIDE DITCH HAVE BEEN APPROVED BY NCDOT ON OTHER SUBDIVISIONS.

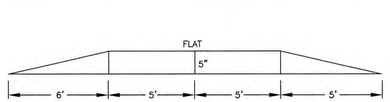


Ⓒ YELLOW/YELLOW RAISED PVMT. MARKER 1' O.C. SEE NCDOT STD. #1250.01.

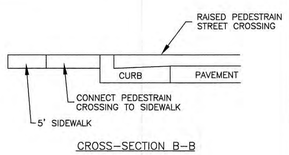
Ⓓ YELLOW/BLACK PEDESTRIAN CROSSING W11-2 30"X 30"

NOTES:

1. CROSSOVER TO BE TYPE I-2 ASPHALTIC CONCRETE. PER NCDOT STD. SPECS (SECT. 610 & 645)
2. ASPHALT PLANT MIX SHALL BE COMPACTED TO A DENSITY OF AT LEAST 94%.
3. CROSSOVER TO BE TIED TO SIDEWALK.



CROSS-SECTION A-A



CROSS-SECTION B-B

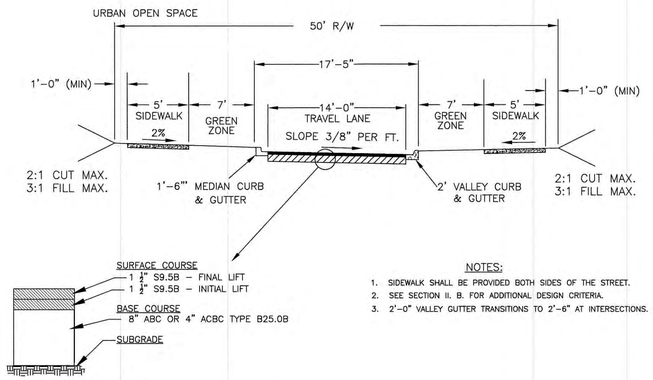
RAISED PEDESTRAIN STREET CROSSING

NOT TO SCALE

Ⓓ



Sign image from the Manual of Traffic Signs <http://mutcd.fhwa.dot.gov>
This sign image copyright Richard C. Moeur. All rights reserved



TYPICAL PAVEMENT SECTION

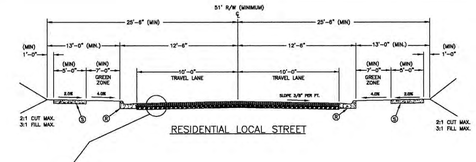
NOTES:

1. SIDEWALK SHALL BE PROVIDED BOTH SIDES OF THE STREET.
2. SEE SECTION II. B. FOR ADDITIONAL DESIGN CRITERIA.
3. 2'-0" VALLEY GUTTER TRANSITIONS TO 2'-6" AT INTERSECTIONS.

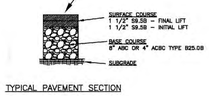
ONE WAY TYPICAL SECTION

NOT TO SCALE

①



RESIDENTIAL LOCAL STREET



TYPICAL PAVEMENT SECTION

KEY

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

NOTES:

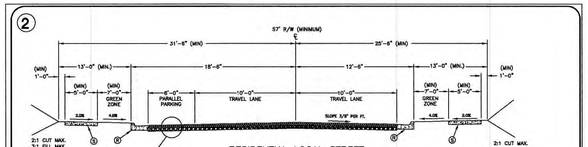
1. SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET.
2. SEE SECTION II. B. FOR ADDITIONAL DESIGN CRITERIA.
3. 2'-0" VALLEY GUTTER MAY BE SUBSTITUTED FOR 2'-6" CURB AND GUTTER. THIS REDUCES THE MINIMUM RIGHT-OF-WAY BY ONE FOOT.

NOT TO SCALE

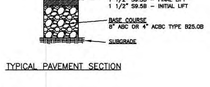
Town of Huntersville NORTH CAROLINA STANDARD DRAWING	RESIDENTIAL LOCAL STREET NO ON STREET PARKING TYPICAL SECTION	REV. DATE 10/01/15 STD. NO. 200.3

CROSS SECTION #1 TO BE USE FOR ROOSEVELT GROVE DR.

②



RESIDENTIAL LOCAL STREET



TYPICAL PAVEMENT SECTION

KEY

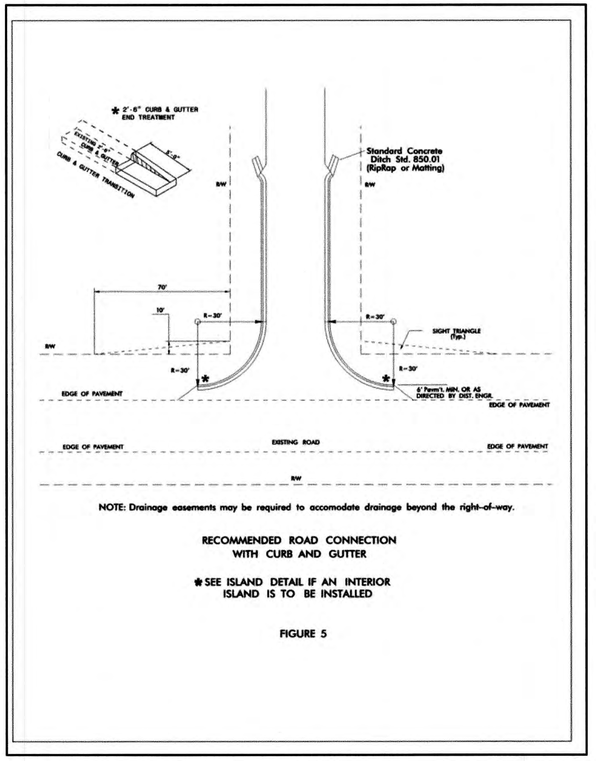
Ⓡ 2'-6" STD. CURB AND GUTTER
Ⓢ 4" CONCRETE SIDEWALK

NOTES:

1. SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET.
2. SEE SECTION II. B. FOR ADDITIONAL DESIGN CRITERIA.
3. 2'-0" VALLEY GUTTER MAY BE SUBSTITUTED FOR 2'-6" CURB AND GUTTER ON THE SIDE OF THE STREET WITHOUT PARALLEL PARKING. THIS REDUCES THE MINIMUM RIGHT-OF-WAY BY SIX INCHES. 2'-0" VALLEY GUTTER MAY NOT BE SUBSTITUTED FOR 2'-6" CURB AND GUTTER ON THE SIDE OF THE STREET WITH PARALLEL PARKING.
4. REFER TO STANDARD DRAWING 285.1 FOR PARALLEL PARKING LAYOUT.

NOT TO SCALE

Town of Huntersville NORTH CAROLINA STANDARD DRAWING	RESIDENTIAL LOCAL STREET PARKING ON ONE SIDE OF STREET TYPICAL SECTION	REV. DATE 10/01/15 STD. NO. 200.2



NOTE: Drainage easements may be required to accomodate drainage beyond the right-of-way.

RECOMMENDED ROAD CONNECTION WITH CURB AND GUTTER

★SEE ISLAND DETAIL IF AN INTERIOR ISLAND IS TO BE INSTALLED

FIGURE 5

THIS PLAN IS A ***FINAL DESIGN-NOT RELEASED FOR CONSTRUCTION***
UNLESS INITIALLED/DATED AS APPROVED:
APPROVED: _____ / _____ INITIALS DATE

NO.	DATE	REVISION	BY
4	07/14/21	PER HUNTERSVILLE COMMENTS	WKD
3	06/14/21	REVISED PER HUNTERSVILLE COMMENTS	WKD
2	05/04/21	REVISED PER HUNTERSVILLE COMMENTS	WKD
1	03/24/21	HUNTERSVILLE-CONCORD RD. DETAIL AND CUL-DE-SAC DETAIL REMOVED	WKD

SHEET TITLE

DETAIL SHEET

PROJECT

MILLER/BROWN SUBDIVISION
TOWN OF HUNTERSVILLE, MECK. CO., N.C.
FOR: BOWMAN DEVELOPMENT GROUP

NORTH CAROLINA PROFESSIONAL ENGINEER VINCENT G. HESNE 37637
7/8/21

YARBROUGH-WILLIAMS & HOULE, INC.
Planning ○ Surveying ○ Engineering
(physical) 730 Windsor Oak Court Charlotte, North Carolina, 28273 704.556.1990
(mailing) P.O. Box 1196 Pineville, North Carolina, 28134 704.556.0500(fax)
NC Corporate Registration #C-0475

PROJECT NO.
SCALE NA
DATE 01/22/21
DRAWN BY WKD
CHECKED BY VGK
DRAWING NO. 278-09
SHT 11 OF 12 SHTS

LEGEND

- TOTAL OVERLAY: 29,261 sf
- ADDITIONAL PAVEMENT: 12,457 sf
- MILL SECTION: 800 sf

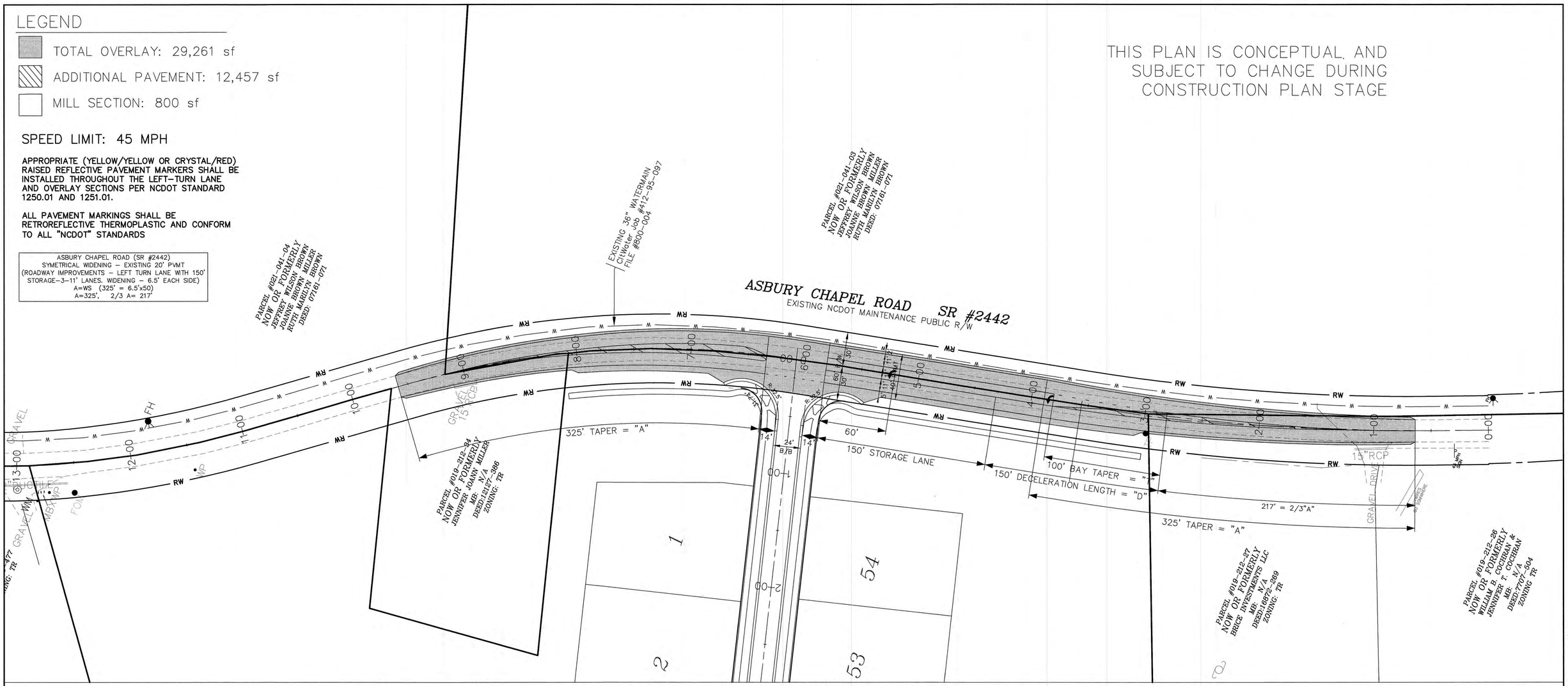
SPEED LIMIT: 45 MPH

APPROPRIATE (YELLOW/YELLOW OR CRYSTAL/RED) RAISED REFLECTIVE PAVEMENT MARKERS SHALL BE INSTALLED THROUGHOUT THE LEFT-TURN LANE AND OVERLAY SECTIONS PER NCDOT STANDARD 1250.01 AND 1251.01.

ALL PAVEMENT MARKINGS SHALL BE RETROREFLECTIVE THERMOPLASTIC AND CONFORM TO ALL "NCDOT" STANDARDS

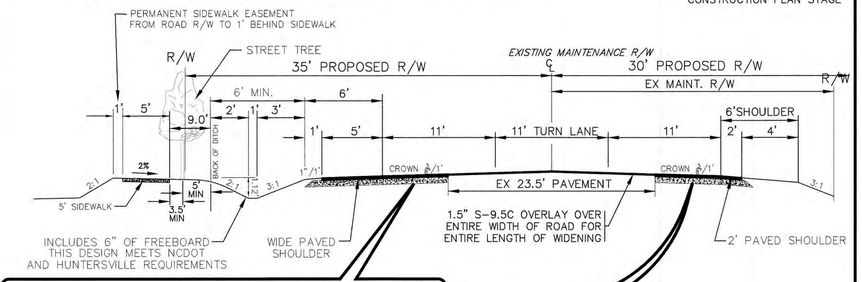
ASBURY CHAPEL ROAD (SR #2442)
SYMETRICAL WIDENING - EXISTING 20' PVMT
(ROADWAY IMPROVEMENTS - LEFT TURN LANE WITH 150' STORAGE-3-11' LANES. WIDENING - 6.5' EACH SIDE)
A=WS (325' = 6.5'x50)
A=325', 2/3 A= 217'

THIS PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE DURING CONSTRUCTION PLAN STAGE



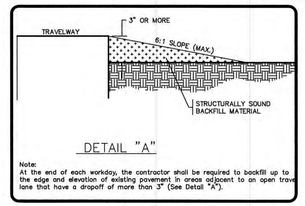
ASBURY CHAPEL ROAD SR #2442

THIS PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE DURING CONSTRUCTION PLAN STAGE



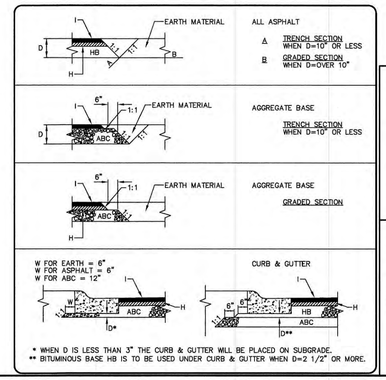
TYPICAL PAVEMENT SECTION

NOTE: THIS STREET CROSS SECTION DETAIL AND PAVEMENT SECTION, INCLUDING THE SIDE DITCH HAVE BEEN APPROVED BY NCDOT ON OTHER SUBDIVISIONS.



DETAIL "A"

Note:
At the end of each workday, the contractor shall be required to backfill up to the edge and elevation of existing pavement in areas adjacent to an open travel lane that have a dropoff of more than 3" (See Detail "A").



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

THIS PLAN IS A ***FINAL DESIGN-NOT RELEASED FOR CONSTRUCTION***
UNLESS INITIALLED/DATED AS APPROVED:
APPROVED: _____ / _____
INITIALS DATE

NO.	DATE	REVISION	BY
2	07/14/21	REVISED PER HUNTERSVILLE COMMENTS	WKD
1	05/12/21	PER HUNTERSVILLE COMMENTS	WKD

SHEET TITLE
ASBURY CHAPEL ROAD SR #2442
ROADWAY IMPROVEMENT

PROJECT
BROWN SUBDIVISION
TOWN OF HUNTERSVILLE, MECK. CO., N.C.
FOR: BOWMAN DEVELOPMENT GROUP

PROJECT NO.
SCALE 1"=40'
DATE 11/24/20
DRAWN BY BTC
CHECKED BY VGK
DRAWING NO. 278-48

NORTH CAROLINA PROFESSIONAL SEAL 17637 ENGINEER VINCENT G. KESNE
7/15/21

YARBROUGH-WILLIAMS & HOULE, INC.
Planning ○ Surveying ○ Engineering
(address) 730 Windsor Oak Court Charlotte, North Carolina, 28273 704.556.1990
(mailing) P.O. Box 1198 Pineville, North Carolina, 28134 704.556.0555(fax)
NC Corporate Registration #C-0475

SHT 12 OF 12 SHTS

Brown Property Neighborhood Meeting - May 20th, 2021 6:00pm

David Peete Planning Department

Nick Walsh Town Commissioner

Pam Boileau Land Owner Representative

- We waited until 6:15 to begin the meeting

- Nate showed the plan and walked through what we are proposing

- David Peete added that we are still working on solution for traffic calming on the road that connects from existing Mirabella stub street our to Asbury Chapel Rd.

- There were no other questions or comments and the meeting ended at 6:20

Town of Huntersville
Town Board
August 16, 2021

To: Town Board

From: Gabriela Gresely-Zaravelis

Date: August 16, 2021

Subject: Revisions to the Town of Huntersville Personnel Policy

---

EXPLAIN REQUEST:
The attached revisions to specific sections of the Town of Huntersville Personnel Policy include both clarifications to existing policies to better align with current practices and addition of new policies intended to provide additional information for employees regarding Town benefits. A summary of the updates and proposed new section language is attached.

ACTION RECOMMENDED:
Consider approving revisions to the Town of Huntersville Personnel Policy.

FINANCIAL IMPLICATIONS:
Potential future budget impact based on number of particapting employees.

ATTACHMENTS:
1. Summary of Policy Changes 08162021
2. Proposed Personnel Policy Updates 08162021

Summary of Changes to the TOH Personnel Policy for 8/16/2021 BOC Meeting

Changes to the policy were made to incorporate temporary policies that were adopted to provide flexibility during COVID-19, clarify existing policies, and update employee benefit policies.

Article III. Compensation and Classification Plans

- Add availability of work from home on a non-routine or sporadic basis
- Add availability of flextime schedule

Article V. Work Expectations

- Update meal break to comply with Fair Labor Standards Act
- Align Inclement Weather to Work Period sections related to use of telework

Article VII. Employee Benefits

- Add Tuition Assistance Program for all employees

Article VIII. Leave Policies

- Minor languages to clarify policy related to substitute holidays, vacation accrual and use, align sick time notification with Attendance section
- Remove requirement for 2 week notice to pay out vacation leave
- Add allowance to sick policy for contagious disease exposure and advisories/quarantines
- Add Disability Leave Section for treatment of workers comp, short and long term disability
- Combine Personal and Medical leaves of absence sections into one to clarify use of leave requirements and benefit continuation
- Clarify current practices related to military leave and supplemental pay
- Revise shared leave section to include covered events and eligibility timeframe
- Condense FMLA Addendum for clarity

ARTICLE III. COMPENSATION AND CLASSIFICATION PLANS

SECTION 7. WORK PERIOD

For payroll purposes, the work period is defined as seven consecutive days running from Monday at 12:00 AM to Sunday at 11:59 PM. Public Safety employees have a work period of 28 days. Specific work schedules may vary depending on position and department requirements. From time-to-time, it may be necessary to change employee work schedules to meet the needs of the Town. Employee cooperation with any such changes is both expected and appreciated. The Town will give employees as much advance notice as possible of any changes in work schedule.

Alternate work schedules may be considered with the approval of the Department Director where impact to business operations will be maintained or improved. The alternate work schedule options include a regular flextime schedule and non-routine telecommuting. Flextime schedules allow employees to work outside the core business hours of the department, while maintaining expected internal and external customer service needs. Telecommuting allows certain qualified employees to work offsite while maintaining access to necessary work equipment. Telecommuting will only be authorized for qualified employees on a non-routine or sporadic basis to meet the needs of the Town. This may include time during inclement weather events. Flextime and telecommuting is not guaranteed and approval may be withdrawn as work conditions and expectations change.

ARTICLE V. WORK EXPECTATIONS

SECTION 1. REST BREAKS AND MEAL PERIODS

Employees will be provided with rest breaks and/or meal periods to the extent required and in accordance with applicable law and departmental practice. Meal periods are intended to allow employees to be completely relieved of work. Meal periods of 30 minutes or more are not considered work time.

SECTION 13. INCLEMENT WEATHER/CATASTROPHE

The Town will provide service to customers on a regular and continuous basis. During periods of severe weather or other catastrophic circumstances, it is even more important that members of the Town staff are available to provide the services of good government to the community. The Town is also concerned about the safety of its employees during such weather events and will balance the business needs of the Town and the concern for employee safety.

Absent the direction of the Town Manager, the government of Huntersville does not close. The Town Manager has the authority to close Town Operations for non-emergency personnel for the entire workday or portion of the workday at his/her discretion. Regardless of whether Town offices are open or closed, in the case of inclement weather each employee must make a personal decision regarding safety traveling to and from the workplace.

Employees unable to report to work for the day, unable to arrive at the normal scheduled start time, or needing to leave work early due to inclement weather when there is no Town closing or delayed opening must notify their supervisor and use normal department call-in and advance approval procedures. Employees may use vacation leave or accrued compensatory time for time not worked if they are not able and authorized to telecommute

When Town offices are closed or hours shortened due to severe inclement weather, all employees with the exception of emergency personnel (to be determined by the department, by event) will be excused from work and will be paid their regular rate, unless they are able and authorized to telecommute. Emergency personnel will be expected to report according to their normal schedule since this is considered an essential function of their jobs.

Anytime inclement weather occurs during a period when the employee is at work, the Department Director, with the advice and consent of the Town Manager, may relieve certain non-emergency employees from their duties and allow them to leave the workplace. This will not usually apply to law enforcement and maintenance employees whose services are required, particularly during inclement weather events. These employees are considered emergency personnel as well as others who may be designated as such by the Department Director with the approval of the Town Manager. If the Town Manager authorizes early release for certain employees, the employees shall not be required to utilize any earned leave time and will be compensated fully as if they were working their regular duties for the day.

The Town Manager shall have the authority to adjust the provisions of this Policy, as the Manager deems appropriate in light of the conditions then existing.

Violations of this policy may result in disciplinary action up to and including termination. Any employee appeals will follow the normal policy provisions.

ARTICLE VII: EMPLOYEE BENEFITS

TUITION ASSISTANCE PROGRAM

Full-time employees who have completed their initial probationary period may apply for tuition reimbursement for courses taken on their own time, which will improve their skills for their current job or prepare them for other opportunities within the Town. Tuition, registration fees, laboratory fees, and books are eligible expenses. Employees may be reimbursed for up to $2,000 per fiscal year of eligible expenses, subject to availability of funds. Proof of satisfactory completion of the courses will be required for reimbursement, based on criteria outlined on the tuition assistance form.

Tuition assistance requests must be submitted prior to course registration and approved by the Department Director. Coursework must be completed at an accredited education institution recognized by the US Department of Education or the Council for Higher Education Accreditation. Reimbursement must include receipt noting reimbursable items and requested within 60 days of completion of the course(s).

The town expects continued employment of the employee for a minimum period of two years from the date of course(s) completion. In the event the employee leaves employment prior to the end of the two year period, the employee will owe back 100% of the amount receive if they leave within 1 year or 50% if they leave within 2 years of reimbursement.

Upon completion of the course(s), employees shall submit a request for reimbursement, including proof of satisfactory completion of the course(s), to the Department Head who shall in turn forward to Human Resources for inclusion in the employee's personnel file along with the original request for tuition assistance.

ARTICLE VIII. LEAVE POLICIES

SECTION 1. HOLIDAYS

The Town currently recognizes the following paid holidays for full-time regular employees:

New Year's Day
Martin Luther King Day
Good Friday
Memorial Day
Independence Day
Labor Day
Veterans' Day
Thanksgiving
Day After Thanksgiving
Christmas (3 workdays)

The Town will follow the holiday schedule of the Office of State Human Resources with regard to the date on which each holiday, which falls on a Saturday or Sunday, will be observed. When holidays fall or are recognized on a regular workday, all regular, full-time employees will receive compensation at their regular rate of pay for each of these holidays. Employees working a 40-hour work week will receive compensation for 8 hours, Public Safety personnel will receive 12 hours or pay in proportion to their normal hours worked. Employees on unpaid leaves of absence are not eligible for holiday pay unless they are on qualified FMLA leave. Regular holidays, which occur during a vacation, sick or other leave period shall not be considered as vacation, sick or other leave.

Non-exempt employees who are required to work on one of the holidays specified above will receive an additional day's pay at their regular rate or be granted another day off as a substitute for the holiday worked, as determined by their department director.

SECTION 2. VACATIONS

Vacation Eligibility Paid vacation leave is available to full-time regular employees. New hires will earn vacation and sick leave for the month if their hire date is from the 1st to the 15th. If their hire date is on the 16th through the end of the month, their accrual will begin the following month.

Vacation Accrual Full-time employees accrue paid vacation time at the rate of 6.67 hours per month. Public Safety personnel working 12-hour shifts accrue vacation pay at the rate of 7 hours per month. Public Safety personnel who do not work 12 hour shifts accrue vacation pay in proportion to their hours worked. In addition, each employee shall receive a credit of 4 hours of vacation per year worked on their anniversary date each year. Vacation leave may be taken as accrued with the approval of the supervisor. Vacation leave may not be advanced. Employees on unpaid leaves of absence are not eligible to accrue vacation unless they are on qualified FMLA leave. The Town Manager is authorized to grant vacation time to new employees if such grant is made in conjunction with an offer of employment.

Employees may accrue vacation time pro-rata as they work up to 240 hours. In the event any employee has a vacation accrual in excess of 240 hours as of December 31 of a calendar year, the employee shall only be allowed to carry forward 240 hours to the next calendar year and any excess vacation accrual shall be transferred to sick leave.

Vacation Scheduling Employees may take vacation as it is accrued with the approval of the supervisor. The Town will not advance vacation leave. As long as vacation absences do not interfere with the efficient operation of the Town, employees may schedule vacation for any time by mutual agreement with their supervisor. Employees are cautioned not to retain excess accumulation of vacation until late in the calendar year. If an employee has excess leave accumulation during the latter part of the year and is unable to take leave because of staffing demands, the employee shall receive no special consideration either in having vacation scheduled or in receiving any exception to the maximum accumulation rules.

Vacation Payout Vacation is paid at the employee's regular rate of pay at the time of absence for the number of hours the employee otherwise would have worked on that day. Employees who separate from service shall be paid accrued vacation, up to 240 hours. The designated beneficiary of an employee who dies while employed by the Town shall be entitled to payment for all of the accumulated vacation leave credited to the employee's account, not to exceed a maximum of 240 hours.

Vacation and Holidays If a Town-recognized holiday falls during a scheduled vacation, the holiday time off will not be charged against the employee's accrued vacation time.

Checking Voicemail and E-Mail The Town strongly believes employees should devote their vacation time to rest and relaxation. Doing so allows employees the time to recharge and generally makes for a more productive workforce. Accordingly, employees who are on vacation are not expected to check their voice mail or e-mail when away from the workplace

SECTION 3. PAID SICK DAYS

All full-time regular employees will be eligible for paid sick days. Full-time employees accrue sick leave at the rate of 8 hours per month. Public Safety personnel working 12-hour shifts accrue sick leave at the rate of 8.4 hours per month. Public Safety personnel who do not work 12 hour shifts accrue sick leave in proportion to their hours worked. Sick leave may be taken as accrued with the approval of the supervisor. Sick leave may not be advanced. Employees on unpaid leaves of absence are not eligible to accrue sick leave unless they are on qualified FMLA leave.

Sick leave is a privilege granted for the benefit of an employee. Sick leave may be used for the employee's own illness, medical or dental examinations or treatment, to attend to the illness of or medical or dental appointments of their spouse, child, parent, or for any other reason allowed by this policy or required by applicable law. Sick leave may also be used to meet contagious disease exposure and/or quarantine advisories issued by the local, state or national health agencies. Sick leave may also be used during the period of temporary disability in the case of an illness or injury covered by Worker's Compensation or any other Disability Leave.

Notification of the desire to take sick leave should be submitted to the employee's supervisor prior to the leave, when possible, but no later than 2 hours prior to the beginning of their scheduled work day. Eligible employees will receive payment for sick time at their normal base rate of pay.

An employee may be required to present a certificate from their medical practitioner stating the time off was necessitated by illness, injury, appointment etc. and (if applicable) releasing the employee to return to work, and setting forth any restrictions or limitations on their ability to perform their job, to the extent permitted by applicable law. If employees use sick days to attend to the illness or appointments of their spouse, child, or parent, they may be required to present a certificate from that person's medical practitioner stating leave was necessitated by their child, parent, or spouse's illness/appointment, to the extent permitted by applicable law.

There is no maximum accrual of sick leave. Sick leave may be used as credit for service under the NCLGERS to the extent allowed by NCLGERS; however, no sick leave will be paid out upon separation of employment.

Transferred sick leave The Town will allow an employee who has previously been employed by a State or Local Government entity within the State of North Carolina to transfer accrued sick leave to the Town.

Returning Employees Employees whose employment with the Town was separated, and who return to employment with the Town within one (1) year from their date of separation, may reinstate their accumulated, unused sick leave balance at the time of their original separation from the Town, provided that such sick leave balance was not transferred to another employer.

SECTION 4. DISABILITY LEAVE

An employee who is out on leave as a result of a non-occupational health condition or injury and receiving short term disability or long term disability payments may use paid leave to supplement disability pay and cover employee deductions. An employee who is out on leave as a result of a work related injury or illness and receiving Workers Compensation wages may use paid leave to supplement disability pay.

The amount of leave combined with the disability payment cannot exceed 100% of the employee's regular gross pay. Disability leaves run concurrently with Family Medical Leave (FMLA). Prior to returning from disability leave, an employee must submit a return to work note from their healthcare provider noting whether they can return with or without restrictions.

SECTION 5. LEAVE OF ABSENCE

A leave of absence may be granted to employees for a leave that is not otherwise covered by the Town. Leaves of absence may be requested for reasons of personal sickness or disability; sickness or disability of immediate family members; continuation of education; special work that will permit the Town to benefit by the experience gained or the work performed; or for other reasons approved by the Town Manager.

A written request for a personal leave of absence must be presented to the Town Manager at least 3 weeks before the leave is to begin, stating the reason and the length of time for the leave

of absence request. Requests will be considered based on the compelling nature of the reason given, the length of time requested, the Town's business requirements, the employee's length of service and performance record.

Extensions may be considered on a case-by-case basis if a written request is submitted and approved in writing by the Town Manager.

Leaves granted for disability or sickness must include a certification from the employee's healthcare provider stating the date on which the condition began, the probable duration of the leave, a statement the employee is unable to work at all or are unable to perform one or more of the essential functions of their position with or without reasonable accommodation, and the expected date of return to work. The employee may also be required to submit a medical certification from their healthcare provider establishing their continuing need for leave to Human Resources every 30 days during their leave.

An employee must use any accrued paid time off, including vacation, compensatory, and sick time, during a leave under this policy unless otherwise approved by the Town Manager. The substitution of paid leave for unpaid leave will not extend the maximum duration of leave. Employees must notify Human Resources two (2) weeks prior to their return and may be required to provide medical certification prior to their return. Upon returning to work after being on a leave of absence, the employee shall be entitled to return to the same position held at the time leave was granted or to one of like classification, seniority and pay to the extent such position is available. Employees should notify the Town immediately if they will not return to work. Failure to report to work at the expiration of a leave of absence shall be considered a resignation.

Insurance and Benefits Employees cease to earn or accrue vacation and sick leave credits on the date a leave of absence begins. NCLGERS credible service stops accruing when on unpaid leave. Employees will be eligible to continue employer and employee paid benefits under the Town's benefits programs, unless plan provisions state otherwise. The employee will bear the cost of such benefits (employer and employee portions) when leave extends beyond 30 days. Arrangements to continue benefits must be made with Human Resources in advance. The Town's obligation to maintain health care coverage ceases if an employee's premium payment is more than 30 days late. If an employee's payment is more than 15 days late, the Town will notify the employee that coverage will be dropped on a specified date unless the payment is received before that date.

Holidays If a holiday falls within the period an employee is on a leave of absence, the employee will not receive holiday pay.

Other Work If an employee has been granted a leave of absence, they may not accept other work during such leave without prior written approval of the Town Manager.

SECTION 6. FAMILY AND MEDICAL LEAVE

The Town's Family and Medical Leave Policy is attached as Addendum A. Please note that FMLA eligible leave runs concurrently with all other applicable leave under this Policy except as specifically prohibited by law. This includes paid leaves such as worker's compensation leave, sick leave, and short and long-term disability.

SECTION 10. MILITARY LEAVE

In accordance the Uniformed Services Employment and Reemployment Rights Act, employees who are members of a United States Armed Forces Reserve or National Guard organization are eligible for military leave for absences to perform military duty, whether voluntary or involuntary. Absences to perform any military duty (including active duty, active duty training, and inactive duty training as prescribed by law) are covered by this Policy, unless the employee reaches the five-year maximum of military leave.

Employees should present their supervisor with a copy of their service papers as soon as possible in advance of duty. The Town supports supplemental/differential pay for employees making less in their military pay than Town pay. Employees must provide documentation of their military pay each time they receive a change in pay or annually, whichever comes first. If an employee receives more than their normal Town pay while on military leave, any excess contributions by the Town must be repaid.

During a military leave of absence, an employee's length of service accumulates, and benefits will continue as required by applicable law. Provided an employee's absence does not exceed applicable statutory limitations, employees on military leave will retain reemployment rights and accrue seniority and benefits in accordance with applicable Federal and State laws.

SECTION 14. SHARED LEAVE

On occasions when employees have exhausted all available paid leave and have an event that requires an employee to be placed on leave without pay, the shared leave policy allows one employee to assist another. An event includes an injury or illness of the employee or immediate family member (parent, child, spouse) that requires an employee's absence to care for themselves or their family member. To qualify to receive shared leave, an employee must have been employed with the Town for at least six months. Shared leave will run concurrently with an approved leave of absence.

A request to receive shared leave must be made to Human Resources. The Town utilizes a "Blind" Shared Leave Policy. After review by Human Resources and approval by the Town Manager, Human Resources will notify other employees that there has been a request for shared leave. Employees desiring to contribute to shared leave may transfer vacation leave in two (2) hour increments. Shared leave will be applied weekly to the affected employees' payroll as needed and available. Employees receiving shared leave will not be able to bank unused, donated leave. Employees receiving disability benefits (such as workers compensation or short or long-term disability) will not be eligible for donated leave that causes them to exceed 100% of their gross pay.

ADDENDUM A

FAMILY AND MEDICAL LEAVE ("FMLA") POLICY

This policy provides basic information concerning FMLA entitlements and obligations for Town employees.

I. Employees Eligible for FMLA Leave

FMLA leave is available to "eligible employees." To be eligible, an employee must: (1) have been employed by the Town for at least 12 months (which need not be consecutive); (2) have worked for the Town for at least 1,250 hours of service during the 12-month period immediately preceding the commencement of the leave; and (3) be employed at a worksite where 50 or more employees are located within 75 miles of the worksite.

II. Basic FMLA Leave Entitlement

The FMLA provides eligible employees up to 12 workweeks of unpaid leave for certain family and medical reasons during a 12-month period. The 12-month period is determined on rolling 12-month basis measured backward from the initial date the employee uses FMLA leave. Leave may be taken for any one, or for a combination, of the following reasons:

- To care for the employee's child after birth, or placement for adoption or foster care;
- To care for the employee's spouse, son, daughter or parent (but not in-law) who has a serious health condition;
- For the employee's own serious health condition (including any period of incapacity due to pregnancy, prenatal medical care or childbirth) that makes the employee unable to perform one or more of the essential functions of the employee's job; and/or
- Because of any qualifying exigency arising out of the fact that an employee's spouse, son, daughter or parent is a military member on covered active duty or call to covered active duty status (or has been notified of an impending call or order to covered active duty) in the National Guard or Reserves, or the Armed Forces for deployment to a foreign country in support of a contingency operation.

Entitlement to FMLA leave for the birth of an employee's child expires at the end of the 12-month period beginning on the date of the birth.

When spouses are both employed by the Town and eligible for FMLA leave, they will be limited to a combined total of 12 weeks of leave during any 12-month period if the leave is taken for the birth of the employee's child or to care for the child after birth, for the placement of a child with the employee for adoption of foster care or to care for the child after placement, or to care for the employee's parent with a serious health condition.

A **"serious health condition"** is an illness, injury, impairment, or physical or mental condition that involves either an overnight stay in a medical care facility, or continuing treatment by a health care provider for a condition that either prevents the employee from performing the functions of the employee's job, or prevents the qualified family member from participating in

school or other daily activities. Subject to certain conditions, the continuing treatment requirement may be met by a period of incapacity of more than 3 consecutive calendar days combined with at least two visits to a health care provider or one visit and a regimen of continuing treatment, or incapacity due to pregnancy, or incapacity due to a chronic condition. Other conditions may meet the definition of continuing treatment.

Qualifying exigencies may include attending certain military events, arranging for alternative childcare, addressing certain financial and legal arrangements, attending certain counseling sessions, caring for the parents of the military member on covered active duty and attending post-deployment reintegration briefings.

A. Military Caregiver Leave

An eligible employee who is the spouse, son, daughter, parent or next of kin of a covered service member is entitled to take up to 26 weeks of leave during a single 12-month period to care for the service member with a serious injury or illness. Leave to care for a service member is available only during a single-12-month period and, when combined with other FMLA-qualifying leave, may not exceed 26 weeks during the single 12-month period. The single 12-month period begins on the first day an eligible employee takes leave to care for the injured service member.

B. Intermittent Leave and Reduced Leave Schedules

FMLA leave is usually taken for a period of consecutive days, weeks or months. However, employees also are entitled to take FMLA leave intermittently or on a reduced leave schedule when medically necessary due to a serious health condition of the employee or covered family member or the serious injury or illness of a covered service member. Qualifying exigency leave also may be taken on an intermittent basis.

C. Protection of Group Health Insurance Benefits

During FMLA leave, eligible employees are entitled to maintain group health plan coverage on the same terms and conditions as if they had continued to work. Employees who have exhausted available paid leave will be responsible for payment of their employee portion of any benefits.

D. Restoration of Employment and Benefits

At the end of FMLA leave, subject to some exceptions, including situations where job reinstatement of "key employees" will cause the Town substantial and grievous economic injury, employees have a right to return to the same or equivalent position with equivalent pay, benefits and other employment terms. The Town will notify employees if they qualify as "key employees" and advise them of their rights if it intends to deny reinstatement.

Use of FMLA leave will not result in the loss of any employment benefit that accrued prior to the start of an eligible employee's FMLA leave.

E. Notice of Eligibility for, and Designation of, FMLA Leave

Employees requesting FMLA leave are entitled to receive written notice from the Town telling them whether they are eligible for FMLA leave and, if not eligible, the reasons why they are not eligible. When eligible, employees are entitled to receive written notice of: 1) their rights and responsibilities in connection with such leave; 2) the Town's designation of leave as FMLA-qualifying or non-qualifying and, if not FMLA-qualifying, the reasons why; and 3) the amount of leave, if known, that will be counted against the employee's leave entitlement.

The Town may retroactively designate leave as FMLA leave with appropriate written notice to employees provided the Town's failure to designate leave as FMLA-qualifying at an earlier date did not cause harm or injury to the employee. In all cases where leaves qualify for FMLA protection, the Town and employee can mutually agree that leave be retroactively designated as FMLA leave.

III. Employee FMLA Leave Obligations

A. Provide Notice of the Need for Leave

Employees must timely notify the Town of their need for FMLA leave, as described below.

1. Content of Employee Notice

To trigger FMLA leave protections, employees must inform the Town by notifying Human Resources of the need for leave and the anticipated timing and duration of the leave, if known. Employees may do this by either requesting FMLA leave specifically, or explaining the reasons for leave to allow the Town to determine that the leave is FMLA-qualifying. For example, employees might explain that:

- a medical condition renders them unable to perform the functions of their job;
- they are pregnant or have been hospitalized overnight;
- they or a covered family member are under the continuing care of a health care provider;
- the leave is due to a qualifying exigency caused by a military member being on covered active duty or called to covered active duty status to a foreign country; or
- if the leave is for a family member, that the condition renders the family member unable to perform daily activities or that the family member is a covered service member with a serious injury or illness.

Calling in "sick," without providing the reasons for the needed leave, is not sufficient notice under this policy. Employees must respond to the Town's questions to determine if absences are potentially FMLA-qualifying.

If employees fail to explain the reasons for FMLA leave or to provide necessary paperwork in a timely fashion, the leave may be denied. When employees seek leave due to FMLA-qualifying

reasons for which the Town has previously provided FMLA-protected leave, they must specifically reference the qualifying reason for the leave or the need for FMLA leave.

2. Timing of Employee Notice

Employees must provide 30 days' advance notice of the need to take FMLA leave when the need is foreseeable. When 30 days' notice is not possible, or the approximate timing of the need for leave is not foreseeable, employees must provide the Town notice of the need for leave as soon as practicable under the circumstances. Employees who fail to give 30 days' notice for foreseeable leave without a reasonable excuse for the delay, or otherwise fail to satisfy FMLA notice obligations, may have FMLA leave delayed or denied.

B. Submit Medical Certifications Supporting Need for FMLA Leave (Unrelated to Requests for Military Family Leave)

Depending on the nature of FMLA leave sought, employees may be required to submit medical certifications supporting their need for FMLA-qualifying leave. There are three general types of FMLA medical certifications: an initial certification, a recertification, and a return to work/fitness for duty certification.

It is the employee's responsibility to provide the Town with timely, complete and sufficient medical certifications. Employees must provide medical certifications within 15 calendar days after the Town requests certification, unless it is not practicable to do so despite an employee's diligent, good-faith efforts. The Town will inform employees if submitted medical certifications are incomplete or insufficient and provide employees at least seven calendar days to cure deficiencies. The Town may deny FMLA leave to employees who fail to timely cure deficiencies or otherwise fail to timely submit requested medical certifications.

With the employee's permission, the Town (through individuals other than an employee's direct supervisor) may contact the employee's health care provider to authenticate or clarify completed and sufficient medical certifications. If employees choose not to authorize the Town to clarify or authenticate certifications with health care providers, the Town may deny FMLA leave if certifications are unclear.

Whenever the Town deems it appropriate to do so, it may waive its right to receive timely, complete and/or sufficient FMLA medical certifications.

1. Initial Medical Certifications

Employees requesting leave because of their own, or a covered family member's, serious health condition, or to care for a covered service member, must supply medical certification supporting the need for such leave from their health care provider or, if applicable, the health care provider of the covered family member or service member. If employees provide at least 30 days' notice of medical leave, they should submit the medical certification before leave begins. A new initial medical certification will be required on an annual basis for serious medical conditions lasting beyond a single leave year.

If the Town has reason to doubt an initial medical certification, it may require the employee to obtain a second opinion at the Town's expense. If the opinions of the initial and second health care providers differ, the Town may, at its expense, require the employee to obtain a third, final and binding certification from a health care provider designated or approved jointly by the Town and the employee.

2. Medical Recertifications

Depending on the circumstances and duration of FMLA leave, the Town may require employees to provide recertification of medical conditions giving rise to the need for leave. The Town will notify employees if recertification is required and will give employees at least 15 calendar days to provide medical recertification.

3. Return to Work/Fitness for Duty Medical Certifications

Unless notified otherwise, employees returning to work from FMLA leave taken because their own serious health conditions made them unable to perform their jobs must provide the Town medical certification confirming they are able to return to work and to perform the essential functions of their positions, with or without reasonable accommodation. The Town may delay and/or deny job reinstatement until employees provide return to work/fitness for duty certifications.

C. Submit Certifications Supporting Need for Military Family Leave

Upon request, the first time employees seek leave due to qualifying exigencies arising out of the covered active duty or call to covered active duty status of a military member, the Town may require employees to provide: (1) a copy of the military member's active duty orders or other documentation issued by the military indicating the military member is on covered active duty or call to active duty status and the dates of the military member's covered active duty service; and (2) a certification from the employee setting forth information concerning the nature of the qualifying exigency for which leave is requested. The Town may also require employees to provide copies of new active duty orders or other documentation issued by the military for leaves due to qualifying exigencies arising out of a different covered active duty or call to covered active duty status of the same or a different military member.

When leave is taken to care for a covered service member with a serious injury or illness, the Town may require employees to obtain certifications completed by an authorized health care provider of the covered service member. In addition, the Town may request that employees submit certifications setting forth additional information provided by the employee and/or the covered service member confirming entitlement to such leave.

D. Use of Paid Leave, Concurrent Running of Paid and other Leave with FMLA Leave

Employees must use any accrued paid leave time (sick, compensatory and vacation time) for their regularly scheduled work time while taking FMLA leave. Sick Leave, Vacation and Holidays will continue to accrue during the entire FMLA qualified period. The substitution of paid time for unpaid FMLA leave time ***does not*** extend the length of FMLA leave, and the paid

time will run concurrently with an employee's FMLA entitlement. Once all accrued paid leave is exhausted, the remainder of the FMLA leave time will be unpaid.

Leaves of absence taken in connection with a disability leave plan or workers' compensation injury/illness shall run concurrently with any FMLA leave entitlement. Upon written request, the Town will allow employees to use accrued paid time to supplement any paid disability benefits.

E. Pay Employee's Share of Health Insurance Premiums

During FMLA leave, employees are entitled to continue group health plan coverage under the same conditions as if they had continued to work. The Town will continue to make contributions for the employee's group health plan coverage including any dependent coverage, provided that the employee continues to pay his or her portion of the premiums. Unless the Town notifies employees of other arrangements, whenever employees are receiving pay from the Town during FMLA leave, the Town will deduct the employee portion of the group health plan premium from the employee's paycheck in the same manner as if the employee was actively working. If FMLA leave is unpaid, employees must pay their portion of the group health premium by remitting their portion of the premium to the Town.

The Town's obligation to maintain health care coverage ceases if an employee's premium payment is more than 30 days late. If an employee's payment is more than 15 days late, the Town will notify the employee that coverage will be dropped on a specified date unless the co-payment is received before that date. If employees do not return to work within 30 calendar days at the end of the leave period (unless employees cannot return to work because of a serious health condition or other circumstances beyond their control) they will be required to reimburse the Town for the cost of the premiums the Town paid for maintaining coverage during their unpaid FMLA leave.

Town of Huntersville
Town Board
August 16, 2021

To: Town Board

From: Janet Pierson, Town Clerk

Date: August 16, 2021

Subject: Approval of Minutes - July 19

EXPLAIN REQUEST:
Consider approving the minutes of the July 19, 2021 Regular Town Board Meeting.

ACTION RECOMMENDED:
Approve Minutes

FINANCIAL IMPLICATIONS:
N/A

ATTACHMENTS:
1. 071921DraftForBoard

MINUTES
Regular Town Board Meeting
July 19, 2021 - 6:00 PM
HUNTERSVILLE RECREATION CENTER (11836 Verhoeff Drive)

1. Call to Order

Mayor Aneralla called the meeting to order.

GOVERNING BODY MEMBERS PRESENT: Mayor John Aneralla; Commissioners Melinda Bales, Dan Boone, Brian Hines, Lance Munger, Stacy Phillips and Nick Walsh.

2. Invocation - Moment of Silence

Mayor Aneralla called for a moment of silence.

3. Pledge of Allegiance

Mayor Aneralla led the Pledge of Allegiance.

4. Mayor and Commissioner Reports-Staff Questions

Mayor Aneralla

- Union County, Gaston County and Rock Hill participate in our bus service offered by CATS. For several years I've been asking what's the cost of this service to the Metropolitan Transit Commission or to the county. After several years, they gave me a breakdown of the cost. *Refer to Exhibit No. 1.* Within the next couple of months we will renegotiate our contracts with the other communities and hopefully have a little bit better deal for our taxpayers here.
- The filing period for the 2021 election ended. Good luck to everyone that filed.

Commissioner Walsh

- Next meeting of the Greenway, Trail and Bikeway Commission is tomorrow night. The next meeting of the Parks & Recreation Commission is Wednesday night.
- Provided update from Visit Lake Norman.

Commissioner Phillips

- Announced upcoming Rural Hill events.
- A request was made to Colonial Pipeline to attend one of our Board meetings in August to give the public an update and they declined.

Commissioner Munger

- Attended the Huntersville Ordinances Advisory Board meeting on July 1.
- Consider supporting local non-profits.

Commissioner Hines

- Next meeting of the Charlotte Regional Transportation Planning Organization is Wednesday.
- Dirt is finally moving on the Main Street Project.
- NCDOT is renegotiating contract for the Gilead Road/Statesville Road interchange project and will hopefully get started sometime this fall.

Commissioner Boone

- Provided update from the Lake Norman Chamber of Commerce.
- Expressed appreciation to the first responders.
- Expressed appreciation to the Huntersville Fire Department for participating in the Birkdale Village 4th of July celebration.
- National Night Out is August 3.
- Requested Police Chief Bence Hoyle provide update on the CALEA process. Chief Hoyle explained the CALEA accreditation assessment process. Received letter today that HPD is reaccredited with advanced accreditation for a 4-year period.

Commissioner Bales

- Congratulations to the Police Department for their CALEA advanced accreditation.
- I have been appointed to the Centralina Economic Development District Board and had first meeting last Thursday.
- Lake Norman Economic Development Corporation is currently working 45 projects, 28 of which are in Huntersville.
- Education Collaborative has been in planning mode working with the EDC and Lake Norman Chamber of Commerce to provide opportunities for workforce development.

5. Public Comments, Requests, or Presentations

None

6. Agenda Changes

Commissioner Bales made a motion to adopt the agenda. Commissioner Phillips seconded motion. Motion carried unanimously.

7. Public Hearings

Mayor Aneralla recognized Planning Board members present: Catherine Graffy, Scott Hensley and Frank Gammon.

7.A. Request to continue public hearing on Petition #R21-06, North Creek Mixed-Use, a request by Magnolia Development, LLC to Rezone +/- 84.00-acres south of NC 73 and Davidson-Concord Road intersection from Rural to Highway Commercial and Traditional Neighborhood Development - Conditional District for a development consisting of 42,500 commercial sq. ft., 376 multi-family units, 71 attached single-family units and 82 detached single-family units (PINs 01107311, 01126101 & 01126113).

Commissioner Walsh made a motion to continue public hearing on Petition #R21-06 until August 16, 2021 at 6:00 p.m., to be held at the Recreation Center or Town Hall. Commissioner Hines seconded motion. Motion carried unanimously.

7.B. Conduct public hearing on Petition #R21-04, Spring Grove, a request by M/I Homes of

Charlotte, LLC to rezone +/- 62.82-acres south of McCord Road and Hagers Road intersection to from General Residential and Neighborhood Residential - Conditional District to Neighborhood Residential - Conditional District for a 138-lot subdivision; (PINs 01101102, 01101110, 01101114, 01119129 & 01119132).

Mayor Aneralla called to order public hearing on Petition #R21-04.

David Peete, Principal Planner, entered the Staff Report into the record. *Staff Report and Staff PowerPoint attached hereto as Exhibit No. 2.*

The property is located south of McCord Road. You would enter through Hagers Road, which has some large lot single-family homes. If you follow Hagers Road all the way down until it ends, you would come to a previously approved development called Hawks Landing, which was a subdivision approved by the Town in 2007, that was about 25 acres and 49 lots. It is still on the Zoning Map and it is still legitimate, although the subdivision has lost its vesting. The remainder under GR with the hatching is the balance of this project and it is under the General Residential zoning classification, that would cover the balance of the Hagers Road area as well as neighboring Northstone and many other developments that you are familiar with.

The agenda does mention that the request was for 138 lots and that was at the second version of the plan, but now due to the varying comments and changes, they are looking for 130.

The request is to take both of these two zoning designations, the GR and the old NR-CD, which was Hawks Landing, away and create a new conditional district rezoning, which would be called Spring Grove Neighborhood Residential Conditional District. In totality, both of these areas equal just over 62 acres and all of the proposed lots would have single-family homes on them. The proposed density is about 2.17 units per acre.

Just a little bit of context here, you can see McCord Road. There is a large industrial flex-space that is under review right now, not approved yet. The Northbrook development is also north of McCord, close to the Hagers intersection. And then as you move to the west side of the proposed project, there is a future thoroughfare that is proposed that will run from McCord down to an extension of Stumptown.

This is just a quick shot of the Hawks Landing subdivision. Just keep in mind with the rezoning for the Hawks Landing presentation, 49 lots are vested and then the GR would be able to develop per the GR regulations, which would be about a 20,000 sq. ft. lot. Of course, you would have to subtract for roads and BMPs and all of that. You certainly wouldn't get quite the yield that they are asking for, but not too far off.

You can see that the primary entrance will be off of McCord. Hagers Road will have a new tie-in or a "T" intersection, and then the applicants propose to actually dedicate and build a portion of that future thoroughfare that I referenced that will run between McCord and Stumptown. As proposed, they will only build the portion that will get to their entrance and then they will dedicate rest of the right-of-way.

After you come in, you will turn right and go into another new street and then Hagers Road will move forward unchanged. There are urban open spaces that are proposed with a variety of different uses – dog park, etc. The creek in the middle is buffered and protected. There are the minimum buffers around the perimeter and then they have added to the exterior an additional 20' and even beyond that there's additional common open space before you actually get to the rear lot lines. I believe the applicants calculate that there's approximately 60' in total all the way around.

I will point out that there are several connections. Hagers Road runs through the northern part and dead ends. This would receive Hagers Road and bring it in to the rest of the development up on the north area. You have one connection to Ulsten, which goes into Northstone. That's an existing stub that has been in Northstone since it was created, so that would be tied into. And then there is a connection that does not go into Northstone that runs offsite to the south, and then as I alluded to earlier, the future thoroughfare on the west side. The right-of-way would be dedicated and there would be a stub for that future connection as well.

The 2040 Community Plan has identified this property as Town Core. That is where we would support the most density of a development, but density that is appropriate to the context and is further supported by the other elements of the Community Plan. The Town Core looks to make sure that if there are already applicable small area plans or any other context that needs to be respected that your connectivity is good, your streets are multi-modal and again it's not higher density for higher density sake. It is making sure that everything is integrated and works well. That is the call out from the 2040 Plan.

This is a report from CMS that you are familiar with and based upon the number of lots that are proposed, the impact that would have on the districts that would apply for this particular property and obviously as the development would propose, it would increase somewhat of the burden on the local schools that we have.

Here is just a snapshot of our density map for some of the developments in the area. The proposal for Spring Grove is 2.11 units per acre. You can see that the Northbrook development I mentioned north of McCord is at 1.49. Northstone is at 1.65, but it's important to recognize there's a golf course in there. They have a high percentage of open space. The Hawks Landing that is currently on the books is at 1.95. The 2.11 is very much in keeping with that density level that is in this Town Core area.

Getting to the recommendation specifically, one thing I did want to mention before I go over that, and I'm just going to reference the site plan. I'm reading from the third page of the Staff Report. There are a number of policies from the Community Plan that are referenced. I'm not going to read them specifically unless you would like to go over them, but talking about encouraging residential development where the pattern and the designation is supported, focusing the more intense developments where there is infrastructure to support such, making sure that the design principles of the 2040 Plan are adhered to and reinforced through the developments, that appropriate housing design principles are utilized and this is all throughout our ordinance, protecting the existing housing stock and that's done generally by the lot orientations as well as transitions and buffers, making sure that our streets are multi-modal – pedestrians, greenways, sidewalks and all of that is as important as the vehicle. And then making sure connectivity is available throughout. All of those would be policies that this particular subdivision is supportive of. The only policy that we identified that this project would not support would be the diversity of housing options. They do have three housing lot types, but they are all just a few feet of each other, and so you're not having a mix or a great latitude of the lot types that the 2040 Plan would certainly support.

Going back to the recommendation by staff. This is a project that is consistent with our policies that we have adopted and with the following conditions, staff would be in a position to be supportive of the subdivision as shown:

- TIA needs to be resubmitted and requirements of the TIA added to the plan. TIA has been resubmitted, but the second review is not complete.
- There is a provision in our ordinance that if you have a 52' wide lot or anything under 60' you would need to provide on-street parking opportunities and they did not provide an on-street parking cross-section. They have amended their plan and we are working with them. The plan that you have tonight is the public hearing version of it, so it

doesn't reflect that. The applicants are working with staff to designate where they can provide that parking, so we will need to see that.

- There is a lot in the rear of the development that its access is not following the provisions of the ordinance in terms of frontage and making sure that's legal access, so we need to make sure that we get that and we will continue to work with the applicant. I think they are willing to work with us on that.
- Note #4 on Sheet RZ-201 needs to be amended to include some language referencing the definition of what a major subdivision is. The applicants are, I'm sure, going to be fine with that.
- Our typical redline comments of a detailed nature that need to be corrected.
- This is not specifically from the ordinance but is a recommendation from staff, an acknowledgement that the adjoining property use to the west, Soil Supply, does have reports in the history of odor, dust, etc. that has been experienced by surrounding property owners. To sort of do as much as can be done with that, the suggestion would be that something in that western edge area be done to create as much buffering as possible. Perhaps it's a wider buffer, perhaps it's a more articulated buffer, meaning a wall or a fence. There may be other ways to sort of address that. I think that's a conversation that the applicants are I'm sure willing to have, but we wanted to recommend that to the Board. I think what you will see there in that bullet and in the Staff Report is we are specifically recommending a berm, trying to get a little more elevation to what would be planted. A berm would take out existing trees and if the existing trees are of a nature that that's better, we certainly would be supportive of that as well. Not all the trees along that edge are maybe as tall as you'd love them to be to achieve that goal.

Commissioner Hines said Hawks Landing was approved in 2007. You said it was vested. Can they go out there and build that today?

Mr. Peete said the zoning designation is in place. The subdivision is a separate legal document and it has lapsed, but it could be theoretically reapproved by the Board to dovetail in to that zoning and picked up tomorrow, yes.

Commissioner Hines said with them adding an adjoining property, they're just doing it all at the same time under one conditional rezoning.

Mr. Peete said that's the request.

Commissioner Bales said in regards to Hawks Landing, the blueprint for Hawks Landing isn't the same as this, correct?

Mr. Peete said it is not. It is not terribly far off. The land is really going to lend itself to only so many things.

Commissioner Bales said I have a few concerns, just like staff, in regards to that back boundary with Soil Supply. Did you say that the buffer back there now is 60'.

Mr. Peete said in measuring from the end of the lot line to the edge of the property, it would be approximately 60' and that's based on the scale of the plans that we've been provided. That is not uniform and that does not mean that there aren't proposed uses within that area.

Commissioner Bales said I agree with staff – berm, fencing, those types of things to help with the noise, because trucks are going up and down that gravel road daily. I would also like to throw out and recommend maybe disclosure for the homeowners that abut the property line so that when they go to sell these lots that they know that they are going to be building a home up against a gravel road that heavy truck traffic is on it during the week. I have seen that over the

years, things come up. I think the best way to address it is making sure that they know up front, there's no surprises with it, if this is approved. My last question and I don't know if it can be asked. I know the TIA hasn't been done yet. In looking at this, there's one way in and one way out, and that's Hagers and McCord. With all of the development that's happening out there with Northbrook and with the commercial piece across the street, has anyone looked at the viability of a roundabout to keep traffic moving. I don't care if you live in Northstone on down McCord or you are purchasing in here or Northbrook, traffic needs to keep moving through there.

Stephen Trott, Director of Engineering, said a roundabout has not been evaluated or even suggested to this point. What was scoped as part of the traffic impact study was a traditional stop-controlled intersection. That's what has been evaluated so far. The other comment was there's only one way in and one way out. I believe there's two ways in and out. One is Hagers at McCord and the other is to Ulsten.

Commissioner Bales said I understand that, but you realize that people aren't going to go out and weave through Northstone to loop back to go back right to the west. That's not logical. It's great that we have connections and I support the connections, but at the end of the day the main entrance will be here and knowing that there can be up to 200 trucks in a day coming up and down that gravel road, the people who live here are going to have to deal with the truck traffic in and out, plus the traffic coming at them as they are trying to turn left on McCord. I just want them to be eyes open to solutions in order to make this work and work for everyone in the area.

Mr. Trott said as part of the traffic impact analysis, the morning and afternoon peak hours are evaluated, so once we get a chance to review that updated TIA, we can come back with that information.

Commissioner Walsh said I want to go back to this traffic thing, because people coming out of that development taking a left….the Lennar community that was approved up there, there's no houses built right now. They are working on them, but it is going to be nearly impossible to take a left out of there with the traffic coming down that road. I think we need to take a very close look at that. To follow-up with one of Commissioner Bales' comments, Soil Supply is there. I don't know what the notification process is. We all know about the challenges we had with the community to the west with the gun range and people buying those houses that abut it and you are saying there's a 60' buffer that whatever that notification process from the builder be very clear and a part of this. Finally, in terms of a berm, maybe a fence could be put up, maybe a solid 8' fence or something along there at least to reduce…..I mean some of the dust is going to get over but maybe to at least alleviate some of the noise traffic.

Mr. Trott said just some information on the TIA, the TIA would have incorporated the Northbrook traffic into it for that future condition, so that will be part of the analysis results.

Mr. Peete said all I would do is just make sure that we are clear, the 60' that was measured along that western edge is the distance from the rear lot line to the edge of the property. It is not a landscaped or a tree-save necessarily. I just want to make sure it is distance it is not necessarily proposed to have something in it.

Commissioner Munger said has Northstone HOA made any official comments on this proposed development.

Mr. Peete said I have not heard anything from them.

Commissioner Munger said in our packet it said there's two lot sizes – 52' and 75'. My understanding is that all of the 75' homes are along the back of Northstone. Does that mean

that everything else is 52'.

Mr. Peete said I believe that the applicants have made some adjustments in that regard from the public hearing version of the plan to what they are currently working with. That may be a good question that you will need to ask them when they come up. They certainly would have to answer the question about why they chose to place the lots where they did. We did not have any rationale for that.

Commissioner Boone said the term 200 trucks a day, where did that figure come from. How do we know it's not 300 or 400.

Mr. Peete said I think that may have been a Board member who indicated that.

Commissioner Bales said that was me.

Commissioner Boone said can I ask where you got that figure.

Commissioner Bales said I called Soil Supply and asked.

Chad Lloyd, M/I Homes, introduced the team with M/I Homes – Cody Simoneaux, Morgan Rushnell and Jeremy Horton with Timmons Group, Katie Bradley who is going to speak to some of the changes that we've made in consultation with some of the neighboring property owners since the submittal, Nick Burns who can speak to some of the traffic impact analysis with Impact Engineering, and Cindy Reid with Irvin Law to speak to some of the alignment with your 2040 Plan. *Refer to PowerPoint attached hereto as Exhibit No. 3.*

We've been building in the Charlotte Metro for about 35 years. The two closest communities that we are building are Ramsey's Glen and the Farrington Community.

Cindy Reid, Irvin Law Group, said the Timmons Group and the developer have been doing a great job moving this project forward and they have asked the Irvin Law Group to come and speak on behalf of how this project fits in with the 2040 Land Use Plan.

The 2040 Land Use Plan is a vision for your community and it tells us what we want this property to look like in the future. This property is shown as being in the Town Core. The Town Core anticipates more intense development in this area and then as you feather out more moderate and then the residential edge which is lower intensity. This site is Town Core, which one would expect more intense development, but in fact the development that is proposed is actually consistent with the development pattern around it. What the Town Core anticipates in this area are single-family homes, townhomes and apartments and a denser area. It is actually 2.02 dwelling units per acre and it is consistent with the development pattern in this area and in fact it's lower than Harvest Point which is at 2.73 and directly across 115 it's also lower than Monteith, which is at 3.18 DUA. It is lower density than Covington to the southeast and Centennial again to the southeast. Northstone is a lower density, but as David Peete pointed out, that's because it has so much open space because of the golf course. The point I'm trying to make is that the density proposed for this area is consistent with everything else that's around it and it also fits in with your 2040 Land Use Plan as the Town Core area.

I would now like to turn this over to Katie Bradley from the Timmons Group to go over the site plan with you.

Katie Bradley, Timmons Group, said I'm the engineer on the project. As David mentioned the existing zoning is a combination of General Residential and Neighborhood Residential Conditional District and we'll be taking it all to Neighborhood Residential Conditional District.

We have a total site acreage of 62.82 and we have actually reduced the number of lots compared to what was in the packet that David presented.

We currently have 127 lots and a mix of 52', 57', 60', and 75' wide lots, which brings our proposed density to 2.02 dwelling units per acre. We are currently showing three open spaces and we have proposed buffers around this site. The first 20' adjacent to the existing property line will be 20' undisturbed buffer as required by the Town ordinance and then we are also proposing a 40' overall buffer around the majority of the property boundary which in essence provides a required separation between the proposed lot lines and the existing lot lines.

There are our typical lot diagrams for the 52' lot width and the 75' lot width. You will see we have a 25' rear setback which means the building cannot encroach into that setback. We have between a 15' and a 30' build-to depth for the house and the driveway will be a minimum of 20' setback from the right-of-way. We'll have 5' side setbacks between lots and a typical lot area between 6,760 sq. ft. and 9,750 sq. ft.

This is our current plan showing 127 lots. You will see we have taken out a few lots in order to make one of the storm water control measures near the community garden and that Northstone entrance. What we also have done is we have widened the lots backing up to the Hagers Road residents and this has come from a lot of discussions with those neighbors. We've met with them a few different times in addition to the neighborhood meeting. Those lots are now either 60' wide or 57' wide. We have three urban open spaces, a park, a community garden and a dog park.

This is the plan that we presented at the Neighborhood Meeting that the neighbors got to see and comment on. You can see we had narrower lots up against the Hagers Road residents, which we have since widened out. We had a fourth urban open space adjacent to one of the neighboring property owners and she actually asked us that we remove that and we did that at her wish. We also instead of having a "T" turn around at a road stub to the east, we changed that to a cul-de-sac at the request of that property owner as well.

This was one of our early renditions of the plan. We had 130 lots. You can see on that main road coming into the site we had lots on both sides of that street. At the request of a property owner, we removed those in order to provide a larger buffer between those lots. We also initially had Ulsten Lane extending straight and providing a stub towards Soil Supply, which we have actually removed and so that just T's into the road coming down and that road will then stub out to the west, kind of eliminating that direct line of sight from Northstone into Soil Supply.

This plan also did not have as many traffic circles as our current plan did on that main street that's kind of straight through the site. The existing Hagers Road instead of coming down and continuing in front of houses, on our current plan it dead ends into a mini traffic circle to try to mitigate some of the traffic concerns there.

Just to summarize some of the changes we've made based on neighbor feedback, we have reduced the total proposed lots from one of our initial plans of 138 to 127. We now have a few more different lot sizes of 52' wide, 57' wide, 60' wide and 75' wide. We removed those lots along the entrance road and we increased the width of the lots along the Hagers Road neighbors. We removed one of the urban open spaces adjacent to an existing property owner at her request and we increased the proposed buffer shown around most of the site. We also made sure that the separation between the existing lot line and proposed rear lot lines is generally around 60' most of the places around the site. There's a few exceptions where we were not able to get that 60'. We also changed that "T" turn-around to the east with a cul-de-sac.

I'd like to address some of the recommendations that David brought up from staff. One of those was about the TIA, which we have resubmitted and the approved version will be submitted prior to Town Council and we will update plans for the rezoning to reflect those requirements of the TIA.

He also brought up the frontage for the Caughman lot and we will work with Town staff to provide that frontage before we submit the final plan.

He also brought up the proposed parallel parking and we will work with him to pick out areas. This is just a preview of some areas we were thinking about placing parallel parking to provide additional on-street parking for 52' lots.

He asked we add a note and we will add that note to the plan and then we will also work to address all the redline comments. I know that there's already been a lot of questions about the buffer for Soil Supply and we have definitely looked at that. We did provide about 60' between the existing property line and the back of our lots. As David mentioned, the 20' is guaranteed undisturbed and when we go and do our final grading, we will minimize any extensive grading in that area trying to preserve as much existing vegetation as possible. We'll talk with our team about adding additional planting in areas where that existing vegetation might not be so great. A lot of that will involve going and looking at the site, seeing how the trees are and making a call about what needs to be added. We can also look at providing a berm, but if those existing trees are good and will provide kind of that buffer between our homeowners and Soil Supply, we would prefer to keep existing trees.

I'm going to pass it off to Nick Burns to discuss the traffic.

Nick Burns, Impact Designs, said we are doing the Traffic Impact Analysis and like Stephen had said it's been resubmitted for a final review. Currently, the improvements we are looking at are a 100' right-turn lane on Old Statesville Road that would be north turning right onto McCord and then we would update that traffic signal to maximize the efficiency of that signal and we have a 100' right-turn lane onto Hagers Road from McCord.

These are the projected improvements. At the signalized intersection at 115 and McCord we did the analysis at 2026 which is the full build-out and we included all the existing traffic counts up to that year 2026 and then we included all of the proposed developments that are supposed to be built by that timeframe into that data and that's how we run our analysis and so at that intersection in the a.m. we stay about the same, but 0.4 seconds of delay is added and then in the p.m. we actually improve that intersection by 5 seconds of delay. As far as the Hagers Road and McCord Road, that intersection right now or in the build-out, operates at LOS A and LOS B on the side street, so a roundabout was not analyzed because of how well it operates under stop control conditions. You've got McCord Road, then Hagers comes off, and now there's kind of an "L" bend how you would turn back into the neighborhood, just to kind of give a picture of the delay. I'm not for sure, Katie could probably speak to it, as far as how big that stem is from McCord to what will be that new Hagers Road alignment. There's not a period in which that delay backs up past that, just to kind of give you a perspective of what we are looking at. From a traffic perspective, that's what we are currently looking at.

Commissioner Hines said can you point out the Caughman property.

Mr. Lloyd said the Caughman property is up where you see the green space.

Commissioner Hines said the Caughman property wouldn't have frontage on a right-of-way with the development. Are you all going to have to grant them access.

Mr. Lloyd said they are going to have access.

Commissioner Hines said going back to Soil Supply, did you say it was a 20' undisturbed buffer at minimum, plus an additional up to 40'.

Ms. Bradley said on our plan we are calling out a 20' undisturbed buffer and then outside of that there will be another 20', so total 40', but the 20' internal to the property we might disturb in order to grade lots out. There might be storm drainage in there. As a development team we might talk about adding additional plantings there and if grading doesn't require that we go into that area, we'll just leave the existing trees as is.

Commissioner Hines said we have to make sure we protect our existing business owners. Some of the questions that come up, which we don't want to come up in the future if this were approved, what type of disclosures, what type of mechanisms do you have in place when you sell these lots that back-up to a road like this to where it's very clear they know what it is and they are not going to come back to this Board and complain.

Mr. Lloyd said I appreciate those comments and we are taking all these notes down before we come back before you for a final vote, so let us internally discuss more concretely how we would do such disclosures of any kind of externality like that, but that's something we're definitely hearing tonight and we will come back with a more solid plan on it.

Commissioner Hines said it could very well be a one-page document. If we bury it in the HOA documents, people don't seem to read it under pressure at the closing table.

Commissioner Bales said currently what trees would be considered part of this undisturbed buffer.

Ms. Bradley said as part of the plan we did a tree study and just off the top of my head I can't remember how many of those were of a certain size inside that undisturbed tree buffer. Usually, we are required to preserve 10 percent of the specimen trees on site and those specimen trees that are 12" if they are a soft wood and 24" if it's a hardwood. If any of those are in the perimeter buffer, those will be preserved along with anything else.

Commissioner Bales said I guess my question is are the trees, because we see this a lot with large parcels where they've planted pine, like a tree farm, is that the type of wood that's there or is it different. Is it just kind of grown up, just as nature intended.

Ms. Bradley said when we went out on the site, I think it was more just grown up as nature intended. It was fairly natural throughout the site.

Commissioner Phillips said regarding the right-turn lane onto Old Statesville, how do you guys plan to go around acquiring the access to do that.

Mr. Lloyd said that will be our right-of-way negotiation as we get more information in the engineering process where it gets designed, that's when we would lock that in as part of the permitting process. I have some slides on the product if you are interested in a quick walkthrough on that as well.

Commissioner Walsh said the properties that are going to be near Soil Supply or bordering that, is that a 60' buffer or a 40' buffer, because I heard 60' earlier and you just said 20' and 20'.

Ms. Bradley said the 60' that was referenced, that is the undisturbed buffer and then there's 40' and then there's some additional space between that black line and the actual properties, which equates to about 60' from the property line. It's just space. There's, I guess, technical

definitions of buffer which implies planted. The 60' will not necessarily all be planted and a portion will remain with existing vegetation and we may or may not be able to plant the remainder of that.

Commissioner Walsh said the vegetation aside, so there is 60' actually from the back of the property.

Ms. Bradley said approximately, yes.

Commissioner Munger said on the lot sizes, the 52', 57', 60' and 75', can you tell me which ones have the 75' width.

Ms. Bradley said those ones and then also those three backing up to Aberfeld.

Commissioner Munger said can you tell me what the average home price is of these houses.

Mr. Lloyd said it's going to be subject to market conditions and I can quickly run you through kind of the look and feel of the houses here. This is representative elevations that we have. The houses run roughly right now, depending on market conditions, just under 2,000 sq. ft. to more than 3,800 sq. ft., 2 to 5 baths, ½ bath, and a mix of product here that is a traditional two-story as well as we have owner suite on the main level, so a good mix of houses that we hope will appeal to a number of customers. I would anticipate the base prices out here would range from the upper $300,000's to on into the $400,000's and it all depends on the kind of options that folks would want.

Commissioner Munger said so if I said $380,000 to $450,000, that kind of covers it.

Mr. Lloyd said roughly, but it depends on market conditions and as you probably realize these days with costs, they are in a great amount of flux so it will be 2023 before we are into delivering those houses, so a lot of it depends on the context of the market at the time.

Commissioner Munger said one of the things that staff pointed out and I realize this number will vary based on the subtraction of 11 houses, 69 students will be added to our already overcrowded schools which would result in the need for $2.647 million in capital costs to accommodate these students. Have you had the opportunity to reach out to CMS to see if you could help address this issue at all.

Mr. Lloyd said we got that information last week and we have attempted to reach out to CMS but so far have not been able to connect with them. We are trying to find the right person at CMS.

Commissioner Munger said I'd be happy to help you find the person.

Commissioner Boone said I would like to start with the TIA. The Board just approved a daycare center on Highway 73/Sam Furr Road. That left-turn lane as you go north on 115 they had to improve to two left-hand lanes there and it's not showing. I think that maybe we could show that the right-turn lane is in where these people don't have to do double work.

Mr. Burns said Stephen and I actually had a conversation about this the other day. What we do with the traffic studies is we take all the background from all the different developments, put them all in to all the numbers and we see how our numbers compare to that overall mass without any background improvements and then we put our improvements on top of those from there, just in case if that daycare did not get built, then we weren't accounting for that in our study and it's still applicable with the traffic that's out there.

Commissioner Boone said I'm sure you are going to make this presentation again, when you use the term LOS, you should let the audience know that's level of service. I'd like to recommend that before you take this to the Planning Board that the number of 52', 75' widths, if you have the exact number of lots on each one of those, I'm sure that would be helpful to the Planning Board and the on street parking, my question would be how will that change the density from 2.02.

Ms. Bradley said the density is just based on number of lots and we don't think that we will change the number of lots to accommodate the on street parking.

Richard Sampson, 15513 Aberfeld Road, said my wife and I own property at the southern part of the site. We have a couple of concerns. By the way, just because you were talking about Soil Supply, we've reconciled ourselves to the noise and really felt okay, it was there, and because it was there it kind of made it look with the trees and everything, more natural. But I can tell you from as far away as we are, the noise is very noticeable inside with the windows and doors closed in the winter. There's a huge grinding machine that goes and I just can't imagine a 20' or 60' berm is not going to, in my mind, reduce that noise at all.

My concern is about the trees that are being taken down in there. At the northern end, there's a very large stand of evergreen trees that I would like to know if they are going to be taken down or saved. My other question is for that part where we do live, I looked at what was online and it indicates where there are trees that are not being taken down but this whole area right here, there's nothing, it just shows in green – does that mean all of the trees that are there now will remain. I know what they all are. They are American White Birch, American Oak and Tulip Poplar, so they are very large mature trees. That's typical of that whole area back in there. My greatest concern is water run-off. We have and have always had a run-off problem into our property and I think maybe it was 10 years ago or more when we had been seeing after heavy rain water cascading down the slope of our backyard. Our backyard is a steep slope there and cascades almost like a waterfall and continues to drain for one or two more days. I got in contact with the Town and two people came out and walked the site with me at the time. I thought the water was maybe coming from Soil Supply not managing the water properly, but they confirmed that was all fine and that the water was most likely draining off of Hagers Road. I know it looks like there's catchment areas in there, but I would really like to know, because it's not going to get better.

Laurie Cameron, 10016 Hagers Road, said I also have other property on Hagers Road…..8 acres total. I want to say thank you to Chad and to M/I. They have met with us, they have been patient with us, they have heard our frustrations and angers and they have made positive changes upon our request. What we are left with now is a bunch of residents who chose not to live in a subdivision. We chose to live on acreage on a dead-end little lane because we didn't want to be in a subdivision. We can see now that Hagers Road will become a loop in this subdivision. It isn't that the subdivision comes off of Hagers, we are part of the loop. And maybe we'll meet some nice new neighbors and maybe we'll have some sidewalks. We are trying to be positive. We are realistic enough to know that this land will eventually be developed and that the M/I plan is more in keeping with what we would want than apartments or a gas station or other things. As much as we would like to stay in our little wooded lane, it isn't going to happen. We are in Huntersville and growth is inevitable. The biggest concern that remains now for many of us, me included, is the traffic. We have questioned a traffic circle at the entrance. I don't know if that means the purchase of more land to make it big enough for the Soil Supply trucks, but the right-turn lane as you are going east on McCord to turn onto Hagers will keep traffic moving on McCord, such that we can never turn left. We turn left now because cars turning right onto Hagers and the big trucks that have to have a wide sweep coming into Hagers slow down enough that we go out in front of them. Hagers Road will be moving at a faster speed. We will have an extra lane that we have to cross in front of to turn left and I would like to see something proactive before somebody gets killed. My approach is

going to be I have to go out there, I turn right, I pull into Lennar and they are going to be complaining because everybody from our subdivision is going to go out into Lennar and turn around and go back out. It needs to be addressed. Hagers Road also is a very narrow road. If you have not gone down Hagers Road, each of you individually in a car, I invite you to do so. I think we're 16' wide, so when two SUV's or a pick-up and a car or a garbage truck or a landscaping truck and a car pass, we have to slow down to about 5 mph and put our right passenger front tire right on the edge or on the shoulder. That's fine. There's 24 houses on the street. We don't mind doing it. We smile, we wave, it's cool. But when we increase from 24 houses to 24 plus 127 that are largely using these roads, now how many will actually go through Hagers as opposed to going through the neighborhood, I don't know. The road was also a gravel road, just like the gravel road going to Soil Supply. When the neighbors 25 years ago said we don't want gravel, they threw some blacktop on top of the gravel. There is no roadbed. It is not designed for heavy traffic. We don't want our little road to be changed. We don't want a center stripe and all that stuff. M/I has agreed to put in traffic calming measures. I have talked to the Town about how do we go about that. We are posted at 25 mph. Once the volume of traffic goes up enough, there could be a study and a survey and then if we meet the criteria, they'll put in some speed humps. M/I has agreed before we get into that problem that they are willing to do that on Hagers Road, but then the question is who maintains it. Obviously, the Town of Huntersville. I ask the commission to please approve these speed humps early on before we actually have to go through the study and survey since M/I is willing to do it at their expense in the development. And then the last thing that I tell myself maybe can be a positive of this, we all are sitting on septic tanks. I have been in the city limits for 25 years. I don't have water. I still have a well, but that's my choice. I want access to a sewer. The sewer stubs are coming in. The Town has said no, it's not our responsibility, it's the City of Charlotte or Charlotte Water. The Town of Huntersville has clout to talk to Charlotte Water and say our residents need sewer on this street. I hope in the planning and development of this land that the commissioners from Huntersville that represent me can have a voice with Charlotte Water so that I have the ability to come into the 20th century and have sewer as opposed to my septic system. That's at my expense every time I have to dump $1,000, $5,000, have it pumped, whatever. I'm ticked because I'm paying city taxes and I don't have total Town services yet, after 25 plus years. All in all we are trying to keep a positive attitude. The land will be developed with something and I thank M/I for being as patient with us in our hysteria and our upset demeanors as we have been. I think we have made progress.

Emily Outing yielded her time to Laurie Cameron.

Tami Styer, 10225 Hagers Road, said my husband and I are not opposed to the development and we agree that Huntersville is a very desirable place to live which is why we moved here 7 years ago. We had some very specific criteria when moving to Huntersville – no HOA, a large lot and privacy. We found all of that on Hagers Road. As Laurie stated, M/I has made several changes to their site plan to accommodate our requests specifically. They removed those first three houses and we appreciate that very much. We are not opposed to the site plan submitted by M/I Homes to the Town that was included in the Staff Report. They have committed to the limits of disturbance that will allow trees to remain between their development and our property and we are very much appreciative of that as well. There will also be additional accommodations made for neighbors that the Board probably has not seen yet, but you will need to consider that when you review the site plan. Our biggest concern at this time is traffic, as stated by Laurie and others, and the impact to Hagers Road and the access to McCord Road. The Staff Report for Spring Grove Development references the 2040 Comprehensive Plan and states that the proposed development is consistent with that plan. The reference to Land Use and Housing Policy No. 5 does not reference Hagers Road as being a transportation infrastructure necessary to support Spring Grove. Hagers Road will be the preferred exit route to McCord Road for approximately half of that development. The road is narrow and as Laurie stated will not stand up to that volume of traffic. I do not believe it's necessary to connect the road, but if it's absolutely a requirement, then M/I has offered to

install speed humps on Hagers Road and the city should agree to maintain them. The Staff Report states that the Planning Board should consider the adequacy of public facilities and services available for the development. The residents on Hagers Road should be provided city sewer service. Since the report states that service is available for the Spring Grove development, it should be available for Hagers Road as well. The Traffic Impact Analysis I do not believe is complete or accurate. It did not consider additional traffic from the 190 homes into the Northbrook development. I believe that it stated that there was a proposed development that could impact it and it assumed a 2 percent annual growth considered as part of the TIA and that's not consistent with what's been experienced in Huntersville. I think you guys probably know that better than I do, but the 2040 Plan expects a 74 percent growth rate between 2018 and 2040 and that's significant. I really think the traffic circle is a great idea. I think that would solve a lot of these problems, especially with the future thoroughfare as well as the flexible industrial tie-in that Mr. Peete mentioned in his presentation.

David Styer, 10225 Hagers Road, said I also wanted to express our thanks. M/I Homes has made themselves available to the residents of Hagers Road both in individual settings and in group settings. They have made several accommodations as others have already mentioned. This is appreciated and again we're not opposed to this development. I actually prefer it to other alternatives that might be allowable based on the 2040 Community Plan. My thanks to the commissioners who picked up on some of the traffic issues coming off of McCord Road. Probably 90 percent of our traffic turns left onto McCord and that's difficult enough now at times. Adding 127 new homes coming out the same road is going to be a major issue. Again, most of my concerns are related to infrastructure and traffic issues, both immediately local there to Hagers Road and on a broader view all the development in that whole general area with the infrastructure in the north Huntersville area. Two of those issues have already been discussed, the speed and traffic control on Hagers Road itself and the ability to turn left onto McCord. The proposed right turn lane that was mentioned could potentially be dangerous because it will keep traffic moving through there. If you try to turn left and don't see a car hidden behind a vehicle in that turn-lane, you may pull out in front of somebody still traveling at speed. Sewer has already been mentioned, that's an issue on Hagers Road that with it being that close to this development it looks like it would be an easy tie-in. On a broader scale, infrastructure concerns, again the sewer, the schools, that's been discussed already, the roads and the traffic generally from all the development, a lot of it up on Mayes Road, there's some proposed developments up there as well that will be coming south down to Sam Furr Road most likely. Of course, emergency response fire, police and medical, all those concerns with just additional very rapid growth in the whole Huntersville area. In summary I just feel the pace of growth in Huntersville is excessive and always infrastructure improvements seem to be too slow or too late to keep up with that. That results in reduced quality of life for the residents of this town and it seems contrary to the stated purpose of the Planning Board which talks about maintaining quality of life in the town.

Robert Sellie, 9808 Hagers Road, said I live right at the end of the road with my wife where we have raised our three boys. We literally live on 3 acres at the end of a dead-end road and it's been our paradise for the past 25 years. We moved there just as Northstone was being developed and in anticipation for their development we let about 30' of the back of our property revert back to a natural landscaping for more of a buffer. We realize growth happens and we've consigned to the fact that that's a reality. Our primary concern is to preserve out little piece of Heaven and the little lane known as Hagers Road. We know all of our neighbors and we wave to our neighborhood friends as we drive up and down the road. That brings us to Spring Grove. I'd like to say that Chad Lloyd from M/I Homes has been a joy to work with and I think he and I have developed a friendship during this process. He has been a wonderful voice for our little community and our concerns to M/I Homes. He has granted most of our wishes to the best of his ability. He has been to our homes, attended our neighborhood meetings and has even responded promptly to my texts on weekends. We and our neighbors have many concerns about the new traffic on Hagers Road with school buses, garbage trucks, mail

delivery as well as our new neighbors of the Spring Grove Community and what impact they will have on our little road. As well as that, Angela and I are concerned about access to our property. One of the earlier proposed plans was to have our driveway cut right through and that's our property right there, that 3 acres. They originally had that stub road so our driveway would come right through the middle of our property to connect to that. It was my suggestion and Chad followed up with it, to make that a cul-de-sac, now our driveway will continue on our property and skirt along the edge of that northern edge along the easement.

Jimmy and Diane Graham, 15639 Aberfeld Road, said Traffic is our main concern. We would like to know if there's traffic studies for Ulsten because that intersection right now it just comes down Aberfeld Road and turns on Ulsten to the right. People just cruise right through there at pretty high rates of speed and people are now going to be coming down that hill from the new neighborhood. Will there be speed humps. What are we going to do about that, because I think people are going to come down that hill pretty quickly. We've heard a lot of people want to go out on Hagers to McCord, but I do think a lot of people will come through that Ulsten area to go to Stumptown and get out through the back. What is the traffic plan for that area. There's a lot of children around there, so I'm very concerned about that. I also want to make a statement that I do think your buffer to the soil plant…….I wish I knew what was behind me when I bought my house, because it is very loud. We work from home and you can't work on the back porch during the day because all you hear are trees and rocks and things getting thrown around. I do think your buffer might be a concern and there is also a lot of drainage. I have video of our backyard. We have rivers flowing through our backyard every time it rains. Mr. Graham said our concern is with that stub because when we bought there, we live right on that corner and we've got woods behind us, our driveway empties out not to Aberfeld, but to that little abutment right there on Ulsten. Backing out of our driveway, you've got people coming over that hill. Let's not be naive to think everybody is going to go through the neighborhood and out to Hagers Road and McCord. They are going to find that's a bottleneck, they are going to say let's cut through the back. Has anybody done a study to what that's going to do to Aberfeld Road and Stumptown and all of that. I haven't heard word one tonight on that. We'd like to hear more about that.

Terri Merklein, 9816 Hagers Road. Hayden Merklein yielded time to Ms. Merklein. I'm the last house on the left before the proposed subdivision at the end of Hagers Road. M/I Homes has been very upfront with what they plan to do. From the beginning they've reached out to all of us at Hagers Road who would be directly affected by this new subdivision. They have shared emails, phone numbers and answered questions. My husband and I have not spoken with them directly, but we were made aware that there were changes made for our benefit. However, we still have concerns. One of them is our road. We would love not to have an entrance to that subdivision at the end of Hagers Road. I know that connectivity is a big word these days to make it easily accessible for ins and outs everywhere, but that should not be the case here. Our street is only 1-1/2 lanes, at best. You've heard everyone say it's hard to get in and out. You can't pass big trucks. When the garbage truck is there, you have to wait for the garbage truck to finish its business before you can go down the road. We have 2, 4, 6 and 8 acre lots on this dead-end street. It was always supposed to be a dead-end street. We didn't sign up to be part of a neighborhood. We were never wanting to be part of a neighborhood. If this entrance gets approved, there are 47 new homes just in the back section alone. That, with the connectivity from Northstone, more than doubles the amount of road usage for our street. There's obviously more cars and everything that goes through. Our road will crumble. There are already cracks up and down it. We always have a terrible time getting anyone to come out and look, much less help us fix our road. Please consider blocking this entrance. If this is a hard no, we understand, but please consider moving all of the mailboxes to the front of their entrance so they would be more apt to go that way instead of coming down Hagers Road. I'm thankful that the speed humps have been mentioned. That's going to be a help if this has to happen. Another concern is the other end of the street. I don't think the numbers are right. Maybe it was a slow day whenever they came through to do the traffic

study. We wait all the time. The big trucks, they damage the road. There's pea gravel all over the road. It's a mess constantly. There's no one there to fix the potholes. We go weeks and the road gets damaged. If you put a new road in, the new road will get damaged. That's just how it is and it's going to make the neighbors and everyone else not happy. Getting out of that street already is bad, so if you are going down 115 and you are making a lane to make a right onto McCord Road, there's traffic. There's a railroad track right there that goes down to two lanes and it's used a lot. All the traffic is backed up all the way down, so that's double traffic sitting at McCord Road. Then you make the turn and then there's another turn to go right onto Hagers Road. All this traffic is funneling in on Hagers Road, but there's no way to get out. We need a ay to get out of our subdivision, because we are sitting behind 18 wheelers and dump trucks constantly. Lastly, but not least, is the tree canopy. We've been very lucky to have had it as long as we have. I know that they are required to keep 10 percent. Does the 10 percent count all that green area up there or is it the trees themselves. I looked at the plans and they look like they are clearing everything out to where the houses are. They are going to go in and take everything. There's only going to be trees on the outskirts where the buffers are, so does that 60' buffer include the 10 percent of the trees that they are not supposed to touch anyway or is the 10 percent supposed to be where they are building inside. We've got two Crepe Myrtles, when they talked about Hawks Nest, there was an arborist that came. There's two Crepe Myrtles that are over 100 years old right at the front. They should have been put on the registry. The arborist was going to do that. We've got two 46" in diameter and 40" Willow Oaks that you can look on the plans that they've crossed to take out. These are healthy trees. And to your point about the trees, these are poplar and oak and trees that you don't see everyday. They are amazing. We've got wolves, we've got deer, we've got coyotes, we've got anything that you can imagine that live in those woods. Where are they going to go. There's nowhere for them to go with Lennar doing their subdivision. We are just hoping to keep the aesthetic of our community similar to what we have. By taking all those trees, it will drastically change. They help to keep the smell and the dust down from Soil Supply. If you take those, Northstone will be affected, we will be affected, the new subdivision will be affected and I really think it's something that should be considered. They have made changes. They have condensed the houses. We do appreciate that. We're just asking for more consideration. While I wish this land would continue to be undisturbed, I know that it's not a reality. At some point someone will build on it and we hope that it's someone that will continue to work with us as much as we would work with them.

Joe Paccione, 9825 Hagers Road. Elaine Paccione yielded time to Mr. Paccione. We live in the last house on the southern end of Hagers Road on the west side. I have 5 acres there. I'm going to try and not repeat what my neighbors have talked about. I want to emphasize a number of things – water, trees and consistency. First, to the statement that was made earlier that this development is consistent with what is planned, not with what is there. It is not consistent with Hagers Road and McCord Road. What's more important people that live there or people that don't live there. Water – we heard a number of people from Northstone talk about water. I've been after CMUD that was responsible for water. My property is eroded out all the way back. When we moved there, that was a gully about 6" deep. It ran water occasionally. It is now about 12' deep. The property stake was in there, it's suspended in the air, now that's gone. There's a tremendous water problem there. I've mentioned it to M/I, they need to be aware of that. That's going to cause a problem as you remove more trees. That brings me to trees. Up front, these are all pines in here. But back in here all along here, that's all hardwoods and it is a home to Redtail Hawks and as you know they are protected under Federal and State law. They are a bird of prey. You cannot disturb their nest. It's a $15,000 fine for disturbing their nest. I have a good camera and a drone. I am actually going to try and find their nests, but I fear as they cut those trees down, they are going to run into those nests. If we lose the hawks, we will be overrun with rodents. We've always had a problem with rabbits and other rodents. We have a problem with the road. I would ask you to please don't connect to Hagers Road. You don't need it. I've heard it mentioned it's a stub, you have to connect it. I don't know how it could be a stub. That was an old dirt farm road that became

graveled and then it got blacktopped and now you call it a road stub. It's a dead-end road. I would like no connectivity. On the entrance to Hagers Road, I've asked M/I, they've looked at it and said they couldn't do it because I think they threw it back on the Town can't do it. I would like to see the what is old Hagers Road now coming directly into the development and have Hagers Road be a left-turn off that road. I think the humps and traffic signs would help us. The road is horrible. I was standing there when they built the road. It was dirt, they put gravel on it and blacktopped it. It lasted a long time, so I have to kind of eat my words how bad the road is. It lasted a long time, but it is cracked and broken. Every time a truck goes off the side of the road, they break another piece off. What can the Town of Huntersville do for me. I'm here to protect my road, protect my retirement home and don't connect this to the development.

Commissioner Hines said is Hagers Road maintained by the Town or is it a private road.

Mr. Trott said Hagers Road is a Town maintained road.

Mayor Aneralla said I know a lot of you have asked questions and we just sit here and listen, but do know that we are taking notes, as well as staff, and I'm sure that everybody will get back to you with answers to your questions.

There being no further comments, Mayor Aneralla closed the public hearing.

7.C. Conduct public hearing on Petition #R21-03 Billings Property, a request by Skybrook West LLC to rezone +/- 21.04-acres north of Eastfield Road, just west of the Cabarrus County boundary, from Rural to Neighborhood Residential - Conditional District for a 47-lot subdivision; (Meck. Co. PIN 02111116 & Cabarrus Co. PIN 46703589660000).

Mayor Aneralla called to order public hearing on Petition #R21-03.

David Peete, Principal Planner, entered the Staff Report into the record. *Staff Report and Staff Analysis attached hereto as Exhibit No. 4.*

This is the Billings Property which is part of Skybrook. Skybrook West LLC is the applicant. This is a unique project in that it has a portion of it that a couple of months ago you annexed into the Town of Huntersville, but resides in Cabarrus County. You can see the area in green that is zoned Rural and then all of it, now that it has been annexed in, would assume the Rural zoning designation, but the request tonight would seek the NR-CD zoning district, creating a conditional district plan. To the left is what is known as the Phase 10 portion of Skybrook and then to the right you have the NOMAD aquatic facility and then there are some townhomes and then the rest of the amenity center for Skybrook and then Eastfield Road is the southern boundary, City of Charlotte below that.

What you see here is the plan that is before you tonight in the hearing packet. The three existing stub streets out of Phase 10 of Skybrook are proposed to be extended. It is laid there as a context again moving from connecting the three stubs out of Phase 10 of Skybrook and then creating two cul-de-sacs and that is essentially the plan that was submitted. The Huntersville portion is around 10 acres and the Cabarrus County portion is about 10 acres for a total of 21.04 acres. They are looking to create 47 lots for a density of 2.23 units per acre. The site is at the extreme eastern boundary of the Town of Huntersville in our jurisdiction and it is proposed in the 2040 Community Plan to be Rural Conservation and this would be our lowest density type of development, very consistent with the Rural zoning. You are looking at about 0.9 units per acre and that's if you have the maximum amount of open space. Not a dense situation per the 2040 Plan. If you look at the rest of the 2040 Community Plan and referenced in the Staff Report, what you will find is that there are the policy statements that say that it is important to protect existing housing stock, that along existing streets you should encourage

new buildings to respect that general spacing and orientation and improve the connectivity. Those were elements that would support a development like this. The 2040 Plan does not necessarily support this particular project with regards to the density that's proposed in the designation of Rural Conservation. There is a Land Use Policy that says to manage residential growth in the eastern parts of the area, to discourage higher intensity, the more intense development should be located in the core that we just referenced in the last case. New development should follow the design principles that have been established for those lower density areas, encourage a diversity of housing options, look to mix your lot sizes, and try to encourage as much conservation of the land in the Residential and the Rural Conservation. Where I am going with all of those comments that, as I mentioned, do not support this particular development, is in a very broad sense the Rural Conservation District as you know on the far east and far west sides of town is looking for an allowance of a lower density because of the lack of infrastructure. However, in this particular little piece that is wedged in between Skybrook Phase 10 and the townhome development in the county, which is not in our jurisdiction, and then a quasi commercial development, almost civic, the aquatic center, you just have a very interesting piece that when you look back historically you can find that there are some balancing policies that we can look to. Before I get into the history of how that area got there, I want to go to the Eastfield Road Small Area Plan. In that area you can see that bowtie piece as I keep referring to as Letter D, that is from Skybrook Phase 10 to the Cabarrus County Line, and it is looking to basically stay Rural unless if you read the second paragraph the residential densities are consistent with those of adjoining Skybrook development and they have appropriate transitions between the proposal and the existing. Are the lots oriented the same, are they generally the same size, are we putting the buffers in the right place and so where we find the 2040 Plan being broad, the small area plans are more specific and they are focused on just a handful of the elements that would be in play here. Staff would recommend the Eastfield Road Small Area Plan very much supports a development like this.

The density that is proposed is not tremendously large. This is the CMS report here and you can see that the schools that are impacted and the percentages of increase there in the gray. The middle item there for Alexander Middle is not exceeding the point where CMS would sort of bring it to attention.

I want to point out just a couple of things that the applicant will speak to tonight and again on the left you are looking at the public hearing plan that has been under review during the previous weeks. On the right is sort of the latest version of the plan and you can see that already there have been a number of changes that have been made. The cul-de-sacs have been modified on the north side. Primarily you can see that the plan that was under inspection had a fire access only connection to Eastfield Road near the NOMAD Aquatic Center. That is in direct report to the fire marshal's concern that all of Skybrook Phase 10 currently, as well as anything that would be proposed here, would have to go back out to Wallace Pond Road which really only has one point of connection and could create a chokepoint, so the fire marshal was not satisfied with the fire access for this development and so initially you had a fire access only connection. However, due to several comments that were made, the applicants have now created a full street connection although it is a right-in/right-out only. Eastfield Road is not set for any improvements in the near term by CDOT or DOT that we are aware of, but when those improvements do come along, I'm sure access management will be part of any design that they are going to look at, but what this is going to do is allow for right-in/right-out access to the site which the fire marshal is pleased to see two connections.

Just summarizing where staff's recommendation is, you are going to see three categories here. In the green that's an element in the staff report that has been satisfied and that was provide a connection out to Eastfield Road and they have done that in the latest plan. The items in red are elements where they are falling short of the Zoning Ordinance. The bottom area here, these are lots that are more than ¼ mile walking distance from the urban open space that's proposed and we measured the distance by the linear footage of the road, not as the crow

flies, and so they would exceed that, so they need to provide some additional or different design.

The urban open space that they are providing is a 500 sq. ft. community garden. It's not specifically centrally located. These are fairly large size lots and I think if there were a desire to have gardening, there is space within the lot. Usually you find that in a very small type of lot setting, but it is true a community garden is on our menu of choices for urban open space and in and of itself it is not inappropriate. We would just suggest that for the density it might not be enough by itself.

The second is the cell tower. We have a provision in our ordinance that a cell tower must be located 200' away from a residential lot. You can see there's a red circle which approximates what 200' would look like. The cell tower was permitted in Cabarrus County and I believe that their setback is either 149' or 169'. I'm not going to say that's their setback, I'm going to say that's what's provided. It is less than our 200', but there is something that is provided here and the applicant can clarify that. We would certainly say that that's not meeting a standard. If the applicant is asking the Board to accept something different, then a modification request would need to be provided and to date we do not have that. That is an unsatisfied item at the moment.

At the top there are three recommendations and these are beyond the ordinance. These are things that staff would make. This one over here is that there is a dirtway or informal trail that runs through the powerline easement currently today and we would suggest that this development should connect into that. It could be the same type of informal trail, but creating that network and allowing these residents to connect to the larger part of Skybrook makes sense. The second one is that the amenity center is over here and this development does not have any connection to that amenity center other than to get back out on Eastfield Road and go back and so we would strongly suggest that there needs to be at least a trail or a sidewalk of some type that connects this development over to the larger amenity center. Lastly, in the spirit of connectivity, and I will reiterate that there's the connection to Eastfield here, there is the frontage road that would be extended into the development. There are three stubs from Phase 10 of Skybrook that are all being extended in and then you would have a brand new street that would join them up. In addition, we would indicate that a connection here to Linksland Drive and the rest of Skybrook is equally important, not only as a connectivity option, but also serves as an emergency access as well. It would go through common area for Skybrook as well as the utility easement, but it would be crossing generally at a perpendicular angle. If the length of what would be the connection to Linksland were problematic to traffic engineering or anything like that, certainly some traffic calming devices may be necessary if that were the case. We did not explore or list anything more specifically because nothing is being proposed at the moment.

I would show you very quickly too that this is from the original 1998 Skybrook Master Plan for all of the Wallace property north of Eastfield and you can see this is the property in red and Linksland was since 1998 envisioned to connect southward. The way that the lots are arranged in Phase 10 and the way that the streets are stubbed, I think it's fair to say that there was some contemplation that there would be an expansion because within just a couple hundred feet the county line existed and what else was really going to fit there. We view this as an expansion of Phase 10. This is a bit of unique piece of land. Context is important and the Eastfield Road Plan definitely does acknowledge all of those elements.

Commissioner Walsh said you mentioned the urban open space, the community garden. What else would you be looking for there.

Mr. Peete said it's not specific, it's more of an amalgamation of what they are providing. I think if it were more centrally located, I think that would be helpful and then if there were maybe two

that were distributed throughout the development, that would be some suggestions. But again, a garden in and of itself is an acceptable option, but I think our comments more by itself at 500 sq. ft. and the distance it's situated at from all of the lots is not hitting the mark.

Mr. Walsh said the three recommendations, the applicant is not agreeing to those.

Mr. Peete said I think the applicant can address those when he gets up here.

Commissioner Munger said on the cell tower setback, if memory serves the Huntersville Ordinances Advisory Board is looking at the possibility of making a modification. Do you believe that would address this particular issue.

Mr. Peete said I am not familiar with the language you may be entertaining, but of course if that text amendment doesn't precede this, we wouldn't be able to hold it to it. I will say if there are engineering documents that indicate and prove that the tower is self-collapsing and it will not rigidly fall in a circumference, these are things that can mitigate. Your setbacks are generally found when it comes to cell towers. We are open to ideas, but at the moment we do have a provision in the ordinance and it either needs to be modified per request to you or followed.

Commissioner Munger said do you know approximately how tall that particular tower is.

Mr. Peete said I do not. My speculation is that it is the setback that is currently provided by Cabarrus County. I can find that out or the applicant may know.

Scott Moore, Bryan Properties, said I just want to say thank you to Myra and Steve Billings who are here tonight. They are going to speak as well. We have worked more for this whole Skybrook property for over 20 years with the Wallace family and the Billings and it has been an absolute joy to form relationships like we have. I want to thank Craig Sandhaus who is here with the Skybrook HOA as well. They, too, have been wonderful to work with. We've had a very collaborative effort in them giving us feedback and us being able to revise our plans as well and to all the homeowners who are here from Skybrook that were able to come out to the Neighborhood Meeting and to continue to be able to provide feedback and we'll make adjustments as we can with the plan. I just wanted to thank those groups here publicly. We are really bringing you a rezoning that's for 21 acres that is essentially, as you see before you, just infill property that's being surrounded by the Skybrook Community on all sides.

The site plan proposal was initially mulled over for townhomes and higher density to help offset development costs, but in the end we felt that single-family homes, which will match in the lot size with Skybrook Phase 10, would provide the most seamless development transition and would provide the least amount of negative impact to the community and to the residents who live adjacent to this property. I apologized last week to David on our delivery of some of the revised site plans. As we were wrapping up our resubmittal after our Neighborhood Meeting, we didn't give him enough chance to really review a lot of the changes that address some of the comments that had been brought up here tonight. I'll go one by one with those as well. For the remainder of the time this evening I just want to touch upon a few of these things and the recommendation and primarily what I'm going to start with is going to be interconnectivity.

There are three public street stubs on the west side of the Billings property that are part of Phase 10. Those are circled in blue and on our plan we will connect to those public streets and then everything will be tied together essentially with an interior north/south public road and then of course we have that small cul-de-sac street.

There were two other access points that we reviewed as a part of this request. Both of them are circled in red. The one to the south, which is where that townhome project is, that's called the Signature Townhomes, part of Skybrook development. The reason it's not a viable option

is there's a 25' strip of common open space that's between the stub and the property line and that street is privately maintained, so it's not a public street and after speaking with the HOA the owners will not provide access or give us the ability to connect there as they have no desire to incur additional maintenance costs or have additional traffic on private streets.

The other one that David had talked about in his report, that's going to be on the right-hand side. That's going to be the connection to Linksland Drive. The reason this is not viable is because there's a 100' strip of common open space that separates the actual Linksland Drive stub and the property line and that is owned by the Skybrook HOA. After talking with the HOA, a connection is not desired in this location because of the likelihood of creating a speeding situation on Linksland. We basically came up with a point of origin that no matter how we developed the Billings site, all of the roads would end up making some sort of point here. I've provided for that in this red box here just to kind of give you an overview of the entire site. The HOA had successfully petitioned the Town and actually had speed humps that were installed along all of Salem Ridge, but this little straight area is about 1,700' and it's got two speed humps all together. When I brought this proposal with extending Linksland Drive there, it was pretty much a no from the HOA that they wanted to make this connection and for very good reason. If you look at the slide that's here before you, that red box which is right here is essentially where the power line easement is. As you can see, I have a straight line of sight from the top of this and then if you turn around and do a 180, the road slopes down which would encourage higher traffic and speed and this is just something the HOA had no desire to doing. They do not want to sell us that 100' strip to be able to make this connection and I'm all for interconnectivity, as you see the sites that we have, but this is probably one time that I do agree with the HOA, that this is not a future problem that we want to have. This is not an area that we want to encourage through traffic to be coming, not to mention the new access that we have on Eastfield. This provides more of a direct route just to get to the golf course in a one straight shot. It's not something that we are recommending. It's not something the HOA would recommend and I'm sure they will want to speak with you tonight about that as well.

The one thing I do want to talk with you a little bit about is the Town Engineering Department reviews all the major subdivisions, determines the daily trips and the peak hour traffic. This project essentially did not qualify for even being studied and we were looking initially as not having any additional entrances, we were just going to connect to the three street stubs, however we did talk with the HOA and we listened to their concerns and their considerations and the area that is in green on here is actually the right-in/right-out that we are proposing to address some of the neighborhood concerns over stacking at Wallace Pond and also safety within the community. We acknowledge that any time we have interconnectivity among sites, we are going to have some internal traffic impact due to the development we create and our access is provided here to help alleviate some traffic off of Wallace Pond Drive by giving Phase 10 residents another way to ingress/egress through the Billings property. What I shared with the neighbors at the Neighborhood Meeting is that there's currently 126 homes in Phase 10 that access Wallace Pond 100 percent of the time. Based on the driving distances to the entrances both at Wallace Pond and the proposed, there's going to be about 80 Phase 10 homes that will have a shorter drive to the proposed entrance internally and many more homes in Phase 10 will have a direct access when they are coming home from Poplar Tent as well. We feel that even though it's not required we wanted to offer something, we want to listen and take into consideration what the HOA was asking for and we think that this will help the current situation to make this a part of our overall plan, so we are including it as a part of this. By having four vehicular access points to these 21 acres, we feel we demonstrate interconnectivity to and through our site and also help address future safety concerns by not providing that access to Linksland Drive.

Just a quick update for you guys as well and this was in the latest plans. I know tree preservation, we've met all the ordinance requirements. We have saved 26 percent of the tree canopy which is marked by the green arrows on the slide and 28 precent of the specimen

trees, which are circled as well in green.

Let's talk about the urban open space. We are not proposing anything that is different than what we've done all across Skybrook. We have an 18-hole golf course that is privately owned that was used to meet the open space requirements, which technically every lot measured along the rights-of-way is not within a quarter mile of. When we look at our site specifically, we have the NOMAD fitness facility that is right next door. We have the Skybrook Swim and Racquet Club which we will talk a little bit more about. That in itself would technically put all of those lots within the ¼ mile. We have open space and the slide to the left that is actually in Phase 10 that would put all the lots within ¼ mile as well. As I stated in the Neighborhood Meeting, we desire to make these lots a part of Skybrook. I told the Skybrook HOA that if this plan is approved, I will provide all costs and figures to them regarding the maintenance of this property because there's a significant increase in overall maintenance due to these detention basins that we have to put in. I want to make sure that they are all aware of this and they would be onboard of us actually being annexed and going through that process of doing that. I want to have them on that decision making process. I can't move forward with that sort of process until I know that this plan is approved.

I'm also happy to write in our covenants that allow Skybrook residents access to our community garden as well, to which my understanding is the HOA has received requests for this type of improvement in their community. If we are just looking for compliance within our own site plan and I'll talk with David a little bit more about this, our guys measured off that only the two lots were out of compliance, if you are just trying to capture it on our site alone, that exceed that ¼ mile requirement. Those two lots are well within that distance to the fitness center and also to the Phase 10 open space as well. Based on the distance of the urban open space in Phase 10 I don't see a need for a variance from this requirement but if it is found that is the case, then we would appreciate the Board's consideration in this matter especially given that we are minimizing density as much as possible and we are working with constraints within the site as well as those three connections as well.

Finally, I just want to talk a little bit about this community garden. Our marketing goal is to provide age targeted housing and we feel that an HOA maintained community garden would be a great place for our residents to gather. One update for David is our garden is just over 4,000 sq. ft., so that is 8 times the size of the minimum size required in the ordinance we feel is appropriate for this area as well. We put it in the cul-de-sac because we just want to eliminate as much vehicle traffic passing by as possible. Tucked away back there we felt like this would be a good place for residents to walk to, gather, and we felt overall this was a good amenity.

As far as the cell phone tower setback is concerned, this is something that we are requesting a formal variance for with the Board. As David stated we inherited pre-existing cellphone towner that was approved in Cabarrus County in 2013. This tower was approved and engineered with 149' setback. The tower is 194' tall. The way that it was designed and was built is that they gave it this fall zone of 149' because it does have engineering where if it fails it will collapse upon itself and not get outside the 149' setback. What we would do as a condition of our approval and given that if we were given this variance from the Board, we'll offer to place all the building pads a minimum of 200' from the tower in an effort to meet the spirit of the ordinance. As far as aesthetics are concerned with these types of items, I did take setback measurements of this tower just to show you the difference between 149' and 200'. We feel that since we are proposing these new homes all the residents who back up to it will be aware of the tower's existence and we feel that the view in all essence is just about the same. Most of the tree save that we have will be those trees that are around that tower as well. I just wanted to show you with the current development the tree save is basically all on this area here and then and that's the tree canopy save along with some specimen trees and then this is how the lots would back up to it. Again, we will have all the building pads 200' outside of that tower.

Lastly, as David stated in his report, our goal is to make our development as seamless as possible, with the Skybrook Phase 10 internally and externally. We are proposing to match and extend the Phase 10 berm across the entire frontage all the way down to the NOMAD facility. The Town's current roadway cross-sections does not have a cross-section that matches with Phase 10 so we are requesting a variance so that we can match up with Eastfield Road and with Phase 10 in that area, again just to make it as seamless as possible in transitions.

We will also have a sidewalk that runs the entire length of the berm and will connect to the NOMAD facility as well. It wasn't spoken but we actually have a road that stubs to NOMAD should it ever redevelop we could possibly have a connection there as well.

Commissioner Walsh said it sounds like there is a disagreement on how many homes are outside the urban open space, what about the trail connectivity to the dirtway as well as the amenity area.

Mr. Moore said the sizing of these ponds that we have in here right now actually blocks off every type of…..because the swim and racket club facility is right here. We don't even actually have the ability to put anything through here, otherwise we would make that connection. I can certainly work with and we can talk about having a connectivity. There is a space that the residents already access that actually runs right through here. There's an 18' easement that belongs to the golf course. We can look at that and again I want to make sure I run all this by the HOA because they live there and I want to make sure that whatever we do will be agreeable with them as well.

Commissioner Walsh said you mentioned here there are five homes that are outside and you think that there are only two, but then there's some connection to an existing amenity area.

Mr. Moore said I will work with David on the measurements. My guys came up with it's 0.25 especially of the ones that are here and they seem to think that only those two were outside of that range. If my guys are wrong then we will have more lots, but that is what they told me.

Mr. Peete said I would just say that Scott also mentioned if they increase the size of the urban open space, if that happened that could account for the difference.

Mr. Moore said the other thing is the Phase 10 urban open space is within 0.2, it's not even 0.25, so all the lots are within ½ mile of urban open space.

Commissioner Walsh said you were talking about two variances that I think one the cell tower and then the other one was with reference to the front, the berm and you wanted to match, so there's a variance needed for that.

Mr. Moore said the Town doesn't have an approved cross-section in the ordinance that matches what that is, so I can't propose a new cross-section and have it match with the ordinance. Obviously, we'll have to build it to public street standards and do everything we need necessary there, the only way to get or to be able to match it exactly is to be able to ask for a variance from that.

Commissioner Walsh said what's the staff's position on that.

Mr. Peete said the comment we had was we wanted the sidewalk facility……it's a unique situation because you've got such a small space between the internal street, which is public and Eastfield, which is public. We would normally want to see a sidewalk facility on both. You could say split the difference and meander through the berm, but that starts to sort of

compromise what the berm can do. I don't know that I've got an absolute answer on that yet but as we are getting all of the final changes in, we'll certainly be ready to address that at the next meeting.

Charles Stogner, 11111 Wescott Hill Drive, said it's in the newer development of Skybrook and my question was more related to the access, the stubbing of those driveways coming into Skybrook from a new development, which is going to add more traffic and the utilization of Wallace Pond entrance which is already very cramped and packed and it's stacked up and back. What I'm asking for our residents is some type of traffic light consideration on Wallace Pond to free some of that up. Right now there are people stacking up making left turns coming out of there and also into there. We are just very lucky we haven't incurred any accidents as yet. The other thing I was going to ask you was if this new development is not annexed into the Skybrook HOA, that we block the roads out of the new development into Skybrook, but judging from what I heard earlier about the fire marshal and the need for egress that may not be possible so that makes a need to have a traffic consideration on Wallace Pond even greater because that's the only way we'll get relief for the residents that use Wallace Pond extensively. The other thing I'm asking is if we could, and this may not be your venue, is that the information regarding the options on Wallace Pond entrance be communicated to the residents. We've heard rumors about what is being considered for that realization of the traffic and it would be nice if we could actually be told in detail what the options are for us to make a choice on, because we are the ones that will have to live with this day in/day out.

Craig Sandhaus, 11255 Skytop Drive, said I'm the president of the HOA for Skybrook and I've had the pleasure of over the past 6 years having a wonderful relationship with this Board and the Mayor. Over those years I've had a wonderful relationship with Scott Moore and Bryan Properties to be known here as Skybrook West LLC. The Board has met with Scott Moore since January regarding this project. The land that this project is being built on now or proposed to be built on, the Billings property, is not part of Skybrook and for that to even take place, because it's past the 20 year point of our covenants, we would have to have 75 percent of the homeowners vote to take that in. And that's after the board looks at this and sees how much those two detention ponds are going to cost. My rough count is about $12,000 a year for two detention ponds, landscape dues, taking care of the landscape, so we are looking at close to $18,000 in cost to the HOA right now. We would bring in approximately $21,300 for the 47 homes. That's a hard sell for me to bring to the homeowners when I know full well how much a detention pond could cost us when they go down. I don't see that happening, of course, unless Mr. Moore's numbers are a lot better than the ones I have seen. Several items to discuss here. We've had a terrible speeding problem in Skybrook. We've hired off-duty officers to patrol. Just last week on Skybrook Drive in a period of two hours, the Cabarrus Sherriff's Department issued 14 speeding tickets on Skybrook Drive alone. That further supports why the HOA does not want to sell 100' of land that would connect Linksland Drive as an exit off of Skybrook Drive. Yes, Huntersville is responsible for Linksland, but it is not responsible for Skybrook Drive. That is Cabarrus County. That is the state and the state will not put speed humps in. It will be the HOA's responsibility. We presently have a speeding problem on that road and we cannot add to that problem as it is now. We also have homeowners that live right by that exit point. I feel that's also not a safe spot to put a road that would cause additional traffic and speed. When you look at the map and you look at Salem Ridge Road as an entrance into the new subdivision and Sky Vista, Sky Vista is pretty much a right angle. It's a 90 degree turn coming down and making a sharp turn. It has a blind spot. It is dangerous now. With added traffic I'm hoping that there's limited traffic down that street because we could have a problem there. Salem Ridge Road I know I have dealt with the Town of Huntersville over the years. You are very responsive and if we do see a traffic problem there you will come in and do a traffic study and help mitigate that. I'm comfortable with that, but I am concerned. We have a lot of families living on Sky Vista, a lot of young families on Sky Vista. A lot of young families living on Salem Ridge Road so I'm very cautious about that. I was very happy to hear that the developer is willing to put a right-in and right-out off of Eastfield

Road, but as Mr. Stogner mentioned a need for a traffic light at Wallace Pond is essential. We have approximately 250 cars a day that access through Wallace Pond.

Myra Wallace Billings, 14647 Eastfield Road, said we are the Billings property, my husband and I, Steve. We first want to thank you for your time for listening and to tell you that I am one of the original Wallaces. I am the farm that you have heard so much about over the years, but our farm has worked hard to take care of odors and other issues and have tried to serve the community well. My husband and I also are the ones that built the NOMAD Aquatic and Fitness Center, but after running it for 10 years and turning 65 we sold it in 2016 to someone else, but we too built it to serve a changing and growing community in our area. We were fortunate enough to rent your pool here for a number of years with NOMAD and very blessed to have that, but when Steve retired from teaching we decided it was time to provide our swim team of 315 kids their own place and a place to call home, so we brought them home to what is our home land. That land is part of the Wallace original farm that I grew up on. It's six generations old, so it's land near and dear to my heart as well as NOMAD Aquatics and Fitness and so to think that we would let anyone develop it other than Scott Moore and John Coley with Bryan Properties…….we've been offered on many times, people coming to us that we just didn't see it good for the community like I knew Scott and Bryan Properties would do for us because my dad and I started working with them about 20 years ago and saw that they were men of their word, they would do what they told you they would do and my dad always said to me these are guys that we can trust and with this being home land for us, land that goes back six generations it had to be somebody we knew we could work with. I lost my dad in 2019 and these gentlemen were there for his funeral. This is not just a partnership in business, this is a family relationship. They have become a part of our family and so for Skybrook Community if they are concerned in any way, I would love for them to talk to me. I'll be 70 this year and I've seen a lot of changes come our way, but everything that I have seen in Skybrook has only been positive for us and it's a community that we wanted to live around and serve and that's why the farm works so hard to get into compliance to serve them with our soils and then our aquatic center to do the same with swim lessons, competitive swim team. We are here to say thank you to Scott and to Bryan Properties for coming to us because we considered no one else and we have been talked to a great deal and to say thank you for giving us the opportunity to provide more homes, but in a fashion that you will be proud of. They will be homes that people will love to say that they live there and our land is beautiful enough I know you will have a lot of people interested. We just thank you for your time and your consideration.

There being no further questions or comments, Mayor Aneralla closed the public hearing.

7.D. Conduct public hearing on Petition #R21-08, a request by the property owners of Parcel IDs 01704216, 01704208, 01704225, 01704220, 01704228, 01704209, 01704207, 01704227, 01704226, 01704210 and 01704215, to rezone the subject properties from Corporate Business to Corporate Business Conditional District to modify the ordinance buffer requirements for the proposed industrial development.

Commissioner Walsh made a motion to continue the public hearing for Petition #R21-08 until August 16, 2021 at 6:00 p.m. to be held at the Recreation Center or Town Hall. Commissioner Phillips seconded motion. Motion carried unanimously.

7.E. Conduct public hearing on Petition #TA 21-05, a request by Metrolina Greenhouses to allow dormitories with a special use permit in the Rural and Transitional residential zoning districts, subject to specific criteria.

Mayor Aneralla called to order public hearing on Petition #TA21-05.

Jack Simoneau, Planning Director, entered the Staff Report into the record. *Staff Report and Staff PowerPoint attached hereto as Exhibit No. 5.*

This is a text amendment by Metrolina Greenhouses, Inc. to allow dormitories in a Rural and Transitional zone if a special use permit is issued. Metrolina Greenhouses would like to be able to provide housing on their property for H2A Worker Housing.

Initially when they came before the Huntersville Ordinances Advisory Board they were thinking that they would like the dormitory style housing to be in the area that's zoned Transitional Residential. They also have some Rural and Special Purpose Conditional District in their boundary.

After hearing input from the HOAB, it was suggested that they might look at the Rural zone and that the Rural zone is more suited for farming activities. They ultimately amended their plan because time is of the essence and Mr. Van Wingerden is here to answer any questions on the timing of this, but they did not want to go through a process only to have the Transition zone turned down and have to come back for the Rural zone, so they've amended their request to also include the Transitional and Rural zone as a special use permit option.

In your agenda packet the applicants provided a floor plan. They have done their research on the type of housing that they want to have. The place that they found that kind of met their needs was in Michigan and so this layout kind of gives you an idea. It is shared sleeping quarters, shared kitchen, dining area and a shared toilet and shower facility and it's replicated on the other side. Also in your agenda packet was information about the H2A program as well.

I did want to show you the Rural and Transitional zone. The Rural is on the far eastern side and the far western side of Huntersville. The Transitional kind of leads you from that Rural area towards the more high intensity area near the I-77/115 corridor and so everything you see in brown is Transitional. Those are the areas that could qualify, but they have to meet specific standards. This text amendment as it is proposed has four different sections to it. Section 1 is that if you are in a Rural district, you could with a special use permit get a dormitory for a bona fide farm if you meet Section 9.62. Section 2 allows in the Transitional zone the opportunity to have a special use permit for a dormitory for a bona fide farm if you comply with 9.62. And then 9.62, the language that is being proposed is to have dormitories for a bona fide farm are permitted in the Rural and Transitional districts subject to a special use permit and they would have to comply with the seven standards.

The first three deal with typical standards that you have for special use permits. The first one is that it not endanger health or safety and not substantially reduce the value of adjoining properties. Second is that it does not conflict with the Town's long-range plans. Third is that the use does not constitute a nuisance to adjoining properties with respect to noise, dust, fumes, odor and traffic. Four through seven are more specific to this type of use. Number four, buildings, parking, trash facilities shall be set back at least 100' from any adjoining property line and 500' from any public street right-of-way. Five, the use will be visually screened year-round from all adjoining properties and public streets. Six, that the driveway and parking area shall be at a minimum ground asphalt. Seven, the dormitory is located on a bona fide farm of at least 100 contiguous acres. The dormitory has to be on the farm and that farm has to be 100 acres in size. It has been asked how many farms might we have in the Rural and Transitional zones that might qualify for this. We did a quick scan today and we had six that were identified that could possibly qualify for asking for a special use permit. Section 4 just simply modifies the definition of dormitory and indicates that dormitories would be allowed for the bona fide farms.

I do want to finish up by just kind of explaining process-wise how sequentially this is going to work. Step 1 is to do the text amendment and that is three steps. One is the public hearing, which and that's what we are doing tonight. Step 2, it's going to go to the Planning Board next week for a recommendation and then Step 3 will be Town Board action that will be next month. If the text amendment is approved, then there will be a next step and that is applying for the special use permit and that's where we will get the site plan and the applicant will have to demonstrate compliance with 9.62. It will ultimately go to the Planning Board for a recommendation and the Town Board for action, so I did want to get that out there that this does not mean that there's going to be dormitories out there. This just gives the opportunity to ask for a special use permit.

Commissioner Walsh said in Section 3, No. 7, it says a dormitory is located on a bona fide farm of at least 100 contiguous acres. I guess my question is this, that doesn't preclude them from having this dormitory style housing and then using outside of this particular property, at least the way I read that.

Mr. Simoneau said what your point is, is could there be a farm, 100 contiguous acres and a dormitory special use permit be issued and the people that live in that dorm actually work elsewhere, outside of that contiguous acres. We would say no, that is not what this language does. It is not what the applicant wants to do. Emily and I have been emailing back and forth on language to tighten it up such that it says that the people in that dorm are engaged in farming activities on that property and that would just make it clear that that's their intention and we don't want to open it up for what you are talking about, but we do believe with some tweaks of language we could address that.

Commissioner Walsh said I think that would be good. This is our first pass at something like this and that just seems to be ambiguous enough that somebody would come and game it a little bit.

Commissioner Munger said I appreciate the applicant for being very open and listening. I was one of the people, along with Frank Gammon, who mentioned that this might be more appropriate in a Rural area. I tend to stick to that. It is where farms typically are. I understand that based on your particular lot that you have some Transitional Residential in that area and it would be a bit of an encumbrance to go through the process of having that rezoned in addition to all the steps you have to go through. In my opinion, this should be in Rural. One of the things I would like to have added that actually our Town Manager mentioned is in 9.62 possibly a bullet point limiting the height of buildings to two stories for these dormitories, which I don't think would be an issue for them because their particular building they are looking at is one-story.

Commissioner Bales said do we have any examples of this style of housing anywhere in North Carolina.

Mr. Simoneau said there are in North Carolina. I don't have any pictures of that. I talked with Jim from Metrolina today and they had seen this H2A housing in North Carolina. The design that was in Michigan was what they preferred to have and Mr. Van Wingerden can answer that question more fully.

Commissioner Boone said my question is for the Town Attorney and it's on Section 9.62, Point 1, the use will not endanger health and safety, does not substantially reduce the value of the nearby property. If a property owner comes in and gets somebody to give them a lower estimate than what they had, can they have, as a third party, veto power over this.

Ms. Sloop said the decision is up to the Town Board and you wouldn't have to approve a special use permit unless all seven or potentially more if more are added, elements are met.

So yes, if they came into a quasi-judicial hearing and provided qualifying expert testimony from an appraiser showing that their property value could be damaged, that would definitely be something to take into consideration.

Art Van Wingerden said we traveled around the country looking at this. I went to Alabama, I went to Ohio, I went to Michigan, North Carolina I've looked all over at different places. The reason we picked the H2A provider that we did is he takes care of his people. You could go to the mountains of North Carolina, which Jim and I did, we went to one farm that has anything from trailers that are 40 years old to brand new dormitory style housing. They have all different kinds. The thing with this housing that we saw that we liked, it's in one area, they keep it clean. He does not let these guys get away with anything, and they are here to work. We're having a lot of trouble getting employees. We started this process 2-1/2 years ago and right when COVID hit is when we started with this. There are rules on how many square feet you've got to have per person, there are rules on how many microwaves you have to have per person, stoves, everything that somebody needs to live is required by the federal government. The Department of Labor of North Carolina, if and when this is approved, they have to approve our drawings. They have to come look at what we build. They have to give us a Certificate of Occupancy one month before our H2A employees arrive. This is not something that just the Town would look at, it's something that the state looks at and it's federally mandated on what you can do. We are the fourth biggest state when it comes to H2A. It's California, Michigan, I think Washington is just ahead of us, but don't quote me on that, but I know we are in the Top 5 for H2A workers and what we are building them would be top notch housing and our guy is telling us don't make them too nice because then my guys would only want to work for you and they don't want to work for somebody else. It has to be approved by the NC Department of Labor pre-occupancy and then post-occupancy they have to come every year and approve it one month before anybody shows up. Everything is very regulated on how it's done and that's one thing we're trying going through the ordinance committee is making sure everybody sees what it is and what we are trying to build.

Commissioner Bales said are these co-ed dorms.

Mr. Van Wingerden said no. He does it either all male or all female. He allows no drinking whatsoever. The only traffic is he has 50-person buses and we are 1.1 miles from where we are looking to build this that they would be on the road. Obviously, Huntersville-Concord Road out where we are at, not a ton of traffic. The greenhouse probably causes more traffic than anything out there anyway. They work 6 to 6-1/2 days a week, then they get a 1/2 day off to do laundry, which is onsite. They don't have to go offsite. He has 2,100 H2A workers around the country, really between Michigan and North Carolina. They will find people to cook for them. I know he has one meal prepared for them every day. He has a group of ladies that come there. They prepare the meals and then what ends up happening, the guys usually use the same people for those meals.

Commissioner Bales said is this someone you are contracting out with.

Mr. Van Wingerden said that is correct.

Commissioner Bales said Metrolina would not physically be running the facility, it would be someone else.

Mr. Van Wingerden said Metrolina will not own it, an LLC will own it and then he charges us for the labor and he takes care of everything. He gets them across the border, does all the work, the petitions, the travel and then getting them paid, he does all that. He would pay us rent for these buildings is how it works. That's one thing with H2A housing, you have to provide housing, you have to provide the food, you have to provide travel, you have to provide the job. There's an adverse minimum wage that there's every year. This year it's $13 an hour in North

Carolina. It's anywhere from $11.81 in the country to $16.75. That gets readjusted every year. The federal government looks at that and they come up with what the adverse minimum wage is. We have to pay anybody coming in for a job that minimum wage. Anybody that asks for a job at Metrolina, if they could keep the pace that we are looking for, then we have to hire them. This is not something to replace jobs, these are jobs that aren't being filled today. There's a labor crisis in our country, we know that, but with farming it's even a bigger labor crisis than it is just with traditional work.

Commissioner Walsh said how many workers are we looking at for this particular site.

Mr. Van Wingerden said we are looking at 350 for Metrolina Huntersville. We have a facility in York, South Carolina we are looking at 150 there. Remember that we have 700 full-time employees throughout the year.

Commissioner Walsh said these 350 would be onsite there and only work there.

Mr. Van Wingerden, said yes, we would have 100 to 150 that work the 10 months, because you can only have them for 10 months. You have to have a 2-month break of H2A housing. It doesn't matter who are H2A workers. It doesn't matter what farm you are, you must have a 2-month consecutive break. We would have 100 of them that work the full 10 months, the other 200-250 would work anywhere from 90 to 150 days.

Commissioner Walsh said does it make any difference what those 2 months are.

Mr. Van Wingerden said you can pick the months, because dairy farmers pick one, chicken farmers pick another. It just depends on what it is.

Commissioner Walsh said in regard to the housing, I know you are saying it's top-notch, but is this stick built, is this modular.

Mr. Van Wingerden said it's stick built. It's basically like Army barracks. You have to have a certain amount of feet between every bunkbed, you have to have plugs for them. There's minimums on all that.

Commissioner Walsh said as a part of this text amendment or what we approve, is that a part of this approval process that we'd say we don't want trailers and whatever. I'm just trying to make sure that where does that come into play. I know you are saying it's top quality, but where is that defined here.

Mr. Simoneau said it is not. If your question is could somebody through this special use permit criteria say I want to put a modular unit, a modular is built to state standards but maybe it's only housing seven or eight people and they need multiples of them. This language that is being proposed here does not limit that.

Commissioner Walsh said some somebody could back up 10 broken down trailers.

Mr. Simoneau said I said the word modular. Modular being built to state building code. Mobile homes are only allowed in a Mobile Home Overlay District. You cannot have mobile homes out there which are built to HUD standards and use that to satisfy the requirements. You have to have a Mobile Home Overlay to do that in Huntersville and this is not going to do that.

Commissioner Munger said you had mentioned that the Department of Labor comes in and checks this facility one month before the workers arrive. While they are actually there, are there any checks in terms of just making sure it's clean and people are being treated good.

Mr. Van Wingerden said we are obviously going to check to make sure it's clean, because an LLC is going to own it and we are going to own that LLC, so we are going to make sure it's clean. The Department of Labor also has the right to come inspect you at any time and they are doing that today. Today they are living in hotels. They also have the right to come on your site and they can come interview your H2A workers and make sure they are being treated fairly and as they are supposed to. We've had an inspection at South Carolina. We didn't have one in North Carolina the last two years, but we are open to those at any time. They can show up unannounced, interview anybody they want, and find out if we are doing what we are supposed to be doing.

Commissioner Munger said you had mentioned they are paid $13 an hour. Do they have to pay anything towards the housing.

Mr. Van Wingerden said no, that's completely separate. We must supply that. We have someone that is all inclusive. He was the most expensive one out there. I could have got guys that were $4 an hour cheaper, so we are paying $13 an hour, we are paying him $8 an hour to take care of all the other stuff that's involved in that. Housing, that's roughly $2.00 to $2.25 an hour that they work is what it cost, but they don't pay that. They don't have to pay for their one meal. They do have to pay for their other meals, but they are able to go to the grocery store, Walmart, wherever they need to go to buy whatever food they need, but again 90 percent of them have somebody cook their food for them and bring it in for them.

Commissioner Bales said just another question that came up, 350 individuals in this dorm.

Mr. Van Wingerden said there will be 100 per dorm, so we are looking to build three to four dorms.

Commissioner Bales said the other question that I have is are all 350 part of the H2A program.

Mr. Van Wingerden said yes. We could have Americans with the way the H2A program works. If you have Americans that want to do this work, we have to provide the housing for them. They could move into this housing if they want to, but they have to live and work under the same thing that we are doing with the H2A workers.

Commissioner Bales said I'm just saying you wouldn't be housing anyone that wasn't in the H2A program.

Mr. Van Wingerden said we aren't today. It is a requirement that you must provide it if somebody wants to work under the same conditions that they are working. That's never happened, but we have to provide that in case somebody comes up and goes I want to live like the H2A people. I'm homeless. I don't have anything to do, and I want to be able to work there. If they could keep the pace, do everything that they are supposed to, then we have to house them as well. Again, this guy has 2,400 people around the country, it has not happened one time yet.

There being no further questions or comments, Mayor Aneralla closed the public hearing.

7.F. Conduct public hearing on Petition #ANNEX 21-01, a request by Carver Bowman, LLC and Beverly Buchanan & Miriam Smith to annex 42.578-acres (Oak Grove Hill) into the Town of Huntersville.

David Peete, Principal Planner, entered the staff report into the record. *Staff Report and Staff PowerPoint attached hereto as Exhibit No. 6.* This is the Oak Grove Hill subdivision which was

approved not too long ago. This is generally just east of Beatties Ford Road and north of Mt. Holly-Huntersville Road. The Carver Bowman LLC is the applicant. All of the requirements of the general statutes have been satisfied. You can see in the staff report when the public notifications….sufficiency certificates were provided and public ads were placed. Staff recommends annexation based on all of those statutes being satisfied.

There being no questions or comments, Mayor Aneralla closed the public hearing.

8. Other Business

8.A. Consider adopting Ordinance approving Petition #ANNEX 21-01, a request by Carver Bowman, LLC and Beverly Buchanan & Miriam Smith to annex 42.578-acres (Oak Grove Hill) into the Town of Huntersville.

Commissioner Boone made a motion in considering the final petition #ANNEX21-01, a request by Carver Bowman, LLC and Beverly Buchanan and Miriam Smith to annex 42.578 acres into the Town of Huntersville.

Commissioner Phillips seconded motion.

Motion carried unanimously.

Annexation Ordinance attached hereto as Exhibit No. 7.

8.B. Ratify previous action of the Town Board taken in Closed Session allowed under the North Carolina Open Meetings law to award a $10,000 bonus for the Town Manager based on a performance evaluation.

Commissioner Munger made a motion to ratify previous action of the Town Board taken in closed session allowed under NC Open Meetings Law to award a $10,000 bonus for the Town Manager based on a performance evaluation.

Commissioner Walsh seconded motion.

Motion carried unanimously.

9. Consent Agenda

9.A. Approve the minutes of the April 19, 2021 Regular Town Board Meeting.

Commissioner Phillips made a motion to approve the minutes of the April 19, 2021 Regular Town Board Meeting. Commissioner Munger seconded motion. Motion carried unanimously.

9.B. Approve the minutes of the May 3, 2021 Regular Town Board Meeting.

Commissioner Phillips made a motion to approve the minutes of the May 3, 2021 Regular Town Board Meeting. Commissioner Munger seconded motion. Motion carried unanimously.

9.C. Approve the minutes of the May 17, 2021 Regular Town Board Meeting.

Commissioner Phillips made a motion to approve the minutes of the May 17, 2021 Regular Town Board Meeting. Commissioner Munger seconded motion. Motion carried unanimously.

9.D. Approve the minutes of the June 7, 2021 Regular Town Board Meeting.

Commissioner Phillips made a motion to approve the minutes of the June 7, 2021 Regular Town Board Meeting. Commissioner Munger seconded motion. Motion carried unanimously.

9.E. Approve the minutes of the June 21, 2021 Regular Town Board Meeting.

Commissioner Phillips made a motion to approve the minutes of the June 21, 2021 Regular Town Board Meeting. Commissioner Munger seconded motion. Motion carried unanimously.

9.F. Adopt Resolution Approving Interlocal Cooperation Agreement for Fire Protection Services.

Commissioner Phillips made a motion to adopt Resolution approving Interlocal Cooperation Agreement for Fire Protection Services. Commissioner Munger seconded motion. Motion carried unanimously.

Resolution attached hereto as Exhibit No. 8.

9.G. Call a public hearing for Monday, August 16, 2021 at 6:00 p.m. at Huntersville Town Hall, on Petition #TA21-09, a request by the Huntersville Planning Department to amend the requirements of Article 7.5.3 of the Huntersville Zoning Ordinance to allow flexibility for CB/SP/CI buffers along public streets and rights-of-way.

Commissioner Phillips made a motion to call a public hearing on Petition #TA21-09, a request by the Huntersville Planning Department to amend the requirements of Article 7.5.3 of the Huntersville Zoning Ordinance to allow flexibility for CB/SP/CI buffers along public streets and rights-of-way. Commissioner Munger seconded motion. Motion carried unanimously.

9.H. Call a public hearing for Monday, August 16, 2021 at 6:00 p.m. at Huntersville Town Hall, on Petition #TA21-09, a request by Strategic Capital Partners to amend the requirements of Article 8.25 of the Huntersville Zoning Ordinance to allow flexibility for SWIM buffer requirements and mitigation in conditional zoning and Corporate Business developments.

Commissioner Phillips made a motion to call a public hearing for Monday, August 16, 2021 at 6:00 p.m. at Huntersville Town Hall, on Petition #TA21-09, a request by Strategic Capital Partners to amend the requirements of Article 8.25 of the Huntersville Zoning Ordinance to allow flexibility for SWIM buffer requirements and mitigation in conditional zoning and Corporate Business developments. Commissioner Munger seconded motion. Motion carried unanimously.

10. Closing Comments

None

11. Adjourn

There being no further business, the meeting was adjourned.

Approved this the ____ day of _____, 2021.

Town of Huntersville
Town Board
August 16, 2021

To: Town Board

From: Janet Pierson, Town Clerk

Date: August 16, 2021

Subject: Approval of Minutes - August 2

EXPLAIN REQUEST:
Consider approving the minutes of the August 2, 2021 Regular Town Board Meeting.

ACTION RECOMMENDED:
Approve Minutes

FINANCIAL IMPLICATIONS:
N/A

ATTACHMENTS:
1. 080221DraftForBoard

TOWN BOARD MINUTES
August 2, 2021 - 6:00 PM
HUNTERSVILLE RECREATION CENTER (11836 Verhoeff Drive)

1. Pre-meeting - 5:00 p.m.

Mayor Aneralla called the pre-meeting to order.

Governing Body Members Present: Mayor John Aneralla; Commissioners Melinda Bales, Dan Boone, Brian Hines, Lance Munger and Stacy Phillips. Commissioner Nick Walsh was not present.

1.A. Traffic Impact Analysis Discussion and Possible CIP Projects.

Traff Impact Analysis. Stephen Trott, Director of Engineering, reviewed the Traffic Impact Analysis process. *Refer to PowerPoint attached hereto as Exhibit No. 1.*

Mr. Trott presented two options: (1) Raise the TIA threshold from 100 peak hour trips and 1,000 daily trips to 150 peak hour trips and 1,500 daily trips, or (2) Not require a TIA for the Town if NCDOT is requiring a TIA.

Following discussion on the options, there was not a clear consensus. Mr. Trott recommended that the threshold be increased to 150 peak hour and 1,500 daily.

Commissioner Munger suggested going with the Staff recommendation to raise the threshold and no TIA required if NCDOT is requiring a TIA and if possible, if NCDOT is not going to require the TIA, then the Town would require it.

Mayor Aneralla requested Mr. Trott create language for either eliminating the TIA or what was proposed by Commissioner Munger and move those on parallel paths.

Mr. Trott pointed out that whatever option is chosen, it will have to go through the public hearing process.

CIP Projects. Mr. Trott presented Board with information on the NC 115 – McCord Road to NC 73 project to see if there is interest is the Town putting together an application for the CRTPO Fall 2021 Call for Projects. Application package would cost approximately $75,000. It was the general consensus of the Board to more forward with the application process. Staff will bring a budget amendment to the Board on August 16.

Mr. Trott reviewed the request to add Church/Seagle – McCord to NC 73 as a project, in order to work with developer on alignment to best accommodate road and development now versus trying to fit it in later after the development. The Town project would go between 73 and McCord. Their site only is within that property boundary and it does not go to 73.

It was the generalconsensus of the Board to add this project to the CIP.

Mr. Roberts noted staff will bring a budget amendment to the Board on August 16.

There being no further business, the pre-meeting was adjourned.

2. Call to Order

Governing Body Members Present: Mayor John Aneralla; Commissioners Melinda Bales, Dan Boone, Brian Hines, Lance Munger and Stacy Phillips. Commissioner Nick Walsh was not present.

3. Invocation - Moment of Silence

Mayor Aneralla called for a moment of silence.

4. Pledge of Allegiance

Mayor Aneralla led the Pledge of Allegiance.

5. Mayor and Commissioner Reports-Staff Questions

Mayor Aneralla

- Erica Brown who went to Hough High School won two bronze medals in swimming at the Olympics.
- Next Metropolitan Transit Commission meeting is scheduled for August 25, but it may not be held.
- National Night Out is tomorrow night at North Mecklenburg Park.
- On Thursday there will be a discussion about the new town hall and Lalacaboosa will be at Veterans Park.

Commissioner Bales

- Lake Norman Economic Development Corporation is currently working 47 projects, 30 of which are in Huntersville at various stages.
- Students and staff of Charlotte-Mecklenburg Schools will be required to use masks when they are in school when school goes back in session.
- Expressed appreciation to the officers at HPD for all of their work in regards to National Night Out that will be held tomorrow evening.

Commissioner Boone

- Provided update from the Lake Norman Chamber of Commerce.
- National Night Out is tomorrow night.

Commissioner Hines

- Next Charlotte Regional Transportation Planning Organization meeting is August 18.

Commissioner Phillips

- Provided update from Ada Jenkins Center.

Commissioner Munger

- Next meeting of the Huntersville Ordinances Advisory Board is August 5.
- Next meeting of the Centralina Regional Council Board of Delegates is August 11.

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- Angels and Sparrows will be closed for the next two weeks for remodeling.
- Consider supporting local non-profits.

Commissioner Munger requested Chief Hoyle provide update on the possibility of integrating social workers into the Huntersville Police Department.

Chief Hoyle explained that they are in the preliminary stages of researching the idea. It's something worth looking at and we will bring back additional information at a future meeting.

Commissioner Boone questioned if anything can be done legally to get Colonial Pipeline to come before the Board to answer questions.

Ms. Sloop said you can ask them and strongly encourage them, but you cannot legally require them to attend a Board meeting.

Commissioner Boone requested the Town Manager to invite Colonial back until they come.

Mayor Aneralla said I have asked, numerous times.

6. Public Comments, Requests, or Presentations

Laura Czerwinski and son Marek, 13215 Serenity Street, son Marek. We wanted to share some great news with you because we all need it. Marek has partnered with Levine Childrens Hospital where he was a patient just under 8 years ago when he came into this world about 10 weeks early and he spent quite a bit of time at Levine and he's been asking me consistently on how he could give back and how he can help make kids happy. He does it in our neighborhood by putting out lots of inflatable decorations during the holidays. He has a mini reputation for that among people that walk by our home. I was thinking that would be a great fit for him to help spread joy to the children. We reached out to Levine Children's and came up with Inflated Joy. That's why you saw all the wonderful inflatable decorations here when you entered this evening. What we are doing is we are collecting small, new inflatable decorations, lights and some other items on the hospital's wish list. We are collecting them for the kids to have to brighten up their hospital rooms during the holiday season. This has been well received so far. We really just launched about a week ago, but we are really excited to bring it to our town and neighbors to give people an opportunity to contribute. There are a lot of things on the list, all different price points if people want to give. We have a registry set up at myregistry.com. You can go there and then search for Inflated Joy and see all sorts of things from $10 and up that you can purchase right off our registry and sent to us for us to deliver to Levine and we would love to come back here in December and share the good news about all the lives that have been affected in a positive way to bring joy to these children who are missing out on one of the really big holiday traditions that families have nowadays to drive around and see these holiday inflatables and get excited and really just bring that spirit up for the holiday season. Anything that the Board or anybody in this room, if anyone has recommendations for us on how to get the word out more or would like to contribute or have questions, please reach out to us. We are going to stay until the meeting concludes in case anyone wants to come take a flyer. There's a QR code on there to find out more and you can chat with us.

7. Agenda Changes

Commissioner Phillips moved Item 10.I (Adopt Resolution to acquire property for the construction of a new fire station) to Item 9.B.

Commissioner Bales made a motion to adopt the agenda, as amended.

Commissioner Phillips seconded motion.

Motion carried unanimously.

8. Public Hearings

Mayor Aneralla recognized Planning Board members present: Scott Hensly, Derek Partee and Frank Gammon.

8.A. Conduct public hearing on Petition #R21-09, a request by CapRock LLC to rezone +/- 38.1 acres east of Old Statesville Rd, Caldwell Station Rd, and south of Mayes Rd from Corporate Business and Transitional Residential to Traditional Neighborhood Development – Urban Conditional District for a mixed-use development with commercial, apartments, and townhomes; (Parcels:01103103, 01103204, 01103205, 01103206, 01103207, 01103208, 01103209, 01103210, 01103211). The applicant requests public hearing be continued to August 16.

Commissioner Bales made a motion to continue public hearing on Petition #R21-09, Caldwell Crossing mixed-use, to August 16, 2021.

Commissioner Phillips seconded motion.

Motion carried unanimously.

8.B. Conduct public hearing on Petition #TA21-06 Detached Garages in Farmhouse Clusters, a request by Jason Richardson to amend Article 3.2.1 (e, 6) and Article 3.2.2 (e, 6) of the Huntersville Zoning Ordinance to allow detached garages in the side yard of home lots in farmhouse clusters.

Mayor Aneralla called to order public hearing on Petition #TA21-06.

Lauren Speight, Planner I, entered the Staff Report into the record, with a correction. The language that's on your screen is the language that was recommended by the Huntersville Ordinances Advisory Board and that the applicant agreed to, to move forward. This language is more specific as to the proposed location that detached garages would be allowed in home lots. *Staff Report and Staff PowerPoint attached hereto as Exhibit No. 2.*

Today detached garages for single-family home lots can only be located in the rear yard of a lot and they are subject to the same regulation as any other accessory structure where they shall not exceed the first floor heated area of the principal structure. This text amendment is being proposed specific only to home lots within farmhouse clusters.

Today a detached garage can be built behind the rear of a home and what is being proposed is that it's for home lots in farmhouse clusters a detached garage would be able to go in the side or rear yard of the home lot.

Farmhouse clusters today, this is an example of one that was recently approved earlier this year, are required to meet open space requirements which are 50 percent of the original lot area because they are in the Rural and Transitional Residential zoning districts, they are also subject to tree save requirements and farmhouse clusters must have a generally rural appearance from the public street. This farmhouse cluster in addition to some existing vegetation included is going to be planting a buffer along Asbury Chapel Road.

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Staff is recommending approval of this text amendment for several reasons. One is that farmhouse clusters would still be required to maintain the generally rural appearance from public streets. Farmhouse clusters have environmental protections and vegetation requirements where half of the original lot area has to be open space. There are tree preservation requirements. In addition to that, the recently adopted 2040 Plan encourages the preservation of rural character of lower intensity areas such as the Rural and Transitional Residential zoning districts and this would be in the spirit of that and it also includes that within the lower intensity area that conservation design in farmhouse clusters are encouraged, so this would not discourage the development of a farmhouse cluster, it would give greater flexibility to those home lots and one of the considerations with the allowance for detached garages in the side yard is that you still would not see them in a farmhouse cluster because of the vegetated buffer from the public street.

This map just shows where the farmhouse clusters are currently within the Town, so they are mostly on the border edges of the town in the Rural and Transitional Residential zoning districts.

Commissioner Hines said if the subdivision that is existing currently and CC&R's that says it has to be behind the plane of the rear of the home, this would not supersede those covenants.

Ms. Speight said no, that is correct.

There being no further questions or comments, Mayor Aneralla closed the public hearing.

9. Other Business

9.A. Consider adopting Resolution to approve the Exchange Agreement with Bowman Acquisitions, LLC, whereby the Town is exchanging Parcel ID #01908108 and #01908109 for a portion of Parcel ID #01908137A and #01908137B.

Emily Sloop, Town Attorney, said you have before you a proposed exchange agreement. Mr. Bowman is proposing to swap approximately 0.83 acres of Town owned property for approximately 0.83 acres of property that he has purchased. The property that he is proposing to exchange with the Town is to the east of the Dellwood Center property. Both of the proposed swap lands are of equal value in that they are both valued at $50,000.

Mayor Aneralla said it's very rare that when you come with any type of situation that not only is it a win-win, but it's a win-win-win-win in my opinion. First of all, the Town unanimously supported last year the study to hopefully ensure the historical nature of the Dellwood Center as it stands. I do note that there's another similar school that is currently now being moved in order to preserve it to the Charlotte Museum of History, which I think is great. But I think it's a win obviously for the developer to get access to another road entrance to their development. Also I think it's great for the Dellwood Center. It gives a buffer to the adjacent building from any future development. I think it's great for the neighborhood in that it gives more connectivity, sidewalks, a way of getting from Dellwood to Central safely on sidewalks, which is something the community has been asking for. And then ultimately it could be a win for the Town as well because it will unlock potentially possibly four lots that the Town at its discretion could use for either a Habitat home or maybe a police officer's home or something like that, which could be worked out. And I know that Mr. Bowman is here and if that's the case he said he would commit to grading and clearing the lot as he is doing his construction over there. Correct?

Nate Bowman, 205 S. Church Street, said that is correct.

Mayor Aneralla said I think it's a great thing for everybody all around.

Commissioner Munger said if we do not approve this swap then the developer will not connect to Dellwood and if, hypothetically, at some future point we want to see the lots that the Mayor mentioned developed by Habitat, Hope House, or some other entity, we would then need to pave out that road connection using taxpayer dollars to ensure that those lots are on a street front. Is that correct.

Ms. Sloop said that's correct.

Commissioner Boone made a motion to approve the exchange agreement with Bowman Acquisition LLC whereby the Town is exchanging Parcel IDs 01908108 and Parcel 01908109 for a portion of Parcel ID 01908137A and 01908137B.

Commissioner Munger seconded motion.

Commissioner Phillips said I will be opposing this because the thing is none of us live in this area. However, the leaders of the North Mecklenburg Communities United sent an email about this project and they said we expect the Board to respect our community's history by not giving away our historic public properties to private developers. We expect our Town Board to foster economic opportunities and attainable housing for all of Huntersville's residents. We expect the Town Board to treat all communities equitably. I verified with the leaders including Ms. Verona Wynn and Ms. Jannelle Harris that they still do not approve of this. They do not want it and I feel like they should be heard because they are the ones who live in this community and I think it's unfortunate that we are putting a developer above the people who live in the community and that's all I have to say.

Commissioner Munger said quick question for the applicant. Who did you buy this property from.

Mr. Bowman said we haven't closed on it yet, but the gentleman that owns it, Valea Village LLC, bought a lot of the property from the Wynn sisters. We did buy one of the parcels recently that would make this up from two of the Wynn sisters.

Mayor Aneralla called for the vote.

Motion carried 4 to 1, with Commissioner Phillips opposed.

Resolution attached hereto as Exhibit No. 3.

9.B. Adopt Resolution to acquire property for the construction of a new fire station.

Emily Sloop, Town Attorney, said I'm happy to answer any questions about the resolution, but in order to move forward we would need Board action authorizing the Town Manager to move forward with negotiations to purchase the property. It's approximately 6.4 acres. The property is located at 8114 Oliver Hager Road.

Commissioner Hines said for a period of time nobody has been able to locate any heirs, it's in probate.

Ms. Sloop said the estate is still open because of the fact that she died intestate and they had

to engage a forensic genealogist to determine the heirs. The file is indicative of several potential heirs, so we have been in contact with them about potentially purchasing the property.

Commissioner Hines said all we are approving here is you are going to continue negotiations. If you can purchase it outright, fantastic. If not, it gives you all the authority…….

Ms. Sloop said it gives Anthony the authority of move forward with condemnation for the purpose of getting the land for a fire station.

Commissioner Phillips made a motion to adopt Resolution to acquire property for the construction of a new fire station.

Commissioner Bales seconded motion.

Motion carried unanimously.

Resolution attached hereto as Exhibit No. 4.

10. Consent Agenda

10.A. Approve Resolution Authorizing Electronic Advertisement of Contracts Subject to Article 8 of Chapter 143 of the NC General Statutes.

Commissioner Hines made a motion to approve Resolution authorizing electronic advertisement of contracts subject to Article 8 of Chapter 143 of the NC General Statutes. Commissioner Phillips seconded motion. Motion carried unanimously.

Resolution attached hereto as Exhibit No. 5.

10.B. Adopt Ordinance to temporarily close certain state-maintained roads for the Veterans Day Parade and Event.

Commissioner Hines made a motion to adopt Ordinance to temporarily close certain state-maintained roads for the Veterans Day Parade and Event. Commissioner Phillips seconded motion. Motion carried unanimously.

Ordinance attached hereto as Exhibit No. 6.

10.C. Receive 2021 Progress Report on Implementation of Mecklenburg County Multi-Jurisdictional Hazard Mitigation Plan for Town of Huntersville.

Commissioner Hines made a motion to receive 2021 Progress Report on Implementation of Mecklenburg County Multi-Jurisdictional Hazard Mitigation Plan for Town of Huntersville. Commissioner Phillips seconded motion. Motion carried unanimously.

Progress Report attached hereto as Exhibit No. 7.

10.D. Adopt bylaws for the 150th Anniversary Committee.

Commissioner Hines made a motion to adopt bylaws for the 150th Anniversary Committee.

Commissioner Phillips seconded motion. Motion carried unanimously.

Bylaws attached hereto as Exhibit No. 8.

10.E. Approve budget amendment recognizing contributed capital from Ingleside escrow account and appropriate to the Vance Road project in the amount of $126,471.53.

Commissioner Hines made a motion to approve budget amendment recognizing contributed capital from Ingleside escrow account and appropriate to the Vance Road project in the amount of $126,471.53. Commissioner Phillips seconded motion. Motion carried unanimously.

10.F. Approve budget amendment recognizing revenue in the amount of $124,816.80 from C4 CStore Holdings II LLC and appropriate as a part of the Main Street project in the amount of $124,816.80.

Commissioner Hines made a motion to approve budget amendment recognizing revenue in the amount of $124,816.80 from C4 CStore Holdings II LLC and appropriate as a part of the Main Street project in the amount of $124,816.80.

10.G. Approve the First Amendment to the Capital Project Ordinance for the Huntington Green sidewalk project in the amount of $66,844.00.

Commissioner Hines made a motion to approve the First Amendment to the Capital Project Ordinance for the Huntington Green sidewalk project in the amount of $66,844.00. Commissioner Phillips seconded motion. Motion carried unanimously.

First Amendment attached hereto as Exhibit No. 9.

10.I. Approve updated Town Board Meeting Schedule.

Commissioner Hines made a motion to approve updated Town Board Meeting Schedule. Commissioner Phillips seconded motion. Motion carried unanimously.

Updated Meeting Schedule attached hereto as Exhibit No. 10.

10.J. Approve Tax Collector's Settlement for Fiscal Year 2021 (Tax Year 2020) and adopt Order of Collection for Fiscal Year 2022 (Tax Year 2021).

Commissioner Hines made a motion to approve Tax Collector’s Settlement for Fiscal Year 2021 and adopt Order of Collection for Fiscal Year 2022. Commissioner Phillips seconded motion. Motion carried unanimously.

Tax Collector’s Settlement and Order of Collection attached hereto as Exhibit No. 11.

10.K. Call a public hearing for Tuesday, September 7, 2021 at 6:00 p.m. at the Huntersville Recreation Center (11836 Verhoeff Drive) or Huntersville Town Hall (101 Huntersville-Concord Road), on Petition #TA 21-07, a request by Nick Lombardo on behalf of North American Properties, to amend Article 4: Shopfront Building, Architectural Standards

and Principles of the Huntersville Zoning Ordinance, to allow metal panel accents up to 30 percent of any façade visible from the street.

Commissioner Hines made a motion to call a public hearing for Tuesday, September 7, 2021, on Petition #TA21-07. Commissioner Phillips seconded motion. Motion carried unanimously.

10.L. Call a public hearing for Tuesday, September 7, 2021 at 6:00 p.m. at the Huntersville Recreation Center (11836 Verhoeff Drive) or Huntersville Town Hall (101 Huntersville-Concord Road) on Petition #R21-10, a request by ADE 883, LLC to rezone 10401 Hambright Road (tax ID 01740103) from Corporate Business to Corporate Business Conditional District, to reduce the planting requirements of the 80 foot CB buffer.

Commissioner Hines made a motion to call a public hearing for Tuesday, September 7, 2021 on Petition #R21-10. Commissioner Phillips seconded motion. Motion carried unanimously.

11. Closing Comments

12. Adjourn

There being no further business, the meeting was adjourned.

Approved this the ____ day of _____, 2021.

DRAFT

Town of Huntersville
Town Board
August 16, 2021

To: Town Board

From: Pattie Ellis, Finance Director

Date: August 16, 2021

Subject: Budget Amendment

EXPLAIN REQUEST:
Appropriate Fund Balance (103890.9999) in the amount of $250,000 for the design of the new alignment of Church Street between McCord Road and NC 73 (Sam Furr Road) (105400.0590.22009).

ACTION RECOMMENDED:
Approve Budget Amendment

FINANCIAL IMPLICATIONS:
Decrease in fund balance.

ATTACHMENTS:
None

Town of Huntersville
Town Board
August 16, 2021

To: Town Board

From: Pattie Ellis, Finance Director

Date: August 16, 2021

Subject: Budget Amendment

EXPLAIN REQUEST:
Appropriate Fund Balance (103890.9999) in the amount of $75,000 for the application package to CRTPO for improvements to NC 115 - McCord to NC 73. (105600.0314)

ACTION RECOMMENDED:
Approve Budget Amendment

FINANCIAL IMPLICATIONS:
Decrease in fund balance.

ATTACHMENTS:
None

Town of Huntersville
Town Board
August 16, 2021

To: Town Board

From: Pattie Ellis, Finance Director

Date: August 16, 2021

Subject: Budget Amendment

EXPLAIN REQUEST:
Appropriate Fund Balance (103890.9999) in the amount of $30,000 for crosswalk enhancements at the intersection of Gilead Road at Sherwood Drive. (105600.0314).

ACTION RECOMMENDED:
Approve Budget Amendment

FINANCIAL IMPLICATIONS:
Decrease in fund balance.

ATTACHMENTS:
None

Town of Huntersville
Town Board
August 16, 2021

To: Town Board

From: Pattie Ellis, Finance Director

Date: August 16, 2021

Subject: Budget Amendment

EXPLAIN REQUEST:
Appropriate Fund Balance (103890.9999) in the amount of $140,000 for higher than expected contract bid results for the Holbrook Street Extension project. (105400.0564.17001)

ACTION RECOMMENDED:
Approve Budget Amendment

FINANCIAL IMPLICATIONS:
Decrease in fund balance.

ATTACHMENTS:
None

Town of Huntersville
Town Board
August 16, 2021

To: Town Board

From: Michael Jaycocks, Director

Date: August 16, 2021

Subject: Ordinance - Road Closures for Veterans Day Parade and Event

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EXPLAIN REQUEST:
Adopt Ordinance for road closures for the 2021 Veterans Day Parade and Event

ACTION RECOMMENDED:
Adopt Ordinance for road closures for the 2021 Veterans Day Parade and Event

FINANCIAL IMPLICATIONS:
NONE

ATTACHMENTS:
1. Veterans Day Road Closure Request 11 13 2021

AN ORDINANCE TO TEMPORARILY CLOSE CERTAIN STATE-MAINTAINED ROADS FOR A SPECIAL EVENT ORGANIZED BY THE TOWN OF HUNTERSVILLE, NC

WHEREAS, North Carolina General Statute 20-169 authorizes local authorities to regulate by ordinance the use of a highway within their jurisdiction by processions, assemblages or anything that may be construed as a procession or assemblage, and

WHEREAS, the Town of Huntersville will consult with the local NCDOT Division office to verify that a proposed event will not 1) interfere with other planned special events and 2) impact or be impacted by planned maintenance or other activities, and

WHEREAS, the Town of Huntersville will sponsor and hold its annual Veterans' Day celebration on Saturday, November 13, 2021; and

WHEREAS, this event will require the temporary closing of 1) Old Statesville Rd (NC 115) between Mt. Holly-Huntersville Rd and Sherwood Dr. 2) Gilead Rd/Huntersville-Concord Rd between Sherwood Dr and Main St. 3)Maxwell Ave from Greenway Street to N. Old Statesville Rd (NC 115). 4) Main St between Greenway Street and Bigham St. will be closed from 8 a.m. – 11 a.m. 5) Maxwell Ave and Main St (between Huntersville-Concord Rd and Old Statesville Rd to vehicular traffic from 8 a.m. – 1:00 p.m. on November 13, 2021.
See map attached as reference.

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Board of Commissioners approves and authorizes to temporarily close the above mentioned state-maintained roads for a special event per the attached map.
2. The Board hereby authorizes the Town Manager, acting on advice of counsel, to take any actions necessary to effect the provisions of this Resolution;
3. This Resolution shall be effective as of the date its adoption.

Adopted this 16 day of August, 2021.

ATTEST: TOWN OF HUNTERSVILLE

_____ _____

Town Clerk Town Mayor

_____

Town Attorney

Veterans Day Event

The Town of Huntersville is holding its annual Veterans Day Celebration and will temporarily close the following roads from 9:30am-11:00am on Saturday, November 13, 2021 for the festivities:

Old Statesville Rd (NC 115) between Mt. Holly-Huntersville Rd and Sherwood Dr. Gilead Rd/Huntersville-Concord Rd between Sherwood Dr and Main St. Maxwell Ave from Greenway Street to N. Old Statesville Rd (NC 115). Main St between Greenway Street and Bigham St. will be closed from 8:00am – 11:00am

Maxwell Ave and Main Street between N. Old Statesville Rd (NC 115) and Huntersville-Concord Rd will be closed from 8:00am-1:00pm.



Town of Huntersville
Town Board
August 16, 2021

To: Town Board

From: Jack Simoneau, Director

Date: August 16, 2021

Subject: Call for Public Hearing - Petition #R21-14 Trinity Capital Advisors and Sports Village Land Group

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EXPLAIN REQUEST:
Call Public Hearing for Monday, September 20, 2021 to consider R21-14, Trinity Capital Advisors request to rezone 23.14 acres at 10695 Hambright Road from SP-CD to CB-CD

ACTION RECOMMENDED:
Call Public Hearing

FINANCIAL IMPLICATIONS:
N/A

ATTACHMENTS:
None